



Pinellas County

Legislation Details (With Text)

File #: 19-609A **Version:** 1

Type: Real Estate Item **Status:** Passed

File created: 5/16/2019 **In control:** Real Estate Management

On agenda: 7/23/2019 **Final action:** 7/23/2019

Title: Lease Agreement with Gulfcoast Legal Services, Inc. for office space at the Lealman Exchange, located at 5175 45th Street North, Lealman.

Sponsors:

Indexes:

Code sections:

Attachments: 1. FE Lease Agreement with Gulfcoast Legal Services, 2. Lease agreement for GLS LEX (v05 June 28th) for AATF, 3. Lease agreement for GLS LEX (v05 AATF) for BCC Execution, 4. Resolution 18-88, 5. Risk Review, 6. Location Map

Date	Ver.	Action By	Action	Result
7/23/2019	1	Board of County Commissioners	approved	Pass

Subject:

Lease Agreement with Gulfcoast Legal Services, Inc. for office space at the Lealman Exchange, located at 5175 45th Street North, Lealman.

Recommended Action:

Approval of the Lease Agreement (Lease) with Gulfcoast Legal Services, Inc. (GLS) for office space within the Lealman Exchange, located at 5175 45th Street North, Lealman.

- GLS provides free legal services to income eligible citizens of Pinellas County.
- The Florida Attorney General’s Office has provided additional funding to GLS to allow for additional legal staff.
- The additional staff will provide service within the Lealman CRA.
- GLS will lease a total of 1,222 rentable square feet (RSF) at an initial rental rate of \$9.00 per RSF. The total annual rental amount will be \$10,998. The annual rental rate shall increase by 3.0% annually through the term of the Lease.

Strategic Plan:

Ensure Public Health, Safety and Welfare

2.2 Be a facilitator, convener, and purchaser of services for those in need.

Deliver First Class Services to the Public and Our Customers

5.1 Maximize partner relationships and public outreach

5.3 Ensure effective and efficient delivery of county services and support.

Summary:

This Lease provides GLS with 1,222 RSF for office space to serve the citizens of the Lealman CRA and surrounding areas, particularly those citizens who may not have the ability or resources to travel

to downtown St. Petersburg for legal assistance. The addition of the GLS services continues the Board's commitment to provide assistance to the Lealman community.

Background Information:

GLS has been a tenant of Pinellas County since 2014 with offices in the 501 Building. GLS has also been a successful advocate for those Pinellas County citizens who may not otherwise have a voice when presented with everyday legal matters.

The Florida Attorney General's Office has provided additional funding to GLS to allow for additional legal staff. The new staff will be assigned to the Lealman Exchange location.

The Lease is for a term of one (1) year, with three (3) one year options. The initial rental rate is \$9.00/RSF, with a total annual rental amount of \$10,998 for the first year. The rental rate increases 3.0% annually through the term of the Lease.

Fiscal Impact:

The Lease will provide initial monthly revenue of \$916.50 with an annual increase of 3.0%. Costs associated with maintaining this leased space are consistent with the Real Estate Management FY19 Adopted Budget and FY20 budget request. The lease revenue was not included.

Staff Member Responsible:

Andrew W. Pupke, Director, Real Estate Management

Partners:

Gulfcoast Legal Services, Inc.

Attachments:

Lease Agreement

Location Map