

FIRST AMENDMENT

This Amendment is made and entered into this _____ day of _____, 2024, by and between Pinellas County, a political subdivision of the State of Florida, hereinafter referred to as "County," and Habitat for Humanity of Pinellas County, Inc. hereinafter referred to as "Contractor," (individually referred to as "Party", collectively "Parties").

WITNESSETH:

WHEREAS, the County and the Contractor entered into an agreement on June 21, 2022, pursuant to Pinellas County Contract No. 22-0058-LI (hereinafter "Agreement") pursuant to which the Contractor agreed to provide Lealman Community Redevelopment Area (CRA) Housing Programs services for County; and

WHEREAS, Section 22 ("Amendment") of the Agreement permits modification by mutual written agreement of the parties; and

WHEREAS, the County and the Contractor now wish to modify the Agreement in order to provide for a term extension, at the same prices, terms, and conditions;

NOW THEREFORE, the Parties agree that the Agreement is amended as follows:

1. EXHIBIT C – LEALMAN CRA LIEN PROPERTY LIST is hereby deleted in its entirety and replaced with the EXHIBIT C – LEALMAN CRA LIEN PROPERTY LIST attached hereto.
2. EXHIBIT F – PAYMENT SCHEDULE is hereby deleted in its entirety and replaced with the EXHIBIT F – PAYMENT SCHEDULE attached hereto.
3. The Fourth "WHEREAS" clause, under the heading "WITNESSETH", is hereby amended to increase the subsidies for hard construction costs and land acquisition fees from the maximum amount of fifty-five thousand dollars (\$55,000.00) per property, to sixty thousand dollars (\$60,000.00) per property.
4. Section 4 ("Term of Agreement"), subsection B ("Term Extension") is deleted in its entirety and replaced with the following:
"The Parties may extend the term of this Agreement for One (1) additional twenty-four (24) month period."
5. Section 5 ("Compensation and Method of Payment") subsection B is deleted in its entirety and replaced with the following:

"The Agency agrees to pay the Contractor a total not-to-exceed contract amount of One-Million, Five-Hundred Thousand Dollars and Zero Cents (\$1,500,000.00), for services completed and accepted as provided in Section 15 herein if applicable, payable as set out in Exhibit A attached hereto, upon submittal of an invoice as required herein."

5. Except as changed or modified herein, all provisions and conditions of the original Agreement and any amendments thereto shall remain in full force and effect.

Each Party to this Amendment represents and warrants that: (i) it has the full right and authority and has obtained all necessary approvals to enter into this Amendment; (ii) each person executing this Amendment on behalf of the Party is authorized to do so; (iii) this Amendment constitutes a valid and legally binding obligation of the Party, enforceable in accordance with its terms.

IN WITNESS WHEREOF the Parties herein have executed this First Amendment as of the day and year first written above.

Pinellas County, a political subdivision of the State of Florida:

Signature

Printed Name

Printed Title

Date

Contractor:



Signature

Michael Sutton

Printed Name

CEO

Printed Title

6/24/2024

Date

APPROVED AS TO FORM

By: Keiah Townsend
Office of the County Attorney

EXHIBIT C

LEALMAN CRA LIEN PROPERTY LIST

The list below is not an exhaustive list and any additional properties with liens, within the CRA boundaries set forth in Exhibit D, may be purchased as they become available, subject to the compensation limitations stated in Exhibit F.

