

**COMMUNITY DEVELOPMENT BLOCK GRANT
SPECIFIC PERFORMANCE AGREEMENT**

This COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM SUBAWARD (AGREEMENT), is made and entered into this 25 day of May, 2018, by and between Pinellas County (hereinafter COUNTY), a political subdivision of the State of Florida, having its principal office at 315 Court Street, Clearwater, Florida 33756 and Starting Right Now, Inc. (hereinafter AGENCY), a Florida not for profit organization, organized under the laws of the State of Florida, including its successors, assigns, and transferees, with an office at 5328 Primrose Lake Circle, Suite A, Tampa, Florida 33647.

WHEREAS, the COUNTY'S long term community development goal is to develop livable communities by providing decent housing, a suitable living environment and expanded economic opportunities, principally for persons of low and moderate income, and to aid in the prevention and elimination of slums and blight; and

WHEREAS, the COUNTY'S 2017-2018 Community Development Annual Action Plan (Action Plan) includes Community Development Block Grant (CDBG) funds from the Department of Housing and Urban Development (HUD) under Title 1 of the Housing and Community Development Act of 1974, as amended (42 U.S.C. 5301 et seq.) to provide housing, public services, community development and other assistance to eligible beneficiaries; and

WHEREAS, the 2017-2018 Action Plan certifies the COUNTY'S compliance with Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), and Emergency Solutions Grant (ESG) regulations and specifies projects to be funded under those grants; and

WHEREAS, the Board of County Commissioners, in Resolution 17-37 , approved the 2017-2018 Action Plan; and

WHEREAS, HUD has approved the COUNTY'S Action Plan and use of the funds for the activities identified in the Action Plan; and

WHEREAS, as a result of the submission and approval of the COUNTY'S Action Plan, COUNTY and HUD has entered into a Funding Approval/Agreement (AGREEMENT); and

WHEREAS, the AGENCY has requested funding for facility renovations, hereinafter referred to as Starting Right Now Facility Rehabilitation Project; and

WHEREAS, this is an eligible project and meets the criteria of a National Objective under the CDBG regulations at 24 C.F.R. Part 570.201 and 24 C.F.R. Part 570.208; and

WHEREAS, the Starting Right Now Facility Rehabilitation Project was approved as a project in the Action Plan; and

WHEREAS, the COUNTY will serve as a pass-through entity for AGENCY to receive CDBG funding for the project; and

WHEREAS, under the CDBG Grant and other applicable Federal law, it is required that the COUNTY and the AGENCY enter into a written subrecipient AGREEMENT for the implementation of this activity; and

WHEREAS, Pinellas County Planning Department (DEPARTMENT) administers the CDBG program on behalf of the COUNTY.

NOW, THEREFORE, in consideration of the mutual performance of the promises and covenants contained herein, COUNTY and AGENCY agree as follows:

1. PROJECT DESCRIPTION

- a) AGENCY shall contract for facility improvements to include the demolition and reconstruction of a covered walkway and installation of a sport court, hangout deck, community garden, landscaping and necessary site work; hereinafter referred to as "Project", at 4600 Haines Road North, St. Petersburg, Florida 33714.
- b) During the term of this AGREEMENT, AGENCY shall ensure that services provided at the facility identified above benefit approximately 50 homeless unaccompanied high school age youths.
- c) AGENCY agrees that any equipment purchases to be reimbursed under this AGREEMENT shall be approved in advance by COUNTY, if expense is estimated to be \$500 or more. AGENCY agrees that it is AGENCY'S responsibility to notify COUNTY and provide two bids with notice of said items. Any said purchases made without prior COUNTY approval shall not be eligible for reimbursement.

2. AGENCY REPRESENTATIONS AND WARRANTIES

AGENCY hereby affirms that it is lawfully in possession of the property on which the Project will be conducted pursuant to a lease agreement between Starting Right, Now of Pinellas County LLC, AGENCY'S wholly owned subsidiary, (as TENANT) and The School Board of Pinellas County as owner of the property, with an effective date of January 15, 2015. AGENCY further affirms that it has lawful authority to make improvements to the property and facilitate the Project in accordance with the terms herein. Should AGENCY, through TENANT, at any time during the term of this AGREEMENT not be vested with said lawful possession and ability to carry out the Project pursuant to the terms herein, this AGREEMENT shall be deemed terminated and AGENCY shall reimburse COUNTY in accordance with the Reversion of Assets Requirements adopted by the Planning Department of the COUNTY which incorporates, and depending on funding amount, may exceed the minimum federal requirements outlined in 24 CFR 570.503(b)(7). Further, AGENCY agrees to indemnify and hold the COUNTY harmless for any injuries sustained by or claims brought by the owner of the Property related to or arising from this AGREEMENT, whether such liabilities or claims are in contract, tort, or otherwise.

3. MONITORING

COUNTY shall have the right to monitor the **AGENCY** to ensure funding provided by this AGREEMENT is used for authorized purposes, and that performance goals are achieved by evaluating performance against goals and standards as stated above.

Depending on the **COUNTY'S** assessment of risk of performance by **AGENCY**, additional requirements may be imposed on the **AGENCY**, including training, technical assistance, desk-top and on-site reviews.

Substandard performance as determined by the **COUNTY** will constitute noncompliance with this AGREEMENT.

4. TERM OF AGREEMENT; EFFECTIVE DATE

This AGREEMENT shall become valid and binding upon proper execution by the parties hereto. This AGREEMENT is effective on **October 1, 2017**, and unless terminated pursuant to the terms herein, shall continue in full force and effect until **June 30, 2019** or until **COUNTY'S** full and complete disbursement of funding to **AGENCY**, whichever comes first.

5. FUNDING

- a) **COUNTY**, through **DEPARTMENT**, shall pay **AGENCY** a maximum of **\$163,000.00 (One Hundred Sixty Three Thousand and NO/100 Dollars)** in CDBG funding for the Project described in Section 1 ("Project Description") of this AGREEMENT.
- b) If **AGENCY** receives notification from a third-party funding source of an offer for additional funding to complete the Project, **AGENCY** shall notify **COUNTY** in writing within thirty (30) days of receiving notification, and submit a cost allocation plan for approval by **COUNTY** within forty-five (45) days of said notification. Should **AGENCY** collect any third-party payments for eligible activities for which **COUNTY** has reimbursed **AGENCY**, **AGENCY** shall reimburse **COUNTY** up to the total amount reimbursed by **COUNTY**.
- c) **COUNTY** shall pay **AGENCY**, on a reimbursement basis only, for all allowable agreed upon expenses to complete the Project. Reimbursement will be provided only for costs that can be documented as being directly related to the Project.
- d) **AGENCY** shall carry out the Project under this AGREEMENT in accordance with the following:
 - i. **AGENCY** shall obtain from at least two properly licensed and insured contractors written bids for any construction services solicited for rehabilitation improvements described in Section 1 (Project Description). Said bids shall be submitted to **DEPARTMENT** with a request for approval to accept the recommended bid as reasonable and acceptable.

- ii. **AGENCY** shall have a preconstruction conference, with a **DEPARTMENT** representative in attendance, with all prime contractors.
- iii. **AGENCY** shall ensure that the construction contractor has the appropriate license(s) to do the intended work and that necessary construction permit(s) are obtained.
- e) **AGENCY** acknowledges that the entire Project is subject to Davis Bacon and related Acts and agrees to take necessary actions to enforce, or assist in enforcing, applicable regulations, including obtaining **DEPARTMENT** Davis Bacon Contract Administrator's approval prior to disbursing all the Project's construction payments to contractors.
- f) **AGENCY** shall submit supporting documentation with each request for reimbursement of actual costs incurred by **AGENCY** in carrying out the Project as described in Project Description. All requests must be approved by **COUNTY**, through the **DEPARTMENT**, prior to payment. A "Request for Reimbursement" form will be provided to **AGENCY** by the **DEPARTMENT**.
- g) Upon receipt and acceptance of a complete reimbursement request, **COUNTY** shall pay **AGENCY** in accordance with 2 C.F.R. 200.305(b) (3) (Payment).
- h) Should **AGENCY** fail to submit adequate supporting documentation with each request for payment as required by **COUNTY**, the **COUNTY** may disapprove the request.
- i) It is understood that this **AGREEMENT** is funded in whole or in part with CDBG funds provided to **COUNTY** by HUD and is subject to those regulations and restrictions normally associated with federally-funded programs and any other requirements that the **COUNTY** may prescribe.
- j) **AGENCY** agrees that in the event that any grant is reduced or withheld by HUD, **COUNTY** shall not be liable for payment of Project expenses remaining unfunded by said reduced or withheld amount of the grant, with the exception of services or activities contracted by the **AGENCY**, prior to notification by HUD to **COUNTY** of grant reduction or grant funding withheld.

