



Office of

Consent 8/15/2023

INDIAN RIVER COUNTY ATTORNEY

William K. DeBraul, County Attorney
Susan J. Prado, Deputy County Attorney

MEMORANDUM

TO: Board of County Commissioners

FROM: William K. DeBraul, County Attorney

DATE: August 3, 2023

SUBJECT: Approval of Medical Examiners Building Ground Lease

The Medical Examiner for the 19th Judicial Circuit consisting of Indian River, St. Lucie, Martin, and Okeechobee counties have completed negotiations on a ground lease for the new Medical Examiners building. The building will be constructed on property owned by Indian River State College on Kirby Loop Road in Fort Pierce. An aerial photo attached to this memorandum identifies the location. All of the parties to the lease are in the process of having it approved by their respective boards.

The lease term is for a period of 40 years with no term of renewal. The rental rate to be paid to the State College is one dollar per year. St. Lucie County will take the lead role in the design, permitting and construction supervision of the building. The County's fair share of cost of design and construction of the building is set by an interlocal agreement dated January 24, 2023 at 24.36% which was previously approved by the Board. There are three phases to this building:

- Space needs analysis
- Design
- Construction

As St. Lucie County proceeds with the various phases, each of the counties will be billed based on their pro rata share. Each county's pro rata share is based on its population.

After review of the lease, it is approved as to form and legal sufficiency.

Funding. There is no current impact to County funding by this matter, however, future costs for the three phases are budgeted in Optional Sales Tax/New Medical Examiner Bldg., Acct # 31590727-066510-22033.

Recommendation. Staff recommends that the Board approves the ground lease for the new medical examiners building on the campus of Indian River State College and authorize the chairman to execute the lease on its behalf.

Attachment: aerial photo and ground lease

Copies to Rich Szyrka, P.E. Public Works Director