



# Pinellas County

## Staff Report

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File #: 23-0711D, Version: 1

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### **Subject:**

First Amendment to the Community Development Block Grant Program Subaward Specific Performance and Land Use Restriction Agreement with Lighthouse of Pinellas, Inc., for Community Development Block Grant funded facility renovations.

### **Recommended Action:**

Approval and execution by the County Administrator of the First Amendment to the Community Development Block Grant (CDBG) Program Subaward Specific Performance and Land Use Restriction Agreement (First Amendment) with Lighthouse of Pinellas, Inc. (Lighthouse), for CDBG funded facility renovations.

- This First Amendment increases the CDBG funding amount by \$20,852.00 to cover the costs related to project description changes and higher than anticipated bids. The total CDBG investment is \$460,852.00.
- This First Amendment amends the project description to include a portion of the costs of architectural fees for the project.
- This First Amendment extends the term of Agreement CD22LH nine (9) months to June 30, 2024, to provide additional time for project completion, and extends the term of the Restricted Period nine (9) months, to July 1, 2044, restricting the use of the property to serving low- and moderate-income blind or visually impaired individuals.
- This First Amendment increases the amount of required property insurance coverage Lighthouse must carry through the term of the Agreement.
- On September 22, 2022, the County provided CDBG funding to Lighthouse for renovation costs to include functionality and safety improvements to classrooms, bathrooms, client areas, and the teen business production area and replacing flooring, lighting, and reconfiguring the auditorium at the Lighthouse facility located at 6925 - 112<sup>th</sup> Circle North, Largo, Florida 33733, benefitting approximately 316 blind or visually impaired individuals.
- The funding for this agreement is consistent with FY24 Tentative Budget within Community Development Grant Fund.

### **Strategic Plan:**

Ensure Public Health, Safety, and Welfare

2.1 Provide planning, coordination, prevention, and protective services to ensure a safe and secure community

Foster Continual Economic Growth and Vitality

4.2 Invest in communities that need the most

Deliver First Class Services to the Public and Our Customers

## 5.1 Maximize partner relationships and public outreach

### **Summary:**

This First Amendment to the CDBG Program Subaward Specific Performance and Land Use Agreement CD22LH provides an additional \$20,852.00 in CDBG funding, increasing the total CDBG investment to \$460,852.00; modifies the scope of the project description; extends the term of the Agreement nine (9) months to allow for project completion; extends the term of the Restricted Period nine (9) months; and increases the required insurance coverage.

The original cost for the project was \$440,000.00, with funding being provided by the County for facility improvements including functionality and safety improvements to classrooms, bathrooms, client areas, and the teen business production area and replacing flooring, lighting, and reconfiguring the auditorium. The bids for the project, which did not include architectural fees, came in higher than anticipated and Lighthouse has requested additional funding to cover the \$20,852.00 need to complete the project and cover the remaining architectural fees.

The Agreement requires that performance be completed by September 30, 2023. Lighthouse is unable to complete the project on or before the expiration date. It is necessary to extend the term of the Agreement nine (9) months to June 30, 2024, to allow time for project completion.

As a result of the term extension, it is necessary to extend the term of the Restricted Period nine (9) months, to July 1, 2024, restricting the use of the property to serving low- and moderate-income blind visually impaired individuals.

As a result of the additional funding being provided, it is necessary to increase the amount of insurance Lighthouse must carry on the property to the amount of the total CDBG investment.

### **Background/Explanation:**

On July 19, 2022, the Board executed Resolution No. 22-60, which approved the 2022-2023 (FY23) Action Plan. The Lighthouse of Pinellas Facility Renovations Project was approved as a facility rehabilitation activity in the Action Plan.

On September 22, 2022, the County Administrator executed CDBG Agreement CD22LH, as recorded in Official Records Book 22210, Page(s) 120 -148, providing CDBG funding for facility renovations to include functionality and safety improvements to classrooms, bathrooms, client areas, and the teen business production area, and replacing flooring, lighting, and reconfiguring the auditorium at the facility located at 6925 - 112th Circle North, Largo, Florida 33733, benefitting approximately 316 blind or visually impaired individuals. The Agreement was effective October 1, 2022, through September 30, 2023, with the land use restriction expiring on October 1, 2024.

### **Fiscal Impact:**

The total amount of funding for this agreement is not to exceed \$460,852.00 during the term of the Agreement. Funding for this Agreement is consistent with the County's FY23 Adopted Budget and is included in the County's FY24 Tentative Budget for CDBG funds.

### **Delegated Authority:**

Authority for the County Administrator to sign this Agreement is granted under Code Section 2-62 (a) (1) and Resolution No. 22-60.

**Staff Member Responsible:**

Carol Stricklin, Director, Housing and Community Development

**Partners:**

Lighthouse of Pinellas, Inc.

U.S. Department of Housing and Urban Development

**Attachments:**

First Amendment to the Community Development Block Grant Program Subaward Specific Performance and Land Use Restriction Agreement

Community Development Block Grant Program Subaward Specific Performance and Use Restriction Agreement, September 22, 2022

Agency Request

Project Location Map

Resolution No. 22-60