



Legislation Text

File #: 10507, Version: 1

TITLE

Consent to Assignment of Ground Lease Agreement From Pamela Wilfong to Hernando County Board of County Commissioners, Resolution Terminating Previously Superseded Ground Leases, and Termination of Ground Lease Agreement and Mutual Release With Pamela Wilfong for Lot 37 Located at Hernando County Airport Industrial Park, Unit One

BRIEF OVERVIEW

15470 Flight Path Drive (aka Lot 37 Hernando County Industrial Park Unit One) was leased to Bruce V. Sargent on August 31, 1988. Through the years, it was subsequently re-let, amended, and assigned and ultimately leased on April 24, 2007, to the present tenants, Dennis Wilfong (deceased) and Pamela Wilfong, who is in good standing. Through a series of miscommunications, none of the previous leases, amendments, or assignments involving Bruce V. Sargent, nor the first Dennis Wilfong ground lease and amendment, were ever officially terminated by the Board of County Commissioners (BOCC) and, as such, they cloud the title of Lot 37. The following superseding leases, amendments and assignments must be terminated:

<u>Document</u>	<u>Dated</u>	<u>ORB/PG</u>	<u>Party</u>
Sargent Lease	08-31-88	705/1106	Sargent
Sargent Amendment	12-14-89	761/443	Sargent
1 st Sargent Assignment	10-10-89	761/445	Sargent
2 nd Sargent Assignment	04-09-91	817/97	Sargent
3 rd Sargent Assignment	07-24-91	832/1537	Sargent
1 st Wilfong Lease	12-03-91	844/299	Wilfong
1 st Wilfong Amendment	02-04-91	1108/1362	Wilfong

Should the Board agree to purchase the improvements located at 15470 Flight Path Drive, an approval for a Consent to Assignment of the 2nd Wilfong lease dated April 24, 2007, to the Board is being requested.

FINANCIAL IMPACT

The Airport’s revenue will not be impacted. A minimum annual payment of \$12,684.24 to the Airport will be expensed from Account No. 0011-01051-5304405 Rental/Lease Buildings.

LEGAL NOTE

Reviewed and approved for legal sufficiency by the County Attorney’s office. The Board is authorized to act on this matter pursuant to Chapter 125, Florida Statutes.

RECOMMENDATION

It is recommended that the Board approve and authorize the Chairman's signature on the attached resolution terminating all superseding leases, amendments, and assignments for Lot 37 located at Hernando County Industrial Park, Unit One, and further direct the Clerk to record the resolution. It is further recommended that the Board approve and authorize the Chairman's signature on the attached consent to assignment of ground lease from Pamela Wilfong to Hernando County Board of County Commissioners.