



Pinellas County

Staff Report

File #: 26-1349A, **Version:** 1

Agenda Date: 9/24/2026

Subject:

Amendments to Memorandums of Understanding pertaining to the County's use of five facilities at the St. Pete-Clearwater International Airport, to change the date on which rent payable by the County to the Airport is increased, from every 5 years, to annually.

Recommended Action:

Approval of five Amendments to Memorandums of Understanding (MOUs) between the County and the St. Pete-Clearwater International Airport pertaining to the County's use of five facilities at the Airport.

- A series of MOUs for each of the five facilities have been in place for decades.
- The current MOUs are scheduled to expire at the end of Fiscal Year (FY) 2029 (9-30-2029) (with renewal for 5 years, through end of FY34 (9-30-2034).
- Under the current MOUs, annual rent payable by the County (Construction & Property Management) to the Airport is due October 1 of each year and increases every five years by the increase in the Consumer Price Index-All Urban Consumers over the prior 5-year period.
- The rent increases every 5 years, instead of annually, and has a significant impact on CPM's budget every 5th year, making an annual adjustment more desirable for budgeting purposes.
- Funding for this agreement is included in the FY27 Proposed Operating Budget for CPM in the General Fund. Funding for future years is dependent on approval in the annual County Operating Budget.

Strategic Priorities:

Smart Service Delivery

4.2 Achieve and maintain a high level of customer satisfaction.

4.4 Pursue continuous improvement.

Summary:

The Amendments to the MOUs change the CPI-based rent increase from every 5 years, to annually, for more predictable budgeting.

Background Information:

Pursuant to FAA requirements, the Airport Revenue Fund must be compensated at full currently appraised Fair Market Value rental rates by governmental entities utilizing airport premises. The subject MOUs memorialize the amount of rent paid by CPM to the Airport, as well as the rent adjustment dates, to satisfy that requirement.

The five MOUs being amended pertain to the following facilities:

- (1) (MOU #1980-0525) Criminal Justice Center Complex & Jail Facilities
- (2) (MOU #1992-0036) Criminal Justice Center Complex Parking Area

- (3) (MOU #1990-0209) Sheriff's Technical Services Building
- (4) (MOU #1993-0053) Boot Camp & Juvenile Assessment Center
- (5) (MOU #2004-0239) Fleet 46th Street Substation

Fiscal Impact:

Increasing the rent annually, instead of every 5 years, will result in slightly higher annual rent payments because payments will no longer be level throughout each 5-year period.

FY26: Rent (10-1-25 to 9-30-26) is \$1,853,803.85, included in FY26 Budget for CPM:

- (1) (MOU #1980-0525): \$1,164,334.03
- (2) (MOU #1992-0036): \$322,139.15
- (3) (MOU #1990-0209): \$131,912.01
- (4) (MOU #1993-0053): \$218,441.95
- (5) (MOU #2004-0239): \$16,976.71
- Total: \$1,853,803.85

FY27: Rent (10-1-26 to 9-30-27) will be \$1,908,323.31 (an increase of \$54,519.46 (2.94%) as compared to FY26), included in the FY27 Budget for CPM:

- (1) (MOU #1980-0525): \$1,198,576.53
- (2) (MOU #1992-0036): \$331,613.10
- (3) (MOU #1990-0209): \$135,791.47
- (4) (MOU #1993-0053): \$224,866.22
- (5) (MOU #2004-0239): \$17,475.99
- Total: \$1,908,323.31

A total of \$1,908,323.22 was confirmed by the Office of Management and Budget (OMB) in the FY27 Proposed Budget for these specific MOUs with Airport as of August 2026. Additionally, a total of \$1,998,560.44 was confirmed by OMB for all MOUs with Airport in the FY27 Proposed Budget.

FY28-FY34: Beginning 10-1-27, rent will increase annually by the increase in the CPI-U over the prior year. Rents cannot be calculated until applicable CPI rates are published.

