



City of Tarpon Springs, Florida

Board of Commissioners
324 East Pine Street
Tarpon Spring, Florida 34689
(727) 938-3711

<http://www.ctsfl.us/agenda.htm>

REGULAR SESSION AGENDA TUESDAY, JUNE 18, 2024 6:30 PM - CITY HALL AUDITORIUM

CALL TO ORDER (5 Minutes)

ROLL CALL

REFLECTION

PLEDGE OF ALLEGIANCE

PROCLAMATIONS (20 Minutes)

1. Juneteenth
2. Hope Day

PUBLIC COMMENTS (30 Minutes)

CONSENT AGENDA (10 Minutes)

3. Satisfaction and Release of Liens
4. Attorney's Fees:
 - a. Unice Salzman Jensen PA Invoices 82011, 82012, 82013
 - b. Johnson Jackson PLLC Invoice 13051
5. Award File No. 240123-C-JL, Maintenance, Repair, and Operations (MRO) Equipment and Supplies, utilizing, Sourcewell Contract #091422-WWG
6. Award File No. 240138-N-PH, Single Source Purchase of Cummins Original Equipment Manufacturer (OEM) Parts and Service
7. Award File No. 240137-N-PH, Single Source Purchase of Original Equipment Manufacturer (OEM) Vactor Parts and Service
8. Renew File No. 210090-C-JL, Manhole Structures Rehabilitation
9. Approve FDEP Standard Grant Agreement Amendment - No Cost Time, Extension for Vulnerability Assessment and Action Plan

SPECIAL CONSENT AGENDA

10. Approve Contract for Attorney Services **(15 Minutes)**
11. Approve Contract to Purchase Stamas Property, Proceed to Referendum Development Question **(15 Minutes)**
12. New Cops 'n Kids Building Final Site Location Approval, Proceed to Design **(15 Minutes)**
13. Revisit Decision on Riverside Tennis Court, One Court Striping for Pickleball **(10 Minutes)**
14. Consideration of a Referendum on US Highway 19 Public Safety and Capacity Improvements **(15 Minutes)**

15. Appointment to Public Art Committee **(10 Minutes)**

ORDINANCES AND RESOLUTIONS

16. Resolution 2024-15 Approving the Central Tarpon CRA Finding of Necessity **(15 Minutes)**
17. Resolution 2024-18 Departmental Reorganization - Public Works **(10 Minutes)**
18. Resolution 2024-19 Budget Resolution for FY 2024 **(10 Minutes)**
19. Resolution 2024-20 Candidate Forum Rules and Regulations **(10 Minutes)**

BOARD AND STAFF COMMENTS (5 Minutes)

ADJOURNMENT (Estimate 9:45 pm)

City of Tarpon Springs, Florida

PROCLAMATION

WHEREAS, Juneteenth is one of a number of “Freedom Day” celebrations commemorating the signing of the Emancipation Proclamation of 1863; and

WHEREAS, it celebrates the freeing of the last slaves in Galveston, Texas by General Gordon Granger on June 19, 1865, almost two and a half years after President Abraham Lincoln signed the Emancipation Proclamation; and

WHEREAS, Juneteenth has been informally celebrated ever since until 1979 when Texas became the first state to proclaim it as an official holiday; and

WHEREAS, on June 17, 2021, Juneteenth became a federal holiday and is now recognized by all fifty states; and

WHEREAS, throughout our nation Juneteenth is a time of prayer, reflection, and a memorable tribute to our country’s African American Heritage; and

WHEREAS, the City of Tarpon Springs is proud to join our nation in honoring Juneteenth to promote and enhance the unity and spiritual strength that brought African Americans out of slavery and sustained their dignity and prosperity to the present day; and

WHEREAS, the celebration of Juneteenth should remind each and every one of us of the precious promises of freedom, equality, and opportunity for all people, which are the foundation of the American Dream.

NOW, THEREFORE, I, Costa S. Vatikiotis, by virtue of the authority vested in me as Mayor of the City of Tarpon Springs, Florida, do hereby proclaim June 19, 2024, as

JUNETEENTH DAY

IN WITNESS WHEREOF, I have set my hand and caused the Seal of the City of Tarpon Springs, Florida, to be affixed this 18th day of June 2024.

City Clerk & Collector

Mayor

City of Tarpon Springs, Florida

PROCLAMATION

WHEREAS, the City of Tarpon Springs is blessed with the natural beauty of its many parks, bayous, waterways, and the Anclote River; and

WHEREAS, the area surrounding the City of Tarpon Springs has always been inhabited with people of many cultures exhibiting a pioneering spirit and a strong resolve to preserve its way of life and hope for the future; and

WHEREAS, this area was known in its early years for its farming, timber, citrus, cattle, fishing, and sponging industries; and

WHEREAS, it also served early on as a winter destination for many wealthy northern families who appreciated the beauty of the area and saw hope in the warm climate and spring waters; and

WHEREAS, the City of Tarpon Springs was incorporated on February 12, 1887; and

WHEREAS, the U.S. Government recognized the town's strategic importance when during the Spanish American War, it established a deep-water channel in 1899 within the Anclote River to the center of its working waterfront; and

WHEREAS, the purpose of the deep-water channel was to encourage maritime industries, such as the hook sponging industry of the Key West conch and Bahamians of African descent, to move northward away from hostilities; and

WHEREAS, in 1905, the first helmeted divers of Greek origin arrived in Tarpon Springs to work in the sponge industry on the "hope" it would better their lives and that of their families more so than from where they came; and

WHEREAS, those first sponge divers set sail June 18, 1905, from the Sponge Docks aboard the *Elpis* or *Hope*; and

WHEREAS, the sponge industry quickly became the center of commerce in Tarpon Springs until its demise in the late 1940's; and

WHEREAS, many other such industries rose and declined while the City of Tarpon Springs and its residents continued to hope and persevere; and

WHEREAS, the commercial fishing and other industries eventually prospered; and

WHEREAS, the sponge industry endured, and its remaining boats and operators is a testimonial to the resolve of its residents and businesses to carry-on the traditions of the past, and maintain hope for the future; and

WHEREAS, the City of Tarpon Springs has persevered over the past 137 years to sustain its values and identity as established by its earliest inhabitants.

NOW, THEREFORE, I, Costa S. Vatikiotis, by virtue of the authority vested in me as Mayor of the City of Tarpon Springs, Florida, do hereby proclaim June 18, 2024 as

HOPE DAY

IN WITNESS WHEREOF, I have set my hand and caused the Seal of the City of Tarpon Springs, Florida, to be affixed this 18th day of June 2024.

City Clerk & Collector

Mayor

OFFICE OF THE CITY CLERK

INTER-DEPARTMENTAL MEMO

TO: HONORABLE MAYOR AND BOARD OF COMMISSIONERS

SUBJECT: SATISFACTION/RELEASE OF LIENS REGULAR SESSION June 18, 2024

Authorization is requested for the Mayor to execute Satisfaction and/or Release of Lien for the properties listed below. All monies owed the City for delinquent utility liens, street, and/or lot mowing assessments including interest and/or penalties, or administrative fees have been paid in full.

OWNER'S NAME	TYPE OF LIEN	ACCOUNT NUMBER
STEPHEN P. KING EDWARD R. MITCHELL	CODE ENFORCEMENT	21-80000498
JESSICA JOHNSON BRITTANY DiGRANDE	SEWER IMPACT	MR 1563
DUSTIN R. BRADY BRITTANY T. FORMOSA	SEWER IMPACT	MR 1533
WESLEY G. KING DOROTHY KING	UTILITY LIEN	9823-271506718
HORCE C. TROTMAN	UTILITY LIEN	4943-271809836

UNICE SALZMAN JENSEN, P.A.
ATTORNEYS AT LAW
1815 Little Road, 2nd Floor
Trinity, Florida 34655
727-723-3772
Tax I.D No. 59-3664875

City of Tarpon Springs
324 E. Pine St.
Tarpon Springs FL 34689

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June 04, 2024
Account No: 1924-0000M
Invoice No: 82011

City of Tarpon Springs/General

AM
6-7-2024

			<u>Description</u>	Hours	
05/02/2024	AJS	Conference with Commissioner Eisner regarding several issues; Conference with Commissioner Koulinos regarding Charter review issue.		0.60	135.00
05/03/2024	AJS	Conference with City Manager regarding several issues; Conference with Erin Jackson regarding records.		0.50	112.50
05/06/2024	AJS	Conference with City Manager; Prepare for and attend Charter Review Meeting.		3.60	810.00
05/08/2024	AJS	Review correspondence from Janina Lewis; Review and analysis of RFQ for Hydrogeological Consulting Services and attached documents; prepare Agreement for legal sufficiency; Prepare e-mail to Janina Lewis; Review correspondence from and prepare email to Renea Vincent and Karen Lemmons regarding meeting.		3.20	720.00
	AJS	Conference with City Manager regarding several issues; Conference with Attorney Armstrong.		0.60	135.00
05/09/2024	AJS	Conference with Attorney Conner regarding Sagonias; Review correspondence from Jane Graham.		0.40	90.00
	AJS	Review correspondence from Bob Robertson; Review and analysis of Amended to Agreement between Florida Department of Environmental Protection and City of Tarpon Springs.		0.50	112.50
	AJS	Prepare for and attend meeting with City Manager regarding several issues; Prepare for and attend meeting with Renea Vincent and Karen Lemmons regarding several issues; Conference with City Manager; Prepare for and attend Code Enforcement Board Meeting.		3.20	720.00
05/10/2024	AJS	Review correspondence from Janina Lewis regarding requested changes to Agreement; Analysis of same; Prepare e-mail to Janina Lewis regarding requested changes to Agreement; Review correspondence from Mark Buell regarding Sagonias communication; Review correspondence from City Manager.		0.80	180.00
05/13/2024	AJS	Review correspondence from Mark Buell, (3x) regarding Sagonias; Review			

			Hours	
		correspondence from Mimi Rollins regarding Sagonias resetting Mediation; Prepare for and attend Charter Review Meeting.	3.60	810.00
05/14/2024	AJS	Review correspondence from Janina Lewis; Analysis of voluminous records regarding Response to Public Records request; Review correspondence from City Manager; Review correspondence from Bob Robertson regarding Grant issue; Review correspondence from Renea Vincent regarding Planning and Zoning; Conference with City Manager regarding meeting.	2.60	585.00
05/15/2024	AJS	Review correspondence from City Manager; Review and analysis of grant authorization issue; Prepare e-mail to City Manager.	0.50	112.50
	AJS	Review correspondence from Jane Graham, (2x); Prepare e-mail to Jane Graham, (2x) regarding Morgan Group; Review Court Order regarding Hicks; Review correspondence from Irene Jacobs; Analysis of Election issues; Prepare e-mail to Irene Jacobs; Review correspondence from Attorney Connor; Review correspondence from City Manager regarding Sagonias; Review correspondence from City Manager regarding Public Records Request.	1.80	405.00
	AJS	Review correspondence from Renea Vincent; Review attached documents regarding Sagonios; Review correspondence from Deputy City Clerk and City Manager regarding Sagonios; Review correspondence from City Manager regarding subpoena for City employee.	0.70	157.50
	AJS	Conference with Commissioner Koulianos regarding several issues.	0.30	67.50
05/16/2024	AJS	Review correspondence from City Manager; Conference with City Manager; Review correspondence from Resident regarding Public Records.	0.30	67.50
05/17/2024	AJS	Conference with Renea Vincent; Review and analysis of Permitting issue; Conference with Renea Vincent and City Manager regarding same; Review correspondence from Ed Armstrong regarding Right of Way issue; Review correspondence from Mark Buell, (3x) regarding Sagonias.	1.60	360.00
05/20/2024	AJS	Prepare for and attend meeting with City Manager; Review correspondence from City Manager regarding Sagonias; Prepare for and attend Charter Review Meeting; Conference with Ed Armstrong regarding Anclote Harbor.	4.60	1,035.00
05/21/2024	AJS	Review correspondence from and prepare email to Renea Vincent regarding meeting; Conference with Commissioner Eisner regarding several issues.	0.70	157.50
05/22/2024	AJS	Review and revise Right-of-Way Agreement; Conference with City Manager regarding several issues; Prepare for and attend Board of Adjustment Meeting.	2.40	540.00
05/23/2024	AJS	Conference with City Manager regarding property purchase; Conference with Keith Meade regarding subpoena.	0.40	90.00
05/28/2024	AJS	Review correspondence from and prepare e-mail to Darryl Vaci; Review correspondence from and prepare e-mail to Karen Lemmons regarding records.	0.40	90.00
	AJS	Review correspondence from Christy Howard; Analysis of issue; Prepare		

City of Tarpon Springs

City of Tarpon Springs/General

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			Hours	
		e-mail to Christy Howard regarding Budget Advisory Committee; Prepare for and attend Commission Meeting.	5.30	1,192.50
05/29/2024	AJS	Prepare Purchase Agreement; Prepare for and attend Charter Review Committee Meeting; Review correspondence from and prepare e-mail to Trish Hickey regarding Personnel Rules.	4.20	945.00
05/30/2024	AJS	Prepare draft of Purchase Agreement regarding Stamos; Prepare e-mail to City Manager; Review correspondence from Mayor Vatikiotis regarding procedure; Prepare e-mail to Commission regarding Charter Revision Commission.	3.50	787.50
05/31/2024	AJS	Review correspondence from and prepare e-mail to Bob Robertson regarding Purchase Agreement; Review correspondence from and prepare e-mail to Trish Hickey regarding Shade Meeting; Review and revise Purchase Agreement; Review correspondence from Trish Hickey regarding Notice of Foreclosure.	0.80	180.00
		For Current Services Rendered	47.10	10,597.50
		Total Current Work		10,597.50
		Balance Due		<u>\$10,597.50</u>

UNICE SALZMAN JENSEN, P.A.
ATTORNEYS AT LAW
1815 Little Road, 2nd Floor
Trinity, Florida 34655
727-723-3772
Tax I.D No. 59-3664875

Handwritten signature
6-7-2024

City of Tarpon Springs
324 E. Pine St.
Tarpon Springs FL 34689

Attn: Mark LeCouris

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City of Tarpon Springs/Trask Daigneault

<u>Description</u>			<u>Hours</u>	
05/07/2024	AJS	Conference with Mayor Vatikiotis; Conference with Attorney Haney regarding Case Management Conference.	0.60	105.00
05/09/2024	AJS	Prepare for and attend Case Management Conference.	0.30	52.50
	AJS	Conference with Mayor Vatikiotis regarding potential hearing.	0.20	35.00
05/10/2024	AJS	Review correspondence from and prepare email to Attorney Haney regarding potential Stipulation.	0.20	35.00
05/22/2024	AJS	Review correspondence from and prepare email to Elliot Haney regarding Settlement Agreement and Proposed Order; Analysis of same; Review correspondence from and prepare email to Commissioner Koulias regarding Shade Meeting.	0.70	122.50
05/29/2024	AJS	Review correspondence from and prepare e-mail to Elliot Haney regarding Shade Meeting.	0.20	35.00
05/30/2024	AJS	Review correspondence from and prepare e-mail to Attorney Haney regarding Shade Meeting.	0.20	35.00
		For Current Services Rendered	2.40	420.00

<u>Expenses</u>			
05/30/2024	Universal Court Reporting invoice 20590383. Pinellas County Court House. Judge Jirotko. Case 23-006756-CI		513.95
			513.95
	Total Expenses Thru 05/31/2024		513.95

<u>Advances</u>			
05/20/2024	Universal Court Reporting - invoice 719281. Katherine Michele Manousos & Irene Jacobs		910.15

City of Tarpon Springs

City of Tarpon Springs/Trask Daigneault

Total Advances	910.15
Total Current Work	1,844.10
Balance Due	<u>\$1,844.10</u>

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1815 Little Road, 2nd Floor
Trinity, Florida 34655
727-723-3772
Tax I.D No. 59-3664875

City of Tarpon Springs
324 E. Pine St.
Tarpon Springs FL 34689

Attn: Mark LeCouris

City of Tarpon Springs/Johnson

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ML 6-7-2024

			<u>Description</u>			
					Hours	
05/17/2024	AJS	Review Court Order.			0.20	35.00
05/24/2024	AJS	Prepare response to Court Order requesting additional briefing of Code Enforcement Board Appeal.			2.80	490.00
05/31/2024	AJS	Prepare Court Ordered Memorandum of Law; Review, revise and execute same.			3.80	665.00
		For Current Services Rendered			6.80	1,190.00
		Total Current Work				1,190.00
		Balance Due				<u>\$1,190.00</u>

INVOICE

Johnson Jackson PLLC
100 N Tampa St, Suite 1800
Tampa, FL 33602

Invoice #: 13051
Date: 06-10-2024
Due On: 07-10-2024

City of Tarpon Springs
324 E Pine Street Tarpon Springs
Tarpon Springs, FL 34689

Matter Number:0010.0001 City of Tarpon Springs/General

Services

Date	TK	Description	Hours	Rate	Total
05-01-24	EGJ	Review correspondence and documents regarding employment issue from Michelle Manousous; review Personnel Rules and Regulations; review Charter	0.90	225.00	\$202.50
05-02-24	EGJ	Analyze issue for Jane Kniffen	0.90	225.00	\$202.50
05-03-24	EGJ	Phone conference with Mayor Vatikiotis; review correspondence from Mayor Vatikiotis; phone conference with Andrew Salzman; analyze issues raised by Mayor	0.90	225.00	\$202.50
05-03-24	EGJ	Phone conference regarding employment matter	0.10	225.00	\$22.50
05-08-24	OD	Draft pre-disciplinary hearing letter.	1.20	225.00	\$270.00
05-08-24	OD	Document key notes on call on 5.8.24.	1.30	225.00	\$292.50
05-08-24	OD	Analyze four witness statements related to employee complaint.	0.40	225.00	\$90.00
05-08-24	EGJ	Phone conference with Michele Manousous and Irene Jacobs	1.30	225.00	\$292.50
05-08-24	EGJ	Revise letter to employee regarding pre-disciplinary hearing	0.40	225.00	\$90.00
05-08-24	OD	Revise pre-disciplinary hearing letter.	0.30	225.00	\$67.50
05-08-24	OD	Analyze rules implicated in pre-disciplinary letter.	0.10	225.00	\$22.50
05-13-24	EGJ	Attend meeting with Irene Jacobs and Michele Manousous	1.20	225.00	\$270.00

05-13-24	EGJ	Analyze employment issue	0.60	225.00	\$135.00
05-13-24	EGJ	Exchange correspondence with Jane Kniffen; analyze issue related to garnishments	0.40	225.00	\$90.00
05-14-24	EGJ	Analyze employment matter for Michele Manousous; revise pre-disciplinary hearing letter; review Personnel Rules and Regulations	0.80	225.00	\$180.00
05-15-24	EGJ	Phone conference with Jane Kniffen regarding labor matter	0.20	225.00	\$45.00
05-21-24	OD	Analyze draft decision letter following pre-disciplinary hearing from client on 5.21.2024.	0.30	225.00	\$67.50
05-21-24	OD	Analyze employee apology letter received from client on 5.21.2024.	0.10	225.00	\$22.50
05-21-24	OD	Correspond with client on 5.21.2024 regarding meeting to discuss potential employee discipline.	0.10	225.00	\$22.50
05-21-24	OD	Draft list of questions for client and review previous notes in preparation for client meeting to discuss potential employee discipline on 5.21.2024.	0.20	225.00	\$45.00
05-21-24	OD	Document key notes on virtual meeting with client on 5.21.2024.	0.60	225.00	\$135.00
05-21-24	EGJ	Review correspondence from Michele Manousos; prepare response	0.20	225.00	\$45.00
05-23-24	EGJ	Phone conference with Chief Jeff Young regarding labor matter	0.30	225.00	\$67.50
05-23-24	EGJ	Review and analyze correspondence from Jane Kniffen regarding labor matter	0.20	225.00	\$45.00
05-28-24	EGJ	Review correspondence and revise for Chief J. Young; phone conference with Chief J. Young	0.50	225.00	\$112.50

Services Subtotal: \$3,037.50

Expenses

05-31-24	5/31 - Westlaw Research	1.00	23.17	\$23.17
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Expenses Subtotal: \$23.17

Subtotal:	\$3,060.67
Total Invoice Due:	\$3,060.67
Payment	\$0.00

Please make all amounts payable to: Johnson Jackson PLLC
TAX ID: 82-0921194



Board of Commissioners

Memorandum

Date: June 18, 2024
To: Mayor and Board of Commissioners
Through: Janina Lewis, Procurement Services Director
From: Janina Lewis, Procurement Services Director
Subject: Award File No. 240123-C-JL, Maintenance, Repair, and Operations (MRO) Equipment and Supplies, utilizing, Sourcewell Contract #091422-WWG

Recommendation

Award File No. 240123-C-JL, Maintenance, Repair, and Operations (MRO) Equipment and Supplies, utilizing, Sourcewell Contract #091422-WWG, to W.W. Grainger, Inc. (Grainger), in an annual amount not to exceed \$60,000 for the period of July 1, 2024, through November 8, 2026, for Citywide usage. Purchase orders will only be issued against approved budgets.

Background

On November 7, 2022, Sourcewell awarded Solicitation Number: RFP #091422 to W.W. Grainger through November 8, 2026, with 2 possible one-year extensions for equipment, products and services. All equipment, products, or services under this contract will be priced at or below the price stated in Supplier's Proposal (see attached documentation Table 11: Pricing and Delivery).

The purpose of this contract is for the provision of items such as hand and power tools, lamps, ballasts, ladders, hoists, grinders, hydraulic and pneumatic equipment, generators, pumps, electric motors, and vibratory compactors. Under this agreement, the vendor provides a punch out to an electronic catalog, online inquiry, and online ordering. Approximately \$74,000, has been expended during the previous twelve (12) month period.

Funding

Funding will be identified at the time orders are placed.

Strategic Plan Objective

N/A

**Solicitation Number: RFP #091422****CONTRACT**

This Contract is between Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 (Sourcewell) and W.W. Grainger, Inc., 100 Grainger Parkway, Lake Forest, IL 60045, and Acklands-Grainger, Inc., 123 Commerce Valley Drive East, Suite 700, Thornhill, ON L3T 7W8, collectively referred to in the attached Proposal as, "Grainger North America" (separately and collectively herein, Supplier).

Sourcewell is a State of Minnesota local government unit and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) that offers cooperative procurement solutions to government entities. Participation is open to eligible federal, state/province, and municipal governmental entities, higher education, K-12 education, nonprofit, tribal government, and other public entities located in the United States and Canada. Sourcewell issued a public solicitation for Facility MRO, Industrial, and Building-Related Supplies and Equipment from which Supplier was awarded a contract.

Supplier desires to contract with Sourcewell to provide equipment, products, or services to Sourcewell and the entities that access Sourcewell's cooperative purchasing contracts (Participating Entities).

1. TERM OF CONTRACT

- A. **EFFECTIVE DATE.** This Contract is effective upon the date of the final signature below.
- B. **EXPIRATION DATE AND EXTENSION.** This Contract expires November 8, 2026, unless it is cancelled sooner pursuant to Article 22. This Contract may be extended up to two times, for one additional year per extension, upon the request of Sourcewell and written agreement by Supplier.
- C. **SURVIVAL OF TERMS.** Notwithstanding any expiration or termination of this Contract, all payment obligations incurred prior to expiration or termination will survive, as will the following: Articles 11 through 14 survive the expiration or cancellation of this Contract. All other rights will cease upon expiration or termination of this Contract.

2. EQUIPMENT, PRODUCTS, OR SERVICES

A. EQUIPMENT, PRODUCTS, OR SERVICES. Supplier will provide the Equipment, Products, or Services as stated in its Proposal submitted under the Solicitation Number listed above. Supplier's Equipment, Products, or Services Proposal (Proposal) is attached and incorporated into this Contract.

All Equipment and Products provided under this Contract must be new and the current model. Supplier may offer close-out or refurbished Equipment or Products if they are clearly indicated in Supplier's product and pricing list. Unless agreed to by the Participating Entities in advance, Equipment or Products must be delivered as operational to the Participating Entity's site.

This Contract offers an indefinite quantity of sales, and while substantial volume is anticipated, sales and sales volume are not guaranteed.

B. WARRANTY. Supplier warrants that all Equipment, Products, and Services furnished are free from liens and encumbrances, and are free from defects in design, materials, and workmanship. In addition, Supplier warrants the Equipment, Products, and Services are suitable for and will perform in accordance with the ordinary use for which they are intended. Supplier's standard product warranty policy for Participating Entity purchases in the US or Canada (as revised from time-to-time) are available on the grainger.com and grainger.ca websites, respectively, and are incorporated by reference. Supplier's dealers and distributors must agree to assist the Participating Entity in reaching a resolution in any dispute over warranty terms with the manufacturer. Any manufacturer's warranty that extends beyond the expiration of the Supplier's warranty will be passed on to the Participating Entity.

C. DEALERS, DISTRIBUTORS, AND/OR RESELLERS. Upon Contract execution and throughout the Contract term, Supplier will make available to Sourcewell, upon Sourcewell request, a current means to validate or authenticate Supplier's authorized resellers relative to the Equipment, Products, and Services offered under this Contract, which will be incorporated into this Contract by reference.

3. PRICING

All Equipment, Products, or Services under this Contract will be priced at or below the price stated in Supplier's Proposal.

When providing pricing quotes to Participating Entities, all pricing quoted must reflect a Participating Entity's total cost of acquisition, which may include a separate line item for freight other than standard ground shipment as described in the attached Proposal. This means that the quoted cost, with such additional freight on non-standard ground shipments, is for delivered Equipment, Products, and Services that are operational for their intended purpose, and includes all costs to the Participating Entity's requested delivery location.

Regardless of the payment method chosen by the Participating Entity, the total cost associated with any purchase option of the Equipment, Products, or Services must always be disclosed in the pricing quote to the applicable Participating Entity at the time of purchase.

A. **SHIPPING AND SHIPPING COSTS.** All delivered Equipment and Products must be properly packaged. Damaged Equipment and Products may be rejected. If the damage is not readily apparent at the time of delivery, Supplier must permit the Equipment and Products to be returned within a reasonable time at no cost to Sourcewell or its Participating Entities. Participating Entities reserve the right to inspect the Equipment and Products at a reasonable time after delivery where circumstances or conditions prevent effective inspection of the Equipment and Products at the time of delivery. In the event of the delivery of nonconforming Equipment and Products, the Participating Entity will notify the Supplier as soon as possible and the Supplier will replace nonconforming Equipment and Products with conforming Equipment and Products that are acceptable to the Participating Entity. Supplier's standard product return policy for Participating Entity purchases in the US or Canada (as revised from time-to-time) are available on the grainger.com and grainger.ca websites, respectively, and are incorporated by reference.

Supplier must arrange for and pay for the return shipment on Equipment and Products that arrive in a defective or inoperable condition.

Sourcewell may declare the Supplier in breach of this Contract if the Supplier intentionally delivers substandard or inferior Equipment or Products.

B. **SALES TAX.** Each Participating Entity is responsible for supplying the Supplier with valid tax-exemption certification(s). When ordering, a Participating Entity must indicate if it is a tax-exempt entity.

C. **HOT LIST PRICING.** At any time during this Contract, Supplier may offer a specific selection of Equipment, Products, or Services at discounts greater than those listed in the Contract. When Supplier determines it will offer Hot List Pricing, it must be submitted electronically to Sourcewell in a line-item format. Equipment, Products, or Services may be added or removed from the Hot List at any time through a Sourcewell Price and Product Change Form as defined in Article 4 below.

Hot List program and pricing may also be used to discount and liquidate close-out and discontinued Equipment and Products as long as those close-out and discontinued items are clearly identified as such. Current ordering process and administrative fees apply. Hot List Pricing must be published and made available to all Participating Entities. Supplier's Proposal includes additional detail regarding its Hot List program for U.S. and Canadian Participating Entities.

4. PRODUCT AND PRICING CHANGE REQUESTS

Supplier may request Equipment, Product, or Service changes, additions, or deletions at any time. All requests must be made in writing by submitting a signed Sourcewell Price and Product Change Request Form to the assigned Sourcewell Supplier Development Administrator. This approved form is available from the assigned Sourcewell Supplier Development Administrator. At a minimum, the request must:

- Identify the applicable Sourcewell contract number;
- Clearly specify the requested change;
- Provide sufficient detail to justify the requested change;
- Individually list all Equipment, Products, or Services affected by the requested change, along with the requested change (e.g., addition, deletion, price change); and
- Include a complete restatement of pricing documentation in Microsoft Excel with the effective date of the modified pricing, or product addition or deletion. The new pricing restatement must include all Equipment, Products, and Services offered, even for those items where pricing remains unchanged.

A fully executed Sourcewell Price and Product Request Form will become an amendment to this Contract and will be incorporated by reference. Supplier will not be required to produce third-party confidential or proprietary information as justification for a requested price change, however, Sourcewell will make its determination on a price change request based on the information provided.

5. PARTICIPATION, CONTRACT ACCESS, AND PARTICIPATING ENTITY REQUIREMENTS

A. PARTICIPATION. Sourcewell's cooperative contracts are available and open to public and nonprofit entities across the United States and Canada; such as federal, state/province, municipal, K-12 and higher education, tribal government, and other public entities.

The benefits of this Contract should be available to all Participating Entities that can legally access the Equipment, Products, or Services under this Contract. A Participating Entity's authority to access this Contract is determined through its cooperative purchasing, interlocal, or joint powers laws. Any entity accessing benefits of this Contract will be considered a Service Member of Sourcewell during such time of access. A Participating Entity may be required by Supplier to document the Participating Entity's affiliation to this Contract prior to accessing the benefits of this Contract. Supplier understands that a Participating Entity's use of this Contract is at the Participating Entity's sole convenience and Participating Entities reserve the right to obtain like Equipment, Products, or Services from any other source.

Supplier is responsible for familiarizing its sales and service forces with Sourcewell contract use eligibility requirements and documentation and will encourage potential participating entities

to join Sourcewell. Sourcewell reserves the right to add and remove Participating Entities to its roster during the term of this Contract.

B. PUBLIC FACILITIES. Supplier's employees may be required to perform work at government-owned facilities, including schools. Supplier's employees and agents must conduct themselves in a professional manner while on the premises, and in accordance with Participating Entity policies and procedures, and all applicable laws.

6. PARTICIPATING ENTITY USE AND PURCHASING

A. ORDERS AND PAYMENT. To access the contracted Equipment, Products, or Services under this Contract, a Participating Entity must clearly indicate to Supplier that it intends to access this Contract; however, order flow and procedure will be developed jointly between Sourcewell and Supplier. Typically, a Participating Entity will issue an order directly to Supplier or its authorized subsidiary, distributor, dealer, or reseller. If a Participating Entity issues a purchase order, it may use its own forms, but the purchase order should clearly note the applicable Sourcewell contract number. All Participating Entity orders under this Contract must be issued prior to expiration or cancellation of this Contract; however, Supplier performance, Participating Entity payment obligations, and any applicable warranty periods or other Supplier or Participating Entity obligations may extend beyond the term of this Contract.

Supplier's acceptable forms of payment and payment terms are included in its attached Proposal. Participating Entities will be solely responsible for payment and Sourcewell will have no liability for any unpaid invoice of any Participating Entity.

B. ADDITIONAL TERMS AND CONDITIONS/PARTICIPATING ADDENDUM. Additional terms and conditions to a purchase order, or other required transaction documentation, may be negotiated between a Participating Entity and Supplier, such as job or industry-specific requirements, orders for non-catalog sourced products or services, legal requirements (e.g., affirmative action or immigration status requirements), or specific local policy requirements. Some Participating Entities may require the use of a Participating Addendum, the terms of which will be negotiated directly between the Participating Entity and the Supplier or its authorized dealers, distributors, or resellers, as applicable. Any negotiated additional terms and conditions must never be less favorable to the Participating Entity than what is contained in this Contract.

C. SPECIALIZED SERVICE REQUIREMENTS. In the event that the Participating Entity requires service or specialized performance requirements not addressed in this Contract (such as e-commerce specifications, specialized delivery requirements, or other specifications and requirements), the Participating Entity and the Supplier may enter into a separate, standalone agreement, apart from this Contract. Sourcewell, including its agents and employees, will not be made a party to a claim for breach of such agreement.

D. **TERMINATION OF ORDERS.** Participating Entities may terminate an order, in whole or in part, immediately upon notice to Supplier in the event of any of the following events:

1. The Participating Entity fails to receive funding or appropriation from its governing body at levels sufficient to pay for the equipment, products, or services to be purchased; or
2. Federal, state, or provincial laws or regulations prohibit the purchase or change the Participating Entity's requirements.

E. **GOVERNING LAW AND VENUE.** The governing law and venue for any action related to a Participating Entity's order will be determined by the Participating Entity making the purchase.

7. CUSTOMER SERVICE

A. **PRIMARY ACCOUNT REPRESENTATIVE.** Supplier will assign an Account Representative to Sourcewell for this Contract and must provide prompt notice to Sourcewell if that person is changed. The Account Representative will be responsible for:

- Maintenance and management of this Contract;
- Timely response to all Sourcewell and Participating Entity inquiries; and
- Business reviews to Sourcewell and Participating Entities, if applicable.

B. **BUSINESS REVIEWS.** Supplier must perform a minimum of one business review with Sourcewell per contract year. The business review will cover sales to Participating Entities, pricing and contract terms, administrative fees, sales data reports, performance issues, supply issues, customer issues, and any other necessary information.

8. REPORT ON CONTRACT SALES ACTIVITY AND ADMINISTRATIVE FEE PAYMENT

A. **CONTRACT SALES ACTIVITY REPORT.** Each calendar quarter, Supplier must provide a contract sales activity report (Report) to the Sourcewell Supplier Development Administrator assigned to this Contract. Reports are due no later than 45 days after the end of each calendar quarter. A Report must be provided regardless of the number or amount of sales during that quarter (i.e., if there are no sales, Supplier must submit a report indicating no sales were made).

The Report must contain the following fields:

- Participating Entity Name (e.g., City of Staples Highway Department);
- Participating Entity Physical Street Address;
- Participating Entity City;
- Participating Entity State/Province;
- Participating Entity Zip/Postal Code;

- Participating Entity Contact Name;
- Participating Entity Contact Email Address;
- Participating Entity Contact Telephone Number;
- Sourcewell Assigned Entity/Participating Entity Number;
- Item Purchased Description;
- Item Purchased Price;
- Sourcewell Administrative Fee Applied; and
- Date Purchase was invoiced/sale was recognized as revenue by Supplier.

B. ADMINISTRATIVE FEE. In consideration for the support and services provided by Sourcewell, the Supplier will pay an administrative fee to Sourcewell on all Equipment, Products, and Services provided to Participating Entities less returns, credits, tax, and additional freight handling charges. The Administrative Fee must be included in, and not added to, the pricing. Supplier may not charge Participating Entities more than the contracted price to offset the Administrative Fee.

The Supplier will submit payment to Sourcewell for the percentage of administrative fee stated in the Proposal multiplied by the total sales of all Equipment, Products, and Services purchased by Participating Entities under this Contract during each calendar quarter. Payments should note the Supplier's name and Sourcewell-assigned contract number in the memo; and must be mailed to the address above "Attn: Accounts Receivable" or remitted electronically to Sourcewell's banking institution per Sourcewell's Finance department instructions. Payments must be received no later than 45 calendar days after the end of each calendar quarter.

Supplier agrees to cooperate with Sourcewell in auditing transactions under this Contract to ensure that the administrative fee is paid on all items purchased under this Contract.

In the event the Supplier is delinquent in any undisputed administrative fees, Sourcewell reserves the right to cancel this Contract and reject any proposal submitted by the Supplier in any subsequent solicitation. In the event this Contract is cancelled by either party prior to the Contract's expiration date, the administrative fee payment will be due no more than 30 days from the cancellation date.

9. AUTHORIZED REPRESENTATIVE

Sourcewell's Authorized Representative is its Chief Procurement Officer.

Supplier's Authorized Representative is the person named in the Supplier's Proposal. If Supplier's Authorized Representative changes at any time during this Contract, Supplier must promptly notify Sourcewell in writing.

10. AUDIT, ASSIGNMENT, AMENDMENTS, WAIVER, AND CONTRACT COMPLETE

A. **AUDIT.** Pursuant to Minnesota Statutes Section 16C.05, subdivision 5, the books, records, documents, and accounting procedures and practices relevant to this Contract are subject to examination by Sourcewell or the Minnesota State Auditor for a minimum of six years from the end of this Contract. This clause extends to Participating Entities as it relates to business conducted by that Participating Entity under this Contract.

B. **ASSIGNMENT.** Neither party may assign or otherwise transfer its rights or obligations under this Contract without the prior written consent of the other party and a fully executed assignment agreement. Such consent will not be unreasonably withheld. Any prohibited assignment will be invalid.

C. **AMENDMENTS.** Any amendment to this Contract must be in writing and will not be effective until it has been duly executed by the parties.

D. **WAIVER.** Failure by either party to take action or assert any right under this Contract will not be deemed a waiver of such right in the event of the continuation or repetition of the circumstances giving rise to such right. Any such waiver must be in writing and signed by the parties.

E. **CONTRACT COMPLETE.** This Contract represents the complete agreement between the parties. No other understanding regarding this Contract, whether written or oral, may be used to bind either party. For any conflict between the attached Proposal and the terms set out in Articles 1-22 of this Contract, the terms of Articles 1-22 will govern.

F. **RELATIONSHIP OF THE PARTIES.** The relationship of the parties is one of independent contractors, each free to exercise judgment and discretion with regard to the conduct of their respective businesses. This Contract does not create a partnership, joint venture, or any other relationship such as master-servant, or principal-agent.

11. INDEMNITY AND HOLD HARMLESS

Supplier must indemnify, defend, save, and hold Sourcewell and its Participating Entities, including their agents and employees, harmless from any claims or causes of action, including attorneys' fees incurred by Sourcewell or its Participating Entities, arising out of any negligent or intentional act or omission in the performance of this Contract by the Supplier or its agents or employees; this indemnification includes injury or death to person(s) or property alleged to have been caused by Supplier's negligent or intentional act or omission causing some defect in the Equipment, Products, or Services under this Contract to the extent the Equipment, Product, or Service has been used according to its specifications. Sourcewell's responsibility will be governed by the State of Minnesota's Tort Liability Act (Minnesota Statutes Chapter 466) and other applicable law.

12. GOVERNMENT DATA PRACTICES

Supplier and Sourcewell must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to all data provided by or provided to Sourcewell under this Contract and as it applies to all data created, collected, received, maintained, or disseminated by the Supplier under this Contract.

13. INTELLECTUAL PROPERTY, PUBLICITY, MARKETING, AND ENDORSEMENT

A. INTELLECTUAL PROPERTY

1. *Grant of License.* During the term of this Contract:
 - a. Sourcewell grants to Supplier a royalty-free, worldwide, non-exclusive right and license to use the trademark(s) provided to Supplier by Sourcewell in advertising and promotional materials for the purpose of marketing Sourcewell's relationship with Supplier.
 - b. Supplier grants to Sourcewell a royalty-free, worldwide, non-exclusive right and license to use Supplier's trademarks in advertising and promotional materials for the purpose of marketing Supplier's relationship with Sourcewell.
2. *Limited Right of Sublicense.* The right and license granted herein includes a limited right of each party to grant sublicenses to their respective subsidiaries, distributors, dealers, resellers, marketing representatives, and agents (collectively "Permitted Sublicensees") in advertising and promotional materials for the purpose of marketing the Parties' relationship to Participating Entities. Any sublicense granted will be subject to the terms and conditions of this Article. Each party will be responsible for any breach of this Article by any of their respective sublicensees.
3. *Use; Quality Control.*
 - a. Neither party may alter the other party's trademarks from the form provided and must comply with removal requests as to specific uses of its trademarks or logos.
 - b. Each party agrees to use, and to cause its Permitted Sublicensees to use, the other party's trademarks only in good faith and in a dignified manner consistent with such party's use of the trademarks. Each party has the right to inspect the other party's use of the licensed trademarks and the advertising and promotional materials used in connection with the licensed trademarks. Upon written notice to the breaching party, the breaching party has 30 days of the date of the written notice to cure the breach or the license will be terminated.
4. *Termination.* Upon the termination of this Contract for any reason, each party, including Permitted Sublicensees, will have 30 days to remove all Trademarks from signage, websites, and the like bearing the other party's name or logo (excepting Sourcewell's pre-printed catalog of suppliers which may be used until the next printing). Supplier must return all marketing and promotional materials, including signage, provided by Sourcewell, or dispose of it according to Sourcewell's written directions.

B. **PUBLICITY.** Any publicity regarding the subject matter of this Contract must not be released without prior written approval from the Authorized Representatives. Publicity includes notices, informational pamphlets, press releases, research, reports, signs, and similar public notices prepared by or for the Supplier individually or jointly with others, or any subcontractors, with respect to the program, publications, or services provided resulting from this Contract.

C. **MARKETING.** Any direct advertising, marketing, or offers with Participating Entities must be approved by Sourcewell. Send all approval requests to the Sourcewell Supplier Development Administrator assigned to this Contract. Once approved, marketing material can be used by Supplier for engagement with potential or existing Participating Entities.

D. **ENDORSEMENT.** The Supplier must not claim that Sourcewell endorses its Equipment, Products, or Services.

14. GOVERNING LAW, JURISDICTION, AND VENUE

The substantive and procedural laws of the State of Minnesota will govern this Contract. Venue for all legal proceedings arising out of this Contract, or its breach, must be in the appropriate state court in Todd County, Minnesota or federal court in Fergus Falls, Minnesota.

15. FORCE MAJEURE

Neither party to this Contract will be held responsible for delay or default caused by acts of God or other conditions that are beyond that party's reasonable control. A party claiming Force Majeure must provide the other party prompt written notice.

16. SEVERABILITY

If any provision of this Contract is found by a court of competent jurisdiction to be illegal, unenforceable, or void then both parties will be relieved from all obligations arising from that provision. If the remainder of this Contract is capable of being performed, it will not be affected by such determination or finding and must be fully performed.

17. PERFORMANCE, DEFAULT, AND REMEDIES

A. **PERFORMANCE.** During the term of this Contract, the parties will monitor performance and address unresolved contract issues as follows:

1. *Notification.* The parties must promptly notify each other of any known dispute and work in good faith to resolve such dispute within a reasonable period of time. If necessary, Sourcewell and the Supplier will jointly develop a short briefing document that describes the issue(s), relevant impact, and positions of both parties.

2. *Escalation.* If parties are unable to resolve the issue in a timely manner, as specified above, either Sourcewell or Supplier may escalate the resolution of the issue to a higher level of management. The Supplier will have 30 calendar days to cure an outstanding issue.

3. *Performance while Dispute is Pending.* Notwithstanding the existence of a dispute, the Supplier must continue without delay to carry out all of its responsibilities under the Contract that are not affected by the dispute. If the Supplier fails to continue without delay to perform its responsibilities under the Contract, in the accomplishment of all undisputed work, the Supplier will bear any additional costs incurred by Sourcewell and/or its Participating Entities as a result of such failure to proceed. This subparagraph 3 does not apply to invoice payment disputes in jurisdictions in which contract law requires Supplier to mitigate its damages.

B. **DEFAULT AND REMEDIES.** Either of the following constitutes cause to declare this Contract, or any Participating Entity order under this Contract, in default:

1. Nonperformance of contractual requirements, or
2. A material breach of any term or condition of this Contract.

The party claiming default must provide written notice of the default, with 30 calendar days to cure the default. Time allowed for cure will not diminish or eliminate any liability damages. If the default remains after the opportunity for cure, the non-defaulting party may:

- Exercise any remedy provided by law or equity, or
- Terminate the Contract or any portion thereof, including any orders issued against the Contract.

18. INSURANCE

A. **REQUIREMENTS.** At its own expense, Supplier must maintain insurance policy(ies) in effect at all times during the performance of this Contract with insurance company(ies) licensed or authorized to do business in the State of Minnesota having an "AM BEST" rating of A- or better, with coverage and limits of insurance not less than the following:

1. *Workers' Compensation and Employer's Liability.*

Workers' Compensation: As required by any applicable law or regulation.

Employer's Liability Insurance: must be provided in amounts not less than listed below:

Minimum limits:

\$500,000 each accident for bodily injury by accident

\$500,000 policy limit for bodily injury by disease

\$500,000 each employee for bodily injury by disease

2. *Commercial General Liability Insurance.* Supplier will maintain insurance covering its operations, with coverage on an occurrence basis, and must be subject to terms no less

broad than the Insurance Services Office (“ISO”) Commercial General Liability Form CG0001 (2001 or newer edition), or equivalent. At a minimum, coverage must include liability arising from premises, operations, bodily injury and property damage, independent contractors, products-completed operations including construction defect, contractual liability, blanket contractual liability, and personal injury and advertising injury. All required limits, terms and conditions of coverage must be maintained during the term of this Contract.

Minimum Limits:

\$1,000,000 each occurrence Bodily Injury and Property Damage
\$1,000,000 Personal and Advertising Injury
\$2,000,000 aggregate for products liability-completed operations
\$2,000,000 general aggregate

3. *Commercial Automobile Liability Insurance.* During the term of this Contract, Supplier will maintain insurance covering all owned, hired, and non-owned automobiles in limits of liability not less than indicated below. The coverage must be subject to terms no less broad than ISO Business Auto Coverage Form CA 0001 (2010 edition or newer), or equivalent.

Minimum Limits:

\$1,000,000 each accident, combined single limit

4. *Umbrella Insurance.* During the term of this Contract, Supplier will maintain umbrella coverage over Employer’s Liability, Commercial General Liability, and Commercial Automobile.

Minimum Limits:

\$2,000,000

5. *Network Security and Privacy Liability Insurance.* During the term of this Contract, Supplier will maintain coverage for network security and privacy liability. The coverage may be endorsed on another form of liability coverage or written on a standalone policy. The insurance must cover claims which may arise from failure of Supplier’s security resulting in, but not limited to, computer attacks, unauthorized access, disclosure of not public data – including but not limited to, confidential or private information, transmission of a computer virus, or denial of service.

Minimum limits:

\$2,000,000 per occurrence
\$2,000,000 annual aggregate

Failure of Supplier to maintain the required insurance will constitute a material breach entitling Sourcewell to immediately terminate this Contract for default.

B. CERTIFICATES OF INSURANCE. Prior to commencing under this Contract, Supplier must furnish to Sourcewell a certificate of insurance, as evidence of the insurance required under this

Contract. Prior to expiration of the policy(ies), renewal certificates must be mailed to Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 or sent to the Sourcewell Supplier Development Administrator assigned to this Contract. The certificates must be signed by a person authorized by the insurer(s) to bind coverage on their behalf.

Failure to request certificates of insurance by Sourcewell, or failure of Supplier to provide certificates of insurance, in no way limits or relieves Supplier of its duties and responsibilities in this Contract.

C. **ADDITIONAL INSURED ENDORSEMENT AND PRIMARY AND NON-CONTRIBUTORY INSURANCE CLAUSE.** Supplier agrees to list Sourcewell and its Participating Entities, including their officers, agents, and employees, as an additional insured under the Supplier's commercial general liability insurance policy with respect to liability arising out of activities, "operations," or "work" performed by or on behalf of Supplier, and products and completed operations of Supplier. The policy provision(s) or endorsement(s) must further provide that coverage is primary and not excess over or contributory with any other valid, applicable, and collectible insurance or self-insurance in force for the additional insureds.

D. **WAIVER OF SUBROGATION.** Supplier waives and must require (by endorsement or otherwise) all its insurers to waive subrogation rights against Sourcewell and other additional insureds for losses paid under the insurance policies required by this Contract or other insurance applicable to the Supplier or its subcontractors. The waiver must apply to all deductibles and/or self-insured retentions applicable to the required or any other insurance maintained by the Supplier or its subcontractors. Where permitted by law, Supplier must require similar written express waivers of subrogation and insurance clauses from each of its subcontractors.

E. **UMBRELLA/EXCESS LIABILITY/SELF-INSURED RETENTION.** The limits required by this Contract can be met by either providing a primary policy or in combination with umbrella/excess liability policy(ies), or self-insured retention.

19. COMPLIANCE

A. **LAWS AND REGULATIONS.** All Equipment, Products, or Services provided under this Contract must comply fully with applicable federal laws and regulations, and with the laws in the states and provinces in which the Equipment, Products, or Services are sold.

B. **LICENSES.** Supplier must maintain a valid and current status on all required federal, state/provincial, and local licenses, bonds, and permits required for the operation of the business that the Supplier conducts with Sourcewell and Participating Entities.

20. BANKRUPTCY, DEBARMENT, OR SUSPENSION CERTIFICATION

Supplier certifies and warrants that it is not in bankruptcy or that it has previously disclosed in writing certain information to Sourcewell related to bankruptcy actions. If at any time during this Contract Supplier declares bankruptcy, Supplier must immediately notify Sourcewell in writing.

Supplier certifies and warrants that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated by the State of Minnesota; the United States federal government or the Canadian government, as applicable; or any Participating Entity. Supplier certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this Contract. Supplier further warrants that it will provide immediate written notice to Sourcewell if this certification changes at any time.

21. PROVISIONS FOR NON-UNITED STATES FEDERAL ENTITY PROCUREMENTS UNDER UNITED STATES FEDERAL AWARDS OR OTHER AWARDS

Participating Entities that use United States federal grant or FEMA funds to purchase goods or services from this Contract may be subject to additional requirements including the procurement standards of the Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards, 2 C.F.R. § 200. Participating Entities may have additional requirements based on specific funding source terms or conditions. Within this Article, all references to “federal” should be interpreted to mean the United States federal government. The following list only applies when a Participating Entity accesses Supplier’s Equipment, Products, or Services with United States federal funds, and the Participating Entity has provided Supplier with advance written notice that additional federal requirements may be applicable.

A. **EQUAL EMPLOYMENT OPPORTUNITY.** Except as otherwise provided under 41 C.F.R. § 60, all contracts that meet the definition of “federally assisted construction contract” in 41 C.F.R. § 60-1.3 must include the equal opportunity clause provided under 41 C.F.R. §60-1.4(b), in accordance with Executive Order 11246, “Equal Employment Opportunity” (30 FR 12319, 12935, 3 C.F.R. §, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, “Amending Executive Order 11246 Relating to Equal Employment Opportunity,” and implementing regulations at 41 C.F.R. § 60, “Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor.” The equal opportunity clause is incorporated herein by reference.

B. **DAVIS-BACON ACT, AS AMENDED (40 U.S.C. § 3141-3148).** When required by federal program legislation, all prime construction contracts in excess of \$2,000 awarded by non-federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. § 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 C.F.R. § 5, “Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted

Construction”). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-federal entity must report all suspected or reported violations to the federal awarding agency. The contracts must also include a provision for compliance with the Copeland “Anti-Kickback” Act (40 U.S.C. § 3145), as supplemented by Department of Labor regulations (29 C.F.R. § 3, “Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States”). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-federal entity must report all suspected or reported violations to the federal awarding agency. Supplier must be in compliance with all applicable Davis-Bacon Act provisions.

C. CONTRACT WORK HOURS AND SAFETY STANDARDS ACT (40 U.S.C. § 3701-3708). Where applicable, all contracts awarded by the non-federal entity in excess of \$100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. §§ 3702 and 3704, as supplemented by Department of Labor regulations (29 C.F.R. § 5). Under 40 U.S.C. § 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. § 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence. This provision is hereby incorporated by reference into this Contract. Supplier certifies that during the term of an award for all contracts by Sourcewell resulting from this procurement process, Supplier must comply with applicable requirements as referenced above.

D. RIGHTS TO INVENTIONS MADE UNDER A CONTRACT OR AGREEMENT. If the federal award meets the definition of “funding agreement” under 37 C.F.R. § 401.2(a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that “funding agreement,” the recipient or subrecipient must comply with the requirements of 37 C.F.R. § 401, “Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements,” and any implementing regulations issued by the awarding agency. Supplier

certifies that during the term of an award for all contracts by Sourcewell resulting from this procurement process, Supplier must comply with applicable requirements as referenced above.

E. CLEAN AIR ACT (42 U.S.C. § 7401-7671Q.) AND THE FEDERAL WATER POLLUTION CONTROL ACT (33 U.S.C. § 1251-1387). Contracts and subgrants of amounts in excess of \$150,000 require the non-federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. § 7401- 7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. § 1251- 1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA). Supplier certifies that during the term of this Contract will comply with applicable requirements as referenced above.

F. DEBARMENT AND SUSPENSION (EXECUTIVE ORDERS 12549 AND 12689). A contract award (see 2 C.F.R. § 180.220) must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 C.F.R. §180 that implement Executive Orders 12549 (3 C.F.R. § 1986 Comp., p. 189) and 12689 (3 C.F.R. § 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549. Supplier certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation by any federal department or agency.

G. BYRD ANTI-LOBBYING AMENDMENT, AS AMENDED (31 U.S.C. § 1352). Suppliers must file any required certifications. Suppliers must not have used federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Suppliers must disclose any lobbying with non-federal funds that takes place in connection with obtaining any federal award. Such disclosures are forwarded from tier to tier up to the non-federal award. Suppliers must file all certifications and disclosures required by, and otherwise comply with, the Byrd Anti-Lobbying Amendment (31 U.S.C. § 1352).

H. RECORD RETENTION REQUIREMENTS. To the extent applicable, Supplier must comply with the record retention requirements detailed in 2 C.F.R. § 200.333. The Supplier further certifies that it will retain all records as required by 2 C.F.R. § 200.333 for a period of 3 years after grantees or subgrantees submit final expenditure reports or quarterly or annual financial reports, as applicable, and all other pending matters are closed.

I. ENERGY POLICY AND CONSERVATION ACT COMPLIANCE. To the extent applicable, Supplier must comply with the mandatory standards and policies relating to energy efficiency which are

contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act.

J. **BUY AMERICAN PROVISIONS COMPLIANCE.** To the extent applicable, and following consultation with the Participating Entity to assess Supplier's ability to comply, Supplier must comply with all applicable provisions of the Buy American Act. Purchases made in accordance with the Buy American Act must follow the applicable procurement rules calling for free and open competition.

K. **ACCESS TO RECORDS (2 C.F.R. § 200.336).** Supplier agrees that duly authorized representatives of a federal agency must have access to any books, documents, papers and records of Supplier that are directly pertinent to Supplier's discharge of its obligations under this Contract for the purpose of making audits, examinations, excerpts, and transcriptions. The right also includes timely and reasonable access to Supplier's personnel for the purpose of interview and discussion relating to such documents.

L. **PROCUREMENT OF RECOVERED MATERIALS (2 C.F.R. § 200.322).** A non-federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 C.F.R. § 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired during the preceding fiscal year exceeded \$10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

M. **FEDERAL SEAL(S), LOGOS, AND FLAGS.** The Supplier cannot use the seal(s), logos, crests, or reproductions of flags or likenesses of Federal agency officials without specific pre-approval.

N. **NO OBLIGATION BY FEDERAL GOVERNMENT.** The U.S. federal government is not a party to this Contract or any purchase by a Participating Entity and is not subject to any obligations or liabilities to the Participating Entity, Supplier, or any other party pertaining to any matter resulting from the Contract or any purchase by an authorized user.

O. **PROGRAM FRAUD AND FALSE OR FRAUDULENT STATEMENTS OR RELATED ACTS.** The Contractor acknowledges that 31 U.S.C. 38 (Administrative Remedies for False Claims and Statements) applies to the Supplier's actions pertaining to this Contract or any purchase by a Participating Entity.

P. FEDERAL DEBT. The Supplier certifies that it is non-delinquent in its repayment of any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowance, and benefit overpayments.

Q. CONFLICTS OF INTEREST. The Supplier must notify the U.S. Office of General Services, Sourcewell, and Participating Entity as soon as possible if this Contract or any aspect related to the anticipated work under this Contract raises an actual or potential conflict of interest (as described in 2 C.F.R. Part 200). The Supplier must explain the actual or potential conflict in writing in sufficient detail so that the U.S. Office of General Services, Sourcewell, and Participating Entity are able to assess the actual or potential conflict; and provide any additional information as necessary or requested.

R. U.S. EXECUTIVE ORDER 13224. The Supplier, and its subcontractors, must comply with U.S. Executive Order 13224 and U.S. Laws that prohibit transactions with and provision of resources and support to individuals and organizations associated with terrorism.

S. PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT. To the extent applicable, Supplier certifies that during the term of this Contract it will comply with applicable requirements of 2 C.F.R. § 200.216.

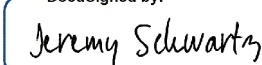
T. DOMESTIC PREFERENCES FOR PROCUREMENTS. To the extent applicable, Supplier certifies that during the term of this Contract will comply with applicable requirements of 2 C.F.R. § 200.322.

22. CANCELLATION

Sourcewell or Supplier may cancel this Contract at any time, with or without cause, upon 60 days' written notice to the other party. However, Sourcewell may cancel this Contract immediately upon discovery of a material defect in any certification made in Supplier's Proposal. Cancellation of this Contract does not relieve either party of financial, product, or service obligations incurred or accrued prior to cancellation.

Sourcewell

W.W. Grainger, Inc.

DocuSigned by:

By: C0FD2A139D06489...
Jeremy Schwartz
Title: Chief Procurement Officer

11/4/2022 | 2:10 PM CDT
Date: _____

DocuSigned by:

By: 16CF38856A0F4B7...
Allison Darling
Title: Sr. National Government Sales Manager
Grainger US

11/7/2022 | 5:08 PM CST
Date: _____

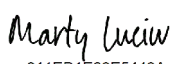
091422-WWG

Approved:

Acklands-Grainger, Inc.

DocuSigned by:

By: 7E42B8F817A64CC...
Chad Coauette
Title: Executive Director/CEO
11/7/2022 | 8:04 PM CST
Date: _____

DocuSigned by:

By: 811ED1E83E5443A...
Marty Luciw
Title: Sr. Government Sales Manager
11/7/2022 | 5:49 PM CST
Date: _____

RFP 091422 - Facility MRO, Industrial, and Building-Related Supplies and Equipment

Vendor Details

Company Name: W.W. Grainger
Address: 100 Grainger Parkway
Lake Forest, IL 60045
Contact: Allison Darling
Email: allison.darling@grainger.com
Phone: 713-805-9845
HST#: 36-1150280

Submission Details

Created On: Tuesday July 26, 2022 08:21:39
Submitted On: Tuesday September 13, 2022 10:59:56
Submitted By: Allison Darling
Email: allison.darling@grainger.com
Transaction #: bbaa1000-7f57-4a2d-bcef-ab4d80807b2b
Submitter's IP Address: 167.115.15.8

Specifications

Table 1: Proposer Identity & Authorized Representatives

General Instructions (applies to all Tables) Sourcewell prefers a brief but thorough response to each question. Do not merely attach additional documents to your response without also providing a substantive response. Do not leave answers blank; respond "N/A" if the question does not apply to you (preferably with an explanation).

Line Item	Question	Response *	
1	Proposer Legal Name (one legal entity only): (In the event of award, will execute the resulting contract as "Supplier")	W.W. Grainger, Inc. (Grainger US)	*
2	Identify all subsidiary entities of the Proposer whose equipment, products, or services are included in the Proposal.	Acklands-Grainger, Inc. (Grainger Canada)	*
3	Identify all applicable assumed names or DBA names of the Proposer or Proposer's subsidiaries in Line 1 or Line 2 above.	Grainger US and Grainger Canada. Please note, Grainger US and Grainger Canada hereby referred to as "Grainger North America".	*
4	Provide your CAGE code or Unique Entity Identifier (SAM):	25795	*
5	Proposer Physical Address:	US: 100 Grainger Parkway, Lake Forest, IL 60045 Canada: 123 Commerce Valley Drive East, Suite 700, Thornhill, ON L3T 7W8	*
6	Proposer website address (or addresses):	US: www.grainger.com Canada: www.grainger.ca	*
7	Proposer's Authorized Representative (name, title, address, email address & phone) (The representative must have authority to sign the "Proposer's Assurance of Compliance" on behalf of the Proposer and, in the event of award, will be expected to execute the resulting contract):	Allison Darling, Sr. National Government Sales Manager, Grainger US Address: Grainger Branch 358 6050 Southwest Freeway Houston, TX 77057 Email: Allison.Darling@grainger.com Phone: 713-805-9845	*
8	Proposer's primary contact for this proposal (name, title, address, email address & phone):	Allison Darling, Sr. National Government Sales Manager, Grainger US Address: Grainger Branch 358 - 6050 Southwest Freeway Houston, TX 77057 Email: Allison.Darling@grainger.com Phone: 713-805-9845	*
9	Proposer's other contacts for this proposal, if any (name, title, address, email address & phone):	Marty Luciw, Sr Government Sales Manager, Grainger Canada Address: 123 Commerce Valley Dr. East, Suite 700, Thornhill ON L3T 7W8 Email: Marty.Luciw@grainger.ca Phone: 403-991-2727	

Table 2: Company Information and Financial Strength

Line Item	Question	Response *	
10	Provide a brief history of your company, including your company's core values, business philosophy, and industry longevity related to the requested equipment, products or services.	In business for 94 years and incorporated in 1928, W.W. Grainger, Inc., headquartered in Lake Forest, IL, is the leading North American provider of maintenance, repair and operating (MRO) supplies. Our customers see us as a single solution with more than 1.5 million commercial off-the-shelf (COTS) products. In the US and Canada, we are authorized by more than 6,500 large and small businesses to distribute their products in fragmented, intensely competitive commercial and government markets. We own our inventory, distribution centers and retail branches and provide direct drop shipment from manufacturers and suppliers. In addition to any manufacturers' warranties, Grainger warrants the products it sells and manages its supply chain to ensure the product the customer purchases is of the type, quality and quantity represented and is delivered where and when the customer wants it. Grainger strategy is to distribute the broadest line of MRO products and service categories that assist small, medium, and large commercial, government and institutional customers. Central to Grainger's value is our broad offering across over 36 MRO categories, all with outstanding availability. We compete directly with broad line MRO suppliers as well as specialized distributors and manufacturers. Grainger	

leads the industry in ability to provide customers one choice to procure MRO needs. Our deep expertise in products and services, including ability to locate difficult to find items, is available to every Sourcewell Member to gain long-lasting processing efficiency when they leverage Grainger's supply chain strength.

Grainger North America's Facility MRO proposal is designed for use by all levels of government in the US and Canada, education service cooperatives, K-12 and higher education schools, Tribal and Indigenous governments, qualifying non-profit agencies and Members of the Canoe procurement group of Canada. Grainger North America can fulfill the MRO needs of all agencies and entities envisioned in Sourcewell's RFQ Section B. Grainger's entire catalog offering is available to Sourcewell Members.

Pricing Offer

Grainger's North America Pricing offer, detailed in response # 57, is a most comprehensive and competitive Sourcewell offer to date. Numerous cost savings include:

- Category Discounts
- Hot List
- North America Market Basket
- General Catalog Discounts
- Large Order and Volume Discounts
- Customer Specific Pricing
- Access to all Grainger-Sourcewell Contract Awards and the Pricing Benefits of each

In response # 59, Grainger will extend its Sourcewell Enhanced Discount Incentive Program providing Members opportunity for a 3% increased discount across each of 25 MRO categories. In the alternative, the Sourcewell Plus program will provide Members opportunity to secure customized incentives through a Sourcewell approved participating addendum.

In serving government agencies and education institutions, we focus on knowing those products and services that assist daily operations and emergency environments and to ensure availability. In any circumstance, Grainger will deliver product and services to an incident scene or facility, expeditiously. Grainger will deploy team members to assist in logistic support. In any emergency, catalog product pricing does not change; it remains as stated in the contract.

Meaningful cost savings will flow from the depth and breadth of Grainger's North America MRO inventory and its distribution network centered on next day delivery. Sourcewell Members know that costs go beyond product price – searching for products, leaving facilities to shop, repetitive procurement processes, maintaining inventory of infrequently needed product and the burdens of spot purchases. Grainger North America's solution is directed to reducing these costs by streamlining acquisition with quantified savings.

Grainger North America - W.W. Grainger and Acklands-Grainger (Grainger North America)

Our offer presents Grainger's commitment to Sourcewell Members and will be fulfilled by its long-term businesses, W.W. Grainger, Inc. in the US and its wholly-owned subsidiary, Acklands-Grainger, Inc. in Canada, referred throughout as Grainger North America:

United States:

- A US distribution network of 251 branches and 14 distribution centers servicing all the US
- An extensive product line, now more than 1.5 million products and over \$1 billion of on-hand inventory.
- Most customers receive next day product delivery; most of in-stock orders are shipped within 24 hours.
- Proven experience in negotiating and implementing multi-state, complex, nationwide contracts.

Acklands-Grainger Inc.:

- Canada's largest MRO distributor.
- 34 strategically located branches and 4 distribution centers coast to coast, provide capability to service Sourcewell members in Canada with exceptional service and high levels of product availability.
- Offering more than 476,000 products across 32 product categories
- Most customers receive next day product delivery; most of in-stock orders are

shipped within 24 hours.

- Proven experience negotiating and implementing complex contracts.

Grainger's objective is always being able to serve short- and long-term customer needs. Grainger separates itself by providing a wide range of private and public customers with highly tailored solutions of products and services. The competitive environment needed to maintain these customer relationships drives the need to innovate and remain relevant to each customer.

Grainger North America's specialization is reflected across its 730-member team dedicated solely to government, education and healthcare. Grainger Team Members serving the public and education sector understand the range of needs and environments across varied departments. Account Managers pursue cost-savings initiatives to improve operational effectiveness and efficiency and to respond to emergent and ordinary needs. Each Grainger Team Member strives to exceed customer expectations.

Supporting the Government and Education Team is an enormous corporate investment dedicated to supplier relationships, supply chain infrastructure, team member expertise, technical support and ecommerce. Suppliers rely on Grainger for its market reach, financial strength, customer trust, experienced and expert sales team and technology driven supply chain. These enduring relationships with manufacturers give us unparalleled access to the right products and allows us to be a single source ensuring industry-leading availability of the broadest number of products.

Grainger's investments converge in our ecommerce and digital platforms. For more than 20 years, Grainger has provided public and private sector customers customized on-line websites to search and select products within catalogs uniquely assembled for them, place orders and access records and information associated with their purchases. This digital infrastructure is designed to support the compliance needs of government customers. Grainger's ecommerce platform will continue to be tailored for today's requirements and be robust and flexible to remain relevant as government and education institutions, industry, markets and technology continue to evolve.

Grainger North America proposal in as much in providing products quickly as in pursuing and presenting services enabling agencies to respond expeditiously to specific needs. Grainger's range of services has been expanded to assist Member personnel resource demands while comporting with state and agency laws and policies. Grainger support teams have deep expertise and experience across Sourcewell Member jurisdictions in provisioning services.

Grainger North America's offer encompasses comprehensive audit, oversight and training to adhere to all contract pricing and requirements across Sourcewell terms. Government Team training includes mandatory ethics and compliance responsibilities. Grainger information systems provide Member driven requirements supporting oversight, supervision and accountability. Reporting and compliance strictures are structured to individual Members.

Grainger is a value-based company; our work supporting Sourcewell and its Members is the highest of priorities. Grainger North America will continue to serve Sourcewell Members by understanding the mission and challenges of each agency and what this RFP entails. By doing the right things the right way, we benefit not just Grainger but our customers and communities where we live and work.

11	What are your company's expectations in the event of an award?	At Grainger, the focus is always being able to anticipate and meet our customers' needs. Grainger has gained extensive experience across Sourcewell's Members and will continue to improve products, services, and processes to deliver Sourcewell's value to more agencies throughout the US and Canada. Throughout the term of the current agreement, as Grainger has added team members, our training has evolved to address more specific agency needs, policies and protocols. Parallel enhancements have been and will continue to be made to corporate resources such as product management, ecommerce and supply chain logistics and IT innovation. As Sourcewell and its Members progress, so will our ability to serve refined needs and a broader customer base. Our path is centered on experience in anticipating and meeting agency challenges in emergencies and ordinary environments. The foundation of our work is providing value by assisting agencies in acquiring and maintaining MRO products and services, improving agency efficiency and effectiveness. The objective is to grow the Sourcewell MRO offering as to Member participation and revenue. Grainger North America's implementation processes will commit special attention to existing and new participating Members. We recognize that Sourcewell Members often enable individual departments wide autonomy as to product and service solutions. Grainger North America's national sales teams will reach out to these stakeholders. The unique value of Sourcewell and its dedication to assisting meaningfully all agencies as reflected in the new contract award will be prominent. Beyond the breadth and availability of our product and service offering, is our commitment to understand and improve how we can serve Members more effectively. Grainger North America's expectation is maintaining high standards of performance, expand service levels and to attract additional Members to acquiring their MRO requirements through Sourcewell.	*
12	Demonstrate your financial strength and stability with meaningful data. This could include such items as financial statements, SEC filings, credit and bond ratings, letters of credit, and detailed reference letters. Upload supporting documents (as applicable) in the document upload section of your response.	Grainger (GWW) is a publicly held Fortune 500 company, with shares traded on the New York Stock Exchange. Grainger 2021 sales of \$13.0 billion were up 12.4% from 2020. As of December 31, 2021, Grainger had approximately \$1.5 billion in available liquidity. A full discussion related to the financial condition of the Company is found in Grainger's 2021 Annual Report, https://invest.grainger.com/home/default.aspx . Please see Grainger's 2021 Annual Report which contains three years of audited financial information. Additionally included Grainger's 2022 D&B Report.	*
13	What is your US market share for the solutions that you are proposing?	We estimate that Grainger's MRO US share is approximately 6%.	*
14	What is your Canadian market share for the solutions that you are proposing?	We estimate that Grainger's MRO US share is approximately 6%.	*
15	Has your business ever petitioned for bankruptcy protection? If so, explain in detail.	No, Grainger North America has never filed for bankruptcy.	*
16	How is your organization best described: is it a manufacturer, a distributor/dealer/reseller, or a service provider? Answer whichever question (either a) or b) just below) best applies to your organization. a) If your company is best described as a distributor/dealer/reseller (or similar entity), provide your written authorization to act as a distributor/dealer/reseller for the manufacturer of the products proposed in this RFP. If applicable, is your dealer network independent or company owned? b) If your company is best described as a manufacturer or service provider, describe your relationship with your sales and service force and with your dealer network in delivering the products and services proposed in this RFP. Are these individuals your employees, or the employees of a third party?	Grainger North America is an authorized distributor for all the 1.5 million products we sell. Grainger North America has contractual relationships with over 4500 suppliers providing product. We can provide evidence of these authorizations.	*
17	If applicable, provide a detailed explanation outlining the licenses and certifications that are both required to be held, and actually held, by your organization (including third parties and subcontractors that you use) in pursuit of the business contemplated by this RFP.	Grainger North America holds licenses to operate in all 50 states, the District of Columbia and US Territories, as W.W. Grainger, Inc., as well as in Canada's 10 provinces and 3 territories, as Acklands-Grainger, Inc.	*

18	Provide all "Suspension or Debarment" information that has applied to your organization during the past ten years.	No, Grainger North America has not ever been suspended or debarred.	*
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Table 3: Industry Recognition & Marketplace Success

Line Item	Question	Response *																																																							
19	Describe any relevant industry awards or recognition that your company has received in the past five years	W.W. Grainger, Inc. awards or recognitions over the past five years include: Industry Leadership • #1 Industrial Distribution's Big Fifty List: 2021, 2020, 2019, 2018 • Newsweek Americas' Most Responsible Companies: 2022 • LinkedIn Top Companies in Chicago: 2021 • Fortune World's Most Admired Companies: #1 in Diversified Wholesalers: 2020 (7th Consecutive Year) • Savoy Most Influential Black Corporate Directors • Selling Powers 50 Best Companies to Sell List: 2020 • FTSE4 Good Index Member Veterans • Military Times' Best for Vets: 2021 People & Purpose • Disability Equality Index 2021-2021, 90 percent rating: three years in a row • Human Rights Companies Best Places to Work for LGBTQ Equality: six years in a row • DiversityInc Top Regional Company: 2021 • Human Rights Campaign Foundation's Corporate Equality Index 2022: eight years in a row • Great Place to Work Certified: 2021-2022 • Built in Chicago's Best Places to Work: 2022 • Black Enterprise List of top Executives in Corporate Diversity: 2018-2019 • Fortune's 100 Best Companies to Work For 2022 • Best Places to Work for Disability Inclusion – American Association of People with Disabilities: 2017 • Certified USA Best Places to Work: 2021 Sustainability & Stewardship • Dow Jones Sustainability Index: 2021 • Barron's Most Sustainable Companies in the US: 2022 • EcoVadis Silver Rating: 2022 • S & P Global Yearbook:2022 • CDP B Rating: 2021 • MSCI ESG Rating AAA: 2021 • Investor Business Day Best ESG Companies Top 50 Information Technology • Digital Commerce 360 Ranking of 11th Largest E-Retailer: 2017-2020																																																							
20	What percentage of your sales are to the governmental sector in the past three years	US: 2019: 19.1%, 2020: 21.0%, 2021: 19.6% Canada: 2019: 6.6%, 2020: 12.4%, 2021: 11.4%																																																							
21	What percentage of your sales are to the education sector in the past three years	US: 2019: 5.1%, 2020: 5.0%, 2021: 5.2% Canada: 2019: .7%, 2020: 1.3%, 2021: 1.2%																																																							
22	List any state, provincial, or cooperative purchasing contracts that you hold. What is the annual sales volume for each of these contracts over the past three years?	<table><tr><td>US</td><td></td><td></td><td></td><td></td></tr><tr><td></td><td>NASPO</td><td>E&I</td><td>OMNIA</td><td></td></tr><tr><td>Sourcewell</td><td></td><td></td><td></td><td></td></tr><tr><td>2019:</td><td>\$450M - \$500M</td><td>\$150 - \$200M</td><td>\$100M - \$150M</td><td>\$50M - \$100M</td></tr><tr><td>2020:</td><td>\$450M - \$500M</td><td>\$150 - \$200M</td><td>\$100M - \$150M</td><td>\$50M - \$100M</td></tr><tr><td>2021:</td><td>\$450M - \$500M</td><td>\$150 - \$200M</td><td>\$100M - \$150M</td><td>\$50M - \$100M</td></tr></table> <table><tr><td>CANADA</td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td>HealthPro</td><td>MPSC</td><td></td></tr><tr><td>2019</td><td>\$3M-\$5M</td><td></td><td>\$0-\$500K</td><td></td></tr><tr><td>2020</td><td>\$5M-\$10M</td><td></td><td>\$500K-\$1M</td><td></td></tr><tr><td>2021</td><td>\$7M-12M</td><td></td><td>\$500K-\$1M</td><td></td></tr></table>	US						NASPO	E&I	OMNIA		Sourcewell					2019:	\$450M - \$500M	\$150 - \$200M	\$100M - \$150M	\$50M - \$100M	2020:	\$450M - \$500M	\$150 - \$200M	\$100M - \$150M	\$50M - \$100M	2021:	\$450M - \$500M	\$150 - \$200M	\$100M - \$150M	\$50M - \$100M	CANADA							HealthPro	MPSC		2019	\$3M-\$5M		\$0-\$500K		2020	\$5M-\$10M		\$500K-\$1M		2021	\$7M-12M		\$500K-\$1M	
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2020	\$5M-\$10M		\$500K-\$1M																																																						
2021	\$7M-12M		\$500K-\$1M																																																						
23	List any GSA contracts or Standing Offers and Supply Arrangements (SOSA) that you hold. What is the annual sales volume for each of these contracts over the past three years?	Grainger North America holds GSA Schedule: 51V Super Hardware Store – GS-06F-0007J/47QSHA18D000G. The annual sales volume for the last three years: 2019 - \$271M+ 2020 - \$278M+ 2021- \$311+																																																							

Table 4: References/Testimonials

Line Item 24. Supply reference information from three customers who are eligible to be Sourcwell participating entities.

Entity Name *	Contact Name *	Phone Number *	
Confidential Trade Secret Information US: City of Austin	Sandy Wirtanen, Procurement	512-974-7711	*
Confidential Trade Secret Information US: Nassau County Department of Public Works	Fred Maroni, Superintendent of Buildings	516-572-0394	*
Confidential Trade Secret Information US: City of Toledo, Department of Public Utilities	Christine Minor, Administrator, Safety & Training	419-270-5888	*
CANADA: City of Kimberley	Rob Topping, Manager of Operations	250-427-9673	
CANADA: Municipalities Newfoundland and Labrador	Bradley Power, Director of Programs	709-753-6820	

Table 5: Top Five Government or Education Customers

Line Item 25. Provide a list of your top five government, education, or non-profit customers (entity name is optional), including entity type, the state or province the entity is located in, scope of the project(s), size of transaction(s), and dollar volumes from the past three years.

Entity Name	Entity Type *	State / Province *	Scope of Work *	Size of Transactions *	Dollar Volume Past Three Years *	
Entity 1	Education	Ohio - OH	Managed MRO Solutions: Grainger, as an agnostic acquisition manager for the University, pursues a performance metric of 2% annual cost savings in the storeroom. The savings categories encompass cost in use, warranties, returns, and consumption reduction. Progress is regularly tracked and documented. These processes identify a gap, provide a solution and document the value. One example relates to the University's "free stock" of nuts and bolts, cable ties, other minimal value items. The incumbent vendor had a blanket PO each month for \$5K. By comparing the current pricing to that of Grainger's and eliminating non-moving items, Grainger expects to achieve a cost savings of \$30K in 2022.	2019: \$1 - \$23K 2020: \$1 - \$24K 2021: \$1 - \$14K	2019: \$620K 2020: \$570K 2021: \$590K	*
Entity 2	Government	Connecticut - CT	Emergency Preparedness Support: Grainger partnered with a state agency to provide warehouse and delivery services for PPE stockpile. Grainger provided a robust reporting system that includes on-hand inventory, expiration dates and daily demand. These services provide ability to allocate necessary PPE as well as to enable stockpile visibility so the agency can be more deliberate as to budgets, eliminate waste from expired PPE and mitigate risk by having the right products and quantities on hand.	2019: \$1 - \$97K 2020: \$1 - \$77K 2021: \$1 - \$65K	2019: \$8.1M 2020: \$10.5M 2021: \$9.0M	*

Entity 3	Government	Texas - TX	MRO Expertise and Provisioning – Citywide support across all departments including Police, Fire, EMS and other first responders, Utilities (Water and Wastewater, Energy, Transportation, Public Works), Parks, Fleet Management, and Emergency Management. Grainger is relied on for product breadth, availability and service that assist daily operations, including employee and citizen safety. Grainger support during emergency circumstances has included Mega-Shelters, MRE's, water, cleaning, and sanitary products. All fire stations and special operations units use Grainger's KeepStock platform. Grainger also assists in securing certified training across all departments. Beyond meeting public safety MRO needs, departments leverage spend via significant discount opportunities and access to critical commodities needed to support first responders.	2019: \$1 - \$115K 2020: \$1 - \$188K 2021: \$1 - \$780K	2019: \$4.6M 2020: \$4.0M 2021: \$5.4M	*
Entity 4	Education	North Carolina - NC	Managed MRO – Grainger onsite resources include daily ordering, Keep Performance Indicator (KPI) tracking, sourcing, recommending products/services, staffing, trouble resolution, inventory management, documenting value, lean initiative work, responding to emergent needs and maintaining reporting and compliance strictures across all university departments and facilities. A nearby Grainger branch provides product staging and further expertise in product selection. Grainger's ecommerce platform engages the University's E-PRO system.	2019: \$1 - \$19K 2020: \$1 - \$123K 2021: \$1 - \$44K	2019: \$1.3M 2020: \$1.8M 2021: \$1.7M	*
CANADA	Government	ON - Ontario	MRO Expertise - Grainger provides MRO expertise ranging from high touch to low touch, customized to the need of each municipal department. Some departments use Grainger's self-service offering via our eCommerce platform and Customer Managed Inventory tools, while others rely on Grainger for our KeepStock Inventory Management capabilities. Our local Onsite Services Representative provides embedded support to specific departments to assist customers with day-to-day product identification, ordering, and replenishment. Our programs are specifically designed to ensure that on-hand inventory is properly deployed, to manage process costs to a minimum, and to free the customers' teams up to focus on more pressing matters.	2019 \$1 - \$15K 2020 \$1 - \$19.5K 2021 \$1 - \$19K	2019: \$200K 2020: \$300K 2021: \$350K	*

Table 6: Ability to Sell and Deliver Service

Describe your company's capability to meet the needs of Sourcewell participating entities across the US and Canada, as applicable. Your response should address in detail at least the following areas: locations of your network of sales and service providers, the number of workers (full-time equivalents) involved in each sector, whether these workers are your direct employees (or employees of a third party), and any overlap between the sales and service functions.

Line Item	Question	Response *
26	Sales force.	Grainger has gained extensive experience on how to best serve Sourcewell agencies throughout the US and Canada. Beyond the breadth and availability of our product and service offering is our commitment to understand and improve how we can serve Members more effectively. Throughout the current contract's term, Grainger has added team members and expanded their training. All team members are employees of Grainger North America. With a team of over 600 sellers, North America Grainger's US Sales organization, dedicated solely to government, education and healthcare, is divided into 3 regions to provide full coverage to all States, the District of Columbia, Territories, county and local governments. Customer Coverage is provided in all time zones including 24/7 online, chat, email and phone support. Each region is led by a Regional Vice President and Director who implements the Sourcewell strategy and supervises marketing outreach and service to Members. Sellers are aligned and accountable to specific geographic areas and segments. District Managers, Account Managers and Sales Managers and Representatives reach deep into jurisdictions, departments and agency components to understand the requirements and challenges of each and to pursue solutions. In remote geographies, Sourcewell Members are supported by the government-specialist Inside Sales Team and the Customer Service Team to bring and deliver Sourcewell-Grainger value. Grainger's Canada Team of over 100 sellers reflect similar accountability and coverage across all regions of Canada. This includes Account Managers, Government Sales Managers, District Sales Managers as well as Executive Sales Leaders. For rural areas, Grainger Canada's Inside Sales Team calls upon these customers to advise of the Sourcewell value, provide advice as to product selection, assist in logistic challenges, as does the Customer Service Team. Government team members are trained as to details of the Sourcewell Facility MRO contract, its comprehensive contracts portfolio, marketing strategy and its insight to specific customer opportunities. Through training and manufacturer presentations and literature, team members keep pace with challenges encountered by those Members and pursue innovative product solutions. All Grainger government team members also receive training annually in ethics and government sector compliance responsibilities. Grainger North America's Sales Team recognizes the importance and urgency to deliver products, services, and solutions to via Sourcewell's suite of competitively solicited and awarded cooperative contract awards. Each team member recognizes that knowing these contract vehicles in detail helps our customers save time and money and ensures compliance. The Team is assisted by specialists in critical areas such as safety, health and industrial tools and equipment. The specialist teams collaborate with Government Account Managers to provide customer on-site assessments and evaluations and assist throughout emergencies. Such work is integral to Grainger's Facility MRO offer: Grainger Sales and Supporting Teams' Value City (TX) Emergency Water – Winter 2022: A city-wide precautionary boil water notice was issued when a water treatment plant was removed from service. As crews worked to resolve the circumstance, the City, a Sourcewell Member, sought drinking water for its residents. Contacted late on a Sunday night regarding the emergency, Grainger coordinated 17 tractor trailers delivering full truckloads of bottled water for distribution to residents by Tuesday. City (TX) Wardrobe & Firearms Lockers- Spring 2022: Sourcewell Member Police Department required turnkey solutions for wardrobe and gun lockers for 200 police officers at two locations. Grainger identified a qualified supplier, conferred with Department leadership, and is facilitating implementation, including CAD drawings, product acquisition and installation. City (OH) Night Work Hazards – Spring 2022: The city's parks agency, a Sourcewell Member, needed a lighting solution for night calls requiring tree climbing and cutting due to fallen power lines. Grainger identified a supplier partner with deep expertise in task lighting, who evaluated the need onsite and provided a demo

unit of a portable, high lumen scene light. Grainger provided the agency job site lights to outfit its crews within days.

County Public Schools (AL) – Summer, 2022: When a windstorm damaged this Sourcewell Member's 10x20 tents for an upcoming event, Grainger quickly delivered large replacement tents to the convention center location the next day in time for the School System's planned event.

County Public Schools (AL)– July, 2022: To address extreme heat at the school system's bus garage, Grainger helped the Fleet Team secure evaporate cooling and ceiling fans expeditiously.

Canada Province- 2020-2021: At the outset of the Covid-19 pandemic, Grainger Canada partnered with a key PPE supplier and leadership from a Canadian provincial government to prepare for the escalating PPE requirements for frontline workers and to support the province's extensive needs throughout the pandemic. Grainger and its partner identified and secured reputable sources in North America and globally. It also facilitated technology transfers to the government to use specific practices from the manufacturer's product engineering team to enable incremental PPE production domestically to meet supply chain shortfalls. Grainger Canada received a formal letter of appreciation from the Assistant Deputy Minister for its work through the most difficult period of the pandemic.

County Purchasing and Transportation and Natural Resources TX) – Spring, 2021: With a freeze damaging several cement plants, and the resulting unavailability to acquire large quantities of cement mix, the County accessed Grainger-Sourcewell's broad product offer to secure 800 tons of cement mix while satisfying the County's procurement procedures.

County Public Schools (AL) – Spring, 2021: This Sourcewell Member's graduation ceremony required red painter's tape to delineate every other row in the graduation venue to maintain social distancing during the pandemic. Grainger accessed hundreds of units of the required tape within its distribution center network to fulfill this requirement within 2 days

County (VA) Waste Disposal - Summer, 2021: During a meeting with the County Safety Supervisor, the Sourcewell Member and Grainger Team identified several opportunities to close safety gaps, particularly regarding written safety procedures. Grainger's Field Safety Specialist was engaged and soon connected the County's Waste Disposal Team with an EH&S Consulting/Engineering Firm to assist with writing safety procedures and to institute changes conforming with the procedures and policies.

City (OH) Safety, Fall 2021: Sourcewell Member water and sewer agency sought Grainger's assistance to address challenges with concrete saws requiring significant time to power down, thereby presenting hazards to individuals in or near the work area. Grainger pursued its supplier network to provide a demo battery-powered concrete saw unit. The power tool enabled employees to eliminate fumes, control silica dust through a water feature, and deliver an instant stop feature to protect from injury.

County (TX) Pandemic Response - Spring 2020-Winter 2021: The Grainger Team collaborated with key County Departments including the Office of Emergency Management, Life Safety, Corrections, Health & Human Services, and Purchasing to secure pandemic supplies. Grainger supplier relationships and logistics capabilities secured gloves, masks, sanitizer, Tyvek suits, goggles, air purifiers, and sanitation equipment required by County personnel. In an environment of shortages across product categories, Grainger pursued solutions and leveraged relationships with manufacturers and suppliers to identify alternate options.

Grainger also provided supplies for COVID test centers, outfitted workers with PPE and tents, chairs, safety vests, cones, crowd control barriers, and cooling fans.

County Parks Department (TX) – December, 2021: At the end of 2021, this Sourcewell Member was challenged to locate large trash receptacles and recycling bins providing optimal fit, form and function throughout the park system. The Parks Department also noted its limited holding capacity to stage such a large amount of product. The Parks Department sought receptacles that were attractive, properly sized yet durable; with swift and accurate delivery to unique park locations and acquisition comporting with rules and procedures.

The Grainger solution allowed the County to secure attractive, durable products delivered to all sites in a short time; Grainger's Sourcewell Facility MRO contract enabled the Parks Department to satisfy their bidding procedures while streamlining the purchasing process through the use of the Sourcewell-Grainger cooperative contract.

		County (NY) Pandemic Response - Spring 2020-Winter 2020: Grainger's NY Team similarly leveraged supplier relationships to obtain critical cleaning and sanitary supplies and PPE. Grainger pursued regular supplier channels and special-order Sourcing resources, all within the scope of Grainger's Sourcewell Facility MRO cooperative contract award: • Public Works: Grainger NY leveraged the capabilities and extensive supplier relationships of Grainger's Sourcing Team to source cleaning supplies such as disinfecting liquids and sprayers and hand sanitizer for the County's Public Works Department. • Office of Emergency Management: Grainger's NY Team secured over 200K N95 masks for the Office of Emergency Management by working directly with 3M to support effort implementing a countywide PPE program in the County, including 1.5M pairs of gloves. County (VA) Pandemic Supply, Spring 2020: County Procurement used its Sourcewell-Grainger agreement to secure hundreds of difficult-to-source coveralls to outfit Police, Fire, EMS, and custodial staff throughout the pandemic. With the County encountering warehouse capacity challenges, Grainger staged shipments in its distribution center until the County was able to take delivery. The circumstances comported with the County's bid and compliance strictures. City (OH) Public Health – Spring 2020: Leaders from the city's highways and streets agency became concerned regarding environments where workers are exposed to hypodermic needles and sought Grainger's assistance. Within the week, Grainger provided this Sourcewell Member over 200 pairs of needlestick-resistant gloves to protect workers from injury and infection. City Water Reclamation (OH) - Spring 2018: Grainger assisted this Sourcewell Member that was seeking better Lockout Tagout procedures when disconnecting and connecting equipment. A supplier's 3-day lockout tagout project procedures was secured to assist Water Reclamation in maintaining standard operating procedures and improving workplace safety.	
27	Dealer network or other distribution methods.	Grainger North America's company-owned supply chain makes inventory available to customers on a just-in-time basis. This distribution network includes 251 branch locations and 14 distribution centers (DCs) in the US and 34 branches and 4 DCs in Canada, which includes over \$1 billion on-hand inventory. We also ship directly from our manufacturer-supplier partners. Grainger North America's branches and DCs tailor inventory to Member location demands to ensure products are available for immediate pick-up, same-day shipment, or same-day shipping. Grainger branches, and all other purchasing channels provide Sourcewell Member contract pricing. Grainger North America's analytical planning tools position and deliver products to the right place and time. Advanced algorithms determine inventory levels and the best means of delivery. Stocking levels are continuously refined as market intelligence is incorporated into the historical usage information to minimize lead times on orders for products stocked in our distribution centers. This analytical approach pervades Grainger's supply chain- knowing where product is and when it is required to be at a Member's location and the fastest means of delivery. In high demand circumstances, product can be staged at the local Grainger branch to assure just-in-time product availability. Grainger's distribution system is designed to deliver complete orders in a single box to where it is needed. To ensure packages are properly coded, Grainger scrutinizes label information and pursues accurate and updated information with the end customer to avoid delays and costs. Most orders received by 4 PM local time at Grainger's facility will ship the same day. Customers receive most shipments the next business day through carriers including FedEx, UPS, USPS, Purolator and Canada Post. Grainger uses local delivery sources, such as messenger services or common carriers, to fulfill emergency deliveries. All distribution center and branch team members are directly employed by Grainger North America and do not overlap in other areas of the business. Please see attachment Grainger North America's Distribution Network	*

28	Service force.	Grainger provides a multichannel customer service platform to support Sourcewell Members: US and Canada Based Customer Service Team: The Grainger North America Customer Service team is highly trained and experienced. Customer Service Associates (CSAs) are available via email, chat or toll-free number The team has the resources needed to answer questions and resolve inquiries. US: 800-472-4643, 24 hours a day, 7 days a week, CustomerSupport@grainger.com Canada: 1-888-602-0000, M – F, 6:00AM – 8:00PM EST, Customerservice@grainger.ca Grainger's 3,000 CSAs are dedicated solely to receiving customer calls, emails and chat and providing after-sale support. Their focus is providing information, answering questions, placing orders and addressing customer concerns, including: • Information on order status and deliveries • Backorder information • Item price information based on Sourcewell contract pricing • Product availability • Detailed product information • Helping locate products for specific applications and finding products to meet technical requirements • Providing dedicated manufacturer and technical support resources • Helping Buyers select alternate products to complete purchases • Placing and managing emergency orders • Generating product quotations and assisting with order placement Full Support Branches: Beyond wide product availability, Grainger branch teams have extensive expertise and experience. The Grainger branch will maintain customer specific inventory and other services such as kitting, staging, and cycle counting and technical support. Over 160 Technical Product Support (TPS) team members: TPS team members provide assistance on product selection, installation support and troubleshooting. Team members have in-depth, professional field experience that keeps current with new products and trends. Emergency Support: Grainger Emergency support is available at phone number 800-472-4643 in the US, 24/7, 365 days a year for all critical needs. Canada Members may call their Account Manager if emergency support is needed.
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29	Describe the ordering process. If orders will be handled by distributors, dealers or others, explain the respective roles of the Proposer and others.	Sourcewell Members can order in the following ways • Online through Grainger.com (US) or Grainger.ca (Canada) • The Grainger mobile app (available in the App Store and Google Play) • eProcurement EDI, XML • Toll-free phone with Customer Service Agents • Email • Online chat • Account Management Team • In-person at a Grainger Branch* • KeepStock(r) Inventory Management Solutions eCommerce Grainger.com is an intuitive, fully configurable eCommerce solution with enhanced tools for better purchasing control that is tailored to Sourcewell Member's purchasing process. Grainger customizes Member on-line websites to search and select products within their specific catalog, place orders and to access records and information associated with their purchases: • Grainger's advanced functions include dynamic search and compare capabilities, expansive product information, price, product location and shipping information. • Users can search and review by Image, Keywords, Description, Manufacturer/Brand, Model Number, Cross Reference Number, Relevant Categories, or Product Index. Search terms may be refined by Product Categories, "Brand" or "Price". • Detailed technical specifications can be accessed for each product. • Contract pricing is presented with clarity; products can be saved in the shopping cart function and shared with colleagues. Approval and workflow protocols can be enabled. • Users have real time online visibility to previous orders, product availability and expected delivery dates. Users are also provided the status of backorder items and expected arrival dates. • Expeditious checkout and payment and shipment tracking keep Member order processing time to a minimum. • Grainger eCommerce platform can identify product attributes reflecting a Member's priorities and highlight these attributes with product placement and in product descriptions. Green/Environmentally preferred, Made in USA, and EPA Certified (such as Energy Star), are among the product attributes that can be identified. Grainger's platform can also provide search filters associated with the priority. *Grainger's CSAs within the branch network are available 8:00 am to 4:00 pm each day in each time zone. CSAs in the US are available 24/7 via email, toll free number or fax. Grainger Canada CSAs are available M – F, 6:00AM – 8:00PM EST. Grainger US Emergency support is available at phone number 800-472-4643 24/7, 365 days a year for all critical need. Grainger Canada Emergency support can be requested by contacting the Member's Account Manager. In order for a Sourcewell Member to have access to Grainger's awarded contract pricing, the Member must have completed the Grainger-Sourcewell account affiliation process for the specific Sourcewell contract the Member wishes to affiliate to and be recognized as an affiliated Member by Grainger. This process can be found on Sourcewell's website, www.sourcewell-mn.gov, under "Vendors and Contracts." Simply search under the awarded contract number, where you will find the "Grainger Affiliation Form" as well as the "Contract Participation Details."
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30	Describe in detail the process and procedure of your customer service program, if applicable. Include your response-time capabilities and commitments, as well as any incentives that help your providers meet your stated service goals or promises.	Confidential Trade Secret Information Each Customer Service Associate (CSA) uses state-of-the-art technology tools needed to address inquiries and ensure member expectations are met. CSAs use a workforce planning software so Grainger can accurately forecast volumes and handle work schedules based on historical and real-time needs. This capability allows Grainger to ensure adequate staffing levels to provide a consistent level of service throughout every interval of the day. Grainger uses phone routing logic that routes calls to the first available CSA. In emergency circumstances, calls are routed to the appropriate Grainger North American representative. Grainger has incorporated quality management principles within its operations. We use a combination of proven approaches to accomplish these objectives. We are dedicated to a culture of Continuous Improvement (CI) as the foundation of the Quality Assurance Plan. A critical part of CI is using a deliberate and iterative cycle of Plan, Do, Check and Adjust (PDCA) activities to drive quality. Grainger's Lean-based approach to CI is based on the Plan-Do-Check adjust cycle. Grainger North America's objective is to improve how we do our work: • Inventory Accuracy: measured monthly with minimum goal of 99% • Will Call Ready Rate: measured monthly with minimum goal of 95% of orders ready within 30 minutes • Product Availability: measured weekly with a goal of 97% of stocked items in stock • Percentage of calls answered within 30 seconds: Grainger's goal is 80% • Perfect Order / Order Accuracy: 98% The percent of our order lines that are not returned or sent out again as a Free of Charge. • Invoice Accuracy: Measures the percent of our orders that do not have credits/debits associated with them. Maintaining a 99.7% • Fill Rate: 93%-line fill rate • Same-day Shipping is achieved for most in-stock items within the continental US when the order is received by 4 p.m. local time at the shipping facility. Given the ongoing pandemic, global tensions, and labor and material shortages, the supply chain environment is volatile and uncertain. To address these challenges, Grainger continues working with our suppliers while also identifying alternate sources to reduce risk. We remain insistent that the products we distribute are manufactured and delivered with high ethical standards emphasizing quality, reliability, and aligned with our Supplier Code of Ethics. Throughout any circumstance, Grainger stays close to our state, province, local, educational, and non-profit customers to assist in examining multiple supply sources.	*
31	Describe your ability and willingness to provide your products and services to Sourcewell participating entities in the United States.	Grainger North America can provide full service across all states, the District of Columbia, and territories in the US.	*
32	Describe your ability and willingness to provide your products and services to Sourcewell participating entities in Canada.	Grainger North America can provide full service across all provinces and territories in Canada.	*
33	Identify any geographic areas of the United States or Canada that you will NOT be fully serving through the proposed contract.	Grainger North America can provide full service across all states, territories and provinces in the US and Canada.	*
34	Identify any Sourcewell participating entity sectors (i.e., government, education, not-for-profit) that you will NOT be fully serving through the proposed contract. Explain in detail. For example, does your company have only a regional presence, or do other cooperative purchasing contracts limit your ability to promote another contract?	Grainger North America can provide full service across all participating entity sectors in the US and Canada.	*
35	Define any specific contract requirements or restrictions that would apply to our participating entities in Hawaii and Alaska and in US Territories.	Grainger North America sees no contract requirements or restrictions that would apply to Members in Hawaii, Alaska, or the US Territories.	*

Table 7: Marketing Plan

Line Item	Question	Response *
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36	Describe your marketing strategy for promoting this contract opportunity. Upload representative samples of your marketing materials (if applicable) in the document upload section of your response.	Confidential Trade Secret Information Grainger North America's marketing strategy is to promote the relevancy and competitiveness of the new Sourcewell Facility MRO Industrial, and Building-Related Supplies and Equipment portfolio of products and services. It is driven by Grainger North America's expertise and experience associated with facility maintenance, repair, and operations. Grainger has two goals- to ensure continuity with seamless transition for incumbent Members and to generate interest from agencies that currently are not Members by promoting the benefits to increase participation. To drive awareness of the Sourcewell agreement, Grainger messaging and collateral communications will be deployed electronically through email, housed digitally through Grainger.com and Grainger.ca and made available for print. The multiple methods and channels allow Grainger to be consistent and relevant and engage current and potential new Members through their preferred communications mediums. Coordinated throughout with Sourcewell, Grainger North America's digitally enabled, integrated approach will amplify our marketing efforts through the following plan: Targeted state, province, local, educational, and non-profit agencies Advocacy Campaigns: • Press Release announcing new Sourcewell Facility MRO Industrial, and Building-Related Supplies and Equipment award • Social Media platforms broadcasts • Updated and revised Sourcewell Landing Page • Direct Mail Catalog focused on Facility MRO • Promotion of Sourcewell at trade shows and government conferences Customer Member Landing Page: Upon login, the Member will be directed to the new Sourcewell custom content, including contract Member pricing. The landing page will profile the new contract's benefits and how it will assist it meeting agency mission and responsibilities. Member Enablement Toolkit: A toolkit that includes a marketing document providing an overview of contract benefits and relevant services and solutions will be deployed. This marketing presentation will be designed to be Member-facing. These customer-facing materials will be ready for immediate distribution upon award. Sample documents can be viewed as part of our document uploads in this section. a. Sourcewell Welcome Kit – Guide to Grainger b. Sourcewell One-Page Contract Benefits c. Sourcewell Contract Benefits Presentation d. Grainger Facility MRO Product Lists e. Grainger.com – Public Landing Page f. Member-Specific Landing Page Media Kit: The kit contains a bundle of Grainger-branded flyers, prints and digital banner ads to leverage marketing and sales programs for Sourcewell Collaborate on Co-Marketing Efforts: Grainger's North America Government Sales Team is a critical facet of our marketing initiatives. We continually integrate Sourcewell opportunities through collaboration, including our recent launch of Sourcewell Short-Takes, a series of informative 3-8 minute videos designed to convey important concepts pertaining to Sourcewell Cooperative Contracts. We will expand this channel to include our joint offer around our new MRO contract launch, if awarded. These videos, created by Sourcewell and Grainger, are distributed to Grainger Sales Team members via our Sourcewell Teams Page, which is accessed by the entire Grainger Government Team. Executive Sponsorship: Executive alignment is crucial to a successful strategy. Our National Government Sales Team conducts business reviews with Sourcewell Supplier Development Administrators and Leadership to assess performance, identify trends and adjust marketing plans. The Grainger team presents monthly reviews relating to Facility MRO and trends in state, province, local, educational, and non-profit agency needs to Grainger leadership to gain direction and additional support to drive Sourcewell initiatives. Sourcewell's portfolio is vital to delivering premium customer value that benefits customers and Grainger.
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37	Describe your use of technology and digital data (e.g., social media, metadata usage) to enhance marketing effectiveness.	Confidential Trade Secret Information Grainger North America's technology-driven marketing parallels competitive commercial markets with social media presence across not only major platforms such as Facebook, LinkedIn, Twitter and Instagram but also more refined channels reflecting our customer and product base. Grainger North America online customer transactions, digital presence and over 5 million customers present considerable leverage to shape marketing effectiveness. Marketing efforts center on digital channels, including paid search, display, social media, email, and Search Engine Optimization (SEO) – with more than one billion impressions and millions of clicks per month. We continue to leverage traditional channels, including radio and print (ranging from our large catalog to smaller more targeted mailings). Sourcewell will be supported by an experienced marketing team that keeps pace with advances and innovation to drive relevance, competitiveness, and clarity of Sourcewell's value. The following technology and digital tools anticipate and provide relevant products and solutions direction to Sourcewell Members: • Paid Search captures customer traffic reflecting purchase intent in Google, Bing and Yahoo. Sourcewell Members are targeted with text and product listing ads. Paid search is highly scalable with over 100 billion searches placed on Google per month and large-scale automation. It is highly measurable with prompt indicia of trends as to how Member needs evolve. • Search Engine Optimization (SEO) focuses on increasing visibility in non-paid search engine results. Through technical design and content, SEO improves accessibility and relevancy of Grainger.com and Grainger.ca for Sourcewell Members. Grainger North America leverages third party tools to track performance metrics including keyword ranking, traffic, and revenue to provide better Member experience. • Interactive Media uses data driven technology to optimize delivery of relevant digital ads to targeted customers. Grainger North America leverages online user data to serve Members with relevant messages. Interactive Media supports multiple businesses and marketing objectives. In other channels such as direct mail, catalog, and tradeshow, we use statistical models to target Members with relevant offers and solutions and customer research and demographic data to engage Members.
38	In your view, what is Sourcewell's role in promoting contracts arising out of this RFP? How will you integrate a Sourcewell-awarded contract into your sales process?	Grainger North America anticipates continuing its strong relationship with Sourcewell and leveraging its expertise, reputation, credibility and insight to markets. Via collaboration, we anticipate Sourcewell promoting the contract's values as follows: • Promotional Campaigns- Alignment to Grainger capabilities (e.g., supply chain expertise and efficiencies, product depth, ecommerce innovation, pervasive customer service, comprehensive programs including sustainability, safety and inventory management). • Advertising and Marketing- Cobranding Sourcewell and Grainger North America opportunities • Sourcewell Digital Prominence- Links between Sourcewell and Grainger North America • Event and Conference Sponsors- Coordination via in person or video at trade shows and conferences and customer events Integration of Contract into Grainger North America Sales Team Initiatives Grainger North America will prepare and present a comprehensive implementation plan to its Sales Team structured around state, province, local, educational, and non-profit agencies. Sourcewell's assistance and advice, particularly specific efforts to promote, plan, measure and reinforce the contract, will enhance the initiative. Assistance as to Member-specific execution plans focusing on key initiatives or emerging requirement will also be valued.

