



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

New Business - Development and Environmental Services Group

I.2.

12/5/2023

Subject:

Approval, Re: Lease Renewal for Nana's House - District 5

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 Chair to execute the Lease Renewal, and associated resolution, allowing the non-competitive lease of County property located at 4090 Minton Road in Palm Bay to Nana's Children's Home ("Nana's House"). A **majority plus one vote** of the Board is required to approve this item per Section 2-247, Brevard County Code. It is further requested the Board authorize the County Manager to execute any and all no-cost contract-related documents contingent upon review and approval by the County Attorney's Office, Risk Management, and Purchasing Services.

Summary Explanation and Background:

On December 3, 2013, the Board approved a lease agreement for Nana's House located at 4090 Minton Road in Palm Bay (the "Lease Agreement"). The Lease Agreement provided for an initial term of ten years with two five-year renewal options; however, there was no delegation of authority identified to execute the renewal options. The current lease expired on December 3, 2023. Nana's House desires to renew the Lease Agreement with the County, retroactively commencing on December 4, 2023, and continuing through December 3, 2028. This will be the first renewal of the Lease Agreement.

Pursuant to Section 2-247, Brevard County Code, the County may lease County-owned real property to a nonprofit corporation performing a function or service that promotes the public health, safety, or welfare and could be provided by a government agency if certain findings are made by the Board of County Commissioners. Specifically, if the Board 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 finds 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, then the Board may enter into the lease. If the lease is of nominal value, then a majority plus one vote of the Board shall be required. For purposes of Section 2-247, "nominal value" shall mean a token value that does not bear a direct relationship to the fair market value. In accordance with Administrative Order 29, the Lease Renewal has been reviewed and approved by the County Attorney's Office, Risk Management, and Purchasing Services.

Clerk to the Board Instructions:

Return the Lease Renewal to the Public Works Department.



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

Telephone: (321) 637-2001
Fax: (321) 264-6972
Kimberly.Powell@brevardclerk.us

December 6, 2023

MEMORANDUM

TO: Marc Bernath, Public Works Director

RE: Item I.2., Approval for Lease Renewal for Nana's House

The Board of County Commissioners, in regular session on December 5, 2023, authorized the Chair to execute the Lease Renewal and associated Resolution No. 23-145, allowing the non-competitive lease of County property located at 4090 Minton Road in Palm Bay to Nana's Children's Home ("Nana's House"); and authorized the County Manager to execute any and all no-cost contract-related documents contingent upon review and approval by the County Attorney's Office, Risk Management, and Purchasing Services. Enclosed is a fully-executed Lease Renewal and Resolution.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK

A handwritten signature in cursive script, reading "Kimberly Powell".

Kimberly Powell, Clerk to the Board

/ns

Encls. (2)

cc: County Manager
Finance
Budget

First Renewal to Lease Agreement Nana's Children's Home

This First Renewal to Lease Agreement (hereinafter referred to as the "First Renewal") is made and entered into the date of last signature below, by and between Brevard County, Florida, though the Board of County Commissioners of Brevard County, Florida, a political subdivision of the State of Florida (hereinafter referred to as "County"), and Nana's Children's Home, Inc., a/k/a Nana's House, a Florida Not-For-Profit Corporation licensed to do business in the State of Florida (hereinafter referred to as "Lessee").

Witnesseth:

Whereas, the County previously entered into an agreement with Lessee on December 3, 2013, for the lease of County-owned property located at 4090 Minton Road, Palm Bay, Florida (hereinafter referred to as the "Original Contract"), which is incorporated herein by this reference; and

Whereas, the initial term of the Original Contract was for ten years, beginning on December 4, 2013, and terminating on December 3, 2023; and

Whereas, the Original Contract allowed for two five-year consecutive renewal options; and

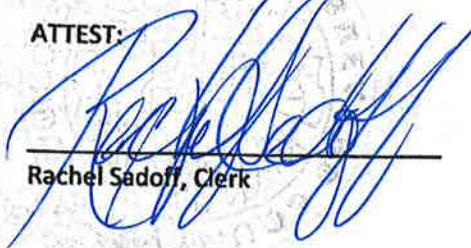
Whereas, the Parties hereto desire to enter into this First Renewal to exercise the first five-year renewal option thereby continuing the Original Contract from December 4, 2023, through December 3, 2028.

