



# Pinellas County

## Staff Report

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File #: 21-2180A, Version: 1

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### **Subject:**

Form 4A Disclosure of Business Transaction, Relationship, or Interest by a two-third's vote and award of bid to Island Way Property Services, LLC for cyclical maintenance and to the Florida Dream Center for optional services to maintain alleys located within the Lealman Community Redevelopment Area.

### **Recommended Action:**

Recommendation to waive the Florida Dream Center's conflict of interest by a two-third's vote based on the disclosure of the relationship in the attached Form 4A Disclosure of Business Transaction, Relationship, or Interest. It is further recommended the Board of County Commissioners (Board) award of bid and execution of the agreements with Island Way Property Services, LLC for cyclical maintenance and to the Florida Dream Center for optional services to maintain alleys located within the Community Redevelopment Area (CRA).

- Award of bid to Island Way Property Services, LLC in the amount of \$56,070.00 for cyclical maintenance and to the Florida Dream Center in the amount of \$63,855.00 for optional services on an as needed basis to maintain one hundred and seventy-six alleys located within the Lealman CRA.
- It is further recommended that the Board waive Florida Dream Center's conflict of interest by a two-third's vote based on the disclosure of the relationship in the attached Form 4A Disclosure of Business Transaction, Relationship, or Interest.
  - a.) Steven Cleveland is the Executive Director of the Florida Dream Center and is currently serving on the Lealman Community Redevelopment Agency Advisory Committee, appointed by the Board. The Florida Dream Center bid on and was determined to be the lowest bidder for optional services and is recommended for award of a twelve-month contract in the amount of \$63,855.00 for landscape related services for alleys in the Lealman CRA.
  - b.) Subsequently, it was determined that Steven Cleveland in his roles as Executive Director of the Florida Dream Center and a Lealman Community Redevelopment Agency Advisory Committee Member conflicted with the provisions of Section 112.313 (7), Florida Statutes in regard to a public officer of an agency having an employment or contractual relationship with any business entity which is doing business with the agency in which he is an officer.
  - c.) Section 112.313(12), Florida Statutes, states: "The requirements of subsections (3) and (7) as they pertain to persons serving on advisory boards may be waived in a particular instance by the body which appointed the person to the advisory board, upon a full disclosure of the transaction or relationship to the appointing body prior to the waiver and an affirmative vote in favor of waiver by two-thirds vote of that body." Therefore, the Board may waive Steven Cleveland's conflict by a two-third's vote based on the disclosure of the relationship in the attached Form 4A Disclosure of Business Transaction, Relationship, or Interest.

- On November 10, 2021 the County issued a competitive solicitation for Lealman CRA Alley Maintenance. Three responsive bids were received.

Contract No. 22-0110-B(PW) in the amount of \$119,925.00, effective for twelve months; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

**Strategic Plan:**

Practice Superior Environmental Stewardship

3.2 Preserve and manage environmental lands, beaches, parks, and historical assets

Foster Continual Economic Growth and Vitality

4.2 Invest in communities that need the most

4.3 Catalyze redevelopment through planning and regulatory programs

**Summary:**

Recommend the Board of County Commissioners waive Florida Dream Center's (Steven Cleveland, Executive Director) conflict of interest by a two-third's vote based on the disclosure of the relationship in the attached Form 4A Disclosure of Business Transaction, Relationship or Interest. It is further recommended, following approval of the waiver, award of bid and execution of the agreements with Island Way Property Services, LLC for Cyclical Maintenance and to Florida Dream Center for Optional Services to maintain alleys located within the Community Redevelopment Area (CRA).

**Background Information:**

On November 10, 2021 the County issued a competitive solicitation for Lealman Community Redevelopment Area (CRA) Alley Maintenance. Three (3) responsive bids were received.

In 2021 the County and the Pinellas County Community Redevelopment Agency analyzed the alleyway network in the Lealman CRA. Based on the field inventory observations, alleyways were assigned an existing condition of clear, semi-obstructed, and completely obstructed. Of the one hundred and seventy-six (176) total alleyways in the CRA, there were ninety-four (94) or 53% alleyways assigned as clear. The clear designation was based on observations that the alleyway is already in use, and with no major obstructions. There are fifty-one (51) or 29% alleyways classified as semi-obstructed. The semi-obstructed designation was based on observations of overgrown landscaping/vegetation, presence of garbage or debris, and structures (fences, vehicles, landscaping) blocking alleyway access. There were thirty-one (31) or 18% alleyways classified as completely obstructed. The completely obstructed designation was based on observations of overgrown landscaping/vegetation, major presence of garbage or debris, and structures (buildings, utilities, fences, vehicles) blocking alleyway access. The awarded vendors will maintain all one hundred and seventy-six (176) alleys located within the CRA.

**Fiscal Impact:**

The request for \$119,925.00 is consistent with the FY22 Adopted Budget. The request is consistent with the Lealman CRA budget criteria for projects related to site improvements within the Lealman CRA. The funds will be paid out of the Countywide portion of the Tax Incremental Financing (TIF) revenues for the Lealman CRA. It is estimated that \$100,000.00 will be expensed in FY22 and remaining \$19,925.00 in FY23.

**Staff Member Responsible:**

Christopher Moore, Assistant to the County Administrator, County Administration  
Merry Celeste, Division Director, Purchasing & Risk, Administrative Services  
Joe Lauro, Director, Administrative Services

**Partners:**

N/A

**Attachments:**

Form 4A Disclosure of Business Transaction, Relationship or Interest  
Agreements