



Pinellas County

Staff Report

File #: 24-0226D, Version: 1

Subject:

Reconciliation statement for reimbursement of acquisition costs incurred by Pinellas County and the City of Dunedin for the previously acquired Gladys Douglas property.

Recommended Action:

Approval and execution by the County Administrator of the reconciliation statement prepared by the Florida Communities Trust (FCT) for the previously acquired Gladys Douglas Property (Property).

- The County entered into the agreement with FCT effective March 17, 2022
- The parties extended the project period ending date to March 17, 2024
- The County and the City of Dunedin submitted the final project plan (Plan) to FCT on July 27, 2023
- The Plan included proof of acquisition costs incurred by the County and the City of Dunedin (City).
- Execution of this reconciliation statement allows for reimbursement of \$1.2M of the County's \$3.5M contribution towards these costs.
- The County's contribution was funded by Local Infrastructure Surtax (Penny for Pinellas) and budgeted under Capital Improvement Program project 002168A-Environmental Lands Acquisition.
- Authority for the County Administrator to apply for and accept all grants received for the public acquisition of the Property on behalf of the County, including but not limited to documents associated with the Florida Communities Trust grant, is delegated under Resolution 21-6 (attached).

002168A-Environmental Lands Acquisition was included in the Fiscal Year 2021 2026 six year Capital Improvement Program Plan.

Strategic Plan:

Practice Superior Environmental Stewardship

3.2 Preserve and manage environmental lands, beaches, parks, and historical assets

3.3 Protect and improve the quality of our water, air, and other natural resources

Summary:

Execution of this reconciliation statement serves to request reimbursement for the County's share of acquisition costs, up to the maximum amount of \$1.2M. The total maximum award amount is \$2.4M, to be evenly split by the County and the City, per the terms of the agreement. Florida Communities Trust (FCT) requires the execution of this reconciliation statement before they will release the funds. The total breakdown of costs including supporting invoices and proof of payments are embedded within the final project plan, submitted by the County and the City on July 27, 2023 (attached).

Background Information:

The Gladys Douglas Property (GDP) is a 44 -acre site comprised of two parcels located at 1900 Virginia Avenue in Dunedin, FL. The FCT grant funding in the amount of \$2.4M was awarded to reimburse the City and the County for a portion of their respective acquisition costs for the GD property. The County contributed a total of \$3.5M toward the firm purchase price of \$10.0M, plus additional buyers' expenses of \$27,368.50. In addition to the FCT award, the County was granted a legislative line-item (LLI) appropriation from the FDEP Division of State Lands in the amount of \$1.5M for the County's Less-than-Fee interest in the property (previously reimbursed). Total State grant funding to be reimbursed to the County is \$2.7M (\$1.5M through FDEP agreement L2106 and \$1.2M through FCT agreement F2104). Once fully reimbursed, the County's net contribution will be reduced to \$800K.

Fiscal Impact:

The County's \$3.5M contribution towards the Gladys Douglas property acquisition was funded by the Local Infrastructure Sales Surtax (Penny for Pinellas). This project was budgeted in the FY21-FY26 Capital Improvement Program Six-Year Plan; Culture and Recreation function, Countywide Parks Projects program, project 002168A - Environmental Lands Acquisition. Although the eligible expenditures occurred in a previous fiscal year, there will be an impact to revenue, \$1.2M to be received in FY24. Revenue will be recorded to grant project 002168B - FCT Gladys Douglas Acquisition.

Delegated Authority:

Authority for the County Administrator to apply for and accept all grants received for the public acquisition of the Property on behalf of the County, including but not limited to documents associated with the Florida Communities Trust (FCT) grant, is delegated under Resolution 21-6 (attached).

Staff Member Responsible:

Paul Cozzie, Director, Parks and Conservation Resources

Partners:

Florida Department of Environmental Protection
Florida Communities Trust
City of Dunedin

Attachments:

GDP-ACQ-FCT-ReconStatement_PartiallyExecuted
20-004-FF21.Preacquired.Agreement.Fully.Executed
Time.only.Extension_FCT_FE
GDP.FCT.ProjectPlan
Resolution No. 21-6