

INDIAN RIVER COUNTY, FLORIDA
MEMORANDUM

TO: Honorable Board of County Commissioners

THROUGH: Jason E. Brown, County Administrator

THROUGH: Tad Stone, Director
Department of Emergency Services

FROM: Erin Sawyer, Staff Assistant IV

DATE: March 16, 2022

SUBJECT: Approval of On-Airport Lease and Aircraft Rescue and Firefighting (ARFF)
Agreement between the City of Vero Beach and Indian River County Emergency
Services District

It is respectfully requested that the information contained herein be given formal consideration by the Honorable Board of County Commissioners at the next scheduled meeting.

BACKGROUND:

Since 1989, Indian River County has leased land from the Vero Beach Regional Airport to maintain a fire station at the Airport, to provide Aircraft Rescue and Firefighting (ARFF) Services, as well as other emergency services.

The 1989 lease having expired and needing comprehensive replacement agreements, Indian River County Emergency Services District and the City now seek to enter new long-term agreements, one agreement covering the ARFF services, and one Lease Agreement.

Lease Agreement

The proposed lease agreement will run for a term of thirty (30) years with two (2) ten (10) year options to renew (maximum possible total 50 years). The monthly lease for Fire Station 3 will be \$2,230.27 (\$26,763.24 annually/\$802,897.20 30-year term). Previously, the monthly lease amount was \$2,350.70 (\$28,208.40 annually), which is \$120.43 more per month (\$1,445.16 annually) than the new lease. The FAA has approved of the lease rate and terms.

ARFF Agreement

The proposed ARFF agreement will follow the same term, for a term of thirty (30) years with two (2) ten (10) year options to renew (total of 50 years). The proposed ARFF payment to the County from the City of Vero Beach for the first year is \$168,950.40 (\$14,079.20 monthly) and incrementally increases year two (2) through year five (5) as follows: year two (2) \$199,583.76, year three (3) \$230,217.24, year four (4) \$260,850.60 and year five (5) \$291,483.96, then to a mutually agreed amount annually thereafter. These funds will be deposited in to the Emergency Services District/Fire Protection Services revenue account, number 114034-342220.

FUNDING:

Funding for the lease agreement is budgeted and available in the amount of \$26,763.24 from the Emergency Services District/Fire Rescue/Rent-Land account, number 11412022-034410, as follows:

ACCOUNT NAME	ACCOUNT NUMBER	AMOUNT
Emergency Services/Fire Rescue/Rent-Land	11412022-034410	\$26,763.24 (annually)

RECOMMENDATION:

Staff respectfully requests the Board approve and execute the Lease and ARFF Agreements as presented.

ATTACHMENTS:

1. Memorandum of Lease
2. Lease Agreement
3. ARFF Agreement
4. Attachment A (City of Vero Beach Resolution 2015-30/Airport Leasing Policy)
5. Exhibit A (Legal Description)
6. Exhibit B (Phase 1, Environmental Site Assessment)
7. Exhibit C (FAA Lease Review Concurrence)