



# Pinellas County

## Legislation Details (With Text)

**File #:** 19-688A **Version:** 1  
**Type:** Contract/Agreement **Status:** Passed  
**File created:** 4/28/2019 **In control:** Real Estate Management  
**On agenda:** 7/23/2019 **Final action:** 7/23/2019  
**Title:** Second Amendment to the Lease Agreement with Palm Harbor Community Services Agency for the East Lake Community Library, located at 4125 East Lake Road South, Palm Harbor.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. FE 2nd Amendment Lease Agreement with Palm Harbor Community Services Agency, 2. Exhibit A - East Lake Community Library, 3. Second Amendment to Lease Agreement Executed - East Lake Community Library, 4. (Final) PHCSA - ELCL - Second Amendment 04-17-19 rev1, 5. 19-688A Exhibit A Ins Req.pdf, 6. Location Map - East Lake Community Library, 7. 1997-0218 1st Amendment to Lease Agreement, 8. 1997-0218 East Lake Library Lease

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

### **Subject:**

Second Amendment to the Lease Agreement with Palm Harbor Community Services Agency for the East Lake Community Library, located at 4125 East Lake Road South, Palm Harbor.

### **Recommended Action:**

Approval of the Second Amendment to the Lease Agreement with Palm Harbor Community Services Agency for the East Lake Community Library, located at 4125 East Lake Road South, Palm Harbor.

- Based on direction from the Board of County Commissioners.
- Assigns responsibility for future 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 Board of County Commissioners, 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 the Palm Harbor Community Services Agency (PHCSA) is silent regarding capital improvements. PHCSA is responsible for all repairs 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.

A First Amendment to modify the Agreement insurance language was entered into in October 1999.

**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:**

Second Amendment

Lease Agreement

First Amendment

Location Map