39	Are your products or services available through an e-procurement ordering process? If so, describe your e-procurement system and how governmental and educational customers have used it.	Grainger North America is well-positioned to provide an ecommerce platform solution to Sourcwell state, province, local, educational, and non-profit Members. Grainger has experience with more than 100 eProcurement platforms providing end-to-end integration capability. A scoping call with the Grainger e-Business integration team can determine specific need and customization. Our experience with numerous customer platforms provides capability to drive streamlined processes to achieve cost savings through productivity enhancements and reducing direct ordering cost. Grainger Order Management System: Grainger's Order Management functionality on Grainger.com® allows Sourcwell Members to quickly set up an online workflow that is easy to use and that simplifies their purchasing process. Customers can set up spend and order approval limits based on company requirements to help ensure they have the right control over their MRO spend. Grainger's OMS enables agencies to enhance productivity availability and improve efficiency while retaining control over spend and what products are purchased: Grainger Value- Order Management System (OMS) City Fire Department (TX) 2022: Recognizing the critical need to maintain inventory levels of key supplies at over 50 stations, Grainger assisted the fire department with implementation of the Grainger.com Order Management System (OMS). With the Department requiring control over replenishment, Grainger's OMS helps maintain inventory levels while adhering to departmental policy. Supply orders are presented through an electronic approval process for placement and delivery. The Grainger Team created a custom catalog on Grainger.com enabling the Department to purchase only pre-approved products. Grainger's OMS and the custom catalog assist the Department in controlling spend for supplies that are compliant & approved. Electronic marketplaces: Grainger North America connects to customers through electronic marketplaces, exchanges, or enterprise purchasing software systems using universal technology standards, such as cXML and EDI. Customers can "Punch-Out" to Grainger's online catalog, create a requisition and return the shopping cart back to the marketplace for review and approval. Direct connections to customers' Enterprise Resource Planning (ERP) systems: Grainger North America offers ability to integrate its General Catalog and buying process with customers' purchasing and ERP systems. Customers seeking to "Punch-Out" directly from their ERP can access Grainger's online catalog and return the shopping cart back to their purchasing system to manage the order workflow. Grainger's supports ERP and Supply Chain/Procurement Networks include SAP, Coupa, SciQuest, GHX, Oracle and Info. Supported eProcurement Transactions: Grainger supports custom non-standard transactions on a per request basis, in addition to the following standard transaction sets: * Invoice - 810 ANSIx12, cXML , xCBL * Payment (CTX Format ONLY) - 820 ANSIx12 * Remittance Advice - 824 ANSIx12 * Purchase Order - 850 ANSIx12, cXML, xCBL * Purchase Order Acknowledgement - 855 ANSIx12, cXML, xCBL * Ship/Bill Notice - 856 ANSIx12 * Functional Acknowledgement - 997 ANSIx12 Please see "Driving Efficiency with eProcurement" in the Additional Documents zip.
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Table 8: Value-Added Attributes

Line Item	Question	Response *
40	Describe any product, equipment, maintenance, or operator training programs that you offer to Sourcwell participating entities. Include details, such as whether training is standard or optional, who provides training, and any costs that apply.	Grainger North America offers extensive product training and instruction that is summarized below. These expansive solutions, fee and non-fee based, apply to both industry specific and value-add categories, and deliver numerous benefits. We will assist Sourcwell Members in working with manufacturers, suppliers and third parties as to product, equipment, maintenance, safety and related training and contract administration. Provided below is Grainger's core training services. Additional training services are detailed in Question 69. Not all programs may be available in Canada. Programs involving third parties may be subject to a fee agreement. Sourcwell Contract Training Grainger's North America National Government Sales Team, led by the Senior National Government Sales Manager for Sourcwell, will continue to provide contract and ordering training, and refresher courses, at no additional cost for Member's staff. Training will also be provided to new users throughout the contract term via virtual and video sessions. If awarded, Grainger will implement a Joint Planning Session with each Member to align on

milestones and timeframes to train users on the new contract.

Grainger.com Training

Grainger North America supports Sourcewell Members via training that addresses the integration of Grainger.com with an agency's search, compare, product identification and order processes. The training endeavors to ensure agency processes and approval protocols are adhered to and that accurate P.O. number and Contract Number are present on an invoice; it reinforces how the Order Management System enables effective and efficient approval flow.

Grainger.com Value Training

City (VA) Agency Employee Training, Fall 2020: Grainger worked with a Sourcewell Member that sought employee training addressing effective e-procurement purchasing practices. Grainger coordinated training for new city employees on Grainger.com and the punchout's best practices, including eQuotes, Search & Filter, Order Management System, and creating Shopping Lists. Grainger also conducted Grainger.com refresher training. The initiative, presented by Grainger's Advanced Grainger.com Team, provided City priority users with the expertise to purchase the MRO product required.

Technical Skill Training

ENVIRONMENTAL, HEALTH & SAFETY

Grainger's Environmental, Health & Safety Services are designed to help Sourcewell Members protect their people, their facilities, and the environment. Through our network of qualified, insured, and licensed service providers, we can provide comprehensive solutions that help Members meet their EH&S goals.

Within each area Grainger Services can assist with training addressing:

- Program, procedures, plans & policies
- Installations, repairs, certifications & permitting
- Specialty services, such as workshops, rentals etc.

Safety Services:

- Arc Flash/Electrical Safety Services
- Confined Space Services
- Emergency Planning and Response Services
- Fall Protection/Working at Elevated Heights Services
- Fire Protection/Life Safety Services
- Lockout/Tagout Services
- Machine Guarding Services
- Material Handling/Lifting Services
- Safety Consultant Services
- Turnarounds/Safety Product Services
- Technician Skill Training Services

Technician Skill & Safety Training - Instructor-LED/Live or Virtual:

- Compliance – Electrical: Multiple courses covering NFPA, NEC, NICET and more
- Compliance – Mechanical: Multiple courses covering Confined Space, DOT, Chemical Safety, HAZWOPER, and more
- Electrical – More than 30 Electrical Skills & Safety Courses
- HVAC – Multiple HVAC Technical Skills Courses
- Mechanical – Multiple Courses covering Hydraulics, Pneumatics, Pumps, Machine Tools, Welding, and more

Grainger Training Values

County Parks, Corrections, and Transportation and Natural Resources Facilities (TX)– Ongoing, 2019-2022: This Sourcewell Member secured Grainger's value-added training sessions to address various Environmental Health and Safety subjects including Fall Protection, Power Tool Safety, Stop the Bleed, and Safe Welding trainings. The availability of these training resources enabled the County to provide needed education to team members while focusing its internal resources on other initiatives.

City Warehouse Facilities (TX) - March 2022: Ongoing: Grainger introduced this Sourcewell Member to Grainger's Fee-based Forklift training as its leadership encountered difficulty finding a supplier with expertise in the subject. The Sourcewell cooperative contract secured the training as it was within the scope of a competitively solicited and awarded contract.

County Water Treatment Plant (VA) – 2022: Grainger facilitated training on powered air purifying respirator (PAPR) units and forklift operation to assist the Water Treatment plant maintain employee and visitor safety.

County Vehicle Services (VA) – Spring 2022: Vehicle Services was challenged to provide core training opportunities for employees. Grainger coordinated Fall Protection and Aerial Lift Training onsite with Honeywell, which are fee-based services offered under Grainger's

Sourcewell Facility MRO cooperative agreement.

Environment & Health

We offer a wide range of EHS training courses your employees need to help them effectively perform their jobs safely. Training offerings are available through an online experience or through an on-site instructor.

- AED Inspection
- Active Shooter
- Aerial Lift
- Competent Person
- Confined Space
- Fire Extinguisher
- First Aid/CPR/AE
- Forklift
- Lockout Tagout
- Machine Guarding
- NFPA 70E
- Occupational Noise Exposure
- Respirator

Grainger Safety Team Value

County (OH) Audiology Test Summer 2022 Fee-Based Service: Grainger's Account Manager and Field Safety Specialist collaborated with the County to provide a fee-based service for critical audiology testing for county employees exposed to noise levels above 85 dB. The service was accessed via Sourcewell's Facility MRO cooperative contract. Grainger assisted the County in evaluating the provider and developing a service engagement while conserving expenditures.

Food Safety Training – Instructor-LED/Live or Virtual:

- Food Program and HACCP Courses – HACCP FDA/FSMA, FSSC22000, GFSI, GMPs, SQF

Health Services:

- Airborne Contaminants & Noise Services
- Ergonomics Services
- Medical/First Aid Services
- Occupational Health Services

EHS Digital Services: A suite of online subscription tools, EH&S Digital Services helps improve EH&S tracking and management while increasing productivity. These tools make it easier to maintain critical EH&S and facility activity and information:

- Save time and money while creating a safer workplace
- Reduce injuries, illnesses, and exposure to fines
- Increase productivity with automated EH&S tracking tools managed right from your PC or mobile device
- Ensure compliance and drive standardization

Manufacturer Technical Training- Examples include:

- Proto Tools Hand Tool Safety Seminar
- Dewalt Power Tools Safety Seminar
- Fire-Resistant Workwear Training
- Fall Protection Training
- Hearing Protection & Conservation Training
- Gas Detection Equipment Training
- Arc Flash Awareness Seminar
- Fuses & Power Distribution Training
- Spill Containment Training
- Climbing Pro Ladder Training

Grainger's KnowHowSM Center: Grainger's KnowHowSM provides insights and information to customers who are looking for ways to save time and money, increase productivity and engage in Safety Thought Leadership that will assist with keeping people safe and maintaining compliance. Key topics covered include inventory management, facility maintenance, emergency preparedness, occupational safety and health solutions and regulatory compliance, among others.

For a detailed listing of available, fee-based Technician Training, please refer to "Technician Training" guide attached in the Additional Documents zip file.

For a comprehensive listing of Grainger's complimentary and fee-based training programs, please refer to "Grainger Services" guide attached in the Additional Documents zip file.

41	Describe any technological advances that your proposed products or services offer.	Grainger North America's product and ecommerce teams continually review Member requirements to secure innovative technologically advanced products and services. Examples include: Sustainability: Grainger's product knowledge library, Grainger KnowHow, addresses the customer demand for trash bags that reliably deteriorate over a time span. When a trash bag is certified as compostable, it means a third party confirmed it will break down completely in the conditions found in a commercial composting facility. In the United States, the most prominent certification organization is the Biodegradable Products Institute (BPI). Grainger's product information presents distinctions to assist customers in finding the right product. Battery Powered Tools: Legacy cordless tools require different battery platforms that vary with the voltage needed. A drill may get all the torque it needs from a 6-amp motor while a miter saw requires a 15-amp motor to perform well. A higher voltage platform was previously incompatible with the lower voltage system. Dewalt Tools provides a more universal platform called the Flexvolt™, where the battery automatically changes its voltage with each tool it is used with. The tool tells the battery which mode to operate in; it is completely automatic for the user. PURELL Surface Disinfecting Wipes- GOJO Industries' portfolio of surface disinfecting products now includes durable canisters for mobile and portable applications where routine and fast disinfection of surfaces is needed. The EPA category IV toxicity rating of PURELL Surface Disinfecting Wipes, which has no harsh fumes, addresses particular applications such as vehicles and mobile infrastructure where regular disinfecting is performed. Fenix PD36R Rechargeable Flashlight- The newly upgraded handheld Fenix PD36R rechargeable flashlight is a high-performance LED rechargeable flashlight delivering a maximum 1600 lumens to a distance of 928ft (283m), all on a high capacity 21700 li-ion battery. The Fenix PD36R, with a 21700 li-ion battery, extends battery runtimes by twice the standard li-ion battery. The high-capacity 5000 mAh battery can be charged through the USB-C port on the flashlight Catalog Search by Image (US only): Grainger's mobile app enables customers to use a visual search tool to find and purchase product from Grainger's 1.5 million products. With the tool, products can be searched and located within 3 seconds. Available on Android or Apple devices, customers can scan a bar code, enter an item number, or upload a photo to find a product and complete a purchase. Grainger search also allows customers to send a photo to Grainger's technical advisors who will assist in recommending a product. A voice search tool is also available.
42	Describe any "green" initiatives that relate to your company or to your products or services, and include a list of the certifying agency for each.	Grainger North America is committed to conducting business in an environmentally responsible manner while working to reduce energy use, minimize waste, conserve water and improve air quality in our operations. To do so, we focus on the environmental challenges within the material parts of our business: our operations, products and supply chain. Green Initiative Focus We work to improve our environmental performance across our value chain from our suppliers through our operations and our customers. We encourage stewardship in our operations and share our lessons with others. We partner with third party sustainability organizations, such as the CDP (formerly known as the Carbon Disclosure Project), the GreenBiz Executive Network, the US Environmental Protection Agency, SmartWay® Program, UL Inc. (formally Underwriter's Laboratories, Inc.) and the US Green Building Council to help us align our environmental investments with our stakeholders' expectations. OPERATIONS Grainger recognizes the urgency of climate change action and supports greenhouses gas (GHG) reduction targets consistent with the net-zero climate goals of the Paris Climate Agreement. Since 2009, Grainger has disclosed to the CDP, the organization administering the global disclosure system, details on business risks and opportunities related to climate change. This initiative to reduce CHG is pursued companywide. Since 2011, Grainger has reduced absolute scope 1 and scope 2 emissions by 37 percent. Our target to reduce emissions further follows the medium-term goals of the Paris Climate Agreement. This approach relies in part upon increasing use of rooftop solar at Grainger facilities, investment in renewable energy credits, including wind and hydroelectric energy and improved technology and efficiency in building management systems. Specific efforts include: - Expanding solar footprint across key facilities- In 2021, Grainger completed rooftop installation of an additional 1.1 MW of solar panels at the NE US Distribution Center (DC). - More efficient Building Management Systems (BMS)- In 2021, new energy efficient

building or retrofits were completed across 29 facilities, representing 40% of our North America footprint.

- LEED -Grainger has 7.0 million square feet of LEED certified space throughout 18 North American facilities, representing 28.8 percent of Grainger's total square feet in North America.
- Recycling- Recycling rates in US DCs have increased by standardizing recycling processes and sharing best practices across our network. Teams are trained to use a color-coded system to separate and bale materials such as cardboard, plastic wrap and metal. In 2021, our US DCs recycled 92 percent of all waste leaving the facility.
- Water Usage- We monitor and measure our water footprint and pursue opportunities to reduce usage, such as installing water-efficient fixtures at our largest facilities

Grainger's supplier engagement program is the cornerstone of the broader effort to reduce GHG. Via quarterly calls and active feedback channels, Grainger engages the top 80 percent of suppliers by revenue to understand how to approach this effort.

Details of Grainger's commitment to clean energy and sustainability are found at pages 31-38 of our 2022 Corporate Social Responsibility Report, Sustainability and Stewardship, <https://invest.grainger.com/home/default.aspx>.

Green Products and Services

Grainger North America environmentally preferable product (EPP) portfolio helps customers maintain sustainable facilities via efficient energy management, water conservation, waste reduction and improved indoor air quality. Grainger's online filtering capability screens any product search to evaluate environmentally preferable alternatives. Grainger also maintains a growing portfolio of sustainability-related services which include site audits, payback analysis, utility rebate assistance and recycling of replaced product.

Customers can easily identify EPP products on Grainger.com by our Green Leaf icon. It indicates that the select product has a UL validated certification and/or attributes.

Grainger receives ongoing verification of its environmentally preferable SKU designation from UL Environment (ULE). For a product to be classified as environmentally preferable, it must maintain one or more environmentally preferable attributes or third-party certifications such as WaterSense(r), ENERGY STAR(r) or Green Seal. These verifications are provided on the individual product page.

The following are examples of sustainable and environment products and services available to customers:

- Grainger US currently offers 100,000 green products.
 - Grainger works with customers to identify and implement environmental conservation programs. Examples include lamp recycling programs, LED lighting conversions, using aerators on faucets to reduce water consumption, and Air Filter studies to reduce energy usage on HVAC units.
 - Similarly, Grainger works with a customer's recycling and sustainability office to identify and implement environmental conservation programs. The initiative includes refilling stations to reduce plastic bottle waste, green product utilization, a lamp recycling program and LED lighting installment.
 - Grainger, through a network of third-party service providers, offers a range of sustainability-related services, including HVAC optimization upgrades, water conservation upgrades, utility rebate incentives and lighting retrofit solutions. For example, Grainger can facilitate a free energy audit for customers, consisting of a site walk-through, fixture count, energy audit, return on investment, payback analysis, utility rebate assistance and applications (photo metrics).
- In 2021, EPP sales totaled more than \$875 million, a 23 percent increase from 2020. Program growth is driven by increased customer demand for products. Merchandising our portfolio to add green certifications and environmental information to existing products also contributed to growth and helps customers with their sustainability goals.

43	Identify any third-party issued eco-labels, ratings or certifications that your company has received for the equipment or products included in your Proposal related to energy efficiency or conservation, life-cycle design (cradle-to-cradle), or other green/sustainability factors.	Grainger US EPP portfolio of approximately 100,000 products comprises one of the largest green SKU counts in the industrial distribution market. EPP products fall into two categories — those certified by independent organizations and those with green environmental attributes. Green certification indicates that a product has met certain environmental and/or social standards. These are designated with a green leaf icon on Grainger.com® and explained in the compliance section for each product (e.g., EnergyStar®, DLC® Approved). Green environmental attributes narrow the gap between certified products and responsible products where third-party certifications are not yet available or where they meet industry standards (e.g., ASTM standard test methods, LEED criteria, minimum percent of post-consumer recycled content). Each attribute is carefully considered and reviewed annually both internally and with our third-party partner for relevancy based on customer sustainability questions as well as U.S. federal and state sustainable purchasing considerations. GREEN ATTRIBUTES FOUND ON GRAINGER.COM FOR OFFERED PRODUCTS INCLUDE: Ecologo, GREENGUARD, GREENGUARD Gold, ECV 2799 Zero Waste to Landfill Facility, Energy Star, WaterSense, Safety Choice, Green Seal, Certified Biobased, Carbonfree, Sustainable Forestry Initiative, Forest Stewardship Council, SMarT Certified, DLC Quality Products Listing, DLC Premium, NEMA Premium, Energy Aware, HVI, Biodegradable Product Institute Certified, CRI Green Label, OMRI Listed, and VOC Levels Meet SCAQMD Requirements. We continuously evaluate available product certifications based on emerging certifications, customer demand, and to reflect new or remerchandised products already in Grainger's portfolio. Our existing portfolio of more than 100,000 products currently cover 27 product categories.
44	Describe any Women or Minority Business Entity (WMBE), Small Business Entity (SBE), or veteran owned business certifications that your company or hub partners have obtained. Upload documentation of certification (as applicable) in the document upload section of your response.	Grainger recognizes the importance of supplier diversity. As responsible corporate citizens, Grainger is committed to supporting the growth of diverse businesses and giving these companies opportunities. Grainger has more than 20 years of successful experience offering diverse companies' opportunities through two core programs: • Tier 1: Authorized Grainger Reseller Program • Tier 2: Grainger's Supplier Diversity Program GRAINGER'S TIER 1 AUTHORIZED GRAINGER RESELLER PROGRAM Program Overview: The Authorized Grainger Reseller program includes a network of more than 100 certified Diverse Business Enterprise (DBE) resellers authorized to resale Grainger MRO products. The DBE resellers have access to Grainger's full product offering and, since 2006, they have helped state, local, education, corporate and federal customers meet their diversity procurement goals. These DBE resellers include historically underutilized business zones (HUBs), minority-, woman-, and veteran-owned businesses. The reseller program enables MRO resellers and customers greater access to products and services and provides reach to segments and contracts typically mandated or prioritized for small businesses/diverse business enterprises (DBEs). The program allows Grainger resellers to offer niche, value-added services and a broader selection of products. The cooperation and coordination of Grainger and its resellers is a win-win for customers looking to achieve procurement goals and ESG/diversity mandates. DBE Responsibilities: DBE resellers are responsible for the procurement process, sales calls, order processing, invoicing, and troubleshooting. The DBE will engage with customers, represent itself in the marketplace, and be the first point of contact for customer service. DBEs often provide other services such as installation, kitting, product assembly, stenciling/engraving/labeling, delivery, and barcoding. Grainger's investment in the Authorized Grainger Reseller Program includes the following: • Dedicated Channel Business team which includes Sales and Operations Teams as well as leadership focused on flawless program execution. • As part of Grainger's investment, the Channel Business team provides on-going mentorship and support of the DBE resellers. Specific examples of this resource investment include: - o Dedicated e-Commerce Solution Managers charged with ensuring seamless implementation of customer e-commerce programs. - o Grainger Consulting Services support to help refine the reseller administrative processes. - o Business development and expansion support through customer match-making activities. - o Focused on-boarding and MRO specific training which includes direct access to key manufacturers and suppliers. - o Government/Healthcare ethics and compliance training led by Grainger in-house counsel. - o Marketing support for the reseller end-customer marketing and sales collaterals.

o Detailed reporting capabilities to support end-customer productivity and cost savings initiatives.

- In addition to these resources, Grainger's Channel Business team leads the Authorized Grainger Reseller Program and helps manage the resellers to ensure contract execution, compliance, and overall performance management.

GRAINGER'S TIER 2 SUPPLIER DIVERSITY PROGRAM

Grainger's Tier 2 Supplier Diversity Program affords our customers with access to diverse manufacturers and suppliers through its catalogs and distribution channels. Started in 1999, this program is designed to grow this sector of the economy while helping customers get their jobs done with quality products from diverse business enterprises (DBEs).

The economic impact of this program continues to increase. As of 2021, Grainger's Tier 2 Supplier Diversity program features:

- More than 720,000 products from more than 2,800 key small and/or diverse suppliers
- More than 6,600 small businesses, and over 680 minority-, woman-, veteran-, disabled-person- and LGBT-owned businesses for goods and services

This model affords DBEs the ability to concentrate on what they do best and leave product logistics and distribution to Grainger.

Through this program, our customers have access to DBE products through all ordering options (including Grainger.com, KeepStock, the catalog, phone, fax, and walk-ins) and distribution channels. Our customers benefit from one-stop shopping and supplier diversity reporting upon request.

- Products from diverse manufacturers and suppliers are identified with this diversity symbol on Grainger.com and in the catalog and index.
- On Grainger.com, customers can use the search keywords "Supplier Diversity" or use the Supplier Diversity filter to shop for products from diverse suppliers.

Supplier recruitment is a continuous activity for Grainger.

- Certified businesses that register through Grainger's supplier diversity registration portal on Grainger.com can be referred to buying decision makers when product review, request for proposal (RFP), or spot buying opportunities occur.

Grainger focuses on increasing the number of products acquired from diverse companies in several ways:

- Corporate member of the Women's Business Enterprise National Council (WBENC).
- Participates in conferences and seminars to help establish or strengthen diverse businesses.
- Grainger.com invites diverse suppliers to consider doing business with Grainger.

Grainger also pursues outreach opportunities with diverse organizations to understand their member offerings and to promote opportunities with Grainger. These organizations include:

- National Minority Supplier Development Council (NMSDC)
- Women's Business Enterprise Council (WBENC)
- Small Business Administration (SBA)
- National Gay and Lesbian Chamber of Commerce (NGLCC)
- Vets First
- Disabled Veteran's Business Alliance
- National Veteran Business Development Council (NVBDC)
- Disability: IN

45	What unique attributes does your company, your products, or your services offer to Sourcewell participating entities? What makes your proposed solutions unique in your industry as it applies to Sourcewell participating entities?	Confidential Trade Secret Information North America Grainger's core business is a high-touch, high-service model where we provide value, including dedicated salespeople and technical support experts, to assist customers with information to identify the products they need. Sourcewell's Facility MRO, Industrial, and Building-Related Supplies and Equipment portfolio is a prominent illustration of how Grainger strives to distinguish itself from the competition. Grainger team members work to understand the mission of each state, province, local, educational, and non-profit Sourcewell Member and the individuals who carry out its responsibilities. By knowing the customer in detail, including the challenges encountered, Grainger anticipates need and pursues how best to fulfill it. As a result, our offer addressing Sourcewell's Facility MRO RFP continues to expand to meet the evolving needs of Sourcewell members. By embedding itself within customers across the US and Canada, Grainger North America is able to focus on how best to assist effective emergency response: • An advanced supply chain infrastructure driven by customer need for breadth and depth Facility MRO, Industrial, and Building-Related Supplies and Equipment-related inventory and a distribution network centered on next day delivery. • An investment in eCommerce and digital platforms yielding advanced product search ease, meaningful product comparison, product availability and delivery clarity, all supported by an efficient and accountable ordering process. • Employees with expertise to assist with product selection and to assure availability and timely delivery whether the need is ordinary or critical. • Technology experts who design and innovate information systems and digital platforms to be customer centric. • Decades of experience connecting agencies to the products and services supported by a stronger compliance regime. Detailed throughout our response are the range of products and services focusing on government and education customers. The breadth of these items, their availability and the expeditious delivery to the customer replicates Grainger's categories addressing commercial and industrial markets. The competitive market leveraged by Sourcewell's comprehensive solicitation encompassing Facility MRO requirements assures reasonable pricing for all product and service categories.	*
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Table 9: Warranty

Describe in detail your manufacturer warranty program, including conditions and requirements to qualify, claims procedure, and overall structure. You may upload representative samples of your warranty materials (if applicable) in the document upload section of your response in addition to responding to the questions below.

Line Item	Question	Response *	
46	Do your warranties cover all products, parts, and labor?	Products sold by Grainger to US and Canadian customers is covered under the following warranty terms: For Grainger US. Grainger warrants products against defects in materials and workmanship under normal use for a period of one (1) year after the date of invoice from Grainger, unless otherwise stated. Additional product specific warranty information either is shipped with the product to the Member or can be obtained by Grainger if requested by the Member. For Grainger Canada. All products sold by Grainger are warranted only to the extent of the manufacturer's/supplier's warranty, and only to purchasers for resale or for use in their business in Canada. Products are warranted against defects in workmanship or materials only in accordance with the individual manufacturer's warranty policy. Manufacturers of certain Products, such as fasteners, do not provide a warranty period. Any part which is determined by Grainger to be defective in material or workmanship and returned to a Grainger branch or authorized service location as Grainger designates, shipping costs prepaid, will be repaired or replaced, at Grainger's sole option, as the purchaser's exclusive remedy.	*

47	Do your warranties impose usage restrictions or other limitations that adversely affect coverage?	Except as set forth herein and where applicable, no warranty or affirmation of fact or description, express or implied, is made or authorized by Grainger. Grainger disclaims any express or implied warranties of merchantability, fitness for a particular purpose or noninfringement of intellectual property rights. Grainger also disclaims any liability for claims arising out of product misuse, improper product selection, improper installation, product modification, mis-repair, or misapplication. Grainger expressly disclaims any liability for consequential, incidental, special, exemplary, or punitive damages to the extent permissible. Grainger's liability in all events is limited to the purchase price paid for the product that gives rise to any liability.	*
48	Do your warranties cover the expense of technicians' travel time and mileage to perform warranty repairs?	Grainger products listed in Grainger's North America's General Catalogs are warranted by the manufacturer to the final user. Grainger may, at its option: (i) repair; (ii) replace; or (iii) refund the amount paid by a Member. As a distributor of commercial off the shelf product, manufacturer warranties either accompany the product purchased or can be obtained by Grainger if requested by the Member. The scope of warranty service offered such as travel is scenario specific and will be defined and/or addressed by the respective manufacturer of the product subject to a warranty claim.	*
49	Are there any geographic regions of the United States or Canada (as applicable) for which you cannot provide a certified technician to perform warranty repairs? How will Sourcewell participating entities in these regions be provided service for warranty repair?	Grainger products sold are warranted by the manufacturer to the final user. Upon request, the manufacturer of a given product sold by Grainger will address any unique geographic limitations that may impact a warranty claim. Grainger stands behind the product we sell by offering a one (1) year product warranty. We are committed to making each Grainger customer whole in any warranty scenario by either: (i) repairing; (ii) replacing; or (iii) refunding the amount paid by a customer.	*
50	Will you cover warranty service for items made by other manufacturers that are part of your proposal, or are these warranties issues typically passed on to the original equipment manufacturer?	Grainger products listed in Grainger North America's General Catalogs are warranted by the manufacturer to the final user. Although Grainger does not manufacture the product it warrants, it will assist its customers with product specific warranty matters. For example, upon request, Grainger will obtain copies of manufacturers' consumer warranties and will furnish them to the Member. Such requests must include the Grainger's stock number and the manufacturer's model number (if shown) of each product for which a copy of the warranty is requested. Grainger may also furnish sales brochures and other literature of the manufacturer. Grainger North America assumes no responsibility for the content or coverage contained in any manufacturer's warranty or sales literature by providing this service. For Grainger US: Grainger warrants products against defects in materials and workmanship under normal use for a period of one (1) year after the date of invoice from Grainger, unless otherwise stated. Provided that Grainger accepts the product for return during the limited warranty period, Grainger may, at its option: (i) repair; (ii) replace; or (iii) refund the amount paid by Participating Entity. Grainger's repair, replacement, or refund of amounts paid by Participating Entity for the product, shall be Participating Entity's sole and exclusive remedy. For Grainger Canada: All products sold by Grainger are warranted only to the extent of the manufacturer's/supplier's warranty, and only to purchasers for resale or for use in their business in Canada. Products are warranted against defects in workmanship or materials only in accordance with the individual manufacturer's warranty policy. Manufacturers of certain Products, such as fasteners, do not provide a warranty period. Any part which is determined by Grainger to be defective in material or workmanship and returned to a Grainger branch or authorized service location as Grainger designates, shipping costs prepaid, will be repaired or replaced, at Grainger's sole option, as the purchaser's exclusive remedy.	*

51	What are your proposed exchange and return programs and policies?	Grainger US Exchange and Return Policy: GRAINGER 30-DAY SATISFACTION GUARANTEE. Participating Entity can return product purchased for any reason for exchange or refund up to thirty (30) days from the date of invoice unless otherwise noted. Proof of purchase from Supplier is required for all returns. Supplier's 30-day satisfaction guarantee does not apply to "Sourced Products" and products sold on a "Final Sale" basis. RETURNS AFTER 30 DAYS. Unless otherwise noted, Participating Entity can also return product for up to one (1) year from date of invoice provided that product is in its original packaging, unused, unexpired, undamaged, and in salable condition. Proof of purchase from Supplier is required in all instances. Products sold on a "Final Sale" basis as defined below cannot be returned. "Sourced Product" (defined below) is subject to the manufacturer's return policy and may not be returnable. Some product returns may be denied or made subject to restocking fees and other charges by Supplier. FINAL SALE ITEMS. Items sold on a "Final Sale" basis include: (i) Custom items; (ii) purchases made under the Custom Product Center on grainger.com; (iii) special-order items; (iv) emergency response items; (v) items marked in Sourced Product quotations or invoices as "Non-Cancellable" or "Non-Returnable" and (vi) any other items that Supplier may designate as a "Final Sale" from time to time. Grainger Canadian Exchange and Return Policy: Any cancellation or return must be approved by Grainger (at its discretion), be accompanied by proof of purchase, and may be subject to restocking or other charges. Any returns due to shipping errors, damage or loss must be reported to Grainger immediately. For returns not related to damage or loss during shipping, product must be returned within 30 days of shipment and be in original package and re-saleable condition. Returns can be made to Grainger; however, Grainger will only accept returns on products purchased through Grainger. Returns of custom sourced products may not be permitted.	*
52	Describe any service contract options for the items included in your proposal.	In addition to our product line offering, Grainger North America offers select service contracts either directly or via our supplier/service provider/manufacture network, in support of our product offer. Grainger North America will work with Members to review and assess which service opportunity is best suited to satisfy the Member's operational needs.	*

Table 10: Payment Terms and Financing Options

Line Item	Question	Response *	
53	Describe your payment terms and accepted payment methods.	Grainger North America's payments terms are NET 30. Grainger North America customers typically have an open account that is invoiced for orders according to their contract. Grainger also offers Sourcewell Members the following payment options: • Credit card or cash – At the time of purchase or pickup. • Electronic payment (ACH/EFT) – Grainger uses the Corporate Trade Exchange-820 (CTX-820) ACH/EFT format to process electronic payments. The remittance detail included with the payment file helps Grainger reconcile (Customer)'s payment promptly and accurately. • Procurement cards – Grainger accepts all types of VISA, MasterCard, Discover, and American Express cards. Check – Checks can be mailed to the "Remit To:" address on the invoice.	*
54	Describe any leasing or financing options available for use by educational or governmental entities.	Grainger North America does not offer leasing or financing options at this time.	*
55	Describe any standard transaction documents that you propose to use in connection with an awarded contract (order forms, terms and conditions, service level agreements, etc.). Upload a sample of each (as applicable) in the document upload section of your response.	Please see Grainger's Sourcing Terms and Conditions as well as a "Sample Quote_Sourcewell 091422-WWG" and "Sample Invoice_Sourcewell 091422-WWG" in the "Standard Transaction Document" samples zip.	*
56	Do you accept the P-card procurement and payment process? If so, is there any additional cost to Sourcewell participating entities for using this process?	Grainger North America accepts VISA, MasterCard, Discover Card and American Express cards as a means of payment. There is no additional cost to Members for this process.	*

Table 11: Pricing and Delivery

Provide detailed pricing information in the questions that follow below. Keep in mind that reasonable price and product adjustments can be made during the term of an awarded Contract as described in the RFP, the template Contract, and the Sourcewell Price and Product Change Request Form.

Line Item	Question	Response *	
57	Describe your pricing model (e.g., line-item discounts or product-category discounts). Provide detailed pricing data (including standard or list pricing and the Sourcewell discounted price) on all of the items that you want Sourcewell to consider as part of your RFP response. If applicable, provide a SKU for each item in your proposal. Upload your pricing materials (if applicable) in the document upload section of your response.	Grainger North America's pricing model is a most comprehensive, robust and competitive Sourcewell offer to date and provides Members numerous cost savings opportunities: • Category Discounts • Facility MRO Supplies & Equipment Hot List • Member Market Basket • General Catalog Discount • Large Order and Volume Discounts • Customer Specific Pricing (CSP) • Access to all Grainger-Sourcewell Contract Awards and the Pricing Benefits of each CATEGORY DISCOUNTS: Our North American offer encompasses significant discounting across multiple MRO categories. These category discounts are applied to Grainger North America's Contract Reference Price (CRP). CRP is market-based. When evaluating pricing, it is important to compare "final" product prices, as a larger discount percentage offered by a competitor who has not adopted market-based pricing may not yield a lower final product price. Differences between the U.S. and Canadian supplier base vary across all product categories so not all Grainger US products, catalog or sourced, are available in Canada. Grainger continues its efforts to enhance its online search and purchasing experience by incorporating new technology and functionality to its online offering. Accordingly, and at Grainger's sole discretion, product categorization may be modified from time to	

time to promote clarity and product alignment. Additionally, there are products that, because of their volatile nature in context of supply, including pricing, demand and availability, are not eligible for any, including general, category discount.

- Abrasives 7%
- Adhesives, Sealants, and Tape 10%
- Air Filters 40%
- Cleaning 22%
- Electrical Supplies 23%
- Electronics, Appliances, Batteries 19%
- Fasteners 32%
- Hand Tools 14%
- HVAC Supplies 17%
- Lab Supplies 15%
- Lighting 22%
- Lubrication 10%
- Material Handling, Storage, Packaging 15%
- Motors 19%
- Outdoor Equipment 12%
- Paint, Equipment, & Supplies 10%
- Pneumatics 11%
- Pumps 7%
- Power Tools 11%
- Power Transmission 19%
- Safety 19%
- Security 15%
- Test Instruments 7%
- Welding, Machining, Cutting 10%
- All other Categories 5%

For Sourcewell Members, CRP is found on Grainger.com and Grainger.ca when Members log into their account. The CRP at the time of purchase will be the price to which any contract discounts will be applied. The offered category discounts are fixed through the life of the contract across the specified MRO categories.

FACILITY MRO SUPPLIES & EQUIPMENT HOT LIST: Grainger North America, through decades of serving government customers, has captured purchasing data reflecting current and relevant product needs to compile its Hot List offer. Grainger North America presents the attached Facility MRO Supplies & Equipment Hot List to all US and Canada Sourcewell Members who complete the Grainger affiliation process to access, if awarded, the Sourcewell Facility MRO Supplies & Equipment #091422. contract. This offer is comprised of the highest volume and most frequently purchased products across a broad mix of government agencies.

Grainger North America analyzed usage and procurement data of Facility MRO Supplies & Equipment related products from its largest states, provinces, local government, education, and non-profit customers across North America and combined it with all Sourcewell Members' prior 48 month purchasing analytics. Data points such as the number of times an item was purchased, when and how often, how many individual agencies purchased the item, including those items added into an inventory management solution, were scrutinized to prepare the Hot List.

The Hot List encompasses 852 items specific to Sourcewell state, province, local, educational, and non-profit agency customers. Due to variances between our catalog offerings and supplier base in the US and Canada, not all items in the Hot List are available to our Canadian customers. The items in the Hot List available to both US & Canadian Sourcewell customers have been priced in both USD and CAD respectively in our submission.

The Facility MRO Supplies & Equipment Hot List pricing is competitive and will be held firm for 12 months from date of award.

To keep the Facility MRO Supplies & Equipment Hot List meaningful throughout the life of this contract, Grainger North America will evaluate the product selection and update it each year to ensure relevant product mix.

MEMBER MARKET BASKET:

		In addition to the Grainger Facility MRO Supplies & Equipment Hot List, we offer the ability for each affiliated Member to create a custom Market Basket of up to 300 items. To drive additional cost savings and predictability, Members can select a custom Market Basket consisting of the Facility MRO Supplies & Equipment products the individual Member most frequently purchases. The Grainger North America Sales Team will work with Members seeking to consolidate, standardize, and identify a product list and price. GENERAL CATALOG DISCOUNT: All items in Grainger's General Catalog are included within this Sourcewell offering. Grainger recognizes the operational importance to provide Members access to products beyond those covered by Defined Category Discounts, Hot List, Member Market Basket and products aligned to a specific category. Grainger North America provides a 5% discount off of CRP on these products except for items identified as volatile which are not eligible for a discount. LARGE ORDER AND VOLUME DISCOUNTS: Grainger has years of experience working with Sourcewell Members on individual projects and discounted pricing. Grainger North America will continue to work with Sourcewell Members to leverage additional discounts for large, single orders, based on size and scope. CUSTOMER SPECIFIC PRICING (CSP): Grainger North America recognizes the importance of providing Members with relevant pricing for specific products in special circumstances. Deeper discounted pricing can be sought in the form of Customer Specific Pricing (CSP) as it relates to specific opportunities. Grainger North America reserves the right to adjust pricing to reflect market conditions, as provided in Section 4 (Sourcewell's Vendor Price & Product Change Request Form, referenced in RFP #091422). These adjustments may include unforeseen significant increases in supplier's costs resulting from changes in laws or regulations, impositions of tariffs, currency fluctuations, increases in commodity prices, or other changes in conditions not reasonably foreseeable to Grainger North America. ACCESS TO ADDITIONAL GRAINGER-SOURCEWELL CONTRACT AWARD BENEFITS: Upon affiliating with the Sourcewell Facility MRO Supplies & Services Agreement # 091422, a Sourcewell Member may also affiliate with any other Grainger-Sourcewell Agreement and access the benefits under that agreement, so long as each agreement remains valid. Upon expiration or termination of any other agreement, Grainger will extend the benefits provided in any successor agreement associated with the Member so long as that agreement remains valid. Differences between the U.S. and Canadian supplier base vary across all categories so that not all products are available in Canada. A Member may contact Grainger at sourcewell@grainger.com or via the local Grainger Account Manager, to learn how to adopt additional Grainger-Sourcewell awarded contracts and access value-added service and pricing benefits through your Grainger account.	
58	Quantify the pricing discount represented by the pricing proposal in this response. For example, if the pricing in your response represents a percentage discount from MSRP or list, state the percentage or percentage range.	The discount range in this offer, noted in response # 57, represents 5% - 40% off Grainger North America's CRP and addresses the general catalog discounts and the discounts applied to the Hot List prices.	*

59	Describe any quantity or volume discounts or rebate programs that you offer.	Sourcewell "Enhanced Discount" Incentive Program: Grainger North America proposes a 3% increased discount on the defined MRO categories as described below for the following contract year for members who: • Purchase at least \$25,000.00 in Total Member Purchases* during the Contract Year and • Grow Total Member Purchases* at least 12% over the preceding Contract Year * Total Member Purchases" refers to the net invoice price of the Product purchased by Member under Grainger's Sourcewell Contract Awards using the Member's Sourcewell-affiliated, eligible Grainger account numbers, less freight, taxes, returned Products and credits during each contract year for which a Rebate or Incentive is being actively calculated and paid. Product Category: CRP Discount/Enhanced Discount: • Abrasives: 7%/10% • Adhesives/Sealants/Tape: 10%/13% • Air Filters: 40%/43% • Cleaning: 22%/25% • Electrical Supplies: 23%/26% • Electronics/Appliances/Batteries: 19%/22% • Fasteners: 32%/35% • Hand Tools: 14%/17% • HVAC Supplies: 17%/20% • Lab Supplies: 15%/18% • Lighting: 22%/25% • Lubrication: 10%/13% • Material Handling/Storage/Packaging: 15%/18% • Motors: 19%/22% • Outdoor Equipment: 12%/15% • Paint, Equipment, & Supplies: 10%/13% • Pneumatics: 11%/14% • Pumps: 7%/10% • Power Tools: 11%/14% • Power Transmission: 19%/22% • Safety: 19%/22% • Security: 15%/18% • Test Instruments: 7%/10% • Welding, Machining, Cutting: 10%/13% ♦The increase in Category Discount will be automatically applied to defined MRO Grainger North America categories (excluding the General Catalog Discount), commencing 60 days after contract period ends for a duration of 12 months ♦ Purchases by a Sourcewell Member under any Sourcewell Agreement with Grainger, are eligible to qualify for the Enhanced Discount Incentive Program for a maximum of 3% increase in discount overall. Member qualification for the Enhanced Discount will be re-evaluated each contract year. ♦ Sourcewell Plus Program: In lieu of the "Enhanced Discount" Incentive Program, Grainger North America may propose a Sourcewell Plus Program and creation of a custom incentive and rebate program, defined through a participating addendum and approved by Sourcewell. A customer may participate in either the Enhanced Discount Incentive Program or Sourcewell Plus Program, but not both. ♦ Purchases made through Grainger's Authorized Reseller Program vendors aligned to Member's account and receiving Sourcewell Agreement pricing are not eligible for inclusion in Total Member Purchases.
60	Propose a method of facilitating "sourced" products or related services, which may be referred to as "open market" items or "nonstandard options". For example, you may supply such items "at cost" or "at cost plus a percentage," or you may supply a quote for each such request.	Grainger's Sourcing Team acquires Facility MRO products and services not found in the Grainger General Catalog. Through this "special order" capability, Grainger provides quick access to over 6,500 suppliers and offers a total cost solution for acquiring infrequent, low demand or hard-to-locate items. Additionally, this channel offers line extensions (non-Grainger General Catalog product

and related services from Grainger General Catalog and third-party suppliers and service providers) and discontinued product catalog lines.

Quotes for "sourced" products and related services will be supplied for each such request. Pricing for sourced items is based on current market conditions and is negotiated on a per-order basis. Sourced product and related service opportunities are subject to the following terms and conditions:

TERMS AND CONDITIONS FOR SOURCED PRODUCT AND SERVICE

Grainger will source products and services not available through the Grainger's General Catalog or website ("Sourced Products" or "Sourced Services"). The pricing model for Sourced Products and Sourced Services is based on current market conditions and is competitive for spot buy situations on a per order basis. Upon request, Grainger will provide Member a quotation which shall include the price, freight, and the warranty terms provided by the vendor of the Sourced Product or Sourced Service.

1. SOURCED PRODUCTS

a. Unless otherwise agreed to in writing between Grainger and Member, Sourced Products are shipped with all costs imposed by the carrier related to the shipment paid by Grainger and charged to Member on Member's invoice. If Member chooses to ship freight collect, shipments will be made to Member freight collect, using carrier designated by Member. C.O.D. shipments are not permitted. Receipts for freight charges will not be furnished. Title and risk of loss pass to Member upon tender of the shipment to carrier.

b. The product warranty provided by the Manufacturer and/or Supplier of the sourced product will be Member's sole remedy. Grainger's standard limited warranty terms included in this agreement or Grainger's website terms and conditions, to the extent applicable, do not apply to sourced products.

c. Warranty Disclaimer. Except as expressly set forth herein, no warranty or affirmation of fact or description, express or implied, is made or authorized by Grainger. Grainger disclaims any express or implied warranties of merchantability, fitness for a particular purpose or noninfringement of intellectual property rights. Grainger also disclaims any liability for claims arising out of product misuse, improper selection, improper installation, product modification, mis-repair or misapplication.

d. A RGA (Returned Goods Authorization) must be issued by Grainger prior to returning Sourced Products; the RGA is good for thirty (30) days after issuance. Returns will be sent directly to the sourced supplier, and not to a Grainger location, unless otherwise instructed in the RGA. Returned Sourced Products may incur a restocking fee based upon the Sourced Product sell price, plus freight paid by Grainger and added to the invoice, unless the shipment of Sourced Products was the result of Grainger or manufacturer error or the Sourced Products are defective. Special manufactured and custom engineered products are sold on a "FINAL SALE" basis only and no changes, cancellation, returns or refunds are allowed, except if Sourced Products are defective.

e. In the event that Grainger agrees to stock an agreed upon quantity of Sourced Products for Member, upon expiration or termination of the Agreement, Member agrees to purchase all remaining stocked Sourced Product. Grainger will invoice Member within (30) days of expiration, cancellation or termination of the Agreement.

2. SOURCED SERVICES

a. Performance of Sourced Services will be governed by the following additional terms and conditions ("additional service terms"). Sourced Services may be performed by: (i) Grainger, its subsidiaries, affiliates, or subcontractors ("Grainger"); or third-party

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service providers engaged by Service Grainger ("third-party providers"). For purposes of this section, "service provider" refers to either Grainger or a third-party provider depending upon which of them is performing services, and "service provider personnel" refers to personnel of such service provider.

b. The terms and conditions contained in this section are extended solely by the specific service provider performing services, and any obligations contained in this section do not apply to any other service provider referenced in the foregoing paragraph. A third-party provider may require Member via Grainger to execute additional contractual documents prior to the performance of Sourced Services, which documents may modify the terms between Member and Grainger as set forth in this section.

c. In the event of a conflict between the standard terms and conditions in this Agreement and the additional service terms in this section, the additional service terms in this section shall prevail for the performance of services.

d. Limited services warranty. All services will (i) be performed in a workmanlike manner; (ii) conform to the specifications (if any) provided by the service provider in a statement of work; and (iii) be warranted for a period of ninety (90) days after performance of services ("limited warranty period"). If services are improperly performed and Member notifies Grainger of the improperly performed service during the limited warranty period, then Grainger will coordinate with the service provider to re-perform those services, in whole or in part, as necessary to cure the particular breach, or at the service provider's sole option, refund the amount paid by Member for the services directly attributable to the particular breach. The service provider's re-performance or refund of amounts paid by Member for the service directly attributable to the particular breach shall be Member's sole and exclusive remedy.

e. Warranty disclaimer and waiver for services. To the maximum extent permitted by applicable law, the express warranties set forth in this section for services are in lieu of all other warranties, express or implied, and the service provider disclaims, and Member waives, all other warranties for services, including, but not limited to, any implied warranties of non-infringement, fitness for a particular purpose and merchantability. The warranties set forth in this section are expressly conditioned upon the use of the services for their intended purpose and shall not apply to services which have been subject to modification by Member or any third party.

f. Limitation of Liability. Grainger and Third-Party Providers expressly disclaim any liability for consequential, incidental special, exemplary or punitive damage in the performance of services. The liability of Grainger or any third-party provider performing services in all circumstances is limited to, and shall not exceed, the purchase price for the performance of the portion of services that gives rise to any particular liability

Grainger Sourcing Values

City (AL) – Fall, 2021: The City's Police Department needed tactical robots but struggled to locate a vendor who had supply on hand. Grainger assisted the Police Department with sourcing tactical robots for public safety use.

County Corrections & Public Works (NY): Summer-Fall 2022: The Correctional Facility recognized risk to visitors, inmates, and officers as tables and chairs in the Visitor Wings were not bolted down. Grainger identified specialty correctional tables through its Sourcing Team and secured corrections approved furniture.

City Sewers & Water (OH) – Spring 2022: Addressing a specific project, Sewers & Water's Safety Unit recognized the need for equipment able to operate within a confined space. Grainger worked with supplier partners to assist the agency identify fall protection and supplied air equipment, with harnesses, gas meters, and oxygen tanks to equip and promote worker safety and successful completion of critical tasks.

		County Schools System (MD)- Summer 2021: Return of staff and teachers to buildings encountered challenges to locate the KN95 masks. The Schools EHS manager and the Grainger Account Manager worked together to identify the appropriate product and source to fulfill this critical need.	
61	Identify any element of the total cost of acquisition that is NOT included in the pricing submitted with your response. This includes all additional charges associated with a purchase that are not directly identified as freight or shipping charges. For example, list costs for items like pre-delivery inspection, installation, set up, mandatory training, or initial inspection. Identify any parties that impose such costs and their relationship to the Proposer.	Grainger North America discloses all costs associated with the product and/or services sold to a Member prior to purchase. Elements of the total cost of acquisition not included in product and/or service pricing may vary based on the product or service procured. To this end, Grainger does not have a fixed firm list of like costs. If, however, additional charges are assessed, for example required services to train employees on how to operate a product, the additional charge and identity of the third-party performing the service will be provided to the customer prior to performance of the underlying service.	*
62	If freight, delivery, or shipping is an additional cost to the Sourcewell participating entity, describe in detail the complete freight, shipping, and delivery program.	Grainger North America offers the Sourcewell Member pre-paid freight on standard ground shipments. Title transfers to Sourcewell Members at time of delivery, FOB Destination. Additional freight charges and shipping fees may apply for sourced products and/or service orders as well as orders that include expedited delivery, carrier special handling, oversized product, air freight, freight collect, export orders, hazardous materials, customer's carrier, shipments originating within the US and shipping outside the contiguous US, and shipments originating in Canada and shipping outside Canada. The Member will be informed of any additional freight charges and/or shipping fees prior to purchase or as otherwise agreed by the Member.	*
63	Specifically describe freight, shipping, and delivery terms or programs available for Alaska, Hawaii, Canada, or any offshore delivery.	Grainger North America offers Sourcewell Members pre-paid freight on all standard ground shipments originating in Canada and shipped to a Canadian address. Product shipped from the Continental US to Alaska and Hawaii also receive pre-paid freight on standard ground shipments. Sourced products may be subject to additional terms, charges or fees that place the cost to ship on the Member. Charges and fees incurred for additional services, such as expedited delivery, carrier or special handling by the carrier, air freight, freight collect, export orders, hazardous materials, customer's carrier, or other special handling and oversized product will be paid by Member. The Member will be informed of any additional freight charges and shipping fees prior to purchase.	*
64	Describe any unique distribution and/or delivery methods or options offered in your proposal.	Grainger North America's advanced technology and multiple distribution channels delivers product to Members where and when they need it. The unique combination of broad on-hand inventory strategically located across North America in distribution centers and branches provides unrivaled product availability: • On-hand Inventory \$1 billion and more than 1.5M products • Technology Investment and Supply Chain Expertise that forecasts Member needs to ensure product availability by locating inventory near the Member throughout the distribution network • Product ordered by 4PM, most customers receive next day Grainger North America provides the best combination of product selection, depth of inventory locally available, speed of delivery and ordering simplicity through a network of 284 branches and 17 distribution centers across North America. Grainger Branch Network Solutions help with product selection, shipping, labeling and emergency orders. TECHNICAL EXPERTISE: Grainger Branch Sales Specialists have the training and experience: • CUSTOMIZED INVENTORY: Grainger will stage critical or never out items at a local branch. • LABELING: Grainger will assist in custom label regarding hazards, inventory, PO reconciliation, warehousing, maintenance inspections, and specialized products. • SHIPPING AND WILL CALL CONSOLIDATION: For large orders or multiple orders, Grainger will ensure that goods are consolidated for delivery or pickup in a single shipment. • EMERGENCY ORDERS: Grainger after-hours emergency service is available at: call 1.800.CALL.WWG. Grainger will to open a branch anytime (a \$50 fee may apply). *Subject to market availability. • KITTING OFFER: From safety, janitorial, filter, and new employee readiness kits, the Grainger branch provides kitting services across any product line.	

- **SAME DAY DELIVERY:** Grainger offers Same Day Delivery* in select markets for unexpected purchases. Shipping charges will apply.

INVENTORY MANAGEMENT SOLUTIONS

A critical facet of distribution and delivery is anticipating and understanding Member needs. Inventory Management is a unique delivery solution moving high usage items close to point of use and maintaining critical product availability. Through its KeepStock® Program, Grainger North America provides multiple inventory management solutions reducing Member's total cost of inventory ownership. Effective inventory management reduces on-hand inventory, improves purchasing efficiencies, and ensures availability of critical product all while providing secure and efficient access.

Grainger North America's KeepStock® portfolio of inventory management solutions help Members manage their inventory and reduce costs. Beyond industry-standard vending machines, Grainger North America's portfolio provides both customer-managed (CMI) and Grainger vendor-managed (VMI) inventory options, including vending. Solutions range from simple to complex serving Member needs and can be combined within their facility to provide a custom service. KeepStock® can be integrated with Member purchasing systems or connected with Grainger.com. or Grainger.ca.

VENDOR MANAGED INVENTORY (VMI) SOLUTIONS

KEEPSTOCK WEB: is control central for managing your Grainger inventory. It seamlessly integrates your KeepStock® program, Mobile App and Grainger.com to provide convenient, web-based inventory management. (Customer) can leverage KeepStock® web functionality across all installation types — Vending, CMI, Replenish and Onsite, to provide you with total visibility to your entire inventory.

- **Dashboard:** View your orders and program summary snapshot, receive notifications to manage discontinued items, access KeepStock® Web instructions and more.
- **User Management:** Leverage User Management to add users to help you manage inventory and set varied levels of access rights.
- **Program Management:** Set and easily adjust your program settings. Add, adjust, delete items, and set min/max levels. Automatic reorder provides inventory level assurance and minimizes stock outs of critical items.
- **Order Status:** Place orders, check order status and track all your orders in real time.
- **Label Printing:** Use the label capabilities to print barcode labels, including multiple labels at once.

KEEPSTOCK® VENDING: Grainger offers a variety of KeepStock® Vending machines to include Coil, Carousel, Lockers, Cabinets and Drawers. Each machine is customized and configured for Member needs and supplies requirement:

KEEPSTOCK® REPLENISH: is a vendor-managed inventory (VMI) solution that helps manage, streamline ordering and stock commonly used Grainger items and support spot buy urgent needs. Your dedicated Grainger representative will work with you to determine the products and levels that need managing, as well as setting approvals for orders if required. The more complex your needs, the more you'll benefit from our scheduled visits and support our scheduled visits and supply chain expertise. On a pre-determined schedule, your Grainger onsite resource will:

- Reorder products based on min/max
- Restock Grainger products in designated areas
- Bar code and label Grainger managed products
- Handle Grainger purchasing and purchase orders
- Support spot buys
- Expedite invoices and inquiries
- Help find hard-to-find products
- Cross-reference Grainger products to add

KEEPSTOCK® ONSITE: KeepStock® Onsite is a VMI solution for larger, more complex customers who face multiple challenges managing critical MRO inventory. KeepStock® Onsite provides a dedicated, experienced resource on a daily basis plus a defined space—like a cage or crib—to support your Grainger product purchases. Key features of Grainger's Onsite solution include:

- Dedicated onsite resource frees employee time to increase productivity.
- Desktop delivery and returns
- Spot buy and sourcing of product
- Optimized inventory delivers cost reduction by helping reduce on-hand inventory levels while minimizing stockouts
- Streamlined processes reduce overall handling costs
- Expanded scope to support product identification and recommendations, requisition creation, organization, product returns and warranty replacement
- Onsite expertise recommends stocking levels, driving product standardization and compliance

Please see attachments for further detail on Grainger's KeepStock Inventory Management Solutions.

KEEPSTOCK® STORE: This solution provides a fully stocked and staffed Grainger North America branch at your location especially helpful for high-volume, high-traffic needs. Grainger North America will work with the Member to determine which items to stock and overall scope of the solution.

CUSTOMER-MANAGED INVENTORY (CMI) SOLUTION

The KeepStock® CMI customer-managed inventory solution leverages mobile and desktop technology to give customers complete control of their Grainger inventory. Grainger offers this program to any customer interested in self-managing inventory.

Tech savvy tools and features of KeepStock® CMI solution include:

- Manage inventory across multiple devices, users, and locations
- Scan barcodes to order directly in the Grainger app
- This easy-to-use and powerful software solution offers visibility, flexibility, and control while managing product.
- Quickly edit and add items
- Adjust min/max levels and reorder points
- Manage users and approvals to control
- Print and scan labels
- View pending orders
- Access order history and purchase information to make informed inventory decisions

KEEPSTOCK MANAGED: Grainger's Managed Solution provides Members with daily onsite, expert, support services to maximize the value of Member's entire MRO inventory investment for both Grainger and non-Grainger product. Managed MRO is a fee-based service where our Inventory Specialists work at your facility to manage all indirect materials.

Grainger Inventory Management Value

County Corrections (TX) – January, 2022: The Corrections Department was challenged with frequent stock outs across high demand items as local vendors struggled to keep pace with requirements due to supply chain disruptions. Grainger collaborated with this Sourcewell Member to identify alternate products for specific, high-demand items and integrated an inventory management solution to ensure product availability. Product encompassed nitrile gloves, paper products, sanitizer, food trays, paper cups, and masks.

City Water Department (TX) Ongoing: Grainger facilitated inventory management of custom engraved specialty locks for utility use. Through this value-added service and support, Grainger houses this critical, custom item at a local branch to ensure the appropriate quantity is available and delivered when the customer calls.

Capital Regional District (CRD) (Canada)- McLoughlin Pt. Waste Water Treatment Plant -Ongoing: The CRD leverages the Grainger & Canoe / Sourcewell GPO to reduce cost and expedite the search or pricing of products and to streamline procurement processes. GRAINGER.CA (Sourcewell Landing Page) is its commonly used business channel. Order Lists for common consumables across many product categories are integrated. A KS CMI Inventory Management Program is provided onsite for fasteners. Grainger BC Field Safety Specialists partner with CRD Corporate Health and

Safety on a LOTO project; the Grainger Victoria branch team supports CRD Technician / Operator walk-in business.

Healthcare (Canada)- Ongoing: Canadian healthcare facilities and Grainger Canada have built integral partnerships across Canada. Notably, a facility in Central Canada transitioned its maintenance departments to an in-house managed model for all locations. Via local & national account managers, Grainger Canada has reorganized storerooms, identified, labeled, and organized products, and obtained fast and efficient delivery for all items required by the maintenance teams. Management and reporting capabilities have been meaningfully enhanced and overall cost savings for all locations obtained.

County Parks Department (TX) Keepstock- Summer, 2021: Recognizing the need to provide employees ready access to the safety and protective products, Grainger collaborated with the County's Parks Department to install KeepStock inventory management across multiple locations. Grainger assisted in identifying equipment and supplies, estimating appropriate stocking levels, and implemented ordering and replenishment protocols to ensure availability. The effort supported the Department's initiative to maximize productivity for employees needing safety gloves, goggles, glasses, hearing protection, electrolytes, sunscreen and poison ivy protection.

EMERGENCY RESPONSE INVENTORY AND DISTRIBUTION

A critical element of Grainger North America's distribution capability is assisting emergency response for the small and large incident. Expeditious and quality response in real time entails internal planning and preparation.

In an emergency, Grainger North America's Crisis Management Team first assesses the condition of Grainger branches and facilities to make sure they are available to distribute product. Frequently a pre-determined product list, coordinated with local emergency response agencies, is used to move supplies to the affected area. If additional products are required, Grainger North America moves products to the area from its 284-branch network and 17 regional Distribution Centers or directly from product suppliers.

A critical element in Grainger North America's expeditious response is its breadth of inventory, relationship with suppliers, capability to determine where inventory is located, and its transportation proficiency, personnel with expertise and experience and long-term relationships with state, local and federal agencies.

In severe emergency situations, Grainger works with First Responders to make sure they have priority access whether from Grainger or the product manufacturers. The Crisis Management Team and Grainger on-scene leadership works with emergency management agencies and others to ensure appropriate and fair distribution.

Emergency Response POC: Grainger's Primary Point of Contact in any emergency affecting a Sourcewell Member in the US is Allison Darling, Senior National Government Sales Manager who can be reached via call or text at mobile phone: 713.805.9845 or email: Allison.Darling@grainger.com and in Canada, Marty Luciw, Senior Government Sales Manager at phone number: 403.991.2727 or email: Marty.Luciw@grainger.ca

Grainger's US emergency phone number is 800-CALL-WWG. Other primary points of contact will be identified for Sourcewell member.

The local Grainger Account Management team will engage the Sourcewell member to address the circumstance within 60 minutes to understand the challenge and to commence response. Grainger provides emergency response services, whether the incident is small or large, at any time. Upon receiving a call, the Grainger representative contacts the Corporate Crisis Management Team leadership and/or communicates with the local Branch representative to open the nearest branch location.

Grainger commits to special services to Sourcewell members.

		Grainger will open a branch, deploy team members to take orders, assist customers, load trucks and to distribute supplies at the incident scene. Grainger's pricing and services does not change in an emergency, large or small. Sourcewell member product costs will mirror the contract.	
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Table 12: Pricing Offered

Line Item	The Pricing Offered in this Proposal is: *	Comments
65	d. other than what the Proposer typically offers (please describe).	The pricing offer is premised upon detailed historic purchase history, trends within this market segment and customer evolving requirements, and based on this information, reflects a competitive offer for customers with purchasing needs in the state, province, local, education, and non-profit segments.

Table 13: Audit and Administrative Fee

Line Item	Question	Response *
66	Specifically describe any self-audit process or program that you plan to employ to verify compliance with your proposed Contract with Sourcewell. This process includes ensuring that Sourcewell participating entities obtain the proper pricing, that the Vendor reports all sales under the Contract each quarter, and that the Vendor remits the proper administrative fee to Sourcewell. Provide sufficient detail to support your ability to report quarterly sales to Sourcewell as described in the Contract template.	Grainger performs monthly pricing reviews to ensure Sourcewell Members receive valid contract pricing. These reviews are automated and then confirmed accurate by team members versed in contract requirements. If inconsistencies are identified, Grainger performs an internal inquiry to track the origin of the inconsistency after which corrective action is taken to address the issue. Grainger ensures adjustments are made and the Member is informed of the issue, the corrective action taken and is credited. Flowing from the monthly pricing review, is a report provided to Sourcewell that documents Grainger's audit findings. This level of scrutiny is also applied to our review of overall contract sales and calculation of administrative fees, which is documented in Grainger's Direct Sales Administrative Fee report provided to Sourcewell following the end of each quarter. Grainger's customer facing compliance initiatives include assisting customers with their regulatory and policy driven audit requirements, which include performing audits up to three years beyond the order invoice date and/or provide purchase history reporting up to three years beyond the order invoice date. These actions allow the customer or a third party to perform a review of orders submitted to Grainger to ensure the accuracy of contract pricing.
67	If you are awarded a contract, provide a few examples of internal metrics that will be tracked to measure whether you are having success with the contract.	Grainger offers a range of standard reports; the key metrics customers can expect include: • Tier: This workbook includes the Overall Purchase Analysis, Item Purchase History, Product Line Distribution, Purchase by Supplier, and Cost Savings Analysis reports plus a summary page. • KPI: Order summary with ship-complete rating, order accuracy, order adjustments, and on-time shipping. • Item Purchase History: This summary report shows items purchased by track code, sub-track code, and/or account4 number. Includes total sales and quantity per item. • Supplier Diversity: Reports sales by historically underrepresented partners.
68	Identify a proposed administrative fee that you will pay to Sourcewell for facilitating, managing, and promoting the Sourcewell Contract in the event that you are awarded a Contract. This fee is typically calculated as a percentage of Vendor's sales under the Contract or as a per-unit fee; it is not a line-item addition to the Member's cost of goods. (See the RFP and template Contract for additional details.)	Grainger will provide Sourcewell with a Direct Sales Administrative Fee ("DSAF") of Two Percent (2%) on all direct Product Purchases. Qualifying direct Product Purchases are those purchases made directly by a Sourcewell Member. Grainger will provide Sourcewell with a Direct Sales Administrative Fee ("DSAF") of One Percent (1%) on all Product Purchases made through a Member's participation in the Grainger Authorized Reseller Program. Grainger will provide Sourcewell with a Direct Sales Administrative Fee ("DSAF") of One Percent (1%) on all Product Purchases made through a Sourcewell Member affiliated to the Sourcewell Plus Program. Qualifying Product Purchases are those pursuant to the awarded contract and shall include total net invoice price less freight, taxes, returned products and credits. Grainger will calculate the DSAF amount quarterly and provide the DSAF payment to Sourcewell within forty-five (45) days from the end of the quarter. Grainger will provide a quarterly DSAF report to Sourcewell within forty-five (45) days from the end of the quarter.

Table 14A: Depth and Breadth of Offered Equipment Products and Services

Line Item	Question	Response *
69	Provide a detailed description of the equipment, products, and services that you are offering in your proposal.	North America Grainger's offer encompasses the entire US portfolio of 1.5 million maintenance, repair, and operating supplies and 476,000 MRO products in Canada's portfolio across 36 categories provided by 6,500 suppliers. It is supplemented by sourcing proficiency and services that complement our product offer, along with the expertise of Grainger team members. It captures the routine to specialized MRO product or service and is continually enhanced to meet evolving Member needs. Grainger's ability to sell a service or solution within a specific US or Canadian jurisdiction may be limited by law and/or regulation. Product categories included in this proposal reflect the full spectrum of facility MRO, industrial, and building-related supplies and related equipment, accessories and services. Categories and solutions offered are complementary to the equipment, products, and services and provide Sourcewell Members with consolidated, efficient, and comprehensive cost-savings options: • Abrasives • Air Filters • Gloves and hand protection • Safety & Security • Lighting, Lamps and Ballasts • Electrical • Electronics, Appliances, and Batteries • Tools & Test Instruments • Cleaning & Janitorial • HVAC and Refrigeration • Metalworking, Machining, & Fabrication • Motors & Power Transmission • Pneumatics & Hydraulics • Material Handling • Packaging & Shipping • Paint • Tapes, Adhesives & Lubricants • Fleet & Vehicle Maintenance • Laboratory • Office, & Hospitality Supplies • Pipes, Hose, Tube, & Fittings • Plumbing & Pumps • Fasteners, Hardware, & Raw Materials • Building & Ground Maintenance SERVICES ACROSS FACILITY MRO, INDUSTRIAL, AND BUILDING RELATED SUPPLIES AND EQUIPMENT In addition to the Assessments and Training we offer, which are detailed in Response 40, Grainger provides customers with value-added support services which complement the facility MRO products we offer: • Grainger's network of installers provides turnkey and/or labor-only fixed fee installation and support services. • Turnkey service offerings include materials, labor, recycling, rebate administration. • Currently Grainger has identified 65 companies that have satisfied our vetting process. All companies used by Grainger are licensed, insured, qualified and capable of performing in accordance with Member service requirements. A Grainger team member will work with the Sourcewell member to secure the type of service and description or provide requirement details. Grainger's specialized team will examine and select the best supplier to fulfill needs, including determining lead time and competitive pricing. Once a supplier is selected, a quote will be provided and sent to the customer for review and approval. SERVICES OFFER: Services include inventory management solutions (including Grainger "Managed MRO" solution), installation, assembly, and consulting services, services addressing safety training, assessments and sustainability. Our technical experts assist agency operations and compliance responsibilities. Additional details pertaining to our services offer are provided below. Consulting Services Grainger Consulting engages customers using a proven methodology consisting of Analysis, Strategy Development, and Implementation. Consultants also help identify opportunities for efficiency that are often forgotten as to indirect materials management. Grainger's industry research and experience enables it to identify and monitor industry standards. This experience provides a starting point for cost drivers

like reducing waste in processing or demonstrating how a customer can reduce its inventory. We learn customer processes, recognize improvement opportunities, and develop a strategic plan of solutions. This includes a comprehensive data measurement package that demonstrates how to measure progress and sustain results. Our recommendations help improve service and efficiency for Sourcewell Members.

Please see Consulting Services Overview, along with documents detailing Grainger Consulting Services' "Inventory Baseline," "Procure to Pay," and "Storeroom Layout" service offerings in the "Additional Documents" Zip File.

FACILITY SERVICES

Grainger Facilities Services help prolong the life of a Member's buildings and structures and support safety initiatives. Backed by a network of qualified providers, these services keep facilities dry, safe and sustainable.

Services include:

- Air barrier audits
- Ceiling Tile Installation/Replacement**
- Inspection services
- Patch and repair services**
- Preventative maintenance contracts
- Restoration services
- Roof cleaning
- Roof Restoration**
- Rooftop safety installation**

FLOORING SERVICES

- Concrete Polishing
- Floor Design and Installation
- Floor Repairs
- Floor Striping

ENERGY SERVICES

The Grainger Energy Services team can identify and implement a wide range of efficient solutions* through its network of qualified, insured and licensed service providers. Our service providers help facilitate the installation of energy-saving and water conservation measures. Grainger can also help secure applicable incentives and rebates for energy and water-saving projects.

HVAC Filter Change-Out and Preventative Maintenance Services: To help ensure HVAC units are functioning properly and efficiently, Grainger's service providers will:

- Visually inspect all HVAC equipment
- Look over electrical and mechanical components for excessive wear or damage
- Change filters
- Check belts and startup

Assessments: Any mechanical or electrical issue within a system can reduce its efficiency. Grainger can help address these concerns with services including steam leak identification and mitigation, defective steam trap replacement and upgrades, infrared studies, and insulation upgrades. Adjustments to steam system can help immediately reduce operational costs.

ELECTRICAL SERVICES

- Electrical Emergency Services & Disaster Recovery
- Electrical Engineering Services: Arc Flash Analysis, Circuit Loading Study, Electrical Systems Analysis, Harmonics Assessment/Testing Services, Power Consulting, Power Quality Correction, Project Engineering/Custom Design, Project Management, Remote Power Management, Ungrounded to High Resistance Conversion
- Electrical Maintenance & Testing: Infrared Testing, Monitoring Systems, On-Site Preventative Maintenance, Relay and Metering Calibration, Service Agreements, Spare Parts
- Electrical Turnkey Installation Services: Infrared Viewing Window, Installation Coordination, On-Site Training, Project Management, Site Measurement Services, Start Up Services, Turnkey Capabilities
- Medium Voltage/Low Voltage Services: Circuit Breaker Conversion to Vacuum Starter, Direct Replacement Circuit Breakers, Industrial Electronic Repairs, Network Protectors, Reconditioning Program for Circuit Breakers, Relay and Metering Retrofits/Replacement, Remote Racking Systems, Retrofill Solutions, Switchgear Expansions and Upgrades, Trip Unit Retrofills

EMERGENCY PREPAREDNESS

Grainger assists in planning, response, and recovery across the range of

emergencies including:

- Experienced customer service professionals are available prior to any emergency and 24-hours a day, 7-days a week to provide assistance with urgent needs
- Emergency preparedness catalogs, capability guides, and hazard-specific emergency checklists are available for download online
- Products and technical expertise to help institutions develop both basic and advanced emergency response capabilities
- Grainger will also open a branch location at any time to assist response
- On-site containers filled with supplies can be provided
- In emergency situations Grainger branch hours may be extended to 24-hours a day
- Contract pricing remains consistent in emergency situations

ENVIRONMENTAL HEALTH & SAFETY SERVICES

Fee-Based Safety Assessments & Audits and Testing include:

- Gas Detection Service (Referral)
- Managed Footwear Program
- Prescription Eyewear Solutions
- Heat Stress Assessment (Hot & Cold)
- Hearing – Ear Fit Test, Hearing Loss Determinations (Work Related) –

Audiologist reviewed

- Online Respirator Medical Clearance Testing
- Pulmonary Function Testing
- Rigging & Sling Inspections
- Respirator Fit Testing, Respirator Fit Testing
- Indoor Air Quality Assessments
- Industrial Hygiene Assessments
- Ladder Inspection Services
- Lockout Tagout Assessments, Machine Guarding Audits
- Silica Dust Exposure Compliance, Slips Trips and Falls Assessment*, Survey & Analysis of Building Water Systems, Turnkey Engineered

- Fall Protection System (Referral)*

Vehicle Lift Inspection Service, Ventilation System Testing, Warehouse/DC Rack Inspections

- AED Inspection Services
- Emergency Eyewash Station Assessments & Inspections
- Emergency Light and Exit Lights Inspections & Service, Employee Exposure Monitoring
- Fall Protection Assessments/Audits, Fall Protection Equipment Inspections-Harnesses, etc.

FIRE SAFETY

- Fire Alarm System Design & Installation
- Fire Alarm System Inspection & Service
- Fire and Smoke Damper Inspection & Repairs**
- Fire and Smoke Door Inspection & Repairs**
- Fire Extinguisher Inspections and Service
- Fire Protection Awareness & Testing (sprinkler systems), Firestop and Fire Barrier Inspection & Repairs
- Special Hazard Fire Suppression System Design & Installation (Referral)

LAB SERVICES

- Lab Furniture Assembly & Installation**
- TV Furniture Assembly & Installation

ONLINE SAFETY SERVICES

EH&S Online Services & Training

Incident Inspection and Asset Management (iCertainty), Inspection Management (AuditPro), Learning Management System and Online EH&S Training Libraries, Online EH&S Training Libraries (Via Customer's LMS), Online Healthcare Compliance System (CRx),

Online Safety Training (Customer's LMS), Specialized Online Safety Training (OSHA 10/30, NFPA 70E), Online SDS Management System, Online Occupational Health Evaluations (Audio, Pulmonary, Respiratory).

EH&S Training – Instructor-LED/LIVE or Virtual

- Medical Gas Maintenance Personnel Certification Training (ASSE 6040)
- More than 30 Critical Topics: Electrical, BBP, Confined Space, Fire, Falls, HAZCOM, HAZMAT, LOTO and more
- RCRA Training – Solid and hazardous waste disposal
- Toolbox Talk Resources on Multiple Safety/EHS Critical Topics

		PROGRAM & PROCEDURE DEVELOPMENT Effective programs and procedures help ensure compliance and create a safe workplace for your employees. These programs are developed so that your business operations can be conducted safely, and are provided through online templates or custom on-site development • Arc Flash/Electrical Safety • Confined Space • Emergency Action Plans • Environmental Safety • Hazards • Food Safety • Inspection and Asset Management • Footwear/Benefit Management • Lockout/Tagout • Machine Guarding • Medical FirstAid • Online Safety Manager • SOS Management Some services require qualifying purchase. Additionally, due to various statutory and regulatory requirements, authorization to sell this service to some Government customers requires Grainger legal and compliance review. Please see attachment detailing Grainger's Value Add and Fee-Based Services in Additional Documents Zip. Sourcing Grainger's Sourcing Team procures Facility MRO, Industrial, and Building-Related Supplies and Equipment and services not found in the Grainger General Catalog. The Team leverages Grainger's buying power to provides customers with a total cost solution for infrequently ordered items via quick access to over 6,500 suppliers. Sourced products for Facility MRO include: CUSTOM KITTING CAPABILITIES Through a combination of supplier partners and Sourcing capabilities, Grainger North America provides agencies and departments with customized supply kits to assist with critical or essential departmental needs, mass casualty or disaster responses. Examples include shelter kits to prepare for disasters and deployment kits for first responders in preparation for an event. Grainger can also provide kitting for non-disaster circumstances. Grainger Kit Deployment Value County (NY) Road Maintenance Department - Spring 2019: To mitigate injuries and lost time, Grainger worked with the Sourcewell Member to assemble over 300 personal PPE kits for its crew members. Grainger identified and secured product samples with varying features and price points for the County's evaluation and selection. The Grainger Branch assembled the necessary boots, helmets and other items, inventoried the products, created individual kits inside a clear bag, labeled the bags with crew member names, and delivered to each of four garages. US Pandemic Assistance- 2020: Grainger and a supplier partner sourced product globally, air freighted in components, assembled and fulfilled requests for pandemic kits to each of the lower 48 states. The 50 million kits were distributed to States, Counties and local governments. Vaccination Support -2021: Working with a supplier partner, Grainger deployed drive-through testing and vaccination stations for multiple states and counties throughout the pandemic. The structures included a 2-lane inflatable drive through, ante room, and a 22x22 connected structure to house support staff and vaccine freezers. The units were packaged in trailers and pallet boxes based on customer preference. Afghanistan Refugee Support – 2021: To help support Afghan refugee relief efforts, Grainger and supplier partners quickly secured and assembled a hygiene kit with products including blankets, towels and washcloths. At its peak, 30,000 hygiene kits were provided to customers.
70	Within this RFP category there may be subcategories of solutions. List subcategory titles that best describe your products and services.	The following is a summary of current major subcategories in Grainger North America's Facility MRO, Industrial, and Building-Related Supplies and Equipment portfolio. In pursuing innovative and cost-effective products, Grainger frequently restructures product categories for clarity and product alignment. Grainger North America MRO Subcategories include:

- Safety & Security: Arc Flash Protection, Asbestos Abatement, Confined Space Equipment, Emergency Eye Wash and Shower Equipment, Emergency Preparedness, Ergonomics, Eye Protection, Face Protection, Fall Protection, Firefighting Clothing and Accessories, Fire Protection, First Aid & Wound Care, Floor Mats, Footwear & Footwear Accessories, Gas Detection, Hand & Arm Protection, Head Protection, Hearing Protection, Lockout Tagout, Medical Supplies & Equipment, Noise Control, Portable Coolers and Beverages, Protective Clothing, Respiratory Protection, Safety Alarms and Warnings, Safety Storage, Signs & Facility Identification Products, Sorbents, Spill Control, and Spill Containment, Traffic Safety, Training, Water Safety, Workwear, Access Barriers and Crowd Control, Detectors, Scanners & Accessories, Door and Door Frames, Key Control & Identification, Locks, Mailboxes, Police & EMT Uniforms, Safes, Security Alarms and Warnings, Security Equipment Replacement Parts, Security Management and Law Enforcement, Security Seals, Self Defense, Two Way Radios and Police Scanners.
- Lighting & Electrical: Ballasts & Drivers, Emergency & Exit Lighting, Flashlights, Hand & Portable Lamps, Job Site Lighting, Lamp & Light Bulb Disposal & Recycling, Light Bulbs & Lamps, Lighting Controls, Lighting Fixtures & Retrofit Kits, Lighting Replacement Parts, Outdoor Lighting, Task Lights, Conduit, Fittings & Strut Channel Framing, Electrical Boxes & Enclosures, Electrical Supplies, Extension Cords, Power Strips, & Cord Reels, Fuses, Circuit Breakers, & Safety Switches, Grounding Rods, Braids, and Connectors, Industrial Controls, Automation and Machine Safety, Motor Controls, Solar and Temporary Power, Transformers, UPS, & Power Supplies, Voice and Data, Wire and Cable Management, Wire, Cable & Cordsets.
- Electronics, Appliances & Batteries: Appliances, Batteries & Battery Chargers, Communications, Electronic Equipment & Appliance Replacement Parts, Electronics, Intercoms & Speakers
- Tools & Test Instruments: Hand Tools, Measuring & Layout Tools, Power Tools, Sockets & Bits, Tool Balancers, Retractors, and Accessories, Tool Storage, Tool Tethering & Dropped-Object Safety, Air Movement, Asphalt Testing, Automotive Testing, Combustion Testing, Concrete Testing, Data Recording, Electrical Power Testing, Electronic/Bench Testing, Indoor Air Quality, Nonelectrical Properties Testing, Pavement Quality, Pressure & Vacuum Measurement, Process Monitoring, Replacement Parts for Construction and Pavement Testing, Temperature and Environmental Measurement.
- Cleaning & Janitorial: Cleaning & Janitorial Equipment & Replacement Parts, Cleaning Chemicals, Cleaning Supplies, Floor Cleaning Machines, Footwear Scrubbers and Sanitizers, Hand and Personal Care, Odor Control Chemicals & Supplies, Paper Product & Dispensers, Waste, Recycling, & Trash Supplies.
- HVAC & Refrigeration: A/C Refrigeration & Supplies, Air Conditioners & Accessories, Air Filters, Air Treatment, Central Equipment, Cooling Fans, Fan Blades & Propellers, HVAC & Refrigeration Replacement Parts, HVAC Controls & Thermostats, HVAC Test Instruments, Heaters, Refrigeration Test Equipment, Ventilation Equipment.
- Metalworking & Fabrication (Machining, Abrasives, & Welding): Clamping, Workholding & Positioning, Cutting Fluids & Coolant Systems, Drilling & Holesmaking, Indexable Cutting Tools, Machine & Tool Maintenance, Machinery, Milling, Precision Measuring, Threading, Tool Blanks, Toolholding & Tooling, Turning, Boring, & Grooving, Abrasive Blasting, Abrasive Brushes and Wheel Kits, Abrasive Dressing Products, Abrasive Equipment Replacement Parts, Abrasive Rolls & Kits, Abrasive Sharpening Stones, Cut-Off and Grinding Wheels, Deburring, Flap Wheels, Mounted Points & Kits, Polishing, Sanding Belts & Kits, Sanding Discs and Kits, Sanding Hand Pads and Sponges, Sandpaper & Kits, Specialty Abrasives & Kits, Surface Conditioning Wheels, Tumblers & Media, Air Carbon Arc Cutting & Gouging, Arc Welding, Filler Metals, Fume Extractors & Accessories, Gas Equipment, Plasma Cutting, Plastic Welding, Soldering, Spot Welding, Stud Welding, Weld Cleaning, Welding Cable Grounds, and Accessories, Welding Chemicals, Welding Equipment Replacement Parts, Welding Safety Equipment, Welding Supplies, Welding Tables & Accessories.
- Motors & Power Transmission: AC Motors, DC Motors, Motor Capacitors, Motor Drives & Speed Controls, Motor Maintenance & Accessories, Motor Mounting & Accessories, Motor Mounting Accessories, Motor Replacement Parts, Bearings, Belt & Chain Guides, Tensioners, & Tighteners, Belts & Pulleys, Brakes & Clutches, Bushings, Gearing, Gearmotors, Linear Motion, Power Transmission Equipment Replacement Parts, Roller Chains & Sprockets, Shaft Couplings, Collars and Universal Joints, Speed Reducers, Vibrators.

- Pneumatics & Hydraulics: Hydraulic Accumulators, Hydraulic Cylinders & Seals, Hydraulic Equipment Replacement Parts, Hydraulic Filtration, Hydraulic Fittings, Hydraulic Hose Sleeves, Hydraulic Motors, Hydraulic Oil Coolers, Hydraulic Power Tools, Hydraulic Power Units, Hydraulic Pumps, Hydraulic Rams & Tools, Hydraulic Tanks, Hydraulic Valves, Air Compressors, Vacuum Pumps, & Blowers, Cable Reels, Compressed Air Treatment, Pneumatic Equipment Replacement Parts, Pneumatic Motors, Pneumatic System Components, Pneumatic Tools, Pneumatic Tube Fittings, Pneumatic Valves, Vacuum System Components.
- Material Handling: Access Ladders, Platforms, & Scaffolding, Dock Equipment, Lifting, Pulling & Positioning, Load Securing, Material Handling Replacement Parts, Scales and Scale Accessories, Storage & Workspace, Structural Framing Systems, Transporting.
- Packaging & Shipping: Bags, Equipment, and Accessories, Carton Staples & Staplers, Edge & Corner Packaging Protection, Moving Blankets & Covers, Package Labels & Shipping Equipment, Packaging Tables & Accessories, Packaging Tapes, Dispensers & Machines, Pallets & Accessories, Protective Packaging, Shipping & Mailroom Scales, Shipping Boxes, Pads, and Tubes, Shipping Mailers & Envelopes, Shrink Wrap Films, & Equipment, Strapping, Stretch Wrap.
- Tapes, Adhesives & Lubricants: Adhesive & Sealant Dispensing Equipment, Adhesive & Sealant Surface Preparation, Adhesives & Glues, Caulks, Sealants, & Fillers, Concrete and Asphalt, Potting Compounds & Protective Coatings, Putties, Tape, Threadlockers and Gasket Sealants, Anti-Seize Compounds, Fittings and Hose Systems, Grease Feeders and Precision Metering Pumps, Grease Guns, Greases, Lubricant Pumps, Lubricants & Penetrating Lubricants, Lubrication Equipment Replacement Parts, Lubricator Accessories, Mold Release Agents, Oilers Reservoirs, and Sprayers, Oils, Storage & Dispensing Systems.
- Fleet & Vehicle Maintenance: Auto Body Repair, Brakes Tires, & Wheels Maintenance, Fleet & Vehicle Maintenance Replacement Parts, Storage, Lifting, Moving, and Protection, Towing & Trailer Equipment, Vehicle Accessories, Vehicle Cleaning Supplies, Vehicle Diagnostics & Inspection, Vehicle Electrical & Battery Power Maintenance, Vehicle Engine, Radiator, & Exhaust Maintenance, Vehicle Heating & Cooling, Vehicle Lighting, Vehicle Lubricants, Vehicle Specialty Tools, Vehicle Steering & Suspension, Vehicle Windshield Maintenance.
- Lab, Office, & Hospitality Supplies: Flooring, Food Service and Food Processing, Furniture, Furniture, Hospitality & Food Service Equipment Replacement Parts, Hospitality, Sports & Recreational Equipment, Audio Visual Equipment, Binders & Clipboards, Boards & Easels, Business Cases, Calendars & Planners, Clips, Push Pins, and Rubber Bands, Clock and Time Clock Systems, Computer Supplies & Media, Document Covers, Displays, and Frames, File Folders and Boxes, Flags, Flag Poles, and Accessories, Ink Stamps & Ink Pads, Ink and Toner Cartridges, Laminating and Binding Equipment, Office Cleaners, Office Equipment Replacement Parts, Office Machines & Equipment, Office Organizers, Office Paper & Notebooks, Paper Shredders, Paper Cutters, and Paper Folding Machines, Retail Supplies, Staplers, Tape Dispensers, and Hole Punches, Transparent Office Tape, Writing & Correction, Books & Books Supplies, Classroom Supplies, Decoration, Incentive, Toys, Agricultural Testing, Chromatography, Lab Chemicals, Lab Consumables, Lab Diagnostics, Lab Education & Training, Lab Equipment, Lab Filtration, Lab Fume Hoods and Accessories, Lab Furniture, Lab Instruments, Lab Ovens, Heating and Refrigeration, Lab Storage and Transport, Lab Supply Equipment Replacement Parts, Lab Utensils, Labware, Material Testing Equipment, Microbiology and Molecular Biology Supplies, Particle Sizing, Physical Test Equipment and Accessories, Soil Testing, Water Quality and Purification, Water Testing Equipment and Meters.
- Pipes, Hose, Tube, & Fittings: Hose Products, Pipe Products, Tube Products.
- Plumbing & Pumps: Bathroom Hardware, Bathtubs, Showers, & Repair Parts, Ceiling Tiles & Accessories, Drains & Drainage, Drinking Fountains, Bottle Fillers, & Water Dispensers, Faucets, Fixtures, Garbage Disposals and Accessories, Gas and Water Line Connectors, Gaskets, Insulation, Liquid Level Gauges and Sight Indicators, Pipe, Tubing and Fittings, Plumbing Hoses, Plumbing Replacement Parts, Plumbing Valves, Sinks, Wash Fountains, & Repair Parts, Toilets, Urinals, and Repair Parts, Water Filtration & Purification Systems, Water Heaters, Water Softeners & Softening Salt, Aeration, Centrifugal Pumps, Chemical Pumps, Circulating Pumps, Flanges, Unions, & Controls, Condensate Pumps & Pan Switches, Condensate Return & Boiler Feed Systems, Coolant Pumps, Diaphragm Pumps, Drum Pumps, Electronics Cooling, Filtration, Flexible Impeller Pumps, Fuel and Oil Transfer Pumps, Machine Tool and Parts Washer Pumps, Marine Pumps, Plunger, Progressive Cavity & Roller Spray Pumps, Pool and Spa Pumps, Pump Accessories, Pump Controls, Pump Replacement Parts, Rotary Pumps, Sump,

		Sewage, & Utility Pumps, Test Pumps, Well Pumps & Systems. - Fasteners, Hardware, & Raw Materials: Anchors, Bolts, Fastener Assortments, Hardware, Hooks, Key Stock, Lanyards, Manuals, Measuring Equipment, Nails, Nuts, Pins, Retaining Rings, Rivets, Safety Lockwire, Screws, Shim and Shim Stock, Socket Screws and Set Screws, Spacers and Standoffs, Staples, Thread Insert, Threaded Rods & Studs, Washers, Braces and Brackets, Door Hardware, Door Hardware Replacement Parts, Drawer and Cabinet Hardware, Garage Door Openers, Hardware Supplies, Hook and Loop Fasteners, Hooks, Magnets and Magnetic Strips, Mounts and Vibration Control, O-Rings & O-Ring Kits, Rubber Edge Trim Seals, Rubber Edging, Springs, Tarps & Tarp Accessories, Wall and Hand Rail Hardware, Window Hardware, Alloy Steel, Aluminum, Assortments, Brass, Bronze, Carbon Steel, Cast Iron, Ceramic, Copper, Cork, Fabrics, Felt, Fiberglass, Foam, Graphite, Plastics, Rubber, Stainless Steel, Tin, Titanium, Tool Steel, Wire Cloth. - Building & Ground Maintenance: Camping Equipment, Concrete Mixing & Preparation, Crop, Nursery, and Landscaping, Cutting & Pruning Tools, Electrical Generators, Engines, Fencing and Fencing Hardware, Forestry, Hoses and Sprinkler Systems, Insect and Pest Control, Lawn Mower Attachments, Lawn Mowers & Equipment, Outdoor Equipment Replacement Parts, Power Brushes, Yard Vacuums and Leaf Blowers, Pressure Washers and Steam Cleaners, Rakes and Cultivating Tools, Shovels, Tampers and Digging Tools, Snow and Ice Removal, Soil Treatment and Weed Control, Sprayers and Spreaders, Temporary Outdoor Structures, and Accessories, Water Diversion & Erosion Control, Wheelbarrows and Wheelbarrow Accessories, Automotive Paints and Coatings, Exterior Paints & Stains, Floor & Multi Surface Coatings, Interior Paints & Stains, Paint & Coating Applicators, Paint Booths & Accessories, Paint Mixers, Shakers, and Accessories, Paint Sprayers & Accessories, Paint Thinners, Removers, and Cleaners, Paint Trays & Buckets, Paint and Wallpaper Tools, Painting Equipment Replacement Parts, Rook & Leak Coatings, Specialized Paints & Coatings, Spray Paints & Primers, Striping & Marking Paints & Chalks, Surface Protection & Dust Barriers.
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Table 148: Depth and Breadth of Offered Equipment Products and Services

Indicate below if the listed types or classes of equipment, products, and services are offered within your proposal. Provide additional comments in the text box provided, as necessary.

Line Item	Category or Type	Offered *	Comments	
71	Facility MRO	☒ Yes ☐ No	North America Grainger provides a comprehensive product and service offering addressing this category.	*
72	Industrial supplies or building materials	☒ Yes ☐ No	North America Grainger provides a comprehensive product and service offering addressing this category.	*
73	Electric, mechanical, fluid, or pneumatic power transmission	☒ Yes ☐ No	North America Grainger provides a comprehensive product and service offering addressing this category.	*
74	Electrical service or lighting	☒ Yes ☐ No	North America Grainger provides a comprehensive product and service offering addressing this category.	*
75	Plumbing or waterworks	☒ Yes ☐ No	North America Grainger provides a comprehensive product and service offering addressing this category.	
76	Services related to the offering of the solutions in Lines 71-75 above	☒ Yes ☐ No	North America Grainger provides a comprehensive service offering addressing categories referenced in Lines 71-75.	

Exceptions to Terms, Conditions, or Specifications Form

Only those Proposer Exceptions to Terms, Conditions, or Specifications that have been accepted by Sourcewell have been incorporated into the contract text.

Documents

Ensure your submission document(s) conforms to the following:

1. Documents in PDF format are preferred. Documents in Word, Excel, or compatible formats may also be provided.
 2. Documents should NOT have a security password, as Sourcewell may not be able to open the file. It is your sole responsibility to ensure that the uploaded document(s) are not either defective, corrupted or blank and that the documents can be opened and viewed by Sourcewell.
 3. Sourcewell may reject any response where any document(s) cannot be opened and viewed by Sourcewell.
 4. If you need to upload more than one (1) document for a single item, you should combine the documents into one zipped file. If the zipped file contains more than one (1) document, ensure each document is named, in relation to the submission format item responding to. For example, if responding to the Marketing Plan category save the document as "Marketing Plan."
- [Pricing](#) - Pricing-091422.zip - Tuesday September 13, 2022 10:49:00
 - [Financial Strength and Stability](#) - Financial Strength.zip - Tuesday September 13, 2022 09:02:00
 - [Marketing Plan/Samples](#) - Marketing Plan.zip - Tuesday September 13, 2022 09:02:38
 - WMBE/MBE/SBE or Related Certificates (optional)
 - [Warranty Information](#) - Table 9_Q46 Sourcewell Grainger Warranty .pdf - Tuesday September 13, 2022 09:02:51
 - [Standard Transaction Document Samples](#) - Standard Transaction Documents.zip - Tuesday September 13, 2022 09:03:01
 - [Upload Additional Document](#) - Additional Documents.zip - Tuesday September 13, 2022 09:03:12

Addenda, Terms and Conditions

PROPOSER AFFIDAVIT AND ASSURANCE OF COMPLIANCE

I certify that I am the authorized representative of the Proposer submitting the foregoing Proposal with the legal authority to bind the Proposer to this Affidavit and Assurance of Compliance:

1. The Proposer is submitting this Proposal under its full and complete legal name, and the Proposer legally exists in good standing in the jurisdiction of its residence.
2. The Proposer warrants that the information provided in this Proposal is true, correct, and reliable for purposes of evaluation for contract award.
3. The Proposer, including any person assisting with the creation of this Proposal, has arrived at this Proposal independently and the Proposal has been created without colluding with any other person, company, or parties that have or will submit a proposal under this solicitation; and the Proposal has in all respects been created fairly without any fraud or dishonesty. The Proposer has not directly or indirectly entered into any agreement or arrangement with any person or business in an effort to influence any part of this solicitation or operations of a resulting contract; and the Proposer has not taken any action in restraint of free trade or competitiveness in connection with this solicitation. Additionally, if Proposer has worked with a consultant on the Proposal, the consultant (an individual or a company) has not assisted any other entity that has submitted or will submit a proposal for this solicitation.
4. To the best of its knowledge and belief, and except as otherwise disclosed in the Proposal, there are no relevant facts or circumstances which could give rise to an organizational conflict of interest. An organizational conflict of interest exists when a vendor has an unfair competitive advantage or the vendor's objectivity in performing the contract is, or might be, impaired.
5. The contents of the Proposal have not been communicated by the Proposer or its employees or agents to any person not an employee or legally authorized agent of the Proposer and will not be communicated to any such persons prior to Due Date of this solicitation.
6. If awarded a contract, the Proposer will provide to Sourcewell Participating Entities the equipment, products, and services in accordance with the terms, conditions, and scope of a resulting contract.
7. The Proposer possesses, or will possess before delivering any equipment, products, or services, all applicable licenses or certifications necessary to deliver such equipment, products, or services under any resulting contract.
8. The Proposer agrees to deliver equipment, products, and services through valid contracts, purchase orders, or means that are acceptable to Sourcewell Members. Unless otherwise agreed to, the Proposer must provide only new and first-quality products and related services to Sourcewell Members under an awarded Contract.
9. The Proposer will comply with all applicable provisions of federal, state, and local laws, regulations, rules, and orders.
10. The Proposer understands that Sourcewell will reject RFP proposals that are marked "confidential" (or "nonpublic," etc.), either substantially or in their entirety. Under Minnesota Statutes Section 13.591, subdivision 4, all proposals are considered nonpublic data until the evaluation is complete and a Contract is awarded. At that point, proposals become public data. Minnesota Statutes Section 13.37 permits only certain narrowly defined data to be considered a "trade secret," and thus nonpublic data under Minnesota's Data Practices Act.
11. Proposer its employees, agents, and subcontractors are not:
 1. Included on the "Specially Designated Nationals and Blocked Persons" list maintained by the Office of Foreign Assets Control of the United States Department of the Treasury found at: <https://www.treasury.gov/ofac/downloads/sdnlist.pdf>;
 2. Included on the government-wide exclusions lists in the United States System for Award Management found at: <https://sam.gov/SAM/>; or
 3. Presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated

by the State of Minnesota; the United States federal government or the Canadian government, as applicable; or any Participating Entity. Vendor certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this solicitation.

☒ By checking this box I acknowledge that I am bound by the terms of the Proposer's Affidavit, have the legal authority to submit this Proposal on behalf of the Proposer, and that this electronic acknowledgment has the same legal effect, validity, and enforceability as if I had hand signed the Proposal. This signature will not be denied such legal effect, validity, or enforceability solely because an electronic signature or electronic record was used in its formation. - Allison Darling, Senior National Government Sales Manager, W.W. Grainger, Inc.

The Proposer declares that there is an actual or potential Conflict of Interest relating to the preparation of its submission, and/or the Proposer foresees an actual or potential Conflict of Interest in performing the contractual obligations contemplated in the bid.

☒ Yes ☐ No

The Bidder acknowledges and agrees that the addendum/addenda below form part of the Bid Document.

Check the box in the column "I have reviewed this addendum" below to acknowledge each of the addenda.

File Name	I have reviewed the below addendum and attachments (if applicable)	Pages
Addendum_5_Facility_MRO_Supplies_RFP_091422 Wed August 24 2022 02:50 PM	☒	1
Addendum_4_Facility_MRO_Supplies_RFP_091422 Wed August 17 2022 02:11 PM	☒	2
Addendum_3_Facility_MRO_Supplies_RFP_091422 Mon August 1 2022 09:35 AM	☒	1
Addendum_2_Facility_MRO_Supplies_RFP_091422 Fri July 29 2022 03:22 PM	☒	2
Addendum_1_Facility_MRO_Supplies_RFP_091422 Thu July 28 2022 04:35 PM	☒	1



Pricing Offer – Grainger Facility MRO 091422-WWG

Grainger North America's offer encompasses the entire US and Canada portfolios of maintenance, repair, and operating (MRO) supplies and services with a pricing model that is a comprehensive, robust, and competitive Sourcewell offer. The contract provides Members numerous cost savings opportunities:

- Category Discounts
- Facility MRO Supplies & Equipment Hot List
- Member Market Basket
- General Catalog Discounts
- Large Order and Volume Discounts
- Customer Specific Pricing (CSP)
- Access to all Grainger-Sourcewell Contract Awards and the Pricing Benefits of each

CATEGORY DISCOUNTS: Our North American offer encompasses significant discounting across multiple MRO categories. These category discounts are applied to Grainger North America's Contract Reference Price (CRP). CRP is market-based, stable and only subject to change three times per year. When evaluating pricing, it is important to compare "final" product prices, as a larger discount percentage offered by a competitor who has not adopted market-based pricing may not yield a lower final product price.

Differences between the U.S. and Canadian supplier base vary across all product categories so not all Grainger US products, catalog or sourced, are available in Canada.

Grainger continues its efforts to enhance its online search and purchasing experience by incorporating new technology and functionality to its online offering. Accordingly, and at Grainger's sole discretion, product categorization may be modified from time to time to promote clarity and product alignment. Additionally, there are products that, because of their volatile nature in context of supply, including pricing, demand, and availability, are not eligible for any, including general, category discount.

