

11-16-1989

Juvenile Welfare Board Meeting : 1989 : 11 : 16 : Minutes

Juvenile Welfare Board of Pinellas County.

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JUVENILE WELFARE BOARD OF PINELLAS COUNTY
Executive Committee Meeting
November 16, 1989 - 8:00 a.m.

PRESENT: Frank Diamond, Jr., M.D., Chairperson; Thomas Moriarty, Vice Chairman; James E. Mills, Executive Director; Stephanie Judd, Director of Programs and Finance; Amy Daly, Executive Assistant; Richard Clawson, Executive Director, United Way of Pinellas County; Ken Webster, United Way of Pinellas County

Following presentation to the Board Members of a final copy of the Board Memorandum entitled "JWB Participation - United Way North County Service Center" and opening remarks by Mr. Mills, the following questions and their answers and/or statements were made:

1. Is there a possibility of subleasing the Belcher Plaza property? Mr. Mills stated he was not too optimistic about the possibility of this happening.
2. Why would the License Board and Marriage and Family Counseling of Pinellas move now and not at the expiration of their present lease? The United Way needs tenants to commence paying rent to honor the mortgage agreement; the opportunity is now.
3. Are moving costs budgeted? No, they will need to be absorbed, or there will be a request for contingency funding.
4. Why can't JWB take an equity position? In addition to the fact that JWB is not permitted to enter into a debt position per their statute, there are the downsides of having to assume operating costs when an equity position exists and confusion between public and private ownerships.
5. Dr. Diamond would like to take a tour of the building. Arrangements were made with Ken Webster.
6. The Board would like to have a written agreement stating that the rent will be reduced as the United Way raises additional funds through a capital campaign to pay off the loan.
7. The Board would like the JWB name and logo incorporated in the signage. Mr. Webster indicated that this had already been arranged.
8. How much of the square footage in the building has already been leased? All but 1900 square feet.
9. Are funds available from the agencies? Some may be available from Marriage and Family Counseling fee revenue.
10. Will there be an option to renew the lease in the North County Service Center? Yes.
11. Are the equipment requirements all needed? Yes.
12. When may tenants move into the facility? January 1, 1990 or as soon thereafter as the building is ready.
13. The Board wishes to have the following added to the Lease Agreement: 1) the rent will be reduced once the mortgage has been retired; 2) continued occupancy in the North County Service Center; and 3) adequate signage.

Mr. Clawson presented the Board with a breakdown of the sales costs of the North County Service Center.

MOTION: Mr. Moriarty moved and Dr. Diamond seconded a motion which carried to:

- 1a. Authorize execution of a lease at the North County Service Center with the United Way of Pinellas County for 3680 square feet of space (MOL) for a period not to exceed three years.

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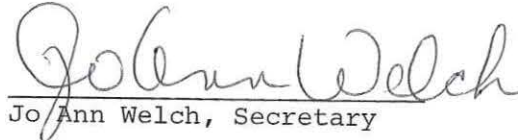
10. Allocate \$25,287 to the following budget units for Fiscal Year 1989-90 for additional or added occupancy expenses at the North County Service Center.

Marriage and Family Counseling of Pinellas	\$ 7,839
License Board	\$ 8,587
Project Playpen	\$ 1,518
JWB Administration	\$ 7,333
	<u>\$25,287</u>

2. Allocate \$8042 to the JWB Administration Budget to purchase furnishings and equipment at the North County Service Center.
3. Allocate \$88,423 to the Agency Programs Budget for contracting with the United Way for remodeling and preparation expenses related to the North County Service Center.
4. Increase the budgeted Cash Forward Revenues for Fiscal Years 1989-90 from \$853,727 to \$975,479 by moving \$121,752 from the Unreserved Fund Balance: Building Reserve designation to the Fiscal Year 1989-90 Operating Budget.

The meeting adjourned at 9:00 a.m.

Respectfully submitted,


Jo Ann Welch, Secretary