In the event that HUD determines that **AGENCY** has not fulfilled its obligations in accordance with the requirements applicable to the grant and/or requests reimbursement of expenses paid under this **AGREEMENT**, **AGENCY** shall provide said reimbursement from non-federal sources within ten (10) days of said notice from **COUNTY**.

- k) **AGENCY** shall insure recognition of the role of the **COUNTY** in providing funding through this **AGREEMENT**. Where possible, all media, press releases, publications and temporary construction signage, if applicable, utilized pursuant to this **AGREEMENT** shall be prominently labeled as to the funding source.
- l) **AGENCY** shall comply with all other requirements in **Attachment A**, Financial and Administrative Requirements, and **Attachment B**, Employment and Personnel Requirements, adopted and incorporated herein.

6. **SPECIFIC GRANT INFORMATION:** 2 C.F.R. Part 200.331(a) (1) (Federal Award Identification) requires that certain specific information about the Grant be included in this AGREEMENT. Such information, consistent with the accordant subsections under 2 C.F.R. Part 200.331(a) (1), follows:

| | | |
|-----|--|---|
| (a) | Subgrantee's Name | Starting Right Now, Inc. |
| (b) | Subgrantee's DUNS Number | 017162435 |
| (c) | Federal Award Identification Number (FAIN) | B-17-UC-12-0005 |
| (d) | Federal Award Date | October 19,2017 |
| (e) | Subaward Period of Performance Start and End Date | October 1, 2017-June 30, 2019 |
| (f) | Amount of Federal Funds Obligated by this Action ("by the pass-through entity to the subgrantee") | \$163,000.00 |
| (g) | Total Amount of Federal Funds Obligated to Subgrantee ("by the pass-through entity including the current obligation") | \$163,000.00 |
| (h) | Total Amount of the Federal Award ("committed to the subgrantee by the pass-through entity.") | \$163,000.00 |
| (i) | Federal Award Project Description, as required to be responsive to the Federal Funding Accountability and Transparency Act (FFATA) | Provision of funds for facility renovations which includes the demolition and reconstruction of a covered walkway and installation of a sport court, hangout deck, community garden, landscaping and necessary site work. |
| (j) | Name of Federal Awarding Agency | U. S. Department of Housing and Urban Development (HUD) |
| (k) | Pass-Through Entity, GRANTEE | Pinellas County |
| (l) | Contact Information for Awarding Official, GRANTEE | Bruce Bussey, Community Development Division Manager, 440 Court Street, 2 nd Floor, Clearwater, Florida 33756 - Phone: 727-464-8257 |
| (m) | CFDA Number and Name | 14.218 Community Development Block Grant/Entitlement Grants |
| (n) | Amount Made Available Under Each Federal Award | \$2,489,866.00 |
| (o) | Identification of Whether the Award is R&D | Award not for R&D |
| (p) | Indirect Cost Rate for the Federal Award (including if the de minimis rate is charged) | N/A |

6. USE AND REVERSION OF ASSETS

- a) Although no program income, as defined by 24 C.F.R. Part 570.500(a), is anticipated as a result of this Project, any such income received by **AGENCY** is to be returned to **COUNTY** within thirty (30) days of receipt of such funds. Upon completion of the Project, **AGENCY** shall transfer to **COUNTY** any grant funds on hand and any accounts receivable attributable to the use of those funds.
- b) **AGENCY** will enter into a Restriction of Use Agreement with **COUNTY**, in the form attached hereto as **Attachment C**, to ensure that the improvements made pursuant to this AGREEMENT are used to carry out activities for the beneficiaries as specified in Section 1 (Project Description) for a specified period of time, said Restriction of Use Agreement will be recorded in the Official Public Records of Pinellas County, Florida.

7. DEFAULT

The **AGENCY** will be in default of this AGREEMENT, if **AGENCY** materially fails to perform under this agreement, including but not limited to:

- a) Failure, pursuant to the terms of that certain lease agreement entered into between **AGENCY** and The School Board of Pinellas County as owner of the Property, to remain in lawful possession of the property subject to this AGREEMENT, or loss of its ability to facilitate the Project pursuant to the terms herein.
- b) Failure to comply with any of the rules, regulations or provisions referred to herein, or such statues, regulations, executive orders, or HUD guidelines, policies or directives as may become applicable at any time;
- c) Failure, for any reason, of the **AGENCY** to fulfill in a timely and proper manner its obligations under this AGREEMENT;
- d) Ineffective or improper use of funds provided under this AGREEMENT; or
- e) Submission by the **AGENCY** to **COUNTY** of reports that are incorrect or incomplete in any material respect.

In the event of a default by **AGENCY**, **COUNTY** may impose additional conditions, including requiring additional information from **AGENCY** to determine reasons for, or extent of, noncompliance or lack of performance, withhold authority to proceed to the next phase, require additional project monitoring, require the **AGENCY** to obtain technical or management assistance. **COUNTY** may also give **AGENCY** a reasonable opportunity to cure the default; reasonableness shall be determined by **COUNTY** and shall be based upon the nature and extent of the default.

8. REMEDIES

In the event of a default, COUNTY shall be entitled, in addition to all other remedies provided in law or equity:

- a) To compel specific performance by AGENCY of its obligations under this AGREEMENT;
- b) In accordance with 2 C.F.R. Part 200.338, if COUNTY determines in its sole discretion that non-compliance or non-performance of the terms of the Agreement cannot be remedied by the imposition of additional conditions, or if COUNTY determines that an opportunity to cure the default is unwarranted or will likely be ineffective, COUNTY may take one or more of the following actions upon seven (7) calendar days' notice in writing to AGENCY:
 - i. Temporarily withhold reimbursement requests pending correction of the identified deficiency;
 - ii. Disallow use of funds and any applicable matching credit for all, or a part of the cost of the activity or action not in compliance;
 - iii. Initiate suspension or debarment proceedings;
 - iv. Withhold further Federal awards for the project or program;
 - v. Wholly or partly suspend or terminate the AGREEMENT; or
 - vi. Take any other legal or equitable action available.

Per 2 C.F.R. Part 200.341, AGENCY will be entitled to hearings, appeals or other administrative proceedings to which AGENCY is entitled under any statute or regulation applicable to the action involved.

9. TERMINATION

Termination for cause. This AGREEMENT may be terminated by COUNTY for cause in accordance with Section 8 herein (Remedies).

Termination for convenience. This AGREEMENT may be terminated by COUNTY or AGENCY, in whole or in part, upon sixty (60) days written notice by the terminating party, by setting forth the reasons for such termination, the effective date, and, in the case of partial termination, the portion to be terminated. However, if in the case of a partial termination initiated by AGENCY, the COUNTY determines that the remaining portion of the award will not accomplish the purpose for which the award was made, the COUNTY may terminate the award in its entirety. When applicable, the COUNTY will follow requirements per 2 C.F.R. Part 200.339 for reporting termination of AGREEMENT to the OMB-designated integrity and performance system, System for Award Management (SAM) database.

Closeout. Upon termination in whole or in part, the parties hereto remain responsible for compliance with the requirements in 2 C.F.R. Part 200.343 (Closeout) and 2 C.F.R. Part 200.344 (Post-closeout adjustments and continuing responsibilities).

Effects of Termination. Costs to the **AGENCY** resulting from obligations incurred by the **AGENCY**, or during a suspension after termination of the **AGREEMENT** are not allowable unless the **COUNTY** otherwise expressly authorizes **AGENCY** in the notice of suspension or termination. Costs to the **AGENCY** during suspension or after termination are allowable if resulting from obligations which were properly incurred before the effective date of suspension or termination, or if the costs would be allowable if the **AGREEMENT** was not suspended or expired normally at the end of the **AGREEMENT** in which the termination takes effect.

10. HOLD HARMLESS

AGENCY shall indemnify, save and hold **COUNTY** and all of its departments, officers and employees, harmless from and against all costs, expenses, liabilities, suits, claims, losses, damages, and demands of every kind or nature, by or on behalf of any person or persons whomsoever or whatsoever arising out of or in any manner resulting from or connected with any accident, injury, death or damage to persons or property, which may happen during the time period covered by this **AGREEMENT** for activities performed under the administration and direction of said **AGENCY**. **AGENCY** will defend any actions or suits brought against **COUNTY** by reason of **AGENCY'S** failure or neglect in complying with any of the conditions and obligations of this **AGREEMENT**, or any contract or tort liability arising out of actions of **AGENCY** or any of its agents or subcontractors.