Category	Discount	Category	Discount
Abrasives	7%	Motors	19%
Adhesives, Sealants, &Tape	10%	Outdoor Equipment	12%
Air Filters	40%	Paint, Equipment, & Supplies	10%
Cleaning	22%	Plumbing	20%
Electrical Supplies	23%	Pneumatics	11%
Electronics, Appliances, Batteries	19%	Pumps	7%
Fasteners	32%	Power Tools	11%
Hand Tools	14%	Power Transmission	19%
HVAC Supplies	17%	Safety	19%
Lab Supplies	15%	Security	15%
Lighting	22%	Test Instruments	7%
Lubrication	10%	Welding, Machining, Cutting	10%
Mat. Handling, Storage, Packaging	15%	All other Categories	5%

For Sourcewell Members, CRP is found on Grainger.com and Grainger.ca when Members log into their account. The CRP at the time of purchase will be the price to which any contract discounts will be applied. The offered category discounts are fixed through the life of the contract across **the specified** MRO categories.

FACILITY MRO SUPPLIES & EQUIPMENT HOT LIST: Grainger North America, through decades of serving government customers, has captured purchasing data reflecting current and relevant product needs to compile its Hot List offer. Grainger North America analyzed usage and procurement data of **Facility MRO Supplies & Equipment**-related products from its largest states, provinces, local government, education, and non-profit customers across North America and combined it with all Sourcewell Members' prior 48 month purchasing analytics. Data points such as the number of times an item was purchased, when and how often, how many individual agencies purchased the item, including those items added into an inventory management solution, were scrutinized to prepare the Hot List. The



Hot List encompasses roughly 850 items specific to Sourcewell state, province, local, educational, and non-profit agency customers.

Grainger North America makes the Facility MRO Supplies & Equipment Hot List available to all US and Canada Sourcewell Members who complete the **Grainger** affiliation process to access the Sourcewell Facility MRO Supplies & Equipment #091422 contract. To keep the **Facility MRO Supplies & Equipment** Hot List meaningful throughout the life of this contract, Grainger North America will evaluate the product selection and update it each year to ensure relevant product mix. The net contract pricing is automatically available to you when you are logged into Grainger.com.

MEMBER MARKET BASKET: In addition to the Grainger **Facility MRO Supplies & Equipment** Hot List, we offer the ability for each affiliated Member to create a custom Market Basket for a mutually-agreed upon number of items.

GENERAL CATALOG DISCOUNT: All items in Grainger's General Catalog are included within this Sourcewell offering. Grainger recognizes the operational importance to provide Members access to products beyond those covered by Defined Category Discounts, Hot List, Member Market Basket and products aligned to a specific category. Grainger North America provides a 5% discount off of CRP on these products except for items identified as volatile which are not eligible for a discount.

LARGE ORDER AND VOLUME DISCOUNTS: Grainger has years of experience working with Sourcewell Members on individual projects and discounted pricing. Grainger North America will continue to work with Sourcewell Members to leverage additional discounts for large, single orders, based on size and scope.

CUSTOMER SPECIFIC PRICING (CSP): Grainger North America recognizes the importance of providing Members with relevant pricing for specific products in special circumstances. Deeper discounted pricing can be sought in the form of Customer Specific Pricing (CSP) as it relates to specific opportunities.

Grainger North America reserves the right to adjust pricing to reflect market conditions, as provided in Section 4 (Sourcewell's Vendor Price & Product Change Request Form, referenced in RFP #091422). These adjustments may include unforeseen significant increases in supplier's costs resulting from changes in laws or regulations, impositions of tariffs, currency fluctuations, increases in commodity prices, or other changes in conditions not reasonably foreseeable to Grainger North America.

ACCESS TO ADDITIONAL GRAINGER-SOURCEWELL CONTRACT AWARD BENEFITS: Upon affiliating with the Sourcewell Facility MRO Supplies & Services Agreement, # 091422, a Sourcewell Member may also affiliate with any other Grainger-Sourcewell Agreement and access the benefits under that agreement, so long as each agreement remains valid. Upon expiration or termination of any other agreement, Grainger will extend the benefits provided in any successor agreement associated with the Member so long as that agreement remains valid.

A Member may contact Grainger at sourcewell@grainger.com or the local Grainger Account Manager, to learn how to adopt additional Grainger-Sourcewell awarded contracts and access value-added service and pricing benefits through your Grainger account.

For full details on the pricing elements of Sourcewell Facility MRO #091422, please visit: [Grainger: Contract 091422-WWG | Sourcewell \(sourcewell-mn.gov\)](#)



Board of Commissioners

Memorandum

Date: June 18, 2024
To: Mayor and Board of Commissioners
Through: Janina Lewis, Procurement Services Director
From: Patricia Hall, Senior Procurement Analyst
Subject: Award File No. 240138-N-PH, Single Source Purchase of Cummins Original Equipment Manufacturer (OEM) Parts and Service

Recommendation

Award File No. 240138-N-PH, Single Source Purchase of Cummins Original Equipment Manufacturer (OEM) Parts and Service to Cummins Power South, LLC in an estimated annual amount of \$75,000.00 for the period of July 26, 2024 through July 25, 2025 for the Public Works Department – Fleet Maintenance.

Background

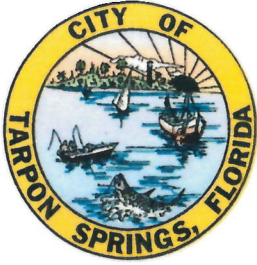
This contract is to provide OEM parts and service for the City's Cummins powered vehicles and equipment which are used city-wide. Cummins Power South, LLC is the sole provider of Cummins products for engines, parts and service throughout the State of Florida, utilizing proprietary tools and software. A single source notification was posted on the City's bidding website, Bonfire, and the Procurement Services Department received no challenges to this notification. Approximately \$40,000.00 has been expended during the previous twelve (12) month period.

Funding

Funding will be identified as parts and services are needed.

Strategic Plan Objective

N/A



City of Tarpon Springs, Florida

Public Works Dept.
325 E. Pine Street
Tarpon Springs, FL 34689
(727) 942-5606

To: Janina Lewis, Procurement Services Director
Through: Tom Funcheon, Public Works Director 
From: Michael Vecchione, Fleet Manager 
Date: May 16, 2024
Regarding: Single source purchase of Cummins original equipment manufacturer OEM parts and service

Recommendation:

Approval of award of a contract to Cummins Power South LLC, a single source supplier, of Cummins powered vehicles and equipment parts and service in an estimated annual amount of \$75,000.00 for the period July 26, 2024 to July 25, 2025 for The Fleet Division.

Background:

The purpose of this contract is to provide OEM parts and services for the City's Cummins powered vehicles and equipment which are used by multiple departments.

Funding will be determined as needed.



5910 E. Hillsborough Ave
Tampa, FL 33610

813-664-5850
Fax 813-628-4183

1/4/2024

Re: Sole Source Letter

To whom it may concern.

Cummins Inc. is the sole manufacturer of Cummins products for engines, power generation equipment, and parts throughout North America. This letter serves as notification that Cummins Inc. dba Cummins Sales and Service ("Cummins Sales and Service") is a factory authorized provider of Cummins products and services, including but not limited to transit parts and services, and warranty services, for Cummins Power Generation Products throughout North America. Cummins Sales and Service is also the only factory authorized provider able to authorize other entities as service provider locations and/or dealer locations. Cummins Sales and Service delivers genuine Cummins and Onan parts for Cummins branded Diesel and LNG/CNG engines, Onan diesel and gas generators, and Onan Automatic Transfer Switches and Switchgear.

Cummins Inc. uses proprietary tools and software to diagnose and repair Cummins products, which are exclusive to factory authorized repair locations. Cummins Sales and Service is the only service provider with the necessary programming and troubleshooting software capabilities for Cummins Power Products. Technicians are factory trained and qualified to work on all mid-range, heavy duty, High Horsepower and LNG Cummins engines as well as Power Generation equipment.

Please do not hesitate to call with any questions.

We appreciate your business.

Regards,

A handwritten signature in black ink, appearing to read 'Brian Kolessar', with a long horizontal line extending to the right.

Brian (Butch) Kolessar
General Manager



Board of Commissioners

Memorandum

Date: June 18, 2024
To: Mayor and Board of Commissioners
Through: Janina Lewis, Procurement Services Director
From: Patricia Hall, Senior Procurement Analyst
Subject: Award File No. 240137-N-PH, Single Source Purchase of Original Equipment Manufacturer (OEM) Vactor Parts and Service

Recommendation

Award File No. 240137-N-PH, Single Source Purchase of Original Equipment Manufacturer (OEM) Vactor Parts and Service to Environmental Products Group in an estimated annual amount of \$55,000.00 for the period of July 26, 2024 through July 25, 2025 for the Public Works Department – Fleet Maintenance.

Background

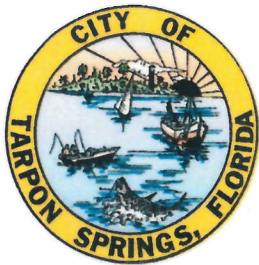
This contract is to provide OEM parts and service for the City's Vactor Vacuum Trucks utilized by the Sewer Department and the Elgin Sweeper which is utilized by the Roads and Streets Division. Environmental Products Group is the sole provider of Vactor equipment, parts and service in the State of Florida east of the Apalachicola River. A single source notification was posted on the City's bidding website, Bonfire, and the Procurement Services Department received no challenges to this notification. Approximately \$25,000.00 has been expended during the previous twelve (12) month period.

Funding

Funding will be identified as parts and services are needed.

Strategic Plan Objective

N/A



City of Tarpon Springs, Florida

Public Works Dept.
325 E. Pine Street
Tarpon Springs, FL 34689
(727) 942-5606

To: Janina Lewis, Procurement Services Director
Through: Tom Funcheon, Public Works Director 
From: Michael Vecchione, Fleet Manager 
Date: May 16, 2024
Regarding: Single source purchase of Environmental Products Group OEM parts and service

Recommendation:

Approval of award of a contract to Environmental Products Group, a single source supplier, for Vactor and Elgin parts and service in an estimated annual amount of \$55,000.00 for the period July 26, 2024 to July 25, 2025 for the Fleet Division.

Background:

The purpose of this contract is to provide OEM parts and services for the City owned Vactor vacuum trucks utilized by the sewer department and our Elgin sweeper utilized by Roads and streets department.

Funding will be determined as needed.



FEDERAL SIGNAL
Environmental Solutions

Advancing security and well-being.

May 16th, 2024

Michael Vecchione
City of Tarpon Springs

Mr. Vecchione,

Thank you and everyone involved within the City for your interest in Elgin street sweepers. Environmental Products Group is the sole source for Elgin equipment, parts and service in the State of Florida east of the Apalachicola River. Environmental Products Group is the only factory authorized sales and service center for Elgin products, parts and service in this area.

This statement is submitted on behalf of Federal Signal Corporation, Elgin Sweeper Company and Environmental Products Group. If you have any questions or concerns regarding this matter, please do not hesitate to call me.

Sincerely,

Richard Murray
Regional Sales Manager
Elgin Sweeper Company
(630)-659-5673
rmurray@fsepg.com



Board of Commissioners

Memorandum

Date: June 18, 2024
To: Mayor and Board of Commissioners
Through: Janina Lewis, Procurement Services Director
From: Anela Saday, Senior Procurement Analyst
Subject: Renew File No. 210090-C-JL, Manhole Structures Rehabilitation

Recommendation

Renew File No. 210090-C-JL, Manhole Structures Rehabilitation, Utilizing, Sarasota County Contract 2020-435 Manhole and Structures Rehabilitation Polyurethane Coating Method Category, Bid #201918KW, with Engineered Sprayed Solutions, LLC (ESS), in an estimated not to exceed annual amount of \$130,000, effective from the date approved through June 2, 2025, for the Public Services Department - Water Conveyance, Wastewater Treatment Facility, and Utility Maintenance divisions. Purchase orders will only be issued against approved budgets.

Background

On June 3, 2020, Sarasota County awarded the subject contract to ESS, for an initial three (3) year period with two (2) annual renewal options. The BOC approved Contract File No. 210090-C-JL on February 23, 2021. On March 8, 2022, the BOC increased the Contract by \$80,000, from \$150,000 to \$230,000, for additional structural rehabilitation. On May 24, 2022, the BOC renewed the Contract for a one (1) year period, effective June 10, 2022 through June 2, 2023. On June 8, 2023, Sarasota County retroactively executed its first of two (2) annual contract renewals, for a period through June 2, 2024. On September 5, 2023, the BOC renewed the contract in an estimated not to exceed annual amount of \$100,000, through June 2, 2024. On May 22, 2024, Sarasota County executed its second and final renewal, effective June 3, 2024 through June 2, 2025.

Maintenance of the City's existing sewer manholes is essential to the proper function of the wastewater collection system. Over time, concrete and brick manholes deteriorate due to overhead traffic, corrosivity of wastewater, and general degradation. The application of cure-in-place structural liners is a common, reliable, and cost-effective method for repairing sanitary sewer manholes, which can extend the useful life of manholes for 20 years or more. Approval of this contract renewal will ensure the City can continue to structurally rehabilitate degraded

sewer manholes as part of the sewer inspection program and ensure the services are available for emergency repairs (see attached memo).

Funding

FY 2024 & FY 2025 Water Conveyance account: 402-4602-536.6300 – Sewage Collections

Strategic Plan Objective

N/A



Public Services Department

Memorandum

Date: May 29, 2024
To: Janina Lewis, Procurement Services Director
Through: R. Thomas Kiger, Public Services Director
Raymond Page, Utilities Superintendent
From: Heather Freundel, Water Conveyance Supervisor

A handwritten signature in black ink, appearing to be "RP", enclosed within a circular scribble.

Subject: Authorize renewal of File No. 210090-C-JL, Manhole Structures Lining and Pipe Rehabilitation, utilizing Sarasota County Contract 2020-435

Recommendation

Authorize renewal of File No. 210090-C-JL, Manhole Structures Lining & Pipe Rehabilitation utilizing Sarasota County Contract 2020-435 with Engineered Sprayed Solutions, LLC, effective through June 2, 2025, in an estimated amount not to exceed \$130,000.

Background

Maintenance of existing sewer manholes in the City's wastewater collection system is essential to the proper function of the wastewater collection system and wastewater treatment facility. Over time, concrete and brick manholes experience deterioration due to overhead traffic, the corrosivity of wastewater, and general material degradation. This can lead to increased groundwater infiltration, and the development of road depressions which can become a hazard to traffic if not addressed. The installation of cure-in-place structural liners is a common method for repairing sanitary sewer manholes and can extend the useful life of manholes for twenty years or more.

In the 2023 contract renewal, the City authorized Engineered Sprayed Solutions with a spending authorization of \$100,000 for prioritized repairs. During this time, the Wastewater Collections department has expended \$95,972.50 on manhole and wastewater structure lining repair projects, which reflected the \$100,000 budget at the time. The requested authorization of \$110,000 reflects the FY25 capital budget for manhole lining, plus an additional \$20,000 authorization for as-needed concrete repairs at the AWWTF or for city lift station structures.

The use of this service has allowed the City to accelerate its existing sewer rehabilitation program and saved the city tens of thousands of dollars in comparison to the traditional manhole replacement. This authorization will ensure that the City can continue to structurally rehabilitate degraded sewer pipes and manholes identified in the sewer inspection program and ensure that services are available

for emergency repairs. Unit pricing is based on the Sarasota County Contract 2020-435 renewal executed on June 3, 2024, and extends through June 2, 2025.

Funding

Funds are budgeted in the FY 2024 & 2025 Water Conveyance account: Sewage Collection 402-4602-536.63.

pll
6-11-24



Procurement

1660 Ringling Blvd., Suite 312
Sarasota, FL 34236
phone: 941-861-5000
scgov.net

May 22, 2024

Engineered Spray Solutions, LLC
Attn: Jim Collier
1306 Banana Rd
Lakeland, FL 33810
jcollier@ess-1.net

VIA: DocuSign and/or Email

RE: Amendment No. 3 to County Contract No. 2020-435 for the Unit Price Contract for
Manhole & Structures Rehab

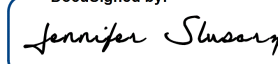
Dear Sarasota County Vendor,

Pursuant to Section III. C. County Contract ("Contract"), upon written agreement of both parties, the Contract may be renewed for a period of one year. Upon execution below by your authorized representative, this letter will serve as written agreement that the Contract has been renewed, and no additional documentation will be required. The Contract renewal is effective June 3, 2024 through June 2, 2025.

For services provided pursuant to this renewal, the County will pay in accordance with the terms and conditions of the Contract. In no event shall the County be obligated to pay in excess of amounts that are lawfully appropriated for this purpose.

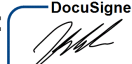
Please have an authorized representative indicate your acceptance by signing below. This letter must be executed and returned no later than May 31, 2024. Insurance certificates covering the renewal period should be forwarded to the Administrative Agent, Susan Raines at sraines@scgov.net. Please contact the Administrative Agent with any questions or concerns.

Sincerely,

DocuSigned by:

F0DBDBDAE6A341C...
Jennifer Slusarz, CPPB, CPPO
Procurement Official

Cc: Susan Raines, Administrative Agent
Robert Sears, Contracts Manager

AGREED AND ACCEPTED
Engineered Spray Solutions, LLC

By: 
3E2D881879D34FA...
Jim Collier

President

05-28-2024

Contract No. 2020-435
Date: 6/3/2020

UNIT PRICE CONTRACT

This Contract is made and entered into as of the date of execution by both parties, by and between **Sarasota County**, a political subdivision of the State of Florida, hereinafter referred to as the "County" and **Engineered Sprayed Solutions, LLC**, a Florida limited liability company, hereinafter referred to as "Contractor".

WITNESSETH:

The County and Contractor, in consideration of the mutual covenants contained herein, do agree as follows:

I. Materials, Services and Labor: Contractor shall furnish all the labor, services and materials for the **Manhole and Structures Rehabilitation Polyurethane Coating Method Category, Bid# 201918KW**. All work and labor shall be done in accordance with the Contract Documents.

II. Assignment of Work:

- A. Contractor shall be engaged to perform a specific project through the issuance of a Work Assignment.
1. Work Assignments may include line items that are not included in the Unit Price Schedule, attached hereto and incorporated herein as Exhibit A, provided the cumulative cost of those non-competed items do not exceed 25% of the total Work Assignment or \$50,000.00, whichever is less. Pricing for non-competed line items will be negotiated between the County and the Contractor.
- B. If Contractor declines five Work Assignments within a twelve-month period, the Contract may be terminated at the sole discretion of the County.
- C. The total cost of an individual Work Assignment inclusive of all negotiated line items and County authorized contingency shall not exceed the threshold as established by §255.20, F.S.

III. Work Assignment Pricing; Term; Non-Appropriations:

- A. The County shall pay the Contractor for the services rendered hereunder and completed in accordance with the terms and conditions of this Contract. In no event shall the County be obligated to pay the Contractor in excess of amounts that are lawfully appropriated for this purpose.
- B. The amount for each Work Assignment shall be calculated based upon the extended line item prices set forth in the Unit Price Schedule plus non-

competed items, if any. Contractor acknowledges and agrees that no minimum amount of work or payment is guaranteed under this Contract.

- C. This Contract shall commence immediately upon execution by both the County and the Contractor and shall continue for a period of three years. Thereafter, the Contract may be renewed for two additional successive one-year periods, subject to written agreement by both parties. Any Work Assignment commenced prior to the expiration of the term or any renewal of this Contract may be completed after the expiration date, provided that the Work Assignment and any extension thereof is authorized in accordance with the County Procurement Manual. In such event, the Contract shall extend and shall be deemed to have the same completion date as the Work Assignment.
- D. The County's performance and obligation to pay under this Contract is contingent upon an appropriation of lawfully available funds by the Board of County Commissioners. The County shall promptly notify the Contractor if the necessary appropriation is not made.

IV. Contract Documents: The Contract Documents, together with the Contract comprise the entire agreement between County and Contractor and which are made a part hereof by this reference, consist of the following:

- A. Solicitation and any addenda
- B. General Conditions
- C. Supplemental General and Special Conditions, if any
- D. Technical Specifications
- E. All Work Assignments inclusive of Project Drawings, Specifications and addenda
- F. Work Assignment Purchase Orders
- G. Work Assignment Notice(s) to Proceed
- H. All Contract Modifications

In the event of any conflict among or between Contract Documents, if possible, the conflicting provisions shall be interpreted as a whole in such a way as to carry out the intent of the Contract. If not possible, the order of precedence set forth in General Conditions shall control.

V. Performance and Payment Bond: A Performance and Payment Bond will be required on Work Assignments having a total of \$200,000 or more. A bond may be required on Work Assignments in lesser amounts. If required, the Contractor shall furnish to the County, prior to the commencement of operations under the applicable Work Assignment, a Performance and Payment Bond executed by the Contractor, and a surety company authorized to do business in the State of Florida, in an amount no less than the Work

Assignment price, which bond shall be conditioned upon the successful completion of all work, labor, services, and materials to be provided and furnished hereunder, and the payment of all subcontractors, materialmen, and laborers. The County shall reimburse the Contractor for the actual cost of the Performance and Payment Bond whose cost shall be delineated on the Work Assignment form as a separate line item or included in another line item as noted. The County will only accept a Performance and Payment Bond from a surety with an A.M. Best rating of 'B+' (Very Good) or better. Any such bond shall be provided by the Contractor to the County prior to issuance of a Work Assignment.

VI. Insurance: Contractor shall procure and maintain insurance as specified in Exhibit B, Insurance Requirements, attached hereto and made a part of this Contract.

VII. Contractor's Affidavit: When all Work required by the Work Assignment and contemplated by the Contract as to each Work Assignment, has been completed, inspected, and approved by the County or its duly authorized agent, the Contractor shall furnish to the County the Contractor's affidavit in a form approved by the County. Release(s) of Lien may also be required by the County at its option.

VIII. Payment:

- A. Upon certification and approval by the County or its duly authorized agent, monthly payments will be made to the Contractor upon its application for all services or work completed or materials furnished in accordance with the Contract Documents during the invoice period. Prior to Substantial Completion, monthly payments shall be made on the value of materials furnished or services and work completed up to the time of said application, less a retainage amount, as specified in the General Conditions, 13.5, Retainage. Final payment shall be made as provided in the General Condition, 13.12, Final Payment.
- B. Monthly payment applications shall be submitted each month on the anniversary date of the Notice to Proceed, or a date agreed to by both parties.
- C. Monthly payment applications for less than \$200.00 are not acceptable and will not be processed, except for the final payment application.

IX. Invoicing:

- A. The County shall pay the Contractor through payment issued by the Clerk of the Circuit Court in accordance with the Local Government Prompt Payment Act, §218.70, et seq. F.S., upon receipt of the Contractor's payment application and written approval of same by the County's Administrative Agent indicating that services have been rendered in conformity with the Contract Documents. All payment applications must be

submitted in a form satisfactory to the Clerk of Court, who initiates disbursements.

- B. The Contractor shall submit invoices for payment to the address indicated on the purchase order. Invoices must contain the purchase order number, required identification information, and reflect the Contract prices, terms, and conditions. Invoices containing deviations or omissions will be returned to the Contractor for correction and resubmission. Contractor shall not perform any service or provide products until it has been issued a purchase order number.

X. Time for Performance:

- A. Time is of the essence in the performance of all Work under this Contract and Work Assignments. The Contractor specifically agrees that the time for completion of a Work Assignment shall begin on the date specified on the County-issued Notice to Proceed.
- B. Contractor also agrees no work will begin prior to such date, and that all work to be performed under the provisions of the Work Assignment shall be completed to Substantial Completion within the time frame specified in each individual Work Assignment, plus an additional 30 calendar days after receipt of the deficiency list for Final Acceptance, subject only to delays caused by Force Majeure or approved Contract Modifications.

- XI. Liability of the Contractor:** Pursuant to §725.06(2), F.S., the Contractor shall indemnify and hold harmless Sarasota County Government from liabilities, damages, losses, and costs, including but not limited to reasonable attorney's fees to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of the Contractor and persons employed or utilized by the Contractor in the performance of the Contract.

This Section of the Contract will survive the completion or termination of the Contract.

- XII. Liquidated Damages:** The parties to this Contract agree that time is of the essence in the work provided for herein and that a precise determination of actual damages which would be incurred by the County for delay in the completion of the work provided for herein, aside from the additional cost of inspection and supervision, would be difficult to ascertain. Accordingly, the parties to the Contract agree that the liquidated damages for those items of damage not otherwise provided for by this Contract, for each and every day that the time consumed in completing the work provided for in the Work Assignment documents exceeds the time(s) allowed therefore, shall be the amount(s) per day as stipulated in the Work Assignment, including Saturdays, Sundays, and legal holidays. The parties specifically agree that the liquidated damages provided for herein do not constitute a penalty. Furthermore, since the additional cost of inspection and supervision arising from a delay is not

difficult to ascertain, it is agreed that the Contractor shall pay, in addition to the liquidated damages provided for herein, all expenses for inspection and supervision occasioned by the failure of the Contractor to complete the work within the time(s) fixed for completion herein as specified in the Work Assignment(s). The amount(s) of liquidated damages together with the additional costs for inspection and supervision occasioned by the Contractor's delay will be deducted and retained out of the monies payable to the Contractor. If not so deducted, the Contractor and sureties for the Contractor shall be liable therefore. The amount of liquidated damages to be assessed for each calendar day that Substantial Completion for each individual Work Assignment is delayed beyond the required date of Substantial Completion shall be negotiated at the time of the Work Assignment between the Administrative Agent and the Contractor. The amount of liquidated damages to be assessed for each calendar day that Final Acceptance for each individual Work Assignment is delayed beyond the required date of Final Acceptance shall be 25% of the Substantial Completion amount.

XIII. Contractor's Representations for Work Assignments: Contractor makes the following representations regarding each Work Assignment:

- A. Contractor has familiarized itself with the nature and extent of the Contract Documents, work, locality, all local conditions, and federal, state, and local laws, ordinances, rules, and regulations that in any manner may affect cost, progress, or performance of work.
- B. Contractor has investigated and is fully informed of construction and labor conditions, potential obstructions to be encountered, character, quality, and quantities of work to be performed, materials to be furnished, and requirements of the plans where supplied in the Contract Documents.
- C. Contractor has given County written notice of all conflicts, errors, or discrepancies that it has discovered in the Contract and the written resolution thereof by County is acceptable to the Contractor.

XIV. Contractor's Representations for the Contract:

- A. Contractor declares that submission of a bid for the work constitutes an incontrovertible representation that the Contractor has complied with every requirement of this Solicitation.
- B. Contractor represents that Contract Documents are sufficient in scope and detail to indicate and convey understanding of all terms and conditions for performance of work.
- C. Contractor assures that no person shall be discriminated against on the grounds of race, color, creed, national origin, handicap, age or sex, in any activity under this Contract.

XV. Public Entity Crimes: Pursuant to §287.133(3)(a), F.S., a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in §287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

XVI. Independent Contractor: The Contractor is, and shall be, in the performance of all work, services and activities under this Contract, an independent contractor. Contractor is not an employee, agent or servant of County and shall not represent itself as such. All persons engaged in any work or services performed pursuant to this Contract shall at all times, and in all places, be subject to the Contractor's sole direction, supervision and control. The Contractor shall exercise control over the means and manner in which it and its employees perform the work, and in all respects the Contractor's relationship and the relationship of its employees to the County shall be that of an independent contractor and not as employees of the County. The Contractor shall be solely responsible for providing benefits and insurance to its employees.

XVII. Notice Provision: Any notices of default or termination shall be sent by the parties via hand delivery, United States certified mail, postage paid, or via a nationally recognized delivery service, to the addresses listed below.

Contract clarifications or questions regarding the interpretation of plans and/or specifications not involving: (a) any Contract claim and/or dispute, (b) questions of time not involving extension, delay, or reduction of time, (c) monetary or compensatory issues, (d) fully executed IFCAs (Interim Field Change Agreement) and/or (e) material changes to the Contract, shall be sufficiently given if delivered personally or sent via email, or U.S. mail, postage prepaid, addressed as follows.

Contractor Representative:

Name	<u>Jim Collier</u>
Title	<u>Project Manager/Estimator</u>
Address	<u>1306 Banana Road Lakeland, FL 33810</u>
Phone	<u>(863) 577-4821</u>

County's Administrative Agent:

Name	<u>Lori Crick</u>
Title	<u>Business Professional III</u>
Address	<u>1001 Sarasota Center Blvd Sarasota, FL 34240</u>
Phone	<u>941-275-9192</u>

E-mail jcollier@ess-1.net

E-mail lcrick@scgov.net

XVIII. Termination: Termination of the Contract, for either Cause or for Convenience shall be, as stated in General Conditions, Article 6.0, County's Rights. The County reserves the right to terminate any Work Assignment without terminating the Contract or any other uncompleted Work Assignments.

XIX. Waivers: Failure to insist on strict performance of any covenant, condition, or provision of this Contract by a party, its successors or assigns shall not be deemed a waiver of any of its rights or remedies, nor shall it relieve the other party from performing any subsequent obligations strictly in accordance with the terms of this Contract.

XX. Modifications: This Contract may be modified only by instrument in writing and signed by the parties.

XXI. Counterparts: This Contract may be executed in any number of counterparts, any one of which may be taken as an original.

XXII. No Third Party Rights: The parties hereto do not intend nor shall this Contract be construed to grant any rights, privileges or interest to any third party.

XXIII. Remedies: The parties hereto agree that remedies for damages or any other remedies provided for herein shall be construed to be cumulative and not exclusive of any other remedy otherwise available under law.

XXIV. Access to Records: The Contractor shall maintain books, records, documents, and other materials ("Records") directly pertaining to or connected with the services performed under this Contract. Such Records shall be available and accessible at the Contractor's offices for the purpose of inspection, audit, and copying during normal business hours by the County, or any of its authorized representatives. Such Records shall be retained for a minimum of ten (10) County fiscal years (October 1-September 30) after completion of the Contract.

XXV. Severability: If any provision of this Contract is found by a court of competent jurisdiction to be in conflict with an applicable statute or ordinance, or is otherwise unenforceable, then such provision shall be deemed null and void to the extent of such conflict, but shall not invalidate any other provision of this Contract.

XXVI. Dispute Resolution:

A. To the extent Chapter 558, F.S. is applicable, the parties expressly opt out of the requirements of Chapter 558, F.S., within the meaning of §558.005(1), F.S.

- B. In the event of a dispute or claim arising out of this Contract, the parties agree first to try in good faith to settle the dispute by direct discussion. If this is unsuccessful, the parties may enter into mediation in Sarasota County, Florida, with the parties sharing equally in the cost of such mediation.
- C. In the event mediation, if attempted, is unsuccessful in resolving a dispute, the parties may proceed to litigation.
- D. Any dispute, action or proceeding arising out of or related to this Contract will be exclusively commenced in the state courts of Sarasota County, Florida, or where proper subject matter jurisdiction exists in the United States District Court for the Middle District of Florida. Each party irrevocably submits and waives any objections to the exclusive personal jurisdiction and venue of such courts, including any objection based on forum non conveniens.
- E. The parties hereby waive all rights to trial by jury for any litigation concerning this Contract.
- F. This Contract and the rights and obligations of the parties shall be governed by the laws of the State of Florida without regard to its conflict of laws principles.
- G. Unless otherwise agreed in writing, the Contractor shall be required to continue its services and all other obligations under this Contract during the pendency of claim or dispute including, but not limited to, actual period of mediation or judicial proceedings.

XXVII. Local Hiring Initiative: In accordance with Sarasota County's Local Hiring Initiative Resolution No. 2013-127, Contractor is encouraged to work with CareerSource Suncoast, or any other agency designated by the State of Florida as a workforce development agency, to increase employment opportunities for local residents. Local residents are defined as residents of Sarasota County, but that definition may be expanded to include Manatee and Charlotte Counties if the requisite skill-set is not available in Sarasota County. Resolution No. 2013-127 establishes an aspirational goal for contractors and subcontractors to hire 15% minimum local residents as the new hires for construction and construction related projects.

The Contractor is hereby required to include the completed Local Hiring Initiative Participation Form as part of the monthly pay requests.

XXVIII. Scrutinized Companies: §287.135, F.S., prohibits agencies from contracting with companies for goods or services that are on the Scrutinized Companies that Boycott Israel List, or with companies that are engaged in a boycott of Israel, and from contracting with companies for goods or services of

\$1,000,000 or more that are on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or are engaged in business operations in Cuba or Syria. The lists are created pursuant to §215.473 and §215.4725, F.S. Contractor certifies that the organization is not listed on the Scrutinized Companies that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, and is not engaged in a boycott of Israel or engaged in business operations in Cuba or Syria, and understands that pursuant to §287.135, F.S., the submission of a false certification may subject company to civil penalties, attorney's fees, and/or costs. In accordance with §287.135, F.S., the County may terminate this Contract if a false certification has been made, or the Contractor is subsequently placed on any of these lists or engages in a boycott of Israel or is engaged in business operations in Cuba or Syria.

XXIX. Public Records:

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

**Sarasota County
Public Records office
1660 Ringling Blvd.
Sarasota, FL 34236**

Phone: 941-861-5886

Email: publicrecords@scgov.net

XXX. Entire Contract: This Contract constitutes the entire understanding and agreement between the parties and supersedes any and all written or oral representations, statements, negotiations, or agreements previously existing between the parties with respect to the subject matter of the Contract. The Contractor recognizes that any representations, statements, or negotiations made by County representatives do not suffice to legally bind the County in a contractual relationship unless they have been reduced to writing and signed by an authorized County representative. This Contract shall inure to the benefit of and be binding upon the parties, their respective assigns, and successors in interest.

IN WITNESS WHEREOF, the parties have executed this Contract as of the date last below written.

WITNESS:

Signed By: Melissa Kimball
Print Name: Melissa Kimball

Engineered Sprayed Solutions, LLC:

Signed By: [Signature]
Print Name: Lewis G. Collier
Title: Owner / MGR
Date: 5-15-2020

SARASOTA COUNTY

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

By: [Signature]
Chair
Date: 6/3/2020

ATTEST:

KAREN E. RUSHING, Clerk of the Circuit
Court and Ex-Officio Clerk of the Board
of County Commissioners

By: [Signature]
Deputy Clerk

Approved as to form and correctness:

By: [Signature]
County Attorney CRM

EXHIBIT A
UNIT PRICE SCHEDULE

COATING METHOD - POLYURETHANE			
UNIT PRICE CONTRACT FOR MANHOLE & STRUCTURES REHABILITATION, BID #201918KW			
Item No.	Description	Unit	Unit Price(\$)
A - MANHOLE & STRUCTURES COATING - POLYURETHANE			
1	Polyurethane Resin Based Coating 48" Diameter 1/8" Minimum Thickness	VF	\$226.00
2	Polyurethane Resin Based Coating 48" Diameter 1/4" Minimum Thickness	VF	\$251.00
3	Polyurethane Resin Based Coating 48" Diameter 1/2" Minimum Thickness	VF	\$314.00
4	Polyurethane Resin Based Coating 48" Diameter 1" Minimum Thickness	VF	\$502.00
5	Polyurethane Resin Based Coating 60" Diameter 1/8" Minimum Thickness	VF	\$283.00
6	Polyurethane Resin Based Coating 60" Diameter 1/4" Minimum Thickness	VF	\$314.00
7	Polyurethane Resin Based Coating 60" Diameter 1/2" Minimum Thickness	VF	\$392.00
8	Polyurethane Resin Based Coating 60" Diameter 1" Minimum Thickness	VF	\$628.00
9	Structure Polyurethane Resin Based Coating 1/8" Minimum Thickness	SF	\$19.00
10	Structure Polyurethane Resin Based Coating 1/4" Minimum Thickness	SF	\$21.00
11	Structure Polyurethane Resin Based Coating 1/2" Minimum Thickness	SF	\$26.00
12	Structure Polyurethane Resin Based Coating 1" Minimum Thickness	SF	\$40.00
B - MANHOLE & STRUCTURES REPAIR			
13	Removal of Existing Manhole or Wetwell Lining System (Excluding T- Lock or Similar Liner)	SF	\$9.00
14	Removal of Existing Manhole or Wetwell T-Lock or Similar Lining System	SF	\$22.00
15	Patching & Profiling - Cementitious Grout Only	SF	\$12.00
16	Infiltration Control - Cementitious or Chemical Grout	GAL	\$125.00
17	Bonding Compound	GAL	\$55.00
18	Bench and Invert Channel Repair	LF	\$150.00
19	Chimney Repairs	VF	\$150.00
20	Chimney Replacement	VF	\$675.00
21	Manhole Rim & Cover Replacement - Paved Areas	EA	\$1,150.00
22	Manhole Rim & Cover Replacement - Grassed Areas	EA	\$950.00

**EXHIBIT A
UNIT PRICE SCHEDULE**

COATING METHOD - POLYURETHANE			
UNIT PRICE CONTRACT FOR MANHOLE & STRUCTURES REHABILITATION, BID #201918KW			
Item No.	Description	Unit	Unit Price(\$)
23	Seam Extrusion Welding	LF	\$300.00
24	Fusion Welding of Pipe Boot	EA	\$900.00
25	Install Rain Water Protector	EA	\$110.00
C - CLEANING, TELEVISIONING AND ASSESSMENT			
26	Cleaning Manholes	EA	\$150.00
27	Cleaning Structures	EA	\$1,000.00
28	Televising (USB)/Photographs(USB) Manholes	EA	\$75.00
29	Televising (USB)/Photographs(USB) Structures	EA	\$300.00
30	GPS Mapping of County Requested Manholes	EA	\$150.00
D - ANCILLARY SERVICES			
31	Bypass Pumping - 4" Pump	DAY	\$2,500.00
32	Bypass Pumping - 6" Pump	DAY	\$2,900.00
33	Bypass Pumping - 8" Pump	DAY	\$3,900.00
34	Bypass Pumper Truck	HOUR	\$290.00
35	Bypass Vac-Truck	HOUR	\$290.00
36	Maintenance of Traffic (MOT) - Arterial	EA	\$1,250.00
37	Maintenance of Traffic (MOT) - FDOT	EA	\$1,500.00
38	Emergency Mobilization	EA	\$750.00

EXHIBIT B INSURANCE REQUIREMENTS

For purposes of this Exhibit B, the terms "Vendor," "Contractor" and "Consultant" shall be interchangeable and the terms "Contract," "Term Contract" and "Agreement" shall be interchangeable.

CONTRACTOR'S INSURANCE

Contractor shall, on a primary basis and at its sole expense, maintain in full force and effect, at all times during the life of this Contract, insurance coverage (including endorsements) and limits as described herein. These requirements, as well as the County's review or acceptance of insurance maintained by Contractor, are not intended to and shall not in any manner limit or qualify the liabilities or obligations assumed by Contractor under this Contract.

Insurance requirements itemized in this Contract and required of the Contractor shall extend to all subcontractors to cover their operations performed under this Contract. The Contractor shall be responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to subcontractors.

Insurance carriers providing coverage required herein must be licensed to conduct business in the State of Florida and must possess a current A.M. Best's Financial Strength Rating of A- Class VII or better.

Each insurance policy required by this Contract shall apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.

The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Contract and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject.

Contractor shall furnish Certificates of Insurance to the County Administrative Agent evidencing the types and amounts of coverage, including endorsements, required by this Contract prior to commencement of work and prior to expiration of the insurance contract, when applicable. Such Certificate(s) of Insurance shall, to the extent allowable by the insurer, include a minimum thirty (30) day notice of cancellation (10 days for non-payment of premium) or non-renewal of coverage. Notwithstanding these notification requirements, the Contractor will be required to provide County with at least 5 days prior written notice of any policy cancellation or non-renewal.

The County reserves the right to review, modify, reject, or accept any required policies of insurance, including limits, coverage, or endorsements, herein from time to time throughout the term of this Contract. County reserves the right, but not the obligation, to review and reject any insurer providing coverage due to its poor financial condition or failure to operate legally.

EXHIBIT B
INSURANCE REQUIREMENTS

- A. WORKERS' COMPENSATION:** Contractor shall maintain Workers' Compensation insurance in accordance with Florida Statutes, Chapter 440. Employers Liability to be included with a minimum limit of \$500,000.00 per accident/per disease/per employee. If work is to be performed over or adjacent to navigable water and involves maritime exposure, applicable LHWCA, Jones Act, or other maritime law coverage shall be included.

In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Workers' Compensation policy for all personnel on the worksite.

- B. COMMERCIAL GENERAL LIABILITY:** Contractor shall maintain Commercial General Liability per ISO form CG0001 or its equivalent, including but not limited to coverage for premises and operations, personal injury, products & completed operations, liability assumed under an insured contract, and independent contractors with limits of not less than \$1,000,000.00 each occurrence, \$2,000,000.00 aggregate covering all work performed under this Contract. There shall be no exclusions for explosion, collapse and underground hazards.

Contractor agrees to endorse **Sarasota County Government** as an additional insured on the Commercial General Liability coverage.

- C. BUSINESS AUTOMOBILE LIABILITY:** Contractor agrees to maintain Business Automobile Liability with limits not less than \$1,000,000.00 combined single limit for each accident covering all Owned, Non-Owned & Hired automobiles used in the performance of this Contract. In the event Contractor does not own automobiles, Contractor agrees to maintain coverage for Hired & Non-Owned Auto Liability, which may be satisfied by way of endorsement to the Commercial General Liability policy or separate Business Auto Liability policy.

If the Contractor is shipping a product via common carrier, the contractor shall be responsible for any loss or damage sustained in delivery/transit.

- D. UMBRELLA/EXCESS LIABILITY:** Contractor agrees to maintain Umbrella or Excess Liability with limits not less than \$2,000,000.00 each occurrence and in the aggregate. Coverage shall follow the terms of the underlying insurance, including the additional insured provisions.

- E. POLLUTION LIABILITY:** Contractor shall maintain Pollution Liability coverage with limits not less than \$1,000,000 per claim/occurrence for bodily injury, property damage and environmental damage from sudden and gradual occurrences resulting from pollution conditions arising out of the work or services performed under this Contract (including any transportation and disposal of hazardous materials or pollutants). Coverage shall include, but not be limited to, third party liability, clean up, corrective action including assessment, remediation and defense costs. If coverage is written on a claims-made basis: a. Any retroactive date shall precede the effective date of this Contract; b. Contractor shall provide certificates of insurance evidencing the required coverage for a period of two years after final payment under this Contract is made, or provide

EXHIBIT B
INSURANCE REQUIREMENTS

evidence showing Contractor has obtained a two year extended reporting period endorsement.

- F. BUILDERS RISK:** Contractor shall maintain, at Contractor's expense, and keep in force during the term of this Contract, Builder's Risk insurance on an all risks of direct physical loss basis, including without limitation, earth movement, flood and windstorm, for an amount equal to the full Contract Amount plus all subsequent change orders on a replacement cost basis. Insured property shall include portions of the work located away from the site but intended for use at the site, and shall also cover portions of the work in transit.
- a. Such insurance shall be maintained until final payment has been made or until no other person or entity, other than the County has an insurable interest in the property required to be covered.
 - b. Policy shall be endorsed such that the insurance shall not be cancelled or lapse because of any partial use or occupancy of the County.
 - c. **Sarasota County Government**, the Contractor and its subcontractors shall be included as Insureds on the policy.
 - d. Waiver of subrogation is to apply against all parties named as Insureds, but only to the extent the loss is covered.
 - e. Contractor is responsible for the payment of all policy deductibles. Maximum deductible amounts shall not be greater than \$25,000 except for perils of earthquake, flood and windstorm, unless otherwise approved by the County.



CITY OF TARPON SPRINGS, FL

Procurement Services

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners
THRU: Janina Lewis, CPPO, NIGP-CPP, Procurement Services Director *JC*
FROM: Anela Saday, CPPB, NIGP-CPP, Senior Procurement Analyst *AS*
DATE: 09/05/2023
SUBJECT: Renew File No. 210090-C-JL, Manhole Structures Rehabilitation, Utilizing, Sarasota County Contract 2020-435 Manhole and Structures Rehabilitation Polyurethane Coating Method Category, Bid #201918KW

RECOMMENDATION:

Renew File No. 210090-C-JL, Manhole Structures Rehabilitation, Utilizing, Sarasota County Contract 2020-435 Manhole and Structures Rehabilitation Polyurethane Coating Method Category, Bid #201918KW, with Engineered Sprayed Solutions, LLC (ESS), in an estimated not to exceed annual amount of \$100,000, effective from the date approved through June 2, 2024, for the Public Services Department, Wastewater Treatment Facility (WWTF). Purchase orders will only be issued against approved budgets.

BACKGROUND:

On June 3, 2020, Sarasota County awarded the subject contract to ESS, for an initial three (3) year period with two (2) annual renewal options. The BOC approved Contract File No. 210090-C-JL on February 23, 2021. On March 8, 2022, the BOC increased the Contract by \$80,000, from \$150,000 to \$230,000, for additional structural rehabilitation. On May 24, 2022, the BOC renewed the Contract for a one (1) year period, effective June 10, 2022 through June 2, 2023. On June 8, 2023, Sarasota County retroactively executed its first of two (2) annual contract renewals, for a period through June 2, 2024.

Maintenance of existing sewer manholes is essential to the proper function of the wastewater collection system and WWTF. Over time, concrete and brick manholes deteriorate due to overhead traffic, corrosivity of wastewater, and general degradation. The application of cure-in-place structural liners is a common, reliable, and cost-effective method for repairing sanitary sewer manholes, which can extend the useful life of manholes for 20 years or more. Approval of this contract renewal will ensure the City can continue to structurally rehabilitate degraded

sewer manholes as part of the sewer inspection program and ensure the services are available for emergency repairs (see attached memo).

FUNDING: FY23 & FY24 Wastewater Division Accounts: 402-4603-536.6300 Wastewater Treatment; 402-4602-536.6300 Sewage Collection; 402-4604-536.6300 Lift Stations

Accepted by: 
City Manager

Attest: 
City Clerk





Paul Smith
Public Services Director

Public Services Department

Memorandum

Date: August 18, 2023
To: Janina Lewis, Procurement Services Director
Through: Paul Smith, Public Services Director *PS*
Thomas Kiger, Public Services Assistant Director
Raymond Page, Utilities Superintendent
From: Robert Marcincuk, Wastewater Division Manager
Subject: Authorize renewal of File No. 210090-C-JL to purchase as needed cure-in-place structural lining repair services from Engineered Sprayed Solutions utilizing Sarasota County Contract 2020-435 in an estimated amount not to exceed \$100,000.

Recommendation

Authorize renewal of File No. 210090-C-JL, Pipe and Manhole Structures Lining & Pipe Rehab Services to purchase as needed cure-in-place structural lining repair services from Engineered Sprayed Solutions utilizing Sarasota County Contract 2020-435, effective through June 2, 2024, in an amount not to exceed \$100,000.

Background

Maintenance of existing sewer manholes in the City's wastewater collection system is essential to the proper function of the wastewater collection system and wastewater treatment facility. Over time, concrete and brick manholes experience deterioration due to overhead traffic, the corrosivity of wastewater, and general material degradation. This can lead to increased groundwater infiltration, and the development of road depressions which can become a hazard to traffic if not addressed. The application of cure-in-place structural liners is a common method for repairing sanitary sewer manholes and can extend the useful life of manholes for twenty years or more. This application can also be utilized for other wastewater structures, such as lift station wet wells when required. This is a highly cost-effective solution for infrastructure repair and can average 10 or more times less cost than a structure replacement, while also avoiding extensive construction downtime.

In the 2022 contract renewal, the city authorized Engineered Sprayed Solutions with a spending authorization of \$230,000 for prioritized repairs. During this time, the wastewater division has expended \$170,645.00 on manhole and wastewater structure lining repair projects. The requested authorization of \$120,000 has been revised downward to reflect the updated FY24 capital budget.

The use of this service has allowed the city to accelerate its existing sewer rehabilitation program and ensure that the city can continue to structurally rehabilitate degraded sewer pipes and manholes. Unit

pricing is based on the Sarasota County Contract 2020-435 renewal executed on June 3, 2023, and extends through June 2, 2024.

Funding

Funds are budgeted in the FY 2023 & 2024 Wastewater Division accounts: Sewage Collection 402-4602-536.63, Wastewater Treatment 402-4603-536.63, and Lift Stations 402-4604-536.63.



May 24, 2023

Engineered Spray Solutions, LLC
Attn: Jim Collier
1306 Banana Rd
Lakeland, FL 33810
jcollier@ess-1.net

VIA: DocuSign and/or Email

RE: Amendment No. 1 to County Contract No. 2020-435 for the Unit Price Contract for Manhole & Structures Rehab

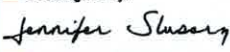
Dear Mr. Collier,

Pursuant to Section III of the Contract, upon written agreement of both parties this Contract may be renewed for a period of one (1) year. Upon execution below by your authorized representative, this letter will serve as written agreement that the Contract has been renewed, and no additional documentation will be required. The Contract renewal is effective June 3, 2023 through June 2, 2024.

For services provided pursuant to this renewal the County shall pay the Contractor in accordance with the terms and conditions of the Contract. In no event shall the County be obligated to pay the Contractor in excess of amounts that are lawfully appropriated for this purpose.

Please have an authorized representative indicate your acceptance by signing below. This letter must be executed and returned no later than June 2, 2023. Insurance certificates covering the renewal period should be forwarded to the Administrative Agent, Susan Raines at sraines@scgov.net. Please contact the Administrative Agent with any questions or concerns.

Sincerely,

DocuSigned by:

FOEDBDAE6A341C...
Jennifer Slusarz, CPPB, CPPO
Procurement Official

AGREED AND ACCEPTED
Engineered Spray Solutions, LLC

DocuSigned by:

By: 3E2D881879D34FA...
Name: Jim Collier
Title: Managing Member/Manager (LLC)
Date: 06-08-2023

Cc: Susan Raines, Administrative Agent
Roger Feeley, Contracts Manager



CITY OF TARPON SPRINGS, FL

Procurement Services

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners
THRU: Janina Lewis, CPPO, NIGP-CPP, Procurement Services Director *OL*
FROM: Anela Saday, CPPB, Senior Procurement Analyst *AS*
DATE: 05/24/2022
SUBJECT: Renew File No. 210090-C-JL, Utilizing, Sarasota County Contract 2020-435 Manhole and Structures Rehabilitation Polyurethane Coating Method Category, Bid #201918KW

RECOMMENDATION:

Renew File No. 210090-C-JL, Utilizing, Sarasota County Contract 2020-435 Manhole and Structures Rehabilitation Polyurethane Coating Method Category, Bid #201918KW, with Engineered Sprayed Solutions, LLC, in an estimated not to exceed annual amount of \$230,000.00, for the period of June 10, 2022 through June 02, 2023, for the Public Services Department, Wastewater Treatment Facility.

BACKGROUND:

On June 03, 2020, Sarasota County awarded the subject contract to Engineered Sprayed Solutions LLC (ESS), for an initial period of three (3) years with two (2), one-year renewal options. The Board approved Contract File No. 210090-C-JL on February 23, 2021. On March 08, 2022, the BOC increased the Contract by \$80,000.00 from \$150,000.00 to \$230,000.00 for additional structural rehabilitation. Maintenance of existing sewer manholes is essential to the proper function of the wastewater collection system and Wastewater Treatment Facility. The use of this contract allowed the City to accelerate its existing sewer rehabilitation program and saved the City hundreds of thousands of dollars compared to traditional manhole replacement. Over time, concrete and brick manholes deteriorate due to overhead traffic, corrosivity of wastewater, and general degradation. Approving the renewal of this contract will ensure the City can continue to structurally rehabilitate degraded sewer manholes as part of the sewer inspection program and ensure the services are available for emergency repairs (see attached memo).

FUNDING: 402-4603-536.6300 Wastewater Treatment, 402-4602-536.6300 Sewage Collection, & 402-4604-536.6300 Lift Stations

Accepted by: _____

City Manager

Attest: _____

City Clerk



Paul Smith
Public Services Director

Public Services Department

Memorandum

Date: May 17, 2022
To: Janina Lewis, Procurement Services Director
Through: Paul Smith, Public Services Director *PS*
From: Ray Page, Utilities Superintendent
R. Thomas Kiger, P.E., Acting Public Services Assistant Director
Subject: Authorize expenditure to purchase cure-in-place structural lining repair services annually from Engineered Sprayed Solutions utilizing Sarasota County Contract 2020-435 in the amount of \$230,000.

Recommendation

Authorize expenditure to purchase cure-in-place structural lining repair services annually from Engineered Sprayed Solutions utilizing Sarasota County Contract 2020-435 in the amount of \$230,000.

Background

Maintenance of existing sewer manholes in the City's wastewater collection system is essential to the proper function of the wastewater collection system and wastewater treatment facility. Over time, concrete and brick manholes experience deterioration due to overhead traffic, the corrosivity of wastewater, and general material degradation. This can lead to increased groundwater infiltration, and the development of road depressions which can become a hazard to traffic if not addressed. The installation of cure-in-place structural liners is a common method for repairing sanitary sewer manholes and can extend the useful life of manholes for twenty years or more.

In 2021, the City authorized the first annual contract with Engineered Sprayed Solutions with a spending authorization of \$150,000, which was later increased to \$230,000. In that time, Engineered Sprayed Solutions has provided structural rehabilitation for over twenty manholes and wastewater structures, and has proved to be a valued and cost-effective service for the City. To date, the wastewater utility has expended \$147,402 on manhole and wastewater structure lining, with additional projects underway.

The use of this service has allowed the City to accelerate its existing sewer rehabilitation program and has saved the City hundreds of thousands of dollars in comparison to traditional manhole replacement. This authorization will ensure that the City can continue to structurally rehabilitated degraded sewer manholes as part of the sewer inspection program, and also ensure that services are available in for emergency repairs. Unit pricing for this project is based on Contract 2020-435

executed on June 3, 2020 by Sarasota County for three (3) years with two (2) one-year renewal options.

Funding

Funds have been budgeted the Water and Sewer fund, in accounts Sewage Collection 402-4602-536.63, Wastewater Treatment 402-4603-536.63, and Lift Stations 402-4604-536.63 in the current Fiscal Budgets.



CITY OF TARPON SPRINGS, FL

Procurement Services

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners
THRU: Janina Lewis, CPPO, NIGP-CPP, Procurement Services Director *9L*
FROM: Anela Saday, Senior Procurement Analyst *AS*
DATE: 03/08/2022
SUBJECT: Increase File No. 210090-C-JL, Utilizing, Sarasota County Contract 2020-435 Manhole and Structures Rehabilitation Polyurethane Coating Method Category, Bid #201918KW

RECOMMENDATION:

Increase File No. 210090-C-JL, Utilizing, Sarasota County Contract 2020-435 Manhole and Structures Rehabilitation Polyurethane Coating Method Category, Bid #201918KW, with Engineered Sprayed Solutions, LLC, from \$150,000.00 to \$230,000.00, an annual increase of \$80,000.00, through June 9, 2022, for the Public Services Department, Wastewater Treatment Facility (WWTF).

BACKGROUND:

On June 3, 2020, Sarasota County awarded the contract to Engineered Sprayed Solutions LLC, for an initial period of three (3) years. On February 23, 2021, the BOC awarded the contract. The purpose of this contract is to maintain and repair the existing deteriorating sewer manholes and wastewater infrastructure problems. To date, WWTF has expended \$129,384.23 of the original award amount of \$150,000.00. This increase will allow for the rehabilitation of additional structurally degraded manholes using existing budgeted funds (see attached memo). This contract may be renewed for two (2) additional one (1) year periods.

FUNDING: 402-4603-536.6300 Wastewater Treatment
402-4602-536.6300 Sewage Collection
402-4604-536.6300 Lift Stations

Accepted by:

[Signature]
City Manager

Attest:

[Signature]
City Clerk



Paul Smith
Public Services Director

Public Services Department

Memorandum

Date: February 24, 2022
To: Janina Lewis, Procurement Services Director
Through: Paul Smith, Public Services Director *PS*
From: Ray Page, Utilities Superintendent
R. Thomas Kiger, P.E., Wastewater Division Manager
Subject: Authorize expenditure to purchase cure-in-place structural lining repair services annually from Engineered Sprayed Solutions utilizing Sarasota County Contract 2020-435 from \$150,000 to \$230,000.

Recommendation

Extend the authorization to purchase cure-in-place structural lining repair services annually from Engineered Sprayed Solutions utilizing Sarasota County Contract 2020-435 from \$150,000 to \$230,000.

Background

Maintenance of existing sewer manholes in the City's wastewater collection system is essential to the proper function of the wastewater collection system and wastewater treatment facility. Over time, concrete and brick manholes experience deterioration due to overhead traffic, the corrosivity of wastewater, and general material degradation. This can lead to increased groundwater infiltration, and the development of road depressions which can become a hazard to traffic if not addressed. The installation of cure-in-place structural liners is a common method for repairing sanitary sewer manholes, and can extend the useful life of manholes for twenty years or more.

In 2021, the City authorized the first annual contract with Engineered Sprayed Solutions with a spending authorization of \$150,000. In that time, Engineered Sprayed Solutions has provided structural rehabilitation for over twenty manholes and wastewater structures, and has proved to be a valued and cost-effective service for the City. To date, the wastewater utility has expended \$129,384.23 of the existing \$150,000 authorization. Staff request to extend this authorization to \$230,000 to allow for the rehabilitation of additional structurally degraded manholes using existing budgeted funds.

The use of this service has allowed the City to accelerate its existing sewer rehabilitation program, and saved the City tens of thousands of dollars in comparison to traditional manhole replacement. This authorization will ensure that the City can continue to structurally rehabilitated degraded sewer manholes as part of the sewer inspection program, and also ensure that services are available in for

emergency repairs. Unit pricing for this project is based on Contract 2020-435 executed on June 3, 2020 by Sarasota County for three (3) years with two (2) one-year renewal options.

Funding

Funds have been budgeted the Water and Sewer fund, in accounts Sewage Collection 402-4602-536.63, Wastewater Treatment 402-4603-536.63, and Lift Stations 402-4604-536.63 in the current Fiscal Budgets.



CITY OF TARPON SPRINGS, FL

PROCUREMENT SERVICES

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners
THRU: Jay Jackus, CPPO, CPPB, Procurement Services *JJ*
FROM: Janina Lewis, CPPO, Senior Procurement Analyst *QL*
DATE: 02/23/2021
SUBJECT: Award File No. 210090-C-JL, Utilizing, Sarasota County Contract 2020-435 Manhole and Structures Rehabilitation Polyurethane Coating Method Category, Bid #201918KW

RECOMMENDATION:

Award File No. 210090-C-JL, Utilizing, Sarasota County Contract 2020-435 Manhole and Structures Rehabilitation Polyurethane Coating Method Category, Bid #201918KW, to Engineered Sprayed Solutions, LLC, in an annual not-to-exceed amount of \$150,000.00. for the period of February 24, 2021 through June 9, 2022 for the Public Services Department.

BACKGROUND:

On June 3, 2020 Sarasota County awarded the contract to Engineered Sprayed Solutions LLC, for an initial period of three (3) years. The purpose of this contract is to maintain and repair the existing deteriorating sewer manholes and wastewater infrastructure problems by utilizing a cost effective method of a manhole and structures rehabilitation polyurethane coating provided by Engineered Sprayed Solutions LLC (see attached memo). This contract may be renewed for two (2) additional one (1) year periods.

FUNDING: 402-4603-536.6300 Wastewater Treatment
402-4604-536.6300 Sewage Collection
402-4604-536.6300 Lift Stations

Accepted by: *[Signature]*

City Manager

Attest: *[Signature]*

City Clerk



Paul Smith
Public Services Director

Public Services Department

Memorandum

Date: February 3, 2021
To: Jay Jackus, Procurement Services Director
Through: Paul Smith, Public Services Director *ps*
From: Ray Page, Utilities Superintendent
R. Thomas Kiger, P.E., Wastewater Division Manager
Subject: Authorize use of Engineered Sprayed Solutions for cure-in-place structural lining repair services annually utilizing Sarasota County Contract 2020-435 in an amount not to exceed \$150,000.00.

Recommendation

Authorize the use of Engineered Sprayed Solutions for cure-in-place structural lining repair services for the City's wastewater collection and treatment system utilizing Sarasota County Contract 2020-435 in an amount not to exceed \$150,000.00 annually.

Background

Maintenance of existing sewer manholes in the City's wastewater collection system is essential to the proper function of the wastewater collection system and wastewater treatment facility. Over time, concrete and brick manholes experience deterioration due to overhead traffic, the corrosivity of wastewater, and general material degradation. This can lead to increased groundwater infiltration, and the development of road depressions which can become a hazard to traffic if not addressed. The installation of cure-in-place structural liners is a common method for repairing sanitary sewer manholes. This method of repairs is cost effective, minimizes interruptions to traffic, and can extend the useful life of manholes for twenty years or more.

The wastewater division has identified Engineered Sprayed Solutions as an area supplier of cure-in-place structural lining services. The City has contracted with Engineered Sprayed Solutions for the repair of three existing manholes within the last six months, and Engineered Sprayed Solutions provided significant cost savings and rapid response when requested. Engineered Spray Solutions has consistently been able to deploy for construction activities within two weeks of notice to proceed, and provided high quality work that rapidly restored sanitary sewer lines to service.

The purpose of this contract is to have readily available cure-in-place structural lining services available for utility needs to provide cost-effective and timely repair of deteriorating sewer manholes and wastewater infrastructure as problems are identified via inspections. This will reduce the time needed for essential repairs and ensure quick restoration of reliable sanitary sewer service for our customers.

Unit pricing for this project is based on Contract 2020-435 executed on June 3, 2020 by Sarasota County for three (3) years with two (2) one-year renewal options.

Funding

Funds have been budgeted the Water and Sewer fund, in accounts Sewage Collection 402-4602-536.63, Wastewater Treatment 402-4603-536.63, and Lift Stations 402-4604-536.63 in the 2021 Fiscal Budgets.



CITY OF TARPON SPRINGS, FL

PROCUREMENT SERVICES

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners
THRU: Jay Jackus, CPPO, CPPB, Procurement Services Director
FROM: Janina Lewis, CPPO, Senior Procurement Analyst
DATE: 02/23/2021
SUBJECT: Award File No. 210090-C-JL, Utilizing, Sarasota County Contract 2020-435 Manhole and Structures Rehabilitation Polyurethane Coating Method Category, Bid #201918KW

RECOMMENDATION:

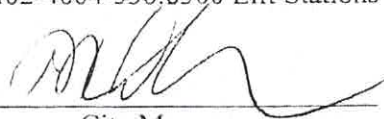
Award File No. 210090-C-JL, Utilizing, Sarasota County Contract 2020-435 Manhole and Structures Rehabilitation Polyurethane Coating Method Category, Bid #201918KW, to Engineered Sprayed Solutions, LLC, in an annual not-to-exceed amount of \$150,000.00, for the period of February 24, 2021 through June 9, 2022 for the Public Services Department.

BACKGROUND:

On June 3, 2020 Sarasota County awarded the contract to Engineered Sprayed Solutions LLC, for an initial period of three (3) years. The purpose of this contract is to maintain and repair the existing deteriorating sewer manholes and wastewater infrastructure problems by utilizing a cost effective method of a manhole and structures rehabilitation polyurethane coating provided by Engineered Sprayed Solutions LLC (see attached memo). This contract may be renewed for two (2) additional one (1) year periods.

FUNDING: 402-4603-536.6300 Wastewater Treatment
402-4604-536.6300 Sewage Collection
402-4604-536.6300 Lift Stations

Accepted by:


City Manager

Attest:


City Clerk



Paul Smith
Public Services Director

Public Services Department

Memorandum

Date: February 3, 2021
To: Jay Jackus, Procurement Services Director
Through: Paul Smith, Public Services Director *ps*
From: Ray Page, Utilities Superintendent
R. Thomas Kiger, P.E., Wastewater Division Manager
Subject: Authorize use of Engineered Sprayed Solutions for cure-in-place structural lining repair services annually utilizing Sarasota County Contract 2020-435 in an amount not to exceed \$150,000.00.

Recommendation

Authorize the use of Engineered Sprayed Solutions for cure-in-place structural lining repair services for the City's wastewater collection and treatment system utilizing Sarasota County Contract 2020-435 in an amount not to exceed \$150,000.00 annually.

Background

Maintenance of existing sewer manholes in the City's wastewater collection system is essential to the proper function of the wastewater collection system and wastewater treatment facility. Over time, concrete and brick manholes experience deterioration due to overhead traffic, the corrosivity of wastewater, and general material degradation. This can lead to increased groundwater infiltration, and the development of road depressions which can become a hazard to traffic if not addressed. The installation of cure-in-place structural liners is a common method for repairing sanitary sewer manholes. This method of repairs is cost effective, minimizes interruptions to traffic, and can extend the useful life of manholes for twenty years or more.

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The purpose of this contract is to have readily available cure-in-place structural lining services available for utility needs to provide cost-effective and timely repair of deteriorating sewer manholes and wastewater infrastructure as problems are identified via inspections. This will reduce the time needed for essential repairs and ensure quick restoration of reliable sanitary sewer service for our customers.

Unit pricing for this project is based on Contract 2020-435 executed on June 3, 2020 by Sarasota County for three (3) years with two (2) one-year renewal options.

Funding

Funds have been budgeted the Water and Sewer fund, in accounts Sewage Collection 402-4602-536.63, Wastewater Treatment 402-4603-536.63, and Lift Stations 402-4604-536.63 in the 2021 Fiscal Budgets.



Public Services Department

324 East Pine Street
Tarpon Springs, FL 34689
(727) 942-5638

Memorandum

Date: June 18, 2024

To: Honorable Mayor and Board of Commissioners

Through: Mark LeCouris, City Manager

From: Thomas Kiger, Public Services Director

Bob Robertson, Project Administration Department Director

Subject: Approve FDEP Standard Grant Agreement Amendment – No Cost Time Extension for Vulnerability Assessment and Action Plan

Recommendation

Staff recommend the authorization to execute a no cost time extension to Standard Grant Agreement 22PLN93 with the Florida Department of Environmental Protection providing \$191,168.00 in funding for the completion of a citywide Vulnerability Assessment and Action Plan (VAAP).

Summary

In 2022 and 2023, the City was awarded \$191,168.00 in planning grant funding for the completion of a VAAP through the Florida Department of Environmental Protection Resilient Florida Program.

The City has completed the VAAP study and all final deliverables according to the grant agreement schedule. City staff submitted the final deliverables to FDEP for review according to the project schedule in March 2024. FDEP staff have required more time for internal technical review of the deliverables than originally anticipated in the grant schedule, and on June 14 FDEP requested that the grant agreement be amended to allow a three-month no cost time extension to the grant agreement expiration to allow adequate time for final approval and reimbursement.

The agreement amendment is attached.

Funding

The previously executed grant agreement awarded the City \$191,168.00 in funding. No matching funds are required. This contract amendment results in no cost to the City.

**AMENDMENT NO. 2
TO AGREEMENT NO. 22PLN93
BETWEEN
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
AND
CITY OF TARPON SPRINGS**

This Amendment to Agreement No. 22PLN93 (Agreement), as previously amended, is made by and between the Department of Environmental Protection (Department), an agency of the State of Florida, and City of Tarpon Springs (Grantee), on the date last signed below.

WHEREAS, the Department entered into the Agreement with the Grantee for City of Tarpon Springs Vulnerability Assessment and Action Plan (VAAP) (Project), effective December 19, 2022; and,

WHEREAS, the parties have agreed to a 3-month extension of the Agreement for more time to complete the Project.

NOW THEREFORE, the Department and Grantee hereby agree as follows:

1. Section 3. of the Standard Grant Agreement is hereby revised to change the Date of Expiration to September 30, 2024. The Department and the Grantee shall continue to perform their respective duties during this extension period pursuant to the same terms and conditions provided in the Agreement.
2. Attachment 3-A, Revised Grant Work Plan, is hereby deleted in its entirety and replaced with Attachment 3-B, Second Revised Grant Work Plan, as attached to this Amendment and hereby incorporated into the Agreement. All references in the Agreement to Attachment 3-A shall hereinafter refer to Attachment 3-B, Revised Grant Work Plan.
3. All other terms and conditions of the Agreement remain in effect. If and to the extent that any inconsistency may appear between the Agreement and this Amendment, the provisions of this Amendment shall control.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

The parties agree to the terms and conditions of this Amendment and have duly authorized their respective representatives to sign it on the dates indicated below.

CITY OF TARPON SPRINGS

FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION

By: _____
Authorized Representative or Designee

By: _____
Secretary or Designee

Costa Vatikiotis, Mayor
Print Name and Title

Alex Reed, Director
Print Name and Title

Date: _____

Date: _____

List of attachments/exhibits included as part of this Amendment:

Specify Type	Letter/ Number	Description
Attachment	3-B	Second Revised Grant Work Plan (4 pages)

**STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
SECOND REVISED GRANT WORK PLAN
AGREEMENT NO. 22PLN93**

ATTACHMENT 3-A

PROJECT TITLE: City of Tarpon Springs Vulnerability Assessment and Action Plan

PROJECT LOCATION: The Project is located in the City of Tarpon Springs within Pinellas County, Florida.

PROJECT DESCRIPTION:

The City of Tarpon Springs (Grantee) will conduct the City of Tarpon Springs Vulnerability Assessment and Action Plan Project (Project) to include a comprehensive Vulnerability Assessment (VA) pursuant to Section 380.093, Florida Statutes (F.S.) and Adaptation Plan (AP). The Project will identify needs, develop capital improvement project priorities and timelines, make recommended revisions to planning documents and land development codes, and increase community awareness, involvement and resilience.

TASKS AND DELIVERABLES:

Task 1: Kick Off Meeting

Description: After a notice-to-proceed is issued, the Grantee will conduct a kick off meeting to discuss the project scope, project goals, schedule, key milestones, and deliverables. The kick-off meeting will also identify a list of potential stakeholder representatives to serve on the project steering committee. Prior to the meeting, the Grantee will prepare the sign-in sheet, draft project schedule, and other meeting materials as necessary.

Deliverables: The Grantee will provide the following: 1) a draft list of stakeholder representatives to serve on the steering committee; 2) kick-off meeting minutes, and 3) a draft email to potential steering committee members to request their participation on the committee. The email shall include the project purpose, goals, schedule, project meeting dates and locations, and overall desired outcomes.

Task 2: Acquire Background Data

Description: The Grantee will research and compile the data needed to perform the VA, based on the requirements as defined in Section 380.093, F.S. Three main categories of data are required to perform a VA: 1) critical and regionally significant asset inventory, 2) topographic data, and 3) flood scenario-related data. GIS metadata should incorporate a layer for each of the four asset types as defined in s. 380.093(2)(a) 1-4, F.S. GIS files and associated metadata must adhere to the Resilient Florida Program's GIS Data Standards (Exhibit I), and raw data sources shall be defined within the associated metadata. Sea level rise projection data shall include the 2017 National Oceanic and Atmospheric Administration (NOAA) intermediate-high and intermediate-low projections for 2040 and 2070, at a minimum. Other projections can be used at the Grantees discretion. Storm surge data used must be equal to or exceed the 100-year return period (1% annual chance) flood event. In the process of researching background data, the Grantee shall identify data gaps, where missing data or low-quality information may limit the VA's extent or reduce the accuracy of the results. The Grantee shall rectify any gaps of necessary data.

Deliverables: The Grantee will provide the following: 1) a technical report to outline the data compiled and findings of the gap analysis; 2) a summary report to include recommendations to address the identified data gaps and actions taken to rectify them, if applicable; and 3) GIS files with appropriate metadata of the data compiled, to include locations of critical assets owned or maintained by the Grantee as well as regionally significant assets that are classified and as defined in s. 380.093(2)(a) 1-4, F.S.

Task 3: Public Outreach Meetings and Stakeholder Engagement

Description: The Grantee will conduct at least two public outreach meetings during the project. The purpose of the meetings are to allow the public to provide input during the initial data collection stages, to include input on preferred methodologies, data for analyzing potential sea level rise impacts and/or flooding, guiding factors to consider, and critical assets important to the community. The Grantee will prepare all social media notifications, meeting invitations, meeting materials, presentations, and graphics utilized during the meeting, as applicable.

Deliverables: The Grantee will provide the following: 1) meeting agendas to include location, date, and time of meeting; 2) meeting sign-in sheets with attendee names and affiliation (i.e. local stakeholder, resident, steering committee member, local government staff); 3) a copy of the presentation(s) and any materials created in preparation of or for distribution at the meeting (i.e. social media posts, public announcements, graphics), as applicable; 4) a copy of the file or weblink of the video or audio recording from the meeting, if applicable; and 5) a summary report including attendee input and meeting outcomes.

Task 4: Exposure Analysis

Description: The Grantee will perform an exposure analysis to identify the depth of water caused by each sea level rise, storm surge, and/or flood scenario. The water surface depths (i.e. flood scenarios) used to evaluate assets shall include the following data: tidal flooding, current and future storm surge flooding, rainfall-induced flooding, and compound flooding, all as applicable, as well as the scenarios and standards used for the exposure analysis shall be pursuant to s. 380.093, F.S. GIS files and associated metadata must adhere to the Resilient Florida Program's GIS Data Standards (Exhibit I), and raw data sources shall be defined within the associated metadata.

Deliverables: The Grantee will provide the following: 1) a draft VA report that provides details on the modeling process, type of models utilized, and resulting tables and maps illustrating flood depths for each flood scenario; and 2) GIS files with results of the exposure analysis for each flood scenario as well as the appropriate metadata that identifies the methods used to create the flood layers.

Task 5: Sensitivity Analysis

Description: The Grantee will perform the sensitivity analysis to measure the impact of flooding on assets and to apply the data from the exposure analysis to the inventory of critical assets created in the Exposure Analysis Task. The sensitivity analysis should include an evaluation of the impact of flood severity on each asset type and at each flood scenario and assign a risk level based on percentages of land area inundated and number of critical assets affected.

Deliverables: The Grantee will provide the following: 1) a draft VA report that provides details on the findings of the exposure analysis and the sensitivity analysis, and includes visual presentation of the data

via maps and tables, based on the statutory-required scenarios and standards; and 2) an initial list of critical and regionally significant assets that are impacted by flooding. The list of critical and regionally significant assets must be prioritized by area or immediate need and must identify which flood scenario(s) impacts each asset.

Task 6: Identify Focus Areas

Description: The Grantee will identify focus areas based on input from the steering committee, following the guidelines in Chapter 2 of the Florida Adaptation Planning Guidebook. Based on the exposure and sensitivity analyses, the Grantee may assign focus areas to locations or assets that are particularly vulnerable and require the development of adaptation strategies. GIS files and associated metadata must adhere to the Resilient Florida Program's GIS Data Standards (Exhibit I), and raw data sources shall be defined within the associated metadata.

Deliverables: The Grantee will provide the following: 1) a report summarizing the areas identified as focus areas, with justification for choosing each area; 2) tables listing each focus area with any critical assets that are contained inside the focus area; 3) maps illustrating the location of each focus area compared to the location of all critical assets within the geographic extent of the study; and 4) GIS files and associated metadata illustrating geographic boundaries of the identified focus areas.

Task 7: Final Vulnerability Assessment Report and Adaptation Plan

Description: The Grantee will finalize the VA report pursuant to the requirements in s. 380.093, F.S. and based upon the steering committee and public outreach efforts. The final VA must include all results from the exposure and sensitivity analyses, as well as a summary of identified risks and assigned focus areas. It should contain a list of critical and regionally significant assets that are impacted by flooding and sea-level rise, specifying for each asset the flood scenario(s) impacting the asset. GIS files and associated metadata must adhere to the Resilient Florida Program's GIS Data Standards (Exhibit I), and raw data sources shall be defined within the associated metadata. The Final VA will also include a complete AP that is consistent with the Florida Adaptation Planning Guidebook and includes the following: assessment of adaptive capacities, prioritization of adaptation needs, and identification of adaptation strategies. The Grantee may also include optional subtasks such as identifying adaptation action areas, stakeholder engagement, and integrating the proposed AP into existing APs. The AP will also include a list of prioritized projects for each asset class as defined in subsection 380.093(2), F.S., for consideration and implementation.

Deliverables: The Grantee will provide the following: 1) Final VA Report that provides details on the results and conclusions, including illustrations via maps and tables, based on the statutory-required scenarios and standards in s. 380.093, F.S.; 2) Final AP or Report; 3) a final list of critical and regionally significant assets that are impacted by flooding. The list of critical and regionally significant assets must be prioritized by area or immediate need and must identify which flood scenario(s) impacts each asset.; 4) all electronic mapping data used to illustrate flooding and sea level rise impacts identified in the VA, to include the geospatial data in an electronic file format and GIS metadata; and 5) a signed VA Compliance Checklist Certification.

PERFORMANCE MEASURES: The Grantee will submit all deliverables for each task to the Department's Grant Manager on or before the Task Due Date listed in the Project Timeline. The Grantee must also submit Exhibit A, Progress Report Form, to the Department's Grant Manager, with every deliverable and payment request. For interim payment requests, Exhibit A may serve as the deliverable for a task. The Department's Grant Manager will review the deliverable(s) to verify that they meet the

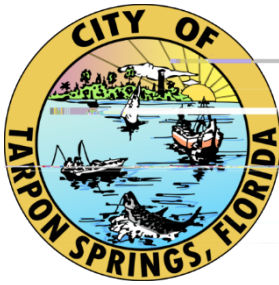
specifications in the Grant Work Plan and the task description, to include any work being performed by any subcontractor(s), and will provide written acceptance or denial of the deliverable(s) to the Grantee within ten (10) working days. Upon written acceptance by the Department's Grant Manager of deliverables under the task, the Grantee may proceed with the payment request submittal.

CONSEQUENCES FOR NON-PERFORMANCE: For each task deliverable not received by the Department at one hundred percent (100%) completion and by the specified due date listed in the Agreement's most recent Project Timeline, the Department will reduce the relevant Task Funding Amount(s) paid to Grantee in proportion to the percentage of the deliverable(s) not fully completed and/or submitted to the Department in a timely manner.

PAYMENT REQUEST SCHEDULE: Following the Grantee's full completion of a task, the Grantee may submit a payment request for cost reimbursement using both Exhibit A, Progress Report Form, and Exhibit C, Payment Request Summary Form. Interim payment requests cannot be made more frequently than quarterly and must be made using Exhibit A, detailing all work progress made during that payment request period, and Exhibit C. Upon the Department's receipt of Exhibit A and C, along with all supporting fiscal documentation and deliverables, the Department's Grant Manager will have ten (10) working days to review and approve or deny the payment request.

PROJECT TIMELINE AND BUDGET DETAIL: The tasks must be completed by, and all deliverables received by, the corresponding task due date listed in the table below. Cost-reimbursable grant funding must not exceed the budget amounts indicated below. Requests for any change(s) must be submitted prior to the current task due date listed in the Project Timeline. Requests are to be sent via email to the Department's Grant Manager, with the details of the request and the reason for the request made clear.

Task No.	Task Title	Budget Category	DEP Amount	Match Amount	Total Amount	Task Start Date	Task Due Date
1	Kick Off Meeting	Contractual Services	\$9,373.67	\$0	\$9,373.67	7/1/2021	6/30/2024
2	Acquire Background Data	Contractual Services	\$22,871.67	\$0	\$22,871.67	7/1/2021	6/30/2024
3	Public Outreach Meetings and Stakeholder Engagement	Contractual Services	\$23,798.39	\$0	\$23,798.39	7/1/2021	6/30/2024
4	Exposure Analysis	Contractual Services	\$28,392.39	\$0	\$28,392.39	7/1/2021	6/30/2024
5	Sensitivity Analysis	Contractual Services	\$41,550.62	\$0	\$41,550.62	7/1/2021	6/30/2024
6	Identify Focus Areas	Contractual Services	\$41,629.24	\$0	\$41,629.24	7/1/2021	6/30/2024
7	Final Vulnerability Assessment Report and Adaptation Plan	Contractual Services	\$23,552.02	\$0	\$23,551.88	7/1/2021	6/30/2024
Total:			\$191,168	\$0	\$191,168		



CITY OF TARPON SPRINGS, FL

CITY MANAGER

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-3590
Fax (727) 937-8199

MEMORANDUM

To: Honorable Mayor and Board of Commissioners
From: Mark LeCouris, City Manager
Date: June 13, 2024
Subject: Approval of Contract for City Attorney

The Board of Commissioners are being asked to approve the signing of a contract with the Dickman Law Group for City Attorney services. I have enclosed information on this firm and the lead attorney for the firm Andrew Dickman.

The contract will be essentially the same contract terms as the contract of Persson, Cohen, Mooney, Fernandez & Jackson, P.A. It is anticipated that the contract will be available for the June 18th meeting. I have enclosed the previous contract for reference since there should be no major charges.

DICKMAN Law Firm

Knowledge, Experience, Dedication

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Call **+1-239-330-6735**

For Your Free Consultation

Se Habla Español



DICKMAN Law Firm

Knowledge, Experience, Dedication

Family Owned And Operated Since 2002

Call **239-434-0840**

For Your Free Consultation

Se Habla Español

 MENU

 CONTACT

Andrew W.J. Dickman

Location : Naples, FL

Phone : (239) 330-6735

Fax : 239-434-0940

Email : [Email me](#)



Mr. Dickman is the City Attorney for the City of St. Pete Beach and the hearing examiner for Collier County. His passion is advocating for open government, progressive urban planning, clean water, low impact development, working waterfronts, and protecting Florida's history and unique places.

Andrew was born in Tampa and raised rural on the Little Manatee River a few miles south of Ruskin, Florida. He attended Santa Fe Community College (1983-84), graduated from the University of Florida (1987), and earned his master's degree in urban and regional planning from the University of Florida (1992).

Mr. Dickman worked in growth management at the North Central Florida Regional Planning Council, geographic information systems at the St. Johns River Water Management District and founded the Community Services Planning Center for the Department of Children and Families in Miami, Florida. While working for DCF, Andrew attended the evening division at Nova Southeastern Shepard Broad Law Center (1999). He was admitted to the Florida Bar in 2000.

Mr. Dickman has served as Vice Mayor for Village of El Portal in Miami-Dade County, policy director for the Conservancy of Southwest Florida in Naples, and board member for the Environmental Advisory Council for Collier County.

Areas of Practice

[Land Use, Zoning, Environmental Law](#)
[City, County and Local Government Law](#)
[Appeals](#)

Bar Admissions

Florida, 2000

U.S. District Court Southern District of Florida, 2012

U.S. District Court Middle District of Florida, 2009

U.S. Court of Appeals 11th Circuit, 2022

Education

Nova Southeastern University Shepard Broad College of Law, Ft. Lauderdale,
Florida

J.D. - 1999

University of Florida

M.A. - 1992

Major: Urban and Regional Planning, G.I.S, Growth Management

University of Florida

B.S. - 1987

Major: Liberal Arts

Professional Associations and Memberships

- Collier County Bar Association
- American Institute of Certified Planners
- American Planning Association
- 1000 Friends of Florida, Board member

About Our Lawyers

The law firm you select to handle your case needs to be able to meet the legal challenges you are facing. You want to be confident your problems will receive solutions personalized for your situation. Our lawyers and professional support staff are equipped with the skills and modern tools to work your case efficiently. We are family-owned and operated, so we strive for our clients to trust us as much as we trust each other in the firm. We work as one team on all cases, giving our firm's combined expertise to each client.

The Dickman Law Firm provides creative representation to clients in a host of different practice areas, which include assisting businesses, individuals and families with problems ranging from the simple to the complex. Each of our lawyers brings a diverse background to your case. We develop creative and flexible strategies focused on helping you get results. We invite you to click on the links below to learn more about the backgrounds of our attorneys.

- [Andrew W.J. Dickman](#)
- [Odelsa "Ody" Dickman](#)
- [Matthew R. McConnell](#)
- [Sharon Linsner](#)

Why Choose Us

We are a boutique law firm, which means we have the ability to focus on all the cases we take on. We understand that communication between client and attorney is essential, so our goal is to be as responsive to your questions as quickly as possible. We believe you should be able to reach us when you need us; and we're here for you. We answer your questions, discuss your options and ensure you are comfortable with the approach we put in place.

Throughout your case, we are focused on doing what is best for you. You are an essential part of our strategy, and we work together with you toward your goals. We give you practical advice each and every time you are faced with making a decision, and we make it our mission to make sure you are fully informed about the status of your case and options.

We handle your case as efficiently as possible, constantly looking for solutions every step of the way. In the event your case requires a trial, we are experienced trial lawyers, with a strong record of success in the courtroom. If you need assistance with

an appeal, our attorneys have also handled many complex [cases at the appellate level](#) in Florida and can provide you with detailed advice and guidance throughout the process.

Family Owned And Operated Since 2002; Let Our Family Help Yours

If you would like to talk to our lawyers to learn what we can do to help you resolve your legal issues, please call us at [+1-239-330-6735](tel:+1-239-330-6735) or [send us an email](#) using our contact form to schedule your free consultation. Hablamos español.



Meet The Team



[Andrew W.J. Dickman](#)



[Odelsa "Ody" Dickman](#)



Matthew R. McConnell



Sharon Linsner

Attorneys Assisting City, County And Local Governments With Legal Questions

Local government entities at both the county and municipality levels often encounter difficult legal issues during their day-to-day affairs. These questions typically require in-depth legal analysis in order to understand the specific rules and requirements applying to the situation.

The attorneys at the Dickman Law Firm, in Naples, work hand-in-hand with mayors, administrators, officials and attorneys employed by the county or municipality to resolve complex legal challenges. With more than four decades of prior experience in this area of law, we have the knowledge needed to develop a strategic approach designed to help counties, municipalities, their employees or elected officials resolve their concerns.

Practical Experience In Matters Regarding City, County And Local Government Law

We are currently assisting several select local governments with a number of different issues, including:

- Providing practical advice to government agencies to develop a precise strategy to help solve difficult legal problems early on in the process.
- Addressing issues regarding [land use or zoning concerns](#), as well as environmental issues connected to new developments.
- Offering opinions regarding the application of state laws to proposed or existing ordinances.
- Unraveling complex federal and state regulations
- Participating in public hearings or litigation resulting from the case.
- Assisting with public records requests and abiding by Florida's government in the sunshine laws.
- Crafting and reviewing intergovernmental agreements and various contracts for professional services.

Our lawyers will help you identify possible solutions to your particular legal problems. We offer detailed guidance to allow you to understand not only the extent of the

issue you are facing, but also the steps necessary to achieve your goals. Whether you need assistance enforcing regulations, adapting to potential rule changes or taking action to protect your community from potential economic harm, we will work together with you at each step.

Contact Us To Learn More About The Services We Provide

You can depend upon our team for comprehensive representation throughout your specific legal issue. To schedule your free consultation, contact us by calling [+1-239-330-6735](tel:+12393306735) or by [sending us an email](#). Hablamos español.

DICKMAN Law Firm

T: (239) 434-0840
(800) 380-7022
F: (239) 434-0940

June 17, 2024

VIA EMAIL (mlcouris@ctsfl.us)

Mark LeCouris
City Manager
CITY OF TARPON SPRINGS
324 E. Pine Street
Tarpon Springs, FL 34689

RE: City Attorney Legal Services

Dear Mark:

It was a pleasure speaking with you and Mr. Salzman last week. Attached is the first addendum to the City's agreement with its former City Attorney, Regina Kardash. This addendum replaces Ms. Kardash with the undersigned and our firm, the Dickman Law Firm. We'll be coordinating with Mr. Andrew Salzman, Esq. regarding the division of legal work. Our attorney fee rate will be the same as in the existing agreement, \$225 per hour, and our nonattorney/paralegal fee rate will be \$75 per hour. We'll submit our detailed invoices monthly. I will be at the Commission meeting June 18th to answer any questions about this agreement, and I am prepared to start on the morning of June 19th to meet staff and become oriented to your procedures and priorities.

Don't hesitate to contact me if you have any questions.

Very truly yours,

DICKMAN LAW FIRM

By: 

Andrew Dickman, Esq.

FIRST ADDENDUM TO CITY ATTORNEY AGREEMENT
City of Tarpon Springs

THIS ADDENDUM ("Addendum") is made to the certain Agreement for the City Attorney Services ("Agreement") executed on May 1, 2023 by and between CITY OF TARPON SPRINGS a municipal corporation with its principal place of business located at 324 E. Pine St., Tarpon Springs, FL 34689 ("City") and PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A., a Florida corporation, located at 6853 Energy Court, Lakewood Ranch, FL 34240 ("Law Firm"), for the purposes set forth in Exhibit "A." The City and Firm together, shall be referred to as the "Parties."

WHEREAS, Regina Kardash, Esq. of PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A., resigned her role as City Attorney on 3/28/2024; and

WHEREAS, The City Commission has agreed to designate the Dickman Law Firm as the replacement for Regina Kardash, Esq.

1. **Recitals.** The foregoing recitals are true and correct, and incorporated herein by reference.
2. **Purpose.** The purpose of this Addendum is to: Replace the Law Firm named in the Agreement with ANDREW DICKMAN, P.A. d/b/a DICKMAN LAW FIRM for the purpose of satisfying the requirements of the Agreement and Sec. 18 in the City's Charter and Sec. 2-2 in the City's Code of Ordinances, more specifically:

Section 18. City attorney.

The city attorney shall be appointed by, serve under the direct supervision of, and serve solely at the pleasure of the board of commissioners. The city attorney shall render to the city and its respective boards, officers and employees the necessary and proper legal services so that the affairs of the city are conducted in accordance with procedural and substantive requirements of law. The city attorney shall defend the city, its officers and employees in litigation involving the city when no legal conflict exists, report the same to the board of commissioners and shall prosecute violations of city ordinances. The city attorney, or a representative from the city attorney's office, shall attend and advise all quasi-judicial board meetings of the city. Upon motion of the board of commissioners, the city attorney shall institute such litigation as the city commission directs. The city attorney shall perform other duties as are directed by the board of commissioners or prescribed by law.

§ 2-2. APPOINTMENT, DUTIES OF CITY ATTORNEY.

- (a) The City Commission shall appoint a City Attorney who shall act as the legal advisor to and attorney and counselor for the municipality and all of its officers in matters relating to their official duties.
- (b) He shall prepare all contracts, bonds and other instruments in writing in which the municipality is concerned and shall endorse on each his approval of the form and correctness thereof; no contract with the municipality shall take effect until such approval is so endorsed thereon.



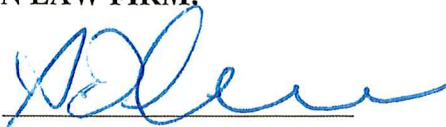
- (c) The City Attorney shall render advice as to items appearing on the agenda of a meeting.
- (d) When required to do so by the City Commission, he shall prosecute and defend in behalf of the city all complaints, suits and controversies in which the city is a party.
- (e) He shall furnish the City Commission, the City Manager, the head of any department, or any officer or board not included in any department, his opinion on any question of law relating to their respective powers and duties.
- (f) In addition to the duties specifically imposed under this section, the City Attorney shall perform such other professional duties as may be required of him by ordinance or resolution of the City Commission, or as are prescribed for City Attorneys under the general laws of the state which are not consistent with this section and with any ordinance or resolution which may be passed by the City Commission.
3. **Modifications.** Except as otherwise modified by this Addendum, all provisions, conditions, duties and obligations set forth in the Agreement shall remain in full force and effect and unaffected by this Addendum.
4. **Entire Agreement.** This Addendum, Agreement, embodies the entire agreement between the Parties hereto and supersedes any prior understandings or written or oral agreements between the Parties. This Addendum cannot be varied, modified, amended or altered except by written agreement of the Parties.
5. **Execution.** This Addendum may be executed by the Parties in counterpart originals with the same force and effect as if fully and simultaneously executed as a single original document. The "Effective Date" of this Addendum shall be the date this Addendum has been executed by all Parties.
6. **Conflicts.** To the extent that any terms in the Addendum conflict with the terms of the Agreement, the terms of this Addendum shall control and supersede such conflicting terms to the extent of such conflict.

[SIGNATURE PAGE TO FOLLOW ON NEXT PAGE]



IN WITNESS WHEREOF, the Parties have executed this Addendum on the day and year set forth below.

DICKMAN LAW FIRM:

Signature: 

By: Andrew Dickman

Its: Owner and Managing Partner

Date: 6/17/24

CITY OF TARPON SPRINGS:

Signature: _____

By: _____

Its: _____

Date: _____

EXHIBIT “A”

Regina Kardash, Esq.
Agreement with Tarpon Springs

AGREEMENT FOR CITY ATTORNEY SERVICES

This Agreement for City Attorney Services ("Agreement") between the City of Tarpon Springs, Florida, a municipal corporation with its principal place of business located at 324 E. Pine St., Tarpon Springs, FL 34689 ("City") and PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A., a Florida corporation, located at 6853 Energy Court, Lakewood Ranch, FL 34240 ("PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON"), for the provision of attorney services is entered into this 1st day of May 2023 ("Effective Date").

WHEREAS, the City issued a request for Attorney services on January 12, 2023 ("Exhibit A"); and

WHEREAS, Joint Proposal - Persson, Cohen, Mooney, Fernandez & Jackson P.A. and Unice Salzman Jensen P.A. submitted a proposal for services in response to the request for services dated February 10, 2023 ("Exhibit B"); and

WHEREAS, the City Board of Commissioners, after considering the proposal response to the request for services and the qualifications and proposed services therein, awarded this contract to Persson, Cohen, Mooney, Fernandez & Jackson at its duly held public meeting on February 28, 2023; and

NOW, THEREFORE, in consideration of the mutual promises and agreements set forth herein, and for other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the Parties hereby agree as follows:

1. **City Attorney Services.** Persson, Cohen, Mooney, Fernandez & Jackson shall provide all city attorney services as assigned by the City Manager and/or City Board of Commissioners to the extent the assignments are within the scope of the practice area of Ms. Regina Kardash and Persson, Cohen, Mooney, Fernandez & Jackson.
2. **Rates.** For Ms. Regina Kardash services for representation, the City will pay an hourly fee of \$225 per hour. Following the first year of the contract, the rate established herein shall be adjusted annually according to the guidance provided by corresponding percentage amount as published by the U.S. Department of Labor Statistics. If there is no increase, or if there is a decrease, the rates shall remain the same. The City shall be notified annually, and any applicable rate increase shall occur on October 1st following the notice. The contract shall include a \$1,200 monthly administrative fee to cover incidental overhead, including copies and materials distributed at meetings, training power points, and the technology and programs required to receive agenda materials electronically from the City. The administrative rate will not change throughout the period of the term, defined below.

3. **Expenses.** The rates and fees set forth above do not include out-of-pocket expenses, such as fees postage, copies, court reporter fees, title search fees or other third party expenses. Legal Research is only charged if necessary to reimburse for costs incurred outside of Persson, Cohen, Mooney, Fernandez & Jackson's Legal Research plan and if previously approved by the City. Persson, Cohen, Mooney, Fernandez & Jackson will comply with the City's travel policy, as may be amended from time to time.

3. **Payment.** Persson, Cohen, Mooney, Fernandez & Jackson will invoice the City monthly for services incurred for the prior month. Persson, Cohen, Mooney, Fernandez & Jackson statements contain a summary of each matter for which legal services have been rendered. All undisputed billing changes are due and payable in accordance with the Florida Local Government Prompt Payment Act, F.S. 218.70 et seq. Any dispute regarding payment will be promptly addressed and a resolution attempted in accordance with a dispute resolution procedure established pursuant to the Florida Local Government Prompt Payment Act. Any payments made on past due statements are applied first to the oldest outstanding statement.

4. **Term and Termination.** The initial term of this Agreement shall commence on the Effective Date and shall continue for a period of 3 years with one two (2) year renewal period ending on the last day of the month in which the Agreement is executed. However, in no event may this Agreement renew beyond the maximum duration set forth in the then-current Procurement Policy established by the City Commission without the City complying with any and all requirements of the Procurement Policy. All rates will be held firm throughout the period of the Contract Term. This Agreement is terminable at will by either party. However, the termination of this Agreement will not terminate the City's obligation to pay fees and expenses incurred prior to the termination.

5. **Insurance.** Persson, Cohen, Mooney, Fernandez & Jackson will maintain, at a minimum, insurance on the terms and in the amounts stated in the attached Exhibit B, throughout the Contract Term.

6. **Hold Harmless.** Persson, Cohen, Mooney, Fernandez & Jackson will hold the City harmless on the terms and conditions as stated in the agreement.

7. **Conflicts of Interest.** Persson, Cohen, Mooney, Fernandez & Jackson (including any individual attorney in the firm) does not currently and will not represent clients against the City in any matter or claim arising out of or in any way related to its representation of the City or its representation of an individual employed by the City. In addition, Persson, Cohen, Mooney, Fernandez & Jackson (including any individual attorney in the firm) will not represent clients with an interest actually or potentially adverse to the City in any other claim, litigation, or

administrative proceeding unless (i) that representation is first disclosed to the City, in writing, including any specific details regarding the proposed representation and the nature of the adverse interest, and (ii) the City consents to such representation in writing after the required disclosure. However, Persson, Cohen, Mooney, Fernandez & Jackson's representation of the City shall not constitute a conflict affecting the firm's general ability to represent clients generally before City Council, City Boards (so long as the firm does not also serve as conflict counsel for that City Board), and City Departments, and no written consent by the City is required in those limited circumstances.

In addition, Persson, Cohen, Mooney, Fernandez & Jackson agrees that in connection with this Agreement and its representation of the City that the firm (including any individual attorney in the firm) will fully comply with: (i) the Florida Bar Rules of Professional Conduct; (ii) the City's Ethics Code as set forth in the City Code; (iii) any applicable state ethical laws and requirements; and (iv) other conflict of interest policy of the City as may be amended from time to time.

Persson, Cohen, Mooney, Fernandez & Jackson will provide a list of all public sector entities that it represents and with which it has a contract for representation.

8. **Public Records.** Pursuant to section 119.0701, Florida Statutes, for any tasks performed by Persson, Cohen, Mooney, Fernandez & Jackson agrees to comply with Florida's Public Records Law in connection with any legal services provided by it to the City, and specifically will: (i) keep and maintain public records that ordinarily and necessarily would be required by the City in order to perform the services being performed by the firm; (ii) provide the public with access to public records on the same terms and conditions that the City would provide the records and at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; (iii) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law; and (iv) meet all requirements for retaining public records, and transfer, at no cost, to the City all public records in possession of the firm upon termination of this Amendment and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements.

9. **Amendment.** This Agreement may not be amended or modified except in writing, executed by the Parties.

10. **Third-Party Beneficiaries.** This Agreement is entered into solely for the benefit of the Parties and shall not be construed as a benefit to any third parties, including but not limited to the general public, constituents or citizens of the City, nor shall it be construed as enforceable by any third parties.

11. **Choice of Law and Venue.** This Amendment and the Agreement shall be construed by and controlled under the laws of the State of Florida. The parties to

this Amendment submit to the exclusive jurisdiction and venue of the state and federal courts located in Pinellas County, Florida.

12. Incorporation by Reference; Order of Precedence. This Agreement incorporates and makes a part hereof by reference the following documents: (i) the RFP No. 230080-P-JL ("Exhibit A"), (ii) and Firm's Proposal and all associated documents (collectively "Firm's Standard Terms") dated February 10, 2023 ("Exhibit B"). Notwithstanding any term in the City Contract to the contrary, in the event of any irreconcilable conflict between the terms of these respective documents, the terms in the earlier-listed document shall prevail over conflicting terms in a subsequently listed document. In the event the Firm issues updates to supplemented Firm's Standard Terms, and provides notice of same to City, such updates or supplements shall automatically replace or supplement the original Firm's Standard Terms.

13. Counterparts; Electronic Signatures. This Agreement may be executed in one or more counterparts, any one of which need not contain the signatures of more than one party, but all such counterparts taken together will constitute one and the same instrument. This Agreement may be executed by electronic signature technology and such electronic signature shall act as the Parties' legal signatures on this Agreement and shall be treated in all respects as an original handwritten signature.

IN WITNESS WHEREOF, the Parties, by their authorized signatures below, have executed this Agreement.

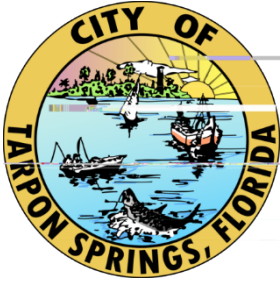
**Persson, Cohen, Mooney,
Fernandez & Jackson, P.A.**

City of Tarpon Springs

By: 

By: _____

**Mark G. LeCouris,
City Manager**



CITY OF TARPON SPRINGS, FL

CITY MANAGER

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-3590
Fax (727) 937-8199

MEMORANDUM

To: Honorable Mayor and Board of Commissioners
From: Mark LeCouris, City Manager
Date: June 18, 2024
Subject: Agreement for Sale and Purchase of Stamas Property

At tonight's BOC meeting, we are asking the Board for approval on a contract with the Stamas family on the spoil site property. There is a very tight time frame due to two additional meetings (July 2nd and July 16th) dealing with referendum question language due the beginning of August to the Election Supervisor.

I have attached a draft document from the Stamas attorney which identifies the outstanding issues on the proposed contract. The issues are as follows:

1. Page 2, Item 1.2 (B) Second Deposit - asks for a second deposit if the referendum passes (\$525,000.00) to insure closing on the property. Attorney Salzman and I have issues approving this without BOC direction.
2. Page 2, Item 1.2 Purchase Price - change from \$5,500,000.00 to \$5,250,000.00 per agreement with Stamas family.
3. Page 4, Item 3.4 Closing Costs (ii) - very minor issue with City position being Seller responsible for full cost.
4. Page 9, Item 7.3 Default by Buyer - language is related to the second deposit with the same issues that Attorney Salzman and I have with this clause.
5. Page 13, Item 9.19 Seller Permitted to Remove Excess Dirt from Property After Closing - this clause needs further work on the language which we are presently working on. We may have revised language by the meeting.
6. Page 13, Item 9.20 Release of Claim to Taking, Condemnation, or Eminent Domain of Property - this clause needs the approval of BOC to have in the contract. Attorney Salzman and I were not comfortable leaving that language without BOC direction.

In conclusion, this is where we are with this contract at 11:00 a.m. on Tuesday, June 18th. We will advise any other updates at the meeting. Please review draft contract for any other issues we may need to resolve at BOC meeting.

AGREEMENT FOR SALE AND PURCHASE OF PROPERTY

THIS AGREEMENT FOR SALE AND PURCHASE OF PROPERTY ("Agreement") is made on June _____, 2024 (the "Effective Date"), between Anclote Properties, LLC, a Florida limited liability company ("Seller"), and the City of Tarpon Springs ("Buyer," together with the Seller, the "Parties" or each, a "Party").