Now, therefore, in consideration of the premises and mutual covenants contained herein, the Parties agree as follows:

1. Recitals. The above recitals are true and correct and are incorporated herein by this reference.
2. In accordance with the Term provision in the Original Contract, the Parties mutually agree that the Original Contract is hereby reinstated and renewed for an additional period of five (5) years. The Lease term will be considered to run from December 4, 2023, and continuing through December 3, 2028 ("renewal term"). The Lessee is responsible for any and all liability and indemnification requirements during this renewal term.
3. All terms and conditions of the Original Contract, and any amendments or modifications made thereto, which are incorporated herein by this reference, that are not inconsistent with the provisions of this First Renewal, shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have executed this First Renewal on the date last written below, which may be done so in counterparts, each of which shall be deemed an original contract when executed by the respective Party's duly authorized representatives.

ATTEST:


Rachel Sadoff, Clerk

BREVARD COUNTY, FLORIDA

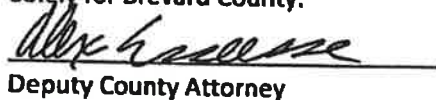

By: _____

Jason Steele, Chair

Date: DEC 05 2023

As approved by the Board on 12/3/2013

Reviewed for legal form and content solely for Brevard County: As approved by the Board 12/05/2023.


Deputy County Attorney

WITNESS:

Tysh Kasnight
Name
Tysh Kasnight 12/5/23
Signature Date

NANA'S CHILDREN'S HOME, INC.

By: Kimberly M. Frodge
Kimberly M. Frodge, President

STATE OF Florida
COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5 day of December, 2023 by Kimberly M. Frodge, President of Nana's Children's Home, Inc. a Florida Not-For-Profit Corporation, on behalf of the corporation. She is personally known to me or has produced _____ as identification.

[Notary Seal]



ASHLEY A. VANSKYHAWK
Commission # HH 037719
Expires August 31, 2024
Bonded Thru Budget Notary Services


Notary Public Signature

Ashley Vanskyhawk
Name typed, printed or stamped

My Commission Expires: 8/31/24

RESOLUTION NO. 23-145

A RESOLUTION PURSUANT TO SECTION 125.38, FLORIDA STATUTES, AND SECTION 2-247, BREVARD COUNTY CODE, AUTHORIZING THE COUNTY TO LEASE COUNTY-OWNED PROPERTY TO NANA'S CHILDREN'S HOME, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION.

WHEREAS, the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, hereinafter the "COUNTY", wishes to continue to lease the building on property located at 4090 Minton Road, Palm Bay, Florida, to NANA'S CHILDREN'S HOME, INC., hereinafter NANA'S HOUSE, a not-for-profit corporation under the laws of the State of Florida; and

WHEREAS, NANA'S HOUSE provides a group children's home for neglected, abused, needy, and/or abandoned children between the ages of 0-18 years of age whose parent(s)/guardian(s) are unable to care for the children due to separation, abandonment, illness, death, etc.; and

WHEREAS, the PARTIES previously entered into a lease agreement in 2013, which is incorporated herein by this reference, for NANA'S HOUSE to provide the services identified above at 4090 Minton Road, hereinafter the Property; and

WHEREAS, the COUNTY hereby finds that NANA'S HOUSE continues to provide services that promote the public health, safety, and welfare.

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

1. The above recitals are true and correct, and incorporated herein by this reference.
2. The COUNTY previously entered into a lease agreement with NANA'S HOUSE, a not-for-profit organization. The Lease Agreement is hereby renewed for an additional period of five (5) years; the first of two renewal terms contemplated in the original Lease Agreement.
3. The COUNTY finds that the continued use of the Property serves the public interest, serves a public purpose, and is in the best interest of the COUNTY.
4. The Property is not likely to be needed for County purposes in the future.