11. INSURANCE

- a) **AGENCY** shall procure, pay for and maintain insurance coverage per **Attachment D**, Insurance Requirements.
- b) The Property Insurance requirements, as described in **Attachment D**, shall survive the expiration of this **AGREEMENT**.
- c) **AGENCY** shall furnish **COUNTY**, or its designee, with properly executed Certificate of Insurance which shall clearly evidence all insurance required in this section prior to commencement of Project. The certificates will, at a minimum, list exclusions, limits of liability and coverage. The certificate will provide that the underlying insurance contract will not be cancelled or allowed to expire except on thirty (30) days prior written notice to the **COUNTY**.

12. NOTICES; AGREEMENT REPRESENTATIVES

- a) Notices required by this **AGREEMENT** shall be in writing and delivered via mail (postage required), commercial courier, or personal delivery or sent by facsimile or other electronic means. Any notices delivered or sent as aforesaid shall be effective on the date of delivery or sending. All notices and other communications under this **AGREEMENT** shall be addressed to the individuals in the capacities indicated below, unless otherwise identified in this **AGREEMENT** or modified by subsequent written notice.
- b) Project shall be conducted and administered under the direction of **AGENCY** representative. Unless otherwise specified herein or necessary, **AGENCY** representative shall coordinate Project

implementation with **COUNTY** representative (Project Manager). Further, unless otherwise stipulated herein or necessary, all notices, invoices, payments, reports, and other written communications shall be conducted and exchanged between the representatives for **AGENCY** and **COUNTY**, the contact information for whom follows:

COUNTY REPRESENTATIVE:

Rose Ott, Project Manager
Pinellas County Planning Department
310 Court Street
Clearwater, Florida 33756
Telephone: 727-464-8281
Fax: 727-464-8201
Email: rott@pinellascounty.org

AGENCY REPRESENTATIVE:

Vicki Sokolik, Executive Director
Starting Right Now, Inc.
5328 Primrose Lake Circle, Suite A
Tampa, Florida 33647
Telephone: 813-868-1995
Fax: 813-972-2700
Email: Vicki.Sokolik@startingrightnow.org

13. MODIFICATIONS

- a) **COUNTY** or **AGENCY** may amend this AGREEMENT at any time to conform with Federal, state or local governmental guidelines and policies, or for other reasons provided that such amendments make specific reference to this AGREEMENT, and are executed in writing, signed by a duly authorized representative of **COUNTY** and **AGENCY**, and approved by the **COUNTY'S** governing body. Such amendments will not invalidate this AGREEMENT, nor relieve or release the **COUNTY** or **AGENCY** from its obligations under this AGREEMENT.
- b) Modifications to this AGREEMENT that do not result in an increase of funding, change the purpose or project description of this AGREEMENT, or otherwise amend the terms of this AGREEMENT shall be submitted in the format prescribed and provided by the **COUNTY** in Attachment E, Modification Form.

14. ASSIGNABILITY

AGENCY shall not assign any interest in this AGREEMENT or otherwise transfer interest in this AGREEMENT without the prior written approval of **COUNTY**. All requirements of this AGREEMENT shall be applicable to any subcontracts entered into under this AGREEMENT and it shall be **AGENCY'S** responsibility to ensure that all requirements are included in said subcontracts and all subcontractors abide by said requirements.

AGENCY shall not pledge, mortgage this grant award, or any interest therein or any claim arising thereunder, to any party or parties, banks, trust companies, or other financing or financial institutions without the written approval of the **COUNTY**.

15. GOVERNING LAW

AGENCY agrees to comply with the following Federal laws incorporated herein by reference as though set forth in full, which shall govern this AGREEMENT except as otherwise provided herein:

- a) Title 1 of the Housing and Community Development Act of 1974, as amended (42 U.S.C. 5301 et seq.);
- b) Terms and conditions of the government grants under Title IX, Subchapter C, Part I of the Omnibus Budget Reconciliation Act of 1993 (26 U.S.C. 1391, et seq.);
- c) Title 24 of the Code of Federal regulations, 570 (HUD regulations concerning CDBG);
- d) The "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards," codified at 2 C.F.R. Part 200; and
- e) Any and all laws, statutes, ordinances, rules, regulations or requirements of the Federal, State or local governments, and any agencies thereof, which relate to or in any manner affect the performance of this AGREEMENT.

Further, **AGENCY** agrees to comply with all other applicable Federal, state and local laws, regulations, and policies governing **AGENCY's** organization and governing the Award provided under this AGREEMENT. Attachment F, Federal Program Requirements, provides a partial overview of federal requirements as they relate to the Award. **AGENCY** further agrees to utilize funds available under this AGREEMENT to supplement rather than supplant funds otherwise available. This AGREEMENT incorporates all terms and conditions of the Grant and are hereby imposed upon **AGENCY**. Moreover, those rights reserved by HUD in the Grant are hereby reserved by the **COUNTY** to the extent permitted by law.

The laws of the State of Florida shall otherwise govern this AGREEMENT.

16. RELATIONSHIP OF THE PARTIES

Nothing contained in this AGREEMENT is intended to, or will be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. **AGENCY** will at all times remain an independent entity with respect to performance of the Project. **COUNTY** will be exempt from payment of all Unemployment Compensation, FICA, retirement, life and/or medical insurance and Workers' Compensation Insurance, as the **AGENCY** is an independent entity.

17. PERFORMANCE WAIVER

COUNTY'S failure to act with respect to a breach by **AGENCY** does not waive its right to act with respect to subsequent or similar breaches. The failure of the **COUNTY** to exercise or enforce any right or provision will not constitute a waiver of such right or provision. A waiver by one party of the other party's performance shall not constitute a waiver of any subsequent performance required by such other party. No waiver shall be valid unless it is in writing and signed by authorized representatives of both parties.

18. SEVERABILITY

If any provision of this AGREEMENT is held invalid, the remainder of this AGREEMENT will not be affected thereby and all other parts of this AGREEMENT will nevertheless be in full force and effect.

19. ENTIRE AGREEMENT

This AGREEMENT constitutes the entire AGREEMENT between COUNTY and AGENCY for the use of funds received under this AGREEMENT and it supersedes all prior communications and proposals, whether electronic, oral, or written between COUNTY and AGENCY with respect to this AGREEMENT.

COUNTY and AGENCY may execute this AGREEMENT in counterparts, each of which is deemed an original and all of which constitute only one AGREEMENT.

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IN WITNESS WHEREOF, the Parties hereto have caused these presents to be executed, the day and year first above written.

Note: Two witnesses are required

ATTEST:

Della Klug

Witness #1 Signature

Della Klug

Print or Type Name

s/Jo Lugo

Witness #2 Signature

Jo Lugo

Print or Type Name

PINELLAS COUNTY, FLORIDA
a political subdivision, by and through its
County Administrator

By: Mark S. Woodard
Mark S. Woodard, County Administrator

Date: September 5, 2018

APPROVED AS TO FORM

By: Donald A. ...
Office of the County Attorney

ATTEST:

Aiii Ducker

Witness #1 Signature

Aiii Ducker

Print or Type Name

[Signature]

Witness #2 Signature

Sean Kelly

Print or Type Name

AGENCY: Starting Right Now, Inc.

By: Vicki Bokorik on behalf of SRN
Signature

Founder / Exec Director
Name/Title

Date: 5/24/18

ATTACHMENT A – FINANCIAL AND ADMINISTRATIVE REQUIREMENTS

A1. FINANCIAL MANAGEMENT

- a) **Accounting Standards.** AGENCY agrees to comply with 2 C.F.R. Part 200 and agrees to adhere to the accounting principles and procedures required therein, utilize adequate internal controls, and maintain necessary source documentation for all costs incurred.
- b) **Cost Principles.** AGENCY will administer its program in conformance with 2 C.F.R. Part 200. These principles will be applied for all costs incurred whether charged on a direct or indirect basis.
- c) **Duplication of Costs.** AGENCY certifies that work to be performed under this AGREEMENT does not duplicate any work to be charged against any other contract, subcontract or other source.

