

RESOLUTION 15-_____

RESOLUTION OF INTENT TO LEASE SPACE AT LAKE JACKSON TOWN CENTER AT HUNTINGTON, PURSUANT TO FLA. STAT. §125.38, TO CAPITAL REGION YOUNG MEN'S CHRISTIAN ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION, FOR AN ADDITIONAL ONE YEAR TERM

WHEREAS, Capital Region Young Men's Christian Association, Inc. (the "YMCA") currently occupies space in the Lake Jackson Town Center at Huntington owned by Leon County (the "County"), such space being identified in the lease as Suite 400 (the "YMCA Space"), pursuant to a lease dated July 3, 2012 as approved by the Board of County Commissioners (the "Board") pursuant to Resolution 12-13 adopted on June 26, 2012 (the "2012 Lease"); and

WHEREAS, the 2012 Lease was subsequently modified and superseded by a new lease dated October 30, 2013 as approved by the Board on September 10, 2013 (the "2013 Lease"); and

WHEREAS, the 2013 Lease was subsequently amended by the First Amendment to Lease dated April 4, 2014 as approved by the Board on March 11, 2014 (the "2013 Lease as First Amended"); and

WHEREAS, the 2013 Amended Lease as First Amended was subsequently amended by the Second Amendment to Lease dated May 18, 2015 as approved by the Board pursuant to Resolution 05-18 on May 12, 2015, which extended the term an additional 120 days in order to allow it sufficient time to present a proposal for continuing occupancy of the YMCA Space under a new lease and for reducing the rent arrearages (the "2013 Lease as Second Amended"); and

WHEREAS, the 2013 Lease as Second Amended expires on September 30, 2015, and the YMCA wishes to extend the term of the for an additional one year in order to allow it sufficient time to implement its proposed new revitalization plan and to begin reducing the rent arrearages; and

WHEREAS, the YMCA is the nation's leading not-for-profit organization committed to strengthening communities through youth development, healthy living and social responsibility, and makes accessible the support and opportunities that empower people and communities to learn, grow and thrive by nurturing the potential of every youth and teen, improving the nation's health and well-being, and providing opportunities to give back and support neighbors; and

WHEREAS, this Resolution is adopted pursuant to the provisions of section 125.38, Florida Statutes, which allows the County to lease its property to a corporation not for profit if the Board of County Commissioners is satisfied that such leased property is not needed for County purposes and is used for the purpose of promoting community interest and welfare, which findings and terms of the lease rent are to be recited in a resolution.

WHEREFORE it is resolved by the Board of County Commissioners of Leon County, Florida as follows:

1. The YMCA is a corporation not for profit within the meaning of Section 125.38, Florida Statutes.
2. The use of the YMCA Space shall be limited to the various programs operated by the YMCA including, but not limited to, those included in the YMCA's revitalization plan as described in the letter attached hereto and incorporated herein as Exhibit "A" and, in accordance with such use, promotes community interest and welfare within the meaning of Section 125.38, Florida Statutes,
3. The YMCA Space is not projected to be needed for County purposes during the term approved by this Resolution.
4. The County Administrator is hereby authorized to prepare and execute a Third Amendment to the 2013 Lease as Second Amended to extend the Term therein for an additional one year beyond the expiration date of September 30, 2015, and subject to the same annualized base rental rate for the first six months of the extended Term ("Current Rental Rate"), followed by an increase in the annualized base rental rate for the last six months of the extended Term to an amount equal an annualized base rental rate for similar space in the market ("Market Rental Rate").
5. Upon each monthly payment of the Market Rental Rate during the final six months of the extended Term, the amount calculated as the difference between the Current Rental Rate and the Market Rental Rate shall be applied as a credit to reduce the rent arrearages accrued by the YMCA prior to and during the Term of the 2013 Lease as amended by the First and Second Amendments.

ADOPTED this 29th day of September, 2015.

LEON COUNTY, FLORIDA

BY: _____
Mary Ann Lindley, Chairman
Board of County Commissioners

ATTEST:
Bob Inzer, Clerk of the Court
and Comptroller, Leon County, Florida

BY: _____

Approved as to Form:
Leon County Attorney's Office

BY: _____
Herbert W.A. Thiele, Esq.
County Attorney

Exhibit "A"



**FOR YOUTH DEVELOPMENT
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY**

September 9, 2015

Mr. Vincent S. Long
Leon County Administrator

Dear Mr. Long,

The Capital Region YMCA has begun a sustainable revitalization initiative that will firmly place it as the premier program development and delivery mechanism in the region. A staple in the community the Capital Region YMCA recognized both the needs of the community and the need for the Y to address those needs in a more effective manner. Beginning in June the Board of Directors began a planned and staged leadership change and development with the addition of Guy Blanchette and Harold Cook to steer the process.

As Chairman of the Greater Naples YMCA Board of Directors Mr. Blanchette is responsible for its successful turnaround and rebuilding into a world class 20 acre 98,000 square foot Healthy Living Campus. Significant accomplishments include restructuring of \$11 million debt to \$2 million, raising of \$7 million in contributions, managing the rebuild in under 16 months and reaching sustainability within the first quarter after the reopen as well as launching significant local and national partnerships.

