2401 SE Monterey Road
Stuart, Florida 34996

Board of County Commissioners

Agenda Item Summary

File ID: 22-0864 CNST-12 **Meeting Date:** 6/21/2022

PLACEMENT: Consent

TITLE:

APPROVAL AND ACCEPTANCE OF FIRST AMENDMENT TO OPTION TO LEASE WITH THE MARTIN COUNTY POLICE ATHLETIC LEAGUE, INC., EXTENDING THE TERM OF THE OPTION FOR CERTAIN COUNTY-OWNED REAL PROPERTY IN GOLDEN GATE

EXECUTIVE SUMMARY:

This request is for the approval of a First Amendment to Option to Lease between Martin County and Martin County Police Athletic League, Inc. (MCPAL), extending the term of the Option to Lease for two additional years. MCPAL's request for the two-year extension is due to COVID-19 related circumstances. The subject property is owned by Martin County and located in Golden Gate.

DEPARTMENT: Public Works

PREPARED BY: **Name:** Carla T. Segura, FRP
Title: Real Property Manager

REQUESTED BY: James Gorton, Public Works Director

PRESET:

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

Documents drafted by:	Martin County
Parties to the Amendment to Option To Lease:	Martin County - Lessor Martin County Police Athletic League, Inc.- Lessee
Purpose of the Option:	Provide 2-year extension to Option to Lease for the ability to build a new facility in Golden Gate
New/Renewal/Modified:	Modified
Duration:	Two (2) years - terminating October 31, 2024

Benefits to County: Provision of a public facility to be used by MCPAL to expand their league and further its commitment of providing kids with a

safe environment in which they can develop new friendships and become productive members of society

Cost to Martin County: None

On June 2, 2020, the Board of County Commissioners approved an Option to Lease and Public Purpose Lease Agreement with MCPAL for certain County-owned property located in Golden Gate. The Option to Lease gave MCPAL approximately two (2) years (or until April 30, 2022) to submit all required development information to the County, including architectural and design plans, a development schedule and cost estimates.

On April 25, 2022, staff received a written request from MCPAL seeking a two (2) year extension to the Option to Lease. MCPAL's requested extension stemmed from planning and fundraising delays resulting from the COVID-19 pandemic.

The proposed First Amendment to Option to Lease provides MCPAL with a two (2) year extension to all dates indicated in the Option to Lease, including, but not limited to, the submission deadline for all engineering plans, schedules, cost estimates, reports and operations plan. If approved and executed, the First Amendment to Option to Lease would allow MCPAL to submit the required development information to the County on or before April 30, 2024, and MCPAL would have until October 31, 2024 to exercise their option.

ISSUES:

None

LEGAL SUFFICIENCY REVIEW:

This item has been reviewed for legal sufficiency to determine whether it is consistent with all applicable law, has identified and addressed legal risks, and has developed strategies for legal defensibility.

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board (i) accept and approve the First Amendment to Option to Lease, between Martin County and the Martin County Police Athletic League, Inc., a Florida not for profit corporation, and (ii) authorize the Chairman to execute any and all documents necessary to complete this transaction.

ALTERNATIVE RECOMMENDATIONS

Pull this item from the Consent Agenda and direct staff accordingly.

FISCAL IMPACT:

RECOMMENDATION

None

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

☐ Budget Transfer / Amendment ☐ Chair Letter ☒ Contract / Agreement

☐ Grant / Application ☐ Notice ☐ Ordinance ☐ Resolution

☐ Other:

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