



Pinellas County

Staff Report

File #: 18-1263A, **Version:** 1

Subject:

Lease Agreement with The Young Men's Christian Association of Greater St. Petersburg, Florida, Inc. for the use of space within the Lealman Community Campus.

Recommended Action:

Approval of the lease agreement (Agreement) with The Young Men's Christian Association of Greater St. Petersburg, Florida, Inc. (YMCA), for the use of space within the Lealman Community Campus (LCC) located at 5185 45th Street North, St. Petersburg.

Strategic Plan:

Ensure Public Health, Safety, and Welfare

2.2 Be a facilitator, convener, and purchaser of services for those in need

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 authorizes the Agreement with the YMCA for space at the LCC. The YMCA will provide day care services in the space. The term of the Agreement is five (5) years with the option of three (3) additional renewal terms of five (5) years each.

Background Information:

The County acquired the former Windsor School property located within the Lealman CRA in January 2018. The vision for the property is to provide a central location from which community services and programs are offered by County departments and community partners, such as the YMCA.

The YMCA desires to continue its programming presence in the Lealman community through a new partnership with Pinellas County. For the past five years, in partnership with the former school operator, the YMCA offered a variety of programs that served hundreds of children and families. These programs included summer camp, before and after school child care, health education, sports leagues, and programming for children with special needs.

The YMCA's Agreement includes the use of twelve (12) classrooms and a server room within and Building 'A', together with the use of a fenced preschool playground area adjacent to Building 'A' and use of the common areas within the LCC. The YMCA will be responsible for janitorial service and interior pest control. The YMCA will construct improvements within its premises, and the preschool playground area, at its own cost and expense.

Fiscal Impact:

The YMCA's rent will be the amount of \$1,793.54 per month for the use of 8,609 rentable square feet of space. The revenue will be deposited in the General Fund, but it is not included in the FY19 Budget. County is responsible for the structural portions of the building, the premises, specified contracted services, and maintenance and repairs to the common areas. These expenses are included in the Real Estate Management operating budget in the General Fund in the FY19 Budget.

The rental rate for the agreement is \$2.50 per square foot, which is below current estimated market rate of approximately \$13.00 per square foot. The below market rental rate was established to attract and retain non-profit, children and family program partner providers to the campus, while recovering utility costs for the lease space.

Staff Member Responsible:

Andrew W. Pupke, Director, Real Estate Management
Rachel Booth, Redevelopment Planning Manager, Planning

Partners:

The Young Men's Christian Association of Greater St. Petersburg, Florida

Attachments:

Lease Agreement
Location Map