Mr. Blanchette leads a task force for the National YMCA to turnaround at risk Y's and to provide strategic long term planning. He is a Corporate Development executive and Venture CEO with Functional background in domestic and international general management and consulting.

Harold Cook is a long time Y executive who has spent his retired years as interim CEO at several designated Y's to assist in change management and community/member relations. Mr. Cook played a significant role in assisting the transfer of leadership during the Greater Naples YMCA turnaround.

The plan consists of several factors:

1. A Media Awareness Campaign
2. Launch of Several Needed Community Programs
3. Creation of Symbiotic Meaningful Community Partnerships
4. Membership Growth Programs
5. A Capital Campaign to Revitalize Facilities

Media Awareness Campaign

The Capital Region YMCA has continually provided substantial and significant wellness and development programs to the community such as "The Biggest Mover", Youth Sports, Group Classes, Developmental Summer Day Camp, Significant Financial Assistance, Senior Programs, Mentoring programs and much more. Unfortunately, the Y has not done a good job of promoting these programs and the outcomes they bring to the community.

A campaign to make the community aware of the significance of these programs has begun and consists of a full press in Social, TV, Radio and Press Media. Over the coming month's awareness and relevance of the Y will be promoted throughout the entire community.

Community Programs

Identified Need Programs have already launched and will continue to expand through the coming months.

An innovative After School Program has launched at Jacob's Chapel and is expanding with busing from several schools implemented. This is an outcome based program that will focus on education and wellness not just a "watch" program. The goal is to continue to roll this program out through the community in several locations upon completion of the pilot.

"The Biggest Mover" – a program that addresses a critical wellness need in the community. Initially launched with great success this program has now moved into several schools under Y direction to resolve issues such as childhood obesity, diabetes, and overall wellness. This is a critical partnership with the school district as it has proven positive effects on learning ability.

"Home Base" - A program in partnership with Army General Franks, a leader of the highest level of service in conjunction with Massachusetts General Hospital and the Boston Red Sox that delivers much needed assistance to veterans returning from service with Post Traumatic Stress Disorder. The program addresses the individual and the family on the physical and emotional level as they assimilate back into civilian life.

"Y – Reads" - A state funded developmental reading program designed to assist the school district help all children meet reading standards. This program launched last year has already seen significant measurable results.

Youth Sports Programs – Starting this fall the Y has relaunched a youth soccer program with over 450 participants already registered. Basketball, T-ball, Flag Football and Volleyball are just a few of the character based sports programs throughout the year.

Partnerships

The Capital Region YMCA over the past several months has begun meaningful significant partnerships with major entities to provide needed services to the

community. These partnerships include Florida Blue, the American Diabetes Association, the Cal Ripken Foundation, Adrenaline USA Sports, State and National Parks Service and more.

Under partnerships with Florida Blue and the American Diabetes Association the Y will create education centers within the Y facilities that will provide the current education materials and portals as well as act as the epicenter for specific co developed programming. These programs will be replicated across the state and country affecting positive change throughout.

Partnerships with the Cal Ripken Foundation and Adrenaline USA Sports will assist in building facilities and Character Building Programs that are designed to educate, mentor and ensure all youth reach their potential.

In an effort to reduce screen time the Y has partnered with the State and National Parks to bring kids to the great outdoors and educate them through the Park system. This program announced this past summer will officially kick off this February with a bus tour of dignitaries beginning in Naples, Florida winding through several parks location and ending with a press conference at the Tallahassee Capital Region YMCA.

Membership Programs

In July the Capital Region YMCA launched its Corporate Wellness Program designed to increase wellness in the workforce and mitigate healthcare costs to both the Employer and Employee. This is a comprehensive program that is delivered at YMCA facilities as well as customer site. The program will be in collaboration with Employers, Florida Blue and other insurers with reportable outcomes that drive down insurance costs and increase workplace productivity via wellness.

Please see the attached Program document for curriculum and benefits.

Other membership campaigns have launched to capture more of the "YMCA" market available in Tallahassee with measurable success. In the month of August the Northwest Branch experienced an increase of 100 units. This number is only a fraction of the opportunity. The programs identify the needs of individuals and families and reveal that a membership is not only a ticket to wellness but a benefit to the community by supporting.

The growth goal for the next 6 months for the Capital Region YMCA is 600 units with sustainability and program growth reached at 400 units.

Capital Campaign

In late September the Capital Region YMCA will launch a \$1,000,000 capital campaign to revitalize both locations. The renovations will include increased group exercise space, greater socialization areas, partnership space and updates to locker rooms and bathrooms. The intent is to move quickly with the desire to begin in December. Renderings are under development and will breathe new life to worn facilities allowing greater capacity and reach into the community. The campaign committee is currently forming and will consist of

community leaders. A kickoff event will be held at the Y in the third week of September.

The Capital Region YMCA Board of Directors and Staff is committed to serving the community of Tallahassee and creating world class delivery of programs.

Lease Proposal

- Extend the current lease with the same terms for an additional 12- month period.
- YMCA to begin paying the same currently required full monthly lease rate for the first 6 months of the new term.
- After 6 months at the current rate, the lease rate will increase to the market rental rate for similar space in the market. The difference between the current lease rate and the new market rate will be credited towards any past delinquent rent obligations.

Aaron Boyette
Board Chairman
Capital Region YMCA