

Lealman Community Campus

Agreement

THIS AGREEMENT (hereinafter “Agreement”) is entered into on this the 29 day of June, 2018, by and between Pinellas County, a political subdivision of the State of Florida, with an address of 315 Court Street, Clearwater, Florida 33756 (hereinafter “County”), and the Lealman Community District Services, Inc., a corporation organized under the laws of the State of Florida, with an address of 3755 46th Avenue North, St. Petersburg, Florida 33714 (hereinafter “LCDS”), jointly referred to as the “Parties.”

WITNESSETH:

WHEREAS, pursuant to Resolution 15-62 passed on June 23, 2015, the County determined that conditions of slum and/or blight, as defined by Chapter 163, Part III, Florida Statutes exist in the Lealman community, and approved the creation of the Lealman Community Redevelopment Area (Lealman CRA); and

WHEREAS, pursuant to Resolution 16-40, and as amended by Resolution 17-36, the County adopted the Lealman Community Redevelopment Area Plan (the “Plan”) to eliminate such conditions of slum and/or blight; and

WHEREAS, the Plan identifies a need for additional community services in the Lealman CRA; and

WHEREAS, in conformance with and in furtherance of the Plan, the County began negotiations to purchase the property located at 5175 45th Street North, St. Petersburg, Pinellas County Florida, 33714-2266 (the “Property”) to establish a community center within the Lealman CRA to provide such community services; and

WHEREAS, the State allocated two million dollars (\$2,000,000.00) to LCDS from the State General Revenue Fund to the Department of Economic Opportunity to fund a community center in Lealman as described in Project Appropriations Request # 0917; and

WHEREAS, the County entered into a contract to purchase the Property on October 31, 2017, as amended November 13, 2017, for a purchase price of eleven million dollars (\$11,000,000.00); and

WHEREAS, the County obtained the Property via Special Warranty Deed on January 29, 2018, as recorded in Pinellas County Official Records Book 19923, Pages 97-101, attached hereto and made a part hereof as Exhibit A; and

WHEREAS, the County is currently utilizing the Property as a community center (“Lealman Community Campus”) and is actively seeking tenants to provide additional community services within the Lealman CRA; and

WHEREAS, the State funding appropriated pursuant to Appropriations Project Request #0917 must be allocated by June 29, 2018; and

WHEREAS, in an effort to consolidate resources and facilitate the full operation of the Lealman Community Campus, the Parties have determined that the funds are best utilized toward the purchase price of the Lealman Community Campus, and the State has determined that said funds be utilized toward the purchase price is appropriate; and

WHEREAS, the County intends on completing the projects outlined in Exhibit B with projects numbered 1 through 3 completed projects, numbers 4 through 14 as projects to be implemented and completed by December 31st, 2018, and projects numbered 15 through 18 as projects to be implemented and completed by September 30th, 2019, and will provide LCDS with a quarterly status reports within 30 days of the end of each quarter in the County's fiscal year to include a financial report, projects status, cost overrun or savings; and

WHEREAS the County agrees to provide advance notice of any project delays, timeline extensions, and or variances of expenses that exceed 5% of the listed project estimates outlined in Exhibit B for LCDS Board approval.

WHEREAS, LCDS agrees to authorize County to be the agent to receive the State funding appropriated pursuant to Appropriations Project Request #0917.

NOW THEREFORE, the Parties hereby agree as follows:

1. Recitals

The above recitals are true and accurate and are hereby incorporated by reference.

2. LCDS Commitment

LCDS hereby authorizes the County to be the agent to receive the State funding appropriated pursuant to Appropriations Project Request #0917.

3. County Commitment

County shall utilize the \$2,000,000.00 toward the purchase price of the Lealman Community Campus. Additionally, it is the County's intent to complete the projects as outlined in Exhibit B.

4. Funding

In the unlikely event that the State of Florida does not allocate the funding described herein to County, this Agreement shall be null and void and neither party shall be liable or have an obligation to perform hereunder.

5. Requirements Applicable to the Purchase of or Improvements to Real Property

In accordance with s. 287.05805, F.S., if funding provided under this Agreement is used for the purchase of or improvements to real property, County shall grant the State of Florida

Department of Economic Opportunity a security interest in the Property in the amount of the funding provided by this Agreement for the purchase of or improvements to the real property for five years from the date of purchase or the completion of the improvements or as further required by law.

6. Governing Law

This Agreement shall be governed by the laws of the State of Florida. Venue shall be in Pinellas County, Florida.

7. Entire Agreement

This Agreement represents the entire written agreement between the Parties and supersedes all prior communications and proposals, whether oral or written, between the Parties with respect to this Agreement.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed on the day and year first above written and as documented below.

