



Pinellas County

Staff Report

File #: 21-246D, Version: 1

Subject:

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

Recommended Action:

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

- On September 29, 2020, the County provided \$350,000.00 in CDBG funding for renovations including upgrades to the facility's kitchens and bathrooms, plumbing and electrical systems, and replacing integral structural kitchen appliances (i.e. refrigerator, stove, dishwasher) located at 6925 112th Circle North, Largo, Florida 33733.
- This First Amendment revises the scope of the project to include costs associated with architectural fees.
- This First Amendment extends the term of the Agreement three months to December 31, 2021, providing additional time for completion of improvements at the facility.
- This First Amendment extends the term of the Restricted Period three months, restricting the use of the property through January 1, 2042.
- Lighthouse provides services to approximately 350 blind and visually impaired individuals.
- The funding amount of the agreement remains unchanged.

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 Specific Performance and Land Use Restriction Agreement CD20LH modifies the project description to include costs associated with architectural fees and extends the term and restricted period of the Agreement.

The project description in the original Agreement identified renovations to include upgrades to kitchens and bathrooms, plumbing and electrical systems, and replacing integral structural kitchen

appliances (i.e. refrigerator, stove, dishwasher) at the Lighthouse facility through Agreement CD20LH.

This First Amendment will provide additional time for completion of the project by extending the term of the Agreement three (3) months to December 31, 2021, and will extend the term of the restricted period three (3) months, restricting the use of the property to serving the blind and visually impaired through January 1, 2042.

The original Agreement requires that performance under the Agreement be completed by September 30, 2021 and restricts the use of the property to October 1, 2041.

Background/Explanation

On July 21, 2020, the Board executed Resolution 20-69, which approved the 2020-2021 Action Plan. One of the projects to be carried out under the County's 2020-2021 Action Plan is the Lighthouse of Pinellas Facility Rehabilitation Project, benefiting approximately 350 severely blind and visually impaired individuals.

On September 29, 2020, the Board Chair executed Agreement CD20LH, effective October 1, 2020 through September 30, 2021, providing \$350,000.00 in CDBG funds for the project. The Agreement included a land use restriction that expires on October 1, 2041.

Fiscal Impact:

The total amount of funding for this agreement is not to exceed \$350,000.00 during the term of the Agreement. Funding for this Agreement is included in the County's Fiscal Year (FY21) Adopted Budget for CDBG funds.

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 Specific Performance and Land Use Restriction Agreement
Specific Performance and Land Use Restriction Agreement, September 29, 2020
Project Location Map
Resolution 20-69