A2. REQUIRED WRITTEN POLICIES, PROCEDURES

- a) **General.** AGENCY will provide the following written policies or procedures in accordance with 2 C.F.R. Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards and 24 C.F.R. 5.106:
 - i. Conflict of Interest Policy, in accordance with 2 C.F.R. 200.112 (Conflict of Interest), 2 C.F.R. 200.318(c) (General Procurement Standards)
 - ii. Cost Allowability Procedures for determining the allowability of costs in accordance with 2 C.F.R. 200.302(b) (7) (Financial Management) and 2 C.F.R. 200.403 (Factors Affecting Allowability of Costs)
 - iii. Cash Management/Payment Timing Procedures to implement the requirements of 2 C.F.R. 200.305 (Payment)
 - iv. Procurement/Purchasing Policy, in accordance with 2 C.F.R. 200.318(a) (General Procurement Standards), 2 C.F.R. 200.319(c) (d) (Competition), and 2 C.F.R. 200.320 (Methods of Procurement), 2 C.F.R. 200.323(a) (Contract Cost and Price), 2 C.F.R. 200.325 (Bonding Requirements)
 - v. Compensation, Fringe Benefits and Travel Costs, in accordance with 2 C.F.R. 200.430 (Compensation-Personal Services), 2 C.F.R. 200.431 (Compensation-Fringe Benefits), 2 C.F.R. 200.474 (Travel Costs)
 - vi. If applicable. Gender Identity Equal Access Operating Policy and Procedures, in accordance with 24 C.F.R. 5.106 (Equal Access in Accordance with the Individual's Gender Identity in Community Planning and Development Programs) If AGENCY is a manager or owner of temporary or emergency shelters or other buildings and facilities and providers of services.

A3. DOCUMENTATION AND RECORDKEEPING

- a) **Records to Be Maintained.** AGENCY will maintain all records required by the Federal regulations specified in CDBG is 24 C.F.R. Part 570.506 , 2 C.F.R. 200.302 (Financial Management) and 2 C.F.R. 200.333 (Records Retention) that are pertinent to the activities to be funded under this AGREEMENT. Such records include but are not limited to:
- i. Records providing a full description of each activity undertaken;
 - ii. Records demonstrating that each activity undertaken meets one of the National Objectives of the CDBG program;
 - iii. Records required to determine the eligibility of activities;
 - iv. Client data demonstrating client eligibility. Such data shall include, but not be limited to, client name, address, income level or other basis for determining eligibility, and description of benefit provided. AGENCY understands that protected personally identifiable information (PII) is private and, when not directly connected with the administration of this AGREEMENT, shall not be disclosed, unless written consent is obtained from such person receiving benefit and, in the case of a minor, that of a responsible parent/guardian;
 - v. Records required to document the acquisition, improvement, use or disposition of real property acquired or improved with CDBG assistance;
 - vi. Records documenting compliance with the civil rights components of the CDBG program;
 - vii. Financial records as required by CDBG 24 C.F.R. Part 570.502, and 2 C.F.R. Part 200.333;
 - viii. Labor standards records required to document compliance with the Davis Bacon Act, the provisions of the Contract Work Hours and Safety Standards Act, and all other applicable Federal, State and Local laws and regulations applicable to CDBG-funded construction projects; and
 - ix. Other records necessary to document compliance with CDBG Subpart K of 24 C.F.R. Part 570.
- b) **Access to Records and Retention.** AGENCY shall at any time during normal business hours, and as often as COUNTY and/or the Federal Government may deem necessary, make available for examination all of AGENCY'S records, books, documents, papers, and data with respect to all matters covered by this AGREEMENT and shall permit COUNTY and/or its designated authorized representative to audit and examine the same for the purposes of making audit, examination, excerpts and transcriptions.

All records pertaining to this AGREEMENT shall be retained for a period of five years from the date of submission of the final expenditure report or, for Federal awards that are renewed quarterly or annually, from the date of the submission of the quarterly or annual financial report. Notwithstanding the above, if any litigation, claim, audit, negotiation or other action that involves any of the records cited and that has started before the expiration of the five-year period, then such records must be retained until completion of the actions and resolution of all issues, or the expiration of the five-year period, whichever occurs later. Nothing herein shall be construed to allow destruction of records that may be required to be retained longer by state law.

c) Audits and Inspection

If **AGENCY** expends more than \$750,000 or more in a fiscal year in Federal awards from all sources, **AGENCY** shall have a single or program-specific audit conducted for that year in accordance with 2 C.F.R. Part 200.501 – Audit Requirements. The Catalog of Federal Domestic Assistance (CFDA) number is 14.228. Audit report shall be submitted to **DEPARTMENT** within the earlier of thirty (30) days after receipt of the auditor’s report(s), or nine (9) months after the end of the audit period, unless **AGENCY** and the **DEPARTMENT** agree to a longer period in advance. **AGENCY** shall be responsible for the costs associated with this audit. **AGENCY** shall submit any additional documentation requested by **COUNTY** to substantiate compliance to this provision if necessary. In the event the **AGENCY** expends less than the threshold established by 2 C.F.R. Part 200.501, the **AGENCY** is exempt from Federal audit requirements for that fiscal year, however, the **AGENCY** must provide a Single Audit exemption statement to the **COUNTY** no later than three months after the end of the **AGENCY’S** fiscal year for each applicable audit year. In the event the audit shows that the entire funds disbursed hereunder, or any portion thereof, were not expended in accordance with the conditions of this **AGREEMENT**, **AGENCY** shall be held liable for reimbursement to **COUNTY** of all funds not expended in accordance with these applicable regulations and **AGREEMENT** provisions within thirty (30) days after **COUNTY** has notified **AGENCY** of such non-compliance.

The **AGENCY** is responsible for follow-up and corrective action on all audit findings pursuant to 2 C.F.R. Part 200.511 (Audit Findings Follow Up) and 2 C.F.R. Part 200.512 (Report Submission). Failure of **AGENCY** to comply with the above audit requirements will constitute a violation of this **AGREEMENT** and may result in the withholding of future payments.

A4. REPORTING

- a) **General.** **AGENCY** shall provide to **DEPARTMENT** its Data Universal Numbering System (DUNS) Number and must register and maintain the currency of information in the System for Award Management (SAM) database, so that Grantee complies with the requirements established by the Federal Office of Management and Budget concerning the DUNS, SAM and Federal Funding Accountability and Transparency Act (FFATA), as required in 2 C.F.R. Part 25 and 2 C.F.R. Part 170. **AGENCY** will also comply with the Digital Accountability and Transparency Act (DATA Act) of 2014, as set forth in Appendix A to Part 25-Award Term.
- b) **Program Income.** Although no program income, as defined by 24 C.F.R. Part 570.500(a), is anticipated as a result of this Project, any such income received by **AGENCY** is to be returned to **COUNTY** within thirty (30) calendar days of receipt of such funds. Such income may include income from service fees, sale of commodities, and rental or usage fees. Upon expiration, cancellation or termination of this **AGREEMENT**, **AGENCY** shall transfer to **COUNTY** any grant funds on hand and any accounts receivable attributable to the use of those funds.
- c) **Periodic Reports.** Quarterly, **AGENCY** shall submit performance reports to **DEPARTMENT** which summarizes information on all clients/users of the Project and/or information as necessary to quantify the results. A

reporting form is included and made a part of the AGREEMENT as Attachment G, Performance Reports. Quarterly reports are due on the following dates: July 31, 2018; October 31, 2018; January 31, 2019 and the final quarterly report is required with the final payment request.

A5. ENVIRONMENTAL

AGENCY shall not assume **COUNTY'S** environmental responsibilities described at Sec.570.604; and **AGENCY** shall not assume **COUNTY'S** responsibility for initiating the review process under the provisions of 24 CFR Part 52. However, **AGENCY** agrees that it shall supply **COUNTY** with all available, relevant information necessary for the **COUNTY** to perform any required environmental review pursuant to HUD regulations at 24 CFR Part 58, as amended, for each property to be acquired, rehabilitated, converted, leased, repaired or constructed with the CDBG Award; it shall carry out mitigating measures required by the **COUNTY** or select alternate eligible property; and it shall not acquire, rehabilitate, convert, lease, repair or construct property, or commit HUD or local funds to such program activities with respect to any such property, until it has received notice from the **COUNTY** that the environmental review is complete.

A6. ENVIRONMENTAL CONDITIONS AND HISTORIAL REVIEW

- a) **Air and Water.** The **AGENCY** agrees to comply with the following requirements insofar as they apply to the performance of this Agreement: Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as amended—Contracts and subgrants of amounts in excess of \$150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).
- b) **Flood Disaster Protection.** In accordance with the requirements of the Flood Disaster Protection Act of 1973 (42 U.S.C. 4001), the **AGENCY** shall assure that for activities located in an area identified by the Federal Emergency Management Agency (FEMA) as having special flood hazards, flood insurance under the National Flood Insurance Program is obtained and maintained as a condition of financial assistance for acquisition or construction purposes (including rehabilitation).
- c) **Lead-Based Paint.** The **AGENCY** agrees that any construction or rehabilitation of residential structures with assistance provided under this Agreement shall be subject to HUD Lead-Based Paint Regulations at 24 CFR 570.608, and 24 CFR Part 35, Subpart B. Such regulations pertain to all CDBG-assisted housing and require that all owners, prospective owners, and tenants of properties constructed prior to 1978 be properly notified that such properties may include lead-based paint. Such notification shall point out the hazards of lead-based paint and explain the symptoms, treatment and precautions that should be taken when dealing with lead-based paint poisoning and the advisability and availability of blood lead level screening for children under seven. The notice should also point out that if lead-based paint is found on the property, abatement measures may be undertaken. The regulations further require that, depending

on the amount of Federal funds applied to a property, paint testing, risk assessment, treatment and/or abatement may be conducted.

