



Pinellas County

Staff Report

File #: 20-542D, Version: 1

Subject:

First Amendment to the Specific Performance and Land Use Restriction Agreement with PARC, 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 PARC, Inc. for Community Development Block Grant (CDBG) funded facility improvements.

- This Amendment provides an additional \$79,245.00, for a total CDBG investment of \$249,245.00 for facility improvements and renovations to meet ADA accessibility standards at the Curry Villa Group Home.
- Total project costs based on competitive bids exceeded original cost estimates at the time of funding application.
- This Amendment extends the term of the Agreement six (6) months to March 31, 2021, providing additional time for completion of improvements at the Curry Villa Group Home.
- This Amendment extends the term of the Restricted Period fifty-four (54) months, restricting the use of the property through April 1, 2036.
- PARC, Inc. provides services to approximately 15 individuals with intellectual and developmental disabilities, annually.

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:

The First Amendment to the Specific Performance and Land Use Restriction Agreement will provide an additional \$79,245.00 in CDBG funding, increasing the total CDBG investment to \$249,245.00; will provide additional time for completion of the project, by extending the term six (6) months from September 30, 2020 to March 31, 2021; and will extend the term of the land use restriction to April 1, 2036.

Bids for the project came back substantially higher than anticipated. Additional funding is necessary

to complete the project. The original estimated cost for the project was \$170,000.00, with funding being provided by the County. The new cost for the project, based on the lowest bid received, is \$249,245.00. The additional funding is to cover the cost difference.

The original Agreement requires that performance under the Agreement be completed by September 30, 2020. Due to project commencement delays, PARC, Inc. 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, 2021.

The original CDBG investment of \$170,000.00 required a land use restriction be placed on the property until October 1, 2031. The new total CDBG investment of \$249,245.00 and the term extension requires that the land use restriction on the property be extended to April 1, 2036.

Background/Explanation:

On July 23, 2019, the Board executed Resolution 19-48, which approved the 2019-2020 Action Plan. One of the projects to be carried out under the County's 2019-2020 Action Plan is the Curry Villa Facility Rehabilitation Project, benefitting individuals with intellectual and developmental disabilities.

On November 14, 2019, the County Administrator executed Specific Performance and Land Use Restriction Agreement CD19PARCCV, effective October 1, 2019 through September 30, 2020 with the land use restriction expiring on October 1, 2031.

Fiscal Impact:

This amended Agreement provides an additional \$79,245.00 of CDBG funding for the project. The total amount of funding for this project is not to exceed \$249,245.00 during the term of the Agreement. Funding for this Agreement is included in the County's FY20 Adopted Budget and FY21 Proposed 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. 19-48.

Staff Member Responsible:

Brian Lowack, Interim Director, Housing and Community Development

Partners:

PARC, Inc.
U.S. Department of Housing and Urban Development

Attachments:

First Amendment to Specific Performance and Land Use Agreement
Specific Performance and Land Use Agreement, November 14, 2019
Letter of Request from Agency
Property Location Map
Resolution 19-48

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