



City of Daytona Beach Shores

"Life is Better Here"

"A Premier, Friendly Place to Be"

AGENDA

SPECIAL CITY COUNCIL MEETING

January 11, 2019

**1:00 p.m., Shores Community Center, 3000 Bellemead Drive
Daytona Beach Shores, FL 32118**

With regards to proceedings of the City Council, please reference Resolution 2018-10.

CALL TO ORDER BY MAYOR

ROLL CALL BY CITY CLERK

1. DISCUSSION ON HALIFAX HEALTH PROPOSAL

2. ADJOURNMENT:

Notice is hereby given to all interested parties that if a person should decide to appeal any decision made at the aforementioned meeting of the City Council, such person will need a recording of the proceedings conducted at such meeting, and for such purpose he or she may need to ensure that a verbatim record of the proceedings was made; such record to include testimony and evidence upon which any appeal shall be based. Please be advised that all City Council Meetings are recorded. Note: Individuals covered by the Americans with Disabilities Act of 1990 in need of accommodations for this public meeting should contact the Office of the City Clerk at 2990 S. Atlantic Avenue, Daytona Beach Shores, FL 32118, or telephone 386-763-5364 at least seven working days prior to the meeting.



CITY OF DAYTONA BEACH SHORES

"Life Is Better Here"

Office of the City Manager

Phone (386) 763-5373 Fax (386) 763-5360

VIA EMAIL

CONFIDENTIAL

MEMORANDUM

DATE: December 19, 2018

TO: City Council: Mayor Nancy Miller; Vice Mayor Richard Bryan,
Council Member Rick Frizalone; Council Member Mel Lindauer, and
Council Member Michael Politis

FROM: Michael T. Booker, City Manager *MSB*

SUBJECT: Draft Letter of Intent from Halifax Health

Attached is a "draft" letter of intent from Halifax Health to lease the DBS Senior Center once it is vacated to establish an Urgent Care Center. The "draft" is a starting point for discussion purposes with the City.

Please review the proposal and think about what you may wish to have incorporated. Also, bear in mind that since this issue will likely come before the City Council, Council Members are **not** allowed to discuss this matter among themselves unless the discussion takes place at a noticed meeting of the elected body.

Halifax Health developed this draft following a meeting arranged by County Council Member Billie Wheeler between me, Mayor Miller, City staff and Halifax Health staff.

I believe that with some modifications, a much-needed Urgent Care Center may be established in the Shores.

cc:

Lonnie Groot, City Attorney

Attachment

Draft Letter of Intent from Halifax Health

December xx, 2018

Michael Booker
City Manager, Daytona Beach Shores
2900 S Atlantic Avenue
Daytona Beach Shores, FL 32118

Re: Lease of Space for Urgent Care Center

Dear Mike:

Halifax Health is pleased to extend the following Letter of Intent regarding our interest in leasing the space of the to be relocated Senior Center located at 3048 S Atlantic Ave, Daytona Beach Shores, FL 32118. Halifax Health would make the interior improvements for a medical Urgent Care Center.

Following are the proposed terms:

- | | |
|---|---|
| ▪ Location | ▪ 3048 S Atlantic Ave |
| ▪ Lease of 3,048 square feet | ▪ \$1 per year |
| ▪ Demolition of building south of Senior Center and converting to parking | ▪ To be completed by the City of Daytona Beach Shores |
| ▪ Repairs to mansard roof and tile replacement as needed | ▪ To be completed by the City of Daytona Beach Shores |
| ▪ Parking easement/access | ▪ To be incorporated into lease |
| ▪ Grounds and exterior maintenance | ▪ City of Daytona Beach Shores |
| ▪ Interior improvements for medical Urgent Care Center | ▪ Halifax Health to complete |
| ▪ Term of Lease | ▪ 30 years, with two renewal options of 15 years each |
| ▪ City of Daytona Beach Shores Employee Health Services | ▪ To be mutually agreed upon and provided by Halifax Health at the Urgent Care Center |
| ▪ Due diligence and planning time allowance | ▪ 12 months |
| ▪ Partnership agreement | ▪ Enter into an inter-local governmental agreement for the provision of Urgent Care Services and the mutual exploration of additional health services |

If these proposed terms are acceptable to you, Halifax Health will begin the due diligence and planning required to complete the transaction, and begin drafting the necessary agreements. Although this Letter of Intent is nonbinding on the parties, we intend to conduct negotiations with each other in good faith. Therefore, the City of Daytona Beach Shores agrees to negotiate only with Halifax during the due diligence period and will not enter into any negotiations, Letters of Agreement, or any other contract

relating to acquisition of the subject property and/or the provision of medical Urgent Care Center services.

Process and Timing

This offer is contingent upon satisfactory completion of due diligence; drafting of the lease and other agreement documents; and receiving approval from the Halifax Health Board.

The time period to complete the due diligence is dependent upon timely receipt of documents and information. We anticipate the timeframe not to exceed 12 months, but the parties may extend the due diligence period by agreement. We look forward to moving forward with our due diligence and negotiations, and to finalizing this proposed long-term relationship for the benefit of our community.

Thank you.

Eric Peburn
Chief Financial Officer
Halifax Health