

Legislation Text

File #: 2023-516, Version: 1

Title:

Approve and authorize the Chairman to execute the Fourth Amendment to Reflections of Hidden Lake Community Services Department Lease with a maturity date of September 30, 2024 with an annual rent of \$9,000 through June 1, 2024. District5 - Herr (**Jean Jreij, Public Works Director on behalf of Allison Thall, Community Services Director**)

Division:

Public Works - Facilities

Authorized By:

Jean Jreij, Public Works Director

Contact/Phone Number:

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Background:

On February 1, 2021, Alan Harris, Chief Administrator of Emergency Management, pursuant to Executive Order No. 2020-001, Declaration of a Local State of Emergency, signed the First Amendment to the Reflections of Hidden Lake Community Services Department Lease, adding approximately 3,000 square feet of space at 520 West Lake Mary Blvd, Suite 100, Sanford, FL 32773, to be utilized by the Community Services Department for processing applications for Federal Emergency Rental Assistance program from Seminole County citizens. The current monthly rent is \$3,733.75 or \$44,805 per year.

Pursuant to the Second Amendment to Reflections of Hidden Lake Community Service Department Lease, as approved by the Board of County Commissioners on November 9, 2021, Community Services Department relocated to a 15,230 square foot space at 520 West Lake Mary Blvd, Suite 300 A, Sanford, FL 32773. The current monthly rent is \$19,033.44 or \$228,401.28 yearly.

Pursuant to the Third Amendment to Reflections of Hidden Lake Community Services Department Lease, as approved by the Board of County Commissioners on January

25, 2022, the maturity of the lease was extended to September 30, 2024 for all occupied spaces.

The proposed Fourth Amendment to the Reflections of Hidden Lake Community Service Department Lease adds approximately 500 square feet of space to be utilized for Veteran's Affairs Services. The monthly rent is \$750 or \$9,000 per year. The rent will remain the same until June 1, 2024 at which time it will increase by CPI index or 3% whichever is less.

The County may terminate the lease at any time upon ninety (90) days' notice to the Landlord. The lease remains a full-service lease with Landlord paying all costs of taxes, insurance, and maintenance along with the utilities and janitorial services (Monday to Friday).

Staff Recommendation:

Staff recommends the Board approve and authorize the Chairman to execute the Fourth Amendment to Reflections of Hidden Lake Community Services Department Lease with a maturity date of September 30, 2024. The annual rent is set at \$9,000 through June 1, 2024.