

Meeting Date
October 7, 2014



AGENDA	
Section	New Bus
Item No.	V.C.1

AGENDA REPORT
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT:	Office Space for Representative Tom Goodson
DEPT/OFFICE:	CENTRAL SERVICES DEPARTMENT - FACILITIES

Requested Action:

Authorize the Chairman to execute the attached Lease Agreement and Resolution allowing the non-competitive lease of County property, office space in the Brevard County Government Center-North to Representative Tom Goodson. A super-majority vote of the Board is required to approve this item per Section 2-247, Code of Ordinances of Brevard County.

Summary Explanation & Background:

Representative Tom Goodson, Florida House District 29, has occupied 1,100 square feet of office space at the Brevard County Government Center-North since taking office in November 2009. A significant part of the duties of a member of the House of Representatives is the services provided to local constituents, therefore the residents of Brevard County will continue to benefit from Representative Goodson's office being located in the Brevard County Government Center-North.

Brevard County Ordinance 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 United States "if, upon a super-majority vote, 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". The Board may authorize the entry into a lease for rent, whether nominal or otherwise.

The Board shall authorize the lease by adopting a Resolution.

FISCAL IMPACT: The attached Lease Agreement provides office space for an initial term of twenty four (24) months, beginning November 13, 2014, for the nominal lease amount of \$1.00 per year plus utilities. Representative Goodson will pay the prorated share of the utilities, operation and maintenance monthly in the amount of \$450 (\$5,400 per year).

Clerk to the Board instruction: return two (2) fully executed Lease Agreements to Facilities.

Exhibits Attached: (3) Resolutions and Lease Agreements

Contract /Agreement (If attached): Reviewed by County Attorney Yes No PR

County Manager		Deputy County Manager	Department Director / Extension
Stockton Whitten		Assistant County Manager	Teresa Camarata, Central Services Director

RECEIVED
SEP 18 2014
County Manager's Office



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

Telephone: (321) 637-2001
Fax: (321) 264-6972

October 8, 2014

MEMORANDUM

TO: Teresa Camarata, Central Services Director

RE: Item V.C.1., Resolution and Lease Agreement with Tom Goodson for Office Space in Brevard County Government Center North

The Board of County Commissioners, in regular session on October 7, 2014, adopted Resolution No. 14-189, allowing the non-competitive lease of County property, office space in the Brevard County Government Center North to Representative Tom Goodson; and executed Lease Agreement providing office space for an initial term of 24 months, beginning November 13, 2014, for the nominal lease amount of \$1.00 per year, plus prorated share of the utilities, operation, and maintenance monthly in the amount of \$450 (\$5,400 per year). Enclosed are two fully-executed Resolutions and two fully-executed Lease Agreements for your action.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Etheridge

Tammy Etheridge, Deputy Clerk

/ds

Encls. (4)

cc: Contracts Administration
Finance
Budget

RESOLUTION NO. 2014 - 189

A RESOLUTION PURSUANT TO THE CODE OF ORDINANCES OF BREVARD COUNTY, FLORIDA, SECTION 2-247 AND FLORIDA STATUTE 125.38, 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 "COUNTY"), wishes to lease office space located at the Brevard County Government Center, North to Tom Goodson, State Representative Elect of House District 50;

WHEREAS, the County has available space within the Brevard County Government Center North, Titusville, Florida which is not needed for County use at this time; and the property will be used in a manner that is consistent with a county purpose;

WHEREAS, the use of the office space by the Florida House District 50 to serve the constituents of Brevard County serves the public interest; will serve a public purpose; and 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. State Representative Elect Tom Goodson, whose term begins November 13, 2014, has expressed the desire to continue the tradition of having the Florida House District 50 office located at the Brevard County Government Center North, Titusville to serve and facilitate the communications with his constituents and local government entities located within Brevard County, Florida;
2. The COUNTY shall enter into a lease agreement with Representative Elect Tom Goodson.
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, beginning November 13, 2014.
5. The space for lease to Representative Elect Goodson is 1,100 square feet of office space, located on the first floor of the Brevard County Government Center North, 400 South Street, Titusville, Florida.
6. The property shall be used as Florida House of Representative District 50 office space. In the event the property is not used or ceases to be used for the stated purpose, the lease term shall immediately cease.

The resolution shall take effect November 13, 2014.


DONE, ORDERED AND ADOPTED, in Regular Session, this 7th day of October, 2014.

ATTEST:



Scott Ellis, Clerk

BOARD OF COUNTY COMMISSIONERS
BREVARD COUNTY, FLORIDA



Mary Bolin, Chairman

As approved by the Board: 10-7-2014

LEASE AGREEMENT

THIS LEASE AGREEMENT, made and entered into this _____ day of _____, 2014, by and between the **BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA**, a political subdivision of the State of Florida, hereinafter referred to as "County", and **STATE REPRESENTATIVE ELECT TOM GOODSON, FLORIDA HOUSE DISTRICT 50**, hereinafter referred to as "Republican Goodson".

WITNESSETH

WHEREAS, Representative Goodson desires to lease approximately 1,100 square feet of office space at the Brevard County Government Center, North, 400 South Street, Titusville, for the continued use as the Florida House of Representatives District 50 office and,

WHEREAS, the proposed use of this space will serve a public purpose and,

NOW, THEREFORE, in consideration of the covenants and premises contained herein, the County and Representative Goodson agree as follows:

1. The term of the Lease Agreement shall be two (2) years, commencing November 13, 2014, and terminating on November 05, 2016. Either party may terminate this Agreement earlier by providing written notice to the other party ninety (90) days in advance of such termination date.
2. The premises leased pursuant to this Agreement are described as follows: 1,100 square feet of existing office space located on the first floor of the Brevard County Government Center North, Suite 1C, 400 South Street, Titusville, Florida.
3. The annual rent for this space shall be a nominal payment of one dollar (\$1.00).
4. Representative Goodson will pay the prorated share of the utilities, operation and maintenance monthly in the amount of \$450 (\$5,400 per year).
5. In the event the property is not used or ceases to be used for the stated purpose, the lease term shall immediately cease, and the County shall have the right to re-enter and repossess the property.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals on the date first above written.

ATTEST:



A blue ink signature of a witness, appearing to be 'SMM', written over a horizontal line.

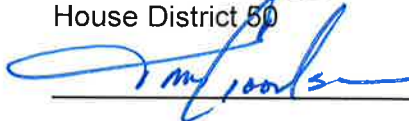
As approved by the Board on: 10-7-2014

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA



A blue ink signature of Mary Beth Lewis, written over a horizontal line.

Tom Goodson, State Representative
House District 50



A blue ink signature of Tom Goodson, written over a horizontal line.