



# Pinellas County

## Staff Report

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File #: 19-743D, Version: 1

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### **Subject:**

First Amendment to the Specific Performance Agreement and a new Land Use Restriction Agreement with High Point Community Pride, Inc., d/b/a High Point Neighborhood Family Center 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 Agreement (Amendment) and of the Land Use Restriction Agreement (LURA) with High Point Neighborhood Family Center for facility improvements.

- This amendment provides an additional \$16,480.00, for a total Community Development Block Grant (CDBG) investment of \$37,680.00 for facility improvements. The High Point Neighborhood Family Center provides services to approximately 7,000 individuals residing within the Greater High Point neighborhood, a locally designated target area.
- Total project costs based on competitive bids exceeded the original cost estimates at the time of project approval.
- This amendment extends the term of the Agreement to December 31, 2019, providing additional time for completion of renovations at the High Point Neighborhood Family Center.
- The new total CDBG investment of \$37,680.00 requires that a LURA be executed to restrict the property for a specified use and time period.

### **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 Agreement will provide an additional \$16,480.00 in CDBG funding, increasing the total CDBG investment to \$37,680.00 and will provide additional time for completion of the project, by extending the term three (3) months from September 30, 2019 to December 31, 2019. As a result of the increased CDBG investment, a land use restriction must be placed on the property until December 31, 2024.

Bids for the project came back higher than anticipated. Additional funding is necessary to complete the project which brings the High Point Neighborhood Family Center property into compliance with the licensing requirements for the Pinellas County Licensing Board for Children's Center and Family Day Care Homes. The original estimated cost for the project was \$21,200.00. The new total investment of CDBG funding is \$37,680.00.

The original Agreement requires that performance under the Agreement be completed by September 30, 2019. The designated area for renovations overlaps with summer program activities and creates safety concerns for the children, as materials would be on the play area. The project start has been delayed to accommodate the summer programs taking place at the facility.

**Background/Explanation**

On June 19, 2018, the Board executed Resolution 18-35, which approved the 2018-2019 Action Plan. An alternate project approved in the County's 2018-2019 Action Plan is the NRSA - Target Area Community Improvement Program. The High Point Neighborhood Family Center Rehabilitation Project falls under the NRSA - Target Area Community Improvement Program.

On February 27, 2019, the County Administrator executed SPA CD18HPNFC, effective February 1, 2019 through September 30, 2019. Based on the initial total CDBG investment, a LURA was not required.

**Fiscal Impact:**

This amended Agreement provides an additional \$16,480.00 of funding for the project. The total amount of funding for this project is not to exceed \$37,680.00 during the term of the Agreement. Funding for this Agreement is included in the County's FY19 Adopted Budget and [FY20 Tentative Budget](#) for Community Development Block Grant (CDBG) funds.

**Delegated Authority:**

Authority for the County Administrator to sign this Agreement is granted under Code Section 2-62 (a) (1).

**Staff Member Responsible:**

Renea Vincent, Director, Planning

**Partners:**

High Point Community Pride, Inc., d/b/a High Point Neighborhood Family Center  
U.S. Department of Housing and Urban Development

**Attachments:**

First Amendment to the Specific Performance Agreement  
Land Use Restriction Agreement  
Specific Performance Agreement, February 27, 2019  
Property Location Map  
Resolution 18-35