



Pinellas County

Staff Report

File #: 17-250A, Version: 1

Subject:

Resolution and lease agreement with the Florida Dream Center, Inc. for property at 4017 56th Avenue North, in St. Petersburg.

Recommended Action:

Approve the resolution and lease agreement (Agreement) with the Florida Dream Center, Inc. (FDC) for the former Lealman Fire Station, located at 4017 56th Avenue North, St. Petersburg.

Strategic Plan:

Foster Continual Economic Growth and Vitality
4.2 Invest in communities that need the most

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

Summary:

This action provides for an Agreement between the County and FDC for leased space at the vacant former Lealman Fire Station. FDC will utilize the space for offices, programs, and storage in advancement of their mission. The term of the lease is five (5) years.

Background/Explanation:

The County acquired the property through a quitclaim deed from the Housing Finance Authority (HFA). The HFA acquired the property from D&D Missionary Homes in 2016. The property is part of the Land Trust Agreement, between the County and the HFA, dated December 4, 2015 entered into in furtherance of the Community Housing Program. The building location is within the Lealman Community Redevelopment Area (CRA).

FDC is a non-profit organization providing a broad array of human services in the community.

Under F.S. 125.38, the Board of County Commissioners (BCC) is permitted, by resolution, to non-competitively lease or sell real or personal property to a qualified not-for-profit organization that promotes community interest and welfare.

The lease premises include 9,550 square feet of space (3,130 square feet finished, air-conditioned and 6,420 square feet of unfinished, unconditioned space) on the first floor of the former fire station, and the fenced parking area on the premises. FDC will lease the space in "as-is" condition for \$28,500/year, and will be responsible for all utilities and specific building maintenance costs. The lease rate was derived in a manner consistent with rates charged to other partners leasing space in County-owned facilities. The lease rate is equal to the County's annual projected operational costs and an allocation towards future capital repairs and/or replacements.

Fiscal Impact:

General Fund revenue will be received in the form of annual rent.

County is responsible for specific maintenance and repair costs under the lease, which will be funded by the Real Estate Management operating budget.

Staff Member Responsible:

Andrew W. Pupke, Director, Real Estate Management

Partners:

Florida Dream Center
Housing Finance Authority

Attachments:

Lease Agreement
Resolution
Land Trust Agreement