- d) **Historic Preservation.** The **AGENCY** agrees to comply with the Historic Preservation requirements set forth in the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470) and the procedures set forth in 36 CFR Part 800, Advisory Council on Historic Preservation Procedures for Protection of Historic Properties, insofar as they apply to the performance of this agreement. In general, this requires concurrence from the State Historic Preservation Officer for all rehabilitation and demolition of historic properties that are fifty years old or older or that are included on a Federal, state, or local historic property list.

(REMAINDER OF PAGE INTENTIONALLY BLANK)

ATTACHMENT B – EMPLOYMENT AND PERSONNEL REQUIREMENTS

B1. ANTIDISCRIMINATION REQUIREMENTS

- a) **Applicable Laws.** AGENCY shall comply with all federal, state, and local antidiscrimination laws during the term of this AGREEMENT. Specifically, AGENCY shall not discriminate against nor exclude any employee or applicant for employment because of race, color, religion, sex, gender, sexual orientation, age, familial status, pregnancy, handicap, and national origin, AIDS or HIV. Upon receipt of evidence of such discrimination, COUNTY shall have the right to terminate this AGREEMENT. AGENCY shall take the necessary steps to ensure that applicants for employment and employees are treated without regard to such discriminatory classifications. When expending the Award, AGENCY shall, within the eligible population, comply with the following nondiscrimination requirements:
- i. **Equal Opportunity.** Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d et seq.) and implementing regulations in 24 C.F.R. Part 1, together with section 109 of the Act (CDBG 24 C.F.R. Part 570.602) which prohibit discrimination in any program or activity funded in whole or in part with funds made available under this AGREEMENT.
 - ii. **Anti-Discrimination.** Pinellas County Ordinance, Chapter 70 – Human Relations, Article II – Discrimination, which prohibits discrimination in the areas of employment, government programs, and housing and public accommodations on the basis of race, color, religion, national origin, familial status, sex (including gender identity and gender expression), sexual orientation, and disability within the legal boundaries of Pinellas County, Florida, including all unincorporated and incorporated areas.
 - iii. **Equal Employment Opportunity.** Except as otherwise provided under 41 C.F.R. Part 60, all contracts that meet the definition of “federally assisted construction contract” in 41 C.F.R. Part 60-1.3 must include the equal opportunity clause provided under 41 C.F.R. Part 60-1.4(b), in accordance with Executive Order 11246, “Equal Employment Opportunity” (30 FR 12319, 12935, 3 C.F.R. Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, “Amending Executive Order 11246 Relating to Equal Employment Opportunity,” and implementing regulations at 41 C.F.R. Part 60, “Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor.”
 - iv. **Minority and Women's Business Enterprises.** The requirements of Executive Orders 11625, 12432, 12138, 2 C.F.R. 200.321, and 24 C.F.R. Part 85.36(e) applies to grants under this part. Consistent with HUD's responsibilities under these Orders and with COUNTY'S Ordinance No. 26.5 Part 2, AGENCY must make efforts to encourage the use of minority and women's business enterprises in connection with funded activities.
 - v. **Section 3.** The purpose of Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) (Section 3) is to ensure that employment and other economic opportunities generated by HUD financial assistance (greater than \$100,000) shall, to the greatest extent feasible, and

consistent with existing Federal, State and local laws and regulations, be directed to low- and very low income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low-income persons.

Compliance with the provisions of Section 3 shall be a condition of the Federal financial assistance provided under this contract and binding upon COUNTY'S, AGENCY and any of AGENCY'S subcontractors. Failure to fulfill these requirements shall subject AGENCY and any of AGENCY'S subcontractors, their successors and assigns, to those sanctions specified by the AGREEMENT through which Federal assistance is provided. AGENCY certifies and agrees that no contractual or other legal incapacity exists that would prevent compliance with these requirements.

AGENCY will not subcontract with any entity where it has notice or knowledge that the latter has been found in violation of regulations under 24 C.F.R. Part 135 and will not let any subcontract unless the entity has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.

AGENCY further agrees to comply with these Section 3 requirements to include the following language in all subcontracts executed under this AGREEMENT: *"The work to be performed under this AGREEMENT is a project assisted under a program providing direct Federal financial assistance from HUD and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701). Section 3 requires that to the greatest extent feasible opportunities for training and employment be given to low- and very low-income residents of the project area, and that contracts for work in connection with the project be awarded to business concerns that provide economic opportunities for low- and very low-income persons residing in the metropolitan area in which the project is located."*

AGENCY further agrees to ensure that opportunities for training and employment arising in connection with a housing rehabilitation (including reduction and abatement of lead-based paint hazards), housing construction, or other public construction project are given to low- and very low-income persons residing within Pinellas County; where feasible, priority should be given to low- and very low-income persons within the service area of the project or the neighborhood in which the project is located, and to low- and very low-income participants in other HUD programs; and award contracts for work undertaken in connection with a housing rehabilitation (including reduction and abatement of lead-based paint hazards), housing construction, or other public construction project to business concerns that provide economic opportunities for low- and very low-income persons residing within the metropolitan area in which the CDBG-funded project is located; where feasible, priority should be given to business concerns that provide economic opportunities to low- and very low-income residents within the service area or the neighborhood in which the project is located, and to low- and very low-income participants in other HUD programs.

- vi. **Age Discrimination Act of 1975, as Amended.** No person will be excluded from participation, denied program benefits, or subjected to discrimination on the basis of age under any program or activity receiving federal funding assistance. (42 U.S.C. 610 et. seq.)
 - vii. **Section 504 of the Rehabilitation Act of 1973, as Amended.** No otherwise qualified individual will, solely by reason of his or her disability, be excluded from participation (including employment), denied program benefits, or subjected to discrimination under any program or activity receiving Federal funds. (29 U.S.C. 794)
 - viii. **Public Law 101-336, Americans with Disabilities Act of 1990.** Subject to the provisions of this title, no qualified individual with a disability will, by reason of such disability, be excluded from participation in or be denied the benefits of the services, programs, or activities of a public entity, or be subjected to discrimination by any such entity.
- b) **Posting Requirement.** AGENCY shall post in conspicuous places, available to employees and applicants for employment, notices to be provided by the government setting forth the provisions of this non-discrimination clause.

B2. GENDER IDENTITY

AGENCY, if a manager or owner of temporary or emergency shelters, shall comply with the terms and conditions set forth in 24 C.F.R. 5.105(a) (2) and 24 C.F.R. 5.106: equal access to accommodations, placement and services shall be provided in accordance with the individual's gender identity, and individuals will not be subjected to intrusive questioning or asked to provide evidence of the individual's gender.

B3. CONFLICT OF INTEREST

No covered persons who exercise or have exercised any functions or responsibilities with respect to CDBG-assisted activities, or who are in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest in any contract, or have a financial interest in any contract, subcontract, or agreement with respect to the CDBG-assisted activity, or with respect to the proceeds from the CDBG-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for a period of one (1) year thereafter. For purposes of this Section B2 (Conflict of Interest), a "covered person" includes any person who is an employee, agent, consultant, officer, or elected or appointed official of the COUNTY, the AGENCY, or any designated public agency.

AGENCY agrees to abide by the provisions of 2 C.F.R. Part 200.318 and 24 C.F.R. Part 570.611, which includes maintaining a written code or standards of conduct that will govern the performance of its officers, employees or agents engaged in the award and administration of contracts supported by Federal funds.

B4. DEBARMENT AND SUSPENSION

- a) Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions. **AGENCY** acknowledges that this Grant is subject to 31 C.F.R. Part 19 (Government Debarment and Suspension (Nonprocurement)). **AGENCY** acknowledges it is not included in the Federal Government's Excluded parties List, accessible on www.sam.gov. If **AGENCY** ever is placed on such list, or becomes aware that it will be placed on such list, **AGENCY** shall notify **COUNTY** immediately.
- i. **AGENCY** certifies, by signing this contract that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
 - ii. Where **AGENCY** is unable to certify to any of the statements in this contract, **AGENCY** will attach an explanation to this contract.
 - iii. **AGENCY** further agrees by signing this contract that it will not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction.
- b) Changes. **AGENCY** shall report all changes to systems utilized to carry out the Project, any conflicts of interest that occur during the period of performance, debarment and suspensions, and incidents of fraud, waste, and abuse.

