



Pinellas County

Staff Report

File #: 17-1561A, **Version:** 1

Subject:

Ranking of firms and authorization to commence negotiations with Bright Community Trust, Inc., for the sale of 46 parcels in the Dansville neighborhood in Largo.

Recommended Action:

Approve the ranking of firms and authorize staff to negotiate an agreement with Bright Community Trust, Inc. (Bright Community), the number one ranked firm, for the sale of 46 parcels in the Dansville neighborhood in Largo.

It is further recommended, that if deemed necessary, once negotiations with the highest ranked firm are completed, staff be authorized to enter into negotiations with the next highest ranked firm(s).

Contract no. 167-0251-RN (RG) in the estimated revenue amount of \$324,000.00 prior to negotiations.

Strategic Plan:

Foster Continual Economic Growth and Vitality

4.1 Proactively attract and retain businesses with targeted jobs to the county and the region

4.3 Catalyze redevelopment through planning and regulatory programs

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

5.2 Be responsible stewards of the public's resources

Summary:

On April 12, 2017, The Purchasing Department, on behalf of the Planning Department, released a request for negotiation (RFN) for the sale of the above referenced property. The objective of the competitive RFN is to complete the sale and purchase of 46 parcels located in the Dansville neighborhood in Largo in order to advance one or more County development goals.

The solicitation resulted in four (4) submittals.

Evaluation of RFN submittals were based on the following criteria:

- Highest net sale proceeds and/or income generated by the transaction
- Highest quality development plan for the properties
- Ability of applicant to complete proposed project
- Inclusion of community amenities
- Expense reduction to County
- Experience and the financial and organizational capacity of the responder

The firms in order of ranking are attached on the Ranking Spreadsheet.

Bright Community is offering to purchase 27 properties and requesting the donation of 19 properties. Negotiations will be centered around, but not limited to, efforts to revitalize the area into a mixed-income community; well-designed affordable housing; project timeframe and schedule; and the net sale proceeds generated by the transaction.

A final negotiated contract(s) for the sale of property will be presented to the Board of County Commissioners for consideration at a future date.

Background Information:

The Dansville neighborhood is an unincorporated neighborhood within the Greater Ridgecrest Area, located in the mid-western section of the County. Housing construction is the final phase of Dansville redevelopment activities which have included the acquisition of thirty-one (31) acres of property, elimination of slum and blight conditions through demolition of substandard structures, Brownfield designation and remediation, dedication of public right-of-way, construction of new streets, sidewalks, improved utilities, and stormwater drainage facilities.

On April 26, 2016 the Board declared 60 County owned parcels located in Dansville as surplus and authorized the sale and conveyance of the parcels for housing development by Resolution 16-27.

On June 7, 2016 the Board authorized the conveyance of six (6) surplus parcels to Habitat for Humanity of Pinellas County (Habitat) for the construction of affordable housing pursuant to Florida Statute §125.38 by Resolution 16-41. Construction and sale of all six homes is complete.

An Invitation to Bid (ITB) was issued on May 4, 2016 making nine (9) parcels available for sale for the development of single-family housing. One bid submittal was received by the July 7, 2016 due date. The bid received was from Habitat for the purchase of three (3) parcels. The bid met all requirements and the three parcels were sold to Habitat. Construction and sale of three new houses by Habitat is complete.

An ITB was issued on December 19, 2016 for the sale of four (4) parcels. One bid submittal was received by the March 9, 2017 due date. The bid received was from Habitat. On September 26, 2017 the Board approved Resolution 17-71 rejecting the sole bid response to the ITB and approved the conveyance of the four parcels to Habitat pursuant to Florida Statutes §125.38. Construction is scheduled to commence before the end of 2017.

Fiscal Impact:

Estimated revenue \$324,000.00

Proceeds will be deposited into the Community Development Grant Fund.

Staff Member Responsible:

Renea Vincent, Director of Planning Department

Joe Lauro, Director of Purchasing

Partners:

N/A

Attachments:

Ranking Spreadsheet

Dansville Neighborhood Area Map