

**RESOLUTION 15-\_\_\_\_\_**

**RESOLUTION OF INTENT TO LEASE SPACE, PURSUANT TO FLA. STAT. §125.38,  
TO WILDWOOD PRESERVATION SOCIETY, INC., A NONPROFIT CORPORATION,  
FOR MUSEUM AND EDUCATION FACILITY AT  
FRED GEORGE BASIN GREENWAY AND PARK**

WHEREAS, in December 2009, the Board of County Commissioners (the “Board”) of Leon County, Florida (the “County”) completed the assemblage of four contiguous parcels with a combined acreage of approximately 160 acres for the future development, together with two previously acquired parcels, of the Fred George Basin Greenway and Park, as depicted in the site map attached hereto as **Exhibit “A”** (the “Park Property”); and

WHEREAS, the County has acquired the Park Property with partial funding from the Florida Communities Trust (“FCT”), and as part and condition of the FCT funding, the County provided, and FCT approved, the August 2009 Management Plan for the project site identified therein as FCT Project #07-102-FF7 (the “Management Plan”); and

WHEREAS, the County intends that the conservation and recreation values of the Park Property be preserved and enhanced in accordance with the Management Plan, as it may be amended from time to time only after review and approval by FCT; and

WHEREAS, Wildwood Preservation Society, Inc., a Florida nonprofit corporation (“WPS”) is a land and wildlife conservation group that was formed for the purpose of working with developers, property owners, conservation groups, and public officials to place the last remaining core of the Fred George Basin into conservation; and

WHEREAS, the Board has determined that it is in the County’s best interest for the Park Property to be a resource-oriented passive recreation and cultural greenway to include a staffed nature and cultural museum and educational facility comprising classroom and exhibit space, and a hands-on classroom for archaeological, ecological, hydrological, and zoological studies; and

WHEREAS, WPS has agreed to provide such museum and educational services at no cost to the County in exchange for the County providing the museum and educational facility at no cost to WPS; and

WHEREAS, in order to support the establishment of the Park Property as a resource-oriented passive recreation and cultural greenway and park, the Board has determined that it is in the County’s best interest to designate a vacant County facility for use by WPS as a museum and educational facility and to enter into an agreement to lease to WPS, rent free, such designated

County facility at the Park Property, as depicted in Premises map attached hereto as **Exhibit “B”** (the “Museum and Educational Facility”), in exchange for WPS providing operation and management services for such facility in accordance with the Management Plan to include, but not be limited to, (i) a hands-on classroom for monthly classes to be taught by trained professionals from the areas of archaeology, wildlife biology, hydrology, and geology, and (ii) exhibits depicting various characteristics found within the Fred George Basin including, but not limited to, surface to groundwater connections, fossils from karst areas, and materials from archaeological sites, along with photos and information on the numerous listed species present in the Fred George Basin (“Museum and Educational Services”); and

WHEREAS, WPS was formed as a nonprofit corporation in part for the purposes of being able to provide such Museum and Educational Services and that such provision of Museum and Educational Services represents a valid public purpose; and

WHEREAS, in order to assure that the intended conservation and recreation values of the Park Property be preserved and enhanced in accordance with the Management Plan, the Board has determined that it is in the County’s best interest to designate its vacant County facility at the Park Property for use as the Museum and Educational Facility; and

WHEREAS, the County and WPS are desirous of setting forth their understandings in a written lease agreement (“Lease”) regarding the use of the Museum and Educational Facility in accordance with the Management Plan; and

WHEREAS, the Board has determined that the Lease of the Museum and Educational Facility to WPS is required in order for WPS to provide its Museum and Educational Services, and that the Museum and Educational Facility is not needed for any other County purposes.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Leon County, Florida, assembled in regular session this 17th day of November, 2015, that, pursuant to Section 125.38, Florida Statutes (2015), WPS is a corporation not for profit within the meaning of such Statute, and that the Museum and Educational Facility comprising approximately 3,425 square feet of interior Net Rentable Area together with an attached carport area of approximately 400 square feet and the adjacent outdoor area, located in the southwesterly portion of the Fred George Basin Greenway and Park, Tallahassee, Florida, as depicted on Exhibits “A” and “B” attached hereto (the “Premises”), shall be leased to WPS rent free, with the County responsible for the payment of all Operating Expenses except for janitorial services, telecommunication services,

security monitoring services, and furnishings for the Premises, in consideration of WPS's covenant and agreement to use the Premises as a Museum and Educational Facility, and to provide therein Museum and Educational Services in accordance with the Management Plan.

The term of the Lease shall be for five (5) years and shall commence on the date that WPS takes possession of the Premises. The initial five-year term of the Lease may be continued under the same terms and conditions for two (2) additional periods of five (5) years.