PARCEL#	PARCELID	STRAP	Acres	TAXABLE VA	HOMESTEAD	HOMESTEAD	LAND VALUE
1H	023116802440020150H	163102802440020150H	0.290000H	152910H	NoH	0H	105565H
2H	35301603240000740H	16303503240000740H	0.340000H	253382H	NoH	0H	85626H
3H	343016961560010180H	163034961560010180H	0.130000H	67018H	NoH	0H	67018H
4H	353016950760140130H	163035950760140130H	0.230000H	73348H	NoH	0H	75526H
5H	033116510300150220H	163103510300150220H	0.140000H	109986H	NoH	0H	62136H
6H	343016128880010210H	163034128880010210H	0.260000H	108579H	NoH	0H	102410H
7H	353016014040060040H	163035014040060040H	0.150000H	36601H	NoH	0H	66817H
8H	033116011340090080H	163103011340090080H	0.130000H	13913H	NoH	0H	62839H
9H	033116608940030080H	163103608940030080H	0.150000H	6086H	YesH	25000H	65311H
10H	03311600003101500H	16310300003101500H	0.340000H	15145H	YesH	25000H	136139H
11H	353016950760150210H	163035950760150210H	0.100000H	42285H	NoH	0H	46120H
12H	353016014040050011H	163035014040050011H	0.100000H	46621H	NoH	0H	53938H
13H	03311698226000080H	16310398226000080H	0.220000H	480000H	NoH	0H	126665H
14H	033116011340120020H	163103011340120020H	0.090000H	62823H	NoH	0H	55759H
15H	35301600003202400H	16303500003202400H	0.320000H	135268H	NoH	0H	124600H
16H	033116011340060050H	163103011340060050H	0.410000H	65566H	YesH	50000H	175953H
17H	033116510300010010H	163103510300010010H	0.110000H	25000H	YesH	26259H	60425H
18H	353016764640080180H	163035764640080180H	0.180000H	58344H	NoH	0H	71413H
19H	35301600003201600H	16303500003201600H	0.250000H	6965H	YesH	25000H	73976H
20H	353016743400050030H	163035743400050030H	0.150000H	52048H	YesH	50000H	78990H
21H	023116000001200300H	163102000001200300H	0.710000H	211132H	NoH	0H	270435H
22H	033116510300150210H	163103510300150210H	0.140000H	15684H	NoH	0H	67693H
23H	033116584460010210H	163103584460010210H	0.160000H	28915H	NoH	0H	89301H
24H	353016950760110110H	163035950760110110H	0.110000H	44444H	NoH	0H	44444H
25H	343016296280030200H	163034296280030200H	0.140000H	277031H	NoH	0H	75412H

EXHIBIT C – LEALMAN CRA LIEN PROPERTY LIST

PARCEL#	IMP_VALUE	TAX_BOOK	TAX_PAGE	TAXES	USE_CODE	MILLAGE
1	77914	19991	1870	4017	0110	LETF
2	165172	0	0	6972	0810	LFPW
3	0	21698	1845	1630	0000	LETF
4	9817	19149	2406	2508	0820	LETF
5	44031	20432	2020	2296	0110	LETF
6	27035	21496	1521	2711	0810	LETF
7	10376	10173	620	1375	0110	LETF
8	85	5007	783	1180	0110	LETF
9	21954	6755	626	1871	0810	LETF
10	22943	12690	810	3366	0110	LETF
11	0	21674	938	1000	0000	LETF
12	13595	18085	396	1327	0110	LETF
13	334802	19978	200	10680	0311	LETF
14	7064	21311	2674	2388	0110	LETF
15	67528	15605	2579	3473	0110	LETF
16	61534	19034	1525	4524	0110	LETF
17	54816	9476	67	2393	0110	LETF
18	15336	11072	1197	1686	0810	LETF
19	19200	7547	340	1839	0110	LETF
20	49386	20716	1599	2311	0110	LETF
21	21179	21409	1614	1137	0810	LETF
22	0	17159	2309	1098	0000	LETF
23	0	18824	1026	1461	0090	LETF
24	0	21492	794	1560	0000	LETF
25	201619	21296	2100	1222	0110	LFPW

