



Office of the
**INDIAN RIVER COUNTY
ADMINISTRATOR**

Jason E. Brown, County Administrator
Michael C. Zito, Assistant County Administrator

MEMORANDUM

TO: Members of the Board
of County Commissioners

FROM: Jason E. Brown
County Administrator

DATE: May 4, 2022

SUBJECT: Dasie Hope/ West Wabasso Progressive Civic Club Lease Termination and
Amendment to the Health Department Agreement

Background

On September 23, 2003, the Board of County Commissioners entered into a cooperative facility use lease agreement with the West Wabasso Progressive Civic Club and the Dasie Bridgewater Hope Center, Inc. for a portion of the “Old Douglass School” located at 8445 64th Avenue in Wabasso. The County leases the remainder of the property to the Economic Opportunities Council under a separate agreement.

On February 1, 2022, the Health Department made a presentation to the Board proposing to add the Dasie Hope facility as a satellite location for their operations. The Health Department has a long history of providing public health services to Wabasso area residents. This includes a significant partnership with Dasie Hope over the past several years that has grown and expanded to include parenting classes, women’s health, and plans for a food pantry and congregate meal site. Both Dasie Hope and the Health Department have realized increased possibilities in the future by transferring this site from the Dasie Hope lease to a Health Department facility with continued services from Dasie Hope and the Health Department. Under their proposal, the Health Department would provide services to address resident identified areas of need or concern:

- Senior and children’s services
- Access to healthy foods
- Unsafe Housing and neighborhoods
- Lack of transportation
- Lack of continued educational opportunities
- Low wages and lack of employment opportunities
- Unsanitary living conditions

The Health Department plans to locate seven (7) staff members at this location including; public health outreach staff, minority health liaison, SNAP-ED staff, and Health Equity liaison with the future possibility for additional services on a part-time basis. Following the presentation, the Board consensus was for the Health Department to move forward with the proposal for a satellite site at the Dasie Hope Center.

On March 10 2022, Dasie Hope sent a letter notifying the County that they were voluntarily terminating the lease with the County with the plan that the Health Department will begin operations at the location (see letter attached). Pursuant to Section 20 of the lease, the County has the right to terminate the lease upon “[a]bandonment by either Civic Club or Dasie Hope of the Leased Premises, or discontinuance of operations by either Civic Club or Dasie Hope at the Leased Premises for more than ten (10) consecutive days”. On April 1, 2022, the County notified Dasie Hope and the Civic Club that the lease would terminate as of April 30, 2022 for all parties (see letter attached). The Civic Club has challenged termination of the lease (see letter attached), however, the County Attorney confirms that the lease is deemed terminated. The Health Department has offered to allow the West Wabasso Progressive Civic Club the opportunity to use the facility for occasional meetings, similar to past practice, as shown in the attached letter dated March 7, 2022.

The Health Department has submitted a proposed amendment to the FY 2021/22 Core Contract Agreement with the County to incorporate the Dasie Hope location. A new lease is not necessary for the Health Department to begin operations at Dasie Hope. The County would provide support for maintenance and operations at Dasie Hope in the same manner as the Health Department’s main facility at the County Administrative Complex. It should be noted that this change will not have an impact on the lease between the County and the Economic Opportunities Council.

Funding

The County will undertake the obligation of providing maintenance and operational support at the Dasie Hope location in the same manner used for the Health Department’s main facility. There expenses will be incorporated into the Facilities Management budget and supported by the General Fund, though some upfront capital costs will be provided from Optional Sales Tax. The facility is in need of some initial improvements including two new air conditioning systems and roof replacement. Staff estimates the total cost of these initial improvements will be \$250,000. These will be funded from Optional Sales Tax/Facilities Mgmt./Daise Hope Building Improvements, Acct# 31522019-066510-22017. The estimated cost of maintenance and operations per the contract amendment are \$105,342 per year. A budget amendment will be necessary to allocate funds for the initial improvements and operating costs for the remainder of the current fiscal year (estimated amount \$60,000). Funding for ongoing maintenance will be included in the development of the County budget for next fiscal year.

Staff Recommendation

Staff recommends that the Board of County Commissioners approve the proposed amendment to the Core Contract Agreement with the Health Department. Staff further recommends that the Board approve the necessary budget amendment to provide funding for initial improvements and operating expenses for the remainder of the current fiscal year totaling \$310,000.

Attachments

Letter form Health Department to County, dated March 10, 2022 and Core Contract Amendment

Letter from Dasie Hope, dated March 10, 2022

Letter from Dylan Reingold, dated April 1, 2022

Letter form West Wabasso Progressive Civic Club (received April 29, 2022)

Letter from Health Department to West Wabasso Progressive Civic Club, dated March 7, 2022

Cooperative Facility Use Lease Agreement, effective September 23, 2003

Letter from FDOH, dated May 4, 2022