B5. RELIGIOUS ACTIVITIES

AGENCY, if a faith-based organization, shall comply with the terms and conditions set forth in 24 C.F.R. Part 5 General HUD Program Requirements; Waivers, Section 5.109, Equal participation of Religious Organizations in HUD Programs, as well as CDBG 24 C.F.R. Part 570.200, 24 C.F.R. Part 570.503, as amended, and 24 C.F.R. Part 570.607 regarding faith-based organizations.

B6. LOBBYING

AGENCY acknowledges **AGREEMENT** is subject to 31 USC Part 1352 (Limitation on Use of Appropriated Funds to Influence Certain Federal Contracting and Financial Transactions) and 55 FR 6736, and 54 FR 52306. **AGENCY** certifies by signing this contract, to the best of his or her knowledge and belief that:

- a) No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
- b) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal

contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

- c) It will require that the language of paragraph (d) of this Section 5B (Lobbying) be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all Subrecipients shall certify and disclose accordingly:
- d) **Lobbying Certification.** This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S.C. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

ATTACHMENT C

This instrument prepared by and return to:
Community Development Division
Pinellas County Planning Department
440 Court Street; 2nd Floor
Clearwater, Florida 33756

**RESTRICTION OF USE AGREEMENT
FOR STARTING RIGHT NOW OF PINELLAS COUNTY, LLC**

THIS RESTRICTION AGREEMENT (hereinafter "AGREEMENT") is entered into this this ____ day of _____, 2018, between Pinellas County (**COUNTY**), whose mailing address is 315 Court Street, Clearwater, Florida 33756, the School Board of Pinellas County, Florida (**SCHOOL BOARD**), a Florida public school district, with an office at 301 Fourth Street S.W., Largo, Florida 33770, and **Starting Right Now of Pinellas County, LLC (TENANT)**, a Florida limited liability company and a wholly owned subsidiary of Starting Right Now, LLC, a Florida not for profit organization, organized under the laws of the State of Florida, including its successors, assigns, and transferees, with an office at 5328 Primrose Lake Circle, Suite A, Tampa, Florida 33647.

WITNESSETH:

WHEREAS, the **SCHOOL BOARD** owns certain land and facility formerly known as the Harris/TIPS School, located at 4600 Haines Road, St. Petersburg, Florida 33714, hereinafter referred to as the "Property"; and

WHEREAS, **TENANT** desires to lease, manage and operate the Property for the purpose of providing transitional housing and training facility for unaccompanied youth; and

WHEREAS, the **TENANT** entered into a four year Lease, Management and Operation Agreement, hereinafter referred to as "Lease" with **SCHOOL BOARD** on January, 15, 2015; and

WHEREAS, **TENANT**: (i) currently occupies the Property, operating it as a transitional housing and training facility for unaccompanied youth, as defined by the U. S. Department of Housing and Urban Development as persons under age 25 who are not accompanied by a parent or guardian and are not a parent presenting with or sleeping in the same place as his/her child(ren); and (ii) is obligated under the terms of the Lease for the cost of certain improvements to the Property; and

WHEREAS, on the ____ day of _____, 2018, the **COUNTY** and **TENANT** entered into an agreement (Specific Performance Agreement **CD17SRN**) hereinafter referred to as "SPA", whereby the **COUNTY** agreed to provide up to **One Hundred Sixty Three Thousand and NO/100 Dollars (\$163,000.00)** in Community Development Block Grant (CDBG) funds to **TENANT** for improvements located at 4600 Haines Road, St. Petersburg, Florida 33714; and

WHEREAS, in consideration of the funding referenced above, **TENANT** will perform certain activities and services for the benefit of unaccompanied youth, as further referenced in Section 1 of the Specific Performance Agreement (hereinafter referred to as the "PROJECT").

NOW THEREFORE, the parties hereto agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are incorporated herein.
2. **Property:** The property (Property) subject to this AGREEMENT is 4600 Haines Road, St. Petersburg, Florida 33714, which is further known as:

**HARRIS SCHOOL ADD BLK A, LOTS 1 TO 9 & VAC 16FT ALLEY & UNPLATTED
TRACT ADJ ON E DESC BEG SE COR OF SD LOT 1 BLK A TH N 185.4FT TH SE'LY
322FT(S) ALG S'LY R/W OF HAINES RD TH S 6FT(S) TH W 272FT(S) TO POB**

PARCEL NO. 01/31/16/37080/001/0010

3. **Use Restrictions:** The **TENANT** and **SCHOOL BOARD** covenants and agrees that the property described above shall be used to:
 - a) Provide transitional housing and training for unaccompanied youth.
 - b) The Property use shall not, during the Effective Period defined below, be altered so as to be in conflict with this section.
 - c) The limitation on use provided above shall run with the land until January 14, 2023. In the event the Lease between the **SCHOOL BOARD** and **TENANT** is terminated before this date, **TENANT** shall reimburse the **COUNTY** the CDBG funds used for the Project in accordance with the Reversion of Assets Requirements adopted by the Planning Department of the **COUNTY** which incorporates, and depending on funding amount, may exceed the minimum federal requirements outlined in 24 CFR 570.503(b)(7).
 - d) If **TENANT** or **SCHOOL BOARD** terminate the **SCHOOL BOARD'S** Lease prior to the expiration date the limitation or use will terminate on the same date as the termination of the **SCHOOL BOARD'S** Lease.
 - e) In the event that the **SCHOOL BOARD'S** Lease with the **TENANT** is extended for additional and successive terms, it is the intention of the parties that this AGREEMENT will continue to run concurrently with the term of the **SCHOOL BOARD'S** Lease and shall remain in full force and effect for up to a maximum of eleven (11) years from the effective date of this Agreement in compliance with the **COUNTY'S** Planning Department's Continued Use guidelines.
4. **Sale or Lease Requirements:** **SCHOOL BOARD** covenants and agrees that **SCHOOL BOARD** and **TENANT** will not lease, sublease, assign, convey or encumber the Property without the consent of the County while restrictions provided herein remain in effect.

5. **Default and Remedies:** If **TENANT** defaults in the performance of any obligation under the SPA or alters the use of the Property in a way that no longer conforms to the use specified above, or the terms or conditions herein, the **COUNTY** shall be entitled, in addition to all other remedies provided in law or equity, to require **TENANT** to reimburse to **COUNTY** CDBG funds used for the PROJECT. The amount to be reimbursed to **COUNTY** shall be in accordance with the Reversion of Assets Requirements adopted by the Planning Department of the **COUNTY** which incorporates, and depending on funding amount, may exceed the minimum federal requirements outlined in 24 CFR 570.503(b)(7).
6. **Insurance Requirements:** During the Effective Period defined below, **TENANT** will carry coverage for all damage to the Property identified in Section 2 herein, and will specifically list Pinellas County, a political subdivision of the State of Florida, as a loss payee on the policy (or policies).
7. **SCHOOL BOARD** and **TENANT** as applicable represent and warrant to **COUNTY**:
 - a. **SCHOOL BOARD** and **TENANT** have validly executed this AGREEMENT and the same constitutes the binding obligation of said parties. **SCHOOL BOARD** and **TENANT** have full power, authority and capacity to enter into this AGREEMENT, to carry out their respective obligations as described in the AGREEMENT, and to assume responsibility for compliance with all applicable local, state, and federal rules and regulations.
 - b. To the best of **SCHOOL BOARD'S** or **TENANT'S** knowledge, the making of this AGREEMENT and the **SCHOOL BOARD'S** and **TENANT'S** obligations hereunder:
 - i. will not violate any contractual covenants or restrictions between **SCHOOL BOARD** or **TENANT** and any third party, or affecting the Property;
 - ii. will not conflict with any of the instruments that create or establish authority of the **SCHOOL BOARD** or **TENANT**;
 - iii. will not conflict with any applicable public or private restrictions;
 - iv. do not require any consent or approval of any public or private authority which has not already been obtained; and
 - v. are not threatened with invalidity or unenforceability by any action, proceeding, or investigation, pending or threatened, by or against **SCHOOL BOARD** or **TENANT** without regard to capacity, any person with whom **SCHOOL BOARD** or **TENANT** may jointly or severally liable, or the Property or any part thereof.
 - c. There is no litigation pending or proceeding known or, to the best of **SCHOOL BOARD'S** or **TENANT'S** knowledge, threatened against **SCHOOL BOARD** or **TENANT**, which, if adversely determined, could individually or in the aggregate have an adverse effect on title to or the use and enjoyment or value of the Property, or any portion thereof, or which could in any way interfere with the consummation of this AGREEMENT.
 - d. There is not pending or, to **SCHOOL BOARD'S** or **TENANT'S** best knowledge, threatened against **SCHOOL BOARD** or **TENANT** any case or proceeding or other action in bankruptcy, whether voluntary or otherwise, any assignment for the benefit of creditors, or any petition seeking reorganization, arrangement, composition, readjustment, liquidation, dissolution, or

similar relief for **SCHOOL BOARD** or **TENANT** under any present or future federal, state, or other statute, law, or regulation relating to bankruptcy, insolvency, or relief from debtors.