Staff Member Responsible:

Mark Sprague, Director, St. Pete-Clearwater International Airport
Bill Greer, Director, Construction and Property Management

Partners:

St. Pete-Clearwater International Airport

Attachments:

Amendments to MOUs (for signature):

- (1) (MOU #1980-0525) Amendment to MOU
(Criminal Justice Center Complex & Jail Facilities)

(2) (MOU #1992-0036) Amendment to MOU
(Criminal Justice Center Complex Parking Areas)

(3) (MOU #1990-0209) Amendment to MOU
(Sheriff's Technical Services Building)

(4) (MOU #1993-0053) Amendment to MOU
(Boot Camp & Juvenile Assessment Center)

(5) (MOU #2004-0239) Amendment to MOU
(Fleet 46th Street Substation)

MOUs being amended:

(1) (MOU #1980-0525) Memorandum of Understanding
(Criminal Justice Center Complex & Jail Facilities)

(2) (MOU #1992-0036) Memorandum of Understanding
(Criminal Justice Center Complex Parking Areas)

(3) (MOU #1990-0209) Memorandum of Understanding
(Sheriff's Technical Services Building)

(4) (MOU #1993-0053) Memorandum of Understanding
(Boot Camp & Juvenile Assessment Center)

(5) (MOU #2004-0239) Memorandum of Understanding
(Fleet 46th Street Substation)

Contract No: 1980-0525

Property: St Pete-Clearwater International Airport
Criminal Justice Center Complex & Jail Facilities

AMENDMENT TO MEMORANDUM OF UNDERSTANDING

THIS AMENDMENT, dated September 24, 2026, amends the *Memorandum of Understanding* between **ST. PETE-CLEARWATER INTERNATIONAL AIRPORT** (the "**Airport**") and **PINELLAS COUNTY** (the "**County**"), copy attached (the "**MOU**").

Recitals:

A. The County occupies space at the St. Pete-Clearwater International Airport for the operation of the County's Criminal Justice Center Complex & Jail Facilities, as described in the MOU (and further described in Board Resolution Nos. 80-525 and 83-329).

B. The MOU specifies a 5-year term, from Oct 1, 2024 - Sept 30, 2029. (As used herein, the "**Term**" of the MOU means the current term and any renewal periods thereafter.)

C. Under the MOU, effective Oct 1, 2024, the County's annual rent payment to the Airport increased to \$1,164,334.03, based upon the percentage increase in the Consumer Price Index-All Urban Consumers, published by the U.S. Bureau of Labor Statistics ("**CPI-U**"). Per the MOU, such amount is to remain in effect through the remainder of the current 5-year Term (expiring Sept 30, 2029).

D. The MOU provides that, if renewed, the 5-year renewal period (Oct 1, 2029 – Sept 30, 2034) is "subject to CPI-U adjustment or reappraisal to determine a new rental rate."

E. In 2025, the County requested, for budgetary purposes, that, henceforth, the annual rent be adjusted annually, effective Oct 1st of each year (rather than every 5 years), by CPI-U (which will result in a slightly higher increase over the 5-year period).

NOW THEREFORE, the parties agree that, henceforth, the annual rent will be adjusted as follows:

(1) Oct 1, 2025 – Sept 30, 2026. The parties acknowledge that, per the MOU, the annual rent, effective Oct 1, 2025 (for the 1-year period Oct 1, 2025 – Sept 30, 2026), remained at the prior year's rate, \$1,164,334.03 (included in the County's FY26 budget).

(2) Oct 1, 2026 – Sept 30, 2027. The parties agree that, per this Amendment, the annual rent, effective Oct 1, 2026 (for the 1-year period Oct 1, 2026 – Sept 30, 2027), will increase (by CPI-U) to \$1,198,576.53 (subject to Board approval of the FY27 budget).

(3) Oct 1, 2027 - End of Term. Effective Oct 1, 2027, and on each anniversary thereafter (and subject to Board approval of the budget), annual rent will increase (by CPI-U) as follows:

- (a) In calculating each annual rent increase, the Airport will use the December CPI-U for the calendar year immediately preceding the adjustment date (initially, Dec 2026), as compared to the December CPI-U for the prior year (initially, Dec 2025); provided, however, that if, by January 31st, the December CPI-U has not yet been published, the increase will be calculated by comparing the CPI-U most recently published as of January 31st, with the CPI-U for the same month in the prior year.

For example: If, by Jan 31, 2027, the Dec 2026 CPI-U has not yet been published, and the most recently published index as of Jan 31, 2027 is the Nov 2026 CPI-U, the percentage increase will be a comparison between the Nov 2026 CPI-U and Nov 2025 CPI-U.

- (b) The Airport will notify the County in writing of the CPI-U increase calculation, and the amount of the adjusted annual rent, no later than February 10 of the year in which the rent adjustment goes into effect.

All other terms of the MOU remain unchanged.

This Amendment is signed by the parties effective as of the date first above written.