ADOPTED this 17th day of November, 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"

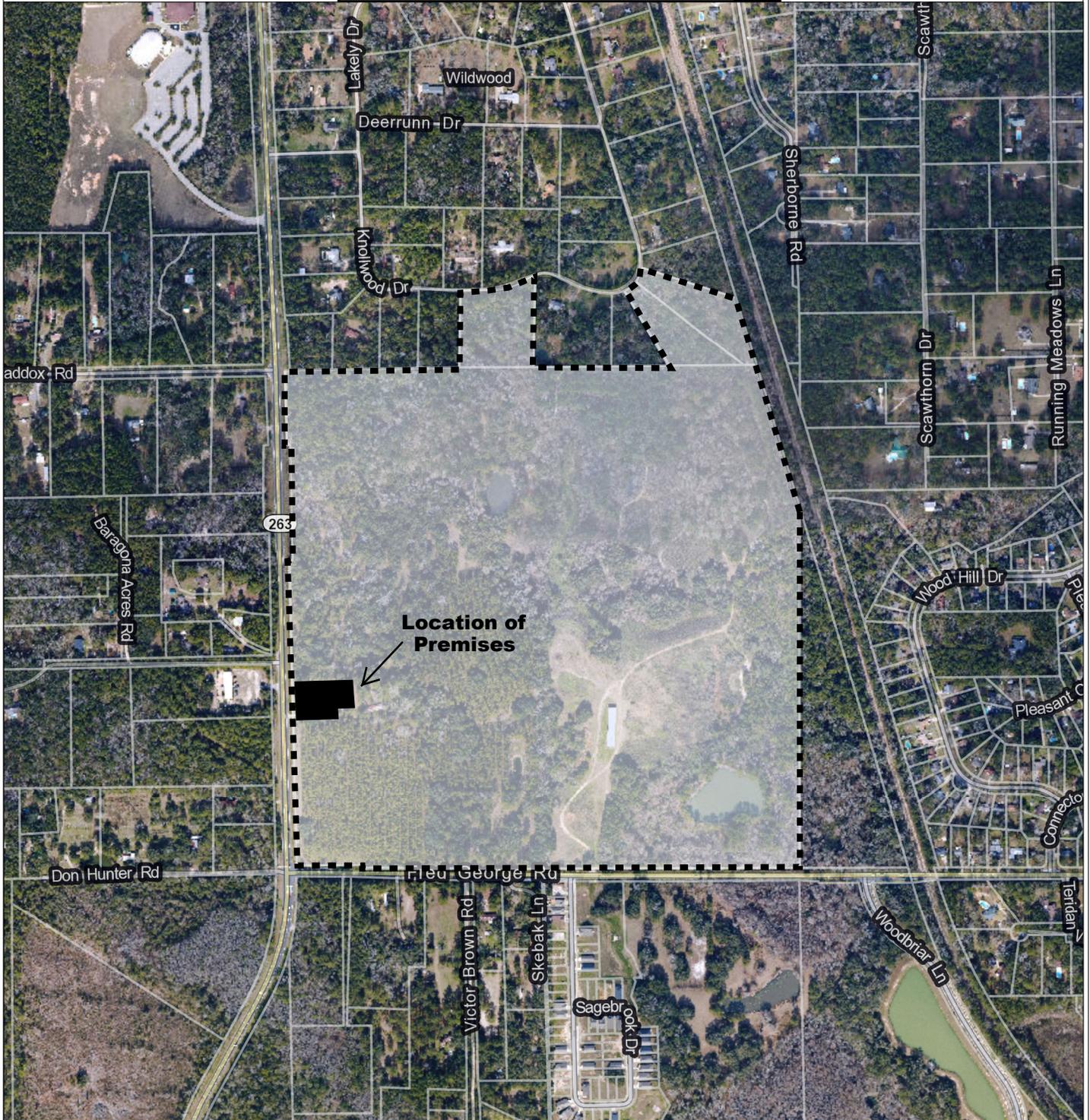
Attachment #1

315 S. Calhoun St  
Tallahassee, FL 32301

**Bert Hartsfield, CFA**  
Leon County Property Appraiser



Phone - (904) 406-6200  
www.leonpa.org



## Fred George Greenway Park

### Legend

Aerial Imagery Date: 2012

- Land Parcels
- Interstate
- Major Road
- Local Road

Date Drawn: Aug 11, 2014



**DISCLAIMER:** This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Composite Exhibit "B"  
Museum and Educational Facility



 Aerial Depiction of Premises

# Museum and Educational Facility

(interior Net Rentable Area and carport of Premises)