WHEREAS, the Buyer currently leases the Property (defined herein) from Seller and utilizes it as a dredge spoil site in accordance with the terms and conditions of that certain lease dated February 7, 2017, as amended (the "Lease"); and

WHEREAS, the Parties desire to enter into this Agreement for the purchase and sale of the Property, and except as otherwise expressly provided for herein, do not intend to and agree not to affect the terms and conditions of the Lease except as otherwise expressly provided for in Section 9.21 of this Agreement.

NOW, THEREFORE, in consideration of the agreements hereunder and for other good and valuable consideration, the receipt and sufficiency which is hereby acknowledged, and in consideration of the mutual promises, covenants, and agreements set forth herein, the Parties agree as follows:

I. AGREEMENT TO SELL, PURCHASE PRICE.

1.1. Agreement to Sell and Convey. Seller hereby agrees to sell and convey to Buyer and Buyer hereby agrees to purchase from Seller, subject to the terms and conditions hereinafter set forth, that certain parcel of land, more particularly described by its legal description in **Exhibit "A,"**¹ attached hereto and incorporated herein, together with the following:

(a) All rights and appurtenances pertaining thereto, including any right, title, and interest of Seller in and to adjacent streets, roads, alleys, and rights-of-way, if any; and

(b) Such other rights, interests, and properties as may be specified in this Agreement to be sold, transferred, assigned, or conveyed by Seller to Buyer (except for the excess dirt material resulting from Buyer's dredging activities on the Property (the "Excess Dirt") in accordance with the Lease, which is governed by Section 9.19 of this Agreement and to be retained by Seller).

The land described by its legal description on Exhibit "A," and the rights, interests, fixtures, and other properties described above, are collectively called the "Property."

¹ NTD: Please confirm legal description of site is acceptable based upon vesting deed into Seller.

1.2. Purchase Price. The purchase price ("Purchase Price") to be paid for the Property shall be Five Million Five Hundred Thousand Dollars (\$5,500,000.00). The Purchase Price shall be paid by Buyer to Seller as follows:

5,250,000.00

A. Initial Deposit. Twenty-Five Thousand and 00/100 Dollars (\$25,000.00) in immediately available federal funds as an initial earnest money deposit to be delivered and held in an interest-bearing account by Spencer Fane LLP, attention: Josh Podolsky, 201 North Franklin Street, Suite 2150, Tampa, Florida 33602 ("Escrow Agent"), upon the execution of this Agreement by the Parties.

Need BOC Direction

*
*

B. Second Deposit. Five Hundred Twenty-Five Thousand and 00/100 Dollars (\$525,000.00) in either (i) immediately available federal funds or (ii) in the form of an unconditional and irrevocable letter of credit in favor of Seller and Closing Agent on terms and from an issuer reasonably acceptable to Seller, as a second earnest money deposit to be delivered to and held in an interest-bearing account by Escrow Agent within five (5) business days after the Referendum Date (defined herein). The initial earnest money deposit and any other deposits made by Buyer hereunder, if applicable, together with all interest earned thereon, are hereinafter referred to collectively as the "Deposit;" and

The balance of the Purchase Price to be delivered by Buyer to Seller at Closing (defined in Section 3.1 of this Agreement).

5,250,000.00

\$5,500,000.00

Total Purchase Price

All funds held in escrow shall be placed in an interest-bearing account at Wells Fargo Bank, N.A., by Escrow Agent, with interest accruing to the benefit of Buyer and applied towards the Purchase Price at Closing, unless Buyer is in default hereunder, in which event the interest shall be paid to Seller.

Unless otherwise disbursed as expressly provided for herein, the Deposit shall be paid to the Seller at Closing and credited toward the Purchase Price at Closing.

II. TITLE COMMITMENT AND SURVEY; PERMITTED EXCEPTIONS; ENVIRONMENTAL REPORT; INSPECTION PERIOD.

2.1. Title Commitment. Within thirty (30) days after the Effective Date of this Agreement, Seller, at Seller's expense, shall cause Spencer Fane LLP, as title agent for Old Republic National Title Insurance Company ("Title Company") to issue and deliver to Buyer an A.L.T.A. owner's title commitment ("Title Commitment") accompanied by one copy of all documents affecting the Property, and which constitute

exceptions to the Title Commitment. Buyer shall notify Seller in writing of any title objections within thirty (30) days after receiving the Title Commitment from the Title Company. Failure to timely provide such a notice in writing of objections shall constitute an approval by Buyer of all exceptions disclosed in the Title Commitment. Seller shall have no obligation to cure any title objections. Seller may, but shall not be obligated to, attempt to cure by the Closing Date any title objections noted by Buyer. If Seller elects not to cure any title objection (failure to make such election with regard to any title objection within ten (10) days shall be deemed an election not to cure such title objection), or fails to cure any title objection it has elected to cure by the Closing Date, then Buyer shall either (x) terminate this Agreement by written notice to Seller given on or before (i) five (5) days after receipt of any notice or deemed notice from Seller that it elects not to cure any title objections, or, (ii) in the event Seller has elected in writing to cure a title objection, but is unable to do so, the Closing Date, as applicable, the Escrow Agent shall refund the Deposit to Buyer, and neither Party shall have any further rights, liabilities or obligations hereunder, or (y) waive such title objections, in which event the Closing shall occur and Buyer shall accept title to the Property subject to such title condition and without adjustment to Purchase Price. Failure to so terminate shall constitute waiver of title objections. Those items approved by Buyer or deemed approved by Buyer are hereinafter referred to as the "Permitted Exceptions."

2.2. Current Survey. Buyer may obtain a new survey of the Property (the "Survey") and provide Seller with its written objections to the Survey within sixty (60) days after the Effective Date of the Agreement. Buyer's Survey objections shall be treated in the same manner as the Buyer's objections to the Title Commitment under the procedures set forth in Section 2.1 of this Agreement.

2.3. Permitted Exceptions. The Property shall be conveyed to Buyer subject only to the Permitted Exceptions.

2.4. Appraisals. The Buyer has, in accordance with Fla. Statute § 166.045, obtained two (2) appraisals prior to the Effective Date of this Agreement by an approved appraiser pursuant to Fla. Statute § 253.025.

III. PROVISIONS WITH RESPECT TO CLOSING.

3.1. Closing Date. The consummation of the transaction contemplated by this Agreement ("Closing") shall take place on or before December 31, 2024 (the "Closing Date"), either at a location in Pinellas County, Florida, reasonably acceptable to the Parties and Escrow Agent, or as a mailaway. If the Closing must take place before December 31, 2024, then the Parties must agree in writing to the earlier Closing Date and give one another at least five (5) business days advance notice of the earlier Closing in such written agreement.

3.2. Seller's Obligations at Closing. At Closing, Seller shall do the following:

(a) Execute, acknowledge, and deliver to Buyer a special warranty deed conveying the Property to Buyer subject only to the Permitted Exceptions, which deed shall be in form for recording with all required documentary stamps in the proper amount provided for by Seller at Seller's expense.

(b) Deliver to Title Company a certified copy of the organic document (e.g., articles of incorporation, partnership agreement, trust agreement, etc.) and all amendments thereto, that legally formed Seller and/or pursuant to which Seller holds title to all or a portion of the Property.

(c) Deliver to Title Company evidence satisfactory to it of Seller's authority to execute and deliver the documents necessary or advisable to consummate the transaction contemplated hereby.

(d) Execute and deliver to Title Company duplicate original copies of an affidavit of no liens satisfactory to Title Company so as to cause Title Company to remove the "gap," construction lien, and customary standard exceptions from the Title Commitment, except for the standard survey exception.

(e) Cause to be furnished and delivered to Buyer, at Seller's expense, an update to the Title Commitment.

(f) Execute and deliver to Title Company a "non-foreign person" affidavit in compliance with regulations issued by the Internal Revenue Service.

3.3. Buyer's Obligations at Closing. Subject to the terms, conditions, and provisions hereof, and contemporaneously with the performance by Seller of its obligations set forth in Section 3.2 above, Buyer shall deliver the following:

(a) Deliver to Title Company evidence satisfactory to it of Buyer's authority to execute and deliver the documents necessary or advisable to consummate the transaction contemplated hereby.

(b) The balance of the Purchase Price to be paid at Closing, plus or minus prorations and Closing costs as set forth herein.

3.4. Closing Costs.

(a) Seller shall pay the following costs and expenses in connection with the Closing:

(i) All documentary stamps which are required to be affixed to the special warranty deed;

(ii) one-half (1/2) of the escrow fees of the Title Company, if any, and the cost of the preparation of the special warranty deed; and

BOC determination, City position Seller fully responsible

(iii) The premium payable for the Title Commitment and Title Policy issued pursuant thereto, excepting the cost of any endorsements thereto requested by Buyer.

(b) Buyer shall pay the following costs and expenses in connection with the Closing:

(i) The cost of recording the special warranty deed and any mortgage, if applicable;

(ii) the documentary stamp taxes on the promissory note obtained by Buyer from a third-party, if applicable, and the intangible tax on the mortgage being granted by Buyer to a third-party, if applicable;

(iii) one-half (1/2) of the escrow fees of the Title Company, if any; and

(iv) The premium payable to the Title Company for any endorsements to the Title Commitment and Title Policy issued pursuant thereto.

3.5. Proration of Taxes. Taxes for the year of Closing shall be prorated to the date of Closing. If the Closing shall occur before the tax rate is fixed for the then current year, the apportionment of taxes shall be upon the basis of the tax rate of the preceding year applied to the latest assessed valuation. Subsequent to the Closing, when the tax rate is fixed for the year in which the Closing occurs, Seller and Buyer agree to adjust the proration of taxes and, if necessary, to refund or pay, as the case may be, on or before January 1 of the year following the Closing, an amount necessary to affect such adjustments.

IV. AFFIRMATIVE COVENANTS OF SELLER; AND AFFIRMATIVE COVENANTS OF BUYER.

4.1. Seller covenants with Buyer as follows:

(a) Utilities. Seller shall, at no expense to Seller, work in good faith with Buyer to assist Buyer in obtaining electricity, water, sewage, storm drainage, and other utility services for development of the Property.

(b) Soil Tests. Buyer and its agents shall be entitled to enter upon the Property for inspection, soil tests, examination, and land-use planning prior to the Closing, so long as this Agreement remains in effect. Buyer hereby holds Seller harmless and agrees to indemnify Seller from any damages or liabilities arising from injuries caused by Buyer or its agents in pursuing the activities permitted under this Section.

(c) Payment of Special Assessments. Seller shall pay in full all special assessments against the Property accruing through the Closing Date. Buyer shall be responsible for all special assessments against the Property accruing after the Closing Date.

4.2. Buyer covenants with Seller as follows:

(a) Buyer acknowledges and agrees, by consummating the Closing, it will be deemed to have been given a full opportunity to inspect and investigate every aspect of the Property, either independently or through agents of Buyer's choosing. AS A MATERIAL PART OF THE CONSIDERATION FOR THIS AGREEMENT, THE PARTIES AGREE THAT EXCEPT AS EXPRESSLY PROVIDED IN SECTION 5 BELOW AND IN THE CLOSING DOCUMENTS EXECUTED BY SELLER AND DELIVERED (COLLECTIVELY, "SELLER'S WARRANTIES"), SELLER IS SELLING AND BUYER IS PURCHASING AND TAKING THE PROPERTY ON AN "AS IS" BASIS, WITH ANY AND ALL LATENT AND PATENT DEFECTS. BUYER ACKNOWLEDGES THAT IT IS SOLELY RELYING UPON ITS EXAMINATION OF THE PROPERTY AND, EXCEPT FOR SELLER'S WARRANTIES, IT IS NOT RELYING UPON ANY REPRESENTATION, STATEMENT OR OTHER ASSERTION OF ANY KIND WHATSOEVER, EXPRESS OR IMPLIED, FROM SELLER, ITS PRINCIPALS OR AGENTS AS TO ANY MATTER CONCERNING THE PROPERTY, INCLUDING, WITHOUT LIMITATION: (I) THE QUALITY, NATURE, ADEQUACY AND PHYSICAL CONDITION OF THE PROPERTY, (II) THE QUALITY, NATURE, ADEQUACY, AND PHYSICAL CONDITION OF SOILS, GEOLOGY AND ANY GROUNDWATER, (III) THE EXISTENCE, QUALITY, NATURE, ADEQUACY AND PHYSICAL CONDITION OF UTILITIES SERVING THE PROPERTY, (IV) THE DEVELOPMENT POTENTIAL OF THE PROPERTY, AND THE PROPERTY'S USE, HABITABILITY, MERCHANTABILITY, SUITABILITY, VALUE OR FITNESS OF THE PROPERTY FOR ANY

PARTICULAR PURPOSE, (V) THE ZONING OR OTHER LEGAL STATUS OF THE PROPERTY OR ANY OTHER PUBLIC OR PRIVATE RESTRICTIONS ON USE OF THE PROPERTY, (VI) THE COMPLIANCE OF THE PROPERTY OR ITS OPERATION WITH ANY APPLICABLE CODES, LAWS, REGULATIONS, STATUTES, ORDINANCES, COVENANTS, CONDITIONS AND RESTRICTIONS OF ANY GOVERNMENTAL OR QUASI-GOVERNMENTAL ENTITY OR OF ANY OTHER PERSON OR ENTITY, (VII) THE PRESENCE OF HAZARDOUS MATERIALS ON, UNDER OR ABOUT THE PROPERTY OR THE ADJOINING OR NEIGHBORING PROPERTY, (VIII) THE CONDITION OF TITLE TO THE PROPERTY, AND (IX) THE ECONOMICS OF THE OPERATION OF THE PROPERTY.

(b) WITHOUT LIMITING THE ABOVE, EXCEPT WITH RESPECT TO A BREACH BY SELLER OF ANY OF THE SELLER'S WARRANTIES, BUYER, FOR AND ON BEHALF OF ITSELF, ANY ENTITY AFFILIATED WITH BUYER AND ITS SUCCESSORS AND ASSIGNS, WAIVES ITS RIGHT TO RECOVER FROM AND FOREVER RELEASES AND DISCHARGES THE SELLER PARTIES FROM AND AGAINST ANY AND ALL DEMANDS, CLAIMS, LEGAL OR ADMINISTRATIVE PROCEEDINGS, LOSSES, LIABILITIES, DAMAGES, PENALTIES, FINES, LIENS, JUDGMENTS, COSTS OR EXPENSES WHATSOEVER (INCLUDING, WITHOUT LIMITATION, ATTORNEYS' FEES AND COSTS) OF WHATEVER KIND OR NATURE, DIRECT OR INDIRECT, KNOWN OR UNKNOWN, FORESEEN OR UNFORESEEN, EXISTING OR FUTURE, CONTINGENT OR OTHERWISE (INCLUDING ANY ACTION OR PROCEEDING, BROUGHT OR THREATENED, OR ORDERED BY ANY APPROPRIATE GOVERNMENTAL ENTITY) THAT MAY ARISE ON ACCOUNT OF OR IN ANY WAY CONNECTED WITH OR RELATING TO THE PROPERTY OR ITS CONDITION OR ANY LAW OR REGULATION APPLICABLE THERETO, INCLUDING, WITHOUT LIMITATION, THE PRESENCE, MISUSE, USE, DISPOSAL, RELEASE OR THREATENED RELEASE OF ANY HAZARDOUS OR TOXIC MATERIALS, CHEMICALS OR WASTES AT THE PROPERTY AND ANY LIABILITY OR CLAIM RELATED TO THE PROPERTY ARISING UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT OF 1980, AS AMENDED (42 U.S.C. SECTION 9601 ET SEQ.), THE SUPERFUND AMENDMENTS AND REAUTHORIZATION ACT OF 1986, THE RESOURCE CONSERVATION AND RECOVERY ACT OF 1976 (42 U.S.C. SECTION 6901 ET SEQ.), THE CLEAN WATER ACT (33 U.S.C. SECTION 1251 ET SEQ.), THE SAFE DRINKING WATER ACT (42 U.S.C. SECTION 300F ET SEQ.), THE HAZARDOUS MATERIALS TRANSPORTATION ACT (49 U.S.C. SECTION 5101 ET SEQ.), THE TOXIC SUBSTANCES CONTROL ACT (15 U.S.C. SECTION 2601 ET SEQ.), EACH AS AMENDED, OR ANY OTHER CAUSE OF ACTION BASED ON ANY OTHER STATE, LOCAL, OR FEDERAL ENVIRONMENTAL LAW, RULE OR REGULATION (COLLECTIVELY, "ENVIRONMENTAL LAWS").

V. REPRESENTATIONS AND WARRANTIES WITH RESPECT TO PROPERTY.

Seller represents and warrants to Buyer as follows:

5.1. No Condemnation Pending or Threatened. To Seller's knowledge, there is no pending or threatened condemnation or similar proceeding affecting the Property or any portion thereof.

5.2. Compliance with Laws. To Seller's knowledge, Seller has not received any written notice, addressed specifically to Seller, and sent by any governmental authority or agency having jurisdiction over the Property, that the Property or its use is in material violation of any law, ordinance, or regulation.

5.3. Pending Litigation. To Seller's knowledge, there are no legal actions, suits, or other legal or administrative proceedings, including, condemnation cases, pending or threatened, which affect the Property or any portion thereof.

5.4. No Special Assessments. To Seller's knowledge, no portion of the Property is affected by any special assessments, whether or not constituting a lien thereon.

"Seller's knowledge," as used in this Agreement means the current actual knowledge of George P. Stamas, without any duty of inquiry or investigation and without personal liability whatsoever. Seller's representations and warranties concerning the Property (collectively, the "Property Representations") are qualified by any knowledge obtained by Buyer.

VI. CONDITIONS TO CLOSING.

6.1. Conditions to Buyer's Obligations. The obligation of Buyer to consummate the Closing is subject to the satisfaction, as of Closing, of each of the following conditions (any of which may be waived in whole or in part in writing by Buyer at or prior to Closing):

(a) Correctness of Representations and Warranties. The representations and warranties of Seller set forth in Article V of this Agreement shall be true on and as of the date of Closing with the same force and effect as if such representations and warranties had been made on and as of such date.

(b) Compliance by Seller. Seller shall have performed, observed, and complied with all of the covenants, agreements, and conditions required by this Agreement to be performed, observed, and complied with by Seller prior to or as of Closing.

(c) Updated Title Commitment. Buyer shall have been furnished with the Title Commitment as required by Section 2.1 hereof, and such commitment shall be updated at Seller's expense at Closing with such update showing no change in the status of title as previously approved by Buyer.

(e) City Council/Commission Approval and Referendum Approval. The Buyer's City Commission shall have approved, at a publicly advertised meeting, acquisition of the Property upon all of the terms described herein on or before June 30, 2024. Additionally, Buyer's obligation to close on its purchase of the Property is contingent upon approval by the registered voters of the City of Tarpon Springs at a referendum election held on or before November 18, 2024 (the "Referendum Date"). The Referendum Date may only be extended by a separate written agreement of the Parties.

VII. PROVISIONS WITH RESPECT TO FAILURE OF TITLE, DEFAULT AND SECURITY DEPOSIT.

7.1. Failure of Title. If Seller shall be unable to convey title to the Property or any portion thereof on the Closing in accordance with the provisions hereof, Seller shall, on or prior to Closing, give notice of such inability (and the nature thereof) to Buyer, and Buyer may either (i) accept such title as Seller can convey, without abatement of the Purchase Price, or (ii) terminate this Agreement, in which event the Deposit made hereunder shall be forthwith returned to Buyer. If such inability is due to the act or omission of Seller, however, Seller shall be in default and shall continue to be liable to Buyer hereunder.

7.2. Default by Seller. In the event of a default by Seller hereunder ("Default by Seller"), Buyer may within three (3) months after a Default by Seller, either (i) enforce specific performance of this Agreement, or (ii) bring suit for damages for breach of this Agreement.

7.3. Default by Buyer. In the event of a default by Buyer hereunder ("Default by Buyer"), the amount of the Deposit (irrespective whether Buyer has or has not deposited it with Escrow Agent or provided a letter of credit) shall be due to Seller and if in the possession of the Escrow Agent, shall be and become the property of Seller (and, if the Deposit is (a) Letter(s) of Credit, Seller may draw under same), such sum being agreed upon as liquidated damages in favor of Seller. Because of the difficulty, inconvenience, and uncertainty of ascertaining actual damages, no other damages, rights, or remedies shall in any case be collectible, enforceable, or available to Seller other than as provided in this Section, and Seller agrees to accept and take the amount of the Deposit as Seller's total damages and relief hereunder in the event of Buyer's breach. For the avoidance of doubt and by way of example, Buyer understands and acknowledges that it will be responsible for damages totaling the amount of the entire Deposit even if Buyer fails or otherwise refuses to deliver it to Escrow Agent in accordance with the terms of this Agreement. A Default by Buyer will not in any way affect the terms and conditions of the Lease.

* Language related to Second Deposit

VIII. BROKERAGE COMMISSIONS. Each Party represents to the other that no brokers have been involved in this transaction. The Parties hereby agree that if any claims for brokerage commissions or fees are ever made against either Party in connection with this transaction, each such claim shall be handled and paid by the Party whose actions form the basis for such claim. Each Party agrees to indemnify and hold harmless the other Party from and against any and all such claims asserted by any person, firm or corporation in connection herewith or the transaction contemplated hereby, including attorneys' fees (as defined in Section 9.13), and arising from the acts of the indemnifying Party.

IX. OTHER CONTRACTUAL PROVISIONS.

9.1. Assignability. This Agreement is not assignable by the Buyer without the prior written consent of the Seller.

9.2. Notices. Any notice to be given to or served upon any party hereto, in connection herewith, must be in writing, and may be given by certified mail or guaranteed overnight delivery service, return receipt requested, and shall be deemed to have been given and received when a certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States Mail or when delivered into the custody of the overnight delivery service; if given otherwise than by certified mail or guaranteed overnight delivery service, it shall be deemed to have been given when delivered to and received by the party to whom it is addressed. Notices shall be given to the parties hereto at the following addresses:

FOR BUYER:

WITH A COPY TO:

FOR SELLER:

c/o George P. Stamas
46 W. Lemon Street
Tarpon Springs, Florida 34689

WITH A COPY TO ITS COUNSEL:

Spencer Fane LLP
c/o Josh Podolsky
201 N. Franklin Street, Suite 2150
Tampa, Florida 33602

Either party hereto may, at any time by giving five (5) days' written notice to the other party hereto, designate any other address in substitution of the foregoing address to which notice shall be given and other parties to whom copies of all notices hereunder shall be sent.

9.3. Entire Agreement; Modification. This Agreement embodies and constitutes the entire understanding between the parties with respect to the transaction

contemplated herein. All prior or contemporaneous agreements, understandings, representations and statements, oral or written, are merged into this Agreement. Neither this Agreement nor any provision hereof may be waived, modified, amended, discharged, or terminated except by an instrument in writing signed by the party against which the enforcement of such waiver, modification, amendment, discharge or termination is sought, and then only to the extent set forth in such instrument.

9.4. Applicable Law. This Agreement shall be governed by, and construed in accordance with, the laws of Florida.

9.5. Headings. Descriptive headings are for convenience only and shall not control or affect the meaning or construction of any provision of this Agreement.

9.6. Binding Effect. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their successors and assigns, provided that no assignment shall be made except in accordance with the provisions of Section 9.1 hereof.

9.7. Counterparts. This Agreement may be executed in several counterparts, each constituting a duplicate original, but all such counterparts constituting one and the same Agreement.

9.8. Interpretation. Whenever the context hereof shall so require, the singular shall include the plural, the male gender shall include the female gender and the neuter, and vice versa, and the use of the terms "include," "includes" and "including" shall be without limitation to the items which follow.

9.9. Severability. In case any one or more of the provisions hereof shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

9.10. Joint Drafting. The parties acknowledge that each has played an equal part in the negotiation and drafting of this Agreement, and in the event any ambiguities should be realized in the construction or interpretation of this Agreement, such ambiguities shall not be construed against either party solely on account of authorship.

9.11. Waiver. The waiver of one or more defaults by any party to this Agreement shall not be deemed a waiver of any subsequent default of the same or any other provision of this Agreement under the same or other circumstances.

9.12. Risk of Loss by Condemnation.

(a) All risk of condemnation prior to Closing shall be on Seller. Immediately upon obtaining knowledge of the institution of any proceedings for the condemnation of the Property, or any portion thereof (including negotiations in lieu of condemnation), Seller will notify Buyer of the pendency of such proceedings. Buyer may participate in any such negotiations and proceedings, and Seller shall from time to time deliver to Buyer all instruments requested by Buyer to permit such participation. Seller shall, at Seller's expense, diligently prosecute any such proceeding and shall consult with Buyer, its attorneys and experts, and cooperate with them in any defense of any such proceeding.

(b) If, after the date hereof and prior to Closing, all or a part of the Property is subjected to a bona fide threat of condemnation by a body having the power of eminent domain or is taken by eminent domain or condemnation (or sale in lieu thereof), Buyer may, by written notice to Seller, elect to cancel this Agreement prior to Closing hereunder, in which event both parties shall be relieved and released of and from any further liability hereunder, and the Deposit made by Buyer hereunder shall forthwith be returned to Buyer, whereupon this Agreement shall become null and void and be considered canceled. If no such election is made, this Agreement shall remain in full force and effect and the purchase contemplated herein, less any interest taken by eminent domain or condemnation, shall be effected with no further adjustment, and upon Closing Seller shall assign, transfer, and set over to Buyer all of the right, title and interest of Seller in and to any awards that have been or that may thereafter be made for such taking.

9.13. Attorney's Fees, etc. Should either party employ an attorney or attorneys to enforce any of the provisions hereof, or to protect its interest in any matter arising hereunder, or to recover damages for the breach hereof, the party prevailing shall be entitled to recover from the other party all reasonable costs, charges and expenses, including attorneys' fees, the value of time charged by paralegals and/or other staff members operating under the supervision of an attorney, and other legal costs, expended or incurred in connection therewith, before, during and subsequent to any litigation, including arbitration and appellate proceedings, bankruptcy or similar debtor/creditor proceedings, and proceedings to enforce any indemnity agreement herein contained.

9.14. Recordation of Memorandum of Agreement Not Permitted. Neither Party may record a memorandum of this Agreement or a copy of this Agreement in the Public Records of Pinellas County, Florida.

9.15. Survival of Agreement. The terms and conditions of this Agreement and the warranties and representations made herein shall survive Closing and the delivery of the deed and other related documents.

9.16. Time is of the Essence. The parties acknowledge that time is of the essence for each time and date specifically set forth in this Agreement.

9.17. Radon Gas Disclosure. The following language is required by law in any contract involving the sale or lease of any building within the State of Florida:

"RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit."

9.18. Arbitration. If a dispute arises out of or relates to this Agreement, the parties agree first to try in good faith to settle the dispute by mediation under the Commercial Mediation Rules of the American Arbitration Association. If not resolved by mediation, the dispute shall be settled by binding arbitration in accordance with the Commercial Arbitration Rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction of the matter.

Still needs work on language before finalized

9.19. Seller Permitted to Remove Excess Dirt from Property After Closing. The Parties agree that Seller shall be permitted to remove the Excess Dirt from the Property at no cost to Seller for up to two (2) calendar years after the Closing Date. The Parties agree that the Excess Dirt is comprised of approximately [_____] cubic yards.² This provision survives the Closing and shall not merge into the Special Warranty Deed delivered by the Seller to Buyer at Closing. The Parties agree to cooperate with one another in good faith to determine a grading plan in writing for the Property prior to Closing; such grading plan shall account for the Seller's removal of the Excess Dirt after the Closing.

9.20. Release of Claim to Taking, Condemnation, or Eminent Domain of Property. By entering into this Agreement with Seller, Buyer hereby waives and releases its claims to acquire title to the Property by taking, condemnation, or eminent domain. This provision is a material part of the consideration for this Agreement.

For-BDC determination

9.21. Sixth Amendment to Lease. By execution hereof, the Parties agree to extend the term of the Lease through the Closing Date; provided however, if the Parties terminate this Agreement prior to the Closing Date for any reason, then the term of the Lease shall expire sixty (60) calendar days after the Referendum Date. This provision survives termination of the Agreement and shall operate as a sixth amendment to the Lease. The Parties agree to execute such further documents to memorialize the sixth amendment to the Lease in a separate written instrument prior to the Referendum Date.

9.22 Recitals. The Recitals set forth above are true and accurate and are incorporated herein by this reference.

² NTD: Parties to insert a figure prior to Tuesday's commission meeting after receipt of same from City Engineer.

X. ESCROW AGENT.

10.1. Duties. It is agreed that the duties of Escrow Agent are only such as are herein specifically provided, being purely ministerial in nature, and that Escrow Agent shall incur no liability whatever except for willful misconduct or gross negligence so long as Escrow Agent has acted in good faith. The Seller and Buyer release Escrow Agent from any act done or omitted to be done by Escrow Agent in good faith in the performance of Escrow Agent's duties hereunder.

10.2. Responsibilities. Escrow Agent shall be under no responsibility with respect to any Deposit placed with it other than faithfully to follow the instructions herein contained. Escrow Agent may consult with counsel and shall be fully protected in any actions taken in good faith, in accordance with counsel's advice. Escrow Agent shall not be required to defend any legal proceedings which may be instituted against Escrow Agent in respect to the subject matter of these instructions unless requested to do so by Seller and Buyer and indemnified to the satisfaction of Escrow Agent against the cost and expense of such defense. Escrow Agent shall not be required to institute legal proceedings of any kind. Escrow Agent shall have no responsibility for the genuineness or validity of any document or other item deposited with Escrow Agent and shall be fully protected in acting in accordance with any written instructions given to Escrow Agent hereunder and believed by Escrow Agent to have been signed by the proper parties.

10.3. Sole Liability. Escrow Agent assumes no liability hereunder except that of a stakeholder. If there is any dispute as to whether Escrow Agent is obligated to deliver the Deposit, or as to whom the Deposit is to be delivered, Escrow Agent will not be obligated to make any delivery of the Deposit, but in such event may hold the Deposit until receipt by Escrow Agent of an authorization in writing signed by all of the persons having an interest in such dispute, directing the disposition of the sum, or in the absence of such authorization, Escrow Agent may hold the Deposit until the final determination of the rights of the parties in an appropriate proceeding. If such written authorization is not given, or proceedings for such determination are not begun and diligently continued, Escrow Agent may, but is not required, to bring an appropriate action or proceeding for leave to place the Deposit with the court, pending such determination. Once Escrow Agent has tendered into the registry or custody of any court of competent jurisdiction all money and/or property in its possession under this Agreement or has made delivery of the Deposit in any other manner provided for herein, Escrow Agent shall be discharged from all duties and shall have no further liability hereunder as Escrow Agent. Escrow Agent shall be entitled to represent Buyer in any and all such proceedings. Seller acknowledges that Escrow Agent is the law firm which has represented Buyer in connection with this transaction and Seller consents to such continued representation, including representation of Buyer in any dispute which may arise in connection with this Agreement, the transaction contemplated hereby, or matters related to any of the foregoing.

10.4. Confirmation of Deposit. Escrow Agent has executed this Agreement to confirm that Escrow Agent is holding (drafts are subject to collection) and will hold the Deposit in escrow pursuant hereto and shall place all funds received hereunder into an account insured by the Federal Deposit Insurance Corporation up to an amount of \$250,000.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written; provided, however, that for the purpose of determining "the date hereof," as used in this Agreement, such date shall be the last date any of the parties hereto executes this Agreement.

WITNESSES:

SELLER:
Anclore Properties, LLC.

Signature

By: _____

Print name

As: _____

Signature

Date: _____

Print name

BUYER:

City of Tarpon Springs

Signature

By: _____

Print name

As: _____

Signature

Date: _____

Print name

The undersigned hereby acknowledges receipt of the sum of [_____] and 00/100 Dollars (\$____,000.00) from Buyer as a deposit under this Agreement and agrees to serve as escrow agent hereunder and to perform in accordance with the terms hereof.

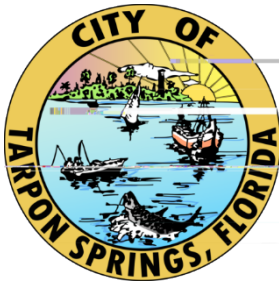
ESCROW AGENT:

By: _____

Exhibit A

Legal Description

THE WEST ½ OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, LYING SOUTH OF THE ATLANTIC COAST LINE RAILROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST ¼ CORNER OF AFORESAID SECTION 1; THENCE SOUTH 89°14'11" EAST, 30.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°12'26" WEST, ALONG THE EASTERLY RIGHT OF WAY OF COUNTY ROAD NO. 84, A DISTANCE OF 1276.81 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ATLANTIC COAST LINE RAILROAD; THENCE 45°14'27" EAST, 899.72 FEET ALONG LAST SAID LINE; THENCE SOUTH 00° 08'59" EAST, 651.76 FEET; THENCE NORTH 89°14'11" WEST, 636.01 FEET TO THE POINT OF BEGINNING.



CITY OF TARPON SPRINGS, FL

CITY MANAGER

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-3590
Fax (727) 937-8199

MEMORANDUM

To: Honorable Mayor and Board of Commissioners

From: Mark LeCouris, City Manager

Date: June 13, 2024

Subject: Approve Contract to Purchase Stamas Property and Preparation for Referendum Question

The Board of Commissioners are being asked to approve and authorize the signing of the contract to purchase the Stamas Property (spoil site) for \$5,250,000 and proceed to develop Referendum question for November 5, 2024, ballot. Backup from last meeting on this item is attached.

At time of agenda posting we do not have the final contract and will forward to you and post as soon as we receive it.

From: [Mark LeCouris](#)
To: [Trish Hickey](#)
Subject: FW: Appraisals for Stamas Property (L&R Industrial Blvd)
Date: Thursday, June 13, 2024 1:47:43 PM
Attachments: [L & R Industrial Blvd Vacant Industrial Land.pdf](#)
[#1503-A.pdf](#)
[image001.png](#)

Include this memo and two appraisals as backup for Stamas property. Mark

From: Bob Robertson <rrobertson@ctsfl.us>
Sent: Tuesday, May 28, 2024 1:28 PM
To: Mark LeCouris <mlecouris@ctsfl.us>
Cc: Scott Young <syoun@tsfr.us>; Renea Vincent <rvincent@ctsfl.us>
Subject: Appraisals for Stamas Property (L&R Industrial Blvd)

Please see the attached appraisals for the subject property.

Appraisal #1 = \$3,600,000

Appraisal #2 = \$3,750,000

Average = \$3,675,000

Bob Robertson, P.E.

Project Administration Dept. Director



City of Tarpon Springs
Project Administration Department

324 East Pine Street
Tarpon Springs FL, 34689
727-942-5638
rrobertson@ctsfl.us

City Mission: To protect, preserve, and enrich the heritage, traditions, and independence of the city through quality service and a commitment to excellence.

City Vision: An inclusive and prosperous community guided by our history, traditions, and natural environment.

Please note: Florida has a very broad public records law. Most written communications to or from local officials regarding city business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

This appraisal is prepared for sole use by the City of Tarpon Springs for potential purchase of the subject property. Any other use of this report by any party is prohibited.

APPRAISAL OF

Vacant Industrial Land
East Side of L & R Industrial Boulevard, North of
Brady Road and South of Anclote Boulevard
Tarpon Springs, Florida 34689

PREPARED FOR

Bob Robertson, P.E.
Project Administration Department Director
City of Tarpon Springs
324 East Pine Street
Tarpon Springs, Florida 34689

EFFECTIVE DATE

May 20, 2024 - Date of Inspection

BY

William W. Atkinson, MAI, CCIM
State-certified general real estate appraiser RZ1221

James M. Kelley
State-certified general real estate appraiser RZ2095

RIGGINS, ATKINSON, COMBS & ASSOCIATES, INC.
2528 N.E. COACHMAN ROAD
CLEARWATER, FLORIDA 33765
(727) 530-9793

Appraisal No. 05247460



**Riggins,
Atkinson,
Combs &
Associates,
Inc.**

May 28, 2024
Appraisal No. 05247460

Bob Robertson, P.E.
Project Administration Department Director
City of Tarpon Springs
324 East Pine Street
Tarpon Springs, Florida 34689

Re: Appraisal Report
Vacant Industrial Land
East Side of L & R Industrial Boulevard, North of
Brady Road and South of Anclote Boulevard
Tarpon Springs, Florida 34689

Mr. Robertson:

As requested, we have prepared an appraisal of the above captioned property. The purpose of the appraisal is to estimate the market value of the fee simple interest in the subject property, as of the effective inspection date of May 20, 2024. Market value is defined in the certificate of the appraisal and on page 2 of the report.

This appraisal is to assist the City of Tarpon Springs in the purchase of the property. The site is currently leased to the City and used as a dredged material dewatering facility. Restoration of the site is anticipated to be completed in August 2024, and the report assumes the site is vacant, at grade, and ready for development.

Both the appraisal report and attached addenda that accompany this letter describe the approaches to value used and contain the data, analysis, assumptions and limiting conditions on which the value conclusions have been based. The assumptions and limiting conditions of the report are included in the text. This report was prepared for the sole use of the client. No responsibility is assumed for unauthorized use of this report.

Based on the cited data and analysis contained within the appraisal report, attached addenda, and appraisal file, the market value of the subject property is estimated at:

**FEE SIMPLE INDUSTRIAL LAND VALUE
AS OF THE MAY 20, 2024 EFFECTIVE DATE
THREE MILLION SEVEN HUNDRED FIFTY THOUSAND DOLLARS
(\$3,750,000)**

Respectfully submitted:

William W. Atkinson, MAI, CCIM
President
State-certified general
real estate appraiser RZ1221

James M. Kelley
Commercial Appraiser
State-certified general
real estate appraiser RZ2095

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

Subject Property:	Vacant Industrial Land on the east side of of L & R Industrial Boulevard, north of Brady Road and south of Anclote Boulevard, Tarpon Springs, Florida 34689
Owner of Record:	Anclote Properties LLC
Tax Parcel Number:	01-27-15-00000-230-0100
Type of Property:	Vacant Land
Zoning / Future Land Use:	The subject is zoned IR (Industrial Restricted District) under the jurisdiction of the City of Tarpon Springs. Under the comprehensive land use plan, the subject has a land use of IL (Industrial Limited).
Flood Zone:	As determined by FIRM community panel number 12103C 0017H, dated August 24, 2021, the subject site is located in flood zone X500.
Census Tract:	273.08
Property Description:	The subject site is irregular in shape. Based on the Pinellas County Property Appraiser's property record card, the site is 14.28 acres or 622,037 square feet of net or upland area. The site is located in a mixed industrial and residential area. Proximate roads are Anclote Road to the south, Anclote Boulevard to the north, and L & R Industrial Boulevard to the west.
Easements/Encroachments:	No adverse easements or encroachments were noted at the time of inspection.
Highest and Best Use:	Industrial development
Effective Date of Value:	May 20, 2024

Value Conclusion:

Sales Comparison Approach

Vacant Land Value	\$3,750,000
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Estimated Marketing and Exposure Times:	6 to 18 months
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APPRAISAL REPORT

Vacant Industrial Land
East Side of L & R Industrial Boulevard, North of
Brady Road and South of Anclothe Boulevard
Tarpon Springs, Florida 34689

EFFECTIVE DATE OF APPRAISAL:

May 20, 2024

INSPECTION DATE:

May 20, 2024

PURPOSE OF APPRAISAL:

The purpose of the appraisal is to estimate the market value of the fee simple interest in the subject property as of the effective date of May 20, 2024. Market value is defined on page 2 of the report and in the certificate of the appraisal.

INTENDED USE AND USER OF THE APPRAISAL:

This appraisal is intended for use by the City of Tarpon Springs for the potential purchase of the subject property. No responsibility is assumed for unauthorized use of this report.

INTEREST APPRAISED:

Fee Simple - Liens or encumbrances, if not described, are unknown and the property has been analyzed as if free and clear. The subject is currently encumbered with a lease that terminates in September 2024.

SCOPE OF THE APPRAISAL:

This appraisal report is intended to comply with the reporting requirements set forth under standard rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. The depth of discussion contained in this report is specific to the needs of the client and for the intended use as stated. This appraisal was prepared for sole use by the client and no responsibility is assumed for unauthorized use of this report.

Once a physical inspection was completed, the economic conditions of the region and neighborhood were investigated and analyzed in relation to the relevant factors which affect the market value of the subject. The sales comparison approach was used to evaluate the relevant factors and estimate the market value of the subject property. Data sources used to collect comparable market information include MicroBase, LoopNet, CoStar, MLS, public records and internal appraisal files. All of the comparables used in the report were physically inspected and confirmed with a knowledgeable source.

The sales comparison approach values the subject property by comparing it to similar sales in the market area. The primary factors that were considered in the search for comparables were the date of sale or contract and the location. All of the comparables were researched using public records, physically inspected and confirmed with a knowledgeable source.

Due to the lack of improvements that contribute value to the subject site, the cost approach is not applicable in the valuation process. Also, because land is not generally purchased for the ability to generate income, the income capitalization approach is also not applicable in the valuation process.

DEFINITION OF MARKET VALUE:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.¹

The market value of the property appraised in this report is estimated as of the effective date. Constantly changing economic conditions have varying effects upon real property values. Even after the passage of a relatively short period, property values may change substantially and require a review of the appraisal and recertification.

DEFINITION OF FEE SIMPLE ESTATE:

"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."²

¹ (12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994)

² The Dictionary of Real Estate Appraisal, Fifth Edition, (Chicago: Appraisal Institute 2010), Page 78.

LEGAL DESCRIPTION:

✓ THE WEST ½ OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, LYING SOUTH OF THE ATLANTIC COAST LINE RAILROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST ¼ CORNER OF AFORESAID SECTION 1; THENCE SOUTH 89°14'11" EAST, 30.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°12'26" WEST, ALONG THE EASTERLY RIGHT OF WAY OF COUNTY ROAD NO. 84, A DISTANCE OF 1276.81 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ATLANTIC COAST LINE RAILROAD; THENCE SOUTH 45°14'27" EAST, 899.72 FEET ALONG LAST SAID LINE; THENCE SOUTH 00°08'59" EAST, 651.76 FEET; THENCE NORTH 89°14'11" WEST, 636.01 FEET TO THE POINT OF BEGINNING.

The legal description was obtained from public records and is assumed to be correct. No warranty is made as to the accuracy of the legal description.

TAX PARCEL INFORMATION:

Owner of Record:	Anclote Properties LLC
Parcel Number:	01-27-15-00000-230-0100
2023 Tax Valuation:	\$983,164
2023 Millage Rate:	18.7612
2023 Gross Taxes:	\$20,895.99
Delinquent Taxes:	None Known

SALES HISTORY OF THE SUBJECT PROPERTY:

To my knowledge, there have been no arm's-length ownership transfers of the subject property within the last three years. The subject has not been listed for sale or for lease in the last 12 months. The subject is currently leased to the City of Tarpon Springs. The lease expires in September 2024. The owner's asking price for the property is reportedly \$5,500,000.

HIDDEN CONDITIONS:

It is assumed that there are no hidden or unapparent conditions of the property, subsoil or structures which would make the subject property more or less valuable than otherwise apparently comparable property. We assume no responsibility for such conditions or for engineering that might be required to discover such conditions.

TAMPA BAY AREA ANALYSIS

The Tampa Bay Area is located on the west coast of Florida, midway up the Florida peninsula. The Tampa Bay Metropolitan Statistical Area (MSA) is geographically defined as Hillsborough, Hernando, Pasco and Pinellas Counties. The primary concentration of development has taken place around Tampa Bay and along the Gulf Coast. The major cities in the area are Tampa in Hillsborough County, along with St. Petersburg and Clearwater in Pinellas County.

POPULATION:

The current population of the MSA is estimated at 3,331,228 (2023). The region has experienced a dramatic increase in population since 1970. Population growth slowed somewhat after 1980, with increases of 28.2% between 1980 and 1990, and 15.8% between 1990 and 2000, or approximately 32,804 annually. Growth between 2010 and 2020 was at an annual rate of 1.5%, or 41,439. Percentage growth has slowed slightly since 2020 to an annual rate of 1.4%. However, annual population growth between 2020 and 2023 increased to 44,530.

Hillsborough County is the most populated county in the MSA. The city of Tampa is located in Hillsborough County and is the largest city in the area. The second most populated county in the area is Pinellas, which is geographically the second smallest county in Florida. This makes Pinellas County the most densely populated county in Florida with more than 3,572 residents per square mile. Pasco and Hernando Counties have continued to grow since 1990, with increases in employment opportunities and retirement areas. With the exception of Pinellas County between 2020 and 2023, all counties have experienced growth since 2000. Growth has been slower in Pinellas County over this time due to existing dense development and the lack of vacant land for potential growth. The majority of growth in Hernando County from 2010 to 2020 resulted from the development of several new retirement communities.

POPULATION STATISTICS						
	2010	2020	2023	Annual % Change		2025*
				00-10	10-20	
Hillsborough	1,229,226	1,478,759	1,541,531	1.4%	2.0%	1,597,897
Hernando	172,778	192,186	204,265	2.1%	1.1%	206,810
Pasco	464,697	542,638	610,743	4.2%	1.7%	628,530
Pinellas	916,542	984,054	974,689	-0.3%	0.7%	986,673
Total	2,783,243	3,197,637	3,331,228	1.4%	1.5%	3,419,910

* Source: Florida Office of Economic and Demographic Research

The median age of the population for the region is 43.1 years, as compared to 43.0 years for the State of Florida. The average ages for the counties are 37.6 years for Hillsborough, 49.7 years for Hernando, 45.0 years for Pasco and 49.3 years for Pinellas. The more mature populations in Hernando, Pasco and Pinellas Counties are primarily due to their history as retirement areas. Recent years have shown a stabilization in average age, with Hernando and Pinellas Counties experiencing a slight increase in average age. A reduction in average age is likely in the near future for Pasco County, where the retirement population is being replaced by younger, working age families. Most of the new residential development in Pasco County is located in the middle and southern portions of the county.

There were 1,307,325 households in the MSA in 2020, which represents an average household size of 2.45. The average household size declined from 2.70 in 1970, which is consistent with national trends. Based on the average population growth of 44,530 per year from 2020 to 2023, there have been about 18,175 new household formations annually.

ECONOMIC BASE:

Historically, the economy has been tourist and retirement oriented in the coastal counties, and manufacturing and commercial oriented in Hillsborough County. To some extent this is still true today; however, Pinellas County has begun to attract a larger share of new businesses, particularly in the high tech industries. Even with the recent commercial growth of Pinellas County, Tampa remains the major economic hub of the area.

Major factors affecting the economic growth in the area, apart from the retirement and tourist industries, are Tampa's deep water port, Tampa International Airport and the major highways servicing the area. Tampa is a major break point between railroads, air, highway and water transport. The Port of Tampa handles approximately 35 million tons of cargo per year, with an additional 9 million tons handled by Port Manatee. Ease of access through Tampa International Airport and the interstate highway system has made the area increasingly more attractive for corporate and regional headquarters facilities, as well as, high tech industries and back office financial centers.

PER CAPITA INCOME				
	2010	2020	2022	Ann. % 10-22
Hillsborough	\$39,487	\$53,144	\$59,515	1.0%
Hernando	\$30,266	\$42,700	\$46,591	0.8%
Pasco	\$32,029	\$46,646	\$52,601	1.1%
Pinellas	\$41,763	\$60,721	\$68,642	1.1%
Florida	\$38,475	\$56,561	\$65,806	1.4%

Total personal income has increased significantly from 2000 to 2022. In 2000, the total personal income for the area was \$106,931 million and by 2022 it had increased to \$197,729 million. Per capita income for the MSA increased at a lower rate than Florida, as a whole, to a level of \$60,187 for 2022. Florida per capita income is \$65,806.

Employment in the region reflects a broad-based economy, although it is skewed somewhat to the retail trade and service industries. Historically, the unemployment rate has been below the national and state averages. The 2023 unemployment rate for the MSA was 2.9%, which is slightly above the state of Florida unemployment rate at 2.7%. The 2023 labor force for the MSA is 2,145,688, or 64.4% of the population. This is slightly higher than the state of Florida as a whole, at 61.1%. Labor force participation peaked around 2005 and has since been declining, but appears to be stabilizing.

LABOR FORCE AND EMPLOYMENT (2023)				
	Labor Force	Employed	Unemployed	Unempl. Rate
Hillsborough	1,077,530	1,047,359	30,171	2.8%
Hernando	98,455	94,812	3,643	3.7%
Pasco	337,130	326,342	10,788	3.2%
Pinellas	632,573	614,861	17,712	2.8%
Total MSA	2,145,688	2,083,374	62,314	2.9%
State of Florida	13,829,903	8,859,818	373,407	2.7%

A comparison of the MSA distribution with the national distribution of employment illustrates the importance of the retail sales, education and health, and service sectors in the local economy and in Florida. This is due primarily to the tourist and retirement influence in the area. Employment growth has kept pace with population growth. However, the overall labor force as a percentage of population has fallen.

EMPLOYMENT DISTRIBUTION (2022)				
Industry	Total MSA	Percent	Florida	National
Natural Resources Mining	6,748	0.5%	0.8%	0.3%
Construction	87,408	6.3%	6.5%	2.1%
Manufacturing	71,510	5.2%	4.4%	11.2%
Trade, Transportation, Comm.	261,787	18.9%	20.7%	52.6%
Information	25,474	1.8%	1.6%	1.0%
Financial Services	123,383	8.9%	6.9%	2.9%
Professional & Business Services	251,294	18.2%	16.5%	6.6%
Education and Health	217,843	15.8%	15.0%	7.7%
Leisure & Hospitality	159,517	11.5%	12.7%	5.0%
Other Services	38,371	2.8%	3.0%	2.3%
Governmental	138,826	10.0%	11.8%	8.3%
Total	1,382,160	100.0%	100.0%	100.0%

Taxable retail sales in the Tampa Bay Area increased from \$35,507 million in 2010 to \$87,980 million in 2021. With the exception of the southeast region, which is located along the east coast from Vero Beach to Key West, the Tampa Bay area has the highest retail sales volume in the state and is above national levels. The high level of retail sales is in large part due to the tourist and part time resident trade. This same influence is evident in the area employment distribution statistics.

The improving economic environment, the quality of life in the area and the strong economic base indicate the Tampa Bay area should continue to grow as a major economic center. The area has historically been successful in attracting new businesses and should continue this trend in the near future.

SOCIAL SERVICES:

All normal governmental services are adequately provided throughout the region. Electrical power is provided by Duke Energy in Pinellas County and parts of Pasco and Hernando Counties, Withlacoochee River Electric Co-operative in parts of Hernando and Pasco Counties, and by Tampa Electric Company in Hillsborough County. Utility rates are comparable with other areas of Florida. Water, sewer, sanitation, police and fire protection are provided by the various county and municipal governments. Local tax rates are in line with other areas of the state.

The area has long been noted as a retirement and vacation spot, with its gulf beaches and attractions such as Busch Gardens, as well as its proximity to Disney World and Orlando attractions. Over the years, the area has also developed a number of other cultural and leisure activities including a National Football League team, a National Hockey League team, a Major League Baseball team, a United Soccer League team, the Ruth Eckerd Hall in Clearwater, the Performing Arts Center in Tampa and a number of smaller theaters. A 200,000 square foot convention center is located in downtown Tampa. Additionally, a number of attractions and museums are located in the downtown St. Petersburg area, such as the Salvador Dali Museum, the Museum of Fine Arts, and the St. Pete Pier.

Shopping is abundant and easily accessible from all areas. A number of major malls are scattered throughout the area. These cultural and leisure amenities have given the Tampa Bay area a much more cosmopolitan atmosphere, thus, making the area much more attractive to both part time visitors and permanent residents.

Educational opportunities are adequately provided in the area. Each county has a public school system providing education from kindergarten through the twelfth grade, as well as private schools. Higher education is provided by a number of institutions, both public and private, including the University of South Florida, University of Tampa, St. Petersburg College, Eckerd College, Stetson University, Hillsborough Community College, and Pasco/Hernando State College.

Health services are a major part of the Tampa Bay economy and are provided by numerous hospitals serving the area. There is also a large number of nursing homes and care facilities serving the elderly population.

HOUSING MARKET:

The Housing Market steadily improved from 2015 to 2023, with a slight dip in 2018 and a resurgence in 2019. Another dip in 2020 appears to be the result of significant decline in multi-family development in the area and adversities caused by the Covid-19 pandemic. New housing starts in 2021 through 2023 were steadily increasing, with 24,826 starts in 2021 and 34,891 starts in 2023. New housing starts were fueled by increased demand, low interest rates and the limited supply of new homes built in recent decades.

Hillsborough and Pasco Counties have experienced substantial growth in recent years. Growth has been slower in Pinellas County due to the lack of available land for new development. Pinellas, Pasco, and Hillsborough Counties experienced significant growth in the multi-family market in 2019 and Hillsborough County experienced significant growth in the multi-family market again in 2023. Growth has also been slower in Hernando County over this time period, but the county has experienced significant increases in starts from 2016 to 2023.

The following chart shows the housing starts through 2022 for all counties in the metropolitan area.

The number of new single-family home starts increased each year from 2014 to 2021 and declined in 2022 due to inflation and increasing interest rates but rebounded in 2023. Based on population growth estimates and associated household formations, the absorption level for new housing should eventually stabilize. The overall supply of homes and lots on the market indicate less than a one year supply, based on current and projected absorption rates.

HOUSING STARTS								
County		2017	2018	2019	2020	2021	2022	2023
Hillsborough	SF	7,253	8,587	8,828	8,817	7,504	5,727	5,331
	MF	4,314	1,117	5,594	3,523	3,777	11,717	7,385
Hernando	SF	763	1,024	985	984	1,819	1,320	2,030
	MF	113	192	138	116	86	466	1,320
Pasco	SF	3,773	3,690	3,932	5,302	8,783	7,400	7,653
	MF	143	141	636	70	122	358	7,175
Pinellas	SF	921	907	922	925	1,194	1,220	2,996
	MF	1,000	1,561	2,523	315	1,541	1,752	1,001
Total (by type) SF		12,710	14,208	14,667	16,028	19,300	15,667	18,010
MF		5,570	3,011	8,891	4,024	5,526	14,293	16,881
Total		18,280	17,219	23,558	20,052	24,826	29,960	34,891
Percent Change		6.4%	-5.8%	36.8%	-14.9%	23.8%	20.7%	16.5%

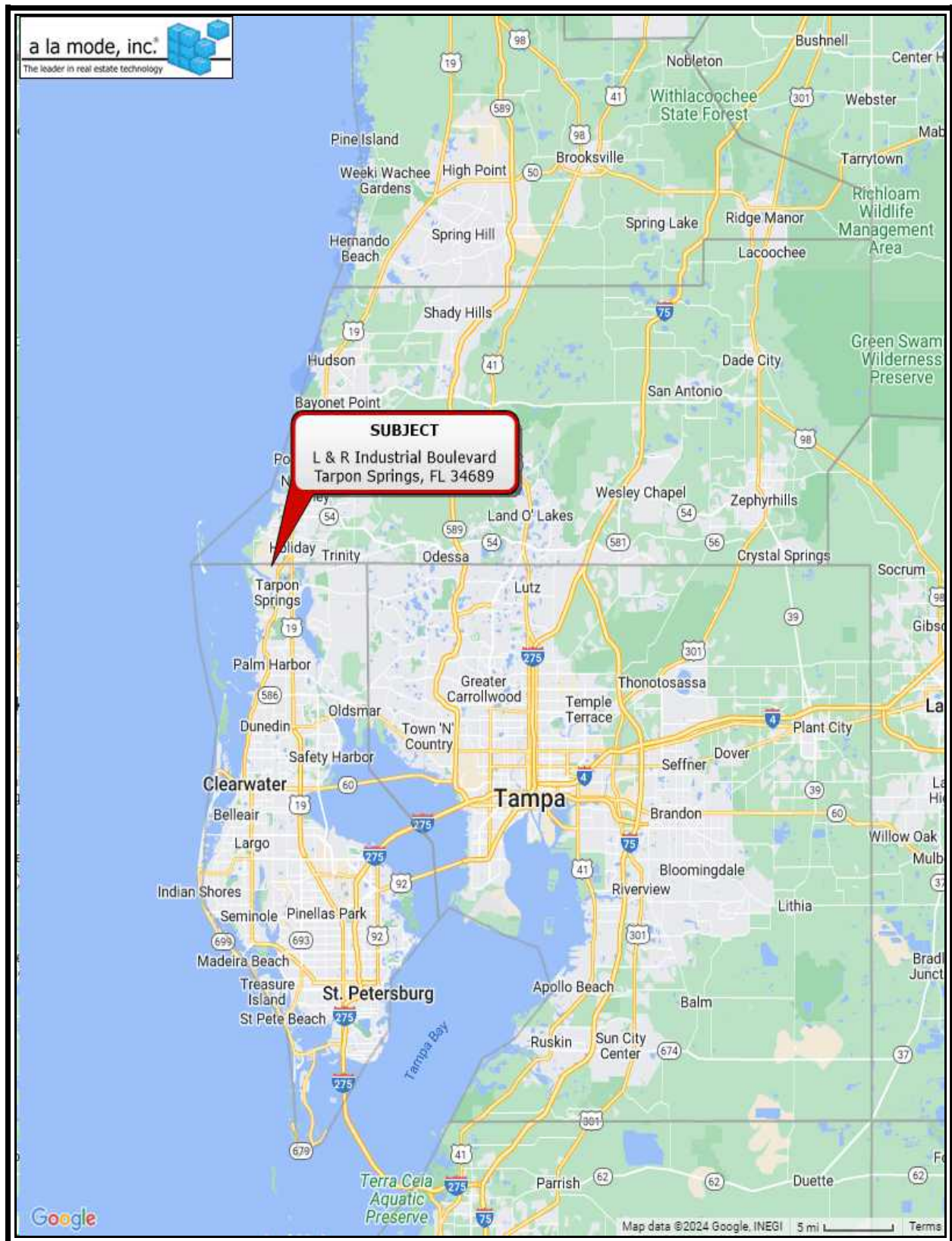
The Zillow Home Value Index indicated minimal increases in home values between December 2022 and December 2023. All Tampa Bay counties recorded basically stable home prices in 2023, with the largest increase in Pinellas County of 1%, with 0.5% in Hillsborough County and 0.1% in Hernando and Pasco Counties. The Zillow Home Value Forecast projects a modest increase in value over 2024 for the Tampa Bay Area of 3.6%.

Summary Statistics	December 2023	December 2022	Percent Change Year-over-Year
Closed Sales	2,773	3,033	-8.6%
Paid in Cash	768	768	0.0%
Median Sale Price	\$410,000	\$394,095	4.0%
Average Sale Price	\$524,747	\$484,839	8.2%
Dollar Volume	\$1.5 Billion	\$1.5 Billion	-1.0%
Median Percent of Original List Price Received	96.9%	95.3%	1.7%
Median Time to Contract	27 Days	29 Days	-6.9%
Median Time to Sale	69 Days	71 Days	-2.8%
New Pending Sales	2,463	2,656	-7.3%
New Listings	2,723	2,724	0.0%
Pending Inventory	3,414	3,862	-11.6%
Inventory (Active Listings)	8,568	8,330	2.9%
Months Supply of Inventory	2.6	2.2	18.2%

The total number of monthly active listing on the Multiple Listing Service was essentially unchanged from 8,330 in December of 2022 to 8,568 in December of 2023, however, total monthly sales declined from 3,033 in December of 2022 to 2,773 in December of 2023. As a result, the supply of existing homes on the market has increased from 2.2 months to 2.6 months in the single family market. Median sale prices for homes sold through MLS increased slightly in the MSA over the last year, with area wide increases of about 4.0% for single family residences, however, these changes vary month to month and the overall prices appear to be stable.

SUMMARY:

In summary, the Tampa Bay area currently provides all of the normal services required of a major metropolitan area. Although the tremendous growth over the last two decades has strained some of the governmental services, there should be no detrimental effects on overall growth, in the short run. Population growth in the Tampa Bay area has been nearly twice the national rate and the area currently has economic stability. Future growth for the MSA is promising.



NEIGHBORHOOD DESCRIPTION:

The neighborhood boundaries can be generally described as the Pasco County line to the north, East Lake Road to the east, the Gulf of Mexico to the west, and Klosterman Road to the south. The improvements in the neighborhood contain a mixture of commercial, industrial and residential uses.

As with most older cities, Tarpon Springs was developed using a grid system. As typical with these older cities, the business district usually has a central location and the supporting residential development is at the surrounding areas. The central business district for the city of Tarpon Springs is concentrated in the area where Pinellas Avenue and Tarpon Avenue come together. Over the years commercial development has slowly expanded into the residential areas. In the year 2000 the City of Tarpon Springs approved a Downtown Development Action Plan to promote the redevelopment and revitalization of the downtown core and bordering neighborhoods.

The northwestern portion of the neighborhood is characterized by the Anclote River and the numerous bayous adjoining the river. These include Spring Bayou, Tarpon Bayou, Whitcomb Bayou and Kreamer Bayou. Properties lining the north side of the Anclote River and northern portions of Tarpon Bayou consist primarily of commercial fishing and waterfront industrial properties. Notable commercial developments in this area include the Tarpon Sponge Docks and the Sponge Exchange. The remaining waterfront properties along the river and bayous consist primarily of residential development.

The northeastern portion of the neighborhood is characterized by the backwaters of the Anclote River, several golf course communities and lower density small acreage residential communities.

The major north-south arterial roads in this section of the county are US Highway 19 North, US Alternate 19 and East Lake Road. US Highway 19 is the major thoroughfare for Pinellas County, as well as, for Florida's west coast. It carries an extremely heavy volume of vehicular traffic on a daily basis. The road is typically lined with heavy commercial development. The major east-west roads in the area are Klosterman Road, Meres Boulevard, Dr Martin Luther King Jr Drive, Tarpon Avenue and Live Oak Street. These arterial roads have two to four lanes and provide access to the many residential subdivisions in the area. All five roads serve as connecting routes between US Highway 19 and Alternate 19.

The permanent population of Tarpon Springs is estimated at 25,560 as of 2021, up from 17,874 in 1990. The Tarpon Springs business district and the Sponge Dock areas have been fully developed for decades, with the majority of the buildings ranging from 20 to 90 years in age. Most opportunities for new growth in the area are through renovation or razing existing buildings.

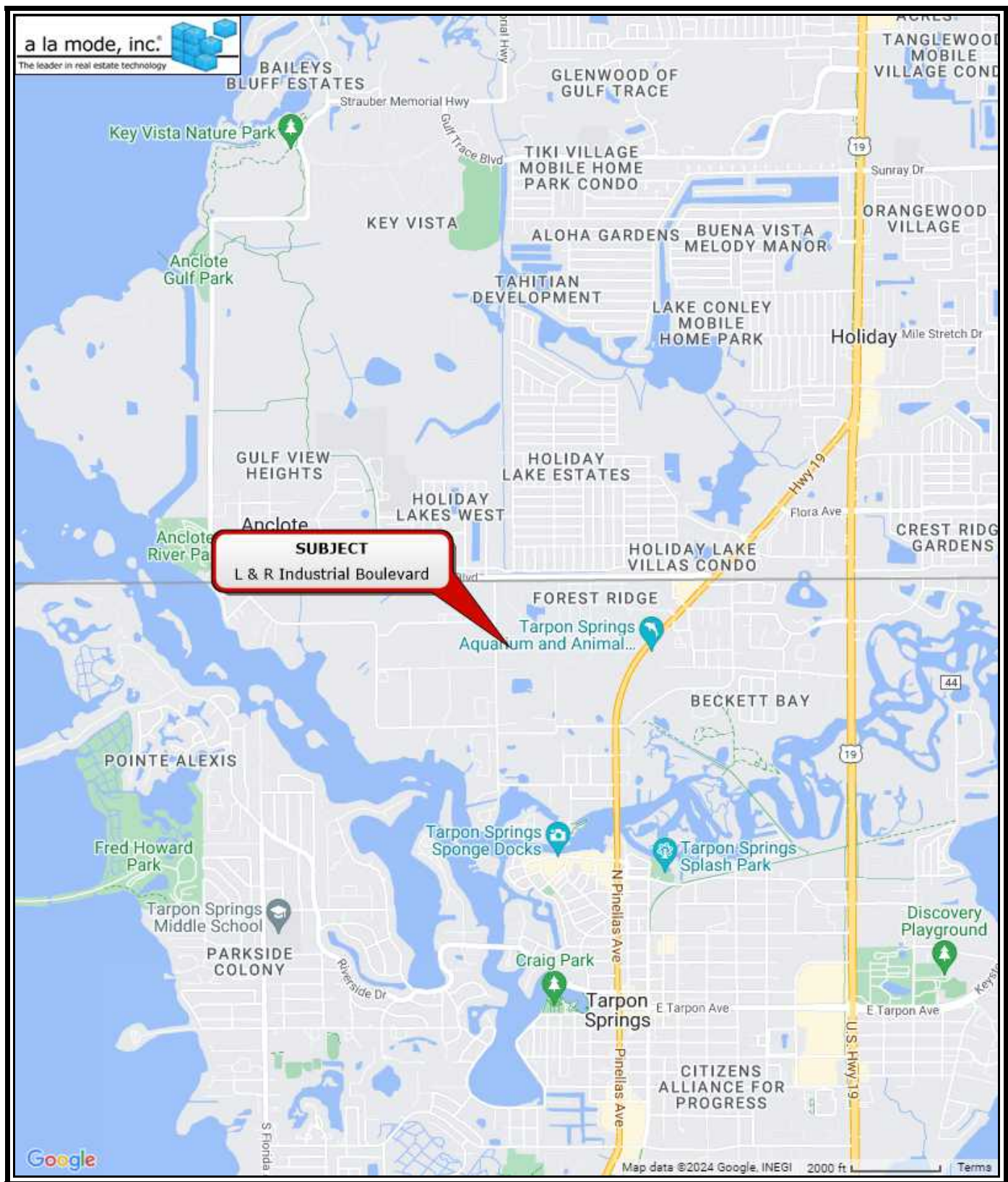
Rental rates for retail and office space are generally between \$5.00 and \$40.00 a square foot. Warehouse rates are generally between \$3.50 and \$15.00 a square foot. Vacancy and collection loss for the general area is estimated at about 0% to 10%. The retail and office properties typically sell between \$25.00 and \$300.00 a square foot, while the warehouse properties generally sell between \$25.00 and \$200.00 a square foot.

The single family subdivisions in the neighborhood cater to basically all income levels, with higher income purchasers for waterfront properties. The single family homes vary rather substantially in age, design, and quality, but are usually in the 1,300 to 2,500 square foot size range and are adequately maintained. These homes are of average construction

quality and are typically priced from about \$200,000 to \$350,000 for older homes and \$350,000 to \$600,000 for newer homes. The waterfront properties are considerably more expensive, falling in the \$650,000 to \$2,000,000 range.

Water, sewer and refuse services, as well as, police and fire protection are provided by the City of Tarpon Springs or Pinellas County. Duke Energy provides electrical service to the area and Verizon provides telephone service.

The neighborhood has a growing residential population base and is well supported by local commercial facilities. The area is well served by local utilities and governmental services. Recreational and social amenities, including schools and parks, are also abundant in the area. Vacant land is limited and existing properties are generally maintained in adequate condition. Real property values in the neighborhood are stabilizing after several years of increases.



LOCATION MAP

PROPERTY DESCRIPTION:

Location:

The subject site is located on the east side of L & R Industrial Boulevard, north of Brady Road and south of Anclote Boulevard in the city of Tarpon Springs.

Size and Shape:

The subject site is irregular in shape. Based on the Pinellas County Property Appraiser's property record card, the site is 14.28 acres or 622,037 square feet in size. Based on information provided, the entire site comprises net or upland area.

Topography and Drainage:

The upland area of the site is basically level with L & R Industrial Boulevard. Drainage for the site appears adequate.

Easements, Encroachments, and Other Conditions:

Based on a physical inspection of the property, there were no adverse conditions observed. No adverse easements or encroachments were observed at the time of inspection. The site is currently improved with a dredged material dewatering facility. Restoration of the site is anticipated to be completed in August 2024 and the report assumes the subject site is vacant, at grade, and ready for development

Flood Information:

As determined by FIRM community panel number 12103C 0017H, dated August 24, 2021, the subject site is located in flood zone X500. Flood insurance is typically not required for improved structures located within X500 flood zones. Upon restoration, all of the site will be above the 100 year flood plain.

Zoning:

The subject is zoned IR (Industrial Restricted District) under the jurisdiction of the City of Tarpon Springs. Under the comprehensive land use plan, the subject has a land use of IL (Industrial Limited). The zoning classification and land use are compatible. A description of the IR Industrial Restricted District follows on the next pages.

§ 25.17 - IR Industrial Restricted District

- (A) The IR District is established to provide for light industrial development, warehousing, wholesale distribution, and related intensive commercial uses.
- (B) Permitted Uses:
- (1) Construction Material Establishments
 - (2) Construction Service Establishments
 - (3) Industrial Workshops and Services
 - (4) Landscape Service Establishments
 - (5) Light and Heavy Printing Establishments
 - (6) Light Manufacturing
 - (7) Light Utility Service
 - (8) Miniwarehouses
 - (9) Motor Freight Terminals
 - (10) Motor Pool Facility
 - (11) Rental Service Establishments
 - (12) Research and Development
 - (13) Vehicle Repair (Minor)
 - (14) Vehicle Sales and Rental Establishments
 - (15) Warehouses
 - (16) Wholesale Trade

IR Industrial Restrict District - Conditional Uses

(C) Conditional Uses:

- (1) Business and Professional Offices
- (2) Communication Towers
- (3) Community Service Uses
- (4) Correctional Institutions
- (5) Emergency Service Facilities
- (6) Heavy Utility Service
- (7) Heliports and Helistops
- (8) Hotels and Motels (no Convention/Conference Facilities)
- (9) Junkyards or Salvage Yards
- (10) Retail Sales Establishments
- (11) Transportation Terminals
- (12) Vehicle Repair (Major)
- (13) Manufacturing of Recreation Watercraft
- (14) Overnight Boarding of Animals subject to [Section 72.00](#)
- (15) Commercial Recreation Facilities
- (16) Schools of General Education

IR Industrial Restrict District - Dimensional Regulations

(D) Dimensional Regulations:

(1) Minimum Lot Area = 5,000 square feet

(2) Minimum Lot Width = 50 feet

(3) Minimum Lot Depth = 80 feet

(4) Maximum Height = 40 feet

(5) Minimum Yards:

(a) Front = Ten feet

(b) Side = Ten feet

(c) Side Street = Ten feet

(d) Rear = 25 feet

(6) Maximum Nonresidential Floor Area Ratio = .50

(7) Minimum Open Space = 15 percent

(8) Maximum Impervious Surface Ratio = .85

(9) Buffer standards: An appropriate buffer shall be provided in and between the IB District and an adjoining Residential District.

(10) Public/Semi-Public; Retail Commercial; Personal/Business Service; Commercial/Business Service; Transient Accommodation Uses; and Commercial Recreation: Shall not exceed a maximum area of five acres. Such use or contiguous like uses in excess of this threshold shall require an appropriate Future Land Use Plan amendment and corresponding Zoning Map amendment.

(11) Transient Accommodation use shall not exceed 40 units per acre.

Soil and Subsoil:

No soil analysis was made available. However, given the existing improvements to the surrounding properties, soil conditions would appear adequate for development. We are not environmental experts and we assume no responsibility for hidden or unapparent conditions beyond the area of our expertise. Therefore, we claim no responsibility for the detection of hidden or unapparent subsoil conditions at the subject property. An environmental audit is recommended if one has not already been performed.

Utilities and Services:

Water:	City of Tarpon Springs
Sewer:	City of Tarpon Springs
Electricity:	Duke Energy
Telephone:	Verizon
Police:	Tarpon Springs Police Department
Fire:	Tarpon Springs Fire Rescue

The cost of utilities and services are similar to competing areas.

Street Improvements:

L & R Industrial Boulevard is an asphalt paved two-lane road with sidewalks running between Anclothe Road on the south and Anclothe Boulevard on the north. Traffic counts for L & R Industrial Boulevard are not available. L & R Industrial Boulevard provides good visibility for the site.

Ingress/Egress:

Vehicle travel in the area is primarily by local traffic. Overall ingress and egress is good.

Relationship to Surrounding Properties and Uses:

The subject site is bordered by L & R Industrial Boulevard to the west, railroad right of way and open storage to the north and east, and the city of Tarpon Springs Reverse Osmosis Facility to the south. L & R Industrial Boulevard is predominantly lined with vacant and improved industrial tracts. Residential subdivision development is located along the southwestern portion of L & R Industrial Boulevard proximate to Anclothe Road.

Concurrency:

The enactment of Concurrency Laws in the state of Florida, which became effective January 1, 1990, can directly impact on the use of a site. Concurrency is part of the 1985 Growth Management Act, which states in part that all of an area's infrastructure which are or will be affected by the development of a property must be in place or concurrent with development. Concurrency would appear to have no adverse influence on the subject property.



PINELLAS COUNTY AERIAL MAP



TARPON SPRINGS ZONING IR INDUSTRIAL RESTRICTED



MAP DATA

FEMA Special Flood Hazard Area: **No**
Map Number: **12103C0017H**
Zone: **X**
Map Date: **August 24, 2021**
FIPS: **12103**

MAP LEGEND

 Areas inundated by 500-year flooding
 Areas inundated by 100-year flooding
 Velocity Hazard

Powered by CoreLogic®

 Protected Areas
 Floodway
 Subject Area

HIGHEST AND BEST USE:

Highest and best use is defined as:

"The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value."³

In appraisal practice, the concept of highest and best use is the premise upon which value is based. The highest and best use analysis studies the economic market forces and identifies the most profitable and competitive use to which a property can be put.

The highest and best use analysis first considers the site as though vacant. If the site is improved, the highest and best use analysis also considers the property as improved. The highest and best use of the land as if vacant may not be the same as the highest and best use of the property as improved. The use of the property as improved will continue as the highest and best use, as long as the value of the improved property exceeds the value of the vacant site.

"Highest and best use of land or a site as though vacant assumes that the parcel of land is vacant or can be made vacant by demolishing any improvements."⁴ The highest and best use as though vacant will determine a use for the site, the type of improvements, and when improvements should be made. The highest and best use of the site as vacant is useful for identifying comparable land sales.

There are four criteria used in analyzing the highest and best use of both the land as though vacant and the property as improved. The highest and best use must be:

1. Physically Possible;
2. Legally Permissible;
3. Financially Feasible;
4. Maximally Productive.

The subject site is located on the east side of L & R Industrial Boulevard, north of Brady Road and south of Anclote Boulevard in the city of Tarpon Springs. The subject site is irregular in shape, and is 14.28 acres or 622,037 square feet in size. The entire site comprises net or upland area. The site is currently improved with a dredged material dewatering facility. Restoration of the site is anticipated to be completed in August 2024 and the report assumes the subject site is vacant, at grade, and ready for development

As determined by FIRM community panel number 12103C 0017H, dated August 24, 2021, the subject site is located in flood zone X500. Flood insurance is typically not required for improved structures located within X500 flood zones. Upon restoration, all of the site will be above the 100 year flood plain.

³ Appraisal Institute, The Appraisal of Real Estate, Tenth Edition (Chicago: Appraisal Institute, 1992), 275.

⁴ Appraisal Institute, The Appraisal of Real Estate, Tenth Edition (Chicago: Appraisal Institute, 1992), 277.

The subject is zoned IR (Industrial Restricted District) under the jurisdiction of the City of Tarpon Springs. Under the comprehensive land use plan, the subject has a land use of IL (Industrial Limited). The zoning classification and land use are compatible.

Vehicle travel in the area is primarily by local traffic and no average daily traffic counts are available. Overall ingress and egress is good.

The highest and best use of the subject property is for industrial development.

SALES COMPARISON APPROACH:

The sales comparison approach involves a detailed comparison of the subject property with similar properties which have recently sold in the same or competitive market. This approach is based primarily on the principle of substitution. This principle states, when several commodities or services with substantially the same utility are available, the lower price attracts the greatest demand and widest distribution. In other words, a prudent investor/purchaser would not pay more to acquire a given property in the market, considering that an alternative property may be purchased for less. The five basic steps in this analysis are listed below:

1. Research the market to identify similar properties for which pertinent sales listings offerings and/or rental data is available.
2. Qualify the data as to terms, motivating forces, or bona fide nature.
3. Analyze the salient characteristics of the comparable properties in relation to the property being appraised, particularly those items relating to date of sale, location, physical characteristics, and condition of sale.
4. Consider all dissimilarities and the probable effect on the price of each sale and derive individual market value indications for the property being appraised.
5. Formulate an opinion of market value from the pattern developed from the foregoing analysis.

A market investigation was conducted to find sales of properties comparable to the subject. The most pertinent transactions are presented on the following pages, along with an identifying photograph and summary of important facts.

LAND COMPARABLE NO. 1:



Location:	9950 28 th Street N, Pinellas Park
Parcel Number:	23-30-16-57683-000-0010
Date of Sale:	August 2022
Grantor:	Huntley Properties & Landholdings LLC
Grantee:	28 th Street North Industrial Properties, LLC
O.R. Book/Page:	22166/0626
Sales Price:	\$3,580,000
Land Size:	12.00 Ac., or 522,720 Sq.Ft. (Net)
Price Per Square Foot:	\$6.85
Financing:	Cash to Seller
Zoning:	M-1, (Light Industrial) Pinellas Park
Topography:	Level
Shape:	Irregular
Utilities:	Available
Improvements:	None
Capitalization Rate:	Not Applicable

This is the sale of a vacant parcel of land located in the Gateway Center in Pinellas Park. The site comprises 18.60 gross acres of which approximately 12 acres are net or upland area. The site has frontage on 28th Street N with the rear portion of the site abutting a large retention lake. The site was purchased for development of a 112,633 square foot light industrial building.

LAND COMPARABLE NO. 2:



Location:	9401 MCI Drive, Pinellas Park
Parcel Number:	22-30-16-30374-000-0901
Date of Sale:	July 2023
Grantor:	Huntley Properties & Landholdings LLC
Grantee:	Less 3 Holdings, LLC
O.R. Book/Page:	22500/0276
Sales Price:	\$1,500,000
Land Size:	5.09 Ac., or 221,720 Sq.Ft. (Net)
Price Per Square Foot:	\$6.77
Financing:	Cash to Seller
Zoning:	M-1, (Light Industrial) Pinellas Park
Topography:	Level
Shape:	Slightly Irregular
Utilities:	Available
Improvements:	None
Capitalization Rate:	Not Applicable

This is the sale of a vacant parcel of land located in the Gateway Center in Pinellas Park. The site comprises 6.15 gross acres of which approximately 5.09 acres are net or upland area. The site has frontage on MCI Drive. The site was purchased for owner use by a landscaping company.

LAND COMPARABLE NO. 3:



Location:	George Road north of W Hillsborough Avenue, Tampa
Folio Number:	027582-0000
Date of Sale:	September 2022
Grantor:	GMBH
Grantee:	Johns Road Owner, LLC
Instrument Number:	2022457488
Sales Price:	\$2,300,000
Land Size:	8.92 Ac., or 388,554 Sq.Ft. (Net)
Price Per Square Foot:	\$5.92
Financing:	Cash to Seller
Zoning:	PD, (Planned Development) Hillsborough County
Topography:	Level
Shape:	Slightly Irregular
Utilities:	Available
Improvements:	None
Capitalization Rate:	Not Applicable

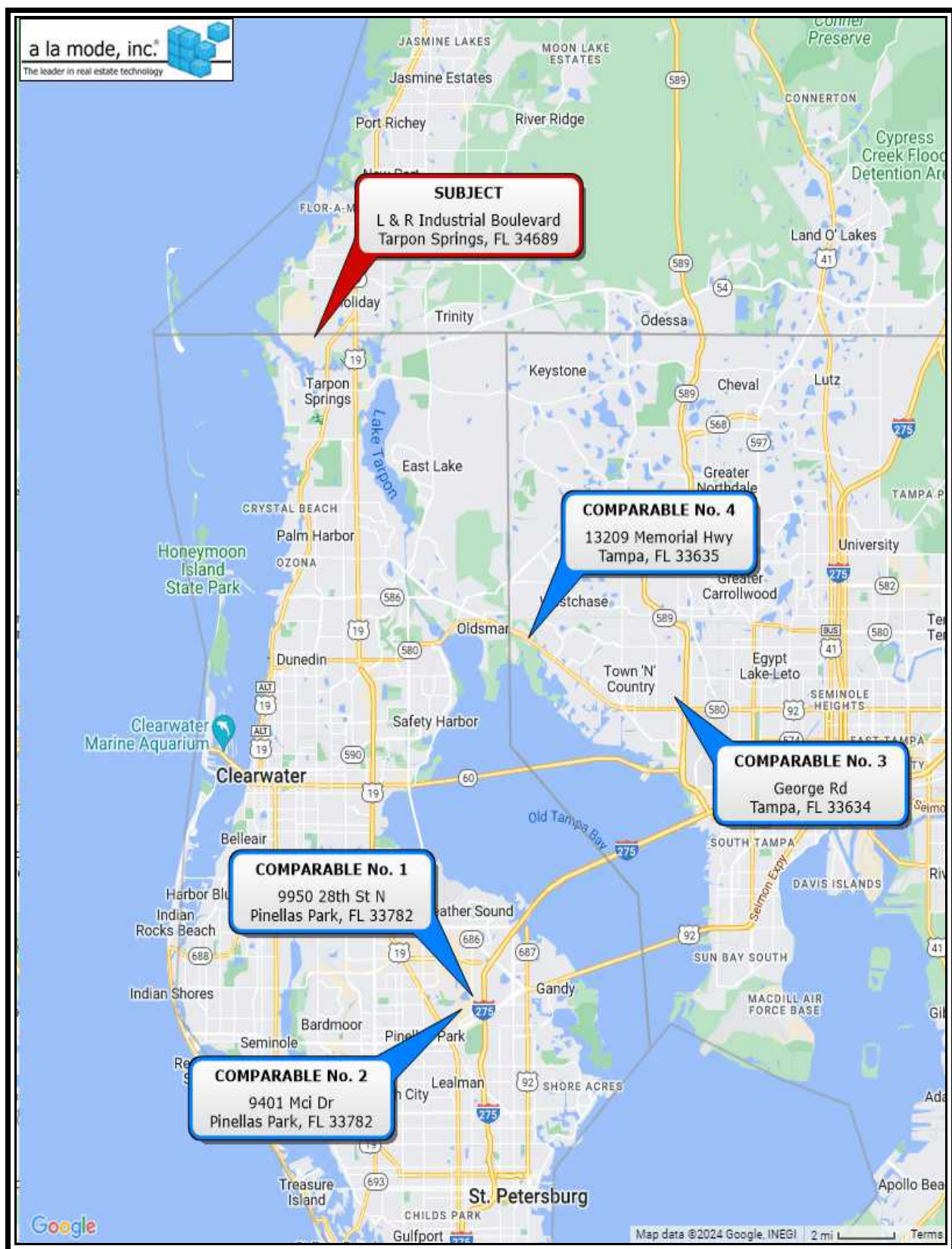
This is the sale of a vacant parcel of industrial land located proximate to Tampa International Airport in unincorporated Hillsborough County. The site comprises 14.59 gross acres of which approximately 8.92 acres are net or upland area. The site has frontage on George Road. The site was purchased by the land owner contiguous to the south for expansion of the existing industrial use. The assemblage premium is offset by the access and developmental problems.

LAND COMPARABLE NO. 4:



Location:	13209 Memorial Highway, Tampa
Folio Number:	004113-0000
Date of Sale:	September 2022
Grantor:	Jeremy Davis
Grantee:	Memorial Highway Industrial Properties, LLC
Instrument Number:	2022440842
Sales Price:	\$3,200,000
Land Size:	8.00 Ac., or 348,480 Sq.Ft. (Net)
Price Per Square Foot:	\$9.18
Financing:	Cash to Seller
Zoning:	PD, (Planned Development) Hillsborough County
Topography:	Level
Shape:	Slightly Irregular
Utilities:	Available
Improvements:	None
Capitalization Rate:	Not Applicable

This is the sale of a vacant parcel of industrial land located slightly north of W. Hillsborough Avenue in unincorporated Hillsborough County. The site comprises 13.22 gross acres of which approximately 8.00 acres are net or upland area. The site has frontage on Memorial Highway. A small house and horse stable on the site at the time of sale were given no value. Subsequent to sale, the site was developed with a 172,620 square foot industrial building.



COMPARABLE SALES MAP

COMPARABLE ANALYSIS SUMMARY										
SUBJECT		COMPARABLE #1		COMPARABLE #2		COMPARABLE #3		COMPARABLE #4		
Location:	L & R Industrial Blvd Tarpon Springs	9950 28th St N Pinellas Park		9401 MCI Drive Pinellas Park		George Road Tampa		13209 Memorial Hwy Tampa		
Current Use:	Vacant Land	Vacant Land		Vacant Land		Vacant Land		Vacant Land		
Sale/Contract Price		\$3,580,000		\$1,500,000		\$2,300,000		\$3,200,000		
Site Size (Net):	622,037	522,720		221,720		388,554		348,480		
Price/Sq.Ft.:		\$6.85		\$6.77		\$5.92		\$9.18		
Date:	May-24	Aug-22		Jul-23		Sep-22		Sep-22		
<u>MARKET ADJUSTMENTS</u>										
Property Rights	Fee Simple	Fee Simple		Fee Simple		Fee Simple		Fee Simple		
Adjustment:		0%		0%		0%		0%		
Adjusted/Sq.Ft.:		\$6.85		\$6.77		\$5.92		\$9.18		
Financing Terms:	Typical	Typical		Typical		Typical		Typical		
Adjustment:		0%		0%		0%		0%		
Adjusted/Sq.Ft.:		\$6.85		\$6.77		\$5.92		\$9.18		
Condition of Sale:	Normal	Normal		Normal		Normal		Normal		
Adjustment:		0%		0%		0%		0%		
Adjusted/Sq.Ft.:		\$6.85		\$6.77		\$5.92		\$9.18		
Market Conditions (Time):	Normal	Normal		Normal		Normal		Normal		
Months Since Sale:		21		10		20		20		
Annual Adjustment:		0%		0%		0%		0%		
Adjusted/Sq.Ft.:		\$6.85		\$6.77		\$5.92		\$9.18		
<u>PHYSICAL ADJUSTMENTS</u>										
Location:	Average	Good	-15%	Average-Good	-5%	Average	0%	Good	-15%	
Size:	622,037	522,720	-4%	221,720	-16%	388,554	-9%	348,480	-11%	
Shape	Irregular	Irregular	5%	Slightly Irregular	0%	Slightly Irregular	0%	Slightly Irregular	0%	
Zoning:	IR	M1	0%	M1	0%	PD	0%	PD	0%	
Utilities:	All	All	0%	All	0%	All	0%	All	0%	
Topography:	Level	Level	0%	Level	0%	Level	0%	Level	0%	
Current Improvements:	None	None	0%	None	0%	None	0%	None	0%	
Total Physical Adjustments:			-14%		-21%		-9%		-26%	
INDICATION OF VALUE										
Adjusted Price/Sq.Ft.:		\$5.89		\$5.35		\$5.39		\$6.79		
Mean		\$5.86								
Standard Deviation		\$0.58								
Coefficient of Variance		9.91%								
Median		\$5.64								

EXPLANATION OF ADJUSTMENTS

Where appropriate, adjustments have been made to the comparables to account for material differences from the subject. The adjustment categories include: property rights conveyed, financing terms, conditions of sale, market conditions (time), location, size, shape, zoning, utilities, topography, and current improvements. The following is an explanation of the various adjustments.

Property Rights Conveyed

The property rights conveyed category is for differences in the legal estates of the subject property and the comparable properties. Comparables 1 through 4 and the subject are fee simple estates. Based on a review of the comparable sales and the market, no adjustments are warranted for the comparables.

Financing/Conditions of Sale

All of the comparables were confirmed with either the grantee, grantor or an informed source. The comparables have no disclosed under market financing or sale conditions and no adjustments are made.

Market Conditions (Time)

All of the comparables were purchased within 21 months of the effective date of the appraisal. The industrial market has been stabilizing. A review of the comparables indicate that time adjustments are not necessary, and no time adjustments are made.

Location

Factors that were included in this adjustment category are the general locations of the comparables when compared to the subject.

The subject and the comparable properties have industrial locations. Comparable 1 has a superior location to the subject. Comparable 1 has good visibility from 28th Street N in the Gateway Center in Pinellas Park, and was adjusted downward 15%. Comparable 2 has a slightly superior location within Gateway Center, and was adjusted downward 5%. Comparable 3 has a similar location to the subject, and no adjustment is necessary. Comparable 4 has a superior location between the Tampa International Airport and the Oldsmar area of Pinellas County. Comparable 4 was adjusted downward 15%.

Size/Shape

Size/shape adjustments are made on the basis of the comparables size/shape in relation to the subject. Larger parcels or irregular shaped parcels typically tend to sell at a lower price per unit. Furthermore, smaller parcels are more affordable to a larger number of buyers indicating more demand and higher prices for smaller parcels. However, when larger parcels are scarce making assemblage necessary, larger parcels sell at a higher price per unit. This is due to the time and effort necessary to assemble them. Larger parcels can also be more economically feasible to develop because the fixed development costs can be more easily absorbed.

The comparables have land sizes between 221,720 and 522,720 net square feet. The land size of the subject property is 622,037 square feet and is above the range of the comparables. Based on a review of the comparable sales and the market, a 1% change in land size will cause about a 0.25% inverse change in square foot prices and adjustments are made accordingly. Comparable 1 was very irregular in shape. The sale price was negotiated with the limited development potential considered. Nonetheless, the sale price was adjusted upward 5% for the irregular shape. No other adjustments are necessary for the shapes of the sites.

Zoning

The subject is zoned IR (Industrial Restricted District) under the jurisdiction of the City of Tarpon Springs. Comparables 1 through 4 have similar industrial zoning classifications to the subject, and were purchased for industrial development. Based on a review of the comparables and the market, no adjustments to the comparables are warranted for zoning.

Utilities

This adjustment category is based on whether utilities were available to the site at the time of sale. Typically, if utilities are not at a site and they have to be brought to it, the site will sell at a lower price per unit. All necessary utilities are at the subject site and the comparable sites, and no adjustments are necessary.

Topography

This adjustment category is based on whether the comparable's topography was irregular and/or whether it needed to be cleared before construction could begin on the site. The subject and all of the land comparables are believed to have site topography's that require typical site preparation and development costs. No adjustments are warranted.

Correlation and Conclusion

The comparables have sale prices that were compared on the basis of square foot land prices and have adjusted prices from \$5.35 to \$6.79, with an average price of \$5.86 and a median price of \$5.64.

The comparables chosen for comparison well bracket most of the physical characteristics of the subject property and are considered good indicators of market value for the subject. Based on the cited comparables and considering the scarcity of large tracts of industrial land, the market value of the subject site is estimated at \$6.00 a square foot or \$3,750,000. The calculation is provided as follows.

$$622,037 \text{ Square Feet} \times \$6.00/\text{Square Foot} = \$3,750,000 \text{ rounded}$$

**FEE SIMPLE INDUSTRIAL LAND VALUE
AS OF THE MAY 20, 2024 EFFECTIVE DATE
THREE MILLION SEVEN HUNDRED FIFTY THOUSAND DOLLARS
(\$3,750,000)**

ESTIMATED EXPOSURE TIME AND MARKETING:

We have reviewed the typical marketing times for vacant industrial properties in the Tampa Bay area, as well as, discussed the marketing time with knowledgeable brokers. If appropriately priced and marketed, the estimated exposure time for the subject property would have been about 6 to 18 months. Marketing time of the subject property is also estimated at 6 to 18 months.

CERTIFICATE OF APPRAISAL:

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest or bias with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice; and the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute. Unless otherwise stated herein, the departure provision does not apply.
- William Atkinson and James Kelley have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- The appraiser has preformed within the context of the competency provision of the Uniform Standards of Professional Appraisal Practice.
- This report was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- The reported analysis, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

- As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.
- This appraisal recognizes the following definition of value:

Market Value: as defined in Chapter 12, Code of Federal Regulations, Part 34.42(f) is, "The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Certified by:

Riggins, Atkinson, Combs & Associates, Inc.



William W. Atkinson, MAI, CCIM
President
State-certified general
real estate appraiser RZ1221



James M. Kelley
Commercial Appraiser
State-certified general
real estate appraiser RZ2095

ASSUMPTIONS AND LIMITING CONDITIONS

1. The legal description furnished is assumed to be correct. No responsibility is assumed for the accuracy of the legal description, or for matters legal in character nor is any opinion rendered herein as to title which is assumed to be good and merchantable. It is assumed that the property is free and clear of liens and encumbrances.
2. It is assumed that surveys and/or plats furnished to or acquired by the appraiser and used in the making of this report are correct. The appraiser has not made a land survey or caused one to be made and, therefore, assumes no responsibility for their accuracy. Drawings in this report are to assist the reader in visualizing the property and are only an approximation of grounds and/or building plan.
3. Certain data used in compiling this report was given to the appraiser by the client, his counsel, employees, and/or agent, or from other sources believed to be reliable; however, we do not guarantee the correctness of such data and assume no liability or responsibility for its complete accuracy. Should the user of this report be or become aware of conditions that would materially alter the conclusions of this report, the user agrees to immediately notify the appraiser. The appraiser reserves the right to modify the report to consider such conditions.
4. The soil and the area the property being appraised appears to be firm and solid, unless otherwise stated. Subsidence in the area is unknown or uncommon but the appraiser does not warrant against this condition or occurrence.
5. Subsurface rights (mineral and oil) were not considered in making this report, unless otherwise stated. Any riparian rights and/or littoral rights indicated by survey, map or plat are assumed to go with the property unless easements or deeds of record were found by the appraiser to the contrary.
6. The appraiser made a limited visual inspection of the subject property. The appraisal does not constitute an inspection for compliance with building, fire, zoning or ADA requirements. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil or structures which would render it more or less valuable than otherwise apparently comparable property. The appraiser assumes no responsibility for such conditions or for engineering which might be required to discover such conditions.
7. Possession of this report, or copy thereof, does not carry with it the right of publication or reproduction nor may it be used by anyone but the client without prior written consent of the client and the appraiser and in any event only in its entirety.
8. This appraisal has been prepared solely for the private use of the client who is listed as the addressee, for the purpose and use intended. No other party is entitled to rely on the information, conclusions or opinions contained herein, without written consent of the appraiser. The appraiser is not responsible for the unauthorized use of this report.
9. It is assumed that the property is in full compliance with all federal, state and local laws and regulations, unless noncompliance is stated, defined and considered in the appraisal report. It is also assumed that any licenses, consents or other administrative approvals, required for the operation of the property, have been or can be obtained and renewed for any use on which the value estimate is based.

10. It is assumed that the property is under responsible ownership and competent management.
11. The appraiser, by reason of this report, is not required to give testimony in court with reference to the property herein appraised nor is he obligated to appear before any governmental body, board or agent unless arrangements have been previously made thereof.
12. The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and improvements must not be used in conjunction with any other appraisal and is invalid if so used.
13. Neither all nor any part of the contents of this report will be conveyed to the public through advertising, public relations, news, sales or other media without the written consent and approval of the author, particularly as to the valuation conclusions, the identity of the appraiser or firm with which he is connected, or any reference to the Appraisal Institute, or the MAI designation.
14. We are not expert in determining the presence or absence of hazardous substances, defined as all hazardous or toxic materials, wastes, pollutants or contaminants (including, but not limited to, asbestos, PCB, UFFI, or other raw materials or chemical(s) used in construction, or otherwise present on the property. We assume no responsibility for the studies or analyses which would be required to determine the presence or absence of such substances or for loss as a result of the presence of such substances. The value estimate is based on the assumption that the subject property is not so affected. We do, however, recommend an environmental audit for the subject property.
15. Acceptance and/or use of this appraisal report constitutes acceptance of the data, analysis, assumptions and limiting conditions contained herein.
16. The value estimate assumes the subject site is vacant, at grade, and ready for development

ADDENDUM

SUBJECT PHOTOGRAPHS



SUBJECT SITE - VIEW SOUTHEAST



SUBJECT SITE - VIEW EAST



SUBJECT SITE - FACING SOUTH



SUBJECT SITE - FACING NORTHWEST



SUBJECT SITE - VIEW NORTH



SUBJECT SITE DE-WATERING FACILITY AREA - VIEW SOUTH FROM GRADE



VIEW - NORTH L & R INDUSTRIAL BOULEVARD



VIEW - SOUTH L & R INDUSTRIAL BOULEVARD

William W. Atkinson, MAI, CCIM

Education:

Florida State University 1986, Tallahassee, Florida, Bachelor of Science Degrees in both Finance and Real Estate.

Courses:

Florida State University

Real Estate Feasibility Analysis
Real Estate Principles and Practices
Real Estate and Its Legal Environment
Real Estate Appraisal
Real Estate Market Analysis
Real Estate Finance

Appraisal Institute

Standards of Professional Practice SPP, Part A (9/94)
Standards of Professional Practice SPP, Part B (9/94)
Standards of Professional Practice SPP, Part C (10/00)
National Uniform Standards of Professional Appraisal Practice (4/07)
Business Practices and Ethics (01/08)
Real Estate Appraisal Principles 1A1 (10/89)
Basic Valuation Procedures 1A2 (3/90)
Capitalization Theory and Techniques, Part A 1BA (3/91)
Capitalization Theory and Techniques, Part A 1BB (6/91)
Case Studies in Real Estate Valuation (11/92)
Report Writing and Valuation Analysis (6/93)
Non-Residential Demonstration Report (10/94)
The Appraiser's Complete Review (2/95)
Comprehensive Exam (2/95)

Commercial Investment Real Estate Institute

Financial Analysis For Commercial Investment Real Estate CI 101 (4/96)
Market Analysis For Commercial Investment Real Estate CI 201 (8/96)
Decision Analysis For Commercial Investment Real Estate CI 301 (5/96)
Course Concepts Review CI 408 (11/96)

Real Estate Education Specialists

Case Studies In Uniform Standards (5/98)
USPAP/Law Update (5/98)

Seminars:

Appraisal Institute

Demonstration Non-Residential Report Writing (3/94)
Appraisal of Nonconforming Uses (6/99)
Attacking & Defending an Appraisal in Litigation (6/00)
When Good Houses Go Bad (9/01)
Appraisals and Real Estate Lending:
What Every Banker Should Know (10/01)
Appraisal Consulting (3/02)
The Technology-Assisted Appraiser (6/02)
Land Valuation Assignments (2/03)
Scope of Work: Expanding Your Range of Services (6/03)
The Road Less Traveled: Special Purpose Properties (6/05)
The Professional's Guide to the URAR Form (6/05)
Appraising High-Value and Historic Homes (2/07)

Analyzing Operating Expenses (1/08)
Quality Assurance in Residential Appraisals (2/08)
Supervisor Appraiser/Trainee Appraiser Course (1/21)
Analyzing Distressed Real Estate (2/09)
FHA and The Appraisal Process (2/09)
7 Hour National USPAP Update Course (3/22)
Small Hotel/Motel Valuation (5/09)
Real Estate Finance Statistics and Valuation Modeling (2/12)
Analyzing Operating Expenses (2/12)
Florida Appraisal Laws and Rules (12/23)
Uniform Appraisal Dataset Aftereffects: Efficiency Vs. Obligation (2/13)
General Appraiser Site Valuation and Cost Approach (1/14)
Business Practices and Ethics (7/22)
Trial Components: Recipe for Success or Disaster (5/16)
The Appraiser as an Expert Witness: Preparation & Testimony (9/16)
Online Cool Tools: New Technology for Real Estate Appraisers (6/17)
Online Subdivision Valuation (1/18)
Parking and Its Impact on Florida Properties (3/18)
Raise Your Appraiser IQ (8/19)
Measuring Market Reaction to Residential Homes (6/20)
Solving Highest and Best Use Puzzles (6/20)
How Tenants Create or Destroy Value (6/20)
Measure it Right! - Using the ANSI-Z765-2021 Standard for Residential Properties (7/22)
The Paperless Real Estate Appraisal Office (8/22)
Capital Reserve Studies: A Business Opportunity for Appraisers (9/22)
Aerial Inspections for Real Estate Appraisers (11/23)
Community Land Trust Appraisal Training (4/24)
Fundamentals of Appraising Affordable Housing (4/24)

U.S. Department of Housing & Urban Development
HUD Lender Selection Roster Appraiser Training (11/94)

Professional Affiliations/Memberships:

Member of the Appraisal Institute, MAI Designation #10,975
Member of the Commercial Investment Real Estate Institute, CCIM Designation #6,616
Member of Indian Rocks Rotary Club
Treasurer (1998 - 2000)
Board Member (1998 - 2017, 2019-2021)
President (2002 - 2003)

Experience:

Special Magistrate, Pinellas County Value Adjustment Board (1997 - 2023)
President, Riggins, Atkinson, Combs & Associates, Inc. (2017-Present)
Vice President, Riggins, Atkinson, Combs & Associates, Inc. (1994-2017)
Staff Appraiser, Residential and Commercial Division - AppraisalFirst, Inc., Clearwater, Florida. (1987 - 1994)
Staff Appraiser, Residential Division - AmeriFirst Appraisal Company, Clearwater, Florida (1986 - 1987)

Licenses:

Licensed Real Estate Broker - State of Florida (1/96)
State-certified general real estate appraiser RZ1221- State of Florida (1/92)

**QUALIFICATIONS OF APPRAISER
JAMES M. KELLEY**

GENERAL EDUCATION:

Regis College, Denver, Colorado
Degree: Bachelor of Arts Degree (1970)
Major: Psychology

PROFESSIONAL EDUCATION:

Courses: **Appraisal Institute**

Standards of Professional Practice, Part A (09/94)
Basic Valuation Procedures 1A2 (05/85)
Real Estate Appraisal Principles 1A1 (12/81)

Courses:

Appraisal Board Course III (02/93)

LICENSES:

State-certified general appraiser #RZ0002095

SERVICE AREAS:

Pinellas, Hillsborough, Pasco, Hernando Counties

REAL ESTATE AND APPRAISAL EXPERIENCE:

Staff Appraiser, Commercial Division, Riggins, Atkinson, Combs & Associates, Inc., Clearwater, Florida (June 1994 - Present)

Staff Appraiser, Commercial Division, AppraisalFirst, Inc., Clearwater, Florida (1993 - June 1994)

Staff Appraiser, Tropical Realty Appraisal Services, Port Richey, Florida

Staff Appraiser, Pardue, Heid Church, Smith and Waller, Tampa, Florida

Staff Appraiser, Henderson Appraisal, Tampa, Florida

APPRAISAL REPORT

**VACANT INDUSTRIAL ACREAGE
L & R INDUSTRIAL BOULEVARD NORTH OF BRADY ROAD
TARPON SPRINGS, FLORIDA 34689**

DATE OF VALUATION

MAY 10, 2024

PREPARED FOR

**MR. BOB ROBERTSON
PROJECT ADMINISTRATION DIRECTOR
CITY OF TARPON SPRINGS
324 E. PINE STREET
TARPON SPRINGS, FLORIDA 34689

E-MAIL: RROBERTSON@CTSFL.US**

PREPARED BY

**JAMES M. MILLSPAUGH, MAI
JAMES MILLSPAUGH & ASSOCIATES, INC.
110 TURNER STREET
CLEARWATER, FL 33756-5211**

JAMES MILLSPAUGH & ASSOCIATES, INC.
REAL ESTATE APPRAISERS & CONSULTANTS
LICENSED REAL ESTATE BROKER

110 TURNER STREET, CLEARWATER, FLORIDA 33756-5211 PHONE: (727) 461- 2648 FAX: 442-8922
E-MAIL: jim@millspaugh-appraisals.com | WEBSITE: www.millspaugh-appraisals.com

May 24, 2024

Mr. Bob Robertson
Project Administration Director
City Of Tarpon Springs
324 E. Pine Street
Tarpon Springs, Florida 34689
E-Mail: rrobertson@ctsfl.us

Re: Appraisal Services
Vacant Industrial Acreage
L & R Industrial Boulevard North of Brady Road
Tarpon Springs, Florida 34689

Dear Mr. Robertson:

At your request, I have made an appraisal of the current market value of the fee simple estate of the above referenced real property only. The property and methods utilized in arriving at the final value estimate are fully described in the attached report, which contains 22 pages and Addenda.