**ST. PETE-CLEARWATER INTERNATIONAL
AIRPORT**

By: Mark E. Sprague
Mark Sprague, Airport Director
July 30, 2024

**CONSTRUCTION & PROPERTY
MANAGEMENT DEPARTMENT**

By: Bill Greer III
Bill Greer, Director
23 Jan 24

APPROVED BY:

ATTEST: KEN BURKE
Clerk of the Circuit Court

By: Dereynn Revie
Dereynn Revie, Deputy Clerk

PINELLAS COUNTY, FLORIDA, a political
subdivision of the State of Florida,
by and through its Board of County Commissioners

By: Dave Eggers
Dave Eggers, Chair



Attachments:
Copy of MOU

APPROVED AS TO FORM

By: Kirby Z. Kreider
Office of the County Attorney

Contract No: 1990-0209

Property: St Pete-Clearwater International Airport
Pinellas County Sheriff's Technical Services Building

AMENDMENT TO MEMORANDUM OF UNDERSTANDING

THIS AMENDMENT, dated September 24, 2026, amends the *Memorandum of Understanding* between **ST. PETE-CLEARWATER INTERNATIONAL AIRPORT** (the "Airport") and **PINELLAS COUNTY** (the "County"), copy attached (the "MOU").

Recitals:

A. The County occupies space at the St. Pete-Clearwater International Airport for the operation of the Pinellas County Sheriff's Technical Services Building, as described in the MOU (and further described in Board Resolution No. 92-36).

B. The MOU specifies a 5-year term, from Oct 1, 2024 - Sept 30, 2029. (As used herein, the "Term" of the MOU means the current term and any renewal periods thereafter.)

C. Under the MOU, effective Oct 1, 2024, the County's annual rent payment to the Airport increased to \$131,912.01, based upon the percentage increase in the Consumer Price Index-All Urban Consumers, published by the U.S. Bureau of Labor Statistics ("CPI-U"). Per the MOU, such amount is to remain in effect through the remainder of the current 5-year Term (expiring Sept 30, 2029).

D. The MOU provides that, if renewed, the 5-year renewal period (Oct 1, 2029 – Sept 30, 2034) is "subject to CPI-U adjustment or reappraisal to determine a new rental rate."

E. In 2025, the County requested, for budgetary purposes, that, henceforth, the annual rent be adjusted annually, effective Oct 1st of each year (rather than every 5 years), by CPI-U (which will result in a slightly higher increase over the 5-year period).

NOW THEREFORE, the parties agree that, henceforth, the annual rent will be adjusted as follows:

(1) Oct 1, 2025 – Sept 30, 2026. The parties acknowledge that, per the MOU, the annual rent, effective Oct 1, 2025 (for the 1-year period Oct 1, 2025 – Sept 30, 2026), remained at the prior year's rate, \$131,912.01 (included in the County's FY26 budget).

(2) Oct 1, 2026 – Sept 30, 2027. The parties agree that, per this Amendment, the annual rent, effective Oct 1, 2026 (for the 1-year period Oct 1, 2026 – Sept 30, 2027), will increase (by CPI-U) to \$135,791.47 (subject to Board approval of the FY27 budget).

(3) Oct 1, 2027 - End of Term. Effective Oct 1, 2027, and on each anniversary thereafter (and subject to Board approval of the budget), annual rent will increase (by CPI-U) as follows:

- (a) In calculating each annual rent increase, the Airport will use the December CPI-U for the calendar year immediately preceding the adjustment date (initially, Dec 2026), as compared to the December CPI-U for the prior year (initially, Dec 2025); provided, however, that if, by January 31st, the December CPI-U has not yet been published, the increase will be calculated by comparing the CPI-U most recently published as of January 31st, with the CPI-U for the same month in the prior year.

For example: If, by Jan 31, 2027, the Dec 2026 CPI-U has not yet been published, and the most recently published index as of Jan 31, 2027 is the Nov 2026 CPI-U, the percentage increase will be a comparison between the Nov 2026 CPI-U and Nov 2025 CPI-U.

- (b) The Airport will notify the County in writing of the CPI-U increase calculation, and the amount of the adjusted annual rent, no later than February 10 of the year in which the rent adjustment goes into effect.

All other terms of the MOU remain unchanged.

This Amendment is signed by the parties effective as of the date first above written.

