

**Lee County Board Of County Commissioners  
Agenda Item Summary**

Blue Sheet No. 20050152

**1. REQUESTED MOTION:**

**ACTION REQUESTED:** Approve change of ownership of lease for Riverdale Branch Library, located at the Riverdale Shopping Center, 14564 Palm Beach Boulevard, Units 54, 57, 60, 63 and 66, from Riverdale Land Trust to Riverdale Center, I.I.C. All terms and conditions of the lease remain the same.

**WHY ACTION IS NECESSARY:** Board must approve changes to current lease agreements.

**WHAT ACTION ACCOMPLISHES:** Allows Lee County to pay the current owner all rents due to them and keep lease documents current with owner information.

**2. DEPARTMENTAL CATEGORY:  
COMMISSION DISTRICT #: 5**

*C6a*

**3. MEETING DATE:**

*02-22-2005*

**4. AGENDA:**

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC
- WALK ON
- TIME REQUIRED:

**5. REQUIREMENT/PURPOSE:  
(Specify)**

- STATUTE
- ORDINANCE
- ADMIN. CODE *AC-4-1*
- OTHER

**6. REQUESTOR OF INFORMATION:**

- A. COMMISSIONER
- B. DEPARTMENT *Lee County Library*
- C. DIVISION
- BY: *Cynthia Cobb, Director*

**7. BACKGROUND:**

On February 3, 2005, Facilities Management was notified that, as of February 1, 2005, the Riverdale Shopping Center had a new owner, Riverdale Center, LLC. The current owner was Riverdale Center Associates. Upon receipt of this notification, Facilities Management prepared the necessary documents to request the change of ownership to the board. The new management company will be the Richden Company, 1410 W. Irving Park Rd., #1F, Chicago, IL 60613. This change is being requested so that all rents can now be sent to the new owner and all lease documents can reflect the change in ownership.

**NO FUNDING IS REQUIRED BY THIS ACTION**

Attachments: Letter from Riverdale Land Trust  
Letter from The Richden Companies for Riverdale Center, LLC

**8. MANAGEMENT RECOMMENDATIONS:**

**9. RECOMMENDED APPROVAL:**

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services				G County Manager
					OA	OM	Risk	GC	
<i>Cynthia Cobb 2/4/05</i>	N/A			<i>[Signature]</i> 2/1/05	<i>[Signature]</i> 2/7/05	<i>[Signature]</i> 2/9/05	<i>[Signature]</i> 2/8/05	<i>[Signature]</i> 2/8/05	<i>[Signature]</i> 2-10-05

**10. COMMISSION ACTION:**

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
Date: <i>2/7/05</i>
Time: <i>11:00</i>
Forwarded To: <i>[Signature]</i>

RECEIVED BY COUNTY ADMIN: <i>[Signature]</i>
<i>2/7/05</i>
<i>3:15 pm 3-7</i>
COUNTY ADMIN
FORWARDED TO: <i>[Signature]</i>
<i>2/10/05</i>
<i>[Signature]</i>

# Riverdale Land Trust

5306 Cortez Road West, Suite Four  
Bradenton, Florida 34210

(941)794-3262 fax (941)795-0919

## MEMORANDUM

DATE: February 1, 2005  
TO: All Tenant's at Riverdale Shopping Center  
FROM: Eric Howell - Riverdale Land Trust  
RE: New Ownership - Shopping Center Sale

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Dear Tenants,

As you know, there has been a pending sale in the works for quite some time. On February 1, 2005 the sale of Riverdale Shopping Center was completed, and as such you have a new Landlord.

As of February 1, 2005, the new owner of Riverdale Shopping Center is Riverdale Center, LLC and at the same time The Richden Company will be taking over all management responsibilities for the center. As a result, all rents, cam, taxes, etc., due as of February 1, should be made payable to The Richden Company and mailed to the address below.

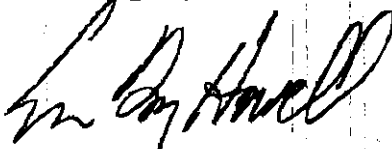
I have thoroughly enjoyed working with each and every one of you and will miss seeing Riverdale take its next step toward becoming an established neighborhood shopping center. While I wish I could stay, the folks at Richden Company are fully capable and I trust they will help take the plaza to the next level.

Should you have any questions at all regarding the transition, please feel free to call me directly at 941-794-3262. However, the contact for the new ownership are as follows:

All monthly rent payments should be made payable to **The Richden Company** and mailed to the address below. If you have any questions, comments, or concerns, please feel free to call Anne Dailey, Melissa Binder or Dennis Claussen at The Richden Company.

The Richden Company  
1410 W. Irving Park Rd. #1F  
Chicago, IL 60613  
773-871-4737 phone  
773-871-3118 fax  
Email: richdenca@sbcglobal.net

Warmest regards,



Eric Doy Howell  
Trustee for Riverdale Land Trust



# The Richden Companies

Real Estate

February 3, 2005

All Tenants  
Riverdale Shopping Center  
14564 Palm Beach Boulevard  
Ft. Myers, FL 33905

Re: New Ownership

Dear Tenants,

As of February 1, 2005, the new owner of Riverdale Shopping Center is Riverdale Center, LLC and at the same time The Richden Company will be taking over all management responsibilities for the center. As a result, all rents, cam, taxes, etc., due as of February 1, should be made payable to The Richden Company and mailed to the address below. If you have any questions, comments, or concerns, please feel free to call Anne Dailey, Melissa Binder or Dennis Claussen at The Richden Company. We look forward to working with you and helping to make The Riverdale Shopping Center a great place to do business.

The Richden Company  
1410 W. Irving Park Rd. #1F  
Chicago, IL 60613  
773-871-4737 phone  
773-871-3118 fax  
Email: richdenco@sbcglobal.net

Respectfully,



Dennis E. Claussen  
Riverdale Center, LLC