



LEGISLATIVE MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Scott Morgan, Interim City Manager

THRU: City Manager's Office

DATE: April 17, 2025

RE: Consideration of a one-year extension to the lease agreement with the Greater Palm Bay Senior Center

SUMMARY:

The Greater Palm Bay Senior Center (GPBSC) is a nonprofit organization dedicated to enhancing the well-being of seniors in the community. The non-profit has operated the Senior Center on the corner of Emerson and Culver (constructed primarily with grant funding for this purpose) since 1989. The Senior Center currently has approximately 1200 members. Operating funds are obtained from yearly dues, bingo, facility rentals, fund-raisers and contributions.

By offering exercise programs, educational classes, recreational games, and social events, the GPBSC promotes physical activity and social connections among older adults. These activities not only contribute to overall health and fitness but also foster a sense of community and belonging, addressing issues like social isolation. Additionally, the center provides free events and activities that connect seniors to valuable programs and resources, ensuring they have access to essential services and support. The center continues to enrich the lives of seniors through diverse programming and engagement opportunities. Programming includes art, billiards, blood pressure checks, bocce ball, bone builder fitness, computer and cell phone assistance, cooking, crafts, dominoes, crocheting, social dinner club, line dancing, pickleball, ping pong, shuffleboard, Scrabble, group travel, Wii bowling, woodshop, yoga, and many more. Additionally, the Senior Center conducts outreach events to benefit the community. A synopsis of the outreach events provided by the GPBSC Vice President is attached.

The current Lease Agreement between the City of Palm Bay (City) and the Greater Palm Bay Senior Center (Senior Center) was executed on May 6, 2021, for a three (3) year term with the option to renew for an additional two (2) one-year terms, and will expire on May 5, 2025. The Interim City Manager, on behalf of the Senior Center, is recommending that the City Council approve the second one-year extension that would extend the lease to May 5th, 2026. As part of the final renewal, the City negotiated an increase to the per repair cost listed in the agreement from

\$600 to \$750 (based on CPI), expanded the scope of repairs to include HVAC, plumbing and electrical, and clarified that the City can host five events per year with 14 days notice without any cost to the City. The City Attorney's Office drafted the amendment. As this is the final extension, a new agreement has been prepared by the Attorney's Office and is also attached for review.

Under the terms of the lease, the Senior Center provides an annual payment to the City in the amount of \$10.00, with all utility charges the financial responsibility of the Senior Center.

REQUESTING DEPARTMENTS:

City Manager's Office

FISCAL IMPACT:

Revenue of \$10 per year.

STAFF RECOMMENDATION:

Motion to approve the City Manager to execute a Lease Agreement extension for the Senior Center.

ATTACHMENTS:

1. GPBSC Outreach (as furnished by the Senior Center)
2. Legislative memorandum dated May 6, 2021
3. Lease signed May 6, 2021
4. First Amendment to lease extending term to May 5, 2025
5. Proposed Senior Center Second Amendment extending term to May 5, 2026