



# Pinellas County

## Staff Report

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File #: 23-0642D, Version: 1

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### **Subject:**

First Amendment to the Community Development Block Grant Program Subaward Specific Performance and Use Restriction Agreement with WestCare GulfCoast - Florida, Inc., for A Turning Point Emergency Shelter facility rehabilitation.

### **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 Use Restriction Agreement (First Amendment) with WestCare GulfCoast - Florida, Inc. (WestCare), for A Turning Point Emergency Shelter (Turning Point) facility rehabilitation.

- This First Amendment extends the term of Agreement CD21WCTP2 six (6) months to March 31, 2024, to provide additional time for project completion, and extends the term of the Restricted Period six (6) months, to April 1, 2024, restricting the use of the property as an emergency shelter to homeless individuals with substance abuse issues.
- The funding amount, not to exceed \$310,982.00 during the term of the Agreement, remains unchanged.
- On May 9, 2023, the County provided CDBG funding to WestCare for rehabilitation costs to include the installation of a commercial grade emergency generator, renovation of bath and shower rooms, and the replacement of windows, at WestCare's Turning Point emergency shelter facility, located at 1801-5<sup>th</sup> Avenue North, St. Petersburg, FL 33713, benefitting approximately 950 homeless persons with substance abuse issues.

### **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 Agreement CD21WCTP2 extends the term of the Agreement six (6) months to allow for project completion and extends the term of the Restricted Period.

The Agreement requires that performance be completed by September 30, 2023. WestCare is unable to complete the project on or before the expiration date. It is necessary to extend the term of the Agreement six (6) months to March 31, 2024, as additional time is required for project completion. As a result of the term extension, it is necessary to extend the term of the Restricted Period six (6) months to April 1, 2043, restricting the use of the property as an emergency shelter to homeless individuals with substance abuse issues.

**Background/Explanation:**

On July 13, 2021, the Board of County Commissioners (Board) executed Resolution No. 21-47, which approved the 2021-2022 (FY22) Action Plan. The WestCare Turning Point Facility Rehabilitation Project was approved as a facility rehabilitation activity in the Action Plan.

On August 22, 2022, the County Administrator executed CDBG Agreement CD21WCTP, as recorded in Official Records Book 22194, Page(s) 904-937, providing a maximum of \$207,234.00 in CDBG funding to WestCare for the Turning Point Facility Rehabilitation Project.

On September 1, 2022, WestCare executed a Declaration of Restrictions, as recorded in Official Records Book 22194, Page(s) 938-941, restricting the use of the property as an emergency shelter for homeless individuals.

Due to bid delays, WestCare was not able to complete the project on or before the expiration date and First Amendment Agreement CD21WCTP expired on December 31, 2022.

Bids for the WestCare Turning Point Facility Rehabilitation Project came in higher than anticipated and WestCare requested an additional \$103,748.00 in CDBG funding to complete the project.

On May 9, 2023, the Board executed CDBG Agreement CD21WCTP2, as recorded in Official Records Book 22441, Page(s) 2441-2474, providing \$310,982.00 of CDBG funding for rehabilitation improvements including the installation of a commercial grade emergency generator, renovation of bath and shower rooms, and the replacement of windows, at WestCare's Turning Point emergency shelter facility, located at 1801-5th Avenue North, St. Petersburg, FL 33713, benefitting approximately 950 homeless persons with substance abuse issues.

**Fiscal Impact:**

There is no fiscal impact. The total amount of funding for this agreement is not to exceed \$310,982.00 during the term of the Agreement. Funding for this Agreement is consistent with the County's Fiscal Year 2023 (FY23) Adopted Budget and is included in the County's Fiscal Year 2024 (FY24) Budget Request 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.21-47

**Staff Member Responsible:**

Carol Stricklin, Director, Housing and Community Development

**Partners:**

WestCare GulfCoast - Florida, Inc.

U.S. Department of Housing and Urban Development

**Attachments:**

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

Community Development Block Grant Subaward Specific Performance and Use Restriction Agreement, May 9, 2023

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

Project Location Map

Resolution No. 21-47