



# Pinellas County

## Legislation Details (With Text)

**File #:** 16-1005D      **Version:** 1

**Type:** Delegated Item      **Status:** Passed

**File created:** 10/18/2016      **In control:** Real Estate Management

**On agenda:** 4/25/2017      **Final action:** 4/25/2017

**Title:** Second Amendment to the Ground Lease Agreement with the City of St. Petersburg.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Revised Second Amendment to Ground Lease Agreement, 2. Construction Easement - City of St. Petersburg, 3. Second Amendment to Ground Lease Agreement, 4. First Amendment to Ground Lease Agreement, 5. Ground Lease Agreement, 6. Site Location Map, 7. 16-1005D Risk Review 2nd Amendment Land Lease Agrmt City of St. Petersburg

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**Subject:**

Second Amendment to the Ground Lease Agreement with the City of St. Petersburg.

**Recommended Action:**

Approval and execution by the County Administrator of the Second Amendment (Second Amendment) to the Ground Lease Agreement (Ground Lease) with the City of St. Petersburg.

**Strategic Plan:**

- 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:**

The purpose of the Amendment is to change the site location in the ground lease premises for a new tower and radio shelter, and revise the language to show County ownership of said site improvements (tower and shelter). The tower and shelter need to be moved to a new location to allow for the construction of the new City of St. Petersburg Police Department building. The existing tower has reached end of life. The expected lifespan of the tower and shelter are estimated at 25 to 30 years.

**Background/Explanation:**

In November 1995, the County agreed to provide radio communications to the City of St. Petersburg. On September 9, 1996, a Ground Lease was executed which reflected the City's ownership of the land on which the radio shelter and tower are located. The shelter and tower became property of the County under the Ground Lease.

The First Amendment to the Ground Lease was approved by the County Administrator on April 24, 2001 to alter the size of the premises.

This Second Amendment defines a new site location for a new tower and shelter. The County will construct the new tower and shelter on the new site, and will own the improvements.

The Ground Lease has an initial fifteen (15) year term. It automatically renews in five (5) year increments, unless terminated by either party. Termination is effective one (1) year from date of receipt of such termination notice.

**Fiscal Impact:**

There is no cost associated with the Second Amendment to the Ground Lease. The County will bear the cost of constructing a new tower and shelter. Cost estimates for the tower and shelter will be developed as part of that project and funding source.

**Delegated Authority:**

Authority for the County Administrator to sign the Second Amendment to the Ground Lease is granted under Code 2-62(a)(1).

**Staff Member Responsible:**

Andrew W. Pupke, Director, Real Estate Management

**Partners:**

The City of St. Petersburg, Florida

**Attachments:**

Second Amendment to the Ground Lease Agreement  
First Amendment to the Ground Lease Agreement  
Construction Easement Agreement  
Ground Lease Agreement  
Site Location Map