



Pinellas County

Staff Report

File #: 18-1152D, **Version:** 1

Subject:

Second Amendment to the Specific Performance Agreement and Second Amendment to the Land Use Restriction Agreement with WestCare Gulf Coast - Florida, Inc. for CDBG funded facility improvements.

Recommended Action:

Approval and execution by the County Administrator of the Second Amendment to the Specific Performance Agreement (SPA) and Second Amendment to the Land Use Restriction Agreement (LURA) with WestCare Gulf Coast - Florida, Inc. (WestCare) for facility improvements.

- Extending the term of the SPA to March 31, 2019, provides additional time for completion of renovations and improvements at the Davis Bradley Community Involvement Center. Project vendor changes resulted in permitting delays, which delayed the project.
- The SPA provides \$185,365 of Community Development Block Grant (CDBG) funds for facility renovations. Westcare provides services to individuals undergoing residential treatment for mental health and substance abuse disorders.

Strategic Plan:

Ensure Public Health, Safety, and Welfare

2.1 Provide planning, coordination, prevention, and protective services to ensure a safe and secure community

2.2 Be a facilitator, convener, and purchaser of services for those in need

Foster Continual Economic Growth and Vitality

4.2 Invest in communities that need the most

4.6 Support a vibrant community with recreation, arts, and culture to attract residents and visitors

Deliver First Class Services to the Public and Our Customers

5.1 Maximize partner relationships and public outreach

Summary:

The Second Amendment to the Specific Performance Agreement will provide additional time for completion of the elevator repair portion of the project, by extending the term three (3) months from December 31, 2018 to March 31, 2019. The project has been delayed due to a change with one of the contracted vendors, which in turn caused a delay in obtaining the required permits for the project.

This Second Amendment to the Land Use Restriction Agreement will extend the effective date of LURA based on the additional time provided for project completion under the SPA. This Second Amendment to the LURA will extend the effective period of the restriction to March 31, 2031.

Background/Explanation:

On June 20, 2017, the Board executed Resolution 17-37, which approved the 2017-2018 Action Plan. One of the projects to be carried out under the County's 2017-2018 Action Plan is the WestCare Davis Bradley Facility Rehabilitation Project, benefitting approximately 288 individuals undergoing residential treatment for mental health and substance abuse disorders.

On October 2, 2017, the County Administrator executed SPA CD17WC, effective October 2, 2017 through September 30, 2018, providing \$90,000.00 in CDBG funding.

On September 30, 2018, the County Administrator executed the First Amendment to SPA CD17WC to provide additional CDBG funding, in the amount of \$95,365.00 (Ninety-Five Thousand, Three Hundred Sixty-Five and NO/100 Dollars) to complete the project and extend the term of the Agreement to December 31, 2018.

On November 15, 2018, the County Administrator executed the First Amendment to the LURA to identify the increased CDBG investment in the property and to extend the term of the effective period of the restriction to December 31, 2030.

Fiscal Impact:

The total amount of funding for this project is not to exceed \$185,365.00 during the term of the Agreement. Funding for this Agreement is budgeted from FY18 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:

WestCare Gulf Coast - Florida, Inc.
U.S. Department of Housing and Urban Development

Attachments:

Second Amendment to the Specific Performance Agreement
Second Amendment to the Land Use Restriction Agreement
First Amendment to the Specific Performance Agreement, September 30, 2018
First Amendment to the Land Use Restriction Agreement, November 15, 2018
Specific Performance Agreement, October 2, 2017
Land Use Restriction Agreement, October 2, 2017
Property Location Map
Resolution 17-37