5. The lease payment for such lease shall continue to be one dollar (\$1.00) per year.

This Resolution shall take effect on the date approved by the Board of County Commissioners of Brevard County, Florida.

DONE, ORDERED, AND ADOPTED, in regular session, this 5th day of December, 2023.

ATTEST:



Rachel Sadoff, Clerk

BOARD OF COUNTY COMMISSIONERS OF
BREVARD COUNTY, FLORIDA



Jason Steele, Chair

As originally approved by the Board: 12/3/13

As approved by the Board 12/05/2023.

CONTRACT REVIEW AND APPROVAL FORM

SECTION I - GENERAL INFORMATION

1. Contractor: Nana's Children's Home, Inc.		2. Amount: N/A
3. Fund/Account #: N/A	4. Department Name: Public Works	
5. Contract Description: 1st Lease Renewal		
6. Contract Monitor: Jeanette Scott		8. Contract Type: LEASE/RENTALS
7. Dept/Office Director: Marc Bernath		
9. Type of Procurement: Exempt from Competition		

SECTION II - REVIEW AND APPROVAL TO ADVERTISE

APPROVAL

<u>COUNTY OFFICE</u>	<u>YES</u>	<u>NO</u>	<u>SIGNATURE</u>
User Agency	<input type="checkbox"/>	<input type="checkbox"/>	_____
Purchasing	<input type="checkbox"/>	<input type="checkbox"/>	_____
Risk Management	<input type="checkbox"/>	<input type="checkbox"/>	_____
County Attorney	<input type="checkbox"/>	<input type="checkbox"/>	_____

SECTION III - REVIEW AND APPROVAL TO EXECUTE

APPROVAL

<u>COUNTY OFFICE</u>	<u>YES</u>	<u>NO</u>	<u>SIGNATURE</u>
User Agency	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<div>Scott, Jeanette</div> <small>Digitally signed by Scott, Jeanette Date: 2023.11.29 17:06:07 -05'00'</small>
Purchasing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<div>Wall, Katherine</div> <small>Digitally signed by Wall, Katherine Date: 2023.11.28 12:31:22 -05'00'</small>
Risk Management	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<div>Watson, Michael</div> <small>Digitally signed by Watson, Michael Date: 2023.11.20 08:55:53 -05'00'</small>
County Attorney	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<div>Esseesse, Alexander</div> <small>Digitally signed by Esseesse, Alexander Date: 2023.11.29 16:59:12 -05'00'</small>

SECTION IV - CONTRACTS MANAGEMENT DATABASE CHECKLIST

CM DATABASE REQUIRED FIELDS	Complete ✓
Department Information	<input type="checkbox"/>
Department	<input type="checkbox"/>
Program	<input type="checkbox"/>
Contact Name	<input type="checkbox"/>
Cost Center, Fund, and G/L Account	<input type="checkbox"/>
Vendor Information (SAP Vendor #)	<input type="checkbox"/>
Contract Status, Title, Type, and Amount	<input type="checkbox"/>
Storage Location (SAP)	<input type="checkbox"/>
Contract Approval Date, Effective Date, and Expiration Date	<input type="checkbox"/>
Contract Absolute End Date (No Additional Renewals/Extensions)	<input type="checkbox"/>
Material Group	<input type="checkbox"/>
Contract Documents Uploaded in CM database (Contract Form with County Attorney/ Risk Management/ Purchasing Approval; Signed/Executed Contract)	<input type="checkbox"/>
"Right To Audit" Clause Included in Contract	<input type="checkbox"/>
Monitored items: Uploaded to database (Insurance, Bonds, etc.)	<input type="checkbox"/>

Please send me information about:

☐ Giving through my will

☐ Gift annuities

☐ Corporate matching gifts

☐ Stock transfer

☐ Serving opportunities

☐ Other

GIFT INFORMATION

I would like to give/pledge: (donate online at nanaschildrenshome.com)