EXHIBIT C – LEALMAN CRA LIEN PROPERTY LIST

PARCEL#	LEGAL	SITE_NUM	Vacant?	Column1	SITE_ADDRE
1	SETCHELL'S ADDITION BLK 2, LOTS 15 & 16	4027		https://www.google.c	4027 32ND ST N
2	BAUGHMAN'S, E.C. GARDEN HOMES THAT PT OF LOT 74 DES	3220		https://www.google.c	3220 70TH AVE N
3	WEST BURNSIDE AT LEALMAN BLK A, LOT 18	4021		https://www.google.c	4021 55TH AVE N
4	WASHINGTON TERRACE BLK 14, LOTS 13 & 14	3023		https://www.google.c	3023 62ND AVE N
5	LELLMAN HEIGHTS 3RD SEC BLK 15, LOT 22	3737		https://www.google.c	3737 50TH AVE N
6	BURNSIDE AT LELLMAN BLK 1, LOTS 21 AND 22	3737		https://www.google.c	3737 56TH AVE N
7	ARCADIAN HEIGHTS BLK F, LOT 4	3212		https://www.google.c	3212 56TH AVE N
8	ANN PARK HEIGHTS BLK 9, LOT 8	4319		https://www.google.c	4319 43RD AVE N
9	NORTH MIDWAY SUB NO. 2 BLK 3, LOT 8	4020		https://www.google.c	4020 41ST AVE N
10	FROM NE COR OF SW 1/4 RUN W 565 FT (S) & S 165 FT FOR P	4061		https://www.google.c	4061 45TH AVE N
11	WASHINGTON TERRACE BLK 15, LOT 21	6356		https://www.google.c	6356 30TH WAY N
12	ARCADIAN HEIGHTS BLK E, S 42.4FT OF LOTS 1 AND 2	5421		https://www.google.c	5421 33RD ST N
13	WILSON'S REPLAT LOTS 8 AND 9	3925		https://www.google.c	3925 MOHR AVE N
14	ANN PARK HEIGHTS BLK 12, E 16FT OF LOT 1 & W 44FT OF LO	4544		https://www.google.c	4544 43RD AVE N
15	BEG AT NW COR OF 58TH AVE N & 31ST ST N TH N 127FT TH	5836		https://www.google.c	5836 31ST ST N
16	ANN PARK HEIGHTS BLK 6, LOTS 4, 5 & 6 (PER OR 12261/312	4401		https://www.google.c	4401 46TH ST N
17	LELLMAN HEIGHTS 3RD SEC BLK 1, E'LY 55FT OF LOTS 1 AND	3980		https://www.google.c	3980 54TH AVE N
18	ROMEO HEIGHTS BLK H, LOT 18	3031		https://www.google.c	3031 57TH AVE N
19	N 50FT OF S 562FT OF E 247.5FT OF NW 1/4 OF SW 1/4 LESS	5914		https://www.google.c	5914 31ST ST N
20	RENWICK, ERLE SUB NO. 4 BLK 5, LOT 3	2536		https://www.google.c	2536 57TH AVE N
21	PART OF NW 1/4 OF NE 1/4 OF SEC 02-31-16 DESC FROM SW	5173		https://www.google.c	5173 28TH ST N
22	LELLMAN HEIGHTS 3RD SEC BLK 15, LOT 21	3741	Yes	https://www.google.c	3741 50TH AVE N
23	MOHAWK PARK REPLAT BLK 1, N 78FT OF LOTS 21 AND 22	4550	Yes	https://www.google.c	4550 39TH ST N
24	WASHINGTON TERRACE BLK 11, LOT 11	2885	Yes	https://www.google.c	2885 62ND AVE N
25	FRUIT HAVEN BLK C, S 45FT OF LOT 20	5625	Yes	https://www.google.c	5625 35TH WAY N

EXHIBIT C – LEALMAN CRA LIEN PROPERTY LIST

PARCEL#	OWNZIP	PLAT_BOOK_	SHAPE_Leng	SHAPE_Area	RECORD_ID	RECORD_TYP
1	33712-2552	26/111	454.002137674999972	12697.7784647999999	PER-H-CM08-00203	Magistrate
2	33708-2932	25/18	688.354236614000001	14809.0163205000000	PER-H-CM15-00073	Magistrate
3	02368	22/91	344.002765146000002	5715.07520804999996	PER-H-CM11-00121	Magistrate
4	33702-6256	12/98	399.498523810999984	9974.6836114699999	PER-H-CM16-00067	Magistrate
5	33762-5028	17/8	353.663703689999977	5991.0976616099997	PER-H-CM15-00154	Magistrate
6	33556-0447	16/72	433.998108383999977	11429.8219628999999	PER-H-BM18-0026	Magistrate
7	33714-3225	6/41	354.801396635999993	6388.37070502999999	PER-H-CC19-02997	Lot Clearing
8	33714-3509	6/100	344.001462897000010	5714.68328623999996	CLC-20-00003	Lot Clearing
9	33714-4320	9/86	354.001008268000021	6350.07237724999995	PER-H-CM10-00106	Magistrate
10	33714-3550		486.618357396000022	14612.5497658999999	PER-H-CM12-00035	Magistrate
11	60606	12/98	289.816578809000021	4494.38714454999999	PER-H-CM13-00062	Magistrate
12	33708-1900	6/41	285.863137316000007	4268.31974884999999	PER-H-CM20-00009	Magistrate
13	33556-1044	29/35	391.518583736999972	9575.2813737600008	CLC-21-00016	Lot Clearing
14	33711-1602	6/100	243.999749267999988	3719.7561134200000	PER-H-CM20-00026	Magistrate
15	33704-2709		473.993048016999978	13969.4579708000000	PER-H-CC20-02810	Lot Clearing
16	33714-3451	6/100	536.000846775000014	17953.7966051000000	PER-H-CM19-00033	Magistrate
17	33714-2353	17/8	289.675799294000001	4931.3877272800000	PER-H-CM12-00142	Magistrate
18	33714-1930	7/43	406.254477834999989	7740.0693535000000	CLC-21-00002	Lot Clearing
19	33714-1309		535.011665917999949	10874.8965238000000	PER-H-CM16-00104	Magistrate
20	33714-2022	9/17	333.618320849999975	6403.6203574199998	PER-H-CM17-00011	Magistrate
21	33708-2913		779.577284906000045	31067.2519453999999	CCM-20-00005	Magistrate
22	34689-3619	17/8	356.698765008000009	6200.2076166400001	PER-H-CM08-00157	Magistrate
23	33714-3627	19/78	336.000968413000010	7020.0437702700000	PER-H-CC10-04105	Lot Clearing
24	33706-2915	12/98	299.762793378000026	4988.0874685199996	PER-H-CM19-00090	Magistrate
25	60606-6995	9/16	365.476303771999994	6191.2512151800001	PER-H-CM13-00084	Magistrate