**ST. PETE-CLEARWATER INTERNATIONAL
AIRPORT**

By: Mark S. Sprague
Mark Sprague, Airport Director
July 30, 2026

**CONSTRUCTION & PROPERTY
MANAGEMENT DEPARTMENT**

By: Bill Greer
Bill Greer, Director
JUN 23, 2026

APPROVED BY:



ATTEST: KEN BURKE
Clerk of the Circuit Court

By: Derelynn Revie
Derelynn Revie, Deputy Clerk

PINELLAS COUNTY, FLORIDA, a political
subdivision of the State of Florida,
by and through its Board of County Commissioners

By: Dave Eggers
Dave Eggers, Chair

Attachments:
Copy of MOU

APPROVED AS TO FORM
By: Kirby Z. Kreider
Office of the County Attorney

Contract No: 1992-0036

Property: St Pete-Clearwater International Airport
Criminal Justice Center Complex Parking Areas

AMENDMENT TO MEMORANDUM OF UNDERSTANDING

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Recitals:

A. The County occupies space at the St. Pete-Clearwater International Airport for the operation of the County's Criminal Justice Center Complex Parking Areas, as described in the MOU (and further described in Board Resolution No. 92-36).

B. The MOU specifies a 5-year term, from Oct 1, 2024 - Sept 30, 2029. (As used herein, the "**Term**" of the MOU means the current term and any renewal periods thereafter.)

C. Under the MOU, effective Oct 1, 2024, the County's annual rent payment to the Airport increased to \$322,139.15, based upon the percentage increase in the Consumer Price Index-All Urban Consumers, published by the U.S. Bureau of Labor Statistics ("**CPI-U**"). Per the MOU, such amount is to remain in effect through the remainder of the current 5-year Term (expiring Sept 30, 2029).

D. The MOU provides that, if renewed, the 5-year renewal period (Oct 1, 2029 – Sept 30, 2034) is "subject to CPI-U adjustment or reappraisal to determine a new rental rate."

E. In 2025, the County requested, for budgetary purposes, that, henceforth, the annual rent be adjusted annually, effective Oct 1st of each year (rather than every 5 years), by CPI-U (which will result in a slightly higher increase over the 5-year period).

NOW THEREFORE, the parties agree that, henceforth, the annual rent will be adjusted as follows:

(1) Oct 1, 2025 – Sept 30, 2026. The parties acknowledge that, per the MOU, the annual rent, effective Oct 1, 2025 (for the 1-year period Oct 1, 2025 – Sept 30, 2026), remained at the prior year's rate, \$322,139.15 (included in the County's FY26 budget).

(2) Oct 1, 2026 – Sept 30, 2027. The parties agree that, per this Amendment, the annual rent, effective Oct 1, 2026 (for the 1-year period Oct 1, 2026 – Sept 30, 2027), will increase (by CPI-U) to \$331,613.10 (subject to Board approval of the FY27 budget).

(3) Oct 1, 2027 - End of Term. Effective Oct 1, 2027, and on each anniversary thereafter (and subject to Board approval of the budget), annual rent will increase (by CPI-U) as follows:

- (a) In calculating each annual rent increase, the Airport will use the December CPI-U for the calendar year immediately preceding the adjustment date (initially, Dec 2026), as compared to the December CPI-U for the prior year (initially, Dec 2025); provided, however, that if, by January 31st, the December CPI-U has not yet been published, the increase will be calculated by comparing the CPI-U most recently published as of January 31st, with the CPI-U for the same month in the prior year.

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**ST. PETE-CLEARWATER INTERNATIONAL
AIRPORT**

By: Mark E. Sprague
Mark Sprague, Airport Director
July 30, 2024

**CONSTRUCTION & PROPERTY
MANAGEMENT DEPARTMENT**

By: Bill Greer
Bill Greer, Director
25 Jun 26

APPROVED BY:

ATTEST: KEN BURKE
Clerk of the Circuit Court

By: Derelynn Revie
Derelynn Revie, Deputy Clerk

PINELLAS COUNTY, FLORIDA, a political
subdivision of the State of Florida,
by and through its Board of County Commissioners

By: Dave Eggers
Dave Eggers, Chair

Attachments:
Copy of MOU

APPROVED AS TO FORM

By: Kirby Z. Kreider
Office of the County Attorney

Contract No: 1993-0053

Property: St Pete-Clearwater International Airport
Boot Camp & Juvenile Assessment Center

AMENDMENT TO MEMORANDUM OF UNDERSTANDING

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Recitals:

A. The County occupies space at the St. Pete-Clearwater International Airport for the operation of the County's Boot Camp & Juvenile Assessment Center, as described in the MOU (and further described in Board Resolution No. 93-53).