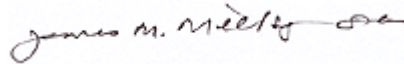
This Appraisal Report has been made in conformance with and is subject to the requirements of the Code of Professional Ethics and Uniform Standards of Professional Practice of the Appraisal Institute and the Appraisal Foundation. The Appraisal Report and final value estimate are subject to all attached Contingent and Limiting Conditions.

I have made a careful and detailed analysis of the subject property and after analyzing the market data researched for this report, I estimate that the market value of the referenced property only and subject to the stated limitations, definitions, and certifications as of May 10, 2024, was:

THREE MILLION SIX HUNDRED THOUSAND DOLLARS
(\$3,600,000)

Respectfully submitted,

JAMES MILLSPAUGH & ASSOCIATES, INC.



James M. Millspaugh, MAI
JMM:sg

JAMES M. MILLSPAUGH, MAI
State-Certified General Real Estate Appraiser RZ58

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VACANT INDUSTRIAL ACREAGE
L & R INDUSTRIAL BOULEVARD NORTH OF BRADY ROAD
TARPON SPRINGS, FLORIDA 34689

DATE OF PHOTOGRAPHS: MAY 10, 2024



L & R INDUSTRIAL BOULEVARD STREET SCENE LOOKING NORTH BEYOND
SUBJECT ON RIGHT



INTERIOR SITE VIEW LOOKING SOUTH FROM NEAR WESLEY AVENUE

EXISTING CONDITIONS

VACANT INDUSTRIAL ACREAGE
L & R INDUSTRIAL BOULEVARD NORTH OF BRADY ROAD
TARPON SPRINGS, FLORIDA 34689

DATE OF PHOTOGRAPHS: MAY 10, 2024



L & R INDUSTRIAL BOULEVARD LOOKING SOUTH BEYOND SUBJECT ON LEFT



LOOKING SOUTHEAST ALONG FORMER RAILROAD R/W BEYOND SUBJECT ON
RIGHT

IDENTIFICATION OF THE PROPERTY:

The site fronts the east side of the L & R Industrial Boulevard north of Brady Road to roughly 650' south of Anclote Boulevard (Pasco County line). It is legally described in brief by the Pinellas County Property Appraiser as the W/2 of the W/2 of the NW/4 lying south of the railroad R/W in Section 01, Township 27 south, Range 15 east and noted as Metes and Bounds Parcel #23/01.

CENSUS TRACT LOCATION/ZIP CODE: #273.08/34689

FLOOD ZONE LOCATION: Pinellas County, Florida
Map #12103C0017J
Effective Date: 8-24-21

The subject is located in a zone X described as an “area of minimal flood hazard”. It is surrounded, however, by another zone X described as 0.2% annual chance “flood hazard in coastal zone” that has a generally lower elevation. Further, parts of the eastern site boundary are located in the Coastal High Hazard Area where typical development ratios are restricted.

ENVIRONMENTAL AUDIT DATA:

The Appraisal has been performed without the benefit of an environmental audit and presumes that no problems exist, however, I reserve the right to review and/or alter the value reported herein should a subsequent audit reveal problems.

OBJECTIVE AND INTENDED USE/USERS OF THE APPRAISAL:

The objective of the report is to estimate the current market value in fee simple estate of the subject vacant acreage as of May 10, 2024 (date of inspection and photographs). It is my understanding that the intended use is to provide guidance to the City of Tarpon Springs in their pending purchase negotiation for the subject and the intended users are the City of Tarpon Springs representatives and no others. While the site has been leased to the city for a “spoil bank” use, the value will reflect fee simple interest as vacant acreage.

EXPOSURE PERIOD ESTIMATE:

This is the past period of time required to have sold the subject property at my value estimate as of the appraisal date. Given the continued strong demand for industrial real estate district-wide and a notable shortage in this market, this period would likely have been within 1 year. The current economic climate, however, includes increasing interest rates and inflation plus a related increase in investment risks here that traditionally has attracted smaller multi-tenant spaces similar to the adjacent River Bend business park. As such, it appears that a moderation of value/development activity is likely during the short-term foreseeable future (0-2 years) or beyond.

STATEMENT OF OWNERSHIP AND RECENT SALES HISTORY:

According to public records, the subject is owned by Anclote Properties, LLC, which acquired the site in October 2004 for a recorded \$1,100,000 consideration. There have been no recorded transfers of the property that would impact the current market value. I previously appraised the subject on June 29, 2022.

SCOPE OF THE APPRAISAL:

The extent of my research effort for the sale of similar property has included mid to north Pinellas County and proximate southwest Pasco districts along the SR 54 and SR 52 corridors. Specifically, I have researched the public records in the Pinellas, Hillsborough, and Pasco Property Appraisers' and Clerks' data, local MLS, business periodicals, various real estate portals via the Internet, and my newspaper clipping files. I have inspected the noted areas, viewed the Comparable Land Sales, and verified the details with a related party. The report will include a Land Sales Comparison Approach and will consider a development concept for creating and selling out potential lot sales to users and/or investors similar to the River Bend business park. The most reliable approach is the Land Sales Comparison, which offers direct sales of similar real estate.

DEFINITION OF MARKET VALUE:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in the definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in US dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

 1 Federal Deposit Insurance Corporation, 12 CFR, Part 323, RIN 3064-AB05, August 20, 1990, Section 323.2, Definitions.

STANDARD CONTINGENT AND LIMITING CONDITIONS:

This Appraisal is subject to the following limiting conditions and contingencies:

This Appraisal Report in no way represents a guarantee or warranty of estimated market value as reported herein. The Appraisal Report represents the opinion of the undersigned as to "one figure" based upon the data and its analysis contained herein.

The legal description furnished is assumed to be correct and unless otherwise noted, no survey or title search has been made. No responsibility is assumed by the Appraiser(s) for these or any matters of a legal nature and no opinion of the title has been rendered. The property is appraised as though under responsible ownership and management. The Appraiser(s) believe(s) that information contained herein to be reliable, but assume(s) no responsibility for its reliability.

The Appraiser(s) assume(s) there are no hidden or unapparent conditions of the property, subsoil, or structure which would affect the value estimate. Unless otherwise noted, the Appraiser(s) has not commissioned termite or structural inspection reports on any improvements nor subsoil tests on the land.

The attached photos, maps, drawings, and other exhibits in this report are intended to assist the reader in visualizing the property and have been prepared by the Appraiser(s) or his staff. These exhibits in no way are official representations/surveys of the subject property.

Any distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. Separate valuations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

In this appraisal assignment, the existence of potentially hazardous material used in the construction or maintenance of the building, such as the presence of urea-formaldehyde foam insulation, and/or the existence of toxic waste, which may or may not be present on the property, was not observed by the Appraiser; nor does he/she have any knowledge of the existence of such materials on or in the property. The Appraiser, however, is not qualified to detect such substances. The existence of urea-formaldehyde insulation or other potentially hazardous waste material may have an effect on the value of the property. The Appraiser urges the client to retain an expert in the field if desired.

The Appraiser(s) will not be required to appear in court unless previously arranged. The Appraiser's duties pursuant to his employment to make the Appraisal are complete upon delivery and acceptance of the Appraisal Report.

Possession of this report or copy thereof does not carry the right of publication. Neither all nor any part of the contents of this report (especially any; conclusions as to value, the identity of the Appraiser(s), or the firm with which he is connected, or any reference to the Appraisal Institute or to the MAI or SRA designation) shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without the prior written consent and approval of the undersigned.

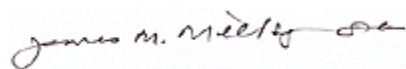
The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The Appraiser(s) has (have) not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the Appraiser(s) has (had) no direct evidence relating to this issue, the Appraiser(s) did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.

CERTIFICATION

The undersigned does hereby certify that, except as otherwise noted in this appraisal report:

1. As of the date of this report, I, James M. Millspaugh, have completed the requirements under the continuing education program of the Appraisal Institute.
2. I have personally inspected the subject property and have considered all factors affecting the value thereof, and to the best of my knowledge and belief, the statements of fact contained in this appraisal report, upon which the analyses, opinions and conclusions expressed herein are based, are true and correct, subject to all attached Contingent and Limiting Conditions.
3. I have no present or contemplated future interest in the real estate that is the subject of this appraisal report.
4. I have no personal interest or bias with respect to the subject matter of this appraisal report or the parties involved.
5. My fee for this appraisal report is in no way contingent upon my findings. The undersigned further certifies that employment for this appraisal assignment was not based on a requested minimum valuation or an approval of a loan.
6. This appraisal report sets forth all of the limiting conditions (imposed by the terms of my assignment or by the undersigned) affecting the analyses, opinions, and conclusions contained in this report.
7. This appraisal report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics and Uniform Standards of Professional Practice of the Appraisal Institute and the Appraisal Foundation and may be subject to peer review. Further, I have met USPAP's competency provision and am capable of completing this appraisal assignment.
8. No one other than the undersigned prepared the analyses, conclusions and opinions concerning the real estate that are set forth in this appraisal report.
9. In my opinion, the estimated current market value of the real property only in fee simple estate as of May 10, 2024, was:

THREE MILLION SIX HUNDRED THOUSAND DOLLARS
(\$3,600,000)



James M. Millspaugh, MAI
 State-Certified General Real Estate Appraiser RZ58

AREA DESCRIPTION:

Tarpon Springs has changed from a bedroom community with a large foreign ethnic influence to a dynamic Gulf Coast small city during the past several decades. The multiple waterways amongst high bluff elevations makes an attractive residential setting that now has a full extent of residential services including a statewide hospital operator. In addition to a large day-trip tourist business centered at the Anclote River sponge docks the City includes a growing light industrial district that competes with mid-Pinellas and Tampa locales and several CEOs of larger enterprises have shifted business locations here due to the popular residential space and reduced traffic congestion. The Anclote River is truly unique in Pinellas and has attracted a major marina/boatyard component that has little or no proximate competition from the north and east and is of similar overall size to Dunedin/Palm Harbor/Ozona facilities where no substantial marina/boatyard market exists. Tarpon Springs, however, includes the largest capacity boatyard/building facilities in Pasco and Pinellas plus an array of smaller facilities to service the resident population.

While Stauffer Chemical and the county prison facility on Brady Road are potential negatives, they have not prevented the existing/recent residential/light industrial space located along Anclote Road within one mile of the subject property. Currently, it appears that some or any reuse of the 130-acre Stauffer parcel would likely be a general benefit to the area real estate market.

SITE DATA:

The subject site is a fairly large rectangle for the southern 651.76' with the northern triangular section that borders a former railroad line along the northeast boundary. Total street frontage along L & R Industrial Boulevard is 1276.81'. The total land area per the Property Appraiser is 14.28 acres MOL which is noted as previously including 3.07 acres of wetland. **Per the ownership, there is no wetland area on the property and the Property Appraiser now confirms that no wetlands exist onsite.** The adjacent former railroad corridor is owned by Duke Energy and the adjacent east mobile home park.

5/21/24, 3:03 PM

AIRS Aerial Image Retrieval System



AIRS Aerial Image Retrieval System

Pinellas County Map Web Page



0 150 300ft

28°10'19"N 82°44'54"W

<https://pinellas-egis.maps.arcgis.com/apps/webappviewer/index.html?id=f3fcd32961ce446a8547ca8e8a8f1411>

1/1

The site is basically level, even with adjacent lands, and does not appear to have any extraordinary storm drainage problems beyond what is typical for this locale. Per the Swiftmud Aerial Map with contours, the natural elevation of the parcel ranges from 11-13' with the highest points on the north and eastern boundaries. The roadway has a 10' elevation with portions of the site graded for retention/fill removal. This aerial for Section 01-27-15 was dated 2020. The land to the west and south basically slopes gradually to the Anclote River. The types of soil include Astutular Fine Sands with a 0-5% site slope with this soil type being suitable for typical low-rise (1-2 story) buildings as found in this district. Further, the soil report notes no wetland characteristics.

The public infrastructure here includes a modern 2-lane roadway extending north from Anclote Road to Anclote Boulevard (Pinellas-Pasco County line) to the north. The road has water, sanitary sewer, and curbs/sidewalks with no traffic signals. The area includes a city fire station and the adjacent south reverse osmosis plant both fronting L & R Industrial Boulevard.

Surrounding improvements include the water plant and fire station to the south with modern light industrial space beyond, a recycling center to the east located west of the former railroad corridor and then a modern massive-sized mobile home park to the east that extends north to Anclote Boulevard. The lands across L & R Industrial Boulevard include a modern subdivision at Anclote Boulevard, a developing business park south of Brady Road known as River Bend Village. After a July 2020 filed plat, the 54-lot single-family subdivision has sold out while 9 of the 24 industrial lots have been sold and/or are under development by the ownership.

Overall, in spite of the proximity of the minimum-security facility on Brady Road and the Stauffer Chemical site on Anclote Boulevard, there are no major detrimental influences in the subject locale. The recycling center to the east is not viewed as a negative nor are the similar facilities located at the west end of Brady Road on Anclote Boulevard. The basic scarcity of open development land in this district north of the Anclote River coupled with the extensive marine industry/residential housing is viewed as offsetting potential negative impacts from these land uses.

ASSESSMENT AND TAX DATA:

<u>Pinellas County Parcel #</u>	<u>2023 Assessment</u>	<u>2023 Gross Tax</u>
01-27-15-00000-230-0100	\$1,395,870	\$26,188.20
If Paid Early	\$25,141	

Note: The assessment reflects the value of \$115,000 PA/\$1.95 PSF for 14.28 acres of usable land with no wetlands.

ZONING AND LAND USE DATA:

The site is zoned Industrial Restricted (IR) with an Industrial Limited land use plan with both regulations in conformance. The zoning has 16 permitted uses including among others, construction services, industrial workshops, painting, light manufacturing, mini-storage, freight terminal, research and development, vehicle repair, warehouse, and wholesale trade. Conditional uses include offices, hotels (40/Acre) salvage yards, vehicle repair, veterinarian boarding, and others. There is a 5,000 SF minimum site size with a 50' width 80' depth and 40' height maximum. Setbacks include 10' front and side plus 25' rear, a .5 FAR (Floor Area Ratio) and .75 ISR (Impervious Surface Ratio) plus buffers against residential uses.

Current land use rules include greater FAR to .6 and .85 ISR. Retail commercial and personal service shall not exceed three acres and commercial/business service cannot exceed five acres. Otherwise, the land use rules are generally consistent with the zoning regulations.

HIGHEST AND BEST USE: (Defined in Addenda)

After a thorough site and area inspection, is my conclusion that the permitted Limited Industrial uses represent this concept. The surrounding trend includes multiple business parks that are filled with these concepts dating back prior to 1980 with the most recent being located directly across L & R Industrial Boulevard in the River Bend development that included mixed residential/industrial concepts. The corner residential land there was located at the highest elevation and directly across from another modern subdivision that touched the Anclote River and had been a former travel trailer park. That site required extensive fill, unlike the River Bend residences. While the subject partially abuts the major mobile home park, it also borders a recycling center and construction services entity plus municipal infrastructure. As such, residential concepts here do not appear to blend into the area trend.

The development FAR for the River Bend Development includes 200,000 SF of building space on 21.417 acres or at a .2 FAR (200,000/1,020,045) that includes 114,000 SF/2.62 Acres of retention while most industrial FAR are in the .33 to .39 range. As such, the subject 14.28 acres would yield roughly 205,000 SF (622,037 SF @ .2 FAR = 205,272 SF) that would be restricted by the irregular site shape and adjacent residential to an estimated 180,000 SF of space. The larger Land Sales in Oldsmar and mid-County allowed 122,800 SF or \$15.47 Per Buildable SF (PBSF), 130,000 SF or \$21.15 PBSF, 210,000 SF or \$18.10 PBSF, and 172,620 SF or \$18.54 PBSF. Given Tarpon Springs's more moderate retail price levels then a realistic PBSF here would fall in the \$19.00-\$21.00 range or say \$20.00 which for 180,000 SF would indicate the current value of \$3,600,000 or \$5.06 PSF (180,000 SF @ \$19.00 PBSF = \$3,428,000/622,037 = \$5.50 PSF). Therefore, the more moderate price level in Tarpon Springs plus the shape and residential buffer would result in somewhat lower land price metrics than mid-Pinellas for raw acreage and Oldsmar for business park and raw acreage.

In reality, the Gateway is the activity/value leader in Pinellas with Oldsmar being somewhat more moderate but having a smaller supply similar to the more remote Tarpon Springs market. Interestingly enough, the current Tampa Bay Industrial Market Survey compiled by Cushman and Wakefield reported an average vacancy of 4.6% with 3.8% in Pinellas. Average rental asking rates were \$11.80 PSF for the Gateway versus \$11.44 PSF for north Pinellas. Other stats were also presented below.

<u>Type</u>	<u>Average Asking Rents</u>
Warehouse/distribution	
Gateway	\$11.20 PSF
N. Pinellas	\$12.75 PSF
Office/Services/Flex	
Gateway	\$13.09 PSF
N. Pinellas	\$12.25 PSF
Manufacturing	
Gateway	\$12.00 PSF
N. Pinellas	\$10.74 PSF

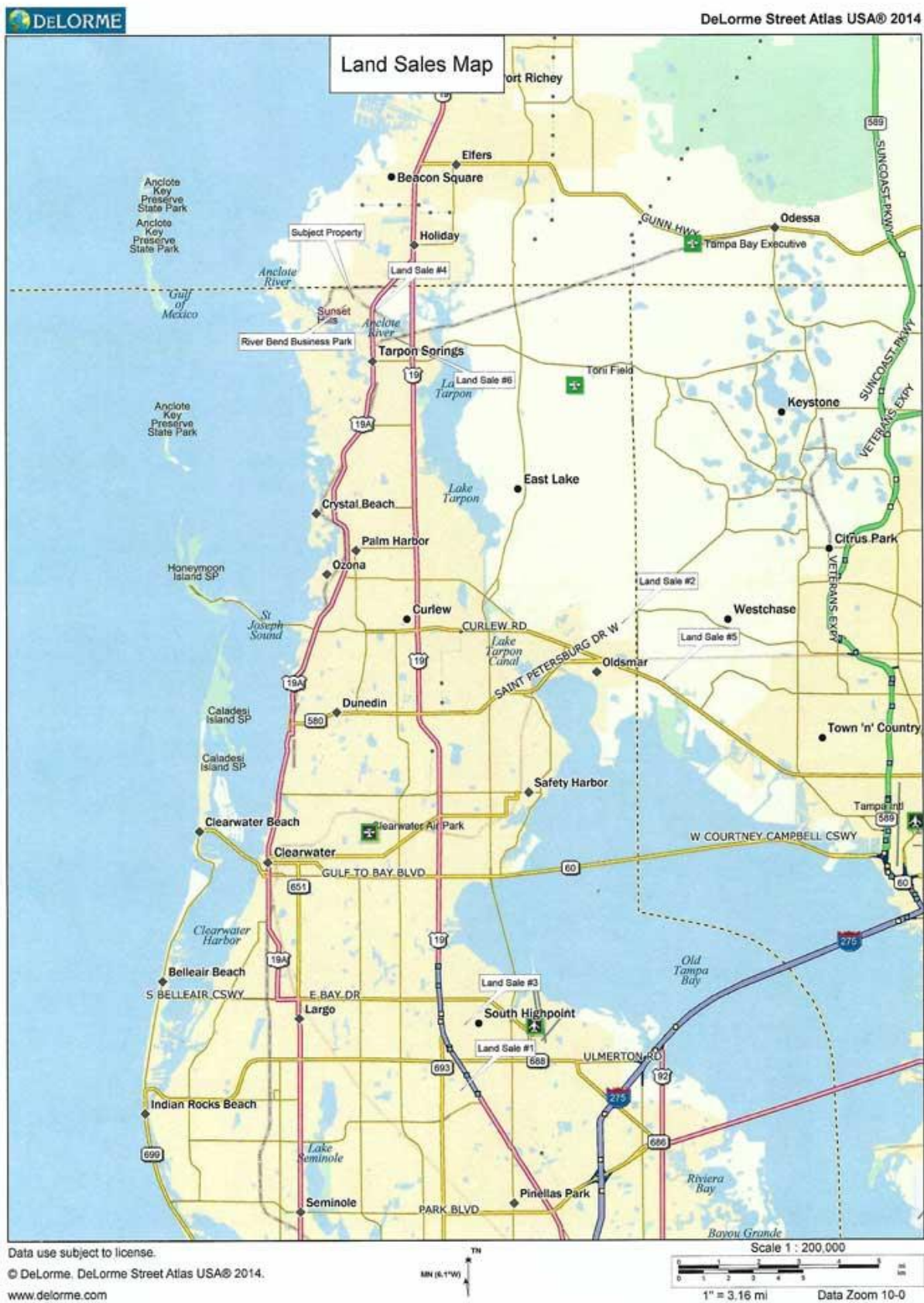
The variation between the noted Pinellas areas is minor with N. Pinellas reporting the highest for warehouse/distribution likely related to the dominance of the category in Hillsborough that also serves Pinellas. Overall then, it appears that the N. Pinellas district operates slightly below the Gateway.

LAND VALUE ESTIMATE:

This approach values the site by direct comparison to similar land sales located in Pinellas County. I have also reviewed several similar-sized acreage sales in Pasco County where there are vast supplies of zoned or unzoned acreage suitable for light industrial uses. They include a 2.48 Acres business park site on Welbilt Boulevard, Trinity, south of SR 54 that sold for potential office/warehouse use in April 2021 for \$503,500/\$4.65 PSF. This included offsite storm retention and business park infrastructure and a “less than successful” development (recorded O. R. Book 10336, Page 0602). It was listed for resale in 2022 and subsequently sold in December 2023 at \$750,000/\$6.94 PSF to a non-governmental organization (recorded O. R. Book 1893, Page 1585).

There was also a two-parcel raw acreage sale at Bellamy Brothers Boulevard at SR 52 just west of I-75 that sold in May 2021 at \$1,075,000 for 15.48 acres not adjacent. The sale was at \$69,444 PA/\$1.59 PSF for 15.48 Acres (9.94 + 5.54) for future development (recorded O. R. Book 10351, Page 1307). The 9.94 Acre section sold again in March 2024 at \$1,450,000/\$3.35 PSF (recorded O. R. Book 10997, Page 2267).

These Pasco County examples are not good comparisons for the subject but primarily reflect the large supply of alternate sites that sold well below the Tarpon Springs market in the subject locale where scarcity is a factor. The proximity to I-75 is driving this district due to its better access to the populace and the major distribution facilities in Tampa.



LAND SALE #1

Location: West side of 62nd Street N. approximately 600' South of 126th Avenue,
Largo

Legal Description: South 661' of Lot 2 plus Lot 16, Pinellas Groves Subdivision, SW/4 of
Section 8, Township 30 South, Range 16 East.

Date of Sale: July 2019

Sale Price: \$3,200,000

Size: 14.48 Acres MOL (661' x 954' MOL)

Price PSF: \$5.07

Grantor/Grantee: L. Axley, et al./Cypress Business Park, LLC.

Recording Data: O.R. Book 20600, Page 1897

Data Confirmed With: J. Dunphy, Broker

Land Use: E-1, Employment, Light Industrial Land Use, Pinellas County

Comments: This site was marginally improved with a local sawmill facility that processed Cypress timbers into various building products. It was acquired by a speculative developer who proposed 210,000 SF of space in two buildings. The property was under contract at \$3,800,000 but required \$600,000 for remediation of buried debris. The \$3,800,000 price then would have indicated \$6.02 PSF. The site was subsequently annexed to Pinellas Park where the new zoning is M-1 with Light Industrial land use with a .33 FAR.

LAND SALE #2

Location: 500 Brooker Creek Boulevard, Oldsmar south of Forrest Lakes Boulevard

Legal Description: Metes and Bounds Parcel #31/03 located in the NE/4 of the SW/4 of Section 13, Township 28 South, Range 16 East

Date of Sale: February, 2021

Sale Price: \$2,750,000

Size: 11.27 Acres Gross, 7.72 Acres Usable

Price PSF: \$8.18 Usable

Price PA: \$356,210

Grantor/Grantee: Nielsen Company USA, LLC./Brooker Creek V., LLC.

Recording Data: O.R. Book 21387, Page 0459

Data Confirmed With: J. Dunphy, Broker

Land Use: M-1, Industrial, Oldsmar

Comments: This site had been master-planned as part of the Nielsen Complex and was acquired for the development of a Class A industrial building after several years of marketing. It has offsite retention and access to all required utilities with plans for a 130,000 SF structure for three tenants with a .39 FAR. That facility was built and leased up during 2022-23 and sold to investors in July 2023 at \$22,300,000 (recorded O. R. Book 22521, Page 2500).

LAND SALE #3

Location: 14775 62nd Street N., SE quadrant of 62nd Street and 150th Avenue,
Clearwater

Legal Description: Part of Lots 6-7, Pinellas Groves, located in the NE/4 of Section 5,
Township 30 South, Range 16 East

Date of Sale: October, 2021

Sale Price: \$1,900,000 + \$500,000

Size: 8.27 Acres MOL

Price PSF: \$6.66

Price PA: \$290,206

Grantor/Grantee: Carroll Investment Properties, Inc./For Carroll Owner, LLC.

Recording Data: O.R. Book 21784, Page 2664

Data Confirmed With: J. Skicewiz, Broker

Land Use: Industrial Land Use, Largo

Comments: This marginally improved acreage (former plant nursery) was purchased for the development of a 122,800 SF **speculative** light industrial complex with a .34 FAR. The site had minor environmental contamination estimated to cost \$500,000 to remediate with this cost and other negotiation points reducing the original listing price of \$2,100,000. The main access is via easements below a powerline corridor along 62nd Street plus a 125' frontage on 150th Avenue amongst mixed residential and light industrial buildings. The site is slightly irregular but presented no major development challenges. The sale was pending from early Summer 2020 and after being built in 2022-23, is now on the market in late Spring 2024 with no confirmed tenants.

LAND SALE #4

Location: Southeast corner of north Pinellas Avenue and Old Dixie Highway,
Tarpon Springs

Legal Description: Part of Lot 45, Tampa and Tarpon Springs Land Company Subdivision,
located in the SE/4 of Section 1, Township 27 South, Range 15 East, Plat
Book H1, Page 116

Date of Sale: June 2022

Sale Price: \$400,000

Size: 275' x 294' MOL; 63,754 SF upland plus 0.57 acres wetland

Price PSF: \$6.27 Usable

Grantor/Grantee: Red Bank Investments, LLC/ Mu-Grow Storage, LLC.

Recording Data: O.R. Book 22804, Page 0414

Data Confirmed With: T. Tarapani, Broker

Land Use: H-B, Highway Business, Tarpon Springs

Comments: This parcel is located just north of Anclote River that includes boat ramps for public/private use. The side road extends to US Highway 19 amongst modern housing. The site had received site plan approval for a 12,750 SF special retail building plus supportive parking and access to both roadways. Sewer service will require a lift station/force main on Old Dixie Highway and site preparation costs were extensive due to the site elevation.

LAND SALE #5

Location: 13209 Memorial Highway, Tampa at SR #580 (located on the Eastern boundary of Oldsmar)

Legal Description: Part of Lot 8, Reolds Farm Plat No 1, Plat Book 1, Page 145, located in Section 19, Township 28 South, Range 17 East, Hillsborough County

Date of Sale: September, 2022

Sale Price: \$3,200,000

Size: 13.77 acres gross rectangular (479' x 1,270) with usable uplands at 9.68 Acres

Price PSF: \$7.59 Usable

Grantor/Grantee: J. S. Davis/Memorial Highway Industrial Properties, LLC.

Recording Data: Instrument #2022440842

Data Confirmed With: D. Thomas, Broker

Zoning: PD - RO – RD – Planned Development, Industrial Land Use

Comments: This partially developed parcel (storm pond) at the north end, was purchased for the development of a 172,620 SF distribution center for fulfillment uses by a sub-regional developer on a **speculative** basis. The site had proximate utilities but no business park infrastructure and fronted a substandard road that allowed access to SR #580 and was in an AE flood zone with an 11' minimum finished floor elevation requirement. As such, the site required extraordinary site development costs which are common to the greater Oldsmar area.

LAND SALE #6

Location: 617 Live Oak Street, Tarpon Springs

Legal Description: Part of Block 3, Lot 1, Tarpon Springs Official Map plus part of former railroad R/W.

Date of Sale: March 2023

Sales Price: \$725,000 Adjusted to \$485,000 for the land value

Size: 310' x 202' Average: 64,221 SF

Price PSF: \$7.55

Grantor/Grantee: K. Walters/N.C. Sabourn Living Trust

Recording Data: O.R. Book 22398, Page 1441

Sale Confirmed With: REMAX Alliance Group

Zoning: IR, Industrial Restrictive

Comments: Marginally improved storage lot located just off US 19 on an alternate route to the Sponge Docks and US 19-A. This location is light industrial in character with it being leased short-term for storage uses. The buyer was to receive a total of \$5,000 monthly net for five years and expects to redevelop the entire parcel at some future point and use only 1/3 currently. The present value of \$5,000 monthly for five years discounted at 8% approximates \$240,000 which adjusts the \$725,000 figure to \$485,000 ($\$725,000 - \$240,000 = \$485,000$) for the land value only.

LAND SALES RECAP CHART

Sale #	Date Of Sale	Sale Price	Site Size In Acres	Overall Price PSF
1	7/19	\$3,800,000	14.48	\$6.02
2	2/21	\$2,750,000	7.72	\$8.18
3	10/21	\$2,400,000	8.27	\$6.66
4	6/22	\$ 400,000	1.46	\$6.27
5	9/22	\$3,200,000	9.68	\$7.59
6	3/23	\$ 485,000	1.47	\$7.55
Subject	--	--	14.28	--

LAND SALES ANALYSIS AND CONCLUSIONS:

These transactions are the best-known to value the subject in the Tarpon Springs market located north of the Anclote River. As noted above I have also considered remote data located west of I-75 in Pasco County. The “hot spots” there are located along the SR #54/56 corridors near I-75 which are considered to have a superior demand/value than the subject locale.

The industrial market in Pinellas is led by the mid-County Gateway District which has the best traffic network and attracts the major distribution/manufacturing businesses. The Oldsmar market is a notch below the Gateway but has a greater shortage of available acreage. The last several years in both the Gateway and Oldsmar markets have witnessed demand for distribution/fulfillment centers used by the big box/Internet sales businesses. At this point in early 2024, it becomes clear that an oversupply of this type of space exists and signals a leveling-off of large acreage parcels for this concept during the short-term foreseeable future (0-2 years).

Land Sale #1-#3 and #5 were included in this build-up and reflected a price range from roughly \$6.00-\$8.00 PSF with no examples beyond 2022. These levels are not considered appropriate for the subject tract due to the smaller size and local-based nature of the demand in Tarpon Springs. It appears reasonable that a 10%-20% discount for the subject market is realistic with the recent River Bend Park offering the best metric for the subject. The earliest Oldsmar Sale #2 was similar in size but was in a business park with offset retention and was adjacent to the Nielsen complex from which it had been developed. As such, the \$8.18 PSF was

not a good direct comparison. Sale #5 in Oldsmar was somewhat smaller, and included excessive site work but was closer to the Tampa Airport. The average of these best examples (Sale #1, #2, #3, and #5) is at \$7.11 PSF which requires a downward location adjustment in the 10%-20% range or say 15% level to \$6.04 PSF. Essentially, this buying demand for large distribution would not be nor has been attracted to Tarpon Springs which primarily attracts local service firms seeking smaller 1,000-3,000 SF units.

The other smaller transactions #4 and #6 sold in the \$6.27-\$7.55 PSF range for acreage parcels having more active locations than the subject but requiring downward adjustment due to the size differential.

After reviewing this best available data, I would estimate the subject value to fall in the \$5.50-\$6.00 PSF range.

622,037 SF @ \$5.50 PSF = \$3,421,204

622,037 SF @ \$6.00 PSF = \$3,732,222

ROUNDED TO \$3,600,000

ADDENDA

QUALIFICATIONS OF THE APPRAISER
JAMES M. MILLSPAUGH, MAI

APPRAISAL EXPERIENCE:

Appraisal experience in Pinellas County, Florida since 1968 when associated with Ross A. Alexander, MAI of Clearwater. Formed James Millspaugh & Associates, June 1980, in Clearwater. The firm concentrates the majority of its appraisal activities in Pinellas County with experience throughout the Tampa/St. Petersburg/ Clearwater MSA.

APPRAISAL PLANT DATA:

In addition to maintaining its location near the main Pinellas County Courthouse complex for easy access to governmental offices and the official public records maintained in the Clerk's office for in-depth background research, the firm maintains historical data from Real Estate Data Services for Pinellas County, monthly CD data from First American Real Estate Solutions (FARES), online service from Tampabayrealtor.com, the weekly Business Journal (Tampa Bay), the monthly Maddux Report, the University of Florida Bureau of Economic and Business Research, the St. Petersburg Times, the Marshall Valuation Service Cost Data, and national surveys on lodging, food service, office, industrial parks, mini-storage and shopping center markets.

COMMERCIAL APPRAISAL ASSIGNMENTS performed include golf courses, postal facilities, commercial buildings, shopping centers, warehouse/manufacturing buildings, mobile home and R.V. parks, financial institutions, nursing homes, motels, timeshares, restaurants, houses of worship, office buildings, apartment buildings, commercial and residential condominium projects (both proposed and conversions), marinas, theaters, fraternal buildings, school facilities, seaport facilities, railroad corridors, easements, leasehold and leased fee estates, life estates, vacant sites, including environmentally sensitive lands, and condemnation cases involving partial and total takings. Feasibility/market studies have been performed for industrial, office, retail, residential and timeshare markets.

APPRAISAL EDUCATION:

American Institute of Real Estate Appraisers (AIREA) courses successfully completed:

I-A: Basic Principles, Methods and Techniques - 1973

VIII: Single Family Residential Appraisal - 1973

I-B: Capitalization Theory and Techniques - 1974

II: Urban Properties - 1975

IV: Condemnation - 1978

: Standards of Professional Practice - 1992, Parts A & B

Society of Real Estate Appraisers (SREA) courses successfully completed:

301: Special Applications of Appraisal Analysis – 1980

JAMES M. MILLSPAUGH, MAI
(Qualifications Continued)

RECENT SEMINARS ATTENDED: Sponsored by The Appraisal Institute

Valuation of Wetlands, 2004.

Commercial Highest and Best Use – Case Studies, 2005.

Uniform Standards (Yellow Book) for Federal Land Acquisitions, 2007.

Condominiums, Co-Ops and PUDS, 2007.

Analyzing Distressed Real Estate, 2007.

Appraisal Curriculum Overview, Two-Day General, 2009.

Cool Tools: New Technologies for Real Estate Appraisers, 2010.

Valuation of Detrimental Conditions, 2010.

Analyzing Tenant Credit Risk/Commercial Lease Analysis, 2011.

Fundamentals of Separating Real and Personal Property and Intangible Business Assets, 2012.

Marketability Studies: Advanced Considerations and Applications, 2013.

Lessons From the Old Economy: Working in the New, 2013.

Critical Thinking in Appraisals, 2014.

Litigation Appraising, 2015.

Webinars on the FEMA 50% Rule, Wind Turbine Effects on Value and Contamination and The Valuation Process, 2015.

Business Practice and Ethics, 2017.

Parking and its Impact on Florida Properties, 2018.

Solving Land Valuation Puzzles, 2018.

Insurance Appraisals, 2018.

Evaluating Commercial Leases, 2019.

Artificial Intelligence, AVMs and Blockchain, 2019.

Appraising Donated Real Estate Conservation Easements, IRS, 2020.

Florida State Law Update, 2024.

National USPAP Update, 2024.

EDUCATION:

Bachelor of Science in Business Administration, University of Florida
Associates of Arts, St. Petersburg Junior College

PROFESSIONAL AFFILIATIONS AND CERTIFICATION

Member: Appraisal Institute with the MAI designation, Certificate #6087, awarded April, 1980. Mr. Millspaugh is a past President of The Gulf Atlantic Florida Chapter of the AI (formerly Florida Chapter No. 2), served as an admissions team leader for the West Coast Florida Chapter, is the past Chairman for the National Ethics Administration Division of the Appraisal Institute and served as the Region X Member of the Appellate Division of the Appraisal Institute. Mr. Millspaugh is a State-Certified General Real Estate Appraiser (RZ58) and has served as a pro-bono expert witness for the Florida Real Estate Appraisal Board.

Member: Pinellas Realtors Organization, National Association of Realtors

Note: The AIREA and SREA merged into one organization on January 1, 1991, that is now known as the AI - Appraisal Institute.

STANDARD DEFINITIONS

STANDARD DEFINITIONS

HIGHEST AND BEST USE:

1. **The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.**
2. The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an assets existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (IVS)
3. [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions)
4. [For fair value determination] The use of a nonfinancial asset by market participants that would maximize the value of the asset or the group of assets and liabilities (for example, a business) within which the asset would be used. (FASB Glossary) The highest and best use of a nonfinancial asset takes into account the use that is physically possible, legally permissible, and financially feasible. (FASB 820-10-35-10B). The highest and best use of a nonfinancial asset establishes the valuation premise used to measure the fair value of the asset, as follows: (a) The highest and best use of a nonfinancial asset might provide maximum value to market participants through its use in combination with other assets as a group (as installed or otherwise configured for use) or in a combination with other assets and liabilities (for example, a business). (b) The highest and best use of the asset might provide maximum value to market participants on a standalone basis. (FASB 820-10-35-10E)

FEE SIMPLE ESTATE: Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

LEASEHOLD ESTATE: The right held by the lessee to use and occupy real estate for a stated term and under conditions specified in the lease.

LEASED FEE INTEREST: The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires.

REPLACEMENT COST: The estimated cost to construct, at current prices as of a specific date, a substitute for a building or other improvements, using modern materials and current standards, design and layout.

REPRODUCTION COST: The estimated cost to construct, at current prices as of the effective date of the appraisal, a duplicate or replica of the building being appraised, using the same or similar materials, construction standards, design, layout and quality of workmanship and embodying all the deficiencies, super-adequacies, and obsolescence of the subject building.

2. Appraisal Institute, The Dictionary of Real Estate Appraisal - Seventh Edition, 2022. pages 83, 88, 105 and 163.

National Flood Hazard Layer FIRMette



Legend

SEE FIRM REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/24/2023 at 3:23 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmolested areas cannot be used for regulatory purposes.



spoil site appraisal

Patricia McNeese <pmcneese@ctsfl.us>

Mon 5/13/2024 12:21 PM

To: jim.millsaugh-appraisals.com <jim@millsaugh-appraisals.com>

Cc: Bob Robertson <rrobertson@ctsfl.us>; Renea Vincent <rvincent@ctsfl.us>

 1 attachments (5 MB)

FLU Categories and Rules - proposed.pdf;

Jim,

Here's the current Industrial Limited standards from the Comprehensive Plan:

Policy 2.5.1 Industrial Limited (IL)

(a) Those uses appropriate to and consistent with this category, as further defined by the Countywide Plan Rules, include:

- Primary Uses – Office; Research/Development-Light; Research/Development-Heavy; Manufacturing-Medium; Manufacturing-Light; Wholesale/Distribution; Storage/Warehouse-Light;
- Secondary Uses – Retail Commercial; Personal Service/Office Support; Commercial/Business Service; Food Crop Production; Transient Accommodations; Transportation/Utility

(b) Use of the Planned Development process shall be preferred;

(c) The maximum floor area ratio shall be .60; the maximum impervious surface ratio shall be .85

(d) Transient Accommodation Use shall not exceed 40 units per acre unless the alternate temporary lodging facilities densities and intensities standards are elected as outlined in Goal 7 and the subsequent objectives and policies.

(e) Retail Commercial and Personal Service/Office Support use shall not exceed a maximum of three (3) acres; and, Commercial/Business Service, Food Crop Production, and Transient Accommodation Uses shall not exceed a maximum area of five (5) acres. Any such use, alone or when added to existing contiguous like uses, which exceeds this threshold shall require a plan amendment which shall include such uses and all contiguous like uses.

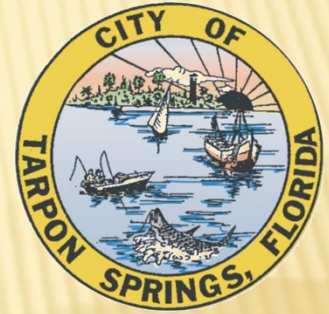
(f) Buffering shall be required between industrial development and non-industrial development as per standards set out in the City of Tarpon Springs Comprehensive Land Development Code.

If the updated comprehensive plan is adopted (probably would happen around September-October timeframe), the property would be in the newly named "Employment" category (see page 5 of attached), but the uses are essentially the same.

Thanks! -Pat

Patricia L. McNeese, AICP
Planning Supervisor
City of Tarpon Springs
324 East Pine Street
P.O. Box 5004
Tarpon Springs, FL 34688-5004
727-938-3711, ext. 2255

<https://outlook.office.com/mail/inbox/id/AAMkAGY3YTExZjgxLTikNTUtNDNmY1hN2i0LTk2ZDE3MjMzZGQzZABGAAAAAB1BUbQuzQuTYM2FnTk...> 1/2



CITY OF TARPON SPRINGS, FLORIDA

FINANCING LAND PURCHASE

6/18/24

CURRENT FINANCING BY CITY

							Principal
						Original	Outstanding
						Amount	5/31/2024
Utility System Revenue Bonds							
	Series 2013 A-1 Bonds - Matures 10/ 1/ 2036				\$	7,425,000	\$ 4,960,000
	Series 2013 A-2 Bonds - Matures 10/ 1/ 2042				\$	28,370,000	\$ 22,645,000
Total Utility System Revenue Bonds					\$	35,795,000	\$ 27,605,000
	Principal & Interest annual payments \$2.041 to 2.045 million						
	Interest Rate 3.59%						
	Funded by Water-Sewer Fund						
This bond was a Public Offering							
Callable beginning 2023, but currently not a good time due to							
	higher interest rates						
City Financial Advisor is monitoring interest rates and if they go down							
	we willlook at the opportunity to refinance the bonds						

CURRENT FINANCING BY CITY

						Principal
					Original	Outstanding
					Amount	5/31/2024
Fire Truck Capital Leases						
	Fire Truck Lease 2021 - Matures 5/ 14/ 26				\$ 846,880	\$ 348,103
	Principal & Interest annual payments \$178,634					
	Interest Rate 1.75%					
	Funded by Penny Fund					
	Fire Truck Lease 2022 - Matures 4/ 28/ 28				\$ 899,894	\$ 899,894
	Principal & Interest annual payments \$196,889					
	Interest Rate 3.07%					
	Funded by Penny Fund					
	Lease scheduled being revised due to non delivery of truck as scheduled					
Total Fire Truck Leases					\$ 1,746,774	\$ 1,247,997

FINANCING/DEBT INFORMATION

- City has kept debt financing at a minimum
- Credit rating AA- by Standard & Poors (S&P) on Utility System Revenue Bond Issued 2013 and S&P reaffirmed rating November 2022.
- Financing over 10 years has to go out for referendum per City Charter Article 1 Section 3.
- This financing will not affect City's credit rating.

FINANCING FOR LAND PURCHASE

Local government financing instrument options are Private Offering (Bank Loan) or Public Offering (Bond Issue):

- Bank Loan – Loan is bid out to banks, bank with lowest interest rate offer gets the loan.
 - Shorter timeline to receive loan
 - Lower issuance costs
 - Smaller Projects

FINANCING FOR LAND PURCHASE

Financing Amount	Term Years	Interest Rate	Annual Debt Service P&I	Total Interest	Total Debt Service	Annual P&I to Annual Penny Fund Revenues
\$5,250,000	5	4.25%	\$ 1,167,362	\$ 586,810	\$ 5,836,810	32%
Lower total interest cost						
Current Penny expires 12/31/2029						
Penny will be up for renewal for another 10 year period thru 12/31/2039						
Current Penny annual revenues \$3.7 million, increases approx. \$100,000 per year						
Issuance Costs average \$50,000 for bank loans						

FINANCING FOR LAND PURCHASE

Penny Fund - \$5.250 million of financing for 5 years at 4.25%

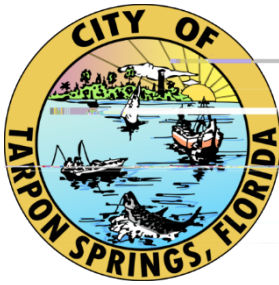
Expenditures:		FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
General Government							
Debt Payment-5 Year 4.25%		-	1,167,362	1,167,362	1,167,362	1,167,362	1,167,362
Land Purchase		5,250,000	-	-	-	-	-
		5,250,000	1,167,362	1,167,362	1,167,362	1,167,362	1,167,362
Public Safety:							
Police Vehicles		500,000	525,000	550,000	575,000	600,000	625,000
Police Radio System		480,000	-	-	-	-	-
Fire- Replacement Staff Vehicles		60,000	60,000	60,000	60,000	60,000	60,000
Fire Station 70 Reserve for Construction		2,200,000	-	-	-	-	-
Fire Bunker Gear		170,000	-	-	-	-	-
Fire Truck Lease 2022		196,889	196,889	196,889	196,889	-	-
Fire Truck Lease 2021		178,633	178,633	-	-	-	-
Fire Truck Reserve		-	250,000	250,000	250,000	250,000	250,000
Public Safety Total		3,785,522	1,210,522	1,056,889	1,081,889	910,000	935,000
Transportation:							
Brick Street & Road Reconstruction		150,000	150,000	150,000	150,000	150,000	150,000
Orange St		-	950,000	-	-	-	-
Sponge Docks Flood Abatement		-	900,000	500,000	-	-	-
River & Bayou Dredging		-	1,000,000	-	-	-	-
Transportation Total		150,000	3,000,000	650,000	150,000	150,000	150,000
Total Expenditures/ Projects		9,185,522	5,377,884	2,874,251	2,399,251	2,227,362	2,252,362
Ending Fund Balance - Projected		\$ 1,656,773	\$ 210,093	\$ 1,364,454	\$ 3,111,256	\$ 5,132,601	\$ 3,277,750

FINANCING TIMELINE

November 5, 2024 Election for voters to decide on Land Purchase

If passes:

- Nov. 6 – Send out Bank Loan RFP
- Nov. 22 – Proposals due back
- Nov. 25-27 – Select Vendor
- Dec. 17 – BOC meeting to approve Lender
- Dec. 18 – Financing available
- Dec. 19-30 – Closing on Land Sale



CITY OF TARPON SPRINGS, FL

CITY MANAGER

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-3590
Fax (727) 937-8199

MEMORANDUM

To: Honorable Mayor and Board of Commissioners

From: Mark LeCouris, City Manager

Date: May 2, 2024

Subject: Direction on Purchase of Stamas Property (Spoil Site)

I am requesting the Board's direction on proceeding with the execution of a property sale agreement for the Stamas property Parcel ID 01-27-15-00000-230-0100. This property has most recently been leased by the City for the dewatering of Anclote River dredge property sediments.

In discussion with the Stamas family, the City has been given one last opportunity to purchase this property for five and a half million dollars contingent that it be put to referendum in the November election. The Stamas family have already begun work to develop the property when the lease is up in September of this year. This would be put on hold if the City wanted to put the property sale on the November referendum.

For background, the property has been used on two separate occasions over the last 25 years to dewater and store dredged sediment for the Anclote River. On both occasions the property was leased by the private property owner to the City. The property is ideal due to its proximity to the Anclote River, favorable elevation for per collation and dewatering, and adequate property size. Prior to the most recent dredge, the City worked with a consultant to prepare a site feasibility study to look at other options with this property being the most favorable.

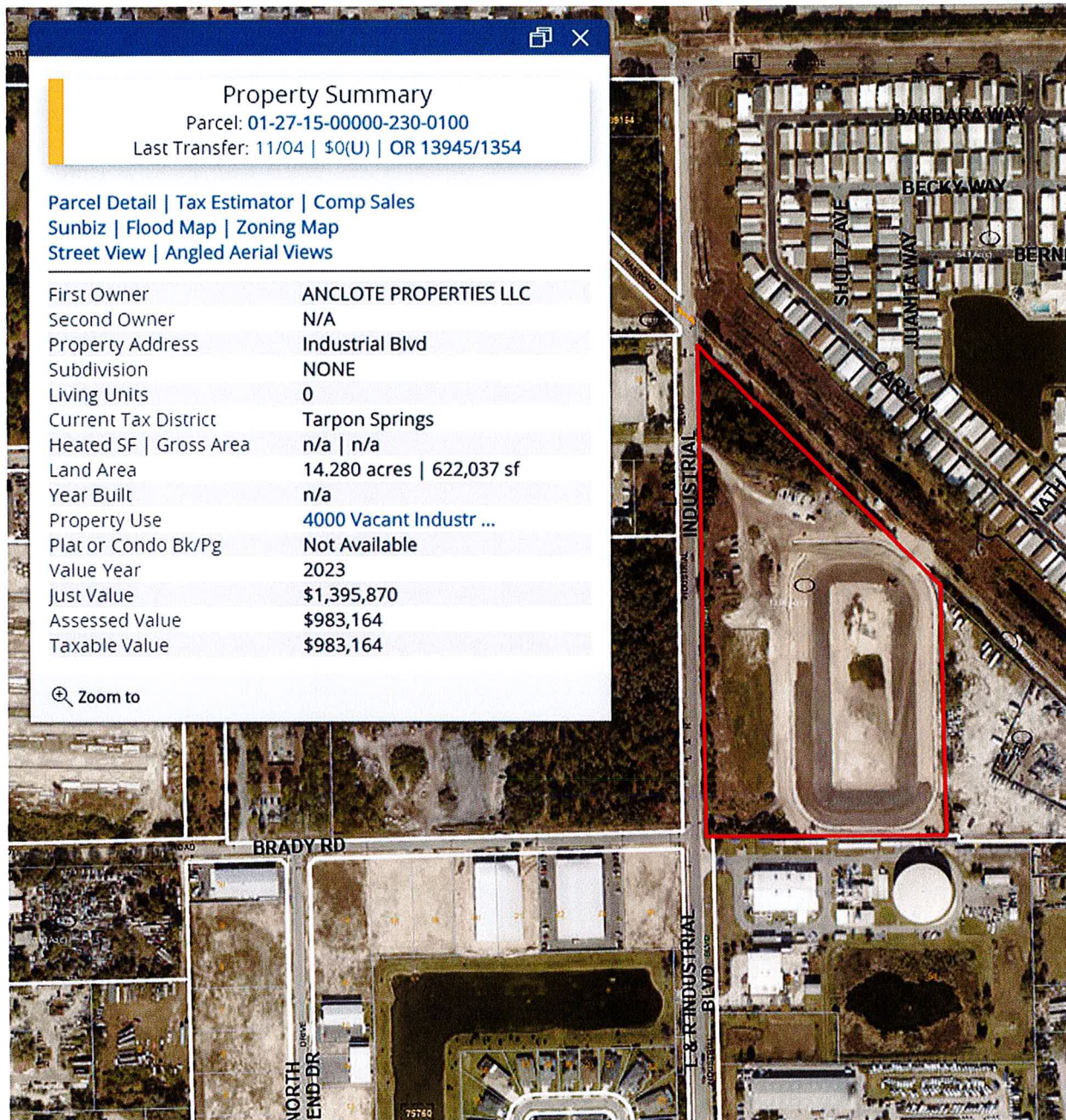
Because the dredge work was primarily focused on the federally maintained Anclote River Navigation Channel, the dredge work was the responsibility of the United States Army Corps of Engineers (USACE). As the local project sponsor (the public entity requesting the dredge work), the City of Tarpon Springs is required to secure an upland site for dewatering of the spoils before the USACE will engage in any preliminary design or engineering work related to dredging. As such, the period during which the City must maintain control (in this case, lease) the property must begin at a very early stage in the project and must continue throughout the life of the project, spanning several years.

For the most recent dredge work, the City leased the subject property for more than seven (7) years at a cost of approximately \$770,000. While over 80% of those funds were reimbursed to the City through a State grant, the cost is still clearly significant, and future grant funding for leasing property is not guaranteed. Dredging of the Anclote River Navigation Channel has been required roughly every 15-20 years. Projecting the lease cost forward over 15-20 years, assuming a 3% inflationary factor equates to potential lease cost of nearly \$1.4M in 2044 dollars.

Aside from the use of this property for a spoil site, the additional acres could be used for future expansion of the Water Plant including a second main water tank which is anticipated around the same time as the next dredge project. Other future uses could be as follows; (1) Public Works Yard Expansion (2) Utility Storage Yard (3) Future Well (4) Other City Usages.

There is another piece of property at 240 Anclote Road owned by Denami Holdings LLC that is a possible future spoil site. The property owners have indicated to me that they would be open to negotiation with the City on purchase of the property. There has only been preliminary analysis of this property which I will have Bob Roberston update you on at the meeting.

In summation, staff needs the Board of Commissioners direction on pursuit of a permanent spoil site.









Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Altencote Property

Parcel Summary
(as of 02-May-2024)

Parcel Number

01-27-15-89136-000-0640

- Owner Name
DENAMI HOLDINGS LLC
- Property Use
4090 Vacant Industrial Land w/XFSB
- Site Address
**240 ANCLOTE RD
TARPON SPRINGS, FL 34689**
- Mailing Address
**556 ANCLOTE RD
TARPON SPRINGS, FL 34689-6701**
- Legal Description
TAMPA & TARPON SPRINGS LAND CO LOT 64
- Current Tax District
TARPON SPRINGS (TS)
- Year Built
n/a

Heated SF	Gross SF	Living Units	Buildings
n/a	n/a	n/a	0

Parcel Map



Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2025	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2024	No	0%		
2023	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
17337/1084		121030273082	A	Current FEMA Maps	Check for EC	Zoning Map	H1/116

2023 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$786,597	\$760,028	\$760,028	\$786,597	\$760,028

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	N	\$707,584	\$690,935	\$690,935	\$707,584	\$690,935

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	N	\$628,123	\$628,123	\$628,123	\$628,123	\$628,123
2020	N	\$589,065	\$589,065	\$589,065	\$589,065	\$589,065
2019	N	\$550,008	\$550,008	\$550,008	\$550,008	\$550,008
2018	N	\$510,950	\$510,950	\$510,950	\$510,950	\$510,950

2023 Tax Information



Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our [Tax Estimator](#) to estimate taxes under new ownership.

Tax Bill	2023 Millage Rate	Tax District
View 2023 Tax Bill	18.7612	(TS)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
22-Aug-2011	\$625,000	Q	I	NICKENS APRIL	DENAMI HOLDINGS LLC	17337/1084
18-Mar-2005	\$100	U	I	DORCH IDA B	DORCH, IDA B	14186/0039

2023 Land Information

Land Area: 9.7943 acres | 426,640 sf Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Vacant Industrial	0x0	\$100,000	9.1900	AC	1.0000	\$919,000
Wasteland/Marsh/Sand Dunes	0x0	\$1,000	0.6000	AC	1.0000	\$600

2023 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
SHED	\$12.00	528.0	\$6,336	\$6,336	1960

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
23-00001613	MISCELLANEOUS	07/20/2023	\$0
17-00001644	MISCELLANEOUS	06/01/2017	\$19,600



Project Administration Department

324 East Pine Street
Tarpon Springs FL 34689
(727) 942-5638

Memorandum

Date: June 18, 2024
To: Mayor, and Board of Commissioners
Through: Mark LeCouris, City Manager
From: Bob Robertson, Project Administration Department Director
Subject: Request Authorization to Proceed with Final Design of Site 1 for the New Cops 'n Kids Youth Center Building

Recommendation

Approval is requested for the City Manager to authorize staff to proceed with final design of Site 1 for the new, proposed Cops 'n Kids Youth Center building.

Summary

At the October 17, 2023 Regular Session meeting of the City Board of Commissioners (BOC), initial site options were presented. At that time, the BOC accepted the Staff's presentation and asked Staff to bring final site selection back to the BOC for approval.

On February 20, 2024 and the BOC Regular Session meeting, the BOC authorized City Staff to proceed with design work which includes additional due diligence (analysis of drainage, zoning, survey, etc.) of the top site location finalists.

After completing this review and analysis, Site 1 remains the recommended option. And as previously reported, this option has received the strongest public/community support.

The attached slides provide additional details comparing the sites.

With the Board's approval, Staff will authorize the architect to begin the final design phase of the project to be located at Site 1.

Project Background

The Tarpon Springs Police Department and the Tarpon Springs Housing Authority joined forces in 1994 to establish the Cops 'n Kids Youth Center. The mission of Cops 'n Kids Youth Center is to instill personal values through programs that empower youths and families to experience healthy, successful lives. The partners share capital building assets dedicated to enriching the lives of youth and teens ages 5-17 years through academic and enrichment services. The Youth Center has a dense programming schedule weekly that empowers positive academic and social emotional development. These assets are learned through evidenced-based

curriculums, overlay enrichments, daily homework help, one on one and small group tutoring, social emotional development and resiliency activities, physical wellness, lessons on life skills, positive critical thinking challenges, leadership activities, career exploration, field trips to special venues such as museums / businesses / colleges, community service projects, and family and community engagement. Cops 'n Kids management and staff collaborate and partner with service agencies to support resource connection and wrap-around services for the whole family. Staff facilitate parent and community engagement events throughout the year to support families that are theme-based, such as sharing cultures, seasonal festivities, career exploration, etc.

The purpose of the project is to construct an additional building to expand the ongoing and highly successful after-school and year-round youth programs. The existing facility (comprising two existing buildings) can provide service for up to 75 school-age children. The proposed facility expansion would double the program's capacity (to 150 children) by building a new building. The new building would function as an addition to the existing buildings (existing buildings would be retained).

Funding

Funding for the design phase was previously established and approved by the BOC on February 20, 2024 through account no. 101-8830-521.6200 (ARPA funds), Project Number ARP008. There is no change to the funding plan.

Site 1

SWEETSPARKMAN
ARCHITECTURE & INTERIORS



Site 2



Site 1

	PRO	CON
Zoning	Zoned A. Allowed use. Proposed footprint fits within setbacks.	
Size	6,000sf Compact Building	
Proximity	100' from existing structures. Direct line of sight. Ability to monitor.	
Pedestrian Flow	Close walking distance between the three buildings. New walkways create pedestrian connection between E Harrison St and S Levis Ave.	
Vehicular Flow & Access	Covered drop off area.	Multiple new curb cuts
Parking	Improved existing parking, 15 parking spaces	Limited parking on-site, 34 off-street spaces, land-use agreement needed with Housing Authority (15) and School Board (106) for shared parking
Utility Access	Close to connect to utilities. No lift station or force main required.	
Geotechnical Conditions	Suitable for new construction	
Tennis Court		Tennis court needs to be relocated.

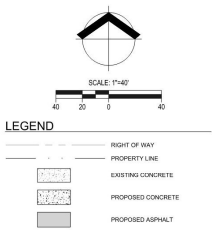
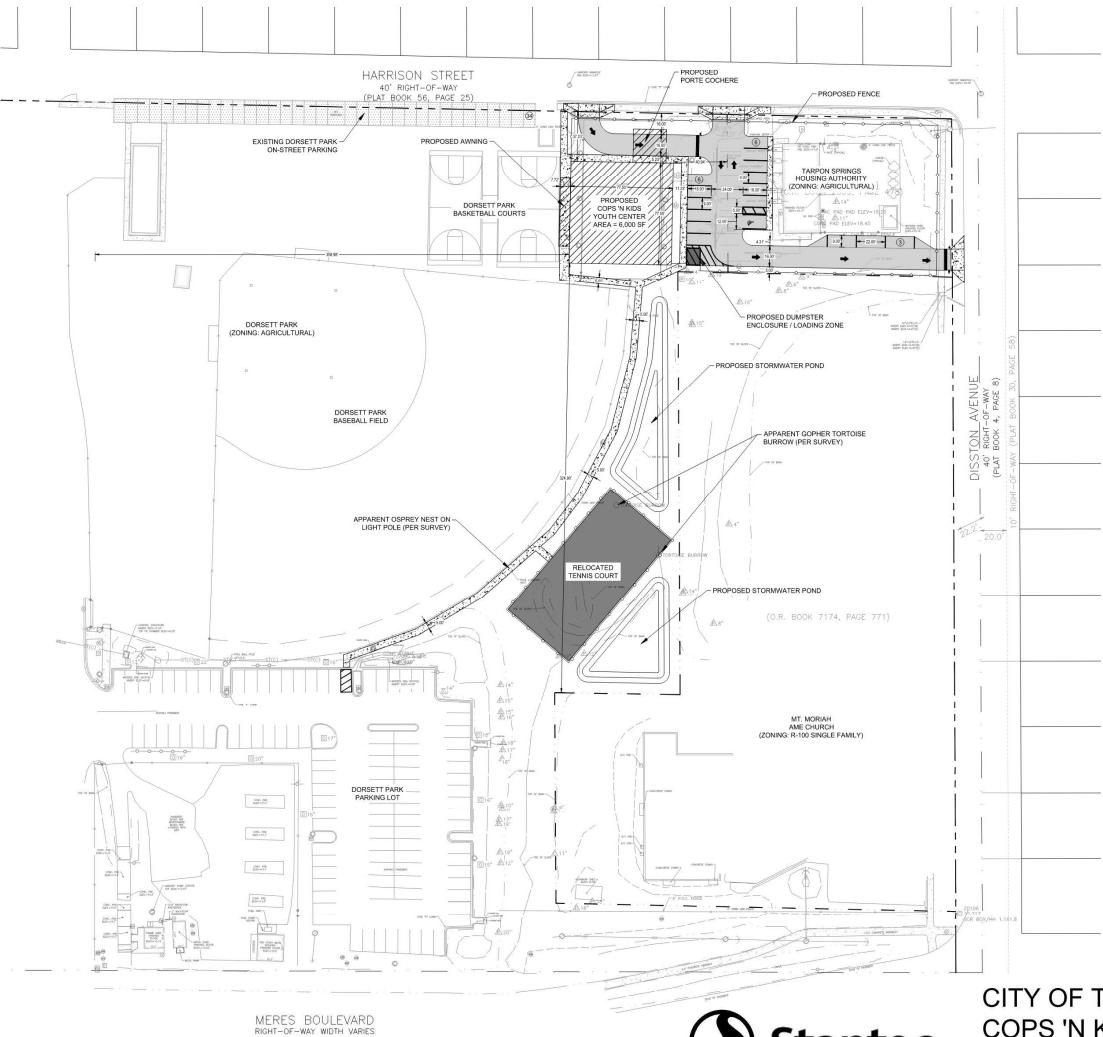


Site 2

	PRO	CON
Zoning		Needs rezoning from A to R-100
Size	6,000sf Compact Building	
Proximity		400' from existing structures.
Pedestrian Flow	New walkways create pedestrian connection between E Harrison St and S Levis Ave.	Longer walk with kids
Vehicular Flow & Access	Covered drop off area.	Two separate parking lots. Harder to monitor who is coming and going
Parking	Retain and reuse of existing parking lots	Limited parking on-site, 34 off-street spaces, land-use agreement needed with Housing Authority (10) and School Board (106) for shared parking
Utility Access		Far to connect to existing utilities. Lift station and force main required.
Geotechnical Conditions	Suitable for new construction	
Tennis Court.	No need to relocate the tennis court.	



Site 1



SITE DATA TABLE:

1. SITE ADDRESS:	E HARRISON STREET, TARPON SPRINGS, FL 34689
2. PARCEL No.:	13-27-15-00000-143-0300
3. PARCEL AREA:	46.81 AC
4. PROJECT AREA:	±1.40 AC
5. EXISTING USE:	DORSETT PARK (PARKING, OPEN SPACE, RECREATION)
6. EXISTING ZONING:	AGRICULTURAL (A)
7. FUTURE LAND USE:	RECREATION/OPEN SPACE (ROS)
8. BUILDING SETBACKS (REQUIRED)	FRONT - 30 FT REAR - 30 FT SIDE - 20 FT
9. PARKING SPACES (REQUIRED)	EXISTING DORSETT PARK 2.6 SPACES PER ACRE 1 SPACE PER 250 GSF PROPOSED COPS 'N KIDS (6,000 SF) 1 SPACE PER 250 GSF TOTAL PARKING SPACES
10. PARKING SPACES (EXISTING)	DORSETT PARK STANDARD (ON-STREET) HANDICAP (PARKING LOT) STANDARD HANDICAP TOTAL PARKING SPACES
11. PARKING SPACES (PROPOSED)	DORSETT PARK STANDARD (ON-STREET) STANDARD (PARKING LOT) HANDICAP (PARKING LOT) STANDARD HANDICAP COPS 'N KIDS STANDARD (ON-STREET) STANDARD (PARKING LOT) TOTAL PARKING SPACES
12. FLOOD ZONE:	ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY PANEL NO. 12193C0038A, EFFECTIVE DATE: AUGUST 24, 2021. SUBJECT PROJECT AREA LIES IN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD, AND IN ZONE X, AN AREA WITH 0.2% ANNUAL CHANCE FLOOD HAZARD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

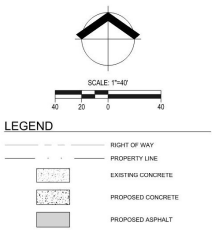
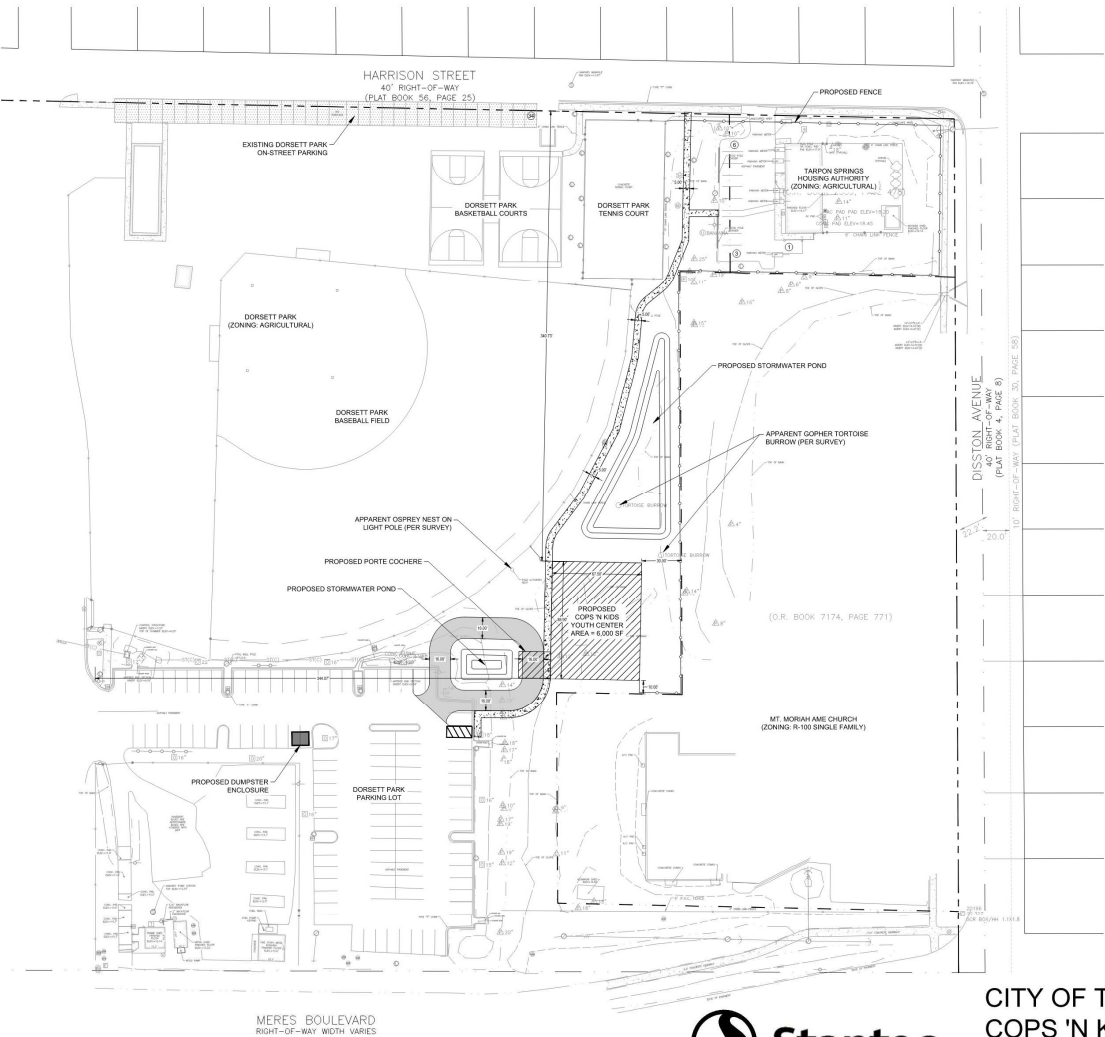


CITY OF TARPON SPRINGS
COPS 'N KIDS YOUTH CENTER
SITE OPTION 1

This plan is conceptual in nature. Site revisions may occur based on grading and jurisdictional requirements.



Site 2



SITE DATA TABLE:

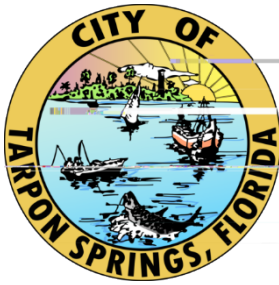
1. SITE ADDRESS:	E HARRISON STREET, TARPON SPRINGS, FL 34689
2. PARCEL No.:	13-27-15-00000-140-0300
3. PARCEL AREA:	±5.81 AC
4. PROJECT AREA:	±1.40 AC
5. EXISTING USE:	DORSETT PARK (PARKING, OPEN SPACE, RECREATION)
6. EXISTING ZONING:	AGRICULTURAL (A)
7. PROPOSED ZONING:	SINGLE FAMILY (R-100)
8. FUTURE LAND USE:	RECREATION/OPEN SPACE (ROS)
9. BUILDING SETBACKS (REZONE TO R-100 ZONING)	
REQUIRED:	PROPOSED
FRONT - 35 FT	34.67 FT
REAR - 30 FT	28.00 FT
SIDE - 10 FT (MIN)	10.00 FT
10. PARKING SPACES (REQUIRED)	
EXISTING DORSETT PARK	18 SPACES
2.5 SPACES PER ACRE	3.5 SPACES
EXISTING HOUSING AUTHORITY (1,000 SF)	8 SPACES
1 SPACE PER 250 GSF	34 SPACES
PROPOSED COPS 'N KIDS (8,000 SF)	32 SPACES
1 SPACE PER 250 GSF	32 SPACES
TOTAL PARKING SPACES	95 SPACES
11. PARKING SPACES (EXISTING)	
DORSETT PARK	34 SPACES
STANDARD (ON-STREET)	103 SPACES
HANDICAP (PARKING LOT)	3 SPACES
HOUSING AUTHORITY	8 SPACES
STANDARD	1 SPACE
HANDICAP	152 SPACES
12. PARKING SPACES (PROPOSED)	
DORSETT PARK	34 SPACES
STANDARD (ON-STREET)	72 SPACES
STANDARD (PARKING LOT)	3 SPACES
HANDICAP (PARKING LOT)	8 SPACES
HOUSING AUTHORITY	1 SPACE
STANDARD	24 SPACES
HANDICAP	145 SPACES
13. FLOOD ZONE:	
ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)	
FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY PANEL NO.	
13100C000B, EFFECTIVE DATE: AUGUST 24, 2021. SUBJECT PROJECT AREA	
LIES IN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD, AND IN ZONE X, AN	
AREA WITH 1% ANNUAL CHANCE FLOOD HAZARD. AREAS OF 1% ANNUAL	
CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH	
DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.	



CITY OF TARPON SPRINGS
COPS 'N KIDS YOUTH CENTER
SITE OPTION 2

This plan is conceptual in nature. Site revisions may occur based on grading and jurisdictional requirements.





CITY OF TARPON SPRINGS, FL

CITY MANAGER

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-3590
Fax (727) 937-8199

MEMORANDUM

To: Honorable Mayor and Board of Commissioners

From: Mark LeCouris, City Manager

Date: June 13, 2024

Subject: Revisit Riverside Tennis Court Playing Surface Striping of One Court for Pickleball

Per request of the City Commission, this item has been placed on the agenda to revisit the decision to stripe one of the four Riverside tennis courts for pickleball. The backup includes pictures of the tennis courts, as approved previously and recommendation of Parks Recreation Committee to keep the one court striped for pickleball.

From: [Mark LeCouris](#)
To: [Trish Hickey](#)
Subject: FW: Park and Rec Board
Date: Tuesday, June 11, 2024 4:51:11 PM

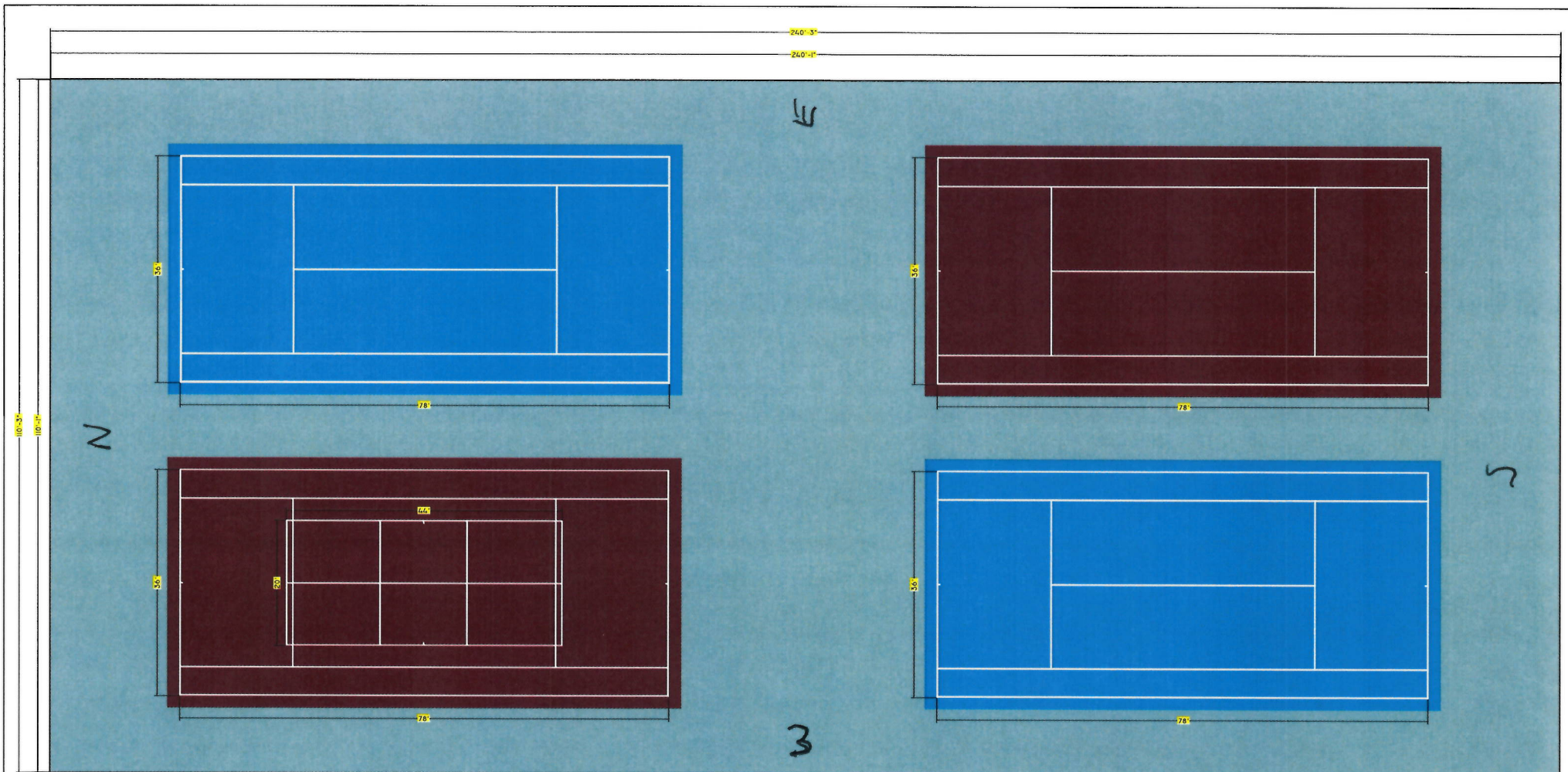
For backup June 18 agenda. Mark

From: Tom Funcheon <tfuncheon@ctsfl.us>
Sent: Tuesday, June 11, 2024 3:27 PM
To: Mark LeCouris <mlecouris@ctsfl.us>
Cc: Amber Thompson <athompson@ctsfl.us>
Subject: Park and Rec Board

The P&R met last night and voted 5-0 to leave the Riverside tennis courts as they recommended with one court striped for Pickleball and tennis .

Tom Funcheon - Public Works Director
324 E Pine St
Tarpon Springs FL, 34689
727-942-5610

Please note: Florida has a very broad public records law. Most written communications to or from local officials regarding city business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.



Approved

OPTION #2

TILE COUNTS:
 OUTER COURT: 18,684
 ROYAL BLUE INNER COURTS: 9,118
 BURGUNDY INNER COURTS: 9,118
 POSTS: 4/4 - RECEIVERS: 4/4 - CORNERS: 4

SIGNATURE: *[Signature]* DATE: 6-3-2024

PLEASE REVIEW THIS DRAWING CAREFULLY. ANY CHANGES MADE AFTER CUSTOMER APPROVAL HAS BEEN SUBMITTED WILL INCUR A CHANGE ORDER FEE.

ZOH0 PROJECT: Z33106	TILE TYPE: GAME OUTDOOR	ACCOUNT NAME: COOL COURTS-TARPON SPRINGS	DRAWING TYPE: CUSTOMER APPROVAL #1	TILE COLOR: BURGUNDY / ROYAL BLUE / TITANIUM	 VERSACOURT.
SALES ORDER: TI-027995	The purpose of this drawing is based on the accuracy of drawings/information provided to VersaCourt. VersaCourt shall not be responsible for inaccuracies between as-built area conditions and information provided by the customer. These drawings are property of VersaCourt, Inc. and shall not be released or distributed without written permission. Conceptual Drawing Only	DRAWN BY: TANNER THOMAS	SALES REP: KRISTEN JOHNSON	DATE: 6/3/2024	

Regulation size

MEMORANDUM

Date: June 18, 2024

From: Costa Vatikiotis

To: City Commission

Subj: Consideration of a Referendum on US Highway 19 Public Safety and Capacity Improvements

The purpose of this agenda item is to discuss a referendum question for the March 2025 election, specifically whether residents support an elevated viaduct type concept for US 19.

A proposed referendum would be worded such that it would be non-binding. It would still provide policy direction to the City Commission, Forward Pinellas, and FDOT concerning our residents' preference.

It is important to recognize that FDOT has a "full plate." A city does FDOT a favor when it off-handedly says "thanks, but no thanks." It was not the intention toward Forward Pinellas's presentation on the 11th. But, that was the signal received.

You may have seen last week's Suncoast News article entitled "A DEAD END: US 19 OVERPASS IN TARPON SPRINGS NOT MOVING." I believe it was a misunderstanding of the discussion. No vote was taken. Also, the Forward Pinellas presentation was supposed to be a teaser to subsequent public workshops, not for decision making.

Early last week, Mr. Whit Blanton, Executive Director of Forward Pinellas, asked to meet with me. The meeting took place last Wednesday, June 11th. City Manager Lecouris, Planning Director Renea Vincent and Principal Planner Allie Keen also attended. Mr. Blanton provided an update from FDOT. Forward Pinellas's staff's impression of the meeting and the article was mixed. In any case, the reaction was not positive. FDOT has chosen to slow the process; part of the reason is a shortfall of consultants' funds. However, in my experience, it's as I alluded to, "we have other matters to deal with where local support is clear." To be certain, these are not Mr. Blanton's words, but mine.

For me, it is a matter of public safety. US Highway 19 through North Pinellas County, including Tarpon Springs, is infamous. It is nationally known as one of the most dangerous stretches of highway in the United States. Members of this Commission took a strong stand on that fact concerning a large residential project at our northern boundary with its

entrances on US 19. Since then, FDOT initiated the “Target Zero” Program with its goal of zero traffic fatalities. The City passed a resolution supporting the Target Zero program.

As a city, we need to be careful instinctively “blowing-off” FDOT’s overtures for improving US 19 based on reactions from past efforts in this regard. We do not know the impacts, good or bad. We also discussed at the meeting with Mr. Blanton that several pre-existing notions concerning elevated highways have changed from those of the past. There is now more experience and information on the impacts of elevated highways in Pinellas County.

Also, keep in mind that any improvements would not begin until the 2035 timeframe at the earliest. By then, much could change concerning the City of Tarpon Springs and traffic management, in general. In any case, that is how much time is needed to study, plan, fund, and design large projects on major highways.

Involving residents in important matters has been this Commission’s hallmark. It was the approach taken for the Strategic Plan, the Comprehensive Plan update, and the Sustainability Plan.

The latest that the ballot question is needed is the August or the early September timeframe. Between then and the election in March, our Planning Department and Forward Pinellas would provide educational information concerning the viaduct concept, show the differences between it and the lower-walled overpass, provide information concerning potential economic impacts and what can be done to eliminate those impacts, and provide pre- and post-improvement crash statistics. All information would be presented and made available publicly to educate the residents, property owners, and businesses.

It is important to keep in mind we are not traffic engineers. We do not own a crystal ball to conjure-up the impacts of a viaduct type highway, good or bad. However, neither is needed to know traffic will continue to worsen on US 19, and people will continue to die at one of the Country’s highest fatality rates unless something changes.

Thank you.

US 19 VIADUCT CORRIDOR STUDY

From North of Tampa Road to Alternate US 19
Pinellas and Pasco Counties, Florida

May 28, 2024

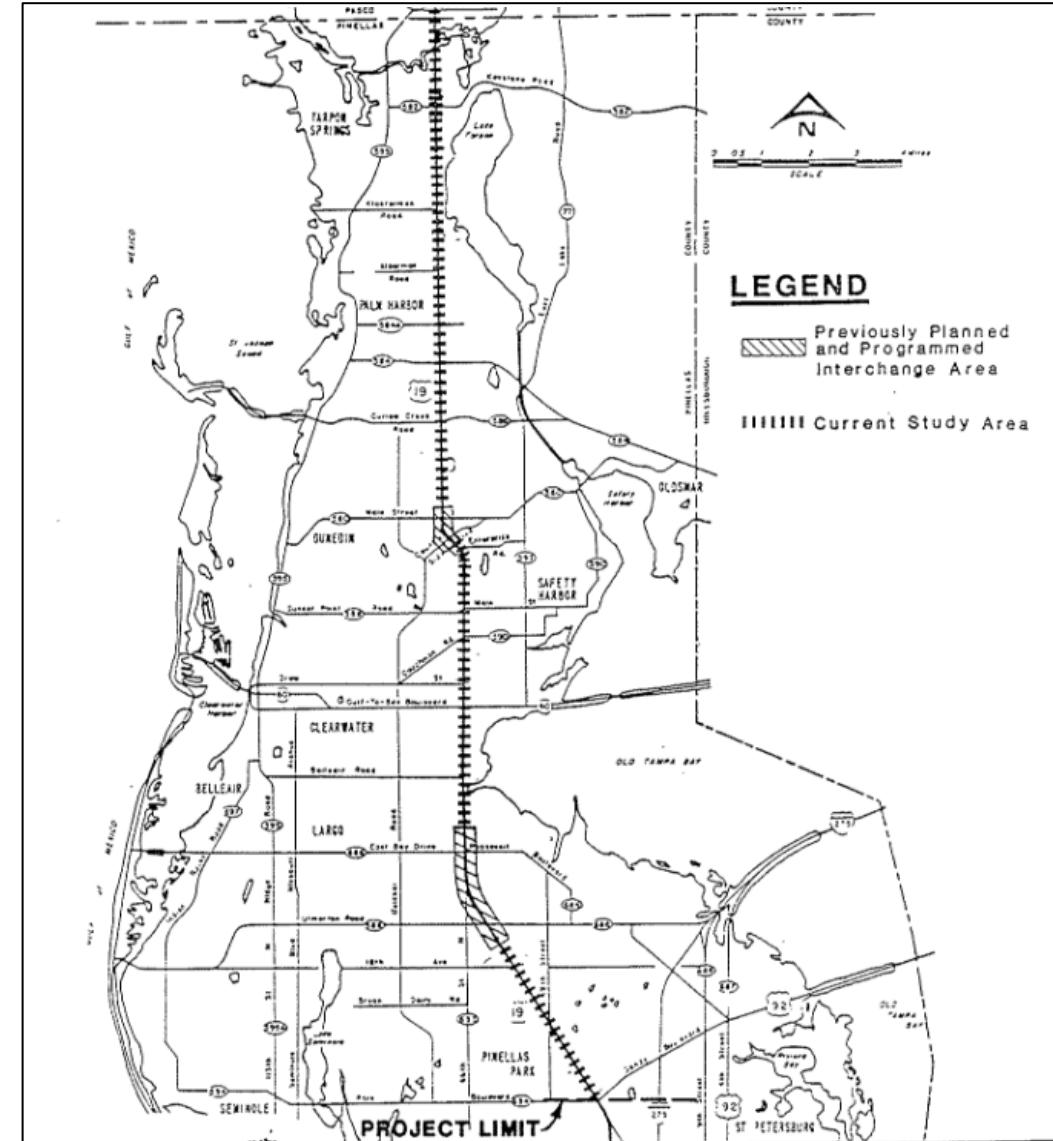


* The conceptual level documents are created for planning and discussion purposes only. They are not intended for use in PD&E, design, or construction.

Original PD&E study approved May 1990

Design Year: 2010

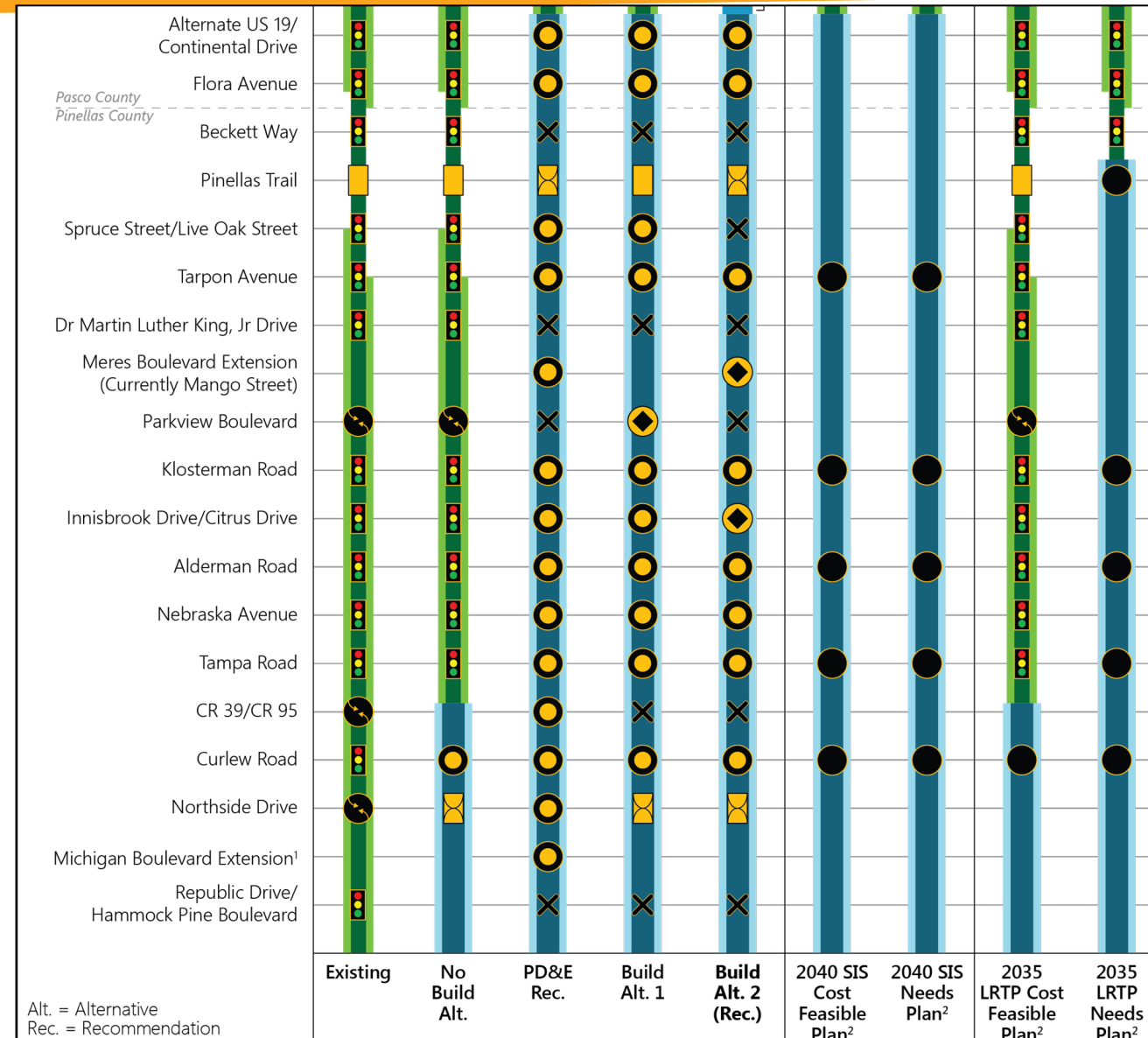
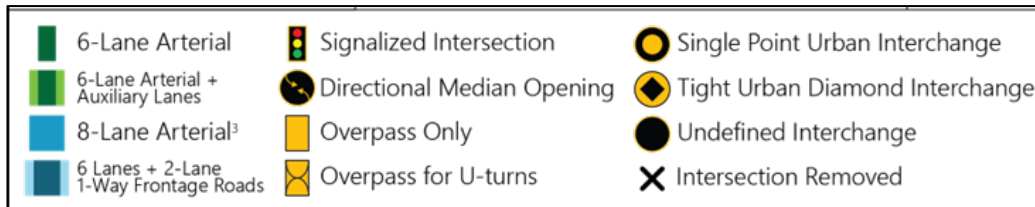
77,000 Average Annual Daily Traffic



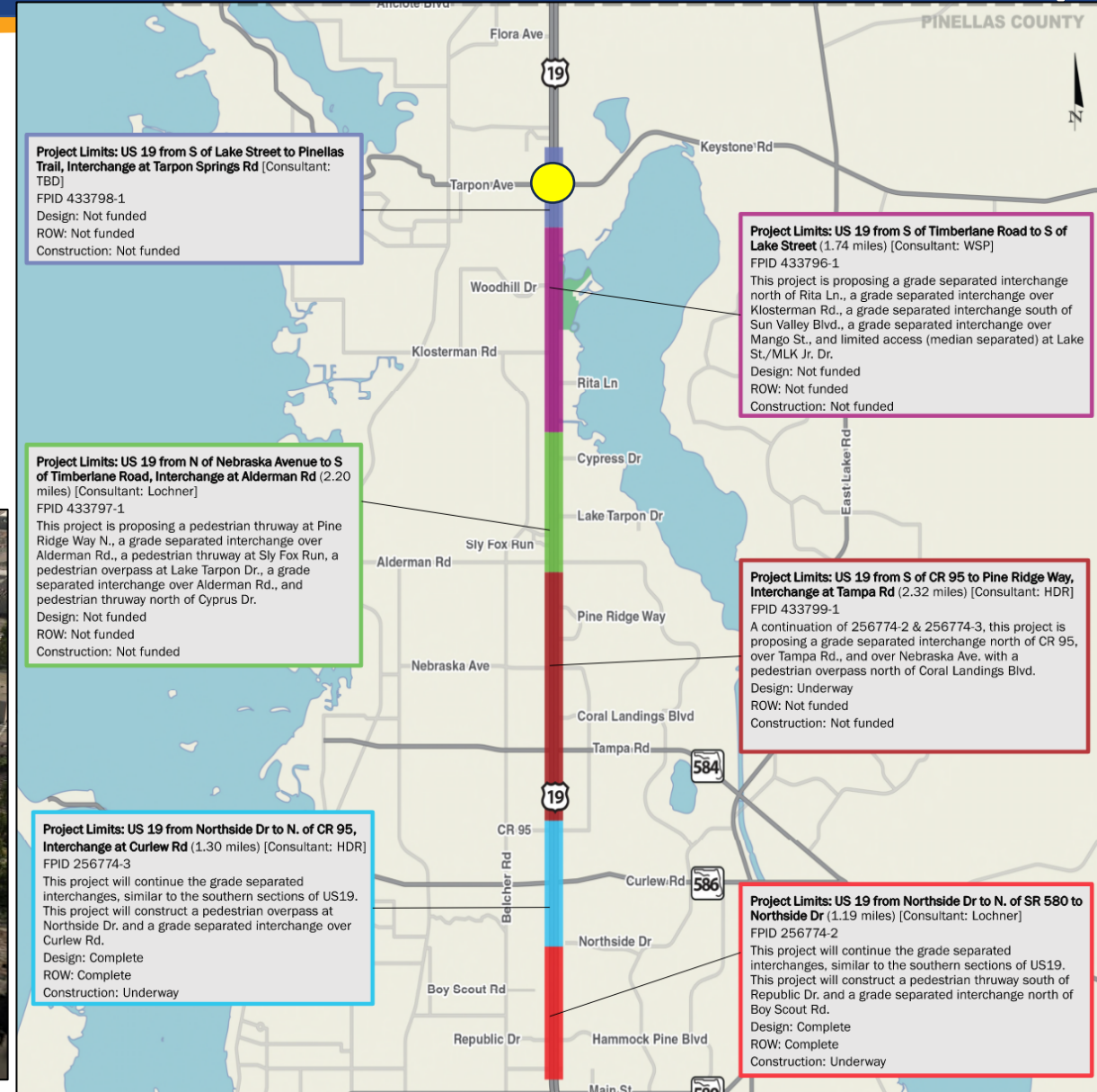
98,000 Average Annual Daily Traffic



• Intersections considered

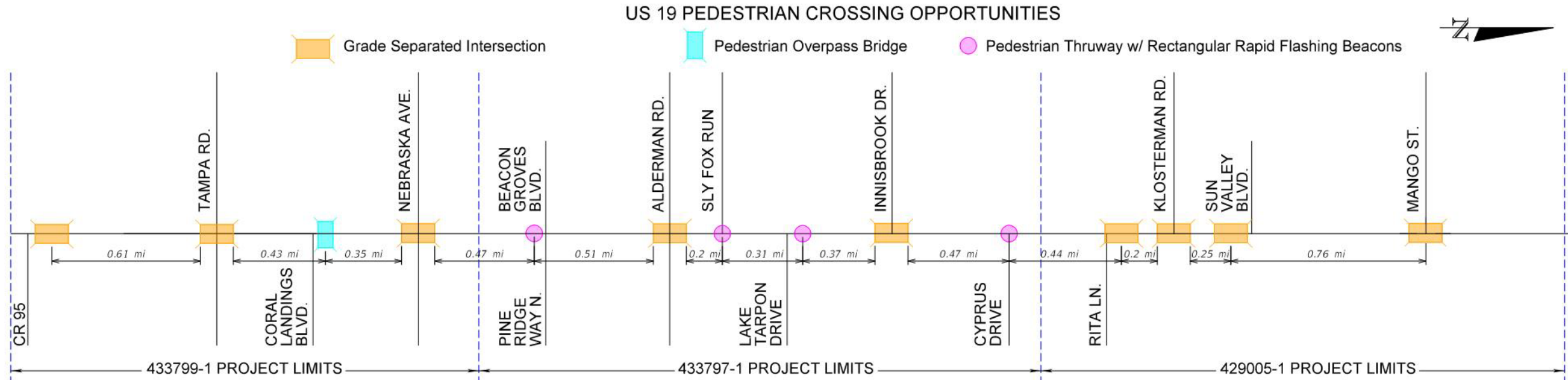


- Current Design Segments
- Interchange at Tarpon Ave removed from Forward Pinellas Long Range Transportation Plan in 2017





US 19 Pedestrian Crossing Opportunities



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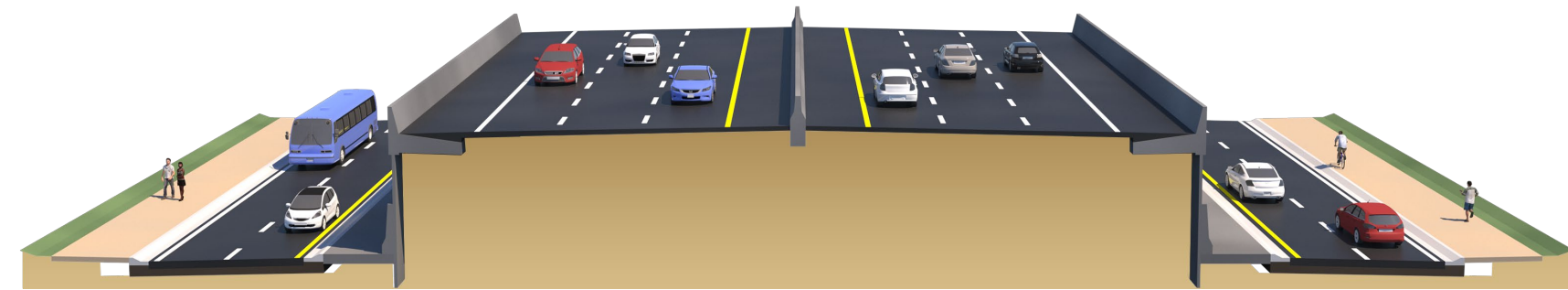
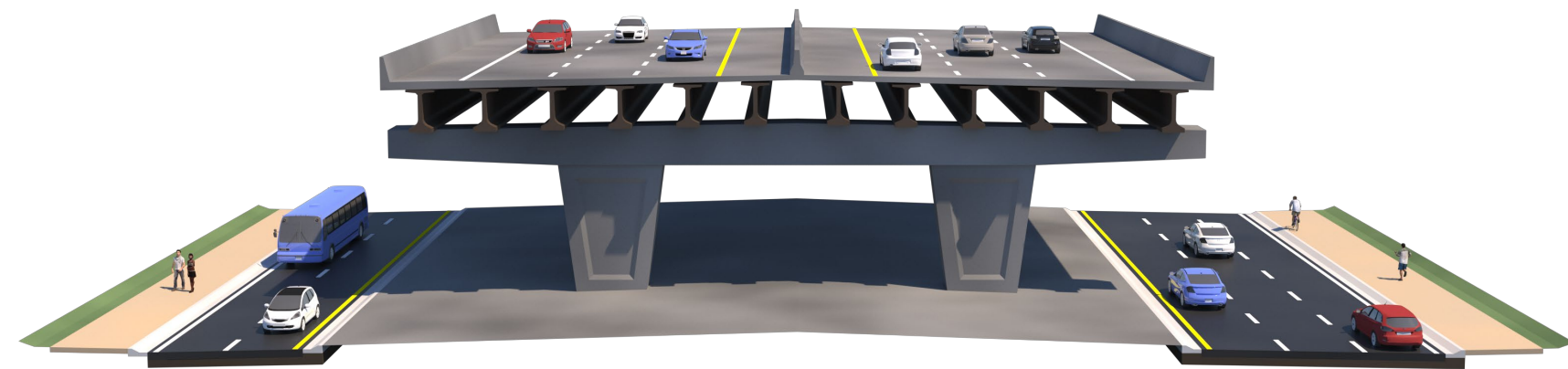
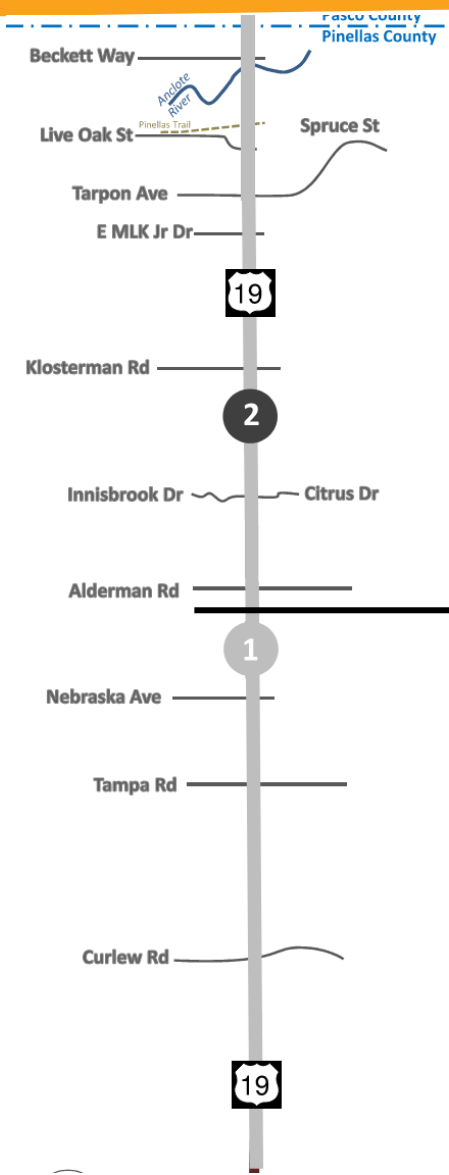
US 19 Pedestrian Crossing Opportunities



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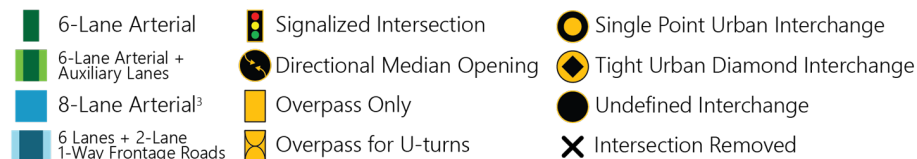
- **Study Limits: US 19 from north of Nebraska Ave to Alt. 19**
- **Study Length: approximately 7.5 miles**
- **Alternatives Considered:**
 - **Updated PD&E (Grade Separation) Concept**
 - **Viaduct Concept (Elevated Bridge) with no ramps from north of Nebraska Avenue to south of Tarpon Avenue**
 - **Hybrid Concept – Provide a limited number of ramps between Nebraska Avenue and Tarpon Ave to service demand, remainder of roadway will be elevated viaduct**

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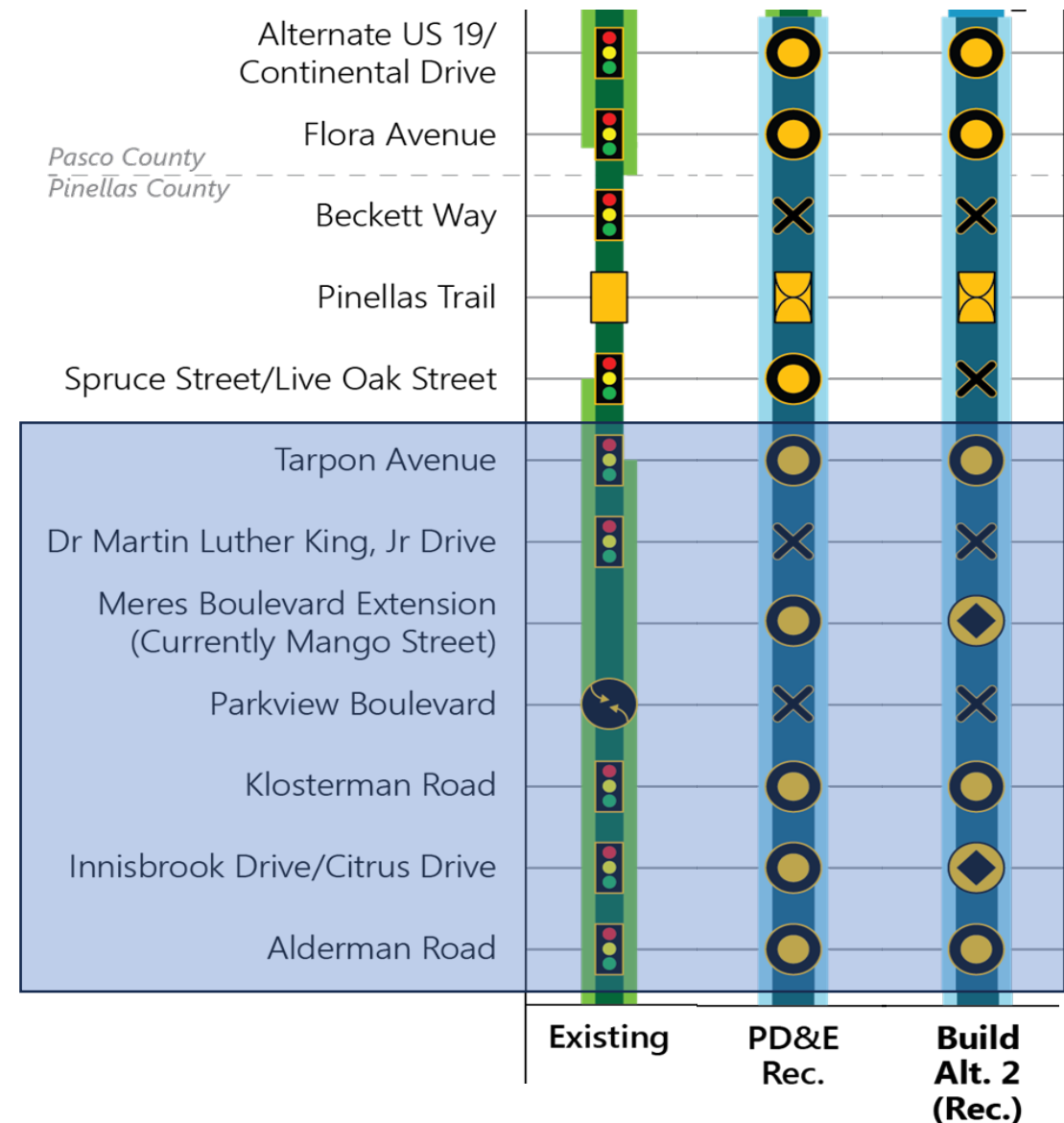


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• Intersections considered

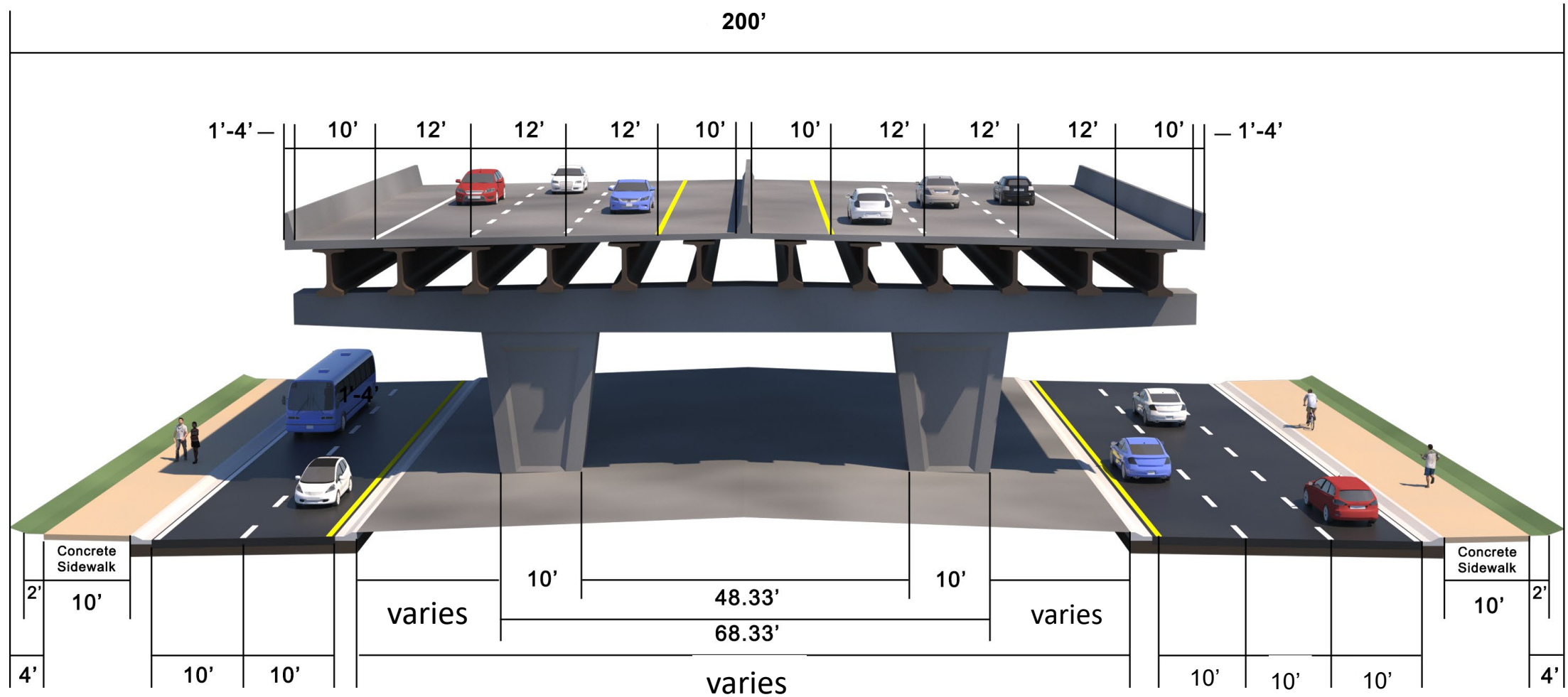


5 miles (approx.)



