



Office of *Consent Agenda 03/06/2018*  
**INDIAN RIVER COUNTY  
ATTORNEY**

Dylan Reingold., County Attorney  
William K. DeBaal, Deputy County Attorney  
Kate Pingolt Cotner, Assistant County Attorney

**MEMORANDUM**

TO: Board of County Commissioners

FROM: William K. DeBaal, Deputy County Attorney 

DATE: February 21, 2018

SUBJECT: Second Amendment to Lease Agreement with Gifford Youth Achievement Center, Inc.

In 2002, the Gifford Youth Activity Center, Inc. n/k/a Gifford Youth Achievement Center, Inc. (GYAC) entered into a Lease Agreement with the Board of County Commissioners (Board) for use of the Gifford Youth Activity Center located at 4875 43<sup>rd</sup> Avenue, Vero Beach, FL. The Lease Agreement called for an annual payment of \$1.00 per year for a term of 40 years for the 4.34 acres of land. In January 2015, the Lease Agreement was extended to a term of 99 years to enable the GYAC to compete more favorably for grant funds and donations.

In late 2017, GYAC submitted plans to build a single story 13,000 square foot classroom building on the leased premises. The classroom building is designed for an additional story to be added at a later date. The 2002 Lease Agreement was silent as to placing additional structures and improvements on the leased premises thus an amendment to the Lease Agreement is needed to provide consent to construct additional improvements on the leased premises. The attached Second Amendment provides for the Board's consent to construct the new classroom building in its two story phasing and for adding future improvements to the leased premises with prior consent of the Board. Staff has no objection to the Second Amendment.

**Funding.** There is no direct funding impacted by this Second Amendment of Lease Agreement.

**Recommendation.** Staff recommends that the Board authorize the Chairman to sign the Second Amendment to Lease Agreement between Indian River County and Gifford Youth Achievement Center, Inc. to provide for the construction of the new classroom building and future improvements to the GYAC property. Staff further recommends the Board authorize the Chairman to execute the resolution approving the lease extension as required by Florida Statutes §125.38.