

## MEMORANDUM OF UNDERSTANDING

SUBJECT: Criminal Justice Center Complex & Jail Facilities  
Resolution Numbers 80-525 and 83-329

LEGAL DESCRIPTION: Industrial Land, Tract A, B, & C, metes & bounds  
Pinellas Groves, 4-30-16

| <u>AREA DESCRIPTIONS</u>       | <u>AREA LEASED</u>   |
|--------------------------------|----------------------|
| Jail Facilities                | 1,406,010 S.F.       |
| Tract A – Courts Building      | 363,869 S.F.         |
| Tract B – Work Release Program | 238,730 S.F.         |
| Tract C – Parking              | 188,657 S.F.         |
| Less: Access Easement          | <u>(40,293) S.F.</u> |
| Total Leasable Land            | 2,156,973 S.F.       |

Pursuant to Federal Aviation Administration (FAA) requirements wherein the Airport Revenue Fund must be compensated at full currently-appraised Fair Market Value rental rates by governmental entities utilizing airport premises, it is agreed that the annual rental rate for the above described land covered by that certain Board Resolution No. 80-525 (f/k/a Agenda 80-23 and hereinafter referred to as Board Resolution No. 80-525) dated September 2, 1980, and Board Resolution No. 83-329 dated July 5, 1983 is hereby revised as follows:

ANNUAL RENTAL RATE: As prescribed in Paragraph 3 of the Board Resolutions No. 80-525 and 83-329, effective October 1, 2024, the annual rental rate in order to reflect current appraised fair market value is hereby revised to reflect any increase in the Consumer Price Index-Urban (CPI-U) of which calculates to \$0.5398 per square foot totaling \$1,164,334.03.

PAYMENTS: As prescribed in Paragraph 4 of the Board Resolution No. 80-525 and 83-329, annual payments shall be due on October 1<sup>st</sup> of each year to the Airport Account, c/o Office of the Airport Director; St. Pete-Clearwater International Airport, 14700 Terminal Boulevard, Suite 221, Clearwater, FL 33762. The undersigned parties acknowledge that monthly payments shall be made on the first day of the month to the Airport Account.

EXTENSION AND REDETERMINATION: It is further stipulated that the rental rate shall remain in effect until October 1, 2029, when this Memorandum of Understanding may be renewed by Pinellas County Real Estate Management for an additional five (5) years. The five

(5) year renewal period shall be subject to CPI-U adjustment or reappraisal to determine a new rental rate.

PROPERTY RIGHTS RESERVED: This agreement and all provisions hereof are subject and subordinate to the terms and conditions of the instruments and documents under which the Airport Owner acquired the subject property from the United States of America and shall be given only such effect as will not conflict or be inconsistent with the terms and conditions contained in the use of said lands from the Airport Owner, and any existing or subsequent amendments thereto, and are subject to any ordinances, rules or regulations which have been, or may hereafter be adopted by the Airport Owner pertaining to the St. Pete-Clearwater International Airport.

Oct. 22, 2021  
DATE

  
Thomas R. Jewsbury, Airport Director  
St. Pete - Clearwater International Airport

\_\_\_\_\_  
DATE

ATTEST: KEN BURKE, CLERK

By: \_\_\_\_\_

