



# Pinellas County

## Legislation Details (With Text)

**File #:** 19-1915A **Version:** 1  
**Type:** Real Estate Item **Status:** Passed  
**File created:** 10/14/2019 **In control:** Administrative Services  
**On agenda:** 12/10/2019 **Final action:** 12/10/2019  
**Title:** Resolution and Lease Agreement with Gulfcoast Legal Services, Inc. for office space located at 501 First Avenue North, St. Petersburg.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. FE Lease Agreement with Gulfcoast Legal Services, 2. Adopted RES 19-96, 3. Gulfcoast Legal - Lease Agreement, 4. Gulfcoast Legal Resolution, 5. Gulfcoast Legal - Lease Agreement PDF, 6. GULFCOAST LEGAL 8 14 Space Modifications, 7. GLS Site Location Map, 8. 2014-0010 Gulfcoast Legal Svcs - Lic Agreement - Reduced

Date	Ver.	Action By	Action	Result
12/10/2019	1	Board of County Commissioners	approved	Pass

### **Subject:**

Resolution and Lease Agreement with Gulfcoast Legal Services, Inc. for office space located at 501 First Avenue North, St. Petersburg.

### **Recommended Action:**

Approval of the Resolution and Lease Agreement (Agreement) with Gulfcoast Legal Services, Inc. for office space located at 501 First Avenue North, St. Petersburg.

- Lease of office space by Gulfcoast Legal Services (GLS) for office space at 501 First Avenue North, St. Petersburg.
- The lease term is year to year, since 2014 (\$63,664.14 per year or \$7.64 per square foot with a 3% increase per year)
- This Agreement changes the method for calculating rent, from applying the Operating Expenses, to applying a Rent Schedule, increasing the Base Rent by 3% annually.

### **Strategic Plan:**

Foster Continual Economic Growth and Vitality

4.1 Proactively attract and retain businesses with targeted jobs to the county and the region

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 Agreement modifies the method for calculating rent, from applying operating expenses, to applying a rent schedule, inclusive of a 3% annual increase to the base rent. Applying a rent

schedule will allow the County the ability to calculate rent for the duration of the Lease. The Agreement also modifies the Taxes, Maintenance and Services, Insurance, Indemnification and Default paragraphs. These modifications update and clarify language contained in the provisions of the Lease.

**Background Information:**

The County has leased space to GLS in this office building since 2014. The office space will continue to support the needs of the GLS.

**Fiscal Impact:**

The rent for the first year is \$63,664.12. This amendment is consistent with the FY20 Adopted Budget. The rental rate is not aligned with market rates or rental rates charged to other tenants of this building.

**Staff Member Responsible:**

Andrew W. Pupke, Division Director, Facilities and Real Property Division

**Partners:**

Gulf Coast Legal Services, Inc.

**Attachments:**

Resolution  
Lease Agreement  
2014 License Agreement  
Site Location Map  
August 2014 Space Modifications