



Pinellas County

Staff Report

File #: 22-1658A, Version: 1

Subject:

First Amendment to the Community Development Block Grant Program Subaward Specific Performance and Land Use Restriction Agreement with Directions for Mental Health, Inc. d/b/a Directions for Living for Community Development Block Grant funded facility renovations.

Recommended Action:

Approval of the First Amendment to the Community Development Block Grant (CDBG) Program Subaward Specific Performance and Land Use Restriction Agreement (First Amendment) with Directions for Mental Health, Inc. d/b/a Directions for Living (Directions) for CDBG funded facility renovations.

- On December 10, 2021, the Board of County Commissioners approved \$273,035.00 in CDBG funding to Directions for costs associated with repairs of an existing roof structure and preparation for and installation of solar panels at the facility located at 1437 South Belcher Road, Clearwater.
- A professional inspection and moisture survey of the existing roof has determined that the planned repairs will not substantially increase the lifespan of the roof and that the entire roof should be replaced.
- This First Amendment increases the funding amount by, \$170,777.00 in CDBG funding for the additional costs of roof replacement. The total CDBG investment is \$443,812.00.
- Additionally, this First Amendment extends the term of the Agreement by 12 months to September 30, 2023, to provide additional time for project completion, and extends the term of the Restricted Period 48 months based on the higher funding amount, to October 1, 2043.

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 the CDBG First Amendment CD21DMH modifies the project description to include the replacement of the entire roof; will provide an additional \$170,77.00 in CDBG funding, increasing the total CDBG investment to \$443,812.00; will provide additional time for the completion of the project, by extending the term of the Agreement to September 30, 2023; and will extend the

term of the land use restriction period to October 1, 2043.

A professional inspection and moisture survey of the existing roof has determined that the planned repairs will not substantially increase the lifespan of the roof and that the entire roof should be replaced. Additional funding is necessary to complete the project. The original estimated cost for the project was \$273,035.00, with funding being provided by the County. The new cost of the project, based on the lowest bid received, is \$443,812.00

The Agreement requires that performance be completed by September 30, 2022. Directions is unable to complete the project on or before the expiration date. It is necessary to extend the term of the Agreement 12 months, to September 30, 2023. As a result of the additional CDBG funding and the term extension, it is necessary to extend the term of the Restricted Period 48 months, restricting the use of the property to serving low- and moderate-income individuals and/or families through October 1, 2043.

Background Information:

On July 13, 2021, the Board executed Resolution No. 21-47, which approved the 2021-2022 Action Plan. The Directions for Living Facility I Rehabilitation project was approved as a facility rehabilitation activity in the 2021-2022 Action Plan.

On December 10, 2021, the County Administrator executed CDBG Agreement CD21DMH, providing CDBG funding for improvements at the Directions for Living facility. The Agreement was effective October 1, 2021, through September 30, 2022, with the land use restriction expiring on October 1, 2039.

Fiscal Impact:

This amended Agreement provides an additional \$170,777.00 of CDBG funding for the project. The total amount of funding for this Agreement is not to exceed \$443,812.00 during the term of the Agreement. Funding for this Agreement is consistent with the County's Fiscal Year 2022 (FY22) Adopted Budget for CDBG funds and is included in the FY23 Budget Request.

Staff Member Responsible:

Carol Stricklin, Director, Housing and Community Development Department

Partners:

Directions for Mental Health, Inc., d/b/a Directions for Living
U.S. Department of Housing and Urban Development

Attachments:

First Amendment to Community Development Block Grant Program Subaward Specific Performance and Land Use Restriction Agreement
Community Development Block Grant Program Subaward Specific Performance and Land Use Restriction Agreement, December 10, 2021
Project Location Map
Agency Request
Resolution No. 21-47