

Agenda Item: 2.c

Meeting Date: July 23, 2019

MEMORANDUM

To: City Commission

Date: 2019-07-16

From: Theresa Smalling

Subject: Renewal of the Lease Agreement with Pinellas County for the Pinellas County Sheriff's Office North Fleet Building

Presenter(s): Theresa Smalling, Director of Human Resources and Risk Management

Recommend: Staff recommends the Commission approve the Lease Agreement for an initial five-year period..

Epic Goal(s): #5. Embrace community and employee relationship strategies that strengthen inclusiveness, respect, transparency and collaborative engagement.

Boards & Committees: N/A

Budget Impact: Annual Lease Payment from Pinellas County to the City in the amount of \$47,264, paid monthly. Annual automatic rate increase of 3% for each year of the contract.

Past Action: N/A

Next Action: N/A

Attachments: [A. Dunedin PCSO Fleet Lease v.05 AATF for Dunedin Signature 7-01-19.pdf](#),

Background: Since 1998, the Pinellas County Sheriff's Office North Fleet Division has been housed in a portion of the City's Fleet Services Building, approximately 5,908

square feet. The current lease agreement between Pinellas County and the City expired as of June 30, 2019. City Staff and Pinellas County Real Estate Management Staff negotiated a new five-year lease agreement (see attached). The new annual lease amount is based on \$8 per square foot, an increase of \$2.90 per square foot over the initial proposed lease amount. The Sheriff's Office retains the same number of parking spaces and square footage, but Solid Waste will now have two parking spaces in proximity to the Solid Waste building for visitor parking.

The lease rate will increase each year by 3%. The contract will be in effect for five years with up to three additional renewal terms of 5 years each; the City retains the right to re-visit the lease rate every five years during the life of the contract.

Staff recommends that the Commission approve the Lease Agreement with the County.