8. Notices required to be given by this AGREEMENT shall be in writing, by certified mail through the United States Postmaster, with copies to be mailed as set forth below. Required certified mail shall also have return receipt requested, addressed to the persons and places specified for giving notice below. Revisions to the names or addresses of those parties to receive notice may be made by either party by providing notice to the other party as provided herein. This in no way impacts the requirement to provide notice to the Board of County Commissioners and to the County Attorney in the manner outlined above.

Notice shall be forwarded to the following:

For the County:

Mr. Bruce Bussey
Community Development Manager
Community Development Division
Pinellas County Planning Department
310 Court Street
Clearwater, Florida 33756

For the Agency:

Ms. Vicki Sokolik
Founder/Executive Director
Starting Right Now of Pinellas County, LLC
5328 Primrose Lake Circle
Suite A
Tampa, Florida 33647

For the Owner:

Pinellas County Schools
Attn: Deputy Superintendent
301 Fourth Street S.W.
Largo, Florida 33770

With a copy to:

Pinellas County Schools
Real Property Department
11111 South Belcher Road
Largo, Florida 33773-5204

9. The **SCHOOL BOARD**, **TENANT** and **COUNTY** all agree that they have played an equal and reciprocal part in the drafting of this AGREEMENT and, therefore, no provisions of this AGREEMENT shall be construed by any court or other judicial authority against any party hereto because such party is deemed to have drafted or structures such provisions.
10. This AGREEMENT shall be construed, and the rights and obligations of the **COUNTY**, **TENANT** and **SCHOOL BOARD** hereunder shall be determined, in accordance with the laws of the State of Florida. Venue for any litigation pertaining to the subject matter hereof shall be exclusive in Pinellas County, Florida, unless prohibited by law.
11. This AGREEMENT shall be recorded in the Public Records of Pinellas County, Florida, by the **COUNTY** prior to the release of any funds under the SPA. This AGREEMENT shall run concurrent with the Lease and shall be binding on all parties, their heirs, successors, and assigns upon recording. Certified copies of the recorded documents shall be provided to the **SCHOOL BOARD** within ten (10) days of receipt of the recorded AGREEMENT.

12. **Effective Period:** For the purposes of this AGREEMENT, the Effective Period shall commence on the date this AGREEMENT is properly and fully executed and expire on **January 14, 2023**.

IN WITNESS WHEREOF, the **SCHOOL BOARD** and **TENANT** have read and understand the terms set forth and agrees to meet the obligations contained herein by execution of this AGREEMENT, in duplicate, this _____ day of _____ 2018.

(SIGNATURE PAGE/S FOLLOWS)

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed, the day and year first above written. *Note: Two witnesses are required*

ATTEST:

PINELLAS COUNTY, FLORIDA
a political subdivision, by and through its
County Administrator

Witness #1 Signature

By: _____
Mark S. Woodard, County Administrator

Print or Type Name

Date: _____

Witness #2 Signature

Print or Type Name

APPROVED AS TO FORM
OFFICE OF COUNTY ATTORNEY

By: _____
Chelsea D. Hardy, Assistant County Attorney

ATTEST:

TENANT: Starting Right Now of Pinellas County, LLC.
a Florida limited liability company

Witness #1 Signature

By: _____
Signature

Print or Type Name

Name/Title

Witness #2 Signature

Date: _____, 2018

Print or Type Name

STATE OF FLORIDA)

COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this ____ day of _____, 2018 by _____ on behalf of the Agency. He/she is personally known to me or has produced _____ as identification and did/did not take an oath.

Signature

(NOTARY STAMP/SEAL ABOVE)

Name of Notary, typed, printed or stamped

(SIGNATURE PAGE/S FOLLOWS)

ATTEST:

The School Board of Pinellas County, Florida

By: _____

By: _____

Name of Authorized Executor

Print or Type Name

Title

Date: _____, 2018

Approved as to Form:

Office of School Board Attorney

SAMPLE

ATTACHMENT D
INSURANCE REQUIREMENTS

The following insurance requirements are included in this agreement:

The AGENCY shall obtain and maintain at all times during its performance of the Agreement, insurance of the types and in the amounts set forth. All insurance policies shall be from responsible companies duly authorized to do business in the State of Florida and have an AM Best rating of A- VIII or better. Within ten (10) calendar days of executed Agreement, the AGENCY shall provide the COUNTY with properly executed and approved Certificates of Insurance to evidence compliance with the insurance requirements of the agreement. The Certificate(s) of Insurance shall be signed by authorized representatives of the insurance companies shown on the Certificate(s). A copy of the endorsement(s) referenced in paragraph three (3) for Additional Insured shall be attached to the certificate(s).

No Services shall commence under this agreement unless and until the required Certificate(s) of Insurance are received and approved by the COUNTY. Approval by the COUNTY of any Certificate of Insurance does not constitute verification by the COUNTY that the insurance requirements have been satisfied or that the insurance policy shown on the Certificate of Insurance is in compliance with the requirements of the Agreement. COUNTY reserves the right to require a certified copy of the entire insurance policy, including endorsements, at any time during the Agreement period.

If any insurance provided pursuant to the Agreement expires prior to the expiration of the Agreement, renewal Certificates of Insurance and endorsements shall be furnished by the AGENCY to the COUNTY at least thirty (30) days prior to the expiration date.

AGENCY shall also notify COUNTY within twenty-four (24) hours after receipt, of any notices of expiration, cancellation, nonrenewal or adverse material change in coverage received by said AGENCY from its insurer. Notice shall be given by certified mail to: Pinellas COUNTY Risk Management Department, 400 South Fort Harrison Ave., Clearwater, Florida 33756; and nothing contained herein shall absolve AGENCY of this requirement to provide notice.

Should the AGENCY, at any time, not maintain the insurance coverages required herein, the COUNTY may terminate the Agreement, or at its sole discretion may purchase such coverages necessary for the protection of the COUNTY and charge the AGENCY for such purchase. The COUNTY shall be under no obligation to purchase such insurance, nor shall it be responsible for the coverages purchased or the insurance company or companies used. The decision of the COUNTY to purchase such insurance shall in no way be construed to be a waiver of any of its rights under the Agreement.

The COUNTY reserves the right, but not the duty, to review and request a copy of the AGENCY's most recent annual report or audited financial statement when a self-insured retention (SIR) or deductible exceeds \$50,000.

Each insurance policy shall include the following terms and/or conditions in the policy:

- (1) The Named Insured on the Certificate of Insurance must match the entity's name that is signing the Agreement.
- (2) Companies issuing the insurance policy, or policies, shall have no recourse against COUNTY for payment of premiums or assessments for any deductibles which all are at the sole responsibility and risk of the AGENCY.
- (3) The term "COUNTY", or "Pinellas COUNTY" shall include all Authorities, Boards, Bureaus, Commissions, Divisions, Departments and Constitutional offices of COUNTY and individual members, employees thereof in their official capacities, and/or while acting on behalf of Pinellas COUNTY.
- (4) The policy clause "Other Insurance" shall not apply to any insurance coverage currently held by COUNTY or any such future coverage, or to COUNTY's Self-Insured Retentions of whatever nature.
- (5) All policies shall be written on a primary, non-contributory basis.
- (6) Any certificate of insurance evidencing coverage provided by a leasing company for either Workers Compensation or Commercial General Liability shall have a list of covered employees certified by the leasing company attached to the Certificate of Insurance. The COUNTY shall have the right, but not the obligation to determine that the AGENCY is only using employees named on such list to perform work for the COUNTY. Should employees not named be utilized by AGENCY, the COUNTY, at its option may stop work without penalty to the COUNTY until proof of coverage or removal of the employee by the AGENCY occurs, or alternatively find the AGENCY to be in default and take such other protective measures as necessary.
- (7) Insurance policies, other than Professional Liability, shall include waivers of subrogation in favor of Pinellas COUNTY from the AGENCY.
- (8) The insurance requirements for this Agreement, which shall remain in effect throughout its duration are as follows:

(A) Workers' Compensation Insurance

| Limit | Florida Statutory |
|----------------------------|-------------------|
| Employers Liability Limits | |
| Per Employee | \$500,000 |
| Per Employee disease | \$500,000 |
| Policy Limit Disease | \$500,000 |

(B) Commercial General Liability Insurance including, but not limited to, Independent Contractor, Contractual Liability Premises/Operations, Products/Completed Operation and Personal Injury. There shall be no exclusion for physical abuse or sexual abuse.

