



Pinellas County

Legislation Details (With Text)

File #: 19-1416A **Version:** 1
Type: Contract/Agreement **Status:** Passed
File created: 8/12/2019 **In control:** Real Estate Management
On agenda: 10/22/2019 **Final action:** 10/22/2019
Title: Resolution authorizing the lease of real property between Pinellas County and the Towns of North Redington Beach and Redington Shores; Interlocal Agreement between Pinellas County and the Towns of Redington Beach, North Redington Beach and Redington Shores; Ground Lease Agreement between the County and the Town of North Redington Beach; and Facility Lease Agreement between the County and the Towns of North Redington Beach and Redington Shores.

Sponsors:

Indexes:

Code sections:

Attachments: 1. FE Interlocal Agreement with Redington Municipalities, 2. FE Building Lease Agreement with Redington Municipalities, 3. FE Ground Lease Agreement with North Redington Beach, 4. Adopted RES 19-86, 5. Exhibit C Areas of Responsibility, 6. Ground Lease (redlined), 7. Ground Lease (aatf).pdf, 8. Building Lease Agreement (aatf).pdf, 9. Building Lease Agreement (redlined), 10. Interlocal Agreement (aatf).pdf, 11. Interlocal Agreement, 12. Resolution (aatf).pdf, 13. 003205APumpStation079Improvements(NorthRedingtonBeach), 14. 002996ARedingtonBeachRescueStation, 15. EXHIBIT B - SECOND FLOOR, 16. EXHIBIT B - FIRST FLOOR, 17. North Redington Beach EMS Station - Location Map

Date	Ver.	Action By	Action	Result
10/22/2019	1	Board of County Commissioners	approved	Pass

Subject:

Resolution authorizing the lease of real property between Pinellas County and the Towns of North Redington Beach and Redington Shores; Interlocal Agreement between Pinellas County and the Towns of Redington Beach, North Redington Beach and Redington Shores; Ground Lease Agreement between the County and the Town of North Redington Beach; and Facility Lease Agreement between the County and the Towns of North Redington Beach and Redington Shores.

Recommended Action:

Adopt the Resolution authorizing the lease of real property between Pinellas County and the Towns of North Redington Beach and Redington Shores; Interlocal Agreement between Pinellas County (County) and the Towns of Redington Beach, North Redington Beach and Redington Shores; Ground Lease Agreement between the County and the Town of North Redington Beach; and Facility Lease Agreement between the County and the Towns of North Redington Beach and Redington Shores.

- A Resolution authorizing the lease of real property, under Section 125.38 of the Florida Statutes, to the Towns of North Redington Beach and Redington Shores.
- An interlocal agreement, executed simultaneously to the Resolution, provides for the construction and utilization of a multi-tenant, joint-use governmental facility (Facility).
- The interlocal agreement requires a ground lease (Ground Lease) to be granted from North Redington Beach to the County, County ownership and operation of the Facility, and a subsequent lease (Lease Agreement) of the Facility from the County to North Redington

Beach and Redington Shores. The interlocal agreement also requires the Town of Redington Shores to provide an ingress/egress easement for access to the Facility from the north.

- The Ground Lease Agreement will be amended after the project design determines the locations of the building and lift station.

Strategic Plan:

Ensure Public Health, Safety, and Welfare

2.1 Provide planning, coordination, prevention, and protective services to ensure a safe and secure community

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

Summary:

Adoption of the Resolution authorizes the Chairman of the Board of County Commissioners (Board) to execute the Lease Agreement, granting North Redington Beach and Redington Shores use of the Facility as joint tenants. The term of the Lease Agreement is thirty (30) years.

Background Information:

The Ground Lease Agreement is between the County and North Redington Beach and will allow the County to construct and own the facilities thereon. The Ground Lease will be amended after the project design determines the exact locations of the building and lift station. The term of this agreement is fifty (50) years.

Florida Statutes 125.38 allows the Board to directly lease County property to municipalities for public or community interest and welfare, upon application of such municipalities, and to set a price, whether nominal or otherwise for such lease or conveyance. The Lease Agreement for the County-owned Facility is between the County and the Towns of North Redington Beach and Redington Shores. The responsibilities of each party pertaining to operation, maintenance, repair, and capital improvements are defined in the Lease Agreement.

The new Facility will establish an advanced life support non-transport capable first responder EMS station in Redington Beaches EMS District; replace North Redington's public works facility; provide space for Redington Shores public works operation; and provide office space for the Sheriff's Office. The construction project will also replace an outdated sanitary sewer lift station.

The new Facility and lift station will be constructed by a design/build firm selected through a competitive request for proposal (RFP) process. The design and construction are expected to be completed twenty-two (22) months from award of the contract.

Fiscal Impact:

Total construction cost for the new Facility shall not exceed \$3M. The County will pay all initial construction and project costs. Upon completion, reimbursements will be made to the County by the Towns as outlined in the Interlocal Agreement (attached): the Town of North Redington Beach (\$200,000), Redington Shores (\$140,000) and Redington Beach (\$60,000) for a total contribution of \$400,000 towards the \$3M total construction cost. The County's \$2.6M contribution is funded by the Local Infrastructure Sales Surtax (Penny for Pinellas). The County is not responsible for operating

costs except exterior pest control.

The lift station portion of the project is estimated to cost \$2.3M and will be funded by the Utilities Department capital improvement plan (CIP) funding.

All funding above is consistent with the FY20 Adopted Budget and FY20-25 Capital Improvement Plan.

Staff Member Responsible:

Andrew W. Pupke, Division Director, Administrative Services
Megan Ross, Director, Utilities

Partners:

Town of North Redington Beach
Town of Redington Shores
Town of Redington Beach

Attachments:

Resolution
Interlocal Agreement
Building Lease
Ground Lease
Location Map