☐ \$15 ☐ \$25 ☐ \$50 ☐ \$100 ☐ \$200 ☐ Other

☐ One-time ☐ Bi-weekly ☐ Monthly ☐ Annually

CONTACT INFORMATION

Name _____

Address _____

Email Address _____

Signature _____

Date _____

Phone _____

Please detach and mail this form along with check made payable to: Nana's House | 3492 God's Way, West Melbourne, FL 32904

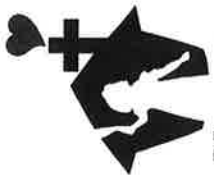
"A copy of the official registration and financial information may be obtained from the division of consumer services by calling toll-free within the state, 1.800.HELP.FLA (435.7352) www.floridacconsumerhelp.com. Registration does not imply endorsement, approval, or recommendation by the State." Florida registration CH23862

Our mission is to provide a safe, secure, loving home where neglected, abused, needy or abandoned children experience God's



THANK YOU FOR HELPING ONE MORE CHILD!

BREVARD COUNTY
FOSTER FAMILY HOMES



Nana's House

ONE MORE CHILD

For in the day of trouble He will keep me safe in His dwelling. He will hide me in the shelter of His tabernacle and set me high upon a rock.
- Psalm 27:5

CONTACT US:

Nana's House

3492 God's Way, West Melbourne, FL 32904
321.724.5111 | nanashouse3492@gmail.com

Nana's House Thrift Store

4490 S. Babcock Street, Melbourne FL 32901

nanaschildrenshome.com | onemorechild.org

WHO WE ARE

Nana's House, in partnership with One More Child, provides safe, loving Christian foster homes and wrap around services for foster families who care for neglected, abused, needy and abandoned children in Brevard county. We currently have eight homes serving up to 40 children, a community center, swimming pool and a playground located in a gated community on seven acres of property. We also provide wraparound support for foster families in the community.

We are a 501(c)(3) organization that depends solely on the generosity of the community. Every penny Nana's House receives goes directly to caring for children.

- ♥ We have no paid staff
- ♥ We operate by 100% volunteers
- ♥ We do not accept State funding
- ♥ We are governed by a Christian board of directors

We also operate Nana's House Thrift Store in our community, where 100% of the proceeds go to providing care for children.

Thrift Store Volunteers needed!

WHO WE SERVE

Children and youth (0-19 years)

The children in our care live in a beautiful, fully furnished home with licensed Christian foster parents and up to five children per home. Our goal is to offer a safe, secure, loving home where children experience God's love and healing.

Our foster parents consistently offer a sense of normalcy to children who often come from an unstable environment.

As part of those efforts, we strongly encourage all children to participate in extracurricular activities by offering them the opportunity to take dance lessons, join team sports, swimming lessons, etc.

We believe healing begins in the heart of a child. Our foster parents offer love while teaching children their worth and that they were created for a purpose. Foster parents tend to the physical, emotional and spiritual needs of these children and often have incredible opportunities to share Christ with their friends and family members.

HOW CAN YOU HELP?

If you have a desire in your heart to provide for foster children, here are several meaningful ways for you to get plugged in:

- ♥ Pray
- ♥ Volunteer
- ♥ Become foster parents
- ♥ Give a one-time gift, monthly support, gift cards, love offering or payroll deduction
- ♥ Give through United Way – specify Nana's Children's Home, Inc.
- ♥ Donate essential supplies such as toiletries, diapers or baby formula
- ♥ Provide meals
- ♥ Host a fundraising event
- ♥ Shop at Amazon.com through our website
- ♥ Fulfill a wish list on our website
- ♥ Follow us on Facebook @NanasHouseBrevard
- ♥ Sponsor opportunities
- ♥ Give a gift of stocks, bonds, mutual funds, real estate or a bequest through your will
- ♥ And, more!

All gifts are tax-deductible, and all are deeply appreciated.

CONTACT US TODAY!

321.724.5111

TOGETHER WE CAN HELP ONE MORE CHILD IN BREVARD COUNTY!