Pinellas County

Staff Report

File #: 19-687A, **Version:** 1

Subject:
First Amendment to the Lease Agreement with Palm Harbor Community Services Agency for the Rheba Sutton White Chapel and Harbor Hall, located at 1190 Georgia Avenue, Palm Harbor.

Recommended Action:
Approval of the First Amendment to the Lease Agreement with Palm Harbor Community Services Agency for the Rheba Sutton White Chapel and Harbor Hall, located at 1190 Georgia Avenue, Palm Harbor.

- Based on direction from the Board of County Commissioners.
- Assigns responsibility for future facility capital improvement replacements to the County.
- Funding availability will be determined as individual projects are identified.

Strategic Plan:
Foster Continual Economic Growth and Vitality
4.4 Invest in infrastructure to meet current and future needs

Deliver First Class Services to the Public and Our Customers
5.1 Maximize partner relationships and public outreach
5.2 Be responsible stewards of the public's resources
5.3 Ensure effective and efficient delivery of county services and support
5.4 Strive to exceed customer expectations

Summary:
Based on direction from the BCC, this Amendment assigns responsibility for future facility capital improvement replacements to the County, beginning 10/01/19.

Background Information:
The original lease between the County and PHCSA is silent regarding capital improvements. PHCSA is responsible for all repair and maintenance. The MSTU does not provide sufficient revenue to support capital improvement. County funding is necessary to maintain the integrity of the asset for the future.

Fiscal Impact:
Projected cost is dependent on the identified project. As individual capital improvement projects are identified, funding will be determined using the County's Capital Improvement Program project portfolio management process.

Staff Member Responsible:
Andrew W. Pupke, Director, Real Estate Management

Partners:
Palm Harbor Community Services Agency

Attachments:
First Amendment
Lease Agreement
Location Map