



# Pinellas County

## Staff Report

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File #: 24-0558D, Version: 1

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### **Subject:**

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

- This Second Amendment to Agreement CD22LH provides an additional \$11,000.00 in CDBG funding, for a total CDBG investment of \$471,852.00, 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.
- This Second Amendment extends the term of Agreement CD22LH one (1) month to July 31, 2024, to provide additional time for project completion and extends the term of the Restricted Period one (1) month to August 1, 2044, restricting the use of the property to serving low- and moderate-income blind or visually impaired individuals.
- This Second Amendment increases the amount of required property insurance coverage, to an amount equal to total CDBG funded project construction costs.
- On September 22, 2022, the County provided \$440,000.00 in 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.
- On September 11, 2023, the First Amendment provided an additional \$20,852.00 in CDBG funding, increasing the total CDBG investment to \$460,852.00; modified the scope of the project description; extended the term of the Agreement nine (9) months to June 30, 2024; extended the term of the Restricted Period nine (9) months to July 1, 2044; and increased the required insurance coverage.
- Funding for this agreement is included in the current-year budget of the Housing and Community Development Department in the 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 Second Amendment to Agreement CD22LH provides additional CDBG funding; extends the term of the of the Agreement; extends the term of the restricted period; and increases the amount of required property insurance coverage Lighthouse must carry through the term of the Agreement.

During the flooring replacement portion of the renovation project, unforeseen construction issues developed resulting in the need to level the floor in the auditorium and increasing the renovation cost by \$20,885.00. Lighthouse has requested an additional \$11,000.00 to cover a portion of the costs. Lighthouse is contributing \$9,885.00 toward the total cost of leveling the floor.

The Agreement requires that performance be completed by June 30, 2024. Lighthouse is unable to complete the project on or before the expiration date. It is necessary to extend the term of the Agreement one (1) month to July 31, 2024, to allow time for project completion.

As a result of the extension to the term of the Agreement, it is necessary to extend the term of the Restricted Period one (1) month, restricting the use of the property to serving blind or visually impaired individuals through August 1, 2044.

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

#### **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 executed CDBG Agreement CD22LH, as recorded in Official Records Book 22210, Page(s) 120 -148, providing \$440,000.00 in 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, 2043.

On September 11, 2023, the County Administrator executed the First Amendment to Agreement CD22LH, as recorded in Official Records Book 22560, Page(s) 736-742, providing an additional \$20,852.00 in CDBG funding, increasing the total CDBG investment to \$460,852.00; modified the scope of the project description; extended the term of the Agreement nine (9) months to June 30, 2024; extended the term of the Restricted Period nine (9) months to July 1, 2044; and increased the required property insurance coverage.

**Fiscal Impact:**

The total amount of funding for this agreement is not to exceed \$471,852.00 during the term of the Agreement. Funding for this agreement is included in the current-year budget of the Housing and Community Development Department in the Community Development Grant Fund.

**Delegated Authority:**

Authority for the County Administrator to execute this Agreement is granted under Code Section 2-62 (a) (1) and Resolution No. 22-60 and Resolution No. 23-56.

**Staff Member Responsible:**

Glenn Bailey, Interim Director, Housing and Community Development

**Partners:**

Lighthouse of Pinellas, Inc.

U.S. Department of Housing and Urban Development

**Attachments:**

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

First Amendment to the Community Development Block Grant Program Subaward Specific Performance and Land Use Restriction Agreement, September 11, 2023

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

Agency Request

Project Location Map

Resolution No. 22-60

Resolution No. 23-56