



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.13.

7/8/2025

Subject:

Approval of ~~Lease Agreement and~~ Resolution for Office Space for Brian Hodgers, State Representative, District 32.

Fiscal Impact:

Revenue of the annual rent of \$1.00 will be deposited in the General Fund.

Dept/Office:

Public Works Department/Facilities.

Requested Action:

It is requested that the Board of County Commissioners authorize the Chairman to execute a ~~Lease Agreement and~~ Resolution allowing the non-competitive lease of County property (office space) at the Brevard County Government Center located in Viera, to State Representative, Brian Hodgers for the Florida District 32 State Office. It is further requested that the Board authorize the Interim County Manager or County Manager to execute the resulting Lease Agreement, and any lease-related documents, contingent upon review and approval by the County Attorney's Office, Risk Management, and Purchasing Services. A majority plus one vote of the Board is required to approve this item per Sec. 2-247, Code of Ordinances of Brevard County.

Summary Explanation and Background:

State Representative Brian Hodgers desires to occupy office space, of approximately 900 square feet on the second floor of Building "B", at the Brevard County Government Center in Viera. This space was previously ~~leased~~utilized by the Value Adjustment Board. A significant part of the duties of a member of the Florida House of Representatives is the services provided to local constituents. Brevard County residents will benefit from having the State Representative's office conveniently located in County governmental facilities in Viera. Representative Brian Hodgers desires to enter into a lease with the County commencing July 9, 2025, through November 3, 2026. Upon successful re-election, the lease will automatically renew for two years and continue to automatically renew in subsequent two-year periods upon re-election under the same terms and conditions, unless otherwise agreed to by the parties. Once the lease has expired, the Clerk of Court will move the Value Adjustment Board back into the office space.

Brevard County Code of Ordinances Section 2-247, non-competitive lease or sale of County property, allows for the leasing of County-owned real property to any department or agency of the State of Florida or any of its political subdivisions, United States if the Board of County Commissioners is "satisfied that the proposed use of the property will serve the public interest; will serve a public purpose; is in the best interest of the County; and make a finding that the property is either likely to be not needed for County purposes in the future or will be used in a manner compatible with County purposes." Per the Code, the lease may be "nominal or

otherwise, as the board of county commissioners may fix, regardless of the actual value of the lease. If the value of such sale or lease is of nominal value, then a majority plus one vote of the board of county commissioners shall be required. For purposes of this section, nominal value shall mean a token value that does not bear a direct relationship to the fair market value.” A Resolution by the Board is also required to ~~approve~~authorize the Lease Agreement. ~~In accordance with Administrative Order 29, the Resolution and Lease Agreement have been reviewed and approved by the County Attorney’s Office, Risk Management, and Purchasing Services.~~

Clerk to the Board Instructions:

Return the ~~Lease Agreement and Resolution~~ (fully executed) to the Public Works Department.



Kimberly Powell, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

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July 9, 2025

MEMORANDUM

TO: Marc Bernath, Public Works Director


RE: Item F.13., Resolution for Office Space for Brian Hodgers, State Representative District 32

The Board of County Commissioners, in regular session on July 8, 2025, executed and adopted Resolution No. 25-057, allowing the non-competitive lease of County Property (office space) at the Brevard County Government Center located in Viera, to State Representative, Brian Hodgers for the Florida District 32 State Office; and authorized the Interim County Manager, or County Manager, to execute the resulting Lease Agreement, and any lease-related documents, contingent upon review and approval by the County Attorney's Office, Risk Management, and Purchasing Services. Enclosed is a fully-executed Resolution.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK


Kimberly Powell, Clerk to the Board

/ns

Encl. (1)

cc: County Attorney
County Manager

RESOLUTION NO. 2025-057

A RESOLUTION PURSUANT TO SECTION 2-247 OF THE CODE OF ORDINANCES OF BREVARD COUNTY, FLORIDA, AND SECTION 125.38, FLORIDA STATUTES, AUTHORIZING THE NON-COMPETITIVE LEASE OF COUNTY PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Brevard County, Florida, hereinafter referred to as the "County", wishes to lease office space located at the Brevard County Government Center Viera, to Brian Hodgers, Florida State Representative District 32; and

WHEREAS, the County has available space within the Brevard County Government Center Viera, which is not needed for County purposes and, if such space is leased to State Representative Hodgers, will be used in a manner that is consistent with County purposes; and

WHEREAS, the use of the office space by State Representative Hodgers, to serve constituents of Brevard County serves the public interest; will serve a public purpose; is in the best interest of the County.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, that:

1. Florida Representative District 32 - Brian Hodgers has expressed the desire to have office space for the District 32 State Office, located at the Brevard County Government Center Viera, to serve and facilitate communications with his constituents and local government entities located within Brevard County, Florida.
2. The County shall enter into a lease agreement with State Representative Hodgers.
3. The lease payment for such lease shall be one dollar (\$1.00) per year.
4. The term of the lease shall be two (2) years for all future renewals, the initial term beginning on July 9, 2025, and to continue to November 3, 2026. Upon successful re-election the lease will renew for 2 years, and continue to renew in subsequent 2-year periods upon successful re-election.
5. The space for lease to State Representative Hodgers is approximately 900 square feet of office space located on the second floor of Building "B" at the Brevard County Government Center Viera, 2725 Judge Fran Jamieson Way, Viera, Florida 32940.
6. The property shall be used as Florida House Representative office space. In the event the property is not used or ceases to be used for the stated purpose, the lease shall immediately cease.

7. Effective Date. This Resolution shall take effect upon approval by the Board of County Commissioners.

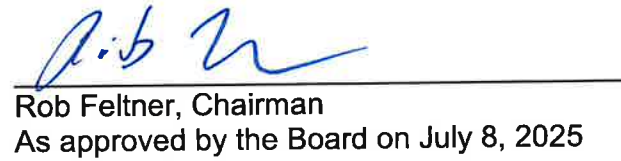
DONE, ORDERED, and ADOPTED, in Regular Session, this 8th day of July 2025.

ATTEST:



Rachel M. Sadoff, Clerk

BOARD OF COUNTY COMMISSIONERS OF
BREVARD COUNTY, FLORIDA



Rob Feltner, Chairman
As approved by the Board on July 8, 2025