



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 1

DATE: February 22, 2021

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

THROUGH: Mindy T. Cummings, Manager *MTL*
Real Estate Management Division

FROM: Alex Feinman, Assistant Manager *A/MTL*
Real Estate Management Division

CONTACT PERSON: Mindy T. Cummings, Manager

DIVISION: Real Estate Management
Phone: (407) 836-7090

ACTION REQUESTED: Approval and execution of Termination of Tangelo Park YMCA Lease Agreement.

PROJECT: Tangelo Park YMCA
5160 Pueblo Street, Orlando, Florida 32819
Lease File #5016

District 6

PURPOSE: To terminate the lease agreement that provided community center space for the YMCA at Tangelo Park.

ITEM: Termination of Tangelo Park YMCA Lease Agreement

APPROVALS: Real Estate Management Division
County Attorney's Office
Community Action Division

REMARKS: Orange County (County) and the Central Florida Young Men's Christian Association (YMCA) entered into that certain Lease Agreement approved by the Board on June 15, 1987, as amended (Lease) to operate out of the community center at Tangelo Park (Facility).

As a result of COVID-19, the YMCA has closed and ceased all operations at the Facility and notified County that YMCA would not re-open. County has been notified that all furniture and equipment have been removed from the Facility as of January 26, 2021.

This Termination of Tangelo Park YMCA Lease Agreement terminates the Lease effective upon approval and execution by County with no counter-signature required.

TERMINATION OF TANGELO PARK YMCA LEASE AGREEMENT

THIS TERMINATION OF TANGELO PARK YMCA LEASE AGREEMENT (this “**Termination**”) is made effective as of the date executed below (the “**Termination Date**”) by ORANGE COUNTY, FLORIDA, a charter county and political subdivision of the State of Florida (“**County**”).

RECITALS:

- A. The County entered into that certain Lease Agreement with the Central Florida Young Men’s Christian Association, a non-profit corporation (“**Tenant**”) on June 15, 1987 on June 15, 1987, as amended on March 14, 1988, September 16, 2003, June 27, 2006 and October 2, 2018 (collectively, the “**Lease**”).
- B. Pursuant to the Lease, the Tenant operated a facility known as the “Tangelo Park YMCA” at 5160 Pueblo Street, Orlando, Florida 32819 (the “**Facility**”).
- C. As a result of the COVID-19 global pandemic, the Tenant closed and ceased all operations at the Facility and notified the County that it would not re-open the Facility.
- D. Tenant has notified the County that all furniture and equipment have been removed from the Facility as of January 26, 2021.
- E. Pursuant to the terms of the Lease, as amended, the Lease may be terminated upon an affirmative vote of a majority of either the Orange County Board of County Commissioners (the “**Board**”) or the Board of Directors for the Tenant.
- F. The County now desires to terminate the Lease effective immediately upon approval of the Board of County Commissioners and execution of this Termination.

NOW, THEREFORE, in consideration of the foregoing recitals, the County hereby finds and determines as follows:

- 1. Recitals. The recitals set forth above are true and correct and are incorporated herein by this reference.
- 2. Termination. Upon approval by the Board, the Lease shall terminate and be of no further force or effect.

Project: Tangelo Park YMCA
Lease File # 5016

IN WITNESS WHEREOF, the County has caused this Termination to be affirmatively approved and effective immediately.

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: *Jerry L. Demings*

JL Jerry L. Demings
Orange County Mayor

Date: 10 March 2010

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk to the Board of County Commissioners

By: *Craig Stopysa*
for Deputy Clerk

Printed Name: Craig Stopysa

