



Office of *Consent Agenda 03/26/2019*  
**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 *WKB*

DATE: March 11, 2019

SUBJECT: Third 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. On March 6, 2018, the Lease Agreement was amended for a second time to approve construction of 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. During the construction process, the project engineer expressed the need for additional property to be added to the Lease Agreement to be used for stormwater treatment. A small area of approximately 780 square feet (0.02 acres) near the northwest corner of the leased premises is needed in order to satisfy stormwater treatment requirements. Please see the sketch and legal description attached to the proposed Third Amendment to Lease Agreement. Staff has no objection to the Third Amendment.

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

**Recommendation.** Staff recommends that the Board authorize the Chairman to sign the Third Amendment to Lease Agreement between Indian River County and Gifford Youth Achievement Center, Inc. to add an additional 0.02 acres of property to the Lease Agreement to provide for the treatment of stormwater as a result of the new classroom building. Staff further recommends the Board authorize the Chairman to execute the resolution approving the lease amendment as required by Florida Statutes §125.38.

Attachments: Third Amendment to Lease Agreement  
Sketch and Legal Description  
Resolution Approving Lease Amendment