EXHIBIT C – LEALMAN CRA LIEN PROPERTY LIST

PARCEL#	ADDR FULL LINE
1	4027-32ND-ST-N, St-Petersburg, FL-33714
2	3220-B-70TH-AVE-N, St-Petersburg, FL-33702
3	4021-55TH-AVE-N, St-Petersburg, FL-33714
4	→ 3023-62ND-AVE-N, St-Petersburg, FL-33702
5	→ 3737-50TH-AVE-N, St-Petersburg, FL-33714
6	→ 3735-56TH-AVE-N, PINELLASCO, FL-33714
7	→ 3212-56TH-AVE-N, St-Petersburg, FL-33714
8	→ 4319-43RD-AVE-N, ST-PETERSBURG-33714
9	→ 4020-41ST-AVE-N, St-Petersburg, FL-33714
10	→ 4061-45TH-AVE-N, St-Petersburg, FL-33714
11	→ 6356-30TH-WAY-N, St-Petersburg, FL-33702
12	→ 5421-33RD-ST-N, St-Petersburg, FL-33714
13	→ 3925-MOHR-AVE, APT-1, ST-PETERSBURG, FL-33714
14	→ 4544-43RD-AVE-N, St-Petersburg, FL-33714
15	→ 5836-31ST-ST-N, St-Petersburg, FL-33714
16	→ 4401-46TH-ST-N, St-Petersburg, FL-33714
17	→ 3980-54TH-AVE-N, St-Petersburg, FL-33714
18	→ 3031-57TH-AVE-N, ST-PETERSBURG, FL-33714
19	→ 5914-31ST-ST-N, St-Petersburg, FL-33714
20	→ 2536-57TH-AVE-N, St-Petersburg, FL-33714
21	→ 5173-28TH-ST-N, St-Petersburg, FL-33714
22	→ 3741-50TH-AVE-N, St-Petersburg, FL-33714
23	→ 4550-39TH-ST-N, St-Petersburg, FL-33714
24	→ 2865-62ND-AVE-N, St-Petersburg, FL-33702
25	→ 5625-35TH-WAY-N, St-Petersburg, FL-33714

EXHIBIT F – PAYMENT SCHEDULE

The maximum funding available to the Developer for the initial contract term will not exceed \$1,500,000.00. Each developed property is subject to the compensation caps stated below:

For properties developed, that are listed on Exhibit B, the Developer shall only be eligible for a Hard Construction Cost Fee (**HCCF**) of up to \$20,000.00 to off-set hard construction costs associated with each single-family home developed.

For each property acquired by the Developer that is listed on Exhibit C or within the boundary of the CRA depicted in Exhibit D, the Developer shall be eligible for a Land Acquisition Fee (**LAF**) of up to \$40,000.00 or the appraised value, whichever is less, a Lien Land Acquisition Fee (**LLAF**) of up to \$15,000.00 or the value of the lien, whichever is less, and a **HCCF** of up to \$20,000.00 to off-set hard construction costs associated with each single-family home developed. In no case shall the maximum incentive exceed \$60,000.00 for each property acquired by the Developer.

For each residentially zoned property acquired by the Developer that is not listed on Exhibits B or C but is located within the boundary of the CRA as depicted in Exhibit D, the Developer shall be eligible for a **LAF** of up to \$40,000.00 or the appraised value, whichever is less, to off-set land acquisition costs, and a **HCCF** of up to \$20,000 to off-set hard construction costs. In no case shall the maximum incentive exceed \$60,000.00 for each property acquired by the Developer.

In order for the Developer to be eligible to off-set these costs, the Developer must provide the Agency with proper documentation. Proper documentation includes, but is not limited to, any receipts, forms and any other evidence reasonably requested by the Agency. Agency reserves the right to decline compensation if sufficient evidentiary documentation is not provided by the Developer.