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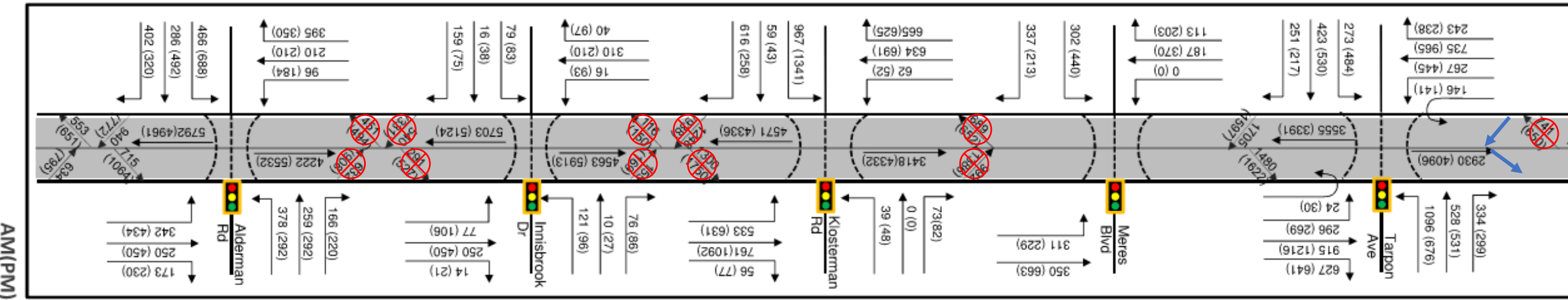
Viaduct Typical Section



* The conceptual level documents are created for planning and discussion purposes only. They are not intended for use in PD&E, design, or construction.

2040 Peak Hour Volumes

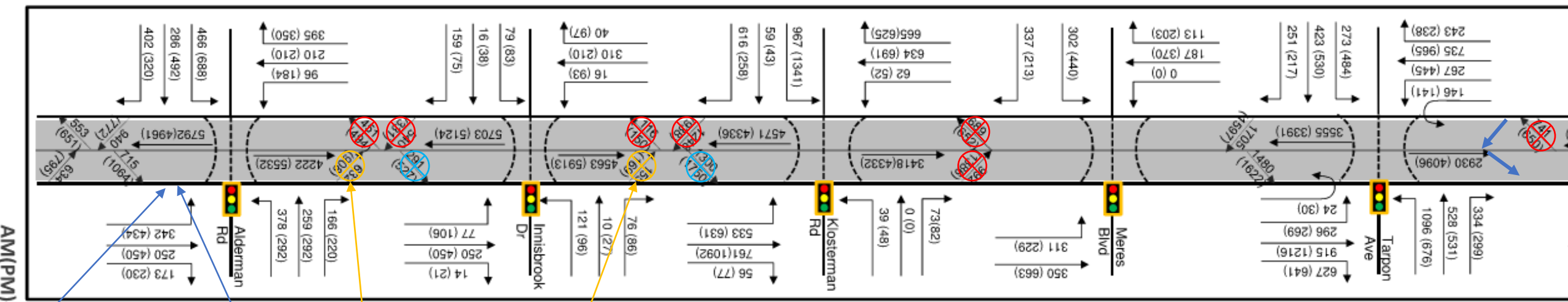
⊗ Ramp removed from PD&E



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2040 Peak Hour Volumes

 Ramp removed from PD&E
  On-Ramp removed
  Off-Ramp removed



+1750

+527

+908

+169

**Redistributed Frontage
Volume = 3391**

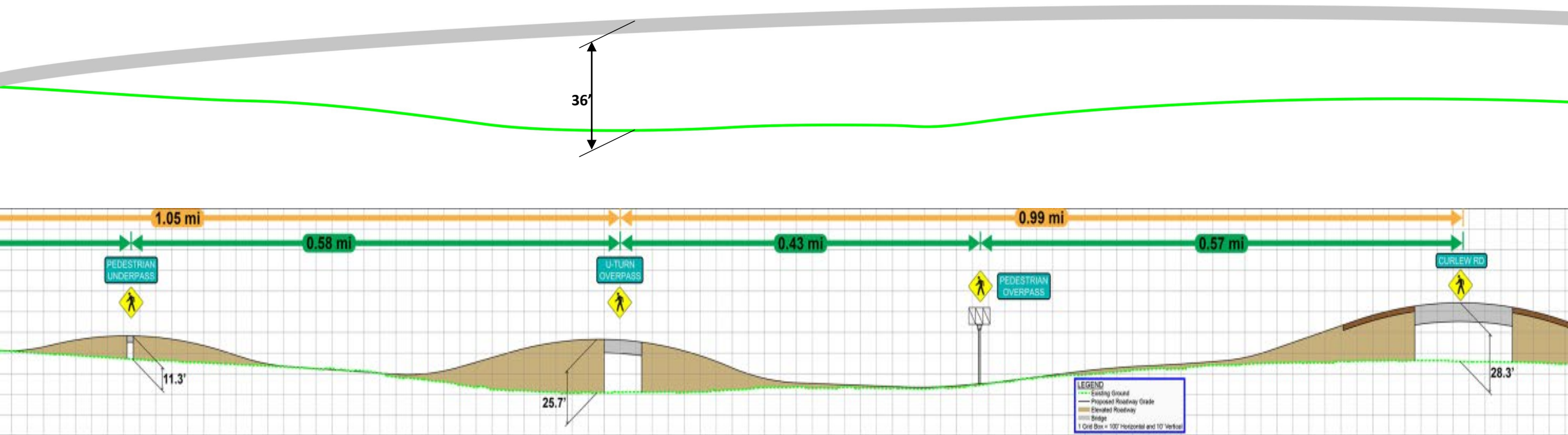
**Redistributed Frontage
Volume = 3631**

Volumes are PM

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Viaduct Study – Preliminary Results

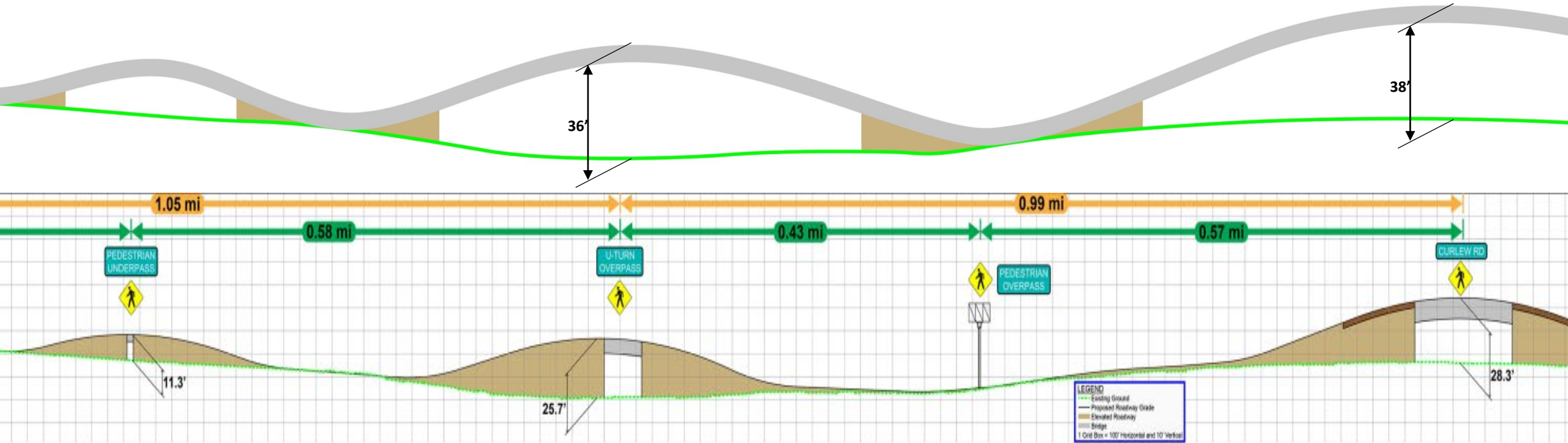
- Traffic analysis showed that eliminating the ramps with the viaduct concept would require 3 to 4 lanes in each direction at grade.



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Viaduct Study – Hybrid Concept

- Reduce the volumes at grade by allowing more traffic to access the elevated roadway
- Hybrid concept allows opportunities for traffic calming and pedestrian crossings
- Longer Bridges with increased vertical clearances under the Viaduct



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Viaduct Study – Next Steps

- Finalizing location of the ramps required for the Hybrid Concept
- Completing the update graphics
- Complete cost estimates to compare alternatives



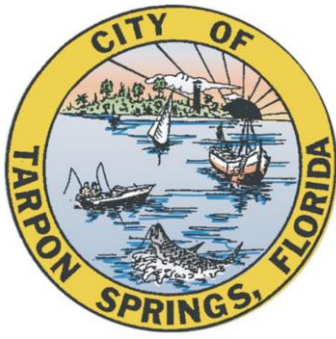
* The conceptual level documents are created for planning and discussion purposes only. They are not intended for use in PD&E, design, or construction.

- **Community Workshop/Open House – June/July (location TBD)**
- **Meetings with Chambers of Commerce serving Tarpon Springs and Palm Harbor**
- **Business roundtable/discussion forum**
- **Forward Pinellas adopts Long Range Transportation Plan – October 2024**

- Thank You!
- Questions?

- Elizabeth Winters Elizabeth.Winters@dot.state.fl.us
- Jensen Hackett Jensen.Hackett@dot.state.fl.us
- Jason Dahlvik Jason.Dahlvik@dot.state.fl.us
- Whit Blanton wblanton@forwardpinellas.org

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City of Tarpon Springs, Florida

City Clerk & Collector

P.O. Box 5004
410 North Ring Avenue
Tarpon Springs, Florida 34688-5004
(727) 942-5614
Fax (727) 942-5619

MEMORANDUM

BOC MEETING: JUNE 18, 2024

TO: HONORABLE MAYOR AND BOARD OF COMMISSIONERS

THROUGH: IRENE S. JACOBS, CMC, CITY CLERK & COLLECTOR

FROM: K. MICHELE MANOUSOS, CMC, DEPUTY CITY CLERK & COLLECTOR

SUBJECT: APPOINTMENTS – PUBLIC ART COMMITTEE

BACKGROUND: This office has been notified of the resignation of Sonja McGrath. The Chairperson has submitted a recommendation for your review.

BOARD ACTION: To Appoint A* , B* or C** to fill the unexpired term Sonja McGrath this term would expire October 31, 2026.

- a) The current Alternate #1 Katie Taylor (*appointed by BOC 11/07/2023*) to fill this vacancy * or
- b) The current Alternate #2 Dawn Arbetello (*appointed by BOC 11/08/2022*) to fill this vacancy* or
- c) Select from the List Below.** (*This option leaves the current Alternate #1 and #2 as is*)
(If option A or B are selected, alternate vacancy will need to be filled from the list below)

****Please select from the list below:**

Current Board Applicants						
Applicant's Choice of Board						
Application Date	Name	1st Choice	2nd Choice	3rd Choice	4th choice	CITIZENS ACADEMY
3/1/24	Suesan Soto	Planning & Zoning	Budget Advisory	Public Art Committee		Oct-22

From: [Diane Wood](#)
To: [Michele Manousos](#)
Cc: [Megan McIntyre](#)
Subject: Public Art Committee Voting Member Resignation - FYI
Date: Thursday, June 06, 2024 4:47:24 PM

Michele,
Forwarding to you for your records.
Thanks,
Diane

From: **Sonja McGrath** <sgc_62@yahoo.com>
Date: Thu, Jun 6, 2024 at 3:33 PM
Subject: Resignation as Member of the Tarpon Springs, Public Art Committee
To: Joan Jennings <joanjenn@gmail.com>

Dear Joan,

I am writing to let you know that I will be resigning from my volunteering position as Member of the Public Art Committee with immediate effect.

Michael and I are in the process of purchasing a home in New Port Richie and we will be relocating in two weeks time. This whole process has happened rather quickly and unexpectedly. Even though we are excited about owning a home, we are sad to be moving out of Tarpon Springs.

I would like to thank you for the opportunity, I learned a lot and thoroughly enjoyed the experience. Best wishes to you and the other members going forward.

Best regards,

Sonja McGrath
Cell# 860-2280-1444

Diane Wood

Director, Cultural & Civic Services Department
City of Tarpon Springs, P.O. Box 5004, Tarpon Springs, FL 34688
dwood@ctsfl.us | 727.942.5605 or Ext. 3002
www.TarponArts.org | www.ExploreTarponSprings.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the City are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

From: [Joan Jennings](#)
To: [Board Of Commissioners](#); [Irene Jacobs](#); [Mark LeCouris](#)
Cc: [Diane Wood](#)
Subject: Fwd: Resignation as Member of the Tarpon Springs, Public Art Committee
Date: Monday, June 10, 2024 9:56:47 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Sonja McGrath, an accomplished artist and regular voting member of the Public Art Committee (PAC), has tendered her resignation as she is moving out of Tarpon Springs. We accept her resignation with regret as she was an active and valuable member of the PAC.

I strongly recommend that the Board of Commissioners appoint alternate Dawn Arbetello to fill the now vacant position. Dawn is a graphic designer and, even though an alternate, has already contributed research and other concepts to Tarpon Arts' website and brochure.

Dawn fulfills the requirement of voting membership as outlined in the Public Art Ordinance in:

§ 289.00 - PUBLIC ART COMMITTEE. (A) There is hereby created and established a committee to be known as the Public Art Committee. (B) The Public Art Committee shall consist of five (5) members, plus two (2) alternate members. The alternate members may substitute for any member of the Committee who is unable to be present at a scheduled Committee meeting. If both alternates are present at a meeting and only one (1) is needed, the member with seniority shall vote. If both have equal seniority the voting member shall be selected by drawing names out of an opaque receptacle.

In addition, the Committee is encouraged to have as one (1) of its members a high school or college student. If under the age of eighteen (18), a high school or college student would sit as an ex officio member of the Public Art Committee. Membership of the Public Art Committee shall include a mixture of the following types of individuals: **(1) Design Professionals; (2) Visual Artists; (3) Private citizens knowledgeable in the field of Public Art, education, or community affairs;** and (4) A high school or college student who, if under the age of eighteen (18), shall be an ex officio member.

I understand the difficulties in recruiting qualified volunteers to the City Boards and Committees but it's paramount that qualified individuals be recruited to effectively fulfill the purpose of each board.

Thank you for your consideration.

Joan Jennings
Cell: 914-557-1513

----- Forwarded message -----
From: **Sonja McGrath** <sgc_62@yahoo.com>

Date: Thu, Jun 6, 2024 at 3:33 PM

Subject: Resignation as Member of the Tarpon Springs, Public Art Committee

To: Joan Jennings <joanjenn@gmail.com>

Dear Joan,

I am writing to let you know that I will be resigning from my volunteering position as Member of the Public Art Committee with immediate effect.

Michael and I are in the process of purchasing a home in New Port Richie and we will be relocating in two weeks time. This whole process has happened rather quickly and unexpectedly. Even though we are excited about owning a home, we are sad to be moving out of Tarpon Springs.

I would like to thank you for the opportunity, I learned a lot and thoroughly enjoyed the experience. Best wishes to you and the other members going forward.

Best regards,

Sonja McGrath
Cell# 860-2280-1444

From: [Suesan Soto](#)
To: [Michele Manousos](#)
Subject: Re: Vacancy on Public Art Committee
Date: Friday, June 14, 2024 4:47:45 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Michelle,

Thank you so much for letting me know about the vacancy. However, my circumstances have changed. I moved to Front Royal Virginia to look after my 91-year-old father, and am now completely involved in Virginia politics!

Hope the best person comes forward.

Have a lovely weekend,
Suesan

On Wed, Jun 12, 2024, 11:37 AM Michele Manousos <mmanousos@ctsfl.us> wrote:

Good morning,

Thank for your interest in serving on a city board or committee. I am writing to you today to let know there is a vacancy on the Public Art committee, which is one of your choices on your board application. Please let me know if you would like your application submitted to the Board of Commissioners for consideration at their upcoming meeting. Just for information, the Public Art Committee meets on the second Wednesday of the month at 2:00 pm.

Thank you and I will await your response.

K. Michele Manousos, CMC

Deputy City Clerk & Collector

O: 727-942-5614 | F: 727-942-5619

Please note: Florida has a very broad public records law. Most written communications to or from local officials regarding city business are public records available to the public and media upon request. Your e-mail communications may

therefore be subject to public disclosure.

 Please consider the environment before printing this email.

PUBLIC ART COMMITTEE

Est. Ordinance 2007-23

Name	Term	BOC	Expiration	
JOAN JENNINGS	3	11/7/2023	10/31/2026	2204 Pine Drive
	2	10/13/2020	10/31/2023	H: 727-940-7398
	1	12/12/2017	10/31/2020	C: 914-557-1513
				JOANJENN@GMAIL.COM
GRAHAM JONES	2	11/8/2022	10/31/2025	2056 N. Pointe Alexis Dr.
<i>*filled unexpired term of P. Gregory</i>	1-Partial*	4/26/2022	10/31/2022	727-744-4532
				graham.jones@gmail.com
NICHOLAS TOTH	1	11/8/2022	10/31/2025	44 W. Center Street
	1partial - Alt 2	7/12/2022	10/31/2024	727-858-0515
				ntoth44@aol.com
ELENI (BEEBA) CHRISTOPOULOS	1	11/8/2022	10/31/2025	1402 Forde Avenue
<i>filled R. Stackhouse vacancy</i>	1partial-Alt1	7/12/2022	10/31/2023	727-560-0612
				beeba@mac.com
SONJA MCGRATH	1	11/7/2023	10/31/2026	806 Carolina Avenue
	Atl.#1	11/8/2022	10/31/2023	860-280-1444
				sgc_62@yahoo.com
KATIE TAYLOR	Alt #1	11/7/2023	10/31/2026	1991 Douglas Lane
				727-543-6870
				heavenlyk4@gmail.com
DAWN ARBETELLO	Att #2	11/8/2022	10/31/2024	1366 Cottage Grove Road
				727-798-0069
				arbcreative@yahoo.com

Updated: 11/15/2023

Public Art Committee Members Attendance Records

Public Art Committee 2024														
	1/10/2024	2/14/2024	3/13/2024	4/10/2024										
Jennings, Joan, Chair	x	x	x	x										
Graham Jones	x	x	x	Absent										
Eleni Christopoulos	x	x	Absent	x										
Nick Toth	x	x	x	x										
Sonja McGrath	x	x	Absent	x										
Katie Taylor, Alt. #1	Absent	x	x	x										
Dawn Arbetello, Alt. #2	x	x	Absent	Absent										
Public Art Committee 2023														
	1/11/2023	2/8/2023	3/8/2023	4/12/2023	5/10/2023	6/7/2023	6/14/2023	7/12/2023	8/9/2023	9/13/2023	10/1/2023	11/8/2023	12/13/2023	
Jennings, Joan, Chair	x	Absent	x	x	x	x	x	x	x	Absent	X	X	X	
Graham Jones	Absent	x	x	x	x	x	x	x	x	x	X	X	X	
Stackhouse, Robert	X	X	X	X	Absent	X	x	X	X	X	Resigned			
Eleni Christopoulos	x	Absent	Absent	x	x	x	x	Absent	x	x	X	X	Absent	
Nick Toth	x	x	x	Absent	x	x	x	x	x	x	X	X	x	
Sonja McGrath	Appointed 02/14/20023 Alternate Member and Regular member 11/7/2023		Absent	x	x	x	x	x	x	x	x	x	x	
Katie Taylor, Alt. #1	Appointed 11/7/2023												x	
Dawn Arbetello, Alt. #2	x	x	x	Absent	Absent	x	x	x	x	x	X	X	x	
Public Art Committee 2022														
	1/12/2022	2/9/2022	3/9/2022	3/31/2022	4/13/2022	5/11/2022	6/8/2022	6/29/2022	7/13/2022	8/10/2022	9/14/2022	10/12/2022	11/9/2022	12/14/2022
Jennings, Joan, Chair	x	x	x	x	x	X	X	x	X		x	x	x	x
Graham Jones						X	x	x	X		x	x	x	x
Stackhouse, Robert	x	x	x	x	x	X	x	x	X		Absent	x	x	Absent
Meals, William	x	x	x	x	x	X	X	x	x		x	x	Resigned	
Eleni Christopoulos	Appointed 07/12/2022 - Alternate #1 and Appointed Regular Member 11/8/2022										x	Absent	Absent	x
Nick Toth	Appointed 07/12/2022 - Alternate #2 and Appointed Regular Member 11/8/2022										Absent	x	x	X
Dawn Arbetello, Alt. #2	Appointed 11/8/2022													x



RECEIVED
MAR 01 2024
City Clerk's Office
City of Tarpon Springs

Application for Service on a City Committee or Board

Citizens Academy Graduate: 10/12/22

NAME: Suesan Soto
ADDRESS: 1111 Idlebriar Way
HOME PHONE: 910-620-3906 BUSINESS/CELL PHONE: 910-620-3906
DATE OF BIRTH: 01/29/1963 EMAIL ADDRESS: suesancsoto@gmail.com

DRIVERS LICENSE: Please attach a copy of your Drivers License with this application
(City Clerk's Office will retain copy only)

ARE YOU A CITY RESIDENT? YES: ☒ NO: ☐

HOW LONG HAVE YOU BEEN A CITY RESIDENT? 10 years

LIST PERSONAL REFERENCES:	TELEPHONE NUMBERS:
1 Robin Stoloff	609-432-2627
2 Craig Snow	910-367-6229

(PLEASE NOTE: All applicants may be subject to a background check. Also, if appointed to certain boards you will be required to complete and file a Financial Disclosure Form, per Florida Statute)

LIST THREE BOARDS YOU ARE INTERESTED IN SERVING ON, AND REASONS WHY YOU ARE INTERESTED IN PARTICIPATING ON THESE BOARDS: (List in order of preference)

- 1 BOARD: Planning/Zoning Board INTEREST LEVEL: 1
To uphold zoning regulations and land use policies that enhance the overall well-being of our community; to contribute to responsible development of our city while safeguarding our small-town charm and quality of life
- 2 BOARD: Budget Advisory Comm. INTEREST LEVEL: 2
To ensure the effective allocation of limited resources to meet the diverse needs of our city; to broaden my knowledge base with intricate details and contribute meaningfully to the decision-making process
- 3 BOARD: Public Art Committee INTEREST LEVEL: 3
To collaborate with committee members, artists and stakeholders; to identify best opportunities for public arts installations that enrich our community for residents and visitors

(Continued)

ARE YOU AVAILABLE TO ATTEND EACH MONTH ON A REGULAR BASIS OR ON AN EMERGENCY BASIS AS NEEDED? (See Attached List of Board Meeting Times)

YES: ☒ NO: ☐

EXPAND ON YOUR FORMAL EDUCATION/PROFESSIONAL BACKGROUND AND HOW IT RELATES TO THE WORK OF THE BOARD(S) YOU HAVE LISTED.

The experiences provide me with a nuanced understanding of complex organizations, including strategic planning, budgeting, resource allocation, real estate, and collaborating with diverse stakeholders. I have an Arts background and am civic-minded to my core.

DETAIL YOUR EXPERIENCE WORKING WITHIN A COMMITTEE STRUCTURE:

In most of my jobs, committees are how you do business. Working in both the non-profit sector and business community, I served on numerous committees and sat on several boards. I am able to work effectively within those structures and aim to add value to the process.

DETAIL YOUR EXPERIENCE IN ARTICULATING A COMPLEX THOUGHT IN A PUBLIC FORUM:

On February 6 of this year, I made a presentation to the Mayor and City Commissioners about why they should consider me as interim commissioner for Seat #2. I have served as spokesperson, advocate, and instructor for numerous organizations, and my communications skills are above par.

DO YOU SEE ANY REAL OR PERCEIVED CONFLICT OF INTEREST BETWEEN YOUR OCCUPATION/ BUSINESS INTEREST AND THE WORK OF THE BOARDS YOU HAVE LISTED?

YES: ☐ NO: ☒

IF YES, PLEASE EXPLAIN:

SIGNATURE:



DATE:

2/29/24

Please return completed application to the City Clerk's Office:

Mailing Address:

City of Tarpon Springs
Attn: City Clerk's Office
P.O. Box 5004
Tarpon Springs, FL 34688-5004

or

Physical Address:

410 N. Ring Avenue

or

E-Mail Address:

cityclerk1@ctsf.us



Board of Commissioners

Memorandum

Date: June 18, 2024
To: Mayor and Board of Commissioners
Through: Mark LeCouris, City Manager
From: Renea Vincent, Planning Director
Subject: Resolution 2024-15 Approving the Central Tarpon CRA Finding of Necessity
(15 Minutes)

Recommendation

Approve Resolution 2024-15 adopting the Central Tarpon Springs Finding of Necessity and direct transmittal to Pinellas County for review and action.

Background

In 2021, at the direction of the Board of Commissioners, City Administration tasked the Planning and Zoning Department with exploring the creation of a Community Redevelopment Area (CRA) for the Union Academy area. Based upon data and analysis, a “Finding of Necessity” (FON) Study (a CRA statutory pre-requisite) was initiated to determine if the area would meet the requirements to establish a CRA. Following input from County staff and residents, the boundaries of the proposed community redevelopment area were expanded for a new proposed Central Tarpon Springs CRA. These boundaries were affirmed by the Commission at their regular meeting on December 12, 2023. Staff was directed to obtain a legal description of the area, update the FON, and continue community engagement.

Staff Findings:

Issues and opportunities in the study area have been documented by previous studies and plans. While some goals have been accomplished, lack of a dedicated funding source has limited progress. Implementation of a CRA with tax increment financing (TIF) can provide a dedicated revenue source to address these needs. Combining these funds with other funding sources, such as grants, under a unified CRA plan, can focus strategic efforts to address the needs of the area.

Per Florida Statutes (F.S.) 163.355, a community redevelopment area may not be established

unless the governing body adopts a resolution specifically stating that a condition of “blight” exists. F.S. 163.340(8) defines a “blighted area” as:

“...an area in which there are a substantial number of deteriorated or deteriorating structures; in which conditions, as indicated by government-maintained statistics or other studies, endanger life or property or are leading to economic distress...”

The use of the term “blight” in this staff report and related materials refers exclusively to statutory definitions. The generations of people who built the community and live, work, learn, play, and worship there are vital constituents of the living heritage of Tarpon Springs. The CRA study area contains significant cultural, educational, religious, and social institutions despite historic disinvestment that has contributed to conditions of statutorily defined “blight,” such as deficient infrastructure, unsafe conditions, and City-owned property with adverse environmental conditions.

Through the establishment of a CRA, the City would seek to improve infrastructure, increase economic opportunity, preserve and promote local culture and heritage, and support community cohesion and resident retention. Conditions of “blight” as defined in Florida Statutes have complex root causes, and this effort is an initial step to secure a CRA designation and TIF funding to address these causes and their effects.

There are 14 potential “blight” conditions defined in 166.340(8), F.S. Only 2 of the 14 conditions are required to meet the necessary findings. The CRA process is also subject to review and approval by the Pinellas County Board of County Commissioners under F.S. 163.410, “Exercise of power in counties with home rule charters.”

As a Charter County, Pinellas County is authorized to determine the amount of tax increment it will contribute to a CRA. In August 2021, the Pinellas County Board of County Commission revised its CRA Policy to evaluate and score CRAs to determine the level of funding participation and use of County Tax Increment Financing (TIF) funds. The update identified conditions used to qualify an area for a CRA designation and County TIF funding. The level of County TIF contribution is determined by the County criteria, and the maximum County contribution is 95%.

Draft analyses were conducted on the area labeled “Proposed Central Tarpon Springs CRA Study Area” on the attached map. Analyses indicate this area exhibits at least 9 of the 14 state “blight” factors. Analysis of the County criteria indicate that the area is likely eligible for a “Urban Revitalization” local designation and the maximum County TIF contribution.

The following community workshops were held:

- January 18, 2023, Mt. Moriah A.M.E. Church
- January 31, 2023, Tarpon Springs Community Center
- February 1, 2023, Stonehedge Community Clubhouse
- December 2, 2023, Tarpon Springs Community Center

Community response has been generally positive. Feedback has broadly addressed interest in the Citizen Advisory Committee and plans and programs that can be funded by the CRA, including: affordable housing, changes to the zoning code, opportunities at the former landfill site, septic to sewer conversion, lighting, addressing speeding and safer streets, grant programs that assist property owners with code compliance, hurricane resilience, and solar power.

Funding

N/A

Strategic Plan Objective

Goal C.1: Protect the city's unique cultural heritage and identity

C.1.1: Market and promote the rich cultural heritage, resources, and diversity of the city

Goal D.2: Attainable housing for all income levels

D.2.2: Encourage infill redevelopment through incentives for vacant and unkept properties

Goal D.3: A vibrant, life-long community where people can meet all daily needs of living and comfortably "age in place"

D.3.2: Identify unmet needs of daily living within the city and develop strategies to address those needs

CENTRAL TARPON SPRINGS COMMUNITY REDEVELOPMENT AREA (CRA)

City of Tarpon Springs

Board of Commissioners June 18, 2024





AGENDA

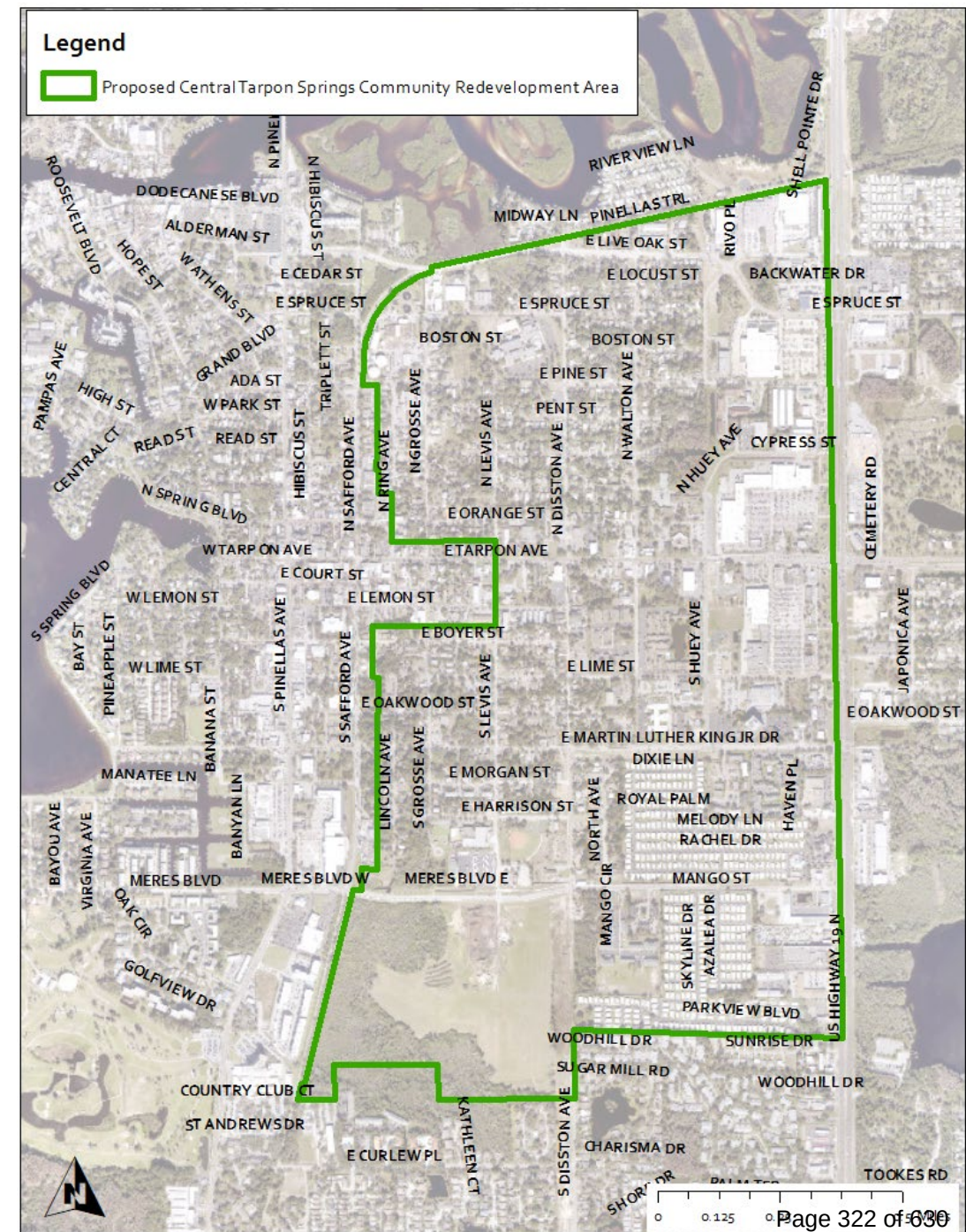
- Study Area
- Background
- Overview of Community Redevelopment Area Process
- Findings
- Next Steps

RESTORE

REVITALIZE

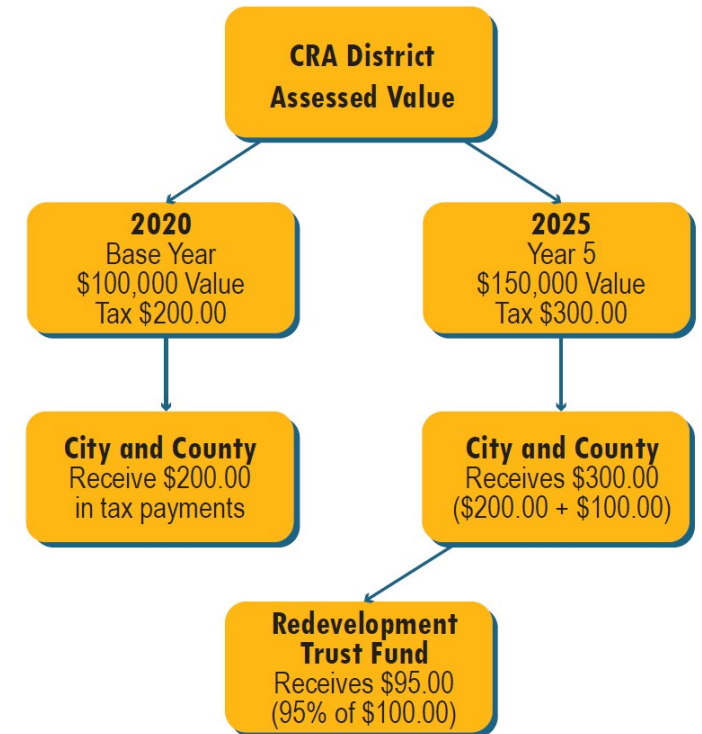
RENEW

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT



WHAT IS A CRA?

- A CRA is a dependent special district that utilizes Tax Increment Financing (TIF) to keep tax dollars in the district.
- Must meet state and county requirements.
- A redevelopment trust fund is established for the CRA.
- The revenue deposited in this fund is the incremental growth in taxable value within the area.
- **THE TIF DOES NOT INCREASE TAXES, IT KEEPS THEM IN THE AREA**



STATE CRITERIA

- **Community Redevelopment Act of 1969, Chapter 163, Part III, Florida Statutes define a “blighted area” as:**

“...an area in which there are a substantial number of deteriorated or deteriorating structures; in which conditions, as indicated by government-maintained statistics or other studies, endanger life or property or are leading to economic distress...”



STATE DEFINED POTENTIAL BLIGHT FACTORS

- Deficient Transportation Facilities
- Tax Values
- Faulty Lot Layout
- Unsanitary or Unsafe Conditions
- Site Deterioration
- Building Density Patterns
- Commercial, Industrial, and Office Lease Rates
- Tax Delinquency Exceeding Value
- Vacancy Rates
- Crime Rates
- Fire or EMS call Rates
- Code Violations
- Diversity of Ownership/ Title Issues
- Government Owned Property with Adverse Environmental Conditions

- The term “blight” refers exclusively to statutory definitions.
- The study area contains valuable cultural, educational, religious, and social institutions vital to the City.
- The study area has similar infrastructure and economic issues and opportunities throughout.



PINELLAS COUNTY CRA CRITERIA

1. Demonstrated Need

- a. Percent of Households Below Poverty Level
- b. Median Household Income
- c. Percent of area qualified for CDBG
- d. Demonstrated Florida Statute defined Blight Factors
- e. Coastal High Hazard Area

2. Economic Development and Employment

- a. Employment Density
- b. Unemployment Trends
- c. Tax Value Trends
- d. Activity Centers and Target Employment Centers

3. Housing Affordability

- a. Percent of Households that are Housing Cost Burdened
- b. Median Residential Property Values

4. Mobility

- a. Percent of Area within a Quarter Mile of Premium, Primary, or Secondary Transit Corridor



2022 Median Household Income	
Pinellas County	\$64,506
Tarpon Springs	\$59,985
CRA Study Area	\$32,966

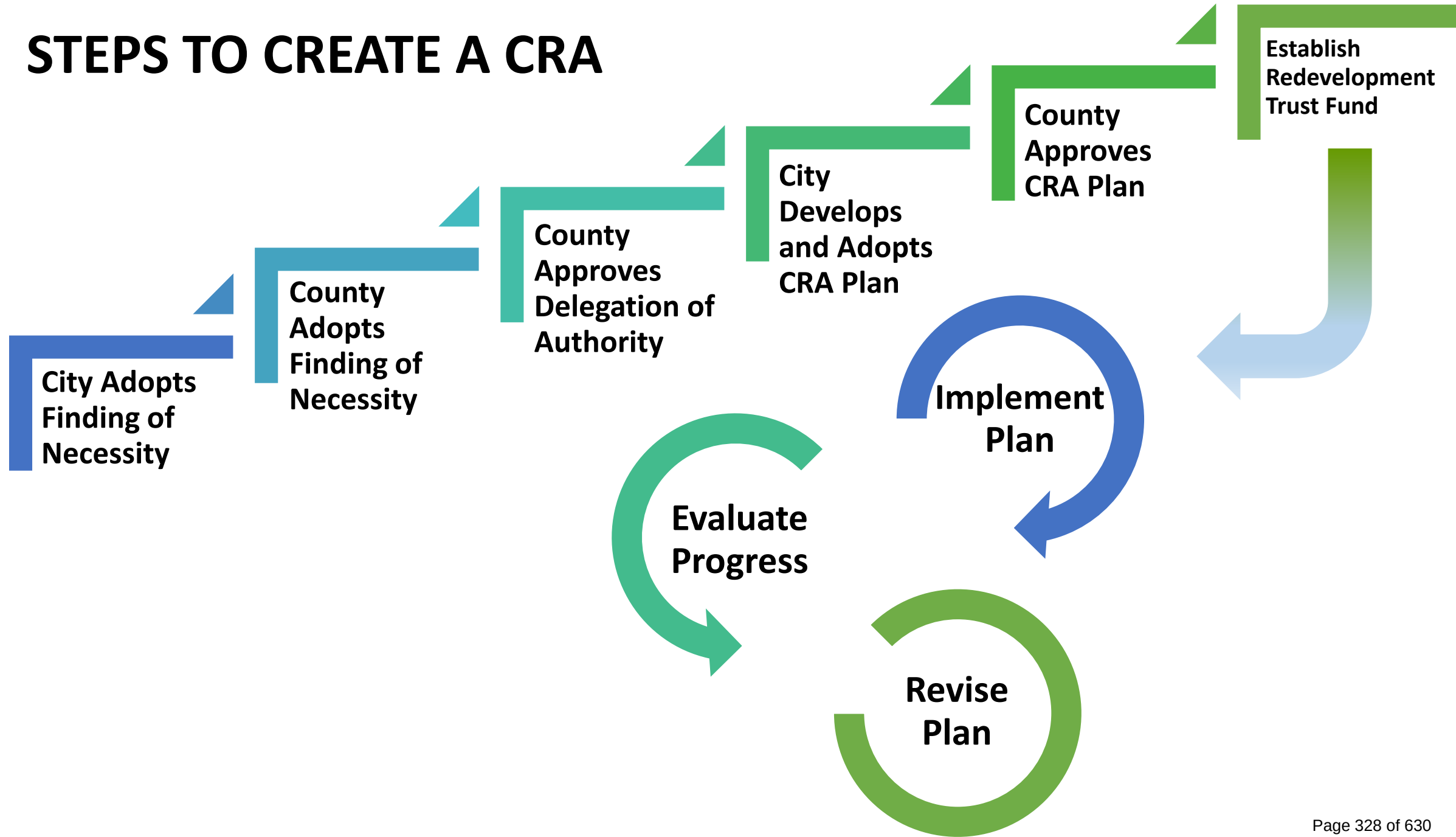
Source: Esri 2023

Unemployment	
Pinellas County	3.6%
Tarpon Springs	4.8%
CRA Study Area	5.9%

Source: Esri 2023



STEPS TO CREATE A CRA



GOALS

- Establish a CRA to preserve and enhance the study area with and for the generations of people who live, work, learn, play, and worship there.
- Improve infrastructure, increase economic opportunity, preserve and promote local culture and heritage, and support community cohesion.



WHAT CAN A CRA ACCOMPLISH?

• Grant Program Ideas

- Code compliance assistance
- Façade improvement
- Business incentives
- Home improvement
- Energy efficiency
- Community partnerships
- Renter to home ownership assistance

• Capital Improvement Ideas

- Street improvements
- Water and sewer improvements
- Community facilities (parks, recreation centers, etc.)
- Decorative lighting and signs
- Affordable housing
- Landscaping and beautification
- Historic building restoration

CRA CITIZEN ADVISORY COMMITTEE

- Appointed by the Community Redevelopment Agency (Tarpon Springs City Commission)
- Advises the Community Redevelopment Agency on:
 - The contents of the Community Redevelopment Plan and any amendments
 - Identification of issues
 - Development of policies
 - Development and administration of programs



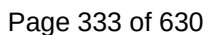


SIGNIFICANT PRELIMINARY FINDINGS

Summary of Initial Analyses

- Exhibits **at least 9 of the 14** “blight” factors defined in Florida Statutes (minimum for CRA designation is 2).
- Likely eligible for an “Urban Revitalization” Local Designation and the **maximum County TIF contribution of 95%.**
- **Preliminary analysis projects approximately \$1.2 million of revenue in the first five years.**

- Adopt Finding of Necessity
- Continue public engagement to develop a draft Community Redevelopment Plan



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

-

0000345717-01

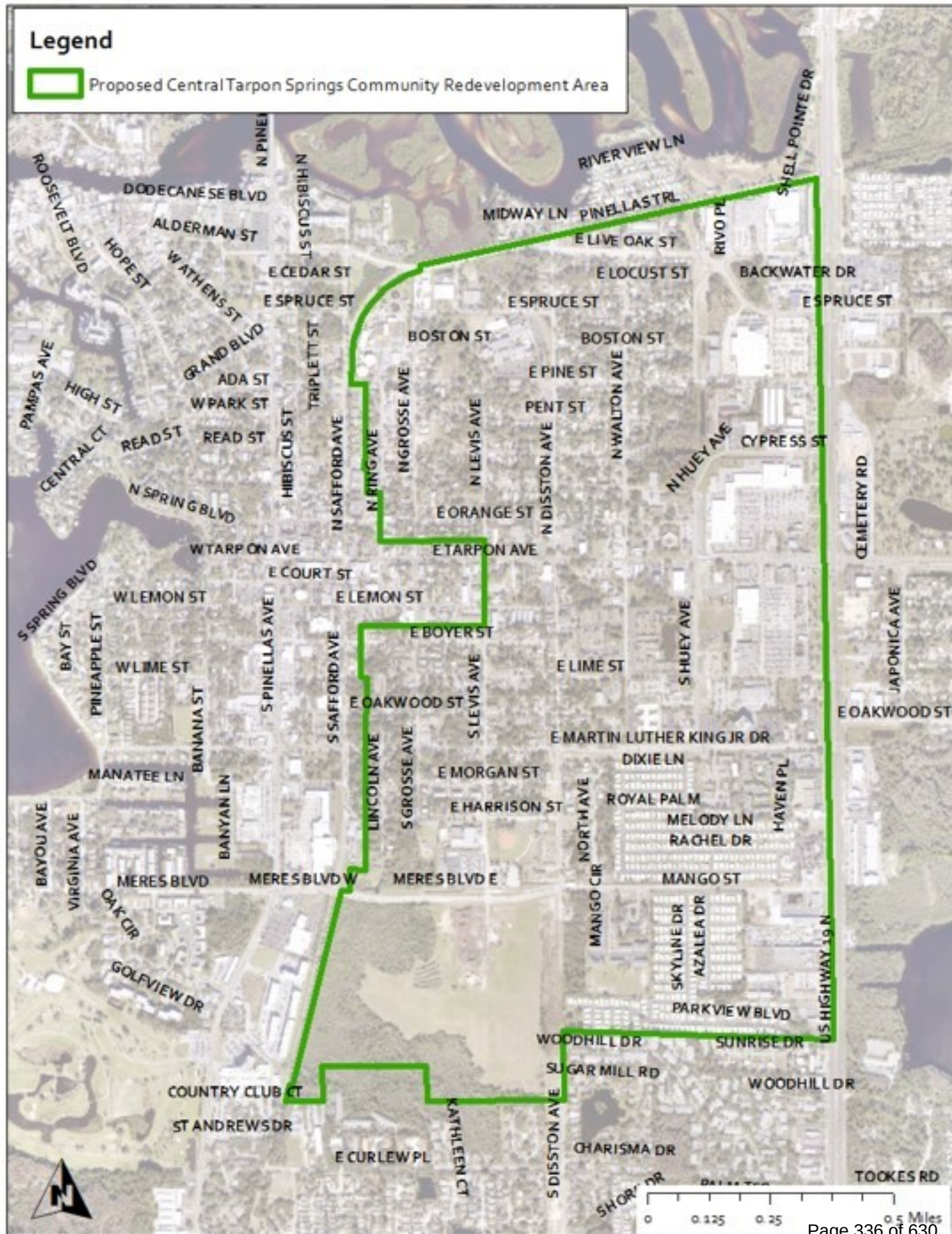
NEXT STEPS

- City Adopts Finding of Necessity by Resolution
- 4th Quarter 2024 (est.), County Adopts Finding of Necessity & Delegates Authority to Plan for the area
- 2025 Develop CRA Plan, Seek County Approval of the Plan, Establish TIF District



10

Proposed Central Tarpon Springs Community Redevelopment Area



RESOLUTION NO. 2024-15

A RESOLUTION OF THE CITY OF TARPON SPRINGS, FLORIDA; RELATING TO COMMUNITY REDEVELOPMENT PURSUANT TO CHAPTER 163, PART III, FLORIDA STATUTES, THE COMMUNITY REDEVELOPMENT ACT; MAKING A LEGISLATIVE FINDING THAT CONDITIONS OF BLIGHT AS DEFINED IN THE COMMUNITY REDEVELOPMENT ACT EXIST IN THE CENTRAL TARPON SPRINGS STUDY AREA; REQUESTING THAT THE PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS DELEGATE THE REDEVELOPMENT POWERS ENUMERATED IN THE COMMUNITY REDEVELOPMENT ACT TO THE CITY OF TARPON SPRINGS FOR THE ESTABLISHMENT OF THE CENTRAL TARPON SPRINGS COMMUNITY REDEVELOPMENT AREA; REQUESTING AUTHORITY FROM THE PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS TO ESTABLISH A TAX INCREMENT FINANCING DISTRICT AND A REDEVELOPMENT TRUST FUND WITHIN THE CENTRAL TARPON SPRINGS COMMUNITY REDEVELOPMENT AREA; DECLARING A NEED FOR A COMMUNITY REDEVELOPMENT AGENCY; PROVIDING AUTHORIZATION TO PROCEED WITH PREPARATION OF THE CENTRAL TARPON SPRINGS COMMUNITY REDEVELOPMENT PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 163, Part III, Florida Statutes, entitled the "Community Redevelopment Act" (the "Act") ,as amended, establishes the conditions and procedures for the establishment of community redevelopment areas and agencies; and finds that areas or portions thereof that are deteriorating or economically distressed could be revitalized and redeveloped in a manner that will improve the economic and social conditions of the community; and,

WHEREAS, in counties with home rule charters, all powers arising through the Community Redevelopment Act are conferred onto the county and the county is, in turn, authorized to delegate those powers to municipalities within its boundaries when such municipalities desire to undertake redevelopment projects within their municipal boundaries pursuant to § 163.410, Florida Statutes; and,

WHEREAS, Pinellas County has adopted a Home Rule Charter; and,

WHEREAS, the City of Tarpon Springs ("the City") desires to increase the tax base of all taxing authorities; and,

WHEREAS, the City finds that the delegation of the redevelopment powers and authority enumerated in the Community Redevelopment Act to the City is an appropriate vehicle through which to accomplish redevelopment projects in areas within the City's municipal boundaries that have experienced slum or blight as those terms are defined in the Community Redevelopment Act, and that such delegation of redevelopment powers and authority serves the interest of the public; and,

WHEREAS, the City must determine that the Central Tarpon Springs Redevelopment Area, as defined herein, is an area of slum or blight as those terms are defined in the Community Redevelopment Act in order for the Pinellas County Board of County Commissioners to delegate the redevelopment powers and authority enumerated in the Act to the City; and,

WHEREAS, the City concurs with the Finding of Necessity Study and finds slum or blighted conditions, as defined in Chapter 163, Part III, Florida Statutes, exist in the Central Tarpon Springs Study Area; and,

WHEREAS, the City of Tarpon Springs Board of Commissioners finds that there is a need to establish the Central Tarpon Springs Study Area as the Central Tarpon Springs Community Redevelopment Area, to establish a Central Tarpon Springs Community Redevelopment Agency, and, to prepare a Redevelopment Plan for the Central Tarpon Springs Community Redevelopment Area; and,

WHEREAS, the Pinellas County Government; the Pinellas Planning Council; the Pinellas County School Board; the Southwest Florida Water Management District; the Juvenile Welfare Board; and the Pinellas Suncoast Transit Authority, which collectively are the appropriate taxing authorities that levy ad valorem taxes on taxable real property contained within the geographic boundaries of the Central Tarpon Springs Community Redevelopment Area, as defined herein, have been notified of this resolution by registered mail at least fifteen (15) days before the proposed action on the resolution pursuant to § 163.346, Florida Statutes; and,

WHEREAS, a public hearing has been held on the day noticed by said publication.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA:

SECTION 1.

That the real property inclusive of rights-of-way, described and shown graphically in the attached Exhibit "A" (herein referred to as the "Central Tarpon Springs Community Redevelopment Area") is within the municipal boundaries of the City of Tarpon Springs, Florida; and,

That based on the foregoing findings, the City of Tarpon Springs finds that there is a need for a community redevelopment agency to function in the City to carry out the community redevelopment purposes of the Community Redevelopment Act in the Central Tarpon Springs Community Redevelopment Area; and,

To request that the Pinellas County Board of County Commissioners delegate to the City of Tarpon Springs Board of Commissioners all authority and power conferred upon Pinellas County through the Community Redevelopment Act (Part III, Chapter 163, Florida Statutes) for the Central Tarpon Springs Community Redevelopment Area; and,

To request that the Pinellas County Board of County Commissioners establish a tax increment financing district and a redevelopment trust fund within the Central Tarpon Springs Community Redevelopment Area to implement needed improvements that will remedy the stated blighted conditions pursuant to §§ 163.370 and 163.387, Florida Statutes; and,

The City Manager is hereby authorized to prepare a redevelopment plan for the Central Tarpon Springs Community Redevelopment Area pursuant to the requirements of the Act; and,

That a copy of the adopted Resolution shall be transmitted to the Pinellas County Board of County Commissioners.

SECTION 2.

This Resolution shall become effective upon final passage and adoption, in the manner provided by law.

FINDING OF NECESSITY CENTRAL TARPON SPRINGS

MAY 2024



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

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Appendix B: Esri Community Profile and Business Summary Data

Appendix C: City of Tarpon Springs Police Department Hot Spot Analysis and Crime Statistics

Appendix D: Union Academy Neighborhood: A Solutions Plan (1997)

Appendix E: Pinellas County Community Redevelopment Area Policy Program and Implementation Guidelines

Appendix F: Preliminary Redevelopment Fund Projection Analysis

Acknowledgements



The Planning and Zoning Department would like to thank staff from **Pinellas County** Economic Development, Housing and Community Development, Public Works, Property Appraiser's, Forward Pinellas, and Pinellas Suncoast Transit Authority, as well as **Tarpon Springs** staff from Fire Rescue, Police, Economic Development, Building Development, Code Enforcement, and Public Works for their support and assistance in drafting this document.

Executive Summary

This study has been prepared to fulfill the requirements for a **“Finding of Necessity” (FON)** in accordance with the **Community Redevelopment Act** of 1969, Chapter 163 Part III, Florida Statutes. This report presents the findings of data and analysis from multiple sources, field observations, and previous studies and plans to determine if conditions of “blight” exist within the **Central Tarpon Springs (CTS)** study area. This is the first step to creating a **Community Redevelopment Area (CRA)** and, ultimately a **Tax Increment Financing (TIF)** district.

Florida Statutes (F.S.) define a “blighted area” as:
“...an area in which there are a substantial number of deteriorated or deteriorating structures; in which conditions, as indicated by government-maintained statistics or other studies, endanger life or property or are leading to economic distress... (F.S. 163.340(8))

There are **14 statutory conditions** that may be evaluated to determine a blight condition. **Only 2 of the 14 conditions are required to meet the necessary findings.**

The use of **“blight”** or “blighted area” in this FON **refers exclusively to these statutory definitions.** Note that, per F.S. 163.355, a community redevelopment area may not be established unless the governing body adopts a resolution **specifically stating** that a condition of “blight” exists. The motivation behind this effort is a recognition of the historic and **enduring contribution** of Central Tarpon Springs to the urban fabric, cultural wealth, and **unique, diverse**

community of the City of Tarpon Springs. The intent of this FON is to cooperatively establish a CRA that **preserves and enhances** the study area **with and for the generations of people who live, work, learn, play, and worship there.**

Issues and opportunities in the Central Tarpon Springs study area have been documented by previous studies, plans, and surveys. While some of the goals of previous plans have been accomplished, **lack of a dedicated funding source has limited progress.** Implementation of a CRA district with tax increment financing can provide a dedicated revenue source to address these **identified needs.** These funds can be used programmatically, or for more traditional infrastructure needs. Combining these funds with other funding sources, such as grants, under a **unified CRA plan**, can **focus strategic efforts** to address the needs of **Central Tarpon Springs.**



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established as a Community Redevelopment Area. A summary table of the findings is presented below.

Table 1 Potential Blight Factors in Study Area	
Statutory Potential Blight Factors	Meets Criteria
(a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.	YES
(b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.	Inconclusive
(c) Faulty lot layout in relation to size, adequacy, accessibility, or	YES
(d) Unsanitary or unsafe conditions.	YES
(e) Deterioration of site or other improvements.	YES
(f) Inadequate and outdated building density patterns.	NO
(g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or	NO
(h) Tax or special assessment delinquency exceeding the fair value of	NO
(i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.	Inconclusive
(j) Incidence of crime in the area higher than in the remainder of the county or municipality.	YES
(k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or	YES
(l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the	YES
(m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or	YES
(n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.	YES
(o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.	NO

Introduction

In 2021, at the direction of the Board of Commissioners, City Administration tasked the Planning and Zoning Department staff with exploring the creation of a Community Redevelopment Agency (CRA) for this area of the City. Based upon analysis and findings presented in the previous studies, a "Finding of Necessity" (FON) Study (a CRA statutory pre-requisite) was initiated to determine if the study area would meet the requirements to establish a Community Redevelopment Agency.

This Study has been prepared in accordance with the Community Redevelopment Act of 1969, Chapter 163 Part III, Florida Statutes. This FON Study is based on data and analysis of previous studies, field observations and evaluations of recent available data from the Pinellas County Property Appraiser, local geographic information system (GIS) data, Esri Community Analyst, and records from the following City sources: Economic Development, Tarpon Springs Police Department (TSPD), Tarpon Springs Fire Rescue (TSFR), Public Works, Code Enforcement, and Building Development. This study includes an assessment of "blight" factors, as identified in Section 163.340, Florida Statutes, a conclusion of findings, appendices of data and analysis, and photo documentation of the study area. Summary information from Section 163.335 and 163.340 is provided below for reference.

Community Redevelopment Act of 1969

The Community Redevelopment Act of 1969 ("Act"), Chapter 163 Part III, Florida Statutes, authorizes local governments to establish community redevelopment agencies to improve "slum" and "blighted areas" within their jurisdiction. The Act sets forth the legal process by which local governments may establish community redevelopment agencies and provide financing and regulatory processes to undertake the complex task of overcoming the underlying problems contributing to deficiencies.

CRA Study Area Determination

The word "blight" in this FON is used exclusively in the context of the Florida Statutes, as further defined below. Through the establishment of a CRA within Central Tarpon Springs (CTS), the City would seek to improve infrastructure, increase economic opportunity, preserve and promote local culture and heritage, and support community cohesion and resident retention. Conditions of "blight" as defined in Florida Statutes have complex root causes, and this FON is an initial step to secure a CRA designation and tax increment financing (TIF) to address these causes and their effects.

Florida Statutes require a local government desiring to establish a community redevelopment agency to adopt, by resolution, a finding that one or more "blighted" areas exist within its jurisdiction and that the rehabilitation, conservation, or redevelopment of such areas is in the interest of the "public health, safety, morals or welfare" of the residents in the area. The FON and creation of the CRA is adopted by resolution with the further finding

that there is a need for creation of a Community Redevelopment Agency. The governing body then creates the Agency of five to nine members. In Pinellas County, the governing body becomes the Agency by ordinance. The Agency then creates a redevelopment plan for the CRA. Upon adoption of a redevelopment plan, the City's redevelopment agency may begin implementation. The creation of a TIF trust fund to implement the redevelopment plan, is adopted by ordinance. In Pinellas County, the above process is also subject to review and approval by the Pinellas County Board of County Commissioners under F.S. 163.410, "Exercise of power in counties with home rule charters."

Finding of Necessity

The following excerpt provides the definition of blighted areas as defined in Section 166.340(8), F.S., which provides the basis for a Finding of Necessity (FON):

"Blighted area" means an area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property, and in which two or more of the following factors are present:

- a. Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;
- b. Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;
- c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- d. Unsanitary or unsafe conditions;
- e. Deterioration of site or other improvements;
- f. Inadequate and outdated building density patterns;
- g. Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;
- h. Tax or special assessment delinquency exceeding the fair value of the land;
- i. Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;
- j. Incidence of crime in the area higher than in the remainder of the county or municipality;
- k. Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;
- l. A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;
- m. Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area;
- n. Governmentally owned property with adverse environmental conditions caused by a public or private entity.
- o. A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.

Pinellas County CRA Policy

In August 2021, the Pinellas County Board of County Commission revised its Community Redevelopment Area (CRA) Policy to evaluate and score CRAs to determine the level of funding participation and use of County Tax Increment Financing (TIF) funds. The policy enables Pinellas County to determine how to fund and prioritize areas of economic and social distress. The updates identified conditions used to qualify an area for a CRA designation and County TIF funding:

1. Demonstrated Need
 - a. Percent of Households Below Poverty Level
 - b. Median Household Income
 - c. Percent of area qualified for Community Development Block Grants (CDBG)
 - d. Demonstrated Florida Statute defined Blight Factors
 - e. Coastal High Hazard Area
2. Economic Development and Employment
 - a. Employment Density
 - b. Unemployment Trends
 - c. Tax Value Trends
 - d. Activity Centers and Target Employment Centers
3. Housing Affordability
 - a. Percent of Households that are Housing Cost Burdened
 - b. Median Residential Property Values
4. Mobility
 - a. Percent of Area within a Quarter Mile of Premium, Primary, or Secondary Transit Corridor

Following approval of the FON, the City must obtain a formal delegation of authority to create the Community Redevelopment Agency from Pinellas County.

The FON aims to demonstrate the proposed CRA qualifies for the Urban Revitalization local designation per the *Pinellas County Community Redevelopment Area Policy Program and Implementation Guidelines*. The Pinellas County CRA Scoring Criteria Matrix is included in the section of this FON evaluating those criteria, following the state statutory criteria analysis.

This FON provides a profile of the proposed CRA and background on the state and County qualifying conditions in the following sections:

- Study Area Description
 - History and Context
 - Challenges
 - Socioeconomic Data
 - Finding of Necessity Methodology
- Statutory Blight Conditions Evaluation
- Pinellas County CRA Evaluation Criteria
- Conclusion



Central Tarpon Springs Study Area

Study Area Boundary and Relationship to Surrounding Communities

The proposed Central Tarpon Springs CRA study area boundary covers a compact neighborhood (approximately 787 acres [1.23 square miles]) within the central portion of the City of Tarpon Springs. The study area is adjacent to the existing CRA to the west and extends to the east to capture potential redevelopment areas along US 19. A legal description of the boundary and an analysis of tax increment financing (TIF) revenue projections is included in the Appendix.

Study Area History and Context

The Central Tarpon Springs CRA study area is at the center of the unique living culture of Tarpon Springs. The study area appears on the earliest official map of the City of Tarpon Springs.

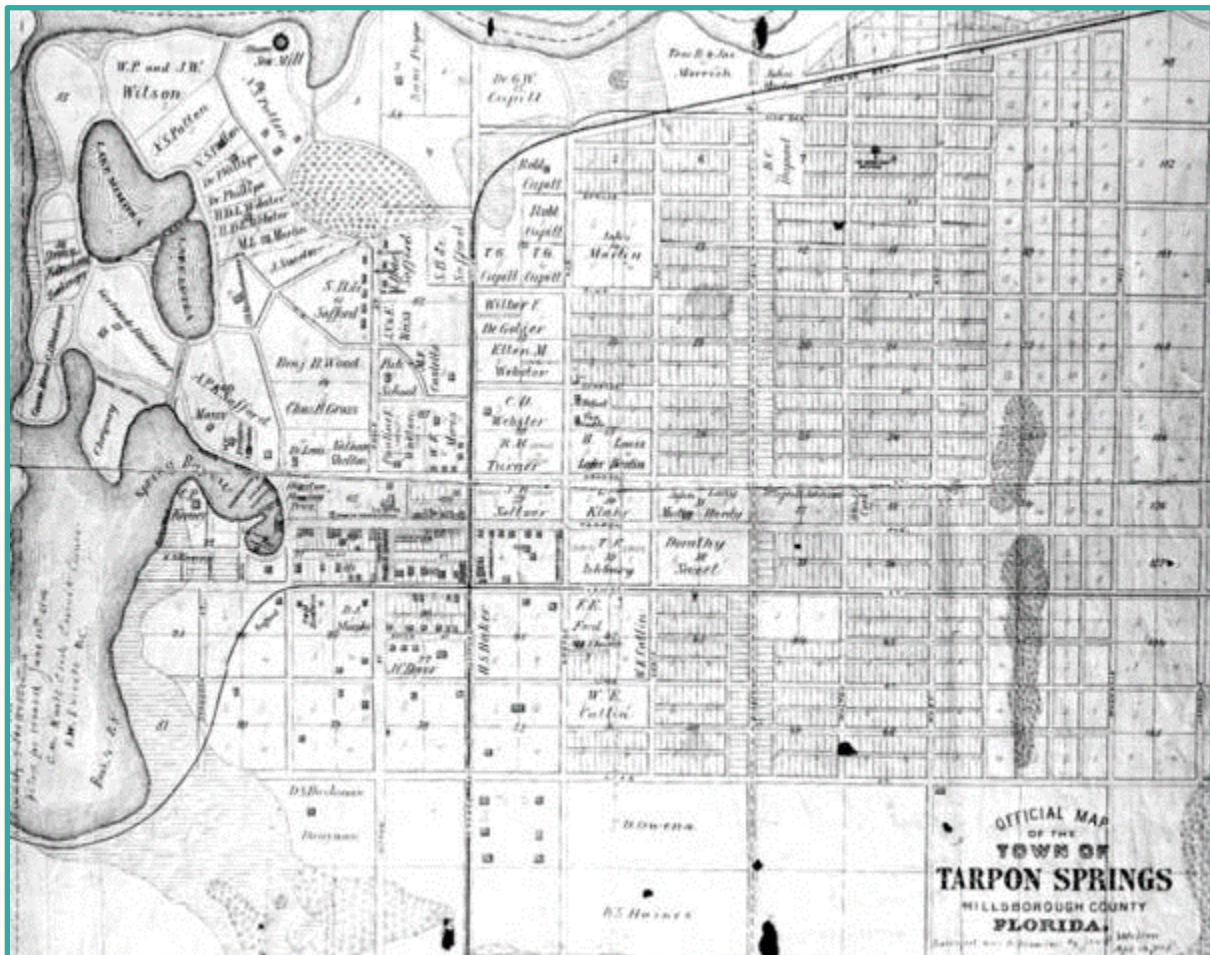


Figure 2 Original Tarpon Springs Plat Map

The study area contains many cultural, educational, and social institutions that are vital assets and sources of community pride. The proposed CRA study area includes some of the oldest areas of the city, and its historic structures and established communities contribute to

the vibrant urban tapestry that makes Tarpon Springs so unique. However, older communities come with older infrastructure that may need repair or replacement.

The study area includes the Union Academy neighborhood. In 1997, *Union Academy Neighborhood: A Solutions Plan* (Solutions Plan), was developed by a Neighborhood Citizens Committee with City, County, and university partners to document issues and opportunities and develop an action plan. The issues identified in this plan are broadly applicable to the entire Central Tarpon Springs CRA study area. An evaluation of the 25-year-old plan reveals a mix of successes and persistent problems.



Figure 3 Public art at Union Academy Family Center

In addition to persistent, systemic, and cyclical challenges identified in the Solutions Plan, previously undocumented and new challenges face the study area. Community cohesion and resident retention is emerging as a critical issue. A combination of socio-economic factors, including rising real estate values and a lack of local economic opportunities, contribute to generational residents moving outside of Tarpon Springs. Because the study area is largely located outside of the Coastal High Hazard Area and has relatively lower property values, potential climate gentrification is another concern that threatens community cohesion and cultural resources.

Implementation of a CRA/TIF district would provide a dedicated revenue source to address identified needs in a CRA Plan.

Table 1 Evaluation of 1997 Solutions Plan

Issues Identified in 1997 Solutions Plan	2023 Evaluation
Need for additional youth programs	Improved, remains a concern
Retention of Families	Increased concern
Higher Education and Job Training	Improved, remains a concern
Comparatively Low Home-Ownership Rate	Improved since 1997, currently
Poor Condition of Vacant Public Housing	No longer a concern
Older Homes in Need of Rehabilitation	Persistent concern
Vacant Lots	Persistent concern
Comparatively Low Housing Values	Improved, remains a concern
High Proportion of Low-Income Residents	Persistent concern
Comparatively More Multifamily Zoning	Needs further evaluation
Inconsistencies between Future Land Use, Zoning, and Land Development Code	Improved, needs new detailed evaluation
Vacant/Underutilized Commercial Acreage	Persistent concern
Need for additional recreation opportunities	Improved, remains a concern
Need for additional transit stops and service	Increased concern
Better pedestrian access/sidewalk coverage	Improved, remains a concern
Individual properties served by septic a concern	Improved, remains a concern
Street Flooding	Persistent concern
Some properties in poor condition	Persistent concern
Overgrown vacant parcels	Persistent concern
Comparatively greater code violations	Persistent concern
Poor economic conditions	Persistent concern
Low educational attainment	Improved, remains a concern
Litter – Need Public Trash Cans	Improved, remains a concern
Beautification	Improved, remains a concern

Socioeconomic Data

Esri Community Analyst was used to extract various data sets for the Central Tarpon Springs CRA study area, the City of Tarpon Springs and Pinellas County. This data allows for direct comparison and provides insight into the needs of the affected population. Table 3 provides socio-economic and demographic comparisons to identify trends in the study area.

Table 2 Demographic Data			
	Pinellas County	Tarpon Springs	CTS CRA SA
Population			
2010	916,542	23,815	4,221
2020	959,107	22,250	4,208
2023	965,496	25,971	4,537
2028	964,998	26,348	4,634
Percent of Owner-Occupied			
2010	55.7%	59.8%	43.7%
2020	55.9%	63.9%	43.5%
2023	58.4%	64.8%	46.5%
2028	58.9%	66.4%	48.7%
Median Household Income			
2023	\$64,506	\$59,985	\$32,966
2028	\$76,411	\$76,106	\$37,131
Household Income < \$15,000			
2023	10.5%	13.6%	25.1%
2028	8.9%	11.6%	23.3%
Household Income < \$35,000			
2023	26.3%	30.1%	52.0%
2028	21.7%	24.3%	47.2%
Source: Esri 2023			

Income and homeownership rates are significantly less in the Central Tarpon Springs CRA study area compared to the City and County. Median household income for 2023 in the study area is \$32,966, compared to \$59,985 in the City and \$64,506 for the County. More than half of study area residents have a household income below \$35,000. The homeownership rate in the study area was 46.5% in 2023, compared to 64.8% in the City and 58.4% in the County.

While the projected data for 2028 indicate that home-ownership rates in the study area may slightly increase, the rate remains well below the City and County-wide rates. Owner-occupied housing can be an important means of wealth accumulation, particularly for lower-income households. Median household incomes are projected to increase in 2028, but at a lower rate than the City and County, exacerbating wealth inequality in the study area.

Current Land Use and Zoning

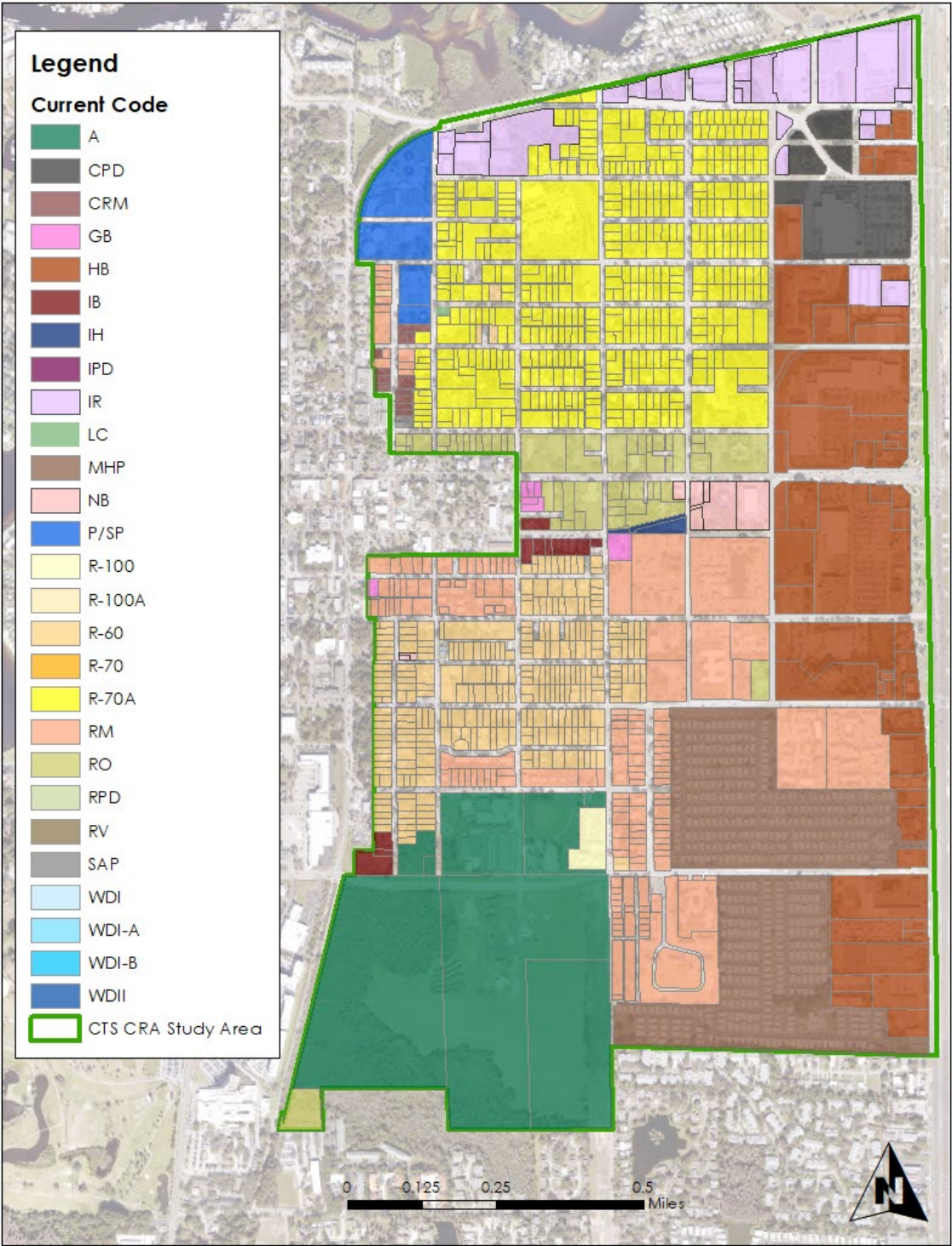


Figure 4 Current Zoning

Table 4 Current Zoning

Code	Zoning	Approximate Acres in Study Area
A	Agricultural District	126
CPD	Commercial Planned Development	24
CRM	Conditional Residential Mixed District	2
GB	General Business District	2
HB	Highway Business District	108
IB	Intensive Business District	4
IH	Industrial Heavy	3
IR	Industrial Restricted	33
LC	Land Conservation District	<1
MHP	Mobile Home Park District	77
NB	Neighborhood Business District	6
P/SP	Public/Semi Public	7
R-100	Single Family District	3
R-60	One and Two Family Residential District	55
R-	Single Family District	49
RM	Residential Multi-Family District	105
RO	Residential Office District	83
SAP	Special Area Plan	<1

The former landfill site constitutes the 126 acres of agricultural zoned land in the study area. Highway Business, Residential Multi-family, Mobile Home Park, and One- and Two-Family Residential zoning categories are approximately 345 acres (44%) of the approximately 787 acre study area. Inconsistencies between Future Land Use and Zoning, and Land Development Code have been improved, but a detailed review is needed to ensure consistency.

Finding of Necessity Study Methodology

Data from existing plans, the Pinellas County Property Appraiser, EGIS (Enterprise Geographic Information System), Code Enforcement, Building Permits, CoStar, Florida Department of Revenue, Tarpon Springs Police Department, Tarpon Springs Fire Department, and Esri Community Analyst were analyzed. Additionally, windshield surveys were conducted by staff of the study area to confirm the validity of existing data and to visually document certain conditions required of the Findings of Necessity. **Table 5** identifies the data sources used to analyze required blight factors.

Windshield surveys of the study area were conducted between October 2023 and May 2024. Field observers photographed various characteristics of properties within the study area including structures, streets, drainage systems, parking areas, and City code nonconformities. Findings from the windshield surveys are discussed in the evaluation of each of the statutory “blight” factors.



Table 5 Data Sources

Condition/Factor Required by Statute	Data Source
(a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.	Field observation, GIS analysis, Public Works, Forward Pinellas, PSTA
(b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.	Pinellas County Property Appraiser's (PAO) Data
(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.	Field Observation, GIS Analysis
(d) Unsanitary or unsafe conditions.	Field Observation, GIS Analysis
(e) Deterioration of site or other improvements.	PAO Data, Field Observation
(f) Inadequate and outdated building density patterns.	Field Observation, GIS Analysis
(g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.	CoStar, City of Tarpon Springs and Pinellas County Economic Development Department
(h) Tax or special assessment delinquency exceeding the fair value of the land.	PAO Data
(i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.	CoStar, City of Tarpon Springs and Pinellas County Economic Development Department
(j) Incidence of crime in the area higher than in the remainder of the county or municipality.	Tarpon Springs Police Department, Esri, Applied Geographic Solutions
(k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.	Tarpon Springs Fire Rescue
(l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.	City of Tarpon Springs Code Enforcement Data and Analysis
(m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.	PAO Data, GIS Analysis
(n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.	Florida Department of Environmental Protection
(o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or	Historic records of activity

Statutory Blight Conditions Evaluation

Blight Factor (A) Defective/Inadequate Transportation Facilities – Factor Met

Street Layout

The street pattern of the study area generally follows a traditional grid pattern, providing relatively better connectivity than many post-World War II developments. Recently, Meres Boulevard/Mango Street was constructed to improve east-west mobility and provide traffic circulation benefits throughout the City. Multimodal alternatives are currently being evaluated for the Disston Avenue corridor to improve north-south mobility. The City plans to initiate a Multimodal Master Plan process in 2024 to address multimodal transportation needs throughout the City.

As most of the study area was platted prior to the dominance of the automobile, street rights-of-way tend to be narrow (30 to 60 feet wide) and tangential, which presents both challenges and opportunities for multimodal safety, mobility, and accessibility. It is challenging to provide facilities that can safely accommodate transit, emergency, and other large vehicles as well as more vulnerable users (pedestrians, cyclists, transit-riders, and “middle modes” such as e-bikes and scooters). However, the study area’s traditional street network provides the opportunity to design transportation facilities that support compact urban development, promote safe active transportation, and improve accessibility and mobility for all users.

Roadway Conditions

The City of Tarpon Springs programs roadway maintenance and repairs through physical conditions assessments and rating criteria including factors such as drainage concerns and traffic volumes. The age of the study area contributes to disproportionate roadway maintenance and repair needs. The City maintains historic brick streets throughout the oldest parts of the City, including portions of the study area. The majority (approximately 93 percent) of streets in the study area are asphalt and approximately 7 percent of streets are brick. Asphalt streets have been constructed over historic brick streets in the oldest parts of the study area. Brick streets often drain better than paved roads, last longer, and force drivers to slow down. However, maintenance of brick streets is often more costly than asphalt.

With major maintenance and rehabilitation projects focused on the most heavily traversed roads, many local streets in the study area require resurfacing or rehabilitation. Generally, the primary east-west streets that connect to Alternate US 19 or US 19 (Live Oak Street, E Pine Street, E Tarpon Avenue, E Lime Street, Martin Luther King Drive, and Meres Boulevard E/Mango Street) are in good to very good condition or have current or planned improvement projects. All north-south routes are local routes, except US 19, which forms the eastern

boundary of the study area. Local north-south streets and east-west streets that do not connect to US 19 or Alternate US 19 are lower maintenance priorities than collector or major local streets because they carry lower total traffic volumes. As a result, the pavement condition of approximately **41 percent of local road segments in the study area are in fair to poor condition.**

Pedestrian Facilities

There are persistent issues with pedestrian facilities in the study area. Due to the narrow right-of-way of most streets, sidewalks are generally 4 feet in width, which does not meet contemporary standards for an urban environment and presents accessibility concerns. Maintenance is a continual issue, with respect to the pavement condition and vegetation management (with-in and adjacent to the right-of-way).

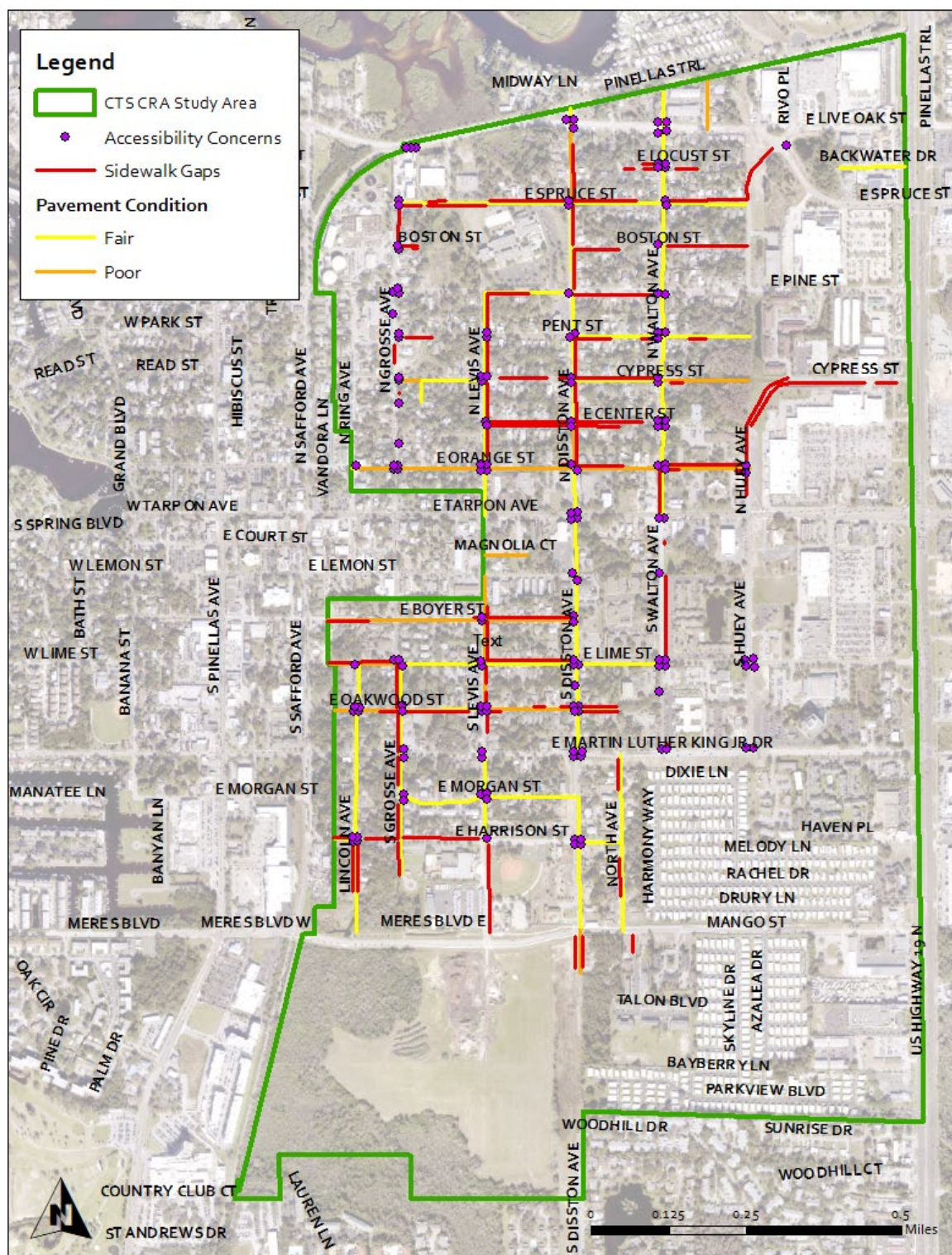
Sidewalk coverage is discontinuous, with approximately 8.5 miles of sidewalk gaps in the network as illustrated in Figure 5. Due to physical constraints, sidewalks may not be feasible on both sides of the street in all areas. However, in those areas where a sidewalk segment is

deemed infeasible, accessible connections to pedestrian access routes are needed.

Accessibility is a significant concern in the study area. A visual survey of sidewalks and curb cuts revealed **147 points of accessibility concerns** that include obstruction of the pedestrian circulation path, lack of detectable warning surfaces, and inadequate or non-existent curb ramps.



Figure 5 Inadequate Transportation Infrastructure: Sidewalk Inadequate sidewalk width, presence of utilities, lack of maintenance, sedimentation indicative of drainage issues.



Public Transit

The Pinellas Suncoast Transit Authority (PSTA) and Pasco County Public Transportation (PCPT) provide fixed route transit services in the study area. PSTA operates three fixed route transit routes in Tarpon Springs: Route 19 between Tarpon Springs and the Largo Transit Center, 66L between Tarpon Springs and Park Street Terminal in Clearwater, and the Jolley Trolley Coastal Route to Clearwater Beach Transit Center. PCPT operates Route 19 between Huey Avenue and Bayonet Point and Route 18 between the Sponge Docks and Cross Bayou Boulevard and US 19.

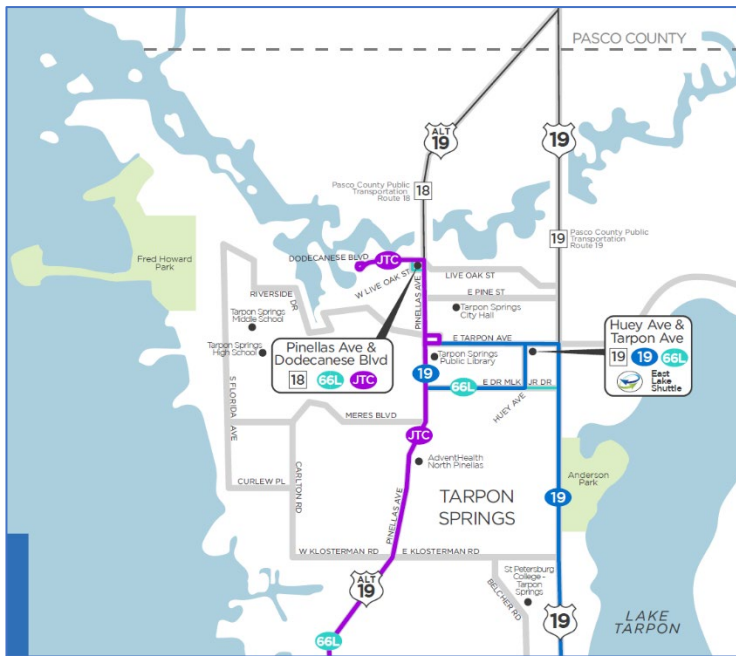


Figure 7 Transit Routes Source: PSTA 2023

PSTA Route 19 is the primary route serving the City of Tarpon Springs. It operates weekdays between 5:25 AM and 11:40 PM with 35 minute to hour long headways, on Saturdays between 5:45 AM and 10:20 PM with 45 minute headways, and Sundays and holidays between 7:05 AM and 9:45 PM with hour long headways. Route 19 operates on US 19, East Tarpon Avenue, Martin Luther King Jr. Drive, Huey Avenue, and Pinellas Avenue.

The Jolley Trolley operates 7 days a week between the Sponge Docks and the Beach Transit Center in Clearwater on Pinellas Avenue (Alternate US 19).

There are no Jolley Trolley Stops in the study area, although stops are available in close proximity.

The 66L is a limited-service route that traverses between Tarpon Springs and Park Street Terminal four times a day on weekdays. The route departs from Huey and E. Tarpon Avenue at 4:55 AM, 6:20 AM, 7:10 AM, and 3:50 PM and the last arrival in Tarpon Springs is at 6:30 PM. It traverses Martin Luther King Jr. Drive through the study area.

Pasco County Public Transportation operates Route 19 6 days a week with 30-minute headways. Weekday service hours are between 6:00 AM and 10:30 PM, and Saturday service is provided between 7:00 AM and 7:00 PM. Route 18 operates with hour long headways between 5:45 AM and 7:00 PM weekdays and 6:45 AM to 6:00 PM Saturdays.

PSTA Access provides paratransit services in the study area for persons with disabilities that cannot ride an accessible bus. The City of Tarpon Springs and Advent Health have partnered with PSTA to provide “Healthy Hop,” offering free rides between home and health destinations throughout Tarpon Springs for everyone 60 years or older. The East Lake Shuttle provides advance reservation service between Tarpon Springs and the East Lake area of Palm Harbor. A PSTA Direct Connect stop is located at Tarpon Mall where riders can receive a \$5 discount on Uber, Lyft, or United Taxi rides that begin or end at this stop.

While PSTA continues to provide innovative programs to improve accessibility and mobility for transit riders, public transit level of service continues to decrease, in terms of frequency and number of fixed route transit service lines. The City and PSTA continue to work together



to improve transit access for all residents.

Figure 8 Inadequate Transportation Infrastructure: Pavement and Accessibility

Bicycle Infrastructure Deficiencies

The Pinellas Trail provides an excellent north-south protected bicycle facility adjacent to the study area to the west and along the northern boundary of the study area. In 2021 the Florida Department of Transportation (FDOT) released the “Coast to Coast Trail Crossings Traffic Control Assessment” which evaluated most Pinellas Trail crossings and recommended potential safety improvements in the study area.

E. Lemon provides a comfortable on street route designated with sharrows, and the City has recently constructed bike lanes and sidewalks on Meres Blvd./Mango St. However, additional bicycle facilities are needed to facilitate active transportation for a healthy community.

Crashes

The study area includes a traffic crash hotspot. The figures below depict the concentration of fatal crashes in the vicinity, all crashes between 2021-2023, and pedestrian and bicycle crashes between 2021-2023.

