

AGENDA ITEM

TITLE

Contract for Approval of Ground Lease and Bill of Sale of Duke Energy Tower

BRIEF OVERVIEW

Duke Energy owns a certain communication tower and associated equipment more fully described as a 275' Lattice Tower located at Latitude 28-30-46N longitude 82-32-41W and located at State Road 50 in the SW 1/4 of section 31, township 22 south, range 18 East Hernando County, Florida. The asset is transferred "As Is", "Where Is".

The County agrees to a ten (10) year lease commencing on January 1, 2014 and shall terminate on December 31, 2023. This agreement shall be extended for an additional three (3) terms automatically, each consisting of a ten (10) year period, unless 180 day advance written notice of intent to terminate the lease agreement is provided by either of the parties to the other party. The County shall pay an annual "Base Rent" in the total amount of One Thousand Two Hundred and Thirty Three Dollars (\$1,233.00) which is a total of \$3.00 per square foot for four hundred and eleven (411) square feet. Each year following, the Base Rent shall be escalated by three percent (3%) per year.

FINANCIAL IMPACT

Lease payment will be paid out of the Sheriff Budget.

LEGAL NOTE

The Board has the authority to approve this agenda item pursuant to Fla. Stat. § 125.01.

RECOMMENDATION

Staff recommends that the Board approve Bill of Sale and the Ground Lease agreement with Duke Energy and authorize the Chairman to sign the Bill of Sale and Ground Lease agreement.

REVIEW PROCESS

Russell Wetherington	Completed	05/01/2014 10:01 AM
Bill Kicklighter	Completed	05/01/2014 11:48 AM
Pam Lee	Completed	05/05/2014 1:52 PM
George Zoettlein	Completed	05/05/2014 2:01 PM
Sue Bishop	Completed	05/05/2014 4:55 PM
Jon Jouben	Completed	05/05/2014 4:58 PM

Jenine Wimer	Completed	05/06/2014 1:00 PM
Leonard Sossamon	Completed	05/06/2014 7:00 PM
Tina Duenninger	Completed	05/08/2014 9:48 AM
Board of County Commissioners	Completed	05/13/2014 9:00 AM

RESULT:	ADOPTED [4 TO 0]
MOVER:	Nicholas W. Nicholson, Vice Chairman
SECONDER:	David D. Russell Jr., Commissioner
AYES:	Wayne Dukes, Nicholas W. Nicholson, Diane B. Rowden, David D. Russell Jr.
ABSENT:	James E. Adkins