B. The MOU specifies a 5-year term, from Oct 1, 2024 - Sept 30, 2029. (As used herein, the "Term" of the MOU means the current term and any renewal periods thereafter.)

C. Under the MOU, effective Oct 1, 2024, the County's annual rent payment to the Airport increased to \$218,441.95, based upon the percentage increase in the Consumer Price Index-All Urban Consumers, published by the U.S. Bureau of Labor Statistics ("CPI-U"). Per the MOU, such amount is to remain in effect through the remainder of the current 5-year Term (expiring Sept 30, 2029).

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(3) Oct 1, 2027 - End of Term. Effective Oct 1, 2027, and on each anniversary thereafter (and subject to Board approval of the budget), annual rent will increase (by CPI-U) as follows:

- (a) In calculating each annual rent increase, the Airport will use the December CPI-U for the calendar year immediately preceding the adjustment date (initially, Dec 2026), as compared to the December CPI-U for the prior year (initially, Dec 2025); provided, however, that if, by January 31st, the December CPI-U has not yet been published, the increase will be calculated by comparing the CPI-U most recently published as of January 31st, with the CPI-U for the same month in the prior year.

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All other terms of the MOU remain unchanged.

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**ST. PETE-CLEARWATER INTERNATIONAL
AIRPORT**

By: Mark E. Sprague
Mark Sprague, Airport Director
JUL 30 2026

**CONSTRUCTION & PROPERTY
MANAGEMENT DEPARTMENT**

By: Bill Greer
Bill Greer, Director
23 JUN 26

APPROVED BY:



ATTEST: KEN BURKE
Clerk of the Circuit Court

By: Derelynn Revie
Derelynn Revie, Deputy Clerk

PINELLAS COUNTY, FLORIDA, a political
subdivision of the State of Florida,
by and through its Board of County Commissioners

By: Dave Eggers
Dave Eggers, Chair

Attachments:
Copy of MOU

APPROVED AS TO FORM
By: Kirby Z. Kreider
Office of the County Attorney

Contract No: 2004-0239

Property: St Pete-Clearwater International Airport
Fleet 46th Street Substation

AMENDMENT TO MEMORANDUM OF UNDERSTANDING

THIS AMENDMENT, dated September 24, 2026, amends the *Memorandum of Understanding* between **ST. PETE-CLEARWATER INTERNATIONAL AIRPORT** (the "**Airport**") and **PINELLAS COUNTY** (the "**County**"), copy attached (the "**MOU**").

Recitals:

A. The County occupies space at the St. Pete-Clearwater International Airport for the operation of the County's Fleet 46th Street Substation, as described in the MOU (and further described in the Land Use Agreement effective October 1, 2004).

B. The MOU specifies a 5-year term, from Oct 1, 2024 - Sept 30, 2029. (As used herein, the "**Term**" of the MOU means the current term and any renewal periods thereafter.)

C. Under the MOU, effective Oct 1, 2024, the County's annual rent payment to the Airport increased to \$16,976.71, based upon the percentage increase in the Consumer Price Index-All Urban Consumers, published by the U.S. Bureau of Labor Statistics ("**CPI-U**"). Per the MOU, such amount is to remain in effect through the remainder of the current 5-year Term (expiring Sept 30, 2029).

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- (b) The Airport will notify the County in writing of the CPI-U increase calculation, and the amount of the adjusted annual rent, no later than February 10 of the year in which the rent adjustment goes into effect.

All other terms of the MOU remain unchanged.

This Amendment is signed by the parties effective as of the date first above written.

**ST. PETE-CLEARWATER INTERNATIONAL
AIRPORT**

By: Mark E. Sprague
Mark Sprague, Airport Director
July 30, 2024

**CONSTRUCTION & PROPERTY
MANAGEMENT DEPARTMENT**

By: Bill Greer
Bill Greer, Director
23 JUN 26

APPROVED BY:

ATTEST: KEN BURKE
Clerk of the Circuit Court

By: Derelynn Revie
Derelynn Revie, Deputy Clerk



PINELLAS COUNTY, FLORIDA, a political
subdivision of the State of Florida,
by and through its Board of County Commissioners

By: Dave Eggers
Dave Eggers, Chair

Attachments:
Copy of MOU

APPROVED AS TO FORM
By: Kirby Z. Kreider
Office of the County Attorney