Limits

| | |
|---|--------------|
| General Aggregate | \$ 2,000,000 |
| Products/Completed Operations Aggregate | \$2,000,000 |
| Personal Injury and Advertising Injury | \$1,000,000 |
| Each Occurrence | \$1,000,000 |

(C) Business Automobile or Trucker's/Garage Liability Insurance covering owned, hired, and non-owned vehicles including loading and unloading coverage. If the vendor does not own any vehicles, then evidence of Hired and Non-owned coverage under Commercial General Liability is sufficient. Coverage shall be on an "occurrence" basis. Insurance is to include coverage for loading and unloading hazards, unless vendor can show that this coverage exists under the Commercial General Liability policy.

Limit

| | |
|------------------------------------|-------------|
| Combined Single Limit Per Accident | \$1,000,000 |
|------------------------------------|-------------|

(D) Property Insurance AGENCY is required to provide an evidence of property coverage covering the improvements and betterments in an amount of \$160,000 or more for the duration of the agreement. Property coverage form is special form including wind perils. Evidence of coverage must name Pinellas County as loss payee.

Attachment E



**PINELLAS COUNTY PLANNING DEPARTMENT
 COMMUNITY DEVELOPMENT DIVISION
 440 COURT STREET, 2ND FLOOR, CLEARWATER, FL 33756
 ATTENTION: MARCELLA FAUCETTE**

AGREEMENT MODIFICATION REQUEST
For budget allocation, or contract language changes.
Submit three (3) originals.

| | | | |
|----------------------|--|------------------------|--|
| Authorized Official: | | Date of Request: | |
| Agency Name: | | Effective Date: | |
| Address: | | Modification Number: | |
| | | | |
| Budget Change: | Yes <input type="checkbox"/> No <input type="checkbox"/> | Contract Name/ Number: | |

A. REQUESTED MODIFICATION (reference appropriate agreement section) why is this change needed and what will be impacted by this change?

| |
|--|
| <p><i>Why change is needed, what will be impacted</i></p> <p><i>Revised SPA Sections – New language</i></p> |
|--|

B. BUDGET MODIFICATION: N/A

PROVIDER AGENCY:

PINELLAS COUNTY GOVERNMENT:

Authorized By: _____

Verified By: _____

Name/Title

Carol R. Vincent, Director, Planning Department

Name/Title

Date: _____

Date: _____

BCC Approval Required: Yes No

Approved By County Attorney:

BCC Approval Date: _____

Name: Chelsea Hardy, Assistant County Attorney

Effective Date: _____

Date: _____

**ATTACHMENT F
FEDERAL PROGRAM REQUIREMENTS**

| Requirements | Federal Regulations | Other References |
|--|---|--|
| 1. Federal Labor Standards <ul style="list-style-type: none"> - Davis-Bacon - Copeland Act (Anti-kickback) - Contract Work Hours and Safety Standards | 24 CFR 570.603; 29 CFR Parts 1, 3, and 5 | Section 110, Housing & Community Development Act of 1974 (HCDA); 40 U.S.C. 276a-276a-5; 40 U.S.C. 276c; 40 U.S.C. 327 <i>et seq.</i> |
| 2. Equal Employment Opportunity | 24 CFR 570.601-602, 24 CFR 570.067, 41 CFR 60 | Executive Orders 11246 and 12086, 12 U.S.C. 1701u |
| 3. List of Debarred or Ineligible Contractors | 24 CFR 570.609, 24 CFR 24 | |
| 4. Non-Discrimination | 24 CFR Part 8, 24 CFR 570.601, 24 CFR 570.602 | Section 504 of Rehab. Act of 1973, Americans with Disabilities Act of 1990, Exec. Order 11063 |
| 5. Fire Safety Codes | | Local |
| 6. Building, Housing, and Zoning Codes; Housing Quality Standards | 24 CFR 570.208(b)(1)(iv) and (b)(2) | Local |
| 7. Lead-Based Paint | 24 CFR 570.608, 24 CFR 35 | 42 U.S.C 4821 <i>et seq.</i> |
| 8. Lump Sum Drawdowns | 24 CFR 570.513 | |
| 9. Environmental/Historic Preservation/National Environmental Policy Act/Flood Insurance Requirements <ul style="list-style-type: none"> - Siting Near Airports and Coastal Barrier Resources - Fish and Wildlife Protection - Flood Plain - National Historic Preservation - Noise Abatement & Control - Wetlands - Air Quality - Coastal Zones - Endangered Species - Thermal/Explosive Hazards - Flood Insurance | 24 CFR 570.503(b)(5)(i) 24 CFR 570.604, 570.202, 24 CFR 58 Ref. At 24 CFR 58.6 See reference at 24.CFR 58.5570.605, 58.6 | Sec. 104(g), HCDA 42 U.S.C 4001 <i>et seq.</i> |
| 10. Relocation, Real Property Acquisition, and One-For-One Housing Replacement <ul style="list-style-type: none"> - Uniform Relocation Act - Residential anti-displacement and relocation assistance - One-for-One Replacement | 24 CFR 570.201(i), 570.606, 49 CFR 24, 24 CFR 570.606(c)(1) | Sect. 104(d) and 105(a)(11)of HCDA, www.hud.gov/relocation |
| 11. Definition of Computation of Units of Services | 24 CFR 570.503(b)(1) | IDIS instructions |
| 12. Section 108 Loan Guarantees | 24 CFR 570.700-570.709 | Sec. 108 of HCDA |
| 13. Applicable Credits | | A-87 |

Attachment G



Community Development Division
Pinellas County Planning Department
440 Court Street, 2nd Floor
Clearwater, Florida 33756
Phone: 727-464-8210 Fax: 727-464-8254

2017-2018
CDBG ACTIVITY
PERFORMANCE REPORT
For Low/Moderate Benefit Activities
Collecting Income Data

Name of Agency: _____
Agency Address: _____
Name of Project: _____
Site Address: _____
Contract Number: _____ Date: _____

Collecting data needed to complete this report:

In order to complete this form, you will need to collect certain data for each family served (a single person is considered a one-person family). A family is defined as persons living in the same household who are related by blood, marriage or adoption. The data needed is:

- Total number of persons in the family (can be one person)
- Race/ethnicity of each family member (see number 4 on next page)
- Income of each family (total income of all family members)
- Whether the family is headed by a female

Maintain the above data in your files to document your report.

Completing the report:

When the activity is complete, fill out the following report and return to your project manager at Pinellas County Planning Department.

1. Approximate date which the grant funded portion of the activity began to assist persons:

2. End of reporting period (date): _____

3. Total number of persons served by this activity (all persons, not just low- and moderate-income). _____
4. Please tabulate race/ethnicity information collected on the number of persons served and report as follows:

| Race | # Total | # Hispanic |
|---|---------|------------|
| White | _____ | _____ |
| Black/African American | _____ | _____ |
| Asian | _____ | _____ |
| American Indian/Alaskan Native | _____ | _____ |
| Native Hawaiian/Other Pacific Islander | _____ | _____ |
| American Indian/Alaskan Native <i>and</i> White | _____ | _____ |
| Asian <i>and</i> White | _____ | _____ |
| Black/African American <i>and</i> White | _____ | _____ |
| American Indian/Alaskan Native <i>and</i> Black/African American | _____ | _____ |
| Other Multi-Racial | _____ | _____ |
| TOTAL* | _____ | _____ |

** In the # Total column, count total served for each race. Then of the number served in that race, indicate in the # Hispanic column, how many of the # Total were Hispanic. Total of # Total column should be the same number as that reported in # 3.*

5. Number of female-headed households served/assisted by the activity. _____

In completing the sections below, count all persons who are members of very low-, low-, moderate-income and non-low moderate-income families. The income of all family members and the size of the family are used to determine if the family members fall into these categories. Income chart available upon request.

6. Number of persons served/assisted by the activity that fall within the non-low moderate- income group, over 80%. _____
7. Number of persons served/assisted by the activity that fall within the moderate- income group, 51% - 80%.

8. Number of persons served/assisted by the activity that fall within the low- income group, 31% - 50%.

9. Number of persons served/assisted by the activity that fall within the very low income group, up to 30%.

Person completing report: _____

Title and phone number: _____

If there are any questions in completing this reporting form, please contact your project manager in the Community Development Division of the Planning Department at 464-8210. Thank you.