PINELLAS COUNTY, FLORIDA ("County")
By and through its County Administrator, on behalf of its
Board of County Commissioners


By: 
Mark S. Woodard, County Administrator

Date: June 29, 2018

APPROVED AS TO FORM

By: 
Office of the County Attorney

LEALMAN COMMUNITY DISTRICT SERVICES, INC. ("LCDS")

By: 
Daniel J. Mineo, Executive Director

Date: 6/28/18

EXHIBIT A

EXECUTED PURCHASE CONTRACT

EXHIBIT A
EXECUTED PURCHASE CONTRACT

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**EXHIBIT B
PROJECTS LIST**

PINELLAS COUNTY BOCC-LEALMAN COMMUNITY DISTRICT SERVICES, INC. PARTNERSHIP-PROJECTS SPENDING PLAN				
COMPLETED PROJECTS				
#	PROJECT LOCATION	PROJECT	DETAILS	Budget
1	LEALMAN CAMPUS	BTS INFRASTRUCTURE & COMPUTER LAB	INSTALLATION OF INTERNET TECHNOLOGY INFRASTRUCTURE INCLUDING 17 STATION COMPUTER LAB BUILDOUT	\$ 226,097
2	LEALMAN CAMPUS	CARPETING	INTERIOR COMMUNITY CAMPUS RENOVATIONS	\$ 55,618
3	LEALMAN CAMPUS	PAINTING	INTERIOR COMMUNITY CAMPUS RENOVATIONS	\$ 83,805
2018 PROJECTS				
#	PROJECT LOCATION	PROJECT	DETAILS	Budget
4	LEALMAN ASIAN NEIGHBORHOOD FAMILY CTR	FACILITIES IMPROVEMENTS	FIXTURES, APPLIANCES, SECURITY, AND ENHANCEMENTS	\$ 10,000
5	PINELLAS PAL	ELECTRICAL IMPROVEMENTS	BASKETBALL COURT AND MULTIPURPOSE FIELD	\$ 15,000
6	LEALMAN COMMUNITY DISTRICT SERVICES, INC.	SIGNAGE AND RECOGNITION	SIGNAGE	\$ 5,000
7	JOE'S CREEK PARK	INCLUSIVE PLAYGROUNDS (2-5 YO & 5-12 YO)	LAND PREPERATION, PLAY SYSTEMS, POURED IN PLACE RUBBER SURFACING EQUIPMENT, INCLUDING INSTALLATION	\$ 189,228
8	JOE'S CREEK PARK	CHALLENGE COURSE (YOUTH & ADULT)	LAND PREPERATION, COURSE EQUIPMENT AND ARTIFICIAL TURF, INCLUDING INSTALLATION	\$ 172,499
9	JOE'S CREEK PARK	PUBLIC RESTROOM FACILITY	LOCATED TO SERVE PLAYGROUNDS, CHALLENGE COURSE AND COURTS	\$ 100,000
10	JOE'S CREEK PARK	PARK TREE PROGRAM	TREE/LANDSCAPE CONTRIBUTION; TREE SPECIES TBD (#40-\$200/TREE)	\$ 20,000
11	LEALMAN CAMPUS	OUTDOOR BASKETBALL & TENNIS COURT	RESURFACING AND EQUIPMENT REPLACEMENT, INCLUDING INSTALLATION	\$ 47,400
12	LEALMAN CAMPUS	COURT YARD OPEN SPACE	COURT YARD GROUNDS IMPROVEMENTS (TURF)	\$ 43,400
13	LEALMAN CAMPUS	GYMNASIUM INDOOR COURT FLOOR REPLACEMENT	WOOD FLOOR REPLACEMENT	\$ 112,500
14	LEALMAN CAMPUS	SWTMD STORMWATER REPAIRS	STORMWATER DEFICIENCY AND CAPACITY REPAIRS (INSPECTIONS, PERMITTING, AND REPAIRS)	\$ 29,110
ONGOING/ 2019 PROJECTS				
#	PROJECT LOCATION	PROJECT	DETAILS	Budget
15	LEALMAN CAMPUS	GYMNASIUM LOCKER ROOM RENOVATION	RENOVATION OF EXISTING MENS AND WOMENS LOCKER ROOMS INCLUDING CONSTRUCTION OF NEW SHOWER FACILITIES	\$ 100,000
16	JOE'S CREEK PARK	MULTI-PURPOSE FIELD	YOUTH SPORTS	\$ 100,000
17	JOE'S CREEK PARK	MULTI-PURPOSE OVAL AND DOG OFF LEASH AREA	WATER AND PARKING INFRASTRUCTURE, FENCING, SHADE STRUCTURE AND AMMENITIES (BENCHES, WASTE STATIONS, ETC.), INCLUDING INSTALLATION	\$ 300,000
18	LEALMAN CAMPUS	PEDESTRIAN ACCESS IMPROVEMENTS	INSTALLATION OF NEW PEDESTRIAN WALKWAYS AND ACCESS POINTS BETWEEN CAMPUS FACILITIES AND JOE'S CREEK PARK	\$ 100,000
	PROJECT LOCATION	PROJECT	DETAILS	Budget
	LEALMAN CAMPUS	CAMPUS PURCHASE	PURCHASE PRICE BUY DOWN	\$ 210,000
	LEALMAN CAMPUS/JOE'S CREEK PARK	PROJECT CONTINGENCY FUND	PROJECT CHANGE ORDERS, COMPLIANCE, PERMITTING, ETC.	\$ 80,342
TOTAL BUDGET				\$ 2,000,000