

RESOLUTION NO. 88-209

RESOLUTION

WHEREAS, on the 31st day of March, 1978, THE COUNTY OF ST. JOHNS, (hereinafter referred to as the "COUNTY"), and TRI-COUNTY MENTAL HEALTH SERVICES, INC. (hereinafter referred to as "TRI-COUNTY"), a Florida not-for-profit corporation, entered into a lease providing that the COUNTY would lease to TRI-COUNTY the following described real property situate and lying the St. Johns County, Florida, to wit:

A parcel of land in Block 49, City of St. Augustine, Florida, said parcel of land being more fully described as follows:

Commence at a monument marking the northwest corner of said Block 49; thence North 72 degrees 31' East 220.44 feet along the North line of said Block 49 to a monument; thence North 82 degrees 02' East 431.38 feet to the Northeast corner of said Block 49; thence South 44 degrees 15' West 64.02 feet along the East line of said Block 49; thence South 17 degrees 30' East 462.26 feet along the East line of said Block 49 to the point of beginning; thence continue South 17 degrees 30' East 200.46 feet along the East line of said Block 49; thence South 68 degrees 10' West 187.99 feet; thence North 50 degrees 50' West 124.68 feet; thence North 21 degrees 50' West 90.95 feet; thence North 68 degrees 10' East 263.29 feet to the point of beginning; and,

WHEREAS, the term of said Lease is for a period of ninety-nine (99) years, commencing the 31st day of March, 1978, and terminating the 30th day of March, 2077; and,

WHEREAS, said lease further provides that, if the above-described property shall cease to be used as a public mental health treatment and administrative facility during the term of said Lease, then the Lease shall automatically terminate; and,

WHEREAS, the rent and consideration paid by TRI-COUNTY to the COUNTY pursuant to said Lease is the sum of ONE and no/100 DOLLARS (\$1.00); and,

WHEREAS, said Lease provides that TRI-COUNTY would not assign the Lease, nor sublet or grant any concession or license to use the above-described property or any part thereof without the prior written consent of the COUNTY; and,

WHEREAS, thereafter, TRI-COUNTY was succeeded as the provider and administrator of public mental health services in St. Johns County by SPF GROUP, Inc. (hereinafter referred to as

"SPF"), a Florida not-for-profit corporation; and,

WHEREAS, on the 10th day of February, 1987, the COUNTY consented to the assignment by TRI-COUNTY to SPF of all of TRI-COUNTY's rights, duties and obligations pursuant to said Lease; and,

WHEREAS, on the 24th day of July, 1987, SPF was ordered liquidated and its assets placed in receivership by Order of the Honorable Richard O. Watson, Circuit Judge, Seventh Judicial Circuit, in and for St. Johns County, Florida, and is now in the process of being formally dissolved; and,

WHEREAS, commencing the 22nd day of June, 1987, MENTAL HEALTH RESOURCE CENTER (hereinafter "MHRC"), a Florida not-for-profit corporation, commenced providing and administering public mental health services in improvements placed upon the above-described property owned by TRI-COUNTY and the MENTAL HEALTH FOUNDATION OF THE SOUTH (hereinafter "FOUNDATION"), a Florida not-for-profit corporation, and leased to MHRC; and,

WHEREAS, TRI-COUNTY and FOUNDATION have indicated their desire and intent to convey the said improvements to the COUNTY for nominal consideration not-later-than upon the occasion of the final dissolution of SPF; and,

WHEREAS, upon the occasion of the final dissolution of SPF, its interest in the above-described property pursuant to said Lease will revert to the County; and,

WHEREAS, the County desires to accept the offers of TRI-COUNTY and FOUNDATION to convey the said improvements upon the above-described property, subject to agreement of the parties concerning the terms of the instruments of conveyance and the occurrence of all other conditions precedent thereto; and,

WHEREAS, the COUNTY desires to lease the above-described property and the improvements thereon to MHRC at such time as the said Lease shall have reverted to the COUNTY and TRI-COUNTY and FOUNDATION shall have conveyed the improvements thereon to the COUNTY.

NOW THEREFORE, in consideration of and subject to the foregoing, be it hereby RESOLVED by the Board of County Commissioners of St. Johns County, Florida as follows:

1. The COUNTY expresses its intent to lease to MHRC the above-described property and the improvements thereon at the time described in the last "whereas" paragraph immediately above.

2. The term of said Lease shall be for a period of one (1) year, provided that said Lease shall automatically renew each year as long as MHRC shall provide and administer public mental health services at the premises described in said Lease, and further provided that said Lease shall automatically terminate in the event MHRC shall cease to use the said premises as a public health treatment and administrative facility.

3. The intent of the COUNTY to lease the said premises to MHRC shall be further subject to the inclusion in the Lease and to acceptance by MHRC of such additional terms, conditions and requirements as shall then be deemed advisable by the COUNTY to protect its interest in the said premises and to encourage the continued provision of public mental health services within St. Johns County.

This resolution passed and adopted this 26th day of July, 1988.

Board of County Commissioners  
of St. Johns County, Florida

BY: *Lawrence C. Haulley*  
Its Chairman

ATTEST: Carl "Bud" Markel, Clerk

BY: *Laura M. McDonald*  
Deputy Clerk