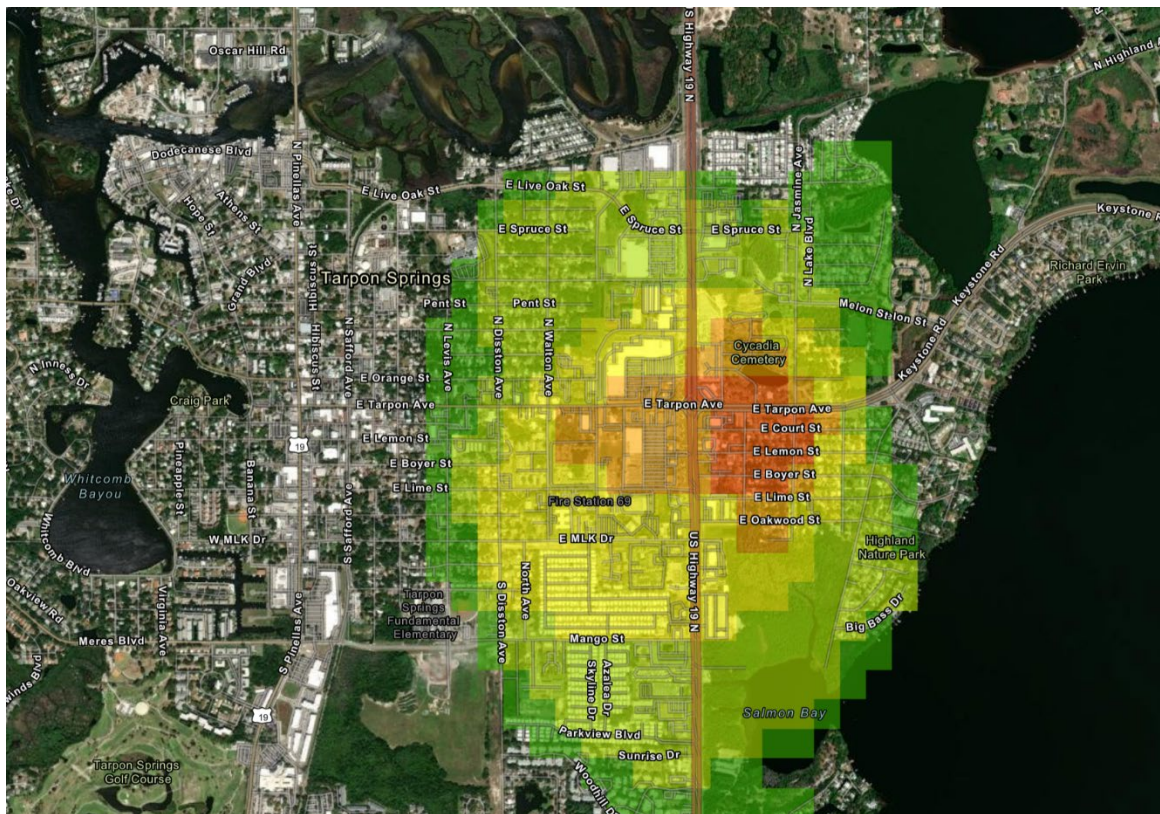


Figure 9 Fatal Crashes Heat Map 2016-2020 Source: Pinellas County Crash Data Management System

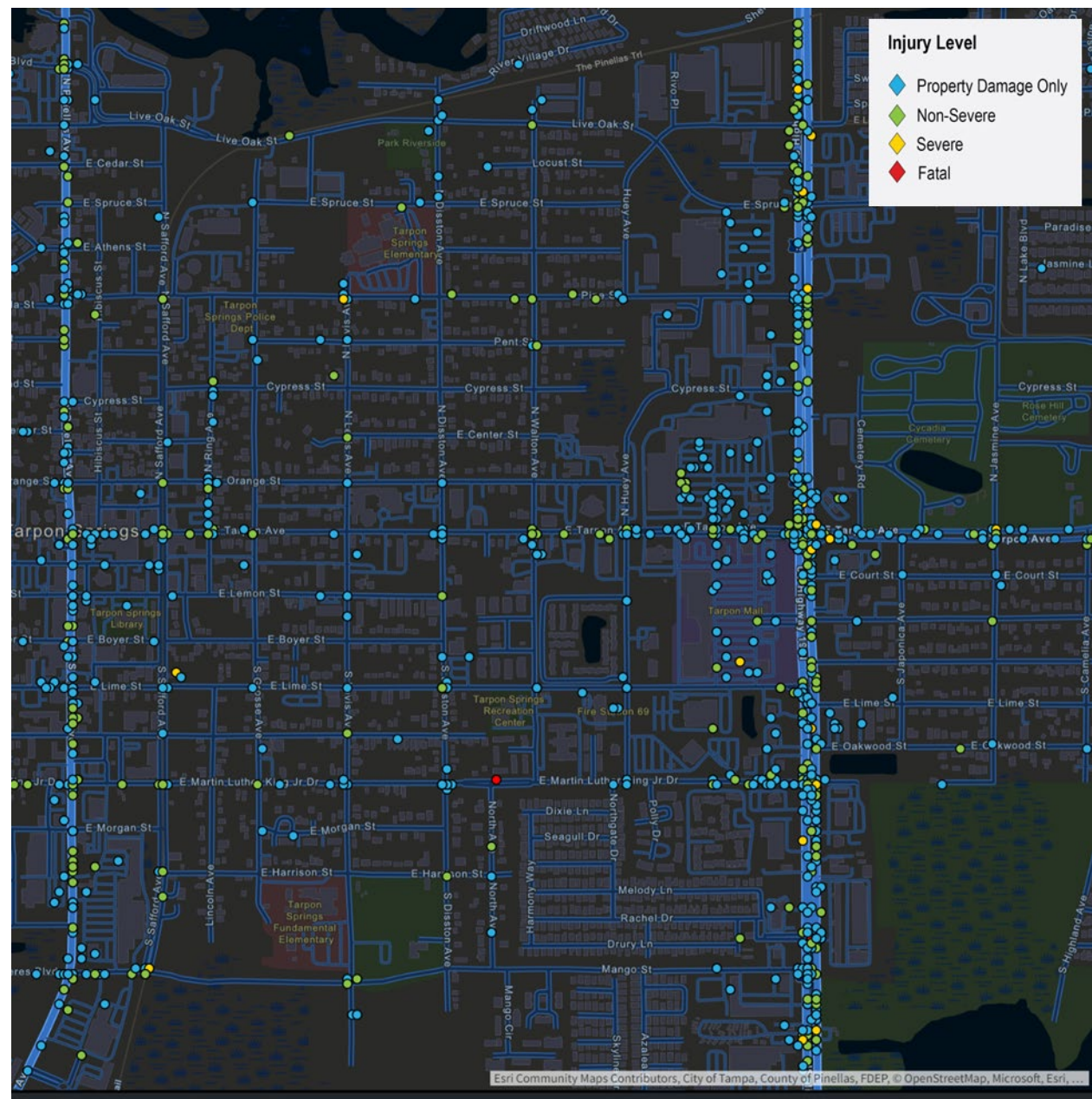


Figure 10 All Crashes 2021-2023 Source: Pinellas County Crash Data Management System

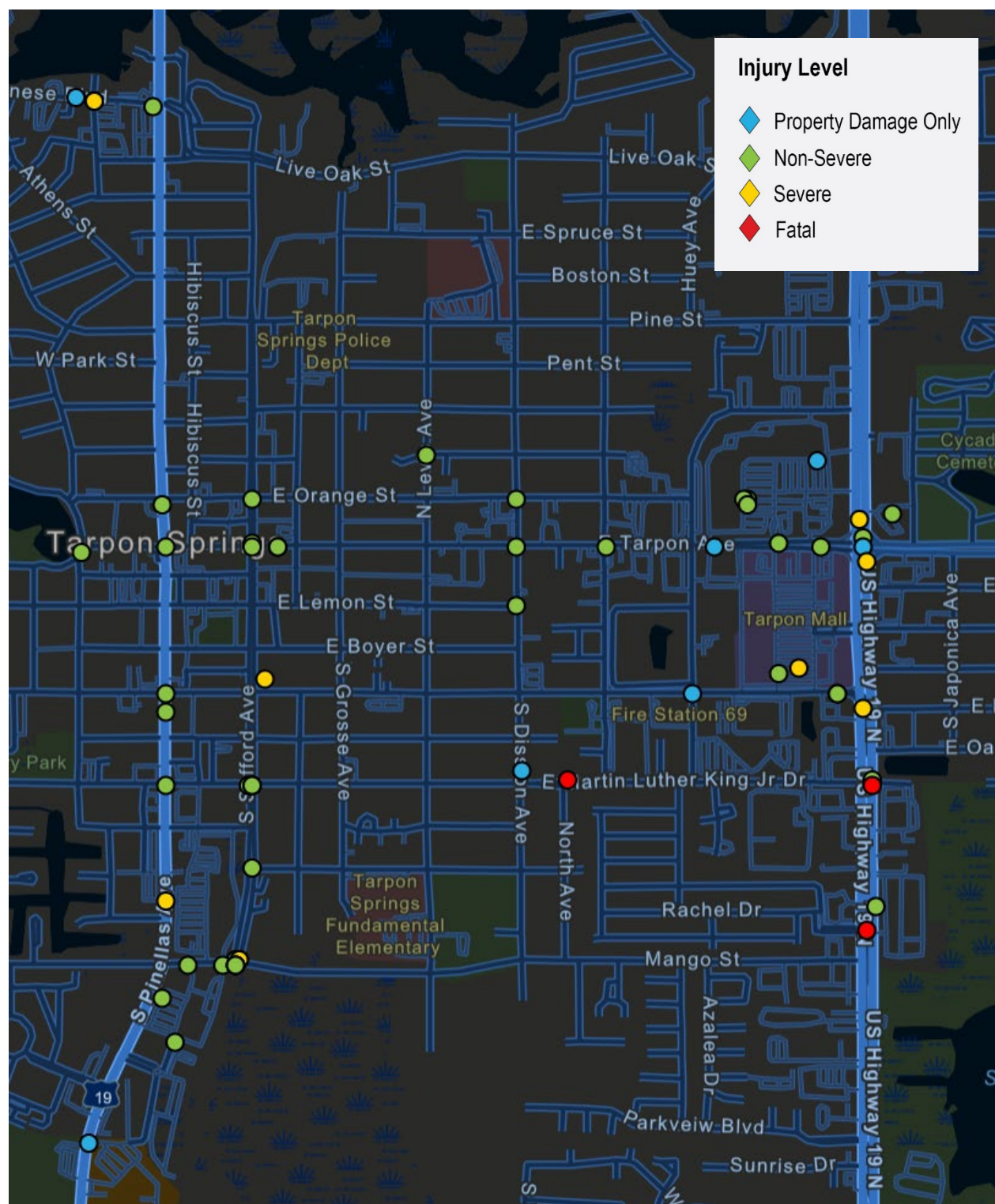


Figure 11 Pedestrian and Bicycle Crashes 2021-2023 Source: Pinellas County Crash Data Management System

Blight Factor (B) Depreciating Assessed Property Values – Inconclusive

Table 6 Aggregate Assessed Value Changes

Year	Aggregate Assessed Value Study Area	Percent Change	Aggregate Assessed Value Tarpon Springs	Percent Change	Aggregate Assessed Value Pinellas County	Percent Change
2022	402,121,168	11.3%	3,186,657,950	8.7%	129,904,847,627	12.0%
2021	361,393,637	-6.2%	2,931,705,100	7.1%	115,939,949,723	6.9%
2020	385,415,723	19.9%	2,738,170,688	5.8%	108,411,650,928	7.2%
2019	321,486,375	9.7%	2,587,393,486	5.8%	101,170,285,285	7.1%
2018	293,184,713	7.0%	2,446,652,786	6.0%	94,493,523,304	7.4%
2017	273,824,589	-	2,307,696,108	-	88,007,451,559	-
2017-2022		46.9%		38.1%		47.6%

Source: Pinellas County Property Appraisers Office, Florida Department of Revenue 2023

As illustrated in Table 6, although aggregate assessed real property values in the study area have increased in four of the five previous years, the rate of change is less consistent for the study area than the City or the County. In three of the past five years, the rate of increase for the study area has been less than the countywide increase.

Blight Factor (C) Faulty Lot Layout – Factor Met

Approximately 22 percent of vacant residential lots in the study area are legally nonconforming lots of record that present development challenges. These properties typically require variances for any development due to an inability to meet dimensional requirements. Due to the presence of “paper streets” approximately 0.6 acres of vacant land in the study area are effectively landlocked, as public right-of-way exists, but has not been developed to provide access. As shown in the figure below, there are some instances of faulty lot layout that create irregular and landlocked parcels.



Figure 12 Examples of Irregular Lot Layout, Paper Street and Legally Non-Conforming Lots in the study area that present redevelopment challenges.

Blight Factor (D) Unsanitary/Unsafe Conditions – Factor Met

Indicators of unsanitary and unsafe conditions present in the study area include poor roadway pavement conditions, aging potable water, stormwater, and wastewater infrastructure, and code non-conformities related to property maintenance (i.e. inoperable cars, high grass, broken windows, and inadequate building maintenance). These factors can lead to further deterioration of the neighborhood, actual and/or perceived. Recurrent street flooding results in ponding that can become breeding grounds for mosquitos, which presents

a public health risk. Inadequate transportation facilities pose a public health risk, as many sidewalks are obstructed, in need of maintenance, or non-existent, and require pedestrians to walk in travel lanes. Aging utilities infrastructure also poses a risk to public health if vital systems fail.



Figure 13 Street flooding in the study area.

The study area has a much higher percentage of cast iron potable water lines than the

city as a whole. These pipes are at the end of their design life and are susceptible to corrosion, leaks, and mineral deposits. Corrosion causes rust to get into the water system, which can pose health risks. Leaks expose drinking water to pathogens that may be naturally occurring within the soils around the piping, such as E. coli, protozoans, and viruses. Mineral

deposits in potable water lines restricts water flow and leads to increased pressure within the pipe. The combination of restricted flow and high pressure can contribute to cracks and breaks in the pipes.

The study area also has a higher percentage of vitrified clay wastewater gravity mains than the rest of the city. While vitrified clay pipes have a lengthy life span (typically a hundred years or more) these pipes are susceptible to root intrusion and are more costly and labor intensive to repair.

Table 7 Aging Infrastructure				
	Study Area		City	
	Miles	Percent of Total	Miles	Percent of Total
Cast Iron Potable Lines	8.7	38%	42.8	23%
Vitrified Clay Wastewater Gravity Mains	9.8	66%	60.3	56%
Source: City of Tarpon Springs GIS				

Blight Factor (E) Site Deterioration – Factor Met

Staff utilized code enforcement data and windshield surveys to document deteriorating site conditions. Deterioration of buildings and other site deficiencies were evident in the study area during the windshield survey. Many structures in the area exhibited minor to significant structural issues. Code enforcement data also indicate issues throughout the study area.

The Pinellas County Property Appraiser’s Office (PAO) database was also used to quantify site conditions in terms of structural quality. The PAO defines “quality” as “a subjective classification of a structure by an appraiser, intended to describe materials used, workmanship, architectural attractiveness, functional design, and the like.”¹ Figure 14 illustrates properties that are classified as “minimal” or “fair” quality. Of the 1738 parcels in the study area, 462 were identified as either “minimal” or “fair” quality, constituting approximately 27% of parcels.

¹ <https://www.pcpao.gov/learn-about/glossary-terms/q>

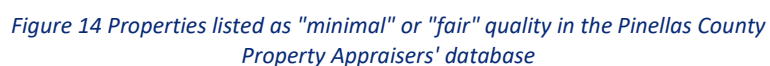




Figure 15 Lincoln Avenue and Oakwood Street

Figure 16 shows a vacant lot that was once the site of a historic church that became so deteriorated it had to be demolished for health and safety reasons. Vacant lots attract refuse and dumping. There are 161 acres of vacant parcels in the study area.



Figure 16 Vacant Lot: Former site of historic church.



Figure 17 Historical home in disrepair.

Figure 17 shows a historical home in disrepair. There are 817 structures in the study area that were constructed prior to 1976, according to property appraiser data. Of those 817 structures, 382 (47%) are listed as “fair” or “minimal” condition. There are 43 structures built prior to 1920, 85 between 1920 and 1940, and 195 built between 1941 and 1960. Historic preservation is an important issue facing the area.

Blight Factor (F) Building Density Patterns - Factor Not Met

Typical platted residential lots in the study area range between 40' to 50' wide and 130 to 150' in depth, reflecting pre-World War II development patterns, which supports compact, walkable communities. Existing zoning regulations do not conform to the older traditional development patterns and create legally non-conforming lots in the study area.

Establishing a neighborhood form-based code that recognizes desirable, historical development patterns, encourages and permits narrow lot configurations, and requires new construction to adhere to those standards should be a priority. The “bones” of the study area are in place and present a unique opportunity to re-establish a truly mixed use, livable, walkable community.



Figure 18 Typical Density of the Study Area

Blight Factor (G) Falling Lease Rates – Factor Not Met

CoStar Data as of January 11, 2024 was utilized to examine this factor for the proposed CRA. Data changes daily on CoStar as new listings come on and off the market. This analysis is a snapshot in time, and data is subject to change without notice.

According to the CoStar analysis, total industrial market rent per square foot was about 1.5% lower, and office rent was approximately 4.1% higher, in the proposed CRA than Countywide in January 2024. These data indicate that lease rates per square foot of office, commercial, and industrial space are similar to the remainder of the county.

Table 8 Lease Data			
	CRA Study Area	Countywide	Difference
Industrial Market Rent/SF	\$12.58	\$12.78	1.5%
Office Market Rent/SF	\$26.40	\$27.48	4.1%

Source: CoStar as of January 11, 2024. Leasing and vacancy rates are estimates only. Actual results may vary from these estimates, subject to change without notice. Prepared by: Pinellas County Economic Development Department

Blight Factor (H) Tax or Special Assessment Delinquency – Factor Not Met

A preliminary evaluation of delinquencies in the study area indicates that while individual properties may have significant outstanding tax liabilities or code enforcement liens, few, if any, would exceed the fair value of the land.

Blight Factor (I) Vacancy Rates – Inconclusive

CoStar data as of January 11, 2024 were utilized to examine this factor, with respect to commercial lease vacancies. Data changes daily on CoStar as new listings come on and off the market. Commercial vacancy rates in the study area are similar to the rest of the County.

Residential vacancy rates in the study area are slightly less in the study area, compared to the City as a whole and Pinellas County.

Table 9 Residential Vacancy Rates			
	CRA Study Area	Citywide	Pinellas County
2023 Vacant Housing Units	11.9%	12.2%	13.8%

Source: Esri 2023

There are approximately 161 acres of vacant parcels in the study area. Table 10 provides zoning information for vacant parcels.

Table 10 Vacant Parcels by Zoning		
Code	Zoning	Approximate Vacant Acres in Study Area
A	Agricultural District	109
CRM	Conditional Residential Mixed District	0.37
GB	General Business District	0.77
HB	Highway Business District	2.11
IB	Intensive Business District	1.87
IR	Industrial Restricted	3.14
LC	Land Conservation District	0.18
NB	Neighborhood Business District	0.50
R-60	One and Two Family Residential District	13.14
R-70A	Single Family District	12.78
RM	Residential Multi-Family District	14.15
RO	Residential Office District	3.10
TOTAL		161.11

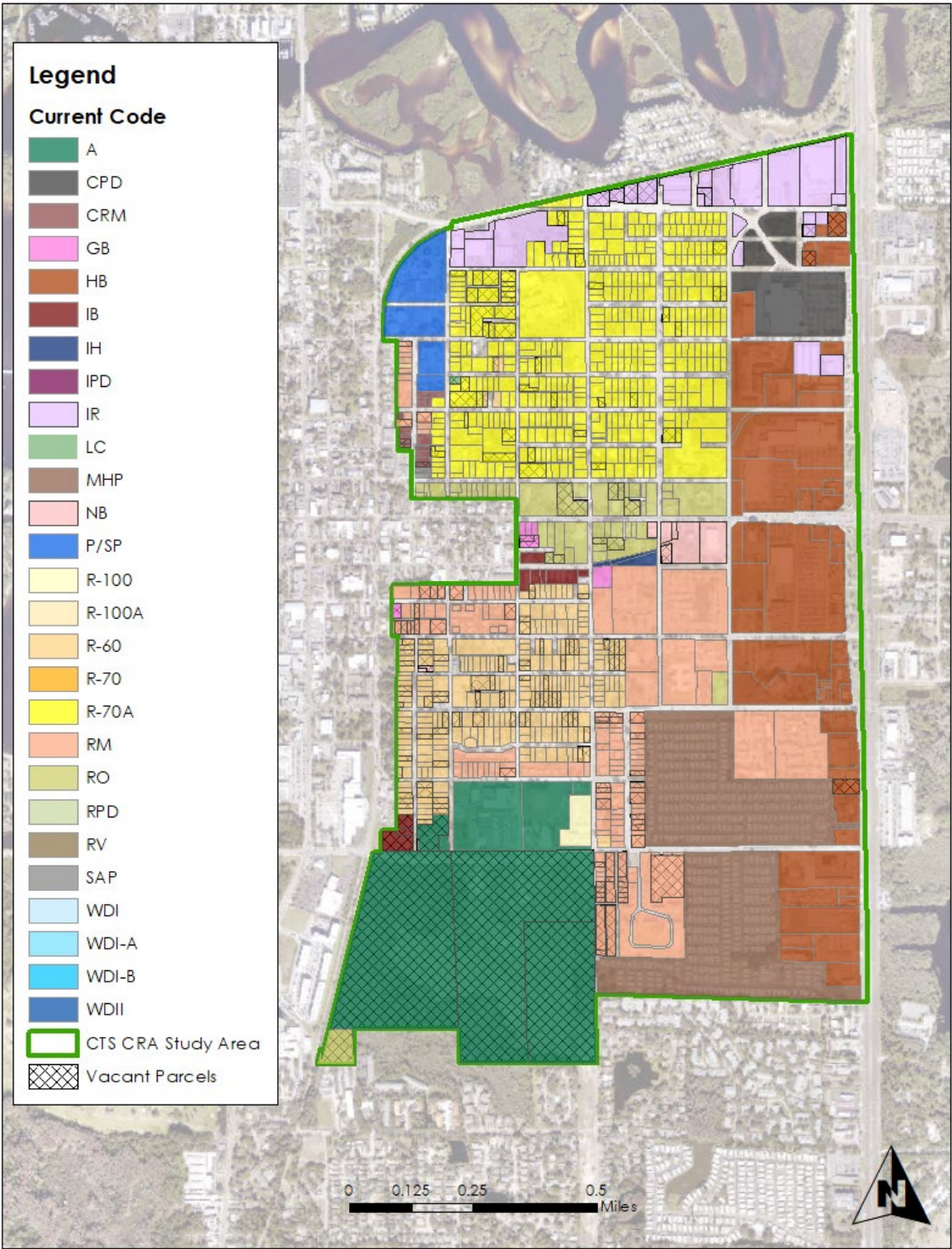


Figure 19 Vacant Parcels and Current Zoning

Blight Factor (J) Incidence of Crime – Factor Met

An analysis performed by the Tarpon Springs Police Department identified a criminal incidence “hotspot” in the study area. A high-level density analysis of offenses for the City of Tarpon Springs revealed a distinct hotspot in the Tarpon Square Mall area. This area is outlined in the red box in Figure 20 below.

Esri and Applied Geographic Solutions crime statistics were also evaluated. Crime Indexes provide a view of the relative risk of specific crime types. It is not a database of actual crimes, but rather the relative risk in an area compared to the United States in its entirety. These indices are updated semiannually and include indexes for several categories of personal and property crime. For 2023, the Total Crime Index for Pinellas County is 83 and 123 for the study area.

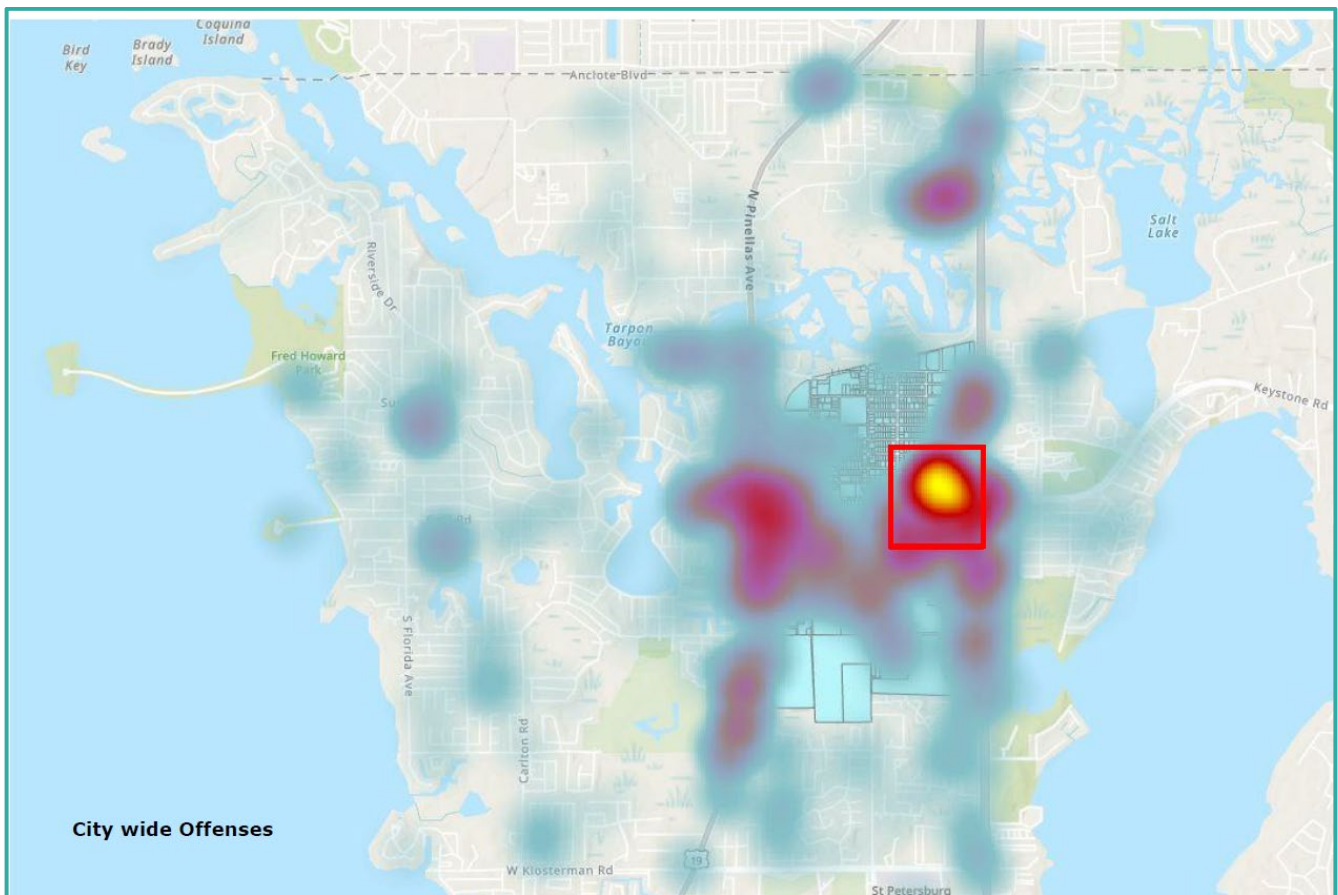


Figure 20 Tarpon Springs Police Department Crime Hotspot Analysis

Blight Factor (K) Fire and EMS Calls – Factor Met

Citywide Fire and EMS incident points from January 2022 to December 2023 were mapped and analyzed to determine statistically significant hot and cold spots. The study area exhibits a higher incidence of Fire and EMS calls than Citywide. Approximately 42% of Fire/EMS grid cells in the study area were identified as hotspots, while Citywide, only 7% are identified as hotspots. The results of the analysis are illustrated in Figure 21.

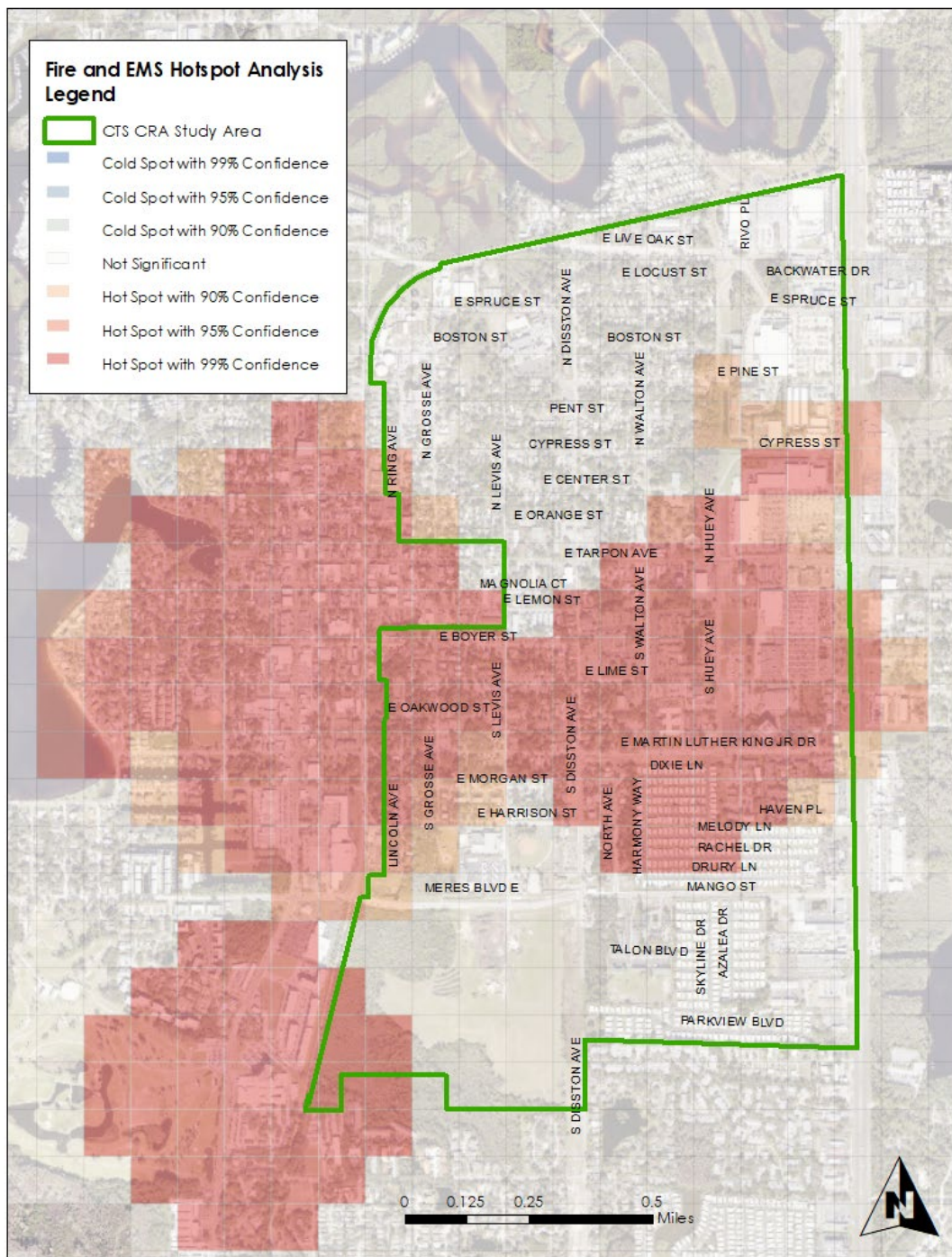


Figure 21 Tarpon Springs Fire Rescue, Fire and EMS Hotspot Analysis

Blight Factor (L) Florida Building Code Violations – Factor Met

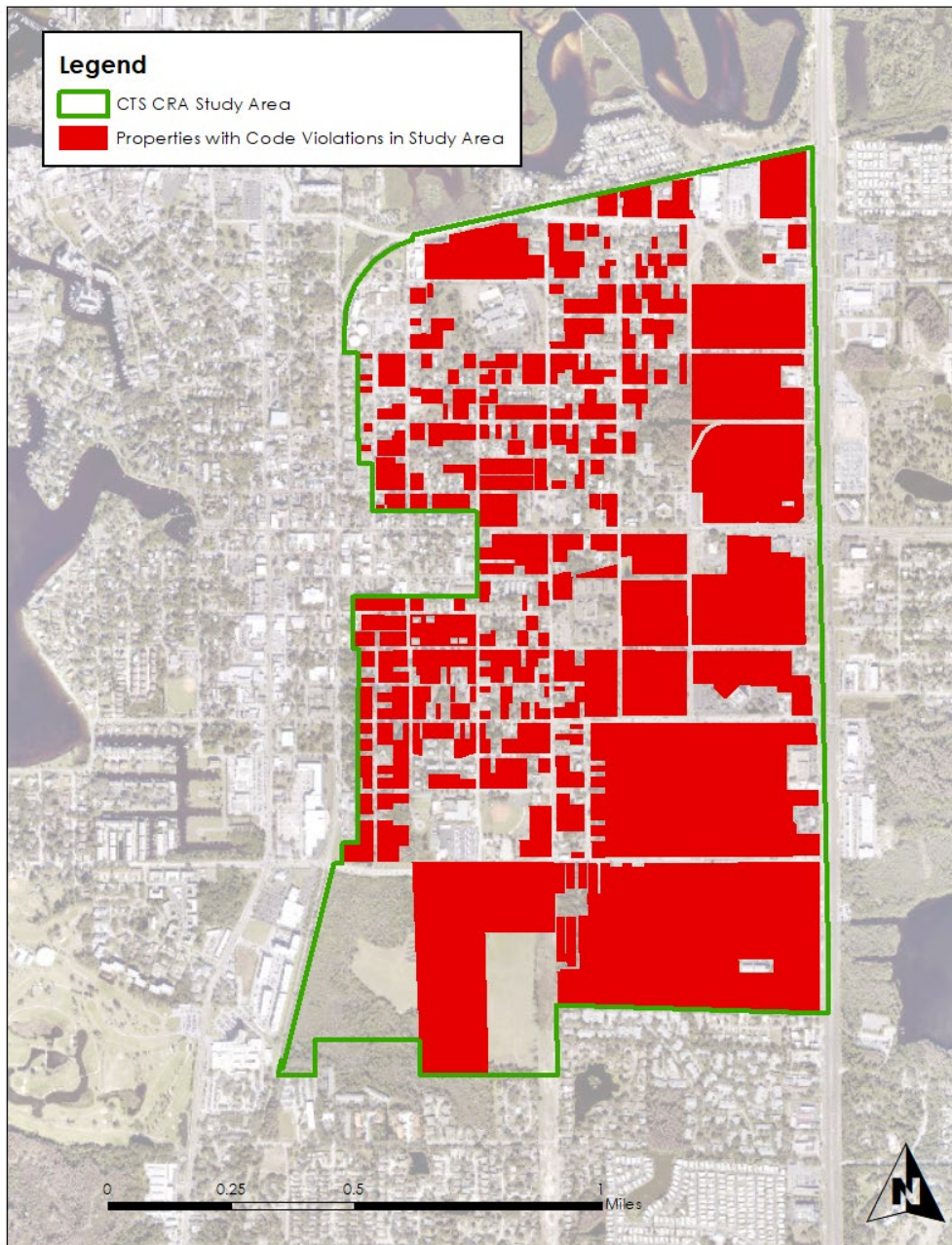


Figure 22 Code Enforcement Cases 2011-2023

Code Enforcement records between 2011 and November 2023 were evaluated to determine if there was a consistent pattern of increased code violations in the study area compared to the City as a whole. In this period, approximately 23% of parcels citywide had some sort of code enforcement action, compared to 36% in the study area.

There are many factors that could contribute to the higher incidence of code violations in the study area. Neglected structures have been demolished and the resultant vacant lots attract refuse and dumping. Lower income homeowners may delay maintenance and repairs out of necessity, resulting in a higher incidence of those types of violations. The figure includes all code enforcement cases for inoperable vehicles, lot clearing, housing code, noise complaints, prohibited vehicles, trash and debris and zoning violations.

Blight Factor (M) Diversity of Ownership or Defective or Unusual Conditions of Title – Factor Met

There is significant diversity of ownership due to the small lot size and primarily private ownership of the area. Some unusual conditions of title may also present challenges to revitalization. Because most of the area was platted a century ago, there are at least three known deed discrepancies per the Property Appraiser. Unique circumstances of the area include intestate titles with multiple heirs, code enforcement liens, and/or tax liens.

Blight Factor (N) Governmentally Owned Property with Adverse Environmental Conditions – Factor Met

The City owns a former landfill in the study area that is still under-going remediation and monitoring. The landfill was closed in 1991 and has been previously proposed for future recreation uses. This property divides the study area from the neighborhoods to the south. A multimodal connection between the two communities along Disston Avenue is in the City's Comprehensive Plan and is currently under evaluation. A context sensitive connection utilizing a portion of this property would improve mobility in the study area and the neighborhoods to the south. Initial analyses have identified constraints to developing this property for recreation and/or transportation uses, and further environmental investigations are needed.

Blight Factor (O) Sinkholes – Factor Not Met

There is documented sinkhole activity in Dorsett Park and the surrounding vicinity in the study area. However, at this time, there is not a substantial number of properties damaged by sinkhole activity that have not been adequately repaired or stabilized.

Pinellas County CRA Evaluation Criteria

The Pinellas County Board of County Commissioners approved Resolution No 21-48 2021 Community Redevelopment Area Policy to comply with state statutes, establish reporting requirements, and align the County Tax Increment Finance (TIF) contributions with the County's priorities.

The 2021 Community Redevelopment Area Policy creates local designation categories to classify the primary function of, and priorities within, a CRA, to ensure attention to County priority areas through TIF funding participation. The three local categories are described below:

- **Urban Revitalization:** By definition, these areas are the most economically distressed areas, where poverty is endemic, and where other programs, such as Community Development Block Grants (CDBG), have targeted funding.
- **Community Renewal:** By definition, these areas are experiencing ongoing economic hurdles and investment/redevelopment has not kept pace, but conditions are not as severe as the Urban Revitalization areas.
- **Economic Development:** By definition, these areas may experience economic stagnation, but have opportunities due to a diversity of uses, inherent local economy, and location.

The County will determine the level of County TIF funding and participation based on the CRA's matrix final score and corresponding local designation using the measurable factors listed in Table 11.

Table 11 Pinellas County CRA Scoring Criteria Matrix

Category	Max Points	Scoring
Demonstrated Need. This set of factors assesses whether the potential CRA is home to a high need population or if the physical environment requires new investment. These needs align with need as defined in CRA statute, as well as with County priorities to promote affordable housing and economic development in disadvantaged areas.		
Percent of Households Below Poverty Level	10	< 1.1 times County = 0 1.1-1.25 times County = 4 1.25-1.5 times County = 7 > 1.5 times County = 10
Median Household Income	15	<60% of County = 15 60-80% of County = 11 80-100% of County = 7 >100% of County = 0
% of area qualified for CDBG	5	<25% of area = 0 >25% of area = 5
Demonstrated Blight Factors (163.340(8), F.S.)	10	2 or less = 4 3 to 5 = 7 6 or more = 10 FON over 5 years old = 0
Coastal High Hazard Area	5	No overlap = 0 0% to 10% = 3 >10% = 5
Economic Development & Employment. The County has identified job retention and attraction as a near term priority. These factors indicate the level of economic activity in a CRA and the economic status of its residents.		
Employment Density	5	< 5/acre = 5 5-10/acre = 3 >10/acre = 0
Unemployment (Civilian Population)	10	< 1.1 times County = 0 1.1-1.25 times County = 4 1.25-1.5 times County = 7 > 150% of County = 10
Tax Value Trend	5	1 point per each year of the last five below the County annual percent change
Activity Centers and Target Employment Areas	5	>5% in Target Employment Area OR >20% in Activity Center = 5
Housing Affordability. The County has identified creation and preservation of quality, affordable housing as a near term priority. This factor assesses the extent to which households experience a housing cost burden.		
Percent of households that are housing cost burdened	10	<= County = 0 1 - 1.1 times County level = 4 1.1-1.25 times County = 7 > 1.25 times County = 10
Median Residential Values	15	<60% of County = 15 60%-80% of County = 11 80%-120% of County = 7 > 120% of County = 0
Mobility. The County places a priority on improving biking, walking, and transit options, particularly in designated corridors.		
Mobility	5	> 20% within quarter mile of Premium, Primary, or Secondary Transit Corridor = 5
Total Points	100	

Table 12 Local Designation and Scoring

Local Designation and Scoring Range	
Local Designation	Scoring Range
Urban Revitalization	Above 75
Community Renewal	Between 45-74
Economic Development	Below 44
Source: Pinellas County Resolution No 21-48 2021	

The County priorities for TIF expenditures are based upon the County's comprehensive plan, strategic plan, and other policy documents/initiatives that have been approved by the Board of County Commissioners. Three priority areas have been identified:

- **Affordable Housing:** Create, preserve, or improve income-restricted affordable housing units and prevent displacement.
- **Economic Development & Employment:** Increase quality employment opportunities, particularly in the County target industries
- **Mobility:** Improve transit, walking, and biking options and access to transit

As a Charter County, Pinellas County is authorized to determine the amount of tax increment it will contribute to a CRA. The level of County TIF contribution (percentage) is determined in part by the CRA's local designation, which indicates CRA's primary functionality, priorities, and ability to stimulate private investment. The maximum contribution is 95%.

All CRAs that have been approved by the Board of County Commissioners to receive County TIF will receive base contribution of at least 50% which can be used for eligible expenditures as defined by the County.

CRAs that demonstrate a commitment to funding projects that help achieve County priorities are eligible for additional County TIF contribution in the form of a "priority match". The priority match will also be determined by the percentage of CRA budget (both City and County CRA TIF dollars) allocated to County priorities. In order to receive the full priority match, 50% of the total TIF budget (City and County) must be contributed to County priorities. The maximum County priority match is summarized in the table below.

Pinellas County policy limits the maximum term of TIF funded CRAs to 20 years.

Table 13 Term and County Contribution Levels					
Term and County Contribution Levels					
Local Designation	Maximum Term	Base County Contribution	Minimum Local Contribution	Maximum Priority Match	Maximum Total Contribution
Urban Revitalization	20 years with midpoint review at year 10	70%	25%	25%	95%
Community Renewal	20 years with midpoint review at year 10	50%	25%	25%	75%
Economic Development	10 years with midpoint review at year 5	50%	0%	0%	50%
Source: Pinellas County Resolution No 21-48 2021					

The following sections have been developed to assist the County with their evaluation of the proposed CRA.

Demonstrated Need

Percent of Households Below Poverty Level – Criteria Met

Table 14 Households Below Poverty Level	
2020 Percent of Households Below Poverty Level	
	Percent
Pinellas County	11%
Tarpon Springs	14%
CTS CRA Study Area	25%
Source: Esri Community Analyst, 2023	

The percent of households below the poverty level in the study area is 2.27 times higher than Pinellas County.



Figure 23 Central Tarpon Springs CRA Study Area At-Risk Population

Median Household Income – Criteria Met

Table 15 Median Household Income	
2022 Median Household Income	
Pinellas County	\$64,506
Tarpon Springs	\$59,985
CTS CRA Study Area	\$32,966
Source: Esri 2023	

The median household income in the study area is 51% of the median household income of Pinellas County.

Percent of Area Qualified for CDBG – Criteria Met

Pinellas County has designated the Tarpon Springs Target Area as a CDBG eligible area within the study area. The Tarpon Springs Target Area is greater than 25% of the study area.

Demonstrated Blight Factors – Criteria Met

The study area exhibits over 6 of the state statutory blight factors as described in the previous section.

Coastal High Hazard Area (CHHA) – Criteria Met

Approximately 365 acres of the proposed CRA lies in the Coastal High Hazard Area (CHHA), representing approximately 46% of the area.

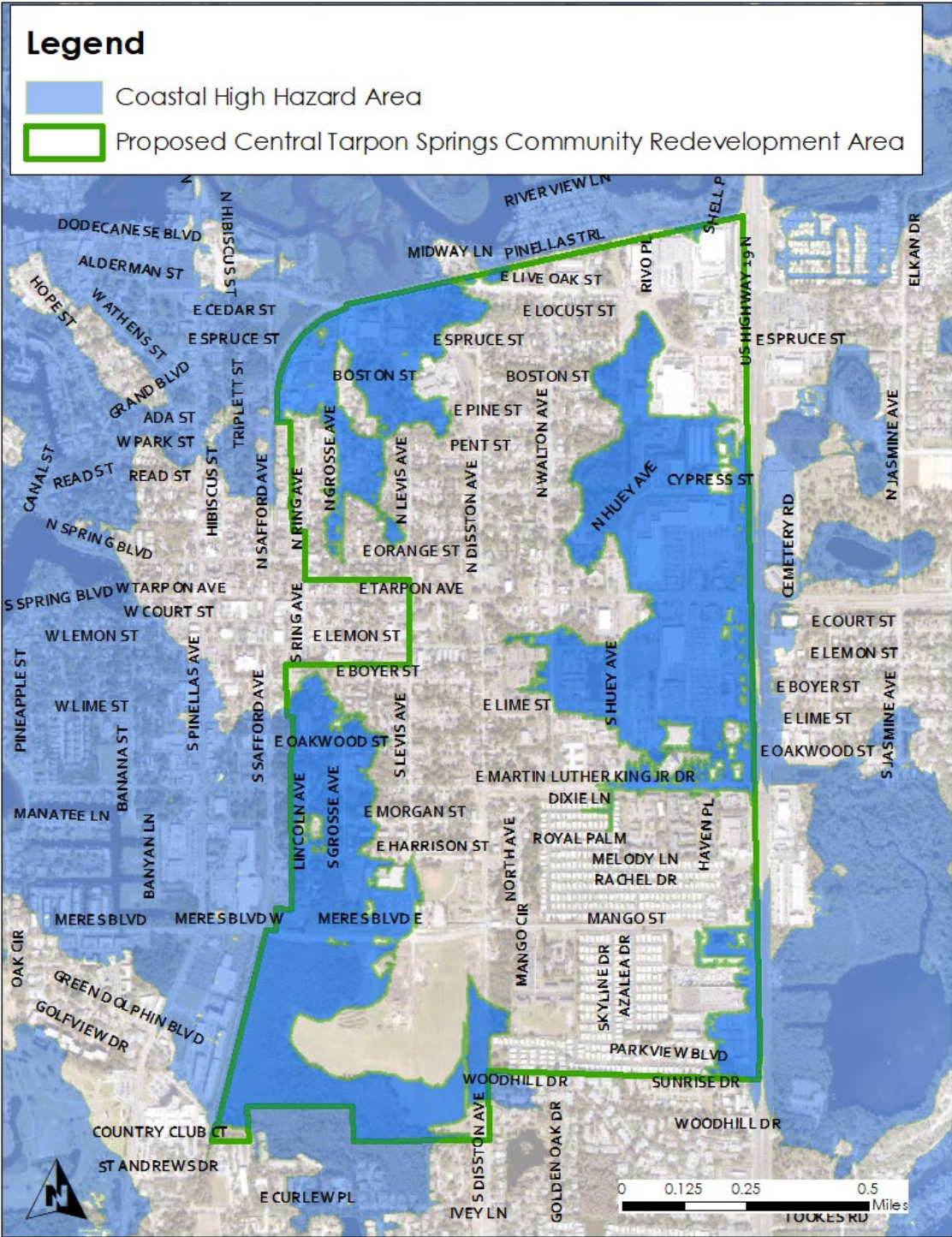


Figure 24 Coastal High Hazard Area

Economic Development and Employment

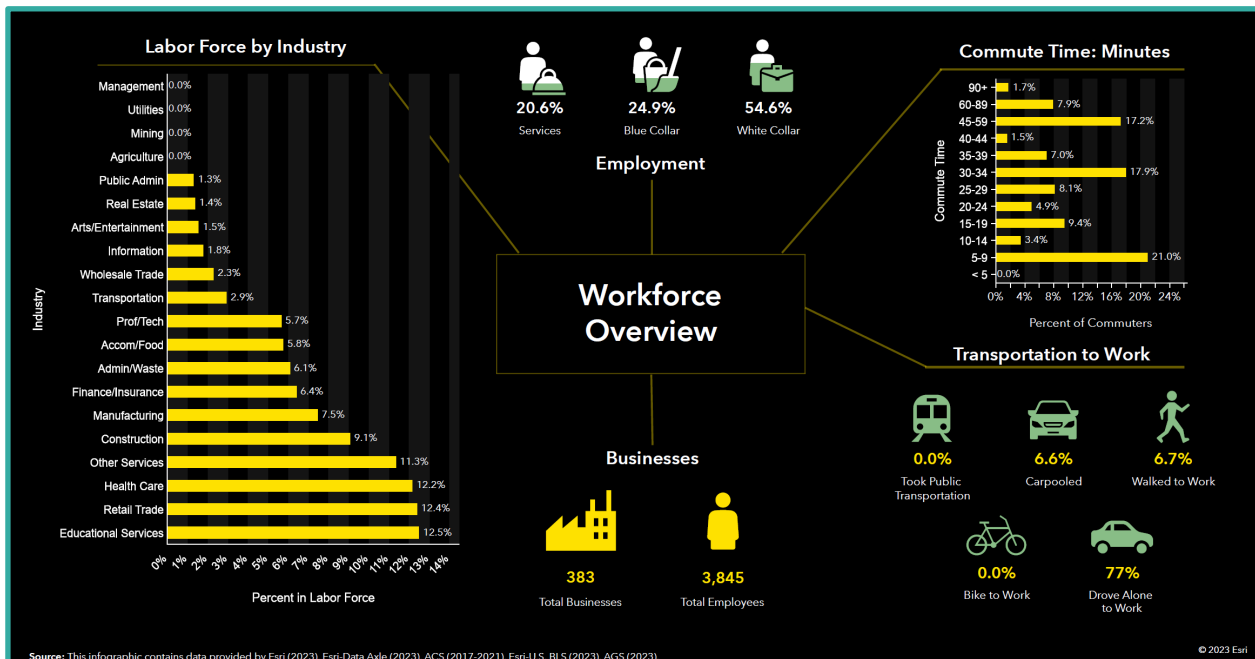


Figure 25 Employment Overview

Employment Density – Criteria Met

Based on data obtained through Esri Community Analyst, there are a total of 3,845 employees within the proposed CRA boundary, which is approximately 787 acres. The employment density in the proposed CRA is 4.89 employees per acre, below the 5 employees per acre benchmark in the County criteria.

Unemployment – Criteria Met

Unemployment rates in the study area are 1.64 times the County average rate.

Table 16 Unemployment	
Unemployment	
Pinellas County	3.6%
Tarpon Springs	4.8%
CTS CRA Study Area	5.9%
Source: Esri 2023	

Tax Value Trend – Criteria Met

Table 17 Tax Value Trend						
Aggregate Assessed Value						
Year	CTS CRA Study Area		Tarpon Springs		Pinellas County	
		Percent Change		Percent Change		Percent Change
2022	402,121,168	11.3%	3,186,657,950	8.7%	129,904,847,627	12.0%
2021	361,393,637	-6.2%	2,931,705,100	7.1%	115,939,949,723	6.9%
2020	385,415,723	19.9%	2,738,170,688	5.8%	108,411,650,928	7.2%
2019	321,486,375	9.7%	2,587,393,486	5.8%	101,170,285,285	7.1%
2018	293,184,713	7.0%	2,446,652,786	6.0%	94,493,523,304	7.4%
2017	273,824,589	-	2,307,696,108	-	88,007,451,559	-
2017-2022		46.9%		38.1%		47.6%
Source: Pinellas County Property Appraisers Office, Florida Department of Revenue 2017-2023						

Data were obtained for the last five years for the aggregate assessed value for the study area, the City of Tarpon Springs, and Pinellas County. As demonstrated in Table 17, for the three of the past five years, changes to the aggregate assessed values in the CRA study area were below the County average annual percent change.

Table 18 Assessed Value per Acre Comparison			
Assessed Value per Acre			
Year	CTS CRA Study Area	Tarpon Springs	Pinellas County
2022	510,824	615,066	724,915
2021	459,087	565,857	646,986
2020	489,603	528,502	604,976
2019	408,392	499,400	564,566
2018	372,439	472,236	527,308
2017	347,846	445,415	491,113
Source: Pinellas County Property Appraisers Office, Florida Department of Revenue 2017-2023			

Activity Centers and Target Employment Centers – Criteria Potentially Met

The proposed CRA abuts two Activity Centers, The Sponge Docks and Downtown and Meres Crossing, as designated by Forward Pinellas in the Countywide Plan. Approximately 175 acres, or 22%, of the proposed CRA is located within an Activity Center Buffer area provided by Forward Pinellas. Additionally, the study area is located approximately 0.75 miles south of a Target Employment Center.



Housing Affordability – Criteria Not Met

Percent of Households that are Housing Cost Burdened

A household is cost-burdened when it pays more than 30 percent of its income toward housing expenses.

Table 19 Housing Cost-Burdened Households			
Percent of Households with Gross Monthly Housing Expenses at or Above 30% of Household Income			
	Renters	With Mortgage	TOTAL
Pinellas County	28.3%	31.4%	59.7%
Central Tarpon Springs CRA Study Area	25.3%	31.5%	56.8%
Source: Esri 2023			

Housing affordability for renters in the study area is similar to Countywide averages, with over half of all households cost-burdened.

Analyzing the cost of housing and transportation can provide a more complete method of determining housing affordability. Data were obtained from the Center for Neighborhood Technology Housing and Transportation (H+T®) Affordability Index, which considers the cost of housing and transportation.² On average, 50% of household income is spent on the combination of housing and transportation in the City of Tarpon Springs and 53% in Pinellas County.

² htaindex.cnt.org

Median Residential Values – Criteria Met

Table 20 Median Residential Property Values	
Median Residential Values	
Pinellas County	\$337,203
Tarpon Springs	\$336,380
Central Tarpon Springs CRA	\$172,864
Source: Esri 2023	

Median residential values in the study area are nearly half the County median residential value. While homeowners in the CRA study area may benefit from lower residential values in terms of affordability, this disparity, paired with lower than Countywide average median household incomes, exacerbates wealth inequality.

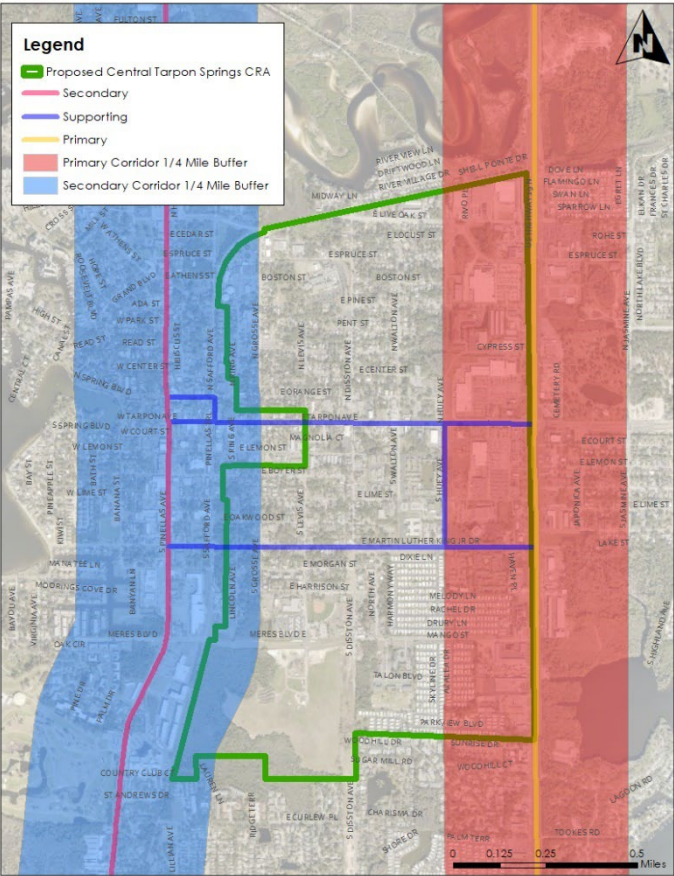


Figure 27 Multimodal Corridors

Mobility – Criteria Met

Percent of Area within a Quarter Mile of Premium, Primary, or Secondary Transit Corridor

Approximately 40% (312 acres) of the study area is within a quarter mile of primary or secondary transit corridors. The grid layout of the study area, along with its access to transit, provides a unique opportunity to develop infrastructure investments that support a truly multimodal environment.

Table 21 Pinellas County CRA Scoring Criteria

Category	Proposed Central Tarpon Springs CRA	Scoring
Percent of Households Below Poverty Level	Greater than 1.5 times the County	10
Median Household Income	Less than 60% of the County	15
% of Area qualified for CDBG	Greater than 25% of the area	5
Demonstrated Blight Factors	Greater than 6	10
Coastal High Hazard Areas	Greater than 10% overlap	5
Employment Density	Less than 5 jobs per acre	5
Unemployment	Greater than 150% of the County	10
Tax Value Trend	3 years below County annual percent change	3
Activity Centers and Target Employment Areas	Approximately 22%	5
Percent of Housing Cost-Burdened Households	Less than the County level	0
Median Residential Values	Less than 60% of the County	15
Mobility	Greater than 20% within a quarter mile of primary or secondary transit	5
TOTAL		88

Based on the above preliminary analysis, the proposed CRA should qualify for the County's "Urban Revitalization" local designation.

Conclusion

This analysis indicates the proposed Central Tarpon Springs CRA meets the criteria of F.S. 163, Part III for a positive “Finding of Necessity” and the *Pinellas County Community Redevelopment Area Policy Program and Implementation Guidelines* for an Urban Revitalization local designation. The study area has mobility and accessibility issues, aging infrastructure, and below average economic indicators. Previous planning efforts have produced some results; however, without a dedicated funding source, persistent deficiencies and cyclical issues remain. Upon adoption of a CRA the City would commit to development of a collaborative Redevelopment Plan with local citizens that promotes preservation and enhancement of assets while addressing community concerns. Community collaboration is essential to provide context and develop effective solutions as the City moves forward with consideration of Community Redevelopment Area establishment and Tax Increment Financing.

The City and community recognize that sound infrastructure investments, appropriate development codes, and incentives for private investment will contribute to arresting deteriorating economic influences in this area.

The Community Redevelopment Plan would outline up to twenty years of policy changes and investments. Projects and programs would include focus on maximizing infrastructure, economic, social and aesthetic impacts, in a cooperative effort with private investment to develop a safe, livable, stable and prosperous community. Key goals from the City’s Strategic, Sustainability, and Comprehensive Plans will guide plan development, including:

- Comprehensive Infrastructure Planning
- Attainable housing for all income levels
- A vibrant, life-long community where people can meet all daily needs of living and comfortably “age in place”
- A safe, pedestrian-friendly community
- Protect the City’s unique cultural heritage and identity
- Expand and diversify local employment opportunities that support a living wage
- Encourage smart growth and redevelopment that preserves historic community characteristics

The establishment of a CRA in the Central Tarpon Springs area also closely aligns with the Pinellas County Strategic Plan, particularly the Prosperity and Opportunity goal. By encouraging new public and private investment, physical improvements, and community cohesion, property values will increase along with the quality of life of area residents and the larger Pinellas County community.



Strategic Plan

FY25—FY30

Vision

To Be the Standard for Public Service in America

Mission

Meeting the needs and concerns of the community today and tomorrow

Key Results

Resilient Infrastructure and Environment

- Traffic Volume
- Travel Time to Work
- County Infrastructure Report Card
- Population Within Half Mile of Park
- Natural Environment Index

Healthy and Safe Communities

- Adults in Good Health
- Early Mortality
- Natural Hazards Risk

Prosperity and Opportunity

- Housing Cost Burden
- Residents in Poverty
- Labor Force Participation
- Economic Output (GDP)

Smart Service Delivery

- County Energy Use
- Satisfaction per Budget Dollar
- Program Performance



Tarpon Springs Strategic Plan: Community Report

Strategic Themes

The Strategic Plan's six overarching key focus areas and underlying objectives, and action items allow the City to be transparent about its goals, focused in its efforts, and aware of its results.

Infrastructure



Community Engagement



Quality of Life



Smart Growth & Redevelopment



Culture, Heritage, & Preservation



Good Governance



50

Page 395 of 630

Appendix A: Legal Description

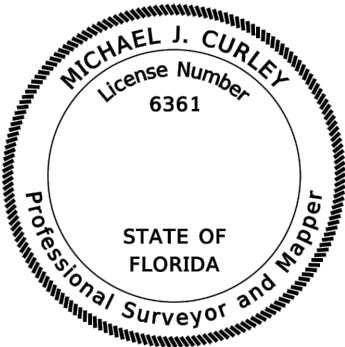


PROJECT DESCRIPTION

A portion of Sections 12 and 13, Township 27 South, Range 15 East and Sections 7 and 18, Township 27 South, Range 16 East, Pinellas County, Florida, being described as follows:

COMMENCE at the Northeast corner of Lot 31, GRAND VIEW HEIGHTS, as recorded in Plat Book 45, Page 76, Public Records of Pinellas County, Florida, also being a point on the west right-of-way boundary of State Road No. 55 (U.S. Highway 19) per Florida Department of Transportation Right-of-Way Map W.P. Item/Segment 429005-1, State Project Number 15150-XXXX for the POINT OF BEGINNING; thence westerly along the north line of Lots 16 through 31 of said plat, to the northwest corner of Lot 16, of said plat, also being the northeast corner of THE WOODS AT ANDERSON PARK, UNIT 6, as recorded in Plat Book 107, Page 22, Public Records of Pinellas County, Florida; thence westerly along the north line of said plat, to the northwest corner of said plat, also being the northeast corner of THE WOODS AT ANDERSON PARK, UNIT 7C, as recorded in Plat Book 99, Page 81, Public Records of Pinellas County, Florida; thence westerly along the north line of said plat, to the northwest corner of said plat, also being the northeast corner of THE WOODS AT ANDERSON PARK, UNIT 8B, as recorded in Plat Book, 107, Page 21, Public Records of Pinellas County, Florida; thence westerly along the north line of said plat, to the northwest corner of said plat, also being a point on the east right-of-way line of South Disston Avenue; thence continue along the westerly extension of said north line of said plat, westerly to the centerline of said South Disston Avenue, also being the west line of Section 18, Township 27 South, Range 16 East; thence southerly along said section line to its intersection with the easterly extension of the north line of NORTH VILLAGE, A CONDOMINIUM as recorded in Condo Plat Book 93, Page 6, Public Records of Pinellas County, Florida; thence departing said section line, westerly along said easterly extension to the northeast corner of said condo plat; thence continue westerly along the north line of said condo plat, to the northwest corner of said condo plat, also being the northeast corner of OAKLEAF CLUSTER HOMES, as recorded in Plat Book 93, Page 32, Public Records of Pinellas County, Florida; thence continue westerly along the north line of said plat, to the northwest corner of said plat, also being a point on the east line of lands described in Official Records Book 12731, Page 1, Public Records of Pinellas County, Florida; thence northerly along the east line of said lands, to the northeast corner of said lands; thence westerly along the north line of said lands, to the northwest corner of said lands; thence southerly along the west line of said lands, to the southeast corner of the remainder of lands described in Official Records Book 4058, Page 1612, Public Records of Pinellas County, Florida; thence westerly along the south line of said lands, to the southwest corner of said lands, also being a point on the west line of the southeast 1/4 of Section 13, Township 27 South, Range 15 East; thence northerly along west line of said southeast 1/4, to the intersection with the east boundary of the "Pinellas Trail" as described in Official Records Book 9424, Page 395, Public Records of Pinellas County; thence departing the west line of said southeast 1/4, northerly following the east boundary of said lands, to the intersection with the east-west centerline of Section 13, Township 27 South, Range 15 East; thence easterly along said east-west centerline of said Section to a point of intersection with the east right-of-way line of South Safford Avenue; thence northerly along the

(DESCRIPTION CONTINUES ON SHEET 2 OF 14)



Michael J. Curley, PSM
Florida Professional Surveyor and Mapper
License Number LS 6361
George F. Young, Inc., LB21

SEE SHEETS 4 - 14 OF 14 FOR ACCOMPANYING SKETCH

THIS IS NOT A SURVEY

PREPARED FOR: City of Tarpon Springs 324 E. Pine Street Tarpon Springs, FL 34689		Central Tarpon Springs CRA Description (Page 1)		REVISED	BY	DATE	DESCRIPTION
CREW CHIEF	INITIALS	DATE	Michael J. Curley PSM LS 6361		George F. Young, Inc. 299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701 PHONE (727) 822-4317 WWW.GEORGEFYOUNG.COM BUSINESS ENTITY LB21 CIVIL, TRANSPORTATION, SUBSURFACE & STRUCTURAL ENGINEERING ECOLOGY I GIS I PLANNING I SURVEYING ST. PETERSBURG • LAKEWOOD RANCH • TAMPA • GAINESVILLE • LAKE WALES • PUNTA GORDA		
DRAWN	DE	5/10/24					
CHECKED	MC	5/10/24					
FIELD BOOK							
FIELD DATE			DATE		JOB NO. 19Y11722SU SHEET NO. 1 OF 14		

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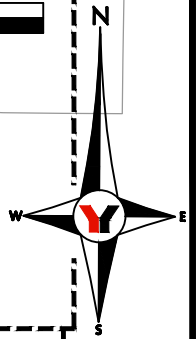
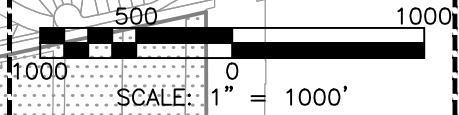
(CONTINUED FROM SHEET 2 OF 14)

southeast corner of said Lot 6; thence northerly along the east line of Lots 1 through 6, to the northeast corner of Lot 1 of said Plat; thence westerly along the north line of Lot 1 of said Plat, also being the south right-of-way line of East Pine Street, to the northwest corner of Lot 1 of said Plat, also being a point on the east right-of-way line of North Safford Avenue; thence northerly crossing East Pine Street to the southwest corner of Lot 6, Block 5. T.G. CUPITT'S PROPERTY OF TARPON SPRINGS as recorded in Plat Book 3, Page 46 of the Public Records of Pinellas County, Florida; thence northerly along the west boundary of Lot 5 and Lot 6, also being the east right-of-way line of North Safford Avenue, to the northwest corner of Lot 5, of said Plat; thence continue northerly along the east right-of-way of Safford Ave to its intersection with the southeasterly right-of-way line of the aforesaid "Pinellas Trail"; thence northeasterly and easterly along said southeasterly right-of-way line of the "Pinellas Trail", crossing North Disston Avenue, to an intersection with the west right-of-way boundary of State Road No. 55 (U.S. Highway 19) per Florida Department of Transportation Right-of-Way Map W.P. Item/Segment 429005-1, State Project Number 15150-XXXX; thence southerly along said west right-of-way of State Road 55 (U.S. Highway 19) to the POINT OF BEGINNING.

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PREPARED FOR: City of Tarpon Springs 324 E. Pine Street Tarpon Springs, FL 34689			Central Tarpon Springs CRA Description (Page 2)			REVISED	BY	DATE	DESCRIPTION	
CREW CHIEF	INITIALS	DATE	SEE SHEET 1 FOR SURVEYOR'S SIGNATURE AND SEAL			George F. Young, Inc. 299 DR. MARTIN LUTHER KING JR. STREET. N. ST. PETERSBURG, FLORIDA 33701 PHONE (727) 822-4317 WWW.GEORGEFYOUNG.COM BUSINESS ENTITY LB21 CIVIL, TRANSPORTATION, SUBSURFACE & STRUCTURAL ENGINEERING ECOLOGLY I GIS I PLANNING I SURVEYING ST. PETERSBURG • LAKEWOOD RANCH • TAMPA • GAINESVILLE • LAKE WALES • PUNTA GORDA			JOB NO. 19Y11722SU	
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FIELD BOOK										
FIELD DATE										

SECTIONS 12 & 13 TOWNSHIP 27S, RANGE 15 E
SECTIONS 7 & 18 TOWNSHIP 27S, RANGE 16 E



SHEET 10

SHEET 11

SHEET 12

SECTION 12
TOWNSHIP 27 S
RANGE 15 E

SECTION 7
TOWNSHIP 27 S
RANGE 16 E

SHEET 9

SHEET 13

RANGE LINE

E. TARPON AVE

S.R. 55 (U.S. HWY 19)

SAFFORD AVE

E. DR. MARTIN LUTHER KING JR DR

SHEET 8

SHEET 14

SECTION 13
TOWNSHIP 27 S
RANGE 15 E

SECTION 18
TOWNSHIP 27 S
RANGE 16 E

MERES BLVD E

SHEET 7

SHEET 6

SHEET 5

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324 E. Pine Street
Tarpon Springs, FL 34689

Central Tarpon Springs CRA
Sketch Keymap

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FIELD DATE		

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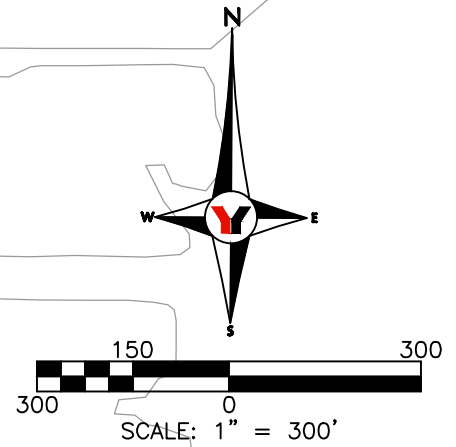
SECTIONS 18 & 19, TOWNSHIP 27S, RANGE 16 E

SEE SHEET 14

SEE SHEET 6

- LEGEND:
- | | |
|-------|--|
| CONDO | Condominium |
| CPB | Condominium Plat Book |
| CRA | Community Redevelopment Area |
| FDOT | Florida Department of Transportation |
| E-W | East-West |
| OR | Official Records Book |
| PB | Plat Book |
| PB H# | Plat Book recorded in Hillsborough County of which Pinellas County was formerly a part |
| PG | Page |
| POB | Point of Beginning |
| R/W | Right-of-Way |
| RWM | Right-of-Way Map |
| SUB | Subdivision |
| W.P. | Work Program |

STATE ROAD 55 (U.S. HIGHWAY 19)



SW 1/4
SECTION 18
TOWNSHIP 27 S
RANGE 16 E

SE 1/4
SECTION 18
TOWNSHIP 27 S
RANGE 16 E

LINETYPE LEGEND:

- | | |
|------------------------|---------|
| Section Lines | --- |
| 1/4 Section Lines | - - - - |
| Redevelopment Boundary | ===== |
| Plat and Lot Lines | ===== |

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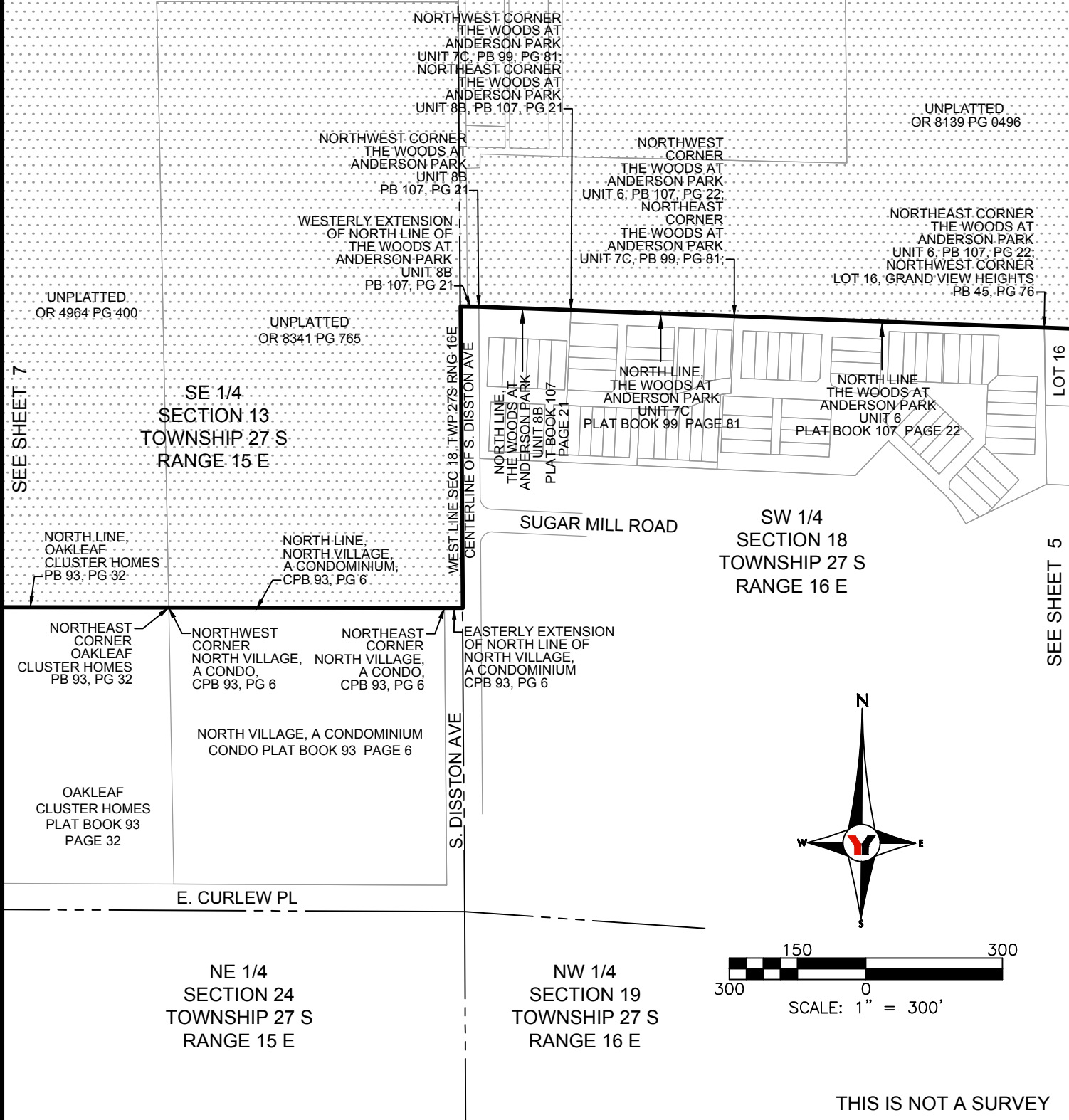
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SECTION 18, TOWNSHIP 27S, RANGE 16 E
SECTIONS 13 & 24, TOWNSHIP 27S RANGE 15 E



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Tarpon Springs, FL 34689

Central Tarpon Springs CRA
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BY	DATE	DESCRIPTION

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SECTIONS 13 & 24, TOWNSHIP 27S RANGE 15 E

SEE SHEET 8

EAST LINE OF
"PINELLAS TRAIL"
OR 9424 PG 395

WEST LINE OF SE 1/4
SECTION 13, TOWNSHIP 27 S, RANGE 15 E

PINELLAS TRAIL

SW 1/4
SECTION 13
TOWNSHIP 27 S
RANGE 15 E

INTERSECTION OF
EAST LINE OF
"PINELLAS TRAIL"
OR 9424 PG 395
AND WEST LINE OF
SE 1/4, SECTION 13
TOWNSHIP 27S
RANGE 15 E

SOUTHWEST CORNER
OR 4058 PG 1612
AND POINT ON
WEST LINE OF SE 1/4
SECTION 13
TOWNSHIP 27S
RANGE 15 E

NORTHWEST CORNER
OR 12731 PG 1

WEST LINE
OR 12731 PG 1

NORTHEAST CORNER
OR 12731 PG 1

NORTH LINE
OR 12731 PG 1

EAST LINE
OR 12731 PG 1

NORTH LINE,
OAKLEAF
CLUSTER
HOMES
PB 93, PG 32

UNPLATTED
OR 12731 PG 1

SOUTHEAST CORNER
OF REMAINDER OF
OR 4058 PG 1612

SOUTH LINE
OR 4058 PG 1612

NORTHWEST CORNER
OAKLEAF
CLUSTER HOMES
PLAT BOOK 93 PAGE 32

OAKLEAF
CLUSTER HOMES
PLAT BOOK 93
PAGE 32

UNPLATTED
OR 8420 PG 101

E. CURLEW PL

E. CURLEW PL

NW 1/4
SECTION 24
TOWNSHIP 27 S
RANGE 15 E

NE 1/4
SECTION 24
TOWNSHIP 27 S
RANGE 15 E

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Central Tarpon Springs CRA
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BY

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FIELD DATE		

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SECTION 13, TOWNSHIP 27S RANGE 15 E

SEE SHEET 9

10' ALLEY
R/W
CENTERLINE
OF ALLEY

LIME ST

OAKWOOD ST

DR MARTIN LUTHER KING JR DR / LAKE ST

NW 1/4
SECTION 13
TOWNSHIP 27 S
RANGE 15 E

S. PINELLAS AVE / STATE ROAD 595 / U.S. HIGHWAY ALT 19

SAFFORD AVE

LINCOLN AVE

HARRISON ST

SW 1/4
SECTION 13
TOWNSHIP 27 S
RANGE 15 E

EAST LINE OF
"PINELLAS TRAIL"
OR 9424 PG 395

PINELLAS TRAIL

SEE SHEET 7

ATHENS
SUBDIVISION
PB H3 PG 47

CENTERLINE
OF LIME ST
EXTENSION OF
EAST LINE OF LOT 1
NORTHEAST CORNER
LOT 1

SOUTHEAST CORNER
LOT 5

NORTHEAST CORNER
LOT 3, BLOCK 3

SOUTHEAST CORNER
LOT 14, BLOCK 3

NORTHEAST CORNER
LOT 1, BLOCK 2

SOUTHEAST CORNER
LOT 12, BLOCK 2

NORTHEAST CORNER
LOT 1, BLOCK 5

SOUTHEAST CORNER
OF LOT 6, BLOCK 5

SOUTHEAST CORNER
OF OR 12101 PG 2171
NORTHEAST CORNER
OF OR 17442 PG 102
SOUTHEAST CORNER
OF OR 17442 PG 102

OR 12101
PG 2171

OR 17442
PG 102

SOUTH LINE OF
OR 17442 PG 102

SOUTHWEST CORNER
OF OR 17442 PG 102

EAST R/W LINE
S. SAFFORD AVE

E-W CENTERLINE SECTION 13, TOWNSHIP 27 S, RANGE 15 E

MERES BLVD E

INTERSECTION OF EAST R/W LINE OF S. SAFFORD AVE
AND CENTERLINE OF SECTION 13

UNPLATTED
OR 4058 PG 1612

SECTION 13
TOWNSHIP 27 S
RANGE 15 E

UNPLATTED
OR 4964 PG 400

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Tarpon Springs, FL 34689

Central Tarpon Springs CRA
Sketch of Description

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AND SEAL



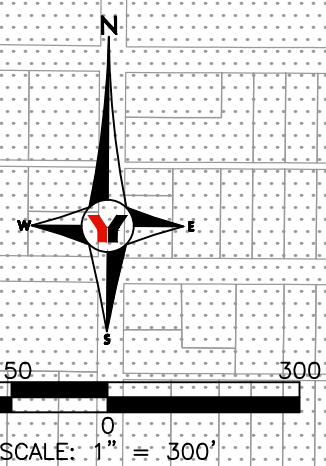
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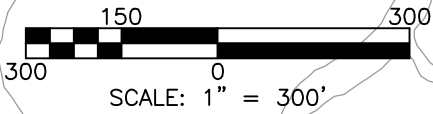
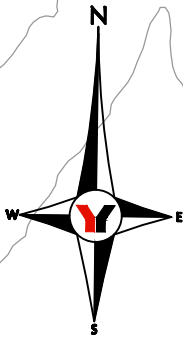
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8 OF 14



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Page 405 of 630



NE 1/4
SECTION 12
TOWNSHIP 27 S
RANGE 15 E

SEE SHEET 11

N. SAFFORD AVE

PINELLAS TRAIL

PINELLAS TRAIL

SOUTHEASTERLY
RIGHT-OF-WAY LINE
"PINELLAS TRAIL"
OR 7785 PG 0576

E. SPRUCE ST

N. GROSSE AVE

SOUTHEASTERLY
RIGHT-OF-WAY LINE
"PINELLAS TRAIL"
OR 9424 PG 395

NORTHWEST CORNER
LOT 5

BLOCK 5
T.G. CUPITT'S PROPERTY
OF TARPON SPRINGS
PB 3 PG 46

THIS IS NOT A SURVEY

SE 1/4
SECTION 12
TOWNSHIP 27 S
RANGE 15 E
ATHENS ST

SEE SHEET 9

N. SAFFORD AVE
LOT 5

PREPARED FOR:
City of Tarpon Springs
324 E. Pine Street
Tarpon Springs, FL 34689

Central Tarpon Springs CRA
Sketch of Description

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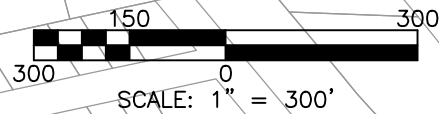
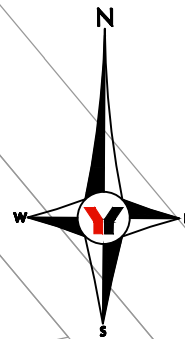
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SHEET NO.
10 OF 14

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LOGIN: Ehlen, Daniel
PLOTTED: 5/10/2024 4:12 PM

SECTION 12, TOWNSHIP 27S RANGE 15 E
SECTION 7, TOWNSHIP 27S, RANGE 16 E



NE 1/4
SECTION 12
TOWNSHIP 27 S
RANGE 15 E

NW 1/4
SECTION 7
TOWNSHIP 27 S
RANGE 16 E

SEE SHEET 10

SEE SHEET 12

PINELLAS TRAIL

PINELLAS TRAIL

SOUTHEASTERLY
RIGHT-OF-WAY LINE
"PINELLAS TRAIL"
OR 9424 PG 395

E. LIVE OAK ST

SOUTHEASTERLY
RIGHT-OF-WAY LINE
"PINELLAS TRAIL"
OR 7785 PG.0576

E. LIVE OAK ST

N. DISSTON AVE

N. WALTON AVE

E. SPRUCE ST

SE 1/4
SECTION 12
TOWNSHIP 27 S
RANGE 15 E

SW 1/4
SECTION 7
TOWNSHIP 27 S
RANGE 16 E

THIS IS NOT A SURVEY

PREPARED FOR:

City of Tarpon Springs
324 E. Pine Street
Tarpon Springs, FL 34689

Central Tarpon Springs CRA
Sketch of Description

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF		
DRAWN	DE	5/10/24
CHECKED	MC	5/10/24
FIELD BOOK		
FIELD DATE		

SEE SHEET 1 FOR
SURVEYOR'S SIGNATURE
AND SEAL



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PHONE (727) 822-4317 WWW.GEORGEFYOUNG.COM

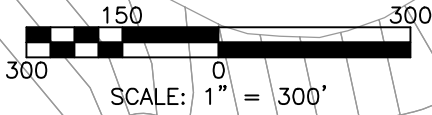
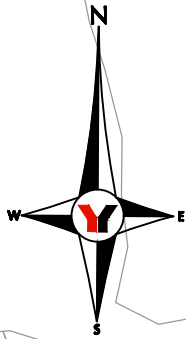
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JOB NO.
19Y11722SU

SHEET NO.

11 OF 14

SECTION 7, TOWNSHIP 27S RANGE 16 E



PINELLAS TRAIL

SOUTHEASTERLY
RIGHT-OF-WAY LINE
"PINELLAS TRAIL"
OR 9424 PG 395

NW 1/4
SECTION 7
TOWNSHIP 27 S
RANGE 16 E

E. LIVE OAK ST

E. SPRUCE ST

SW 1/4
SECTION 7
TOWNSHIP 27 S
RANGE 16 E

WEST R/W LINE PER FDOT RWM W.P. ITEM/SEGMENT
429005-1, STATE PROJECT NUMBER 15150-XXXX

STATE ROAD 55 (U.S. HIGHWAY 19)

NE 1/4
SECTION 7
TOWNSHIP 27 S
RANGE 16 E

SE 1/4
SECTION 7
TOWNSHIP 27 S
RANGE 16 E

PINELLAS TRAIL

SEE SHEET 13

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324 E. Pine Street
Tarpon Springs, FL 34689

Central Tarpon Springs CRA
Sketch of Description

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF		
DRAWN	DE	5/10/24
CHECKED	MC	5/10/24
FIELD BOOK		
FIELD DATE		

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JOB NO.
19Y11722SU

SHEET NO.
12 OF 14

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LOGIN: Ehlen, Daniel

PM

PLOTTED: 5/10/2024 4:12

SECTIONS 7 & 18, TOWNSHIP 27S RANGE 16 E

SEE SHEET 12

E. PINE ST

E. CYPRESS ST

SW 1/4
SECTION 7
TOWNSHIP 27 S
RANGE 16 E

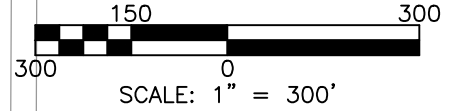
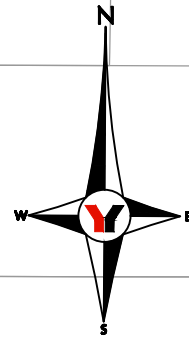
E. TARPON AVE

NW 1/4
SECTION 18
TOWNSHIP 27 S
RANGE 16 E

WEST RW LINE PER FDOT RWM W.P. ITEM/SEGMENT
429005-1, STATE PROJECT NUMBER 15150-XXXX

STATE ROAD 55 (U.S. HIGHWAY 19)

SEE SHEET 14



SE 1/4
SECTION 7
TOWNSHIP 27 S
RANGE 16 E

E. TARPON AVE

NE 1/4
SECTION 18
TOWNSHIP 27 S
RANGE 16 E

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324 E. Pine Street
Tarpon Springs, FL 34689

Central Tarpon Springs CRA
Sketch of Description

REVISED

BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF		
DRAWN	DE	5/10/24
CHECKED	MC	5/10/24
FIELD BOOK		
FIELD DATE		

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SURVEYOR'S SIGNATURE
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JOB NO.
19Y11722SU

SHEET NO.
13 OF 14

SECTION 18, TOWNSHIP 27S RANGE 16 E

SEE SHEET 13

LIME ST

DR MARTIN LUTHER KING JR DR / LAKE ST

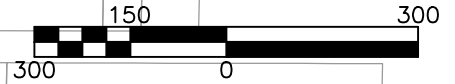
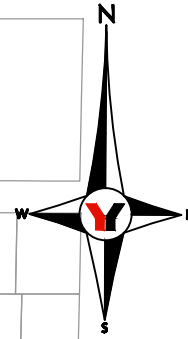
NW 1/4
SECTION 18
TOWNSHIP 27 S
RANGE 16 E

MANGO ST

SW 1/4
SECTION 18
TOWNSHIP 27 S
RANGE 16 E

STATE ROAD 55 (U.S. HIGHWAY 19)

WEST R/W LINE PER FDOT RWM W.P. ITEM/SEGMENT
429005-1, STATE PROJECT NUMBER 15150-XXXX



SCALE: 1" = 300'

NE 1/4
SECTION 18
TOWNSHIP 27 S
RANGE 16 E

SE 1/4
SECTION 18
TOWNSHIP 27 S
RANGE 16 E

SEE SHEET 5

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324 E. Pine Street
Tarpon Springs, FL 34689

Central Tarpon Springs CRA
Sketch of Description

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF		
DRAWN	DE	5/10/24
CHECKED	MC	5/10/24
FIELD BOOK		
FIELD DATE		

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SURVEYOR'S SIGNATURE
AND SEAL



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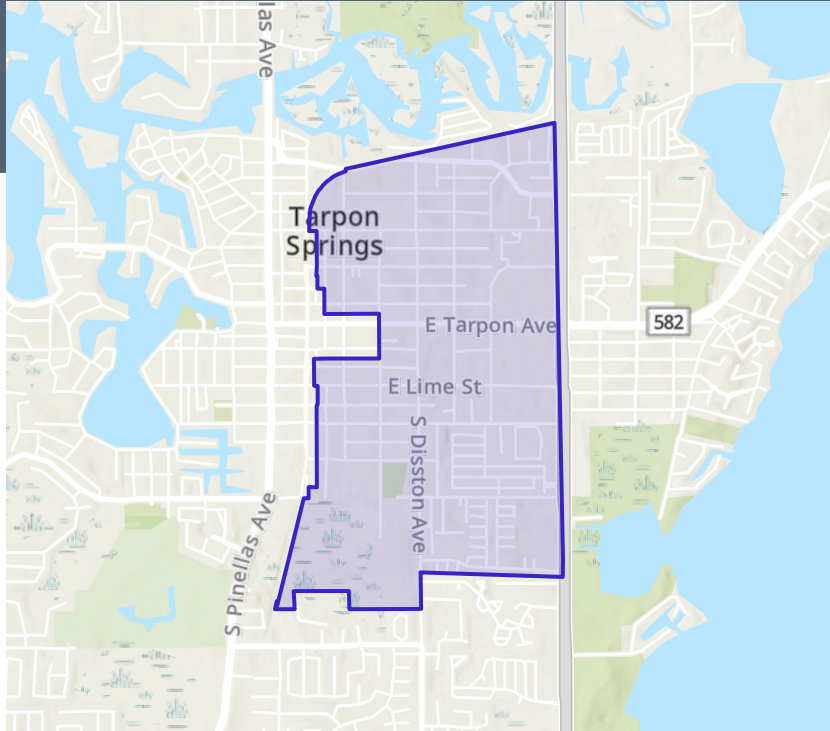
JOB NO.
19Y11722SU

SHEET NO.

14 OF 14

Appendix B: Appendix B: Esri Community Analyst Data





AT RISK POPULATION PROFILE

CTS CRA 1

Area: 1.23 square miles

4,537

Population

2,350

Households

1.90

Avg Size Household

53.1

Median Age

\$32,966

Median Household Income

\$172,864

Median Home Value

38

Wealth Index

79

Housing Affordability

63

Diversity Index

AT RISK POPULATION



906

Households With Disability



1,545

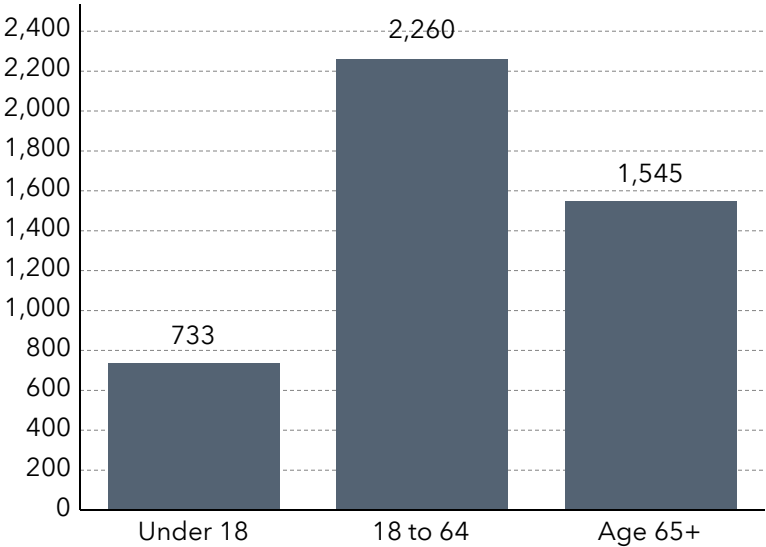
Population 65+



439

Households Without Vehicle

POPULATION BY AGE



POVERTY AND LANGUAGE



25%

Households Below the Poverty Level



502

Households Below the Poverty Level



0

Pop 65+ Speak Spanish & No English

POPULATION AND BUSINESSES



7,609

Daytime Population



383

Total Businesses



3,845

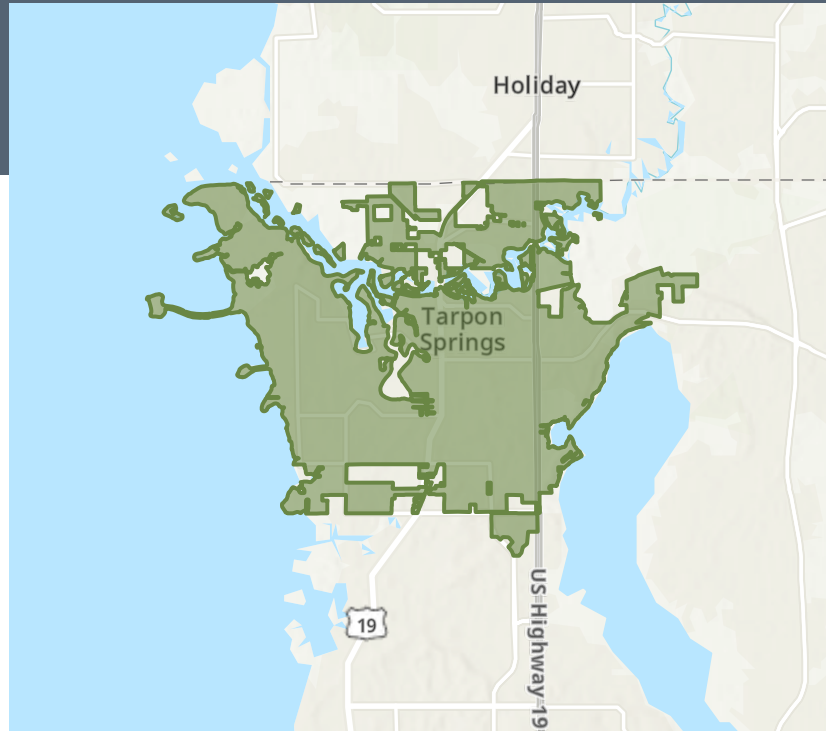
Total Employees

Language Spoken (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	318	1,405	1,188	2,911
Spanish	0	208	119	327
Spanish & English Well	0	157	17	174
Spanish & English Not Well	0	28	102	130
Spanish & No English	0	24	0	24
Indo-European	14	121	33	168
Indo-European & English Well	14	121	33	168
Indo-European & English Not Well	0	0	0	0
Indo-European & No English	0	0	0	0
Asian-Pacific Island	0	3	0	3
Asian-Pacific Isl & English Well	0	3	0	3
Asian-Pacific Isl & English Not Well	0	0	0	0
Asian-Pacific Isl & No English	0	0	0	0
Other Language	0	0	0	0
Other Language & English Well	0	0	0	0
Other Language & English Not Well	0	0	0	0
Other Language & No English	0	0	0	0



AT RISK POPULATION PROFILE

Tarpon Springs City, FL



25,971

Population

11,616

Households

2.19

Avg Size Household

52.7

Median Age

\$59,985

Median Household Income

\$336,380

Median Home Value

112

Wealth Index

73

Housing Affordability

46

Diversity Index

AT RISK POPULATION



3,862

Households With Disability



7,996

Population 65+



968

Households Without Vehicle

POVERTY AND LANGUAGE



14%

Households Below the Poverty Level



1,512

Households Below the Poverty Level



62

Pop 65+ Speak Spanish & No English

POPULATION AND BUSINESSES



26,763

Daytime Population



1,500

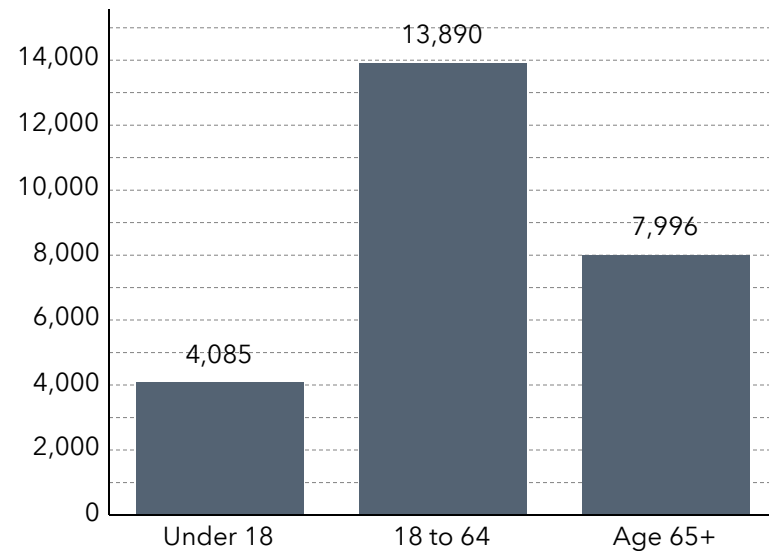
Total Businesses



11,493

Total Employees

POPULATION BY AGE



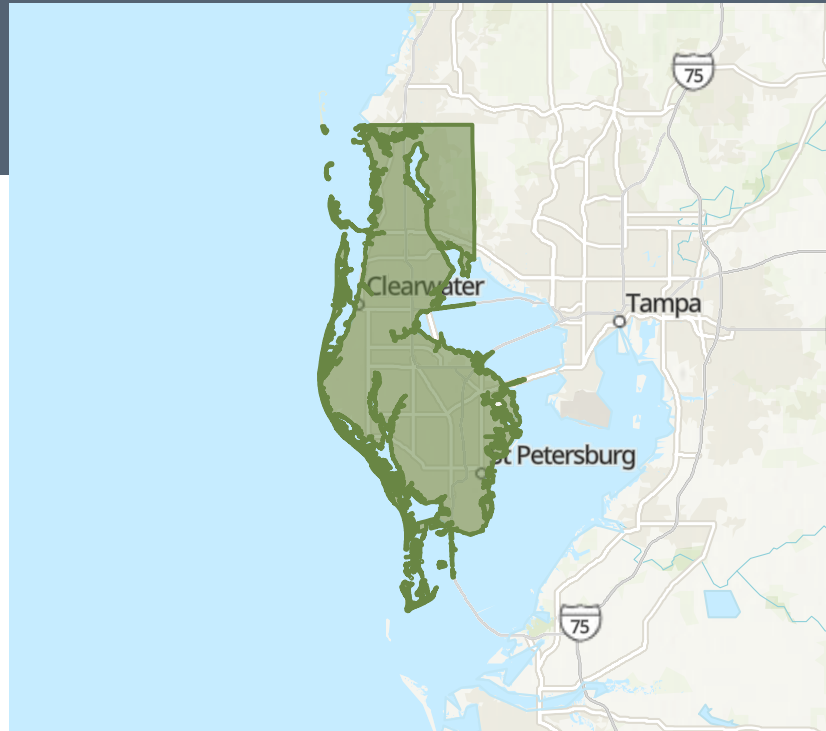
Language Spoken (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	2,389	10,989	6,171	19,549
Spanish	331	1,309	265	1,905
Spanish & English Well	277	1,097	101	1,475
Spanish & English Not Well	12	188	102	302
Spanish & No English	42	24	62	128
Indo-European	154	970	998	2,122
Indo-European & English Well	154	966	786	1,906
Indo-European & English Not Well	0	5	128	133
Indo-European & No English	0	0	83	83
Asian-Pacific Island	0	107	8	115
Asian-Pacific Isl & English Well	0	101	1	102
Asian-Pacific Isl & English Not Well	0	5	6	11
Asian-Pacific Isl & No English	0	0	0	0
Other Language	0	95	0	95
Other Language & English Well	0	95	0	95
Other Language & English Not Well	0	0	0	0
Other Language & No English	0	0	0	0



AT RISK POPULATION PROFILE

Pinellas County, FL

Geography: County



965,496

Population

448,830

Households

2.11

Avg Size Household

50.2

Median Age

\$64,506

Median Household Income

\$337,203

Median Home Value

99

Wealth Index

79

Housing Affordability

55

Diversity Index

AT RISK POPULATION



110,160

Households With Disability



272,194

Population 65+



30,643

Households Without Vehicle

POVERTY AND LANGUAGE



11%

Households Below the Poverty Level



47,148

Households Below the Poverty Level



1,035

Pop 65+ Speak Spanish & No English

POPULATION AND BUSINESSES



986,898

Daytime Population



50,024

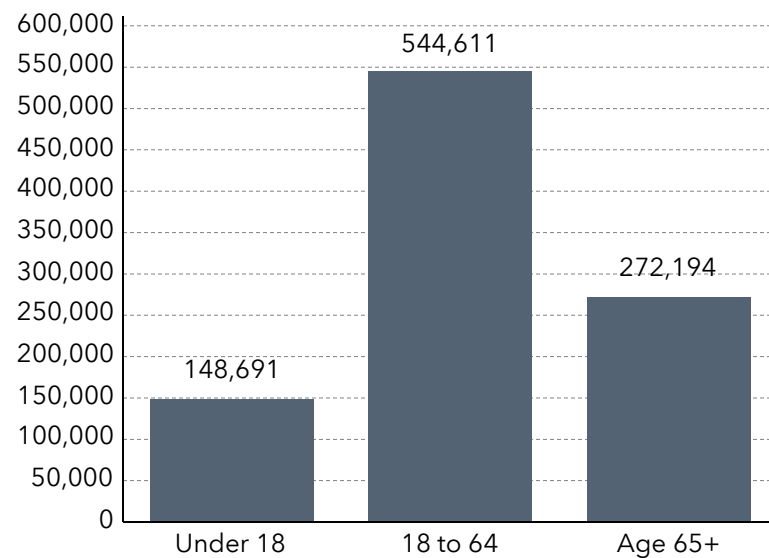
Total Businesses



483,240

Total Employees

POPULATION BY AGE



Language Spoken (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	97,937	472,528	211,028	781,493
Spanish	8,536	44,357	9,177	62,070
Spanish & English Well	8,025	36,618	6,462	51,105
Spanish & English Not Well	469	5,622	1,680	7,771
Spanish & No English	42	2,117	1,035	3,194
Indo-European	4,616	28,236	12,683	45,535
Indo-European & English Well	4,406	26,176	10,584	41,166
Indo-European & English Not Well	194	1,802	1,779	3,775
Indo-European & No English	16	258	320	594
Asian-Pacific Island	2,364	16,132	3,736	22,232
Asian-Pacific Isl & English Well	2,234	13,547	2,133	17,914
Asian-Pacific Isl & English Not Well	82	1,988	1,234	3,304
Asian-Pacific Isl & No English	48	597	369	1,014
Other Language	1,040	4,317	1,098	6,455
Other Language & English Well	1,013	3,883	846	5,742
Other Language & English Not Well	27	362	170	559
Other Language & No English	0	72	82	154



Community Profile

CTS CRA 1
Area: 1.23 square miles

Prepared by Esri

Population Summary

2010 Total Population	4,221
2020 Total Population	4,208
2020 Group Quarters	58
2023 Total Population	4,537
2023 Group Quarters	65
2028 Total Population	4,634
2023-2028 Annual Rate	0.42%
2023 Total Daytime Population	7,609
Workers	4,833
Residents	2,776

Household Summary

2010 Households	2,068
2010 Average Household Size	2.02
2020 Total Households	2,158
2020 Average Household Size	1.92
2023 Households	2,350
2023 Average Household Size	1.90
2028 Households	2,430
2028 Average Household Size	1.88
2023-2028 Annual Rate	0.67%
2010 Families	1,077
2010 Average Family Size	2.71
2023 Families	1,221
2023 Average Family Size	2.57
2028 Families	1,266
2028 Average Family Size	2.54
2023-2028 Annual Rate	0.73%

Housing Unit Summary

2000 Housing Units	2,418
Owner Occupied Housing Units	47.8%
Renter Occupied Housing Units	35.4%
Vacant Housing Units	16.8%
2010 Housing Units	2,467
Owner Occupied Housing Units	43.7%
Renter Occupied Housing Units	40.1%
Vacant Housing Units	16.2%
2020 Housing Units	2,470
Owner Occupied Housing Units	43.5%
Renter Occupied Housing Units	43.9%
Vacant Housing Units	14.4%
2023 Housing Units	2,666
Owner Occupied Housing Units	46.5%
Renter Occupied Housing Units	41.6%
Vacant Housing Units	11.9%
2028 Housing Units	2,703
Owner Occupied Housing Units	48.7%
Renter Occupied Housing Units	41.2%
Vacant Housing Units	10.1%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

November 21, 2023



Community Profile

CTS CRA 1
Area: 1.23 square miles

Prepared by Esri

2023 Households by Income

Household Income Base	2,350
<\$15,000	25.1%
\$15,000 - \$24,999	15.2%
\$25,000 - \$34,999	11.7%
\$35,000 - \$49,999	15.4%
\$50,000 - \$74,999	14.7%
\$75,000 - \$99,999	8.9%
\$100,000 - \$149,999	3.7%
\$150,000 - \$199,999	3.0%
\$200,000+	2.3%
Average Household Income	\$52,423

2028 Households by Income

Household Income Base	2,430
<\$15,000	23.3%
\$15,000 - \$24,999	12.7%
\$25,000 - \$34,999	11.2%
\$35,000 - \$49,999	15.0%
\$50,000 - \$74,999	15.6%
\$75,000 - \$99,999	8.8%
\$100,000 - \$149,999	4.8%
\$150,000 - \$199,999	5.3%
\$200,000+	3.4%
Average Household Income	\$63,506

2023 Owner Occupied Housing Units by Value

Total	1,241
<\$50,000	18.9%
\$50,000 - \$99,999	13.2%
\$100,000 - \$149,999	10.6%
\$150,000 - \$199,999	16.0%
\$200,000 - \$249,999	14.1%
\$250,000 - \$299,999	9.7%
\$300,000 - \$399,999	11.0%
\$400,000 - \$499,999	1.5%
\$500,000 - \$749,999	2.3%
\$750,000 - \$999,999	2.0%
\$1,000,000 - \$1,499,999	0.2%
\$1,500,000 - \$1,999,999	0.2%
\$2,000,000 +	0.2%
Average Home Value	\$204,086

2028 Owner Occupied Housing Units by Value

Total	1,316
<\$50,000	18.5%
\$50,000 - \$99,999	20.1%
\$100,000 - \$149,999	3.2%
\$150,000 - \$199,999	16.4%
\$200,000 - \$249,999	12.8%
\$250,000 - \$299,999	8.2%
\$300,000 - \$399,999	12.0%
\$400,000 - \$499,999	2.0%
\$500,000 - \$749,999	3.0%
\$750,000 - \$999,999	2.9%
\$1,000,000 - \$1,499,999	0.2%
\$1,500,000 - \$1,999,999	0.2%
\$2,000,000 +	0.2%
Average Home Value	\$211,217

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

November 21, 2023



Community Profile

CTS CRA 1
Area: 1.23 square miles

Prepared by Esri

Median Household Income	
2023	\$32,966
2028	\$37,131
Median Home Value	
2023	\$172,864
2028	\$174,653
Per Capita Income	
2023	\$24,956
2028	\$30,061
Median Age	
2010	48.0
2020	54.3
2023	53.1
2028	55.2
2020 Population by Age	
Total	4,208
0 - 4	3.5%
5 - 9	4.4%
10 - 14	5.4%
15 - 24	7.8%
25 - 34	8.5%
35 - 44	8.9%
45 - 54	12.2%
55 - 64	16.9%
65 - 74	17.9%
75 - 84	10.5%
85 +	3.8%
18 +	83.9%
2023 Population by Age	
Total	4,538
0 - 4	4.8%
5 - 9	4.5%
10 - 14	4.4%
15 - 24	8.8%
25 - 34	10.9%
35 - 44	8.7%
45 - 54	10.2%
55 - 64	13.7%
65 - 74	17.6%
75 - 84	12.6%
85 +	3.9%
18 +	83.8%
2028 Population by Age	
Total	4,633
0 - 4	4.7%
5 - 9	4.3%
10 - 14	4.3%
15 - 24	8.2%
25 - 34	10.0%
35 - 44	9.0%
45 - 54	9.2%
55 - 64	12.8%
65 - 74	18.3%
75 - 84	14.8%
85 +	4.3%
18 +	84.2%
2020 Population by Sex	

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

November 21, 2023

Males	1,960
Females	2,248
2023 Population by Sex	
Males	2,131
Females	2,405
2028 Population by Sex	
Males	2,168
Females	2,465
2010 Population by Race/Ethnicity	
Total	4,221
White Alone	73.1%
Black Alone	18.6%
American Indian Alone	0.4%
Asian Alone	1.4%
Pacific Islander Alone	0.0%
Some Other Race Alone	3.8%
Two or More Races	2.7%
Hispanic Origin	13.1%
Diversity Index	55.9
2020 Population by Race/Ethnicity	
Total	4,208
White Alone	66.4%
Black Alone	16.2%
American Indian Alone	0.4%
Asian Alone	1.4%
Pacific Islander Alone	0.0%
Some Other Race Alone	5.9%
Two or More Races	9.8%
Hispanic Origin	14.0%
Diversity Index	63.5
2023 Population by Race/Ethnicity	
Total	4,538
White Alone	66.7%
Black Alone	15.8%
American Indian Alone	0.3%
Asian Alone	1.4%
Pacific Islander Alone	0.0%
Some Other Race Alone	5.9%
Two or More Races	9.9%
Hispanic Origin	14.0%
Diversity Index	63.3
2028 Population by Race/Ethnicity	
Total	4,633
White Alone	64.8%
Black Alone	16.1%
American Indian Alone	0.3%
Asian Alone	1.5%
Pacific Islander Alone	0.0%
Some Other Race Alone	6.5%
Two or More Races	10.7%
Hispanic Origin	14.8%
Diversity Index	65.5

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

November 21, 2023



Community Profile

CTS CRA 1
Area: 1.23 square miles

Prepared by Esri

2020 Population by Relationship and Household Type

Total	4,208
In Households	98.6%
Householder	50.5%
Opposite-Sex Spouse	14.4%
Same-Sex Spouse	0.2%
Opposite-Sex Unmarried Partner	2.9%
Same-Sex Unmarried Partner	0.2%
Biological Child	19.1%
Adopted Child	0.6%
Stepchild	0.8%
Grandchild	2.4%
Brother or Sister	1.2%
Parent	1.0%
Parent-in-law	0.2%
Son-in-law or Daughter-in-law	0.5%
Other Relatives	1.1%
Foster Child	0.1%
Other Nonrelatives	3.3%
In Group Quarters	1.4%
Institutionalized	0.3%
Noninstitutionalized	1.0%

2023 Population 25+ by Educational Attainment

Total	3,518
Less than 9th Grade	0.3%
9th - 12th Grade, No Diploma	5.0%
High School Graduate	34.7%
GED/Alternative Credential	6.9%
Some College, No Degree	16.9%
Associate Degree	11.5%
Bachelor's Degree	19.7%
Graduate/Professional Degree	5.1%

2023 Population 15+ by Marital Status

Total	3,917
Never Married	29.1%
Married	35.4%
Widowed	18.8%
Divorced	16.7%

2023 Civilian Population 16+ in Labor Force

Civilian Population 16+	1,905
Population 16+ Employed	94.1%
Population 16+ Unemployment rate	5.9%
Population 16-24 Employed	13.6%
Population 16-24 Unemployment rate	3.2%
Population 25-54 Employed	56.5%
Population 25-54 Unemployment rate	5.9%
Population 55-64 Employed	17.9%
Population 55-64 Unemployment rate	9.1%
Population 65+ Employed	12.1%
Population 65+ Unemployment rate	4.0%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2023 Employed Population 16+ by Industry

Total	1,792
Agriculture/Mining	0.0%
Construction	7.3%
Manufacturing	8.6%
Wholesale Trade	1.5%
Retail Trade	9.7%
Transportation/Utilities	2.8%
Information	2.0%
Finance/Insurance/Real Estate	10.8%
Services	54.6%
Public Administration	2.7%

2023 Employed Population 16+ by Occupation

Total	1,793
White Collar	54.6%
Management/Business/Financial	15.6%
Professional	17.9%
Sales	8.8%
Administrative Support	12.3%
Services	20.6%
Blue Collar	24.9%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	7.0%
Installation/Maintenance/Repair	5.9%
Production	5.9%
Transportation/Material Moving	6.1%

2020 Households by Type

Total	2,158
Married Couple Households	29.1%
With Own Children <18	6.6%
Without Own Children <18	22.5%
Cohabiting Couple Households	6.1%
With Own Children <18	1.3%
Without Own Children <18	4.7%
Male Householder, No Spouse/Partner	25.4%
Living Alone	20.3%
65 Years and over	9.6%
With Own Children <18	0.9%
Without Own Children <18, With Relatives	2.9%
No Relatives Present	1.4%
Female Householder, No Spouse/Partner	39.4%
Living Alone	25.7%
65 Years and over	16.0%
With Own Children <18	5.8%
Without Own Children <18, With Relatives	6.4%
No Relatives Present	1.4%

2020 Households by Size

Total	2,158
1 Person Household	46.0%
2 Person Household	32.6%
3 Person Household	10.3%
4 Person Household	6.2%
5 Person Household	2.9%
6 Person Household	1.5%
7 + Person Household	0.6%



Community Profile

CTS CRA 1
Area: 1.23 square miles

Prepared by Esri

2020 Households by Tenure and Mortgage Status

Total	2,158
Owner Occupied	49.8%
Owned with a Mortgage/Loan	22.7%
Owned Free and Clear	27.1%
Renter Occupied	50.2%

2023 Affordability, Mortgage and Wealth

Housing Affordability Index	79
Percent of Income for Mortgage	31.5%
Wealth Index	38

2020 Housing Units By Urban/ Rural Status

Total	2,470
Urban Housing Units	100.0%
Rural Housing Units	0.0%

2020 Population By Urban/ Rural Status

Total	4,208
Urban Population	100.0%
Rural Population	0.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Community Profile

CTS CRA 1
Area: 1.23 square miles

Prepared by Esri

Top 3 Tapestry Segments

1.	Social Security Set (9F)
2.	Small Town Sincerity (12C)
3.	Senior Escapes (9D)

2023 Consumer Spending

Apparel & Services: Total \$	\$2,605,799
Average Spent	\$1,108.85
Spending Potential Index	50
Education: Total \$	\$1,850,855
Average Spent	\$787.60
Spending Potential Index	44
Entertainment/Recreation: Total \$	\$4,455,651
Average Spent	\$1,896.02
Spending Potential Index	50
Food at Home: Total \$	\$8,495,246
Average Spent	\$3,615.00
Spending Potential Index	53
Food Away from Home: Total \$	\$4,342,647
Average Spent	\$1,847.93
Spending Potential Index	50
Health Care: Total \$	\$9,281,693
Average Spent	\$3,949.66
Spending Potential Index	54
HH Furnishings & Equipment: Total \$	\$3,418,227
Average Spent	\$1,454.56
Spending Potential Index	49
Personal Care Products & Services: Total \$	\$1,139,305
Average Spent	\$484.81
Spending Potential Index	51
Shelter: Total \$	\$29,224,892
Average Spent	\$12,436.12
Spending Potential Index	50
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$3,641,829
Average Spent	\$1,549.71
Spending Potential Index	50
Travel: Total \$	\$2,464,928
Average Spent	\$1,048.91
Spending Potential Index	47
Vehicle Maintenance & Repairs: Total \$	\$1,617,001
Average Spent	\$688.09
Spending Potential Index	53

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Community Profile

Pinellas County, FL
Pinellas County, FL (12103)
Geography: County

Prepared by Esri

Pinellas Coun...

Population Summary

2010 Total Population	916,542
2020 Total Population	959,107
2020 Group Quarters	20,350
2023 Total Population	965,496
2023 Group Quarters	20,350
2028 Total Population	964,998
2023-2028 Annual Rate	-0.01%
2023 Total Daytime Population	986,898
Workers	506,448
Residents	480,450

Household Summary

2010 Households	415,876
2010 Average Household Size	2.16
2020 Total Households	442,789
2020 Average Household Size	2.12
2023 Households	448,830
2023 Average Household Size	2.11
2028 Households	453,339
2028 Average Household Size	2.08
2023-2028 Annual Rate	0.20%
2010 Families	234,268
2010 Average Family Size	2.79
2023 Families	248,215
2023 Average Family Size	2.76
2028 Families	249,889
2028 Average Family Size	2.73
2023-2028 Annual Rate	0.13%

Housing Unit Summary

2000 Housing Units	481,573
Owner Occupied Housing Units	61.0%
Renter Occupied Housing Units	25.1%
Vacant Housing Units	13.8%
2010 Housing Units	503,634
Owner Occupied Housing Units	55.7%
Renter Occupied Housing Units	26.9%
Vacant Housing Units	17.4%
2020 Housing Units	516,324
Owner Occupied Housing Units	55.9%
Renter Occupied Housing Units	29.9%
Vacant Housing Units	14.2%
2023 Housing Units	520,582
Owner Occupied Housing Units	58.4%
Renter Occupied Housing Units	27.8%
Vacant Housing Units	13.8%
2028 Housing Units	525,125
Owner Occupied Housing Units	58.9%
Renter Occupied Housing Units	27.4%
Vacant Housing Units	13.7%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Community Profile

Pinellas County, FL
Pinellas County, FL (12103)
Geography: County

Prepared by Esri

Pinellas Coun...

2023 Households by Income

Household Income Base	448,821
<\$15,000	10.5%
\$15,000 - \$24,999	7.7%
\$25,000 - \$34,999	8.1%
\$35,000 - \$49,999	12.0%
\$50,000 - \$74,999	17.6%
\$75,000 - \$99,999	13.0%
\$100,000 - \$149,999	15.5%
\$150,000 - \$199,999	7.0%
\$200,000+	8.6%
Average Household Income	\$97,700

2028 Households by Income

Household Income Base	453,330
<\$15,000	8.9%
\$15,000 - \$24,999	6.0%
\$25,000 - \$34,999	6.8%
\$35,000 - \$49,999	10.2%
\$50,000 - \$74,999	17.1%
\$75,000 - \$99,999	13.5%
\$100,000 - \$149,999	17.8%
\$150,000 - \$199,999	9.4%
\$200,000+	10.3%
Average Household Income	\$113,627

2023 Owner Occupied Housing Units by Value

Total	304,089
<\$50,000	6.6%
\$50,000 - \$99,999	5.3%
\$100,000 - \$149,999	5.0%
\$150,000 - \$199,999	6.3%
\$200,000 - \$249,999	7.3%
\$250,000 - \$299,999	10.8%
\$300,000 - \$399,999	23.5%
\$400,000 - \$499,999	14.4%
\$500,000 - \$749,999	12.5%
\$750,000 - \$999,999	4.2%
\$1,000,000 - \$1,499,999	2.4%
\$1,500,000 - \$1,999,999	0.7%
\$2,000,000 +	1.0%
Average Home Value	\$395,976

2028 Owner Occupied Housing Units by Value

Total	309,361
<\$50,000	6.1%
\$50,000 - \$99,999	7.9%
\$100,000 - \$149,999	1.8%
\$150,000 - \$199,999	5.8%
\$200,000 - \$249,999	6.7%
\$250,000 - \$299,999	9.5%
\$300,000 - \$399,999	22.5%
\$400,000 - \$499,999	15.8%
\$500,000 - \$749,999	13.8%
\$750,000 - \$999,999	5.1%
\$1,000,000 - \$1,499,999	2.9%
\$1,500,000 - \$1,999,999	0.8%
\$2,000,000 +	1.2%
Average Home Value	\$420,059

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Community Profile

Pinellas County, FL
Pinellas County, FL (12103)
Geography: County

Prepared by Esri

Pinellas Coun...

Median Household Income	
2023	\$64,506
2028	\$76,411
Median Home Value	
2023	\$337,203
2028	\$353,805
Per Capita Income	
2023	\$45,504
2028	\$53,463
Median Age	
2010	46.2
2020	49.3
2023	50.2
2028	50.9
2020 Population by Age	
Total	959,107
0 - 4	3.8%
5 - 9	4.2%
10 - 14	4.6%
15 - 24	9.5%
25 - 34	11.6%
35 - 44	11.2%
45 - 54	12.8%
55 - 64	16.9%
65 - 74	14.4%
75 - 84	7.7%
85 +	3.2%
18 +	84.5%
2023 Population by Age	
Total	965,496
0 - 4	3.9%
5 - 9	4.2%
10 - 14	4.6%
15 - 24	9.3%
25 - 34	11.0%
35 - 44	11.1%
45 - 54	12.2%
55 - 64	15.6%
65 - 74	15.2%
75 - 84	9.1%
85 +	3.9%
18 +	84.6%
2028 Population by Age	
Total	964,998
0 - 4	3.9%
5 - 9	4.0%
10 - 14	4.4%
15 - 24	9.0%
25 - 34	10.6%
35 - 44	11.2%
45 - 54	11.5%
55 - 64	14.1%
65 - 74	15.7%
75 - 84	11.1%
85 +	4.4%
18 +	85.0%
2020 Population by Sex	

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Community Profile

Pinellas County, FL
Pinellas County, FL (12103)
Geography: County

Prepared by Esri

	Pinellas Coun...
Males	460,299
Females	498,808
2023 Population by Sex	
Males	466,777
Females	498,719
2028 Population by Sex	
Males	465,270
Females	499,728
2010 Population by Race/Ethnicity	
Total	916,542
White Alone	82.1%
Black Alone	10.3%
American Indian Alone	0.3%
Asian Alone	3.0%
Pacific Islander Alone	0.1%
Some Other Race Alone	2.0%
Two or More Races	2.2%
Hispanic Origin	8.0%
Diversity Index	41.4
2020 Population by Race/Ethnicity	
Total	959,107
White Alone	73.9%
Black Alone	9.8%
American Indian Alone	0.4%
Asian Alone	3.6%
Pacific Islander Alone	0.1%
Some Other Race Alone	3.4%
Two or More Races	8.8%
Hispanic Origin	10.7%
Diversity Index	54.2
2023 Population by Race/Ethnicity	
Total	965,496
White Alone	73.1%
Black Alone	9.9%
American Indian Alone	0.4%
Asian Alone	3.8%
Pacific Islander Alone	0.1%
Some Other Race Alone	3.6%
Two or More Races	9.1%
Hispanic Origin	11.1%
Diversity Index	55.4
2028 Population by Race/Ethnicity	
Total	964,998
White Alone	71.5%
Black Alone	10.0%
American Indian Alone	0.4%
Asian Alone	4.2%
Pacific Islander Alone	0.1%
Some Other Race Alone	4.0%
Two or More Races	9.9%
Hispanic Origin	11.7%
Diversity Index	57.6

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Community Profile

Pinellas County, FL
Pinellas County, FL (12103)
Geography: County

Prepared by Esri

Pinellas Coun...

2020 Population by Relationship and Household Type

Total	959,107
In Households	97.9%
Householder	46.2%
Opposite-Sex Spouse	17.7%
Same-Sex Spouse	0.4%
Opposite-Sex Unmarried Partner	3.4%
Same-Sex Unmarried Partner	0.3%
Biological Child	19.8%
Adopted Child	0.5%
Stepchild	0.9%
Grandchild	1.9%
Brother or Sister	1.0%
Parent	1.1%
Parent-in-law	0.2%
Son-in-law or Daughter-in-law	0.3%
Other Relatives	1.0%
Foster Child	0.1%
Other Nonrelatives	3.1%
In Group Quarters	2.1%
Institutionalized	1.3%
Noninstitutionalized	0.8%

2023 Population 25+ by Educational Attainment

Total	753,105
Less than 9th Grade	2.2%
9th - 12th Grade, No Diploma	4.3%
High School Graduate	22.1%
GED/Alternative Credential	4.6%
Some College, No Degree	18.8%
Associate Degree	11.0%
Bachelor's Degree	24.0%
Graduate/Professional Degree	13.1%

2023 Population 15+ by Marital Status

Total	843,328
Never Married	29.7%
Married	48.0%
Widowed	8.1%
Divorced	14.2%

2023 Civilian Population 16+ in Labor Force

Civilian Population 16+	506,302
Population 16+ Employed	96.4%
Population 16+ Unemployment rate	3.6%
Population 16-24 Employed	10.3%
Population 16-24 Unemployment rate	8.5%
Population 25-54 Employed	56.6%
Population 25-54 Unemployment rate	3.0%
Population 55-64 Employed	20.7%
Population 55-64 Unemployment rate	3.2%
Population 65+ Employed	12.3%
Population 65+ Unemployment rate	2.5%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Community Profile

Pinellas County, FL
Pinellas County, FL (12103)
Geography: County

Prepared by Esri

Pinellas Coun...

2023 Employed Population 16+ by Industry

Total	488,069
Agriculture/Mining	0.2%
Construction	6.0%
Manufacturing	7.7%
Wholesale Trade	1.9%
Retail Trade	11.3%
Transportation/Utilities	4.8%
Information	1.8%
Finance/Insurance/Real Estate	9.9%
Services	52.6%
Public Administration	3.7%

2023 Employed Population 16+ by Occupation

Total	488,069
White Collar	67.0%
Management/Business/Financial	20.2%
Professional	24.5%
Sales	10.2%
Administrative Support	12.2%
Services	16.6%
Blue Collar	16.4%
Farming/Forestry/Fishing	0.1%
Construction/Extraction	3.4%
Installation/Maintenance/Repair	2.8%
Production	4.5%
Transportation/Material Moving	5.6%

2020 Households by Type

Total	442,789
Married Couple Households	39.2%
With Own Children <18	10.1%
Without Own Children <18	29.2%
Cohabiting Couple Households	8.0%
With Own Children <18	1.7%
Without Own Children <18	6.2%
Male Householder, No Spouse/Partner	20.9%
Living Alone	15.6%
65 Years and over	5.9%
With Own Children <18	1.2%
Without Own Children <18, With Relatives	2.5%
No Relatives Present	1.7%
Female Householder, No Spouse/Partner	31.9%
Living Alone	20.4%
65 Years and over	10.9%
With Own Children <18	4.0%
Without Own Children <18, With Relatives	6.2%
No Relatives Present	1.4%

2020 Households by Size

Total	442,789
1 Person Household	36.0%
2 Person Household	37.9%
3 Person Household	12.6%
4 Person Household	8.4%
5 Person Household	3.3%
6 Person Household	1.2%
7 + Person Household	0.6%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Community Profile

Pinellas County, FL
Pinellas County, FL (12103)
Geography: County

Prepared by Esri

Pinellas Coun...

2020 Households by Tenure and Mortgage Status

Total	442,789
Owner Occupied	65.1%
Owned with a Mortgage/Loan	37.5%
Owned Free and Clear	27.7%
Renter Occupied	34.9%

2023 Affordability, Mortgage and Wealth

Housing Affordability Index	79
Percent of Income for Mortgage	31.4%
Wealth Index	99

2020 Housing Units By Urban/ Rural Status

Total	516,324
Urban Housing Units	99.9%
Rural Housing Units	0.1%

2020 Population By Urban/ Rural Status

Total	959,107
Urban Population	99.8%
Rural Population	0.2%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Community Profile

Pinellas County, FL
Pinellas County, FL (12103)
Geography: County

Prepared by Esri

Pinellas Coun...

Top 3 Tapestry Segments

1.	Rustbelt Traditions (5D)
2.	Senior Escapes (9D)
3.	Midlife Constants (5E)

2023 Consumer Spending

Apparel & Services: Total \$	\$894,089,849
Average Spent	\$1,992.05
Spending Potential Index	91
Education: Total \$	\$701,405,808
Average Spent	\$1,562.74
Spending Potential Index	87
Entertainment/Recreation: Total \$	\$1,563,992,347
Average Spent	\$3,484.60
Spending Potential Index	92
Food at Home: Total \$	\$2,826,613,256
Average Spent	\$6,297.74
Spending Potential Index	93
Food Away from Home: Total \$	\$1,518,430,755
Average Spent	\$3,383.09
Spending Potential Index	91
Health Care: Total \$	\$3,163,004,630
Average Spent	\$7,047.22
Spending Potential Index	96
HH Furnishings & Equipment: Total \$	\$1,219,374,928
Average Spent	\$2,716.79
Spending Potential Index	92
Personal Care Products & Services: Total \$	\$404,703,402
Average Spent	\$901.69
Spending Potential Index	94
Shelter: Total \$	\$10,227,517,956
Average Spent	\$22,787.06
Spending Potential Index	92
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$1,348,116,904
Average Spent	\$3,003.62
Spending Potential Index	96
Travel: Total \$	\$917,346,028
Average Spent	\$2,043.86
Spending Potential Index	91
Vehicle Maintenance & Repairs: Total \$	\$551,682,790
Average Spent	\$1,229.16
Spending Potential Index	94

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Community Profile

Tarpon Springs City, FL
Tarpon Springs City, FL (1271150)
Geography: Place

Prepared by Esri

Tarpon Spring...

Population Summary

2010 Total Population	23,815
2020 Total Population	25,250
2020 Group Quarters	505
2023 Total Population	25,971
2023 Group Quarters	505
2028 Total Population	26,348
2023-2028 Annual Rate	0.29%
2023 Total Daytime Population	26,763
Workers	12,358
Residents	14,405

Household Summary

2010 Households	10,410
2010 Average Household Size	2.25
2020 Total Households	11,260
2020 Average Household Size	2.20
2023 Households	11,616
2023 Average Household Size	2.19
2028 Households	11,901
2028 Average Household Size	2.17
2023-2028 Annual Rate	0.49%
2010 Families	6,426
2010 Average Family Size	2.82
2023 Families	7,166
2023 Average Family Size	2.77
2028 Families	7,346
2028 Average Family Size	2.74
2023-2028 Annual Rate	0.50%

Housing Unit Summary

2000 Housing Units	11,026
Owner Occupied Housing Units	65.9%
Renter Occupied Housing Units	18.6%
Vacant Housing Units	15.5%
2010 Housing Units	12,587
Owner Occupied Housing Units	59.8%
Renter Occupied Housing Units	22.9%
Vacant Housing Units	17.3%
2020 Housing Units	12,948
Owner Occupied Housing Units	63.9%
Renter Occupied Housing Units	23.1%
Vacant Housing Units	13.0%
2023 Housing Units	13,227
Owner Occupied Housing Units	64.8%
Renter Occupied Housing Units	23.1%
Vacant Housing Units	12.2%
2028 Housing Units	13,440
Owner Occupied Housing Units	66.4%
Renter Occupied Housing Units	22.1%
Vacant Housing Units	11.5%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

November 21, 2023



Community Profile

Tarpon Springs City, FL
Tarpon Springs City, FL (1271150)
Geography: Place

Prepared by Esri

Tarpon Spring...

2023 Households by Income

Household Income Base	11,616
<\$15,000	13.6%
\$15,000 - \$24,999	8.4%
\$25,000 - \$34,999	8.1%
\$35,000 - \$49,999	12.8%
\$50,000 - \$74,999	14.7%
\$75,000 - \$99,999	12.9%
\$100,000 - \$149,999	12.5%
\$150,000 - \$199,999	6.3%
\$200,000+	10.8%
Average Household Income	\$99,589

2028 Households by Income

Household Income Base	11,901
<\$15,000	11.6%
\$15,000 - \$24,999	6.1%
\$25,000 - \$34,999	6.6%
\$35,000 - \$49,999	11.0%
\$50,000 - \$74,999	13.9%
\$75,000 - \$99,999	13.5%
\$100,000 - \$149,999	14.2%
\$150,000 - \$199,999	9.3%
\$200,000+	13.8%
Average Household Income	\$120,738

2023 Owner Occupied Housing Units by Value

Total	8,566
<\$50,000	7.4%
\$50,000 - \$99,999	3.4%
\$100,000 - \$149,999	4.2%
\$150,000 - \$199,999	5.8%
\$200,000 - \$249,999	8.5%
\$250,000 - \$299,999	11.0%
\$300,000 - \$399,999	26.6%
\$400,000 - \$499,999	13.8%
\$500,000 - \$749,999	10.8%
\$750,000 - \$999,999	4.8%
\$1,000,000 - \$1,499,999	2.8%
\$1,500,000 - \$1,999,999	0.1%
\$2,000,000 +	0.7%
Average Home Value	\$387,821

2028 Owner Occupied Housing Units by Value

Total	8,928
<\$50,000	7.3%
\$50,000 - \$99,999	6.2%
\$100,000 - \$149,999	1.2%
\$150,000 - \$199,999	5.0%
\$200,000 - \$249,999	6.9%
\$250,000 - \$299,999	9.4%
\$300,000 - \$399,999	25.5%
\$400,000 - \$499,999	15.7%
\$500,000 - \$749,999	12.3%
\$750,000 - \$999,999	6.2%
\$1,000,000 - \$1,499,999	3.4%
\$1,500,000 - \$1,999,999	0.1%
\$2,000,000 +	0.9%
Average Home Value	\$414,205

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

November 21, 2023



Community Profile

Tarpon Springs City, FL
Tarpon Springs City, FL (1271150)
Geography: Place

Prepared by Esri

Tarpon Spring...

Median Household Income	
2023	\$59,985
2028	\$76,106
Median Home Value	
2023	\$336,380
2028	\$355,365
Per Capita Income	
2023	\$44,577
2028	\$54,570
Median Age	
2010	48.6
2020	53.0
2023	52.7
2028	53.5
2020 Population by Age	
Total	25,250
0 - 4	3.2%
5 - 9	4.0%
10 - 14	5.0%
15 - 24	9.4%
25 - 34	8.2%
35 - 44	9.7%
45 - 54	13.4%
55 - 64	17.8%
65 - 74	16.9%
75 - 84	8.9%
85 +	3.4%
18 +	84.5%
2023 Population by Age	
Total	25,971
0 - 4	3.7%
5 - 9	4.3%
10 - 14	4.8%
15 - 24	8.7%
25 - 34	9.8%
35 - 44	9.7%
45 - 54	12.1%
55 - 64	16.1%
65 - 74	16.7%
75 - 84	10.3%
85 +	3.8%
18 +	84.3%
2028 Population by Age	
Total	26,348
0 - 4	3.8%
5 - 9	4.2%
10 - 14	4.7%
15 - 24	8.1%
25 - 34	9.2%
35 - 44	10.6%
45 - 54	11.1%
55 - 64	14.6%
65 - 74	17.0%
75 - 84	12.3%
85 +	4.4%
18 +	84.4%
2020 Population by Sex	

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

November 21, 2023



Community Profile

Tarpon Springs City, FL
Tarpon Springs City, FL (1271150)
Geography: Place

Prepared by Esri

	Tarpon Spring...
Males	12,029
Females	13,221
2023 Population by Sex	
Males	12,549
Females	13,422
2028 Population by Sex	
Males	12,721
Females	13,627
2010 Population by Race/Ethnicity	
Total	23,815
White Alone	88.1%
Black Alone	6.3%
American Indian Alone	0.3%
Asian Alone	1.5%
Pacific Islander Alone	0.1%
Some Other Race Alone	1.6%
Two or More Races	2.1%
Hispanic Origin	7.1%
Diversity Index	32.2
2020 Population by Race/Ethnicity	
Total	25,250
White Alone	80.9%
Black Alone	6.2%
American Indian Alone	0.3%
Asian Alone	1.4%
Pacific Islander Alone	0.1%
Some Other Race Alone	3.1%
Two or More Races	7.9%
Hispanic Origin	9.1%
Diversity Index	44.4
2023 Population by Race/Ethnicity	
Total	25,971
White Alone	80.1%
Black Alone	6.4%
American Indian Alone	0.3%
Asian Alone	1.6%
Pacific Islander Alone	0.1%
Some Other Race Alone	3.2%
Two or More Races	8.3%
Hispanic Origin	9.4%
Diversity Index	45.8
2028 Population by Race/Ethnicity	
Total	26,348
White Alone	78.8%
Black Alone	6.5%
American Indian Alone	0.3%
Asian Alone	1.7%
Pacific Islander Alone	0.1%
Some Other Race Alone	3.6%
Two or More Races	9.1%
Hispanic Origin	10.0%
Diversity Index	48.0

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

November 21, 2023



Community Profile

Tarpon Springs City, FL
Tarpon Springs City, FL (1271150)
Geography: Place

Prepared by Esri

Tarpon Spring...

2020 Population by Relationship and Household Type

Total	25,250
In Households	98.0%
Householder	44.6%
Opposite-Sex Spouse	19.8%
Same-Sex Spouse	0.3%
Opposite-Sex Unmarried Partner	2.6%
Same-Sex Unmarried Partner	0.1%
Biological Child	21.0%
Adopted Child	0.7%
Stepchild	0.9%
Grandchild	2.1%
Brother or Sister	0.8%
Parent	1.1%
Parent-in-law	0.3%
Son-in-law or Daughter-in-law	0.4%
Other Relatives	0.9%
Foster Child	0.0%
Other Nonrelatives	2.4%
In Group Quarters	2.0%
Institutionalized	1.5%
Noninstitutionalized	0.5%

2023 Population 25+ by Educational Attainment

Total	20,369
Less than 9th Grade	2.1%
9th - 12th Grade, No Diploma	3.9%
High School Graduate	25.6%
GED/Alternative Credential	3.4%
Some College, No Degree	19.0%
Associate Degree	11.4%
Bachelor's Degree	22.3%
Graduate/Professional Degree	12.3%

2023 Population 15+ by Marital Status

Total	22,639
Never Married	25.9%
Married	52.2%
Widowed	10.2%
Divorced	11.7%

2023 Civilian Population 16+ in Labor Force

Civilian Population 16+	12,243
Population 16+ Employed	95.2%
Population 16+ Unemployment rate	4.8%
Population 16-24 Employed	12.0%
Population 16-24 Unemployment rate	4.5%
Population 25-54 Employed	54.8%
Population 25-54 Unemployment rate	5.4%
Population 55-64 Employed	21.6%
Population 55-64 Unemployment rate	4.9%
Population 65+ Employed	11.6%
Population 65+ Unemployment rate	1.5%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

November 21, 2023



Community Profile

Tarpon Springs City, FL
Tarpon Springs City, FL (1271150)
Geography: Place

Prepared by Esri

Tarpon Spring...

2023 Employed Population 16+ by Industry

Total	11,660
Agriculture/Mining	0.1%
Construction	6.3%
Manufacturing	7.3%
Wholesale Trade	1.8%
Retail Trade	11.4%
Transportation/Utilities	4.1%
Information	1.1%
Finance/Insurance/Real Estate	11.2%
Services	54.6%
Public Administration	1.9%

2023 Employed Population 16+ by Occupation

Total	11,660
White Collar	67.5%
Management/Business/Financial	23.7%
Professional	21.8%
Sales	9.4%
Administrative Support	12.6%
Services	17.5%
Blue Collar	15.0%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	3.8%
Installation/Maintenance/Repair	2.7%
Production	3.5%
Transportation/Material Moving	5.1%

2020 Households by Type

Total	11,260
Married Couple Households	45.3%
With Own Children <18	10.7%
Without Own Children <18	34.7%
Cohabiting Couple Households	6.3%
With Own Children <18	1.6%
Without Own Children <18	4.7%
Male Householder, No Spouse/Partner	18.8%
Living Alone	13.7%
65 Years and over	6.4%
With Own Children <18	1.3%
Without Own Children <18, With Relatives	2.6%
No Relatives Present	1.1%
Female Householder, No Spouse/Partner	29.6%
Living Alone	18.5%
65 Years and over	11.5%
With Own Children <18	4.1%
Without Own Children <18, With Relatives	5.8%
No Relatives Present	1.2%

2020 Households by Size

Total	11,260
1 Person Household	32.3%
2 Person Household	39.3%
3 Person Household	13.3%
4 Person Household	8.6%
5 Person Household	4.0%
6 Person Household	1.6%
7 + Person Household	0.8%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

November 21, 2023



Community Profile

Tarpon Springs City, FL
Tarpon Springs City, FL (1271150)
Geography: Place

Prepared by Esri

Tarpon Spring...

2020 Households by Tenure and Mortgage Status

Total	11,260
Owner Occupied	73.5%
Owned with a Mortgage/Loan	43.0%
Owned Free and Clear	30.4%
Renter Occupied	26.5%

2023 Affordability, Mortgage and Wealth

Housing Affordability Index	73
Percent of Income for Mortgage	33.7%
Wealth Index	112

2020 Housing Units By Urban/ Rural Status

Total	12,948
Urban Housing Units	100.0%
Rural Housing Units	0.0%

2020 Population By Urban/ Rural Status

Total	25,250
Urban Population	100.0%
Rural Population	0.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

November 21, 2023



Community Profile

Tarpon Springs City, FL
Tarpon Springs City, FL (1271150)
Geography: Place

Prepared by Esri

Tarpon Spring...

Top 3 Tapestry Segments

1.	Midlife Constants (5E)
2.	Senior Escapes (9D)
3.	Small Town Sincerity (12C)

2023 Consumer Spending

Apparel & Services: Total \$	\$23,057,732
Average Spent	\$1,985.00
Spending Potential Index	90
Education: Total \$	\$17,731,907
Average Spent	\$1,526.51
Spending Potential Index	85
Entertainment/Recreation: Total \$	\$41,982,551
Average Spent	\$3,614.20
Spending Potential Index	96
Food at Home: Total \$	\$75,133,810
Average Spent	\$6,468.13
Spending Potential Index	95
Food Away from Home: Total \$	\$39,328,637
Average Spent	\$3,385.73
Spending Potential Index	91
Health Care: Total \$	\$86,144,051
Average Spent	\$7,415.98
Spending Potential Index	101
HH Furnishings & Equipment: Total \$	\$32,175,122
Average Spent	\$2,769.90
Spending Potential Index	94
Personal Care Products & Services: Total \$	\$10,352,327
Average Spent	\$891.21
Spending Potential Index	93
Shelter: Total \$	\$265,188,508
Average Spent	\$22,829.59
Spending Potential Index	92
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$36,088,999
Average Spent	\$3,106.84
Spending Potential Index	99
Travel: Total \$	\$24,166,534
Average Spent	\$2,080.45
Spending Potential Index	92
Vehicle Maintenance & Repairs: Total \$	\$14,702,182
Average Spent	\$1,265.68
Spending Potential Index	97

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

November 21, 2023



Crime Summary

Pinellas County, FL
Pinellas County, FL (12103)
Geography: County

Prepared by Esri

		Pinellas Coun...
Population Summary		
2023 Total Population		965,496
2028 Total Population		964,998
2023-2028 Annual Rate		-0.01%
2023 Crime Indexes (AGS)		
Total Crime Index		83
Personal Crime Index		76
Murder Index		77
Rape Index		87
Robbery Index		61
Assault Index		80
Property Crime Index		84
Burglary Index		81
Larceny Index		90
Motor Vehicle Theft Index		48

Data Note: The Crime Index is an indication of the relative risk of a crime occurring and is measured against the overall risk at a national level. Values above 100 indicate the area has an above average risk of occurring compared to the US. Values below 100 indicate the area has a below average risk of occurring compared to the US. The Crime Indexes provides an assessment of the relative risk of seven major crime types: murder, rape, robbery, assault, burglary, larceny, and motor vehicle theft. It is modeled using data from the FBI Uniform Crime Report and demographic data from the U.S. Census and Applied Geographic Solutions (AGS).

Source: Esri forecasts for 2023 and 2028. Applied Geographic Solutions (AGS) (2023A).



Crime Summary

CTS CRA 1
Area: 1.23 square miles

Prepared by Esri

Population Summary	
2023 Total Population	4,537
2028 Total Population	4,634
2023-2028 Annual Rate	0.42%
2023 Crime Indexes (AGS)	
Total Crime Index	123
Personal Crime Index	135
Murder Index	168
Rape Index	69
Robbery Index	175
Assault Index	132
Property Crime Index	121
Burglary Index	100
Larceny Index	133
Motor Vehicle Theft Index	76

Data Note: The Crime Index is an indication of the relative risk of a crime occurring and is measured against the overall risk at a national level. Values above 100 indicate the area has an above average risk of occurring compared to the US. Values below 100 indicate the area has a below average risk of occurring compared to the US. The Crime Indexes provides an assessment of the relative risk of seven major crime types: murder, rape, robbery, assault, burglary, larceny, and motor vehicle theft. It is modeled using data from the FBI Uniform Crime Report and demographic data from the U.S. Census and Applied Geographic Solutions (AGS).

Source: Esri forecasts for 2023 and 2028. Applied Geographic Solutions (AGS) (2023A).

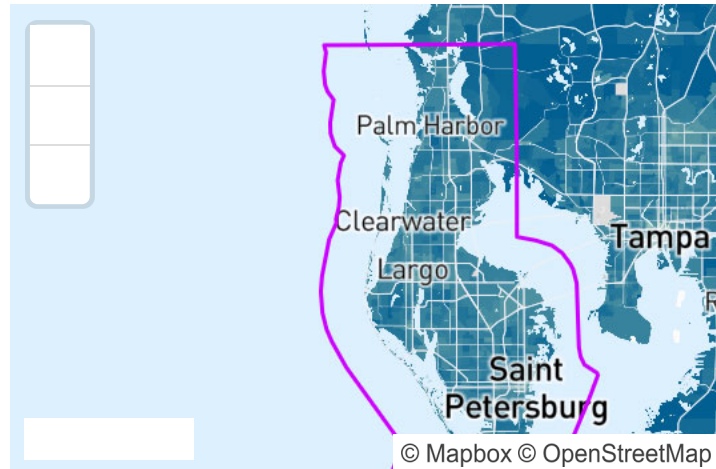


County: Pinellas, FL

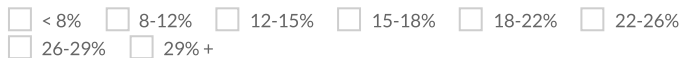
Traditional measures of housing affordability ignore transportation costs. Typically a household's second-largest expenditure, transportation costs are largely a function of the characteristics of the neighborhood in which a household chooses to live. [Location Matters](#). Compact and dynamic neighborhoods with walkable streets and high access to jobs, transit, and a wide variety of businesses are more efficient, affordable, and sustainable.

The statistics below are modeled for the Regional Typical Household. Income: \$55,285 Commuters: 1.07 Household Size: 2.51 (Tampa-St. Petersburg-Clearwater, FL)

Map of Transportation Costs % Income



Location Efficient Areas



Location Efficiency Metrics

Places that are compact, close to jobs and services, with a variety of transportation choices, allow people to spend less time, energy, and money on transportation.

1%

Percent of location efficient neighborhoods

Neighborhood Characteristic Scores (1-10)

As compared to neighborhoods in all 955 U.S. regions in the Index

Job
Access

7.3

High access to a variety of
jobs

AllTransit
Performance Score

4.4

Moderate access to public
transportation

Compact
Neighborhood

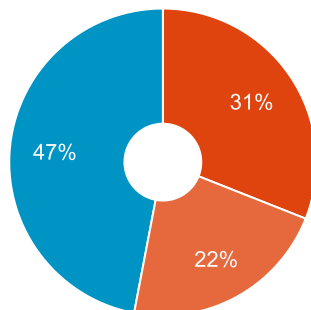
6.2

High density and walkable

Average Housing + Transportation Costs % Income

Factoring in both housing *and* transportation costs provides a more comprehensive way of thinking about the cost of housing and true affordability.

- Housing
- Transportation
- Remaining Income



Transportation Costs

In dispersed areas, people need to own more vehicles and rely upon driving them farther distances which also drives up the cost of living.



\$11,912

Annual Transportation Costs



1.60

Autos Per Household



15,010

Average Household VMT

4%

Transit Ridership % of Workers

146

Annual Transit Trips

5.98 Tonnes

Annual Greenhouse Gas per Household



H+T Metrics

Affordability

Housing + Transportation Costs % Income:	52%
Housing Costs % Income:	31%
Transportation Costs % Income:	22%

Demographics

Block Groups:	719
Households:	407,546
Population:	964,666

Household Transportation Model Outputs

Autos per Household:	1.60
Annual Vehicle Miles Traveled per Household :	15,010
Transit Ridership % of Workers:	4%
Annual Transportation Cost:	\$11,912
Annual Auto Ownership Cost:	\$9,598
Annual VMT Cost:	\$2,215
Annual Transit Cost:	\$99
Annual Transit Trips:	146

Housing Costs

Average Monthly Housing Cost:	\$1,419
Median Selected Monthly Owner Costs:	\$1,492
Median Gross Monthly Rent:	\$1,046
Percent Owner Occupied Housing Units:	73%
Percent Renter Occupied Housing Unit:	27%

Environmental Characteristics

Residential Density 2010:	5.06 HHs/Res. Acre
Gross Household Density:	2.33 HH/Acre
Regional Household Intensity:	23,372 HH/mile ²
Percent Single Family Detached Households:	51%
Employment Access Index:	26,570 Jobs/mi ²
Employment Mix Index (0-100):	78
Transit Connectivity Index (0-100):	4
Transit Access Shed:	79 km ²
Jobs Accessible in 30 Minute Transit Ride:	77,321
Available Transit Trips per Week:	827
Average Block Perimeter:	1,183 Meters
Average Block Size :	9 Acres
Intersection Density:	160 /mi ²

Greenhouse Gas from Household Auto Use

Annual GHG per Household:	5.98 Tonnes
Annual GHG per Acre:	20.00 Tonnes

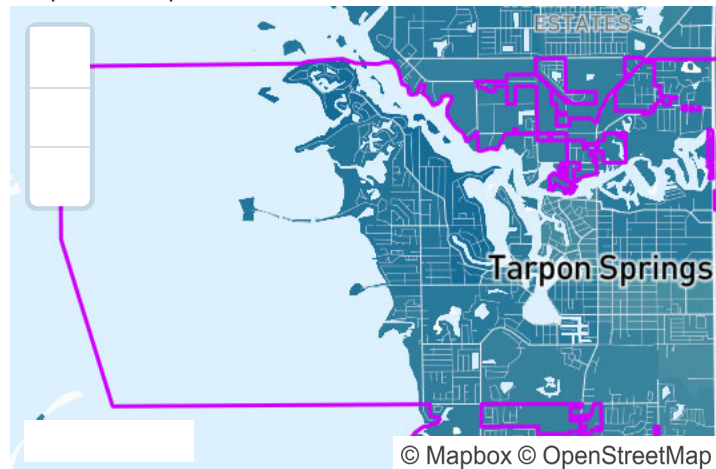


Municipality: Tarpon Springs, FL

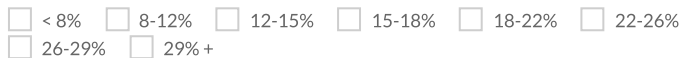
Traditional measures of housing affordability ignore transportation costs. Typically a household's second-largest expenditure, transportation costs are largely a function of the characteristics of the neighborhood in which a household chooses to live. [Location Matters](#). Compact and dynamic neighborhoods with walkable streets and high access to jobs, transit, and a wide variety of businesses are more efficient, affordable, and sustainable.

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Map of Transportation Costs % Income



Location Efficient Areas



Location Efficiency Metrics

Places that are compact, close to jobs and services, with a variety of transportation choices, allow people to spend less time, energy, and money on transportation.

0%

Percent of location efficient neighborhoods

Neighborhood Characteristic Scores (1-10)

As compared to neighborhoods in all 955 U.S. regions in the Index

Job
Access

5.8

Moderate access to jobs

AllTransit
Performance Score

2.7

Car-dependent with limited
access to public
transportation

Compact
Neighborhood

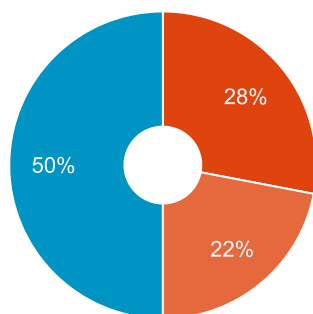
6.3

High density and walkable

Average Housing + Transportation Costs % Income

Factoring in both housing *and* transportation costs provides a more comprehensive way of thinking about the cost of housing and true affordability.

- Housing
- Transportation
- Remaining Income



Transportation Costs

In dispersed areas, people need to own more vehicles and rely upon driving them farther distances which also drives up the cost of living.



\$12,427

Annual Transportation Costs



1.67

Autos Per Household



16,304

Average Household VMT

2%

Transit Ridership % of Workers

86

Annual Transit Trips

6.67 Tonnes

Annual Greenhouse Gas per Household



H+T Metrics

Affordability

Housing + Transportation Costs % Income:	51%
Housing Costs % Income:	28%
Transportation Costs % Income:	22%

Demographics

Block Groups:	15
Households:	9,650
Population:	24,248

Household Transportation Model Outputs

Autos per Household:	1.67
Annual Vehicle Miles Traveled per Household :	16,304
Transit Ridership % of Workers:	2%
Annual Transportation Cost:	\$12,427
Annual Auto Ownership Cost:	\$9,962
Annual VMT Cost:	\$2,406
Annual Transit Cost:	\$59
Annual Transit Trips:	86

Housing Costs

Average Monthly Housing Cost:	\$1,311
Median Selected Monthly Owner Costs:	\$1,438
Median Gross Monthly Rent:	\$928
Percent Owner Occupied Housing Units:	77%
Percent Renter Occupied Housing Unit:	23%

Environmental Characteristics

Residential Density 2010:	3.14 HHs/Res. Acre
Gross Household Density:	1.65 HH/Acre
Regional Household Intensity:	14,507 HH/mile ²
Percent Single Family Detached Households:	53%
Employment Access Index:	12,323 Jobs/mi ²
Employment Mix Index (0-100):	80
Transit Connectivity Index (0-100):	2
Transit Access Shed:	35 km ²
Jobs Accessible in 30 Minute Transit Ride:	18,476
Available Transit Trips per Week:	358
Average Block Perimeter:	1,160 Meters
Average Block Size :	9 Acres
Intersection Density:	143 /mi ²

Greenhouse Gas from Household Auto Use

Annual GHG per Household:	6.67 Tonnes
Annual GHG per Acre:	12.72 Tonnes

COMMUNITY SUMMARY

CTS CRA 1
Area: 1.23 square miles

4,537	2.34%	1.90	63.3	\$53.1	\$32,966	\$172,864	\$21,577	16.1%	49.8%	34.1%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



20.6%
Services

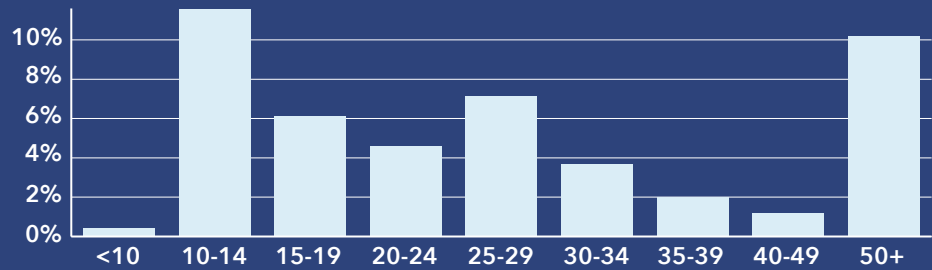


24.9%
Blue Collar

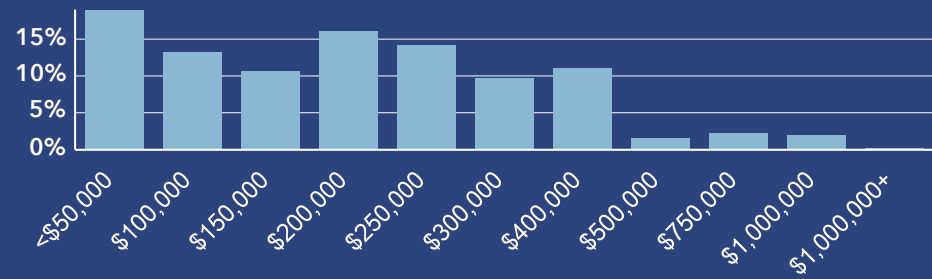


54.6%
White Collar

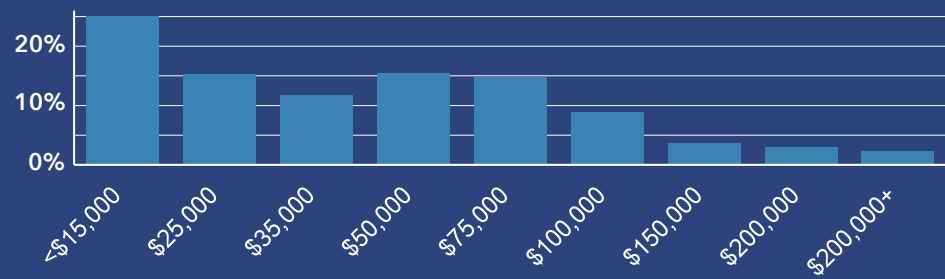
Mortgage as Percent of Salary



Home Value



Household Income

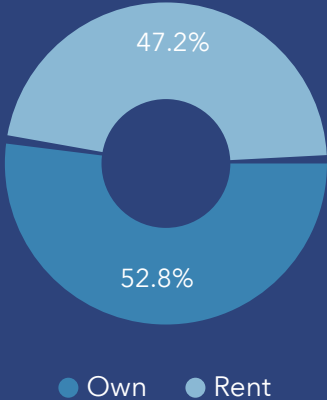


Age Profile: 5 Year Increments

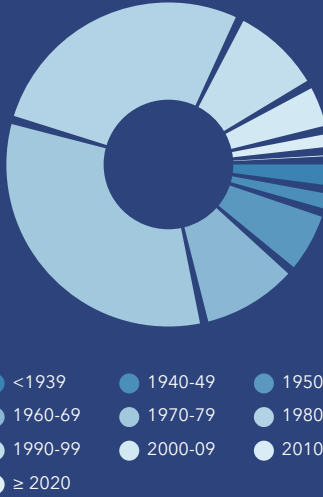


Dots show comparison to Pinellas County

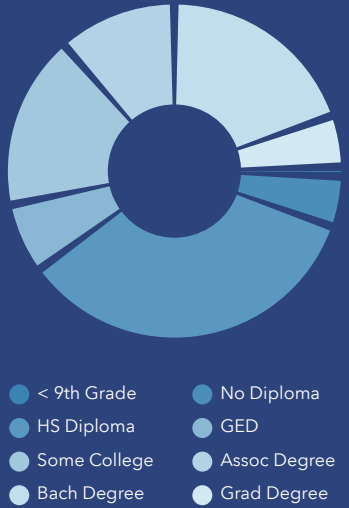
Home Ownership



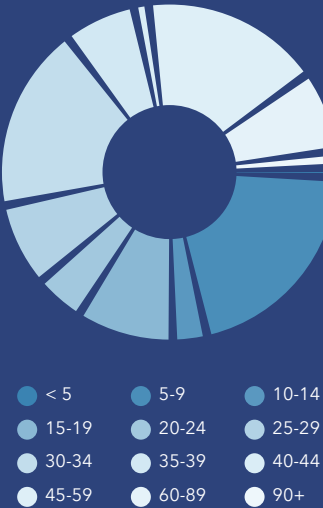
Housing: Year Built



Educational Attainment



Commute Time: Minutes



COMMUNITY SUMMARY

Pinellas County, FL
Geography: County

965,496	0.20%	2.11	55.4	\$50.2	\$64,506	\$337,203	\$169,378	15.4%	56.4%	28.2%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



16.6%
Services

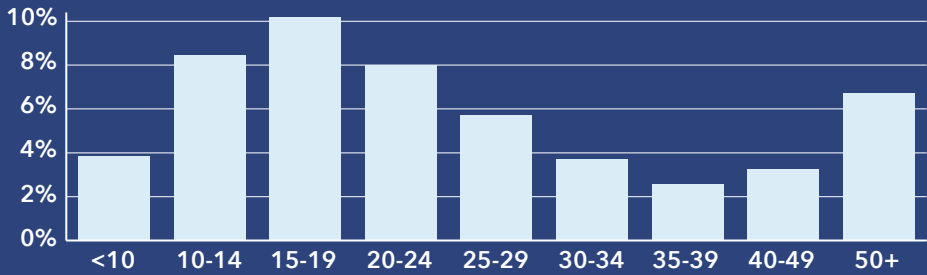


16.4%
Blue Collar

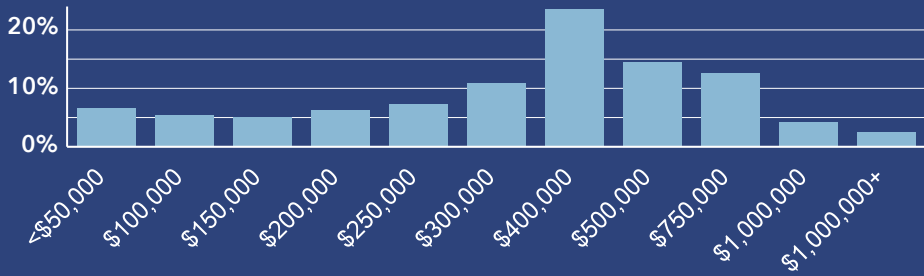


67.0%
White Collar

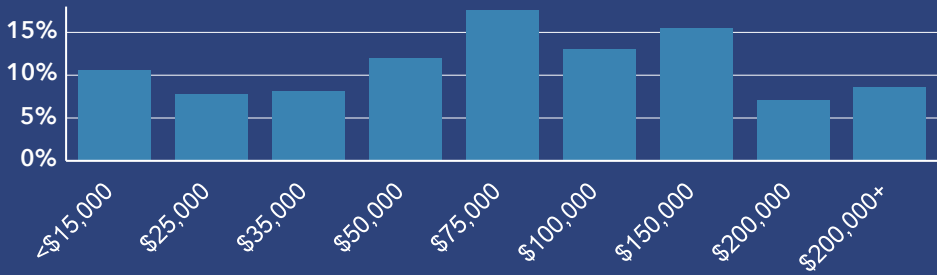
Mortgage as Percent of Salary



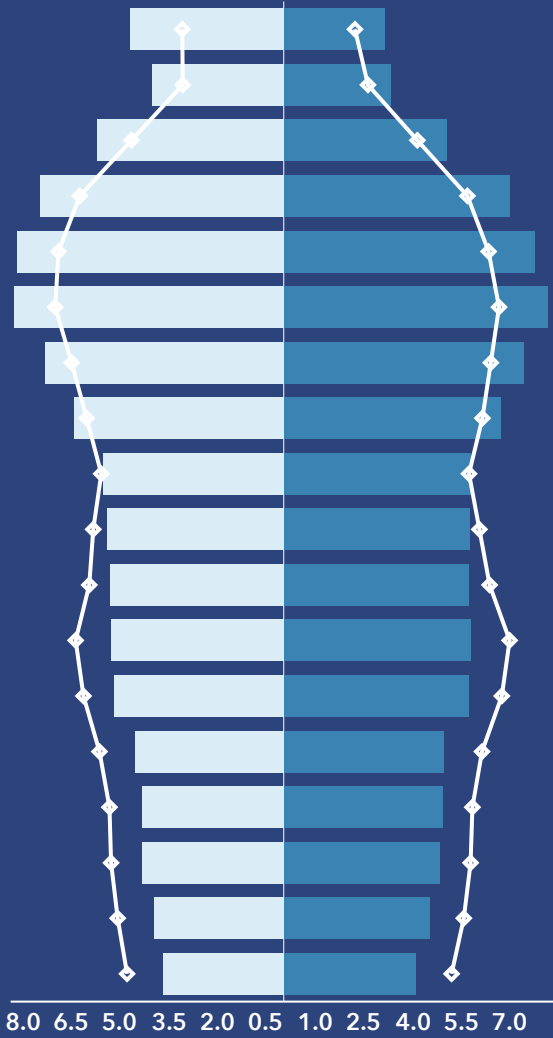
Home Value



Household Income

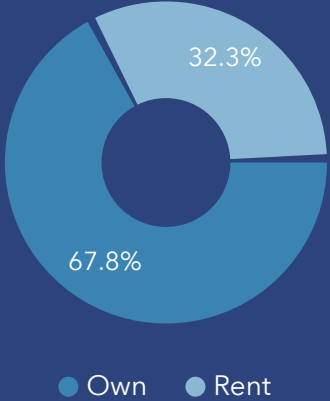


Age Profile: 5 Year Increments

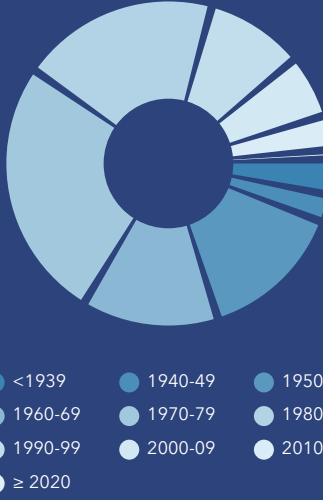


Dots show comparison to Florida

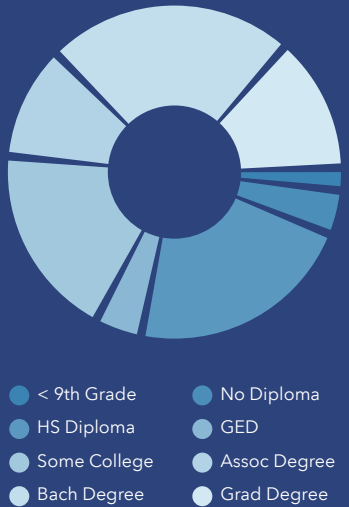
Home Ownership



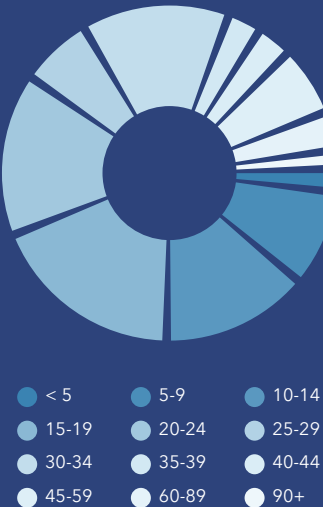
Housing: Year Built



Educational Attainment



Commute Time: Minutes



COMMUNITY SUMMARY

Tarpon Springs City, FL
Geography: Place

25,971	0.87%	2.19	45.8	\$52.7	\$59,985	\$336,380	\$185,521	15.7%	53.5%	30.8%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



17.5%
Services

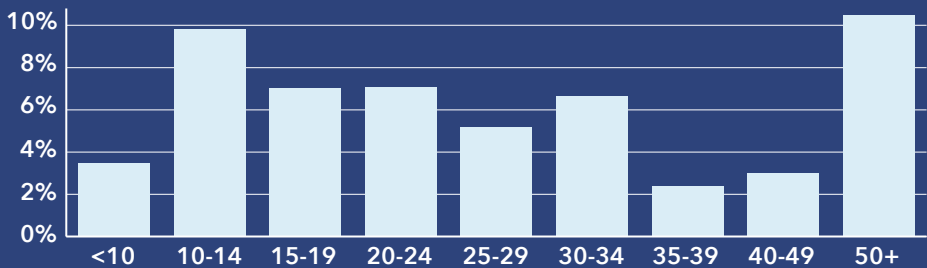


15.0%
Blue Collar

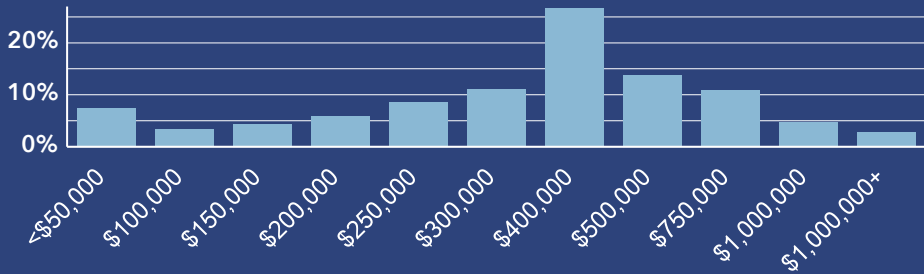


67.5%
White Collar

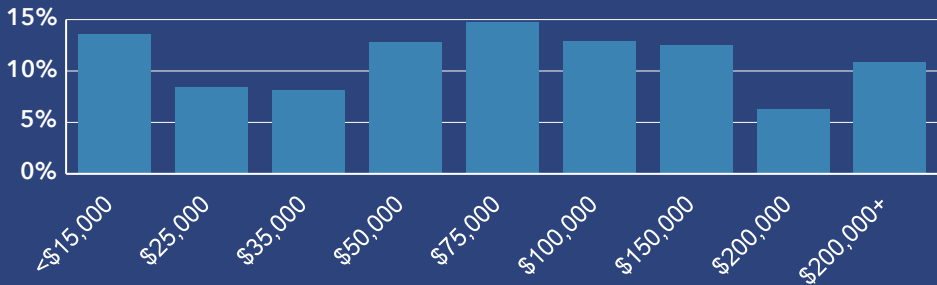
Mortgage as Percent of Salary



Home Value



Household Income

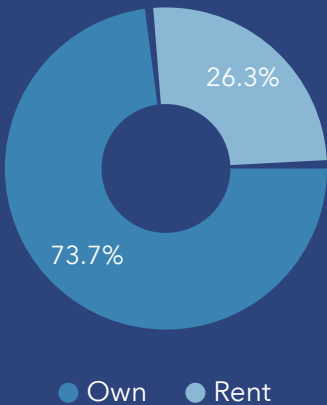


Age Profile: 5 Year Increments

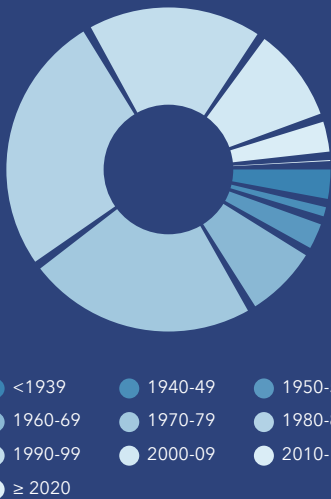


Dots show comparison to Pinellas County

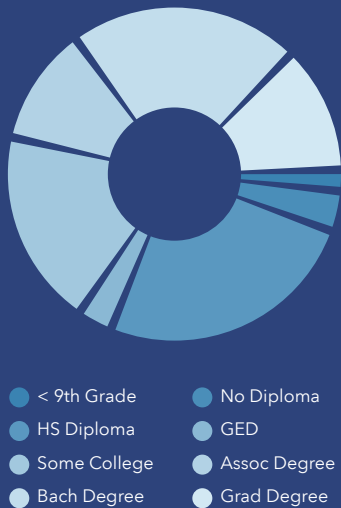
Home Ownership



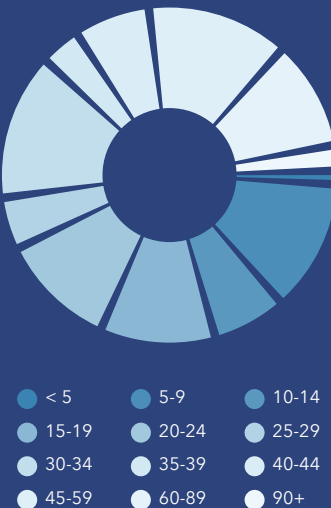
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2023), ACS (2017-2021).

Housing Market Characteristics

CTS CRA 1
Area: 1.23 square miles



\$172,864 ↓
Median Home Value

91% lower than **Florida** which is
\$330,683



79

Housing Affordability
Index



31.5%

Percent of Income
for Mortgage



123

Percent of Income for
Mortgage (Index)

Age <18 **732**

Age 18-64 **2,260**

Age 65+ **1,546**

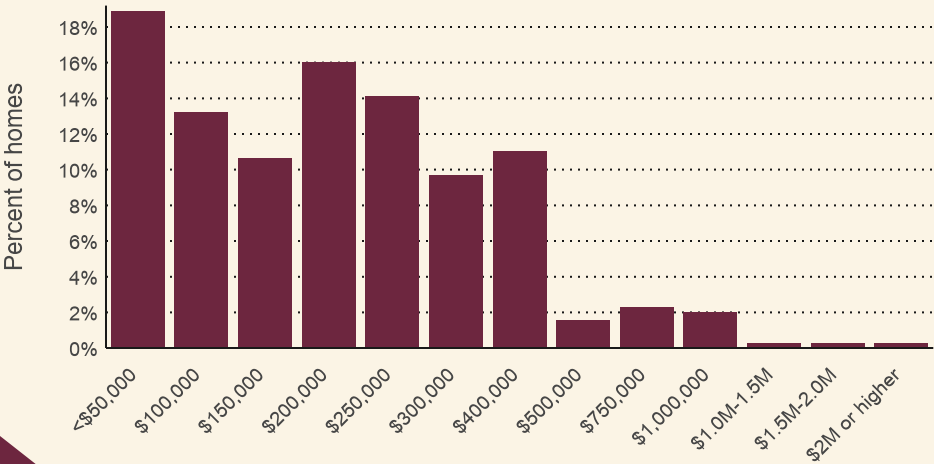
Total Pop
4,537

Pop Growth
2.34%

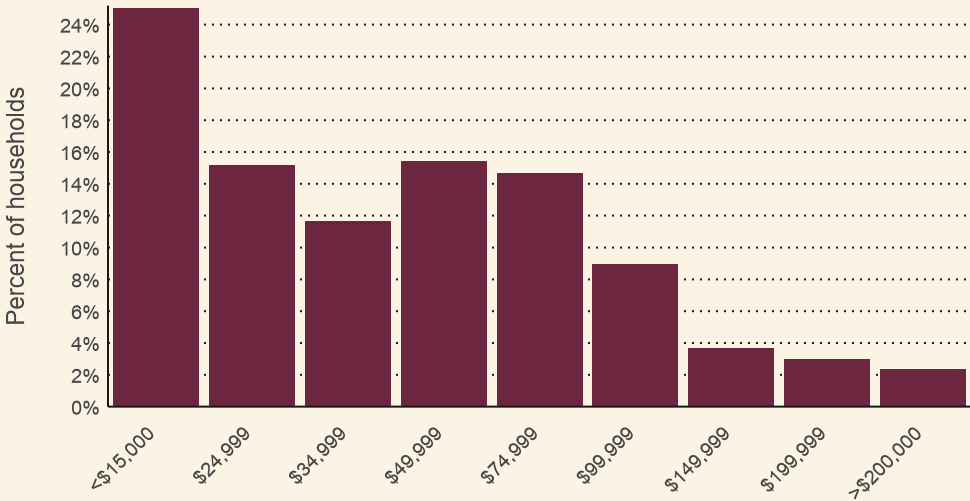
Average HH Size
1.90

Median Net Worth
\$21,577

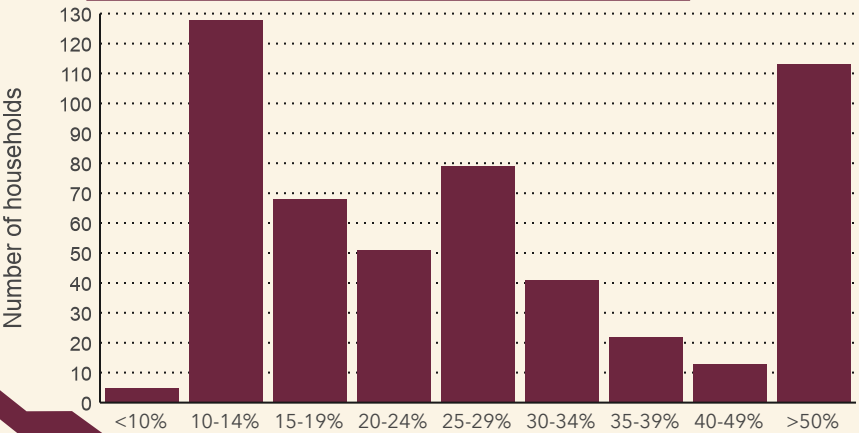
Home Value



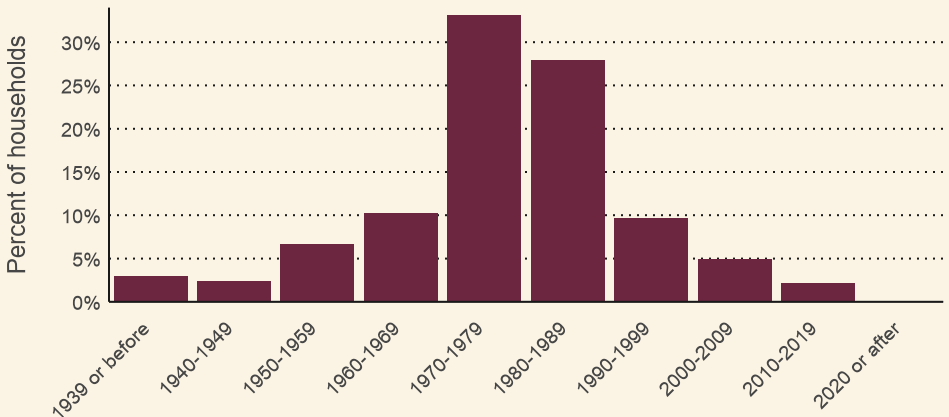
Household Income



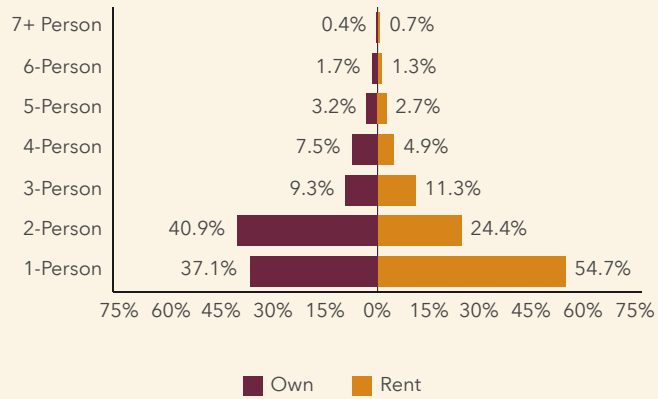
Mortgage as % Salary



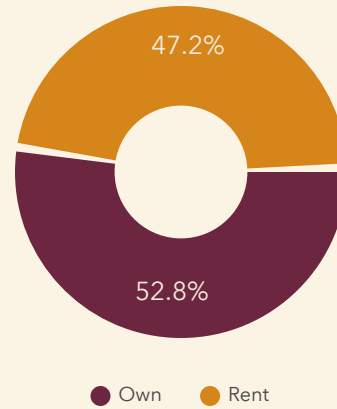
Year Property Built



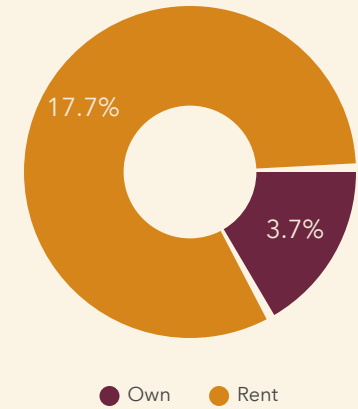
Census Housing by Size



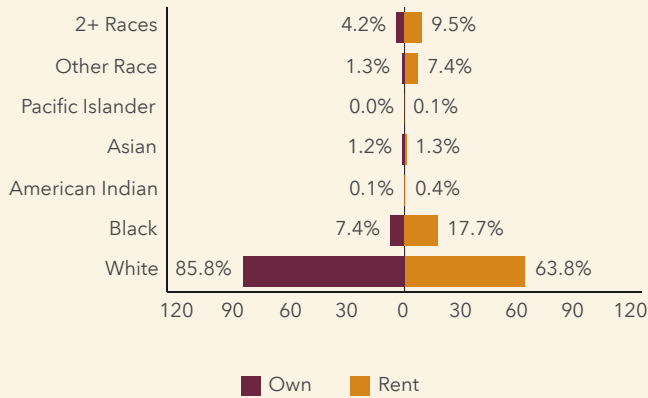
Home Ownership



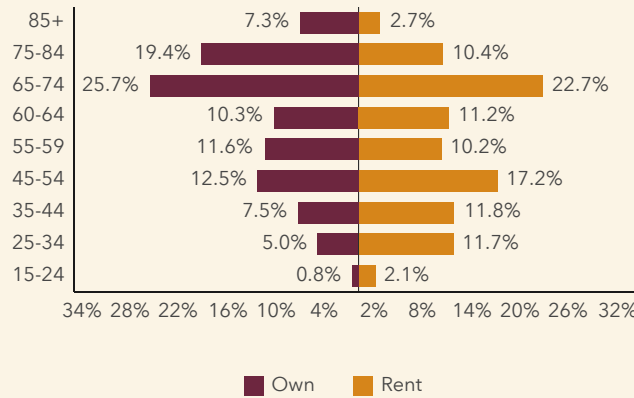
Hispanic Home Ownership



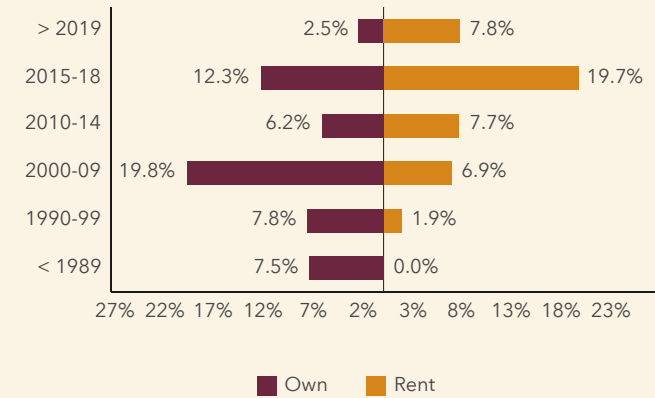
Housing by Race of Householder



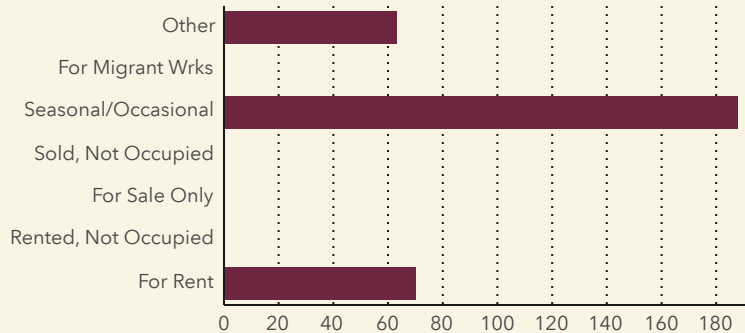
Housing by Age of Householder



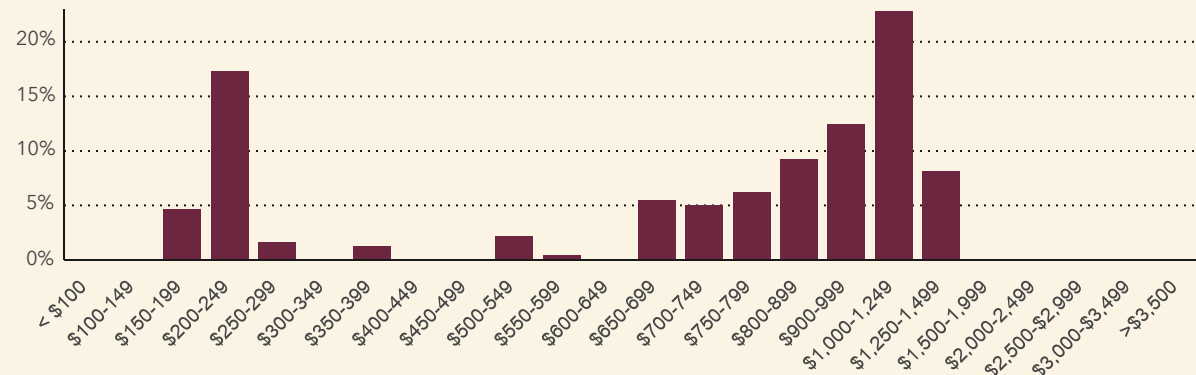
Year Householder Moved In



Vacant Housing Units (Total 321)



Gross Rent



Housing Market Characteristics

Tarpon Springs City, FL
Geography: Place



\$336,380 ↑
Median Home Value

2% higher than **Florida** which is
\$330,683



73

Housing Affordability
Index



33.7%

Percent of Income
for Mortgage

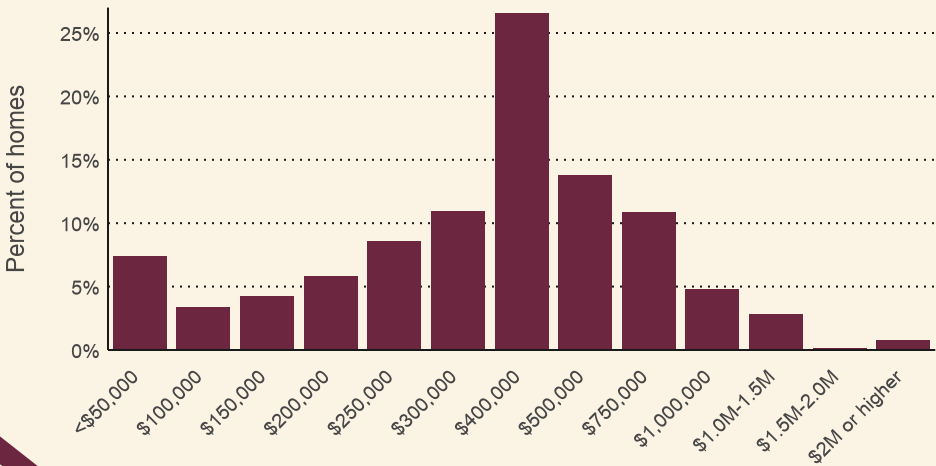


132

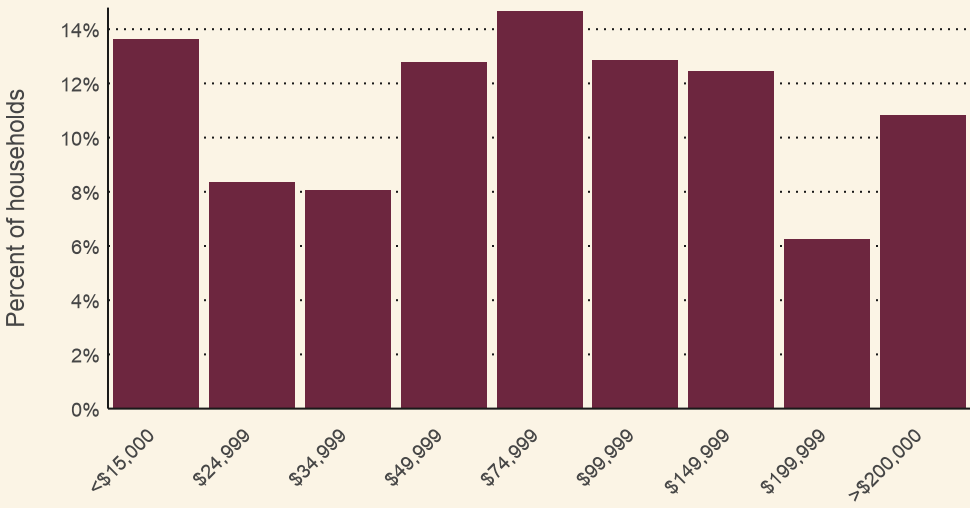
Percent of Income for
Mortgage (Index)

Age <18 4,085	Age 18-64 13,890	Age 65+ 7,996	Total Pop 25,971	Pop Growth 0.87%	Average HH Size 2.19	Median Net Worth \$185,521
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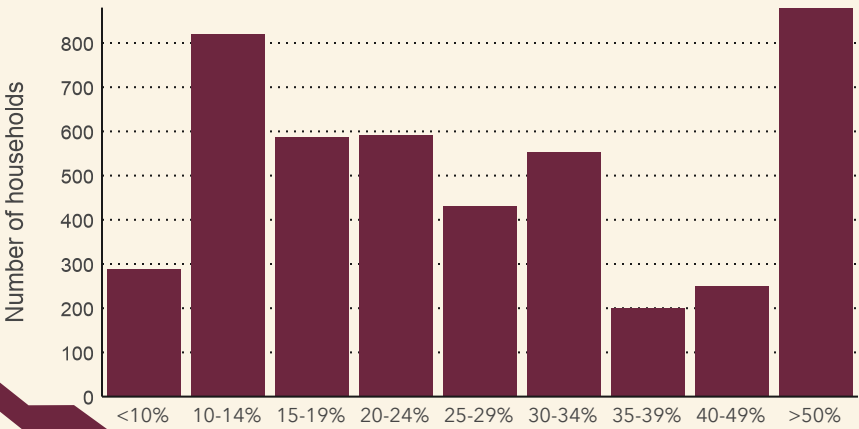
Home Value



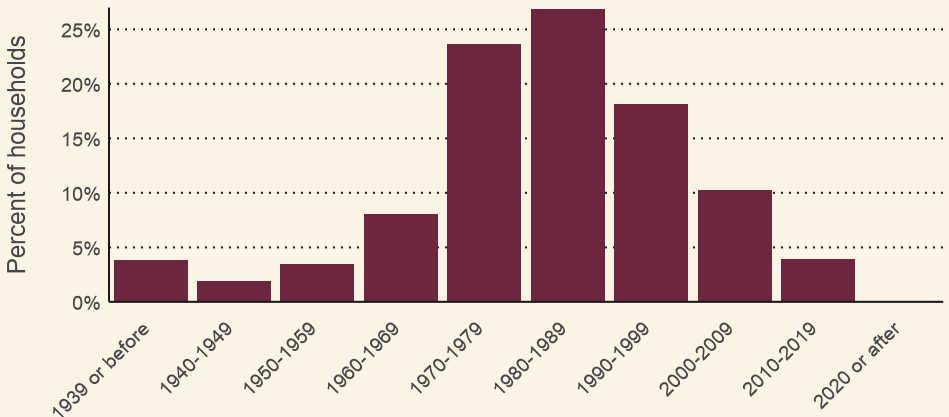
Household Income



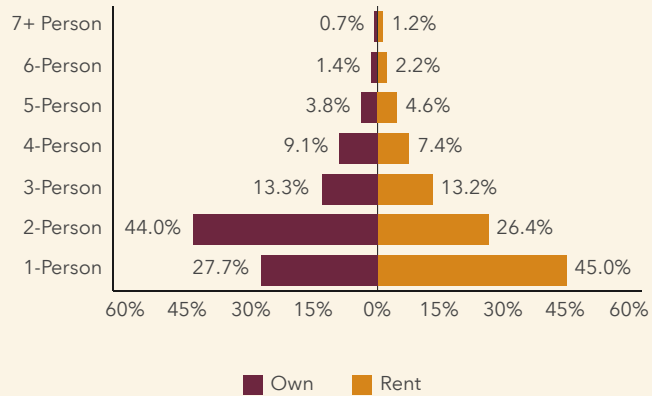
Mortgage as % Salary



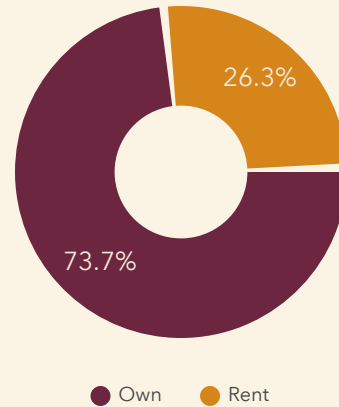
Year Property Built



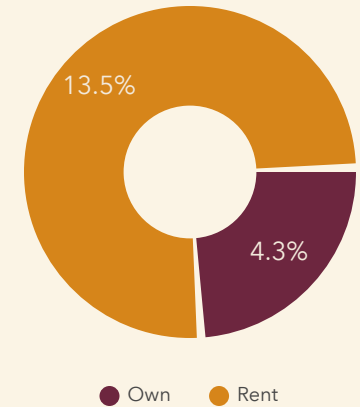
Census Housing by Size



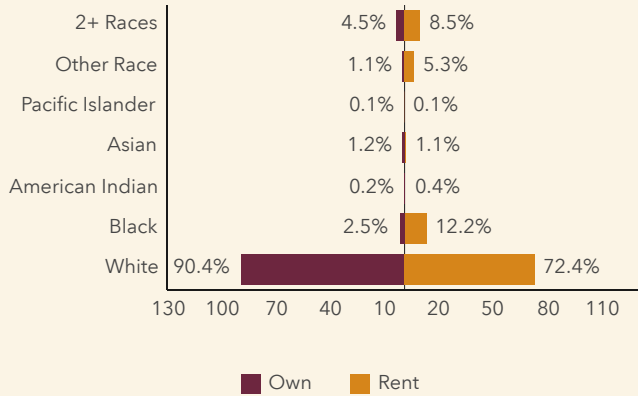
Home Ownership



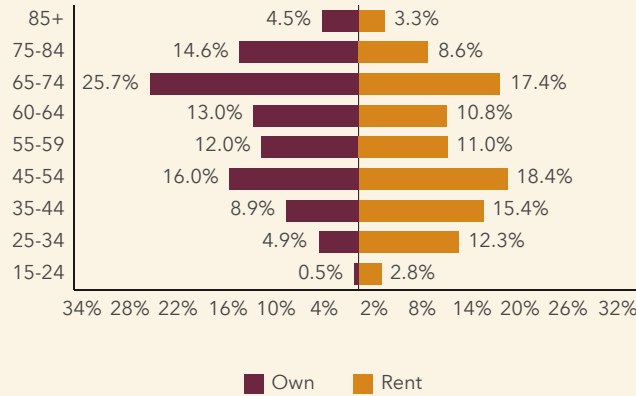
Hispanic Home Ownership



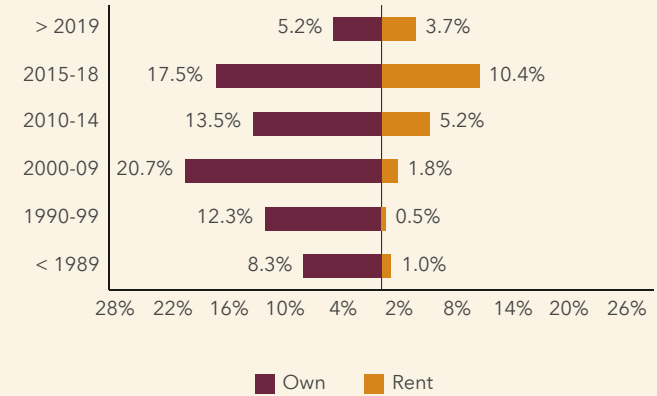
Housing by Race of Householder



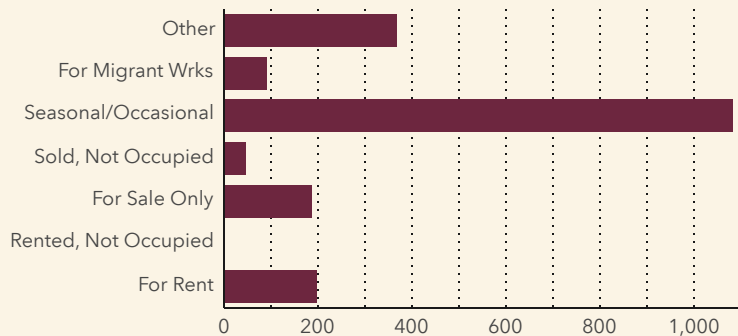
Housing by Age of Householder



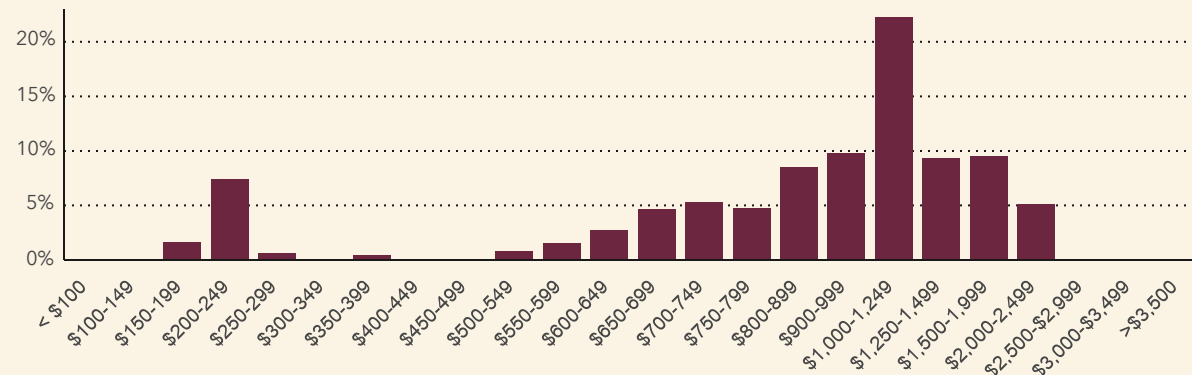
Year Householder Moved In



Vacant Housing Units (Total 1,968)



Gross Rent



Housing Market Characteristics

Pinellas County, FL
Geography: County



\$337,203 ↑
Median Home Value

2% higher than **Florida** which is
\$330,683



79

Housing Affordability
Index



31.4%

Percent of Income
for Mortgage



123

Percent of Income for
Mortgage (Index)

Age <18 **148,691**

Age 18-64 **544,611**

Age 65+ **272,194**

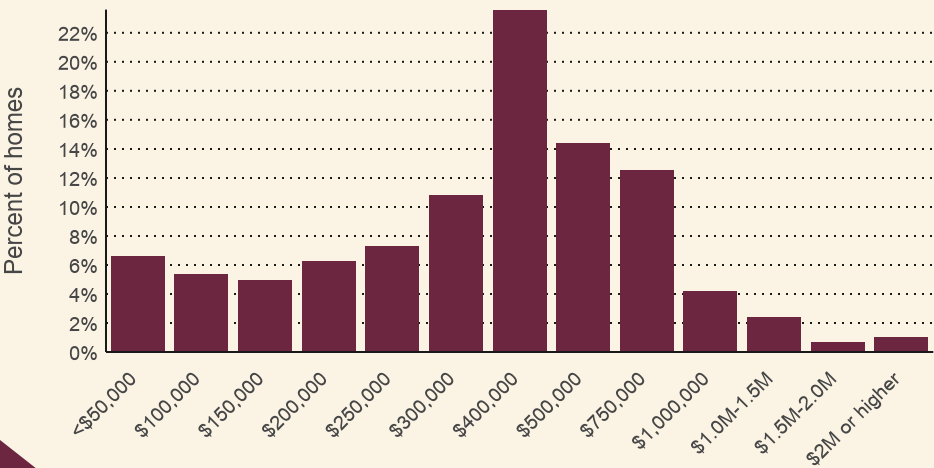
Total Pop
965,496

Pop Growth
0.20%

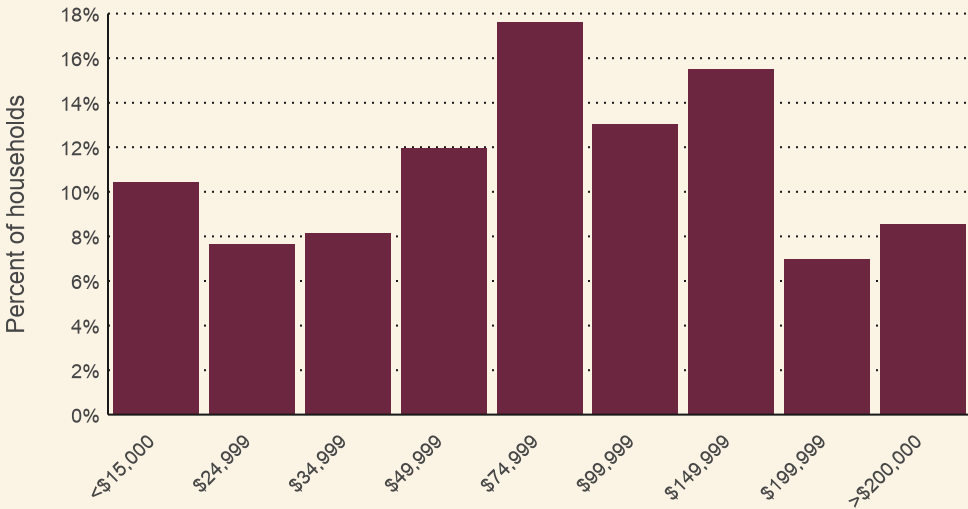
Average HH Size
2.11

Median Net Worth
\$169,378

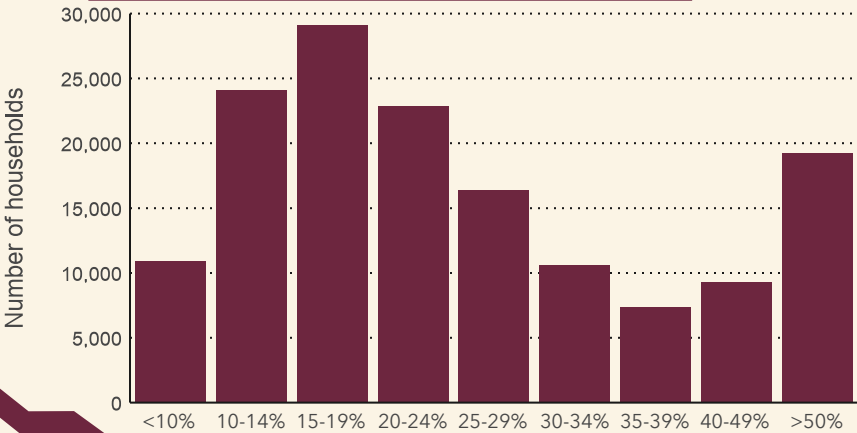
Home Value



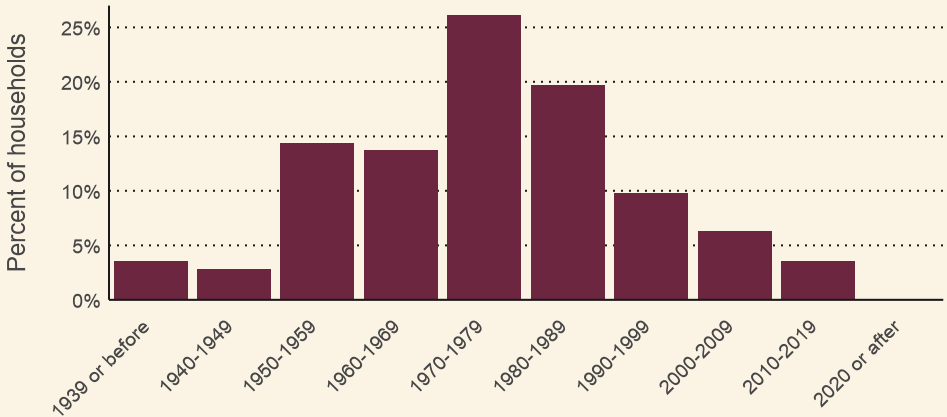
Household Income



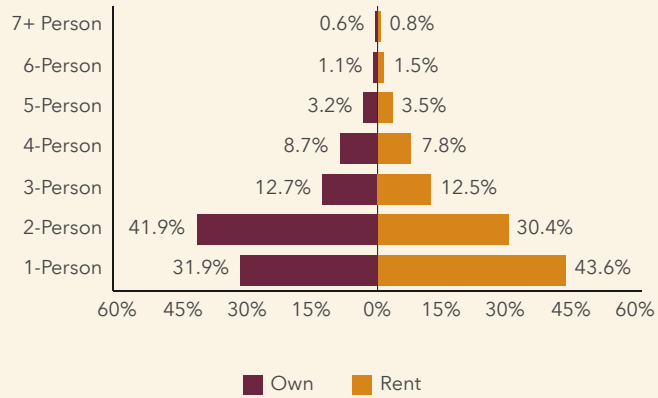
Mortgage as % Salary



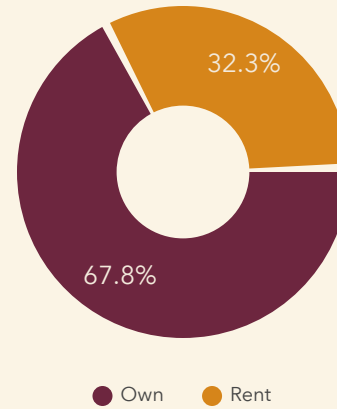
Year Property Built



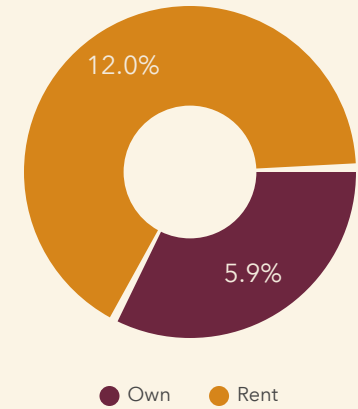
Census Housing by Size



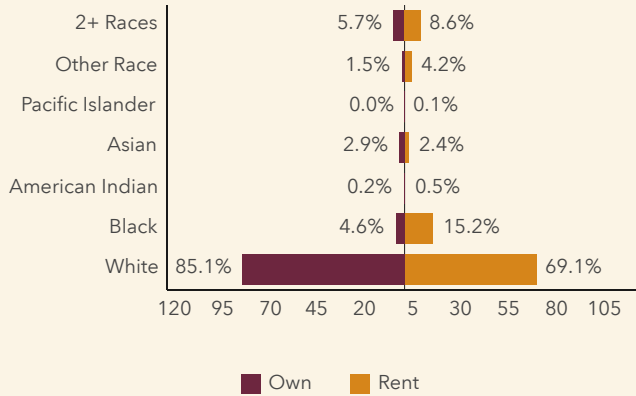
Home Ownership



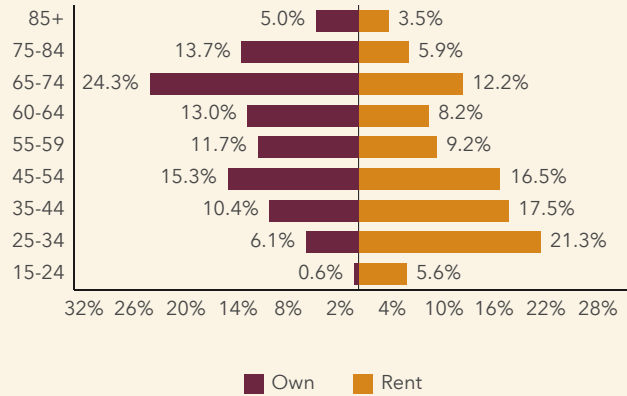
Hispanic Home Ownership



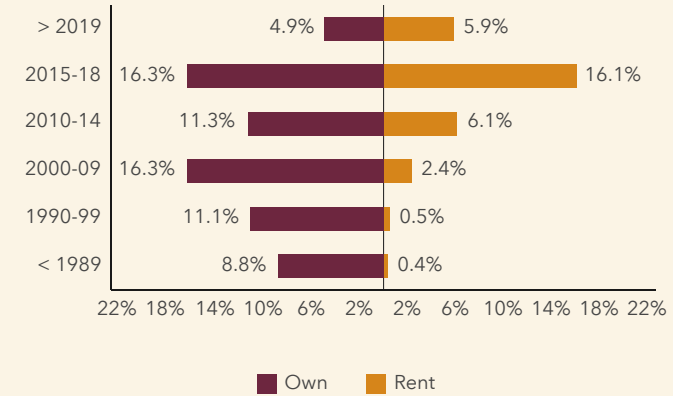
Housing by Race of Householder



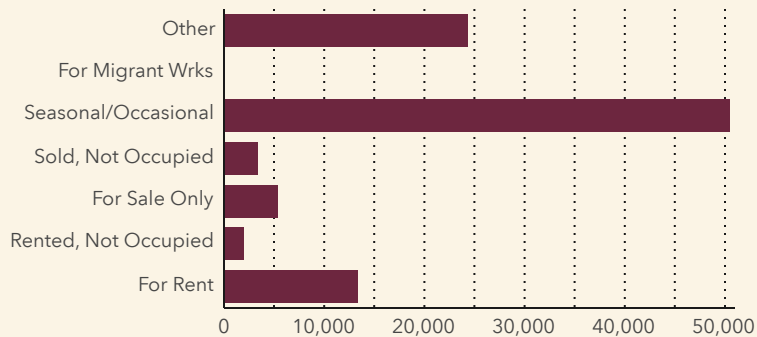
Housing by Age of Householder



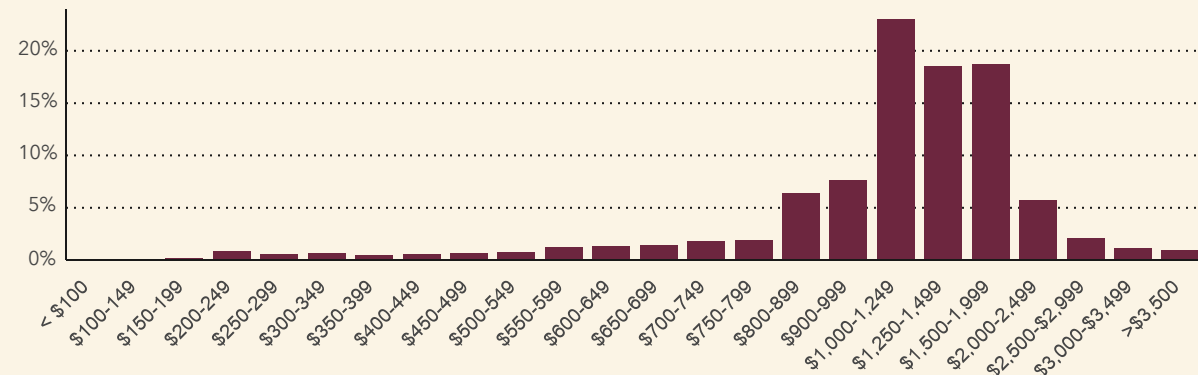
Year Householder Moved In



Vacant Housing Units (Total 98,936)



Gross Rent



Appendix C: City of Tarpon Springs Police Department Hot Spot Analysis and Crime Statistics

TSPD
CITY JAIL GROSSE & LEMON ST. late 1940

The jail was divided in half; right side white people, left side Africa-Americans. Outside of building was a holding stall for loose animals.





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Hot Spot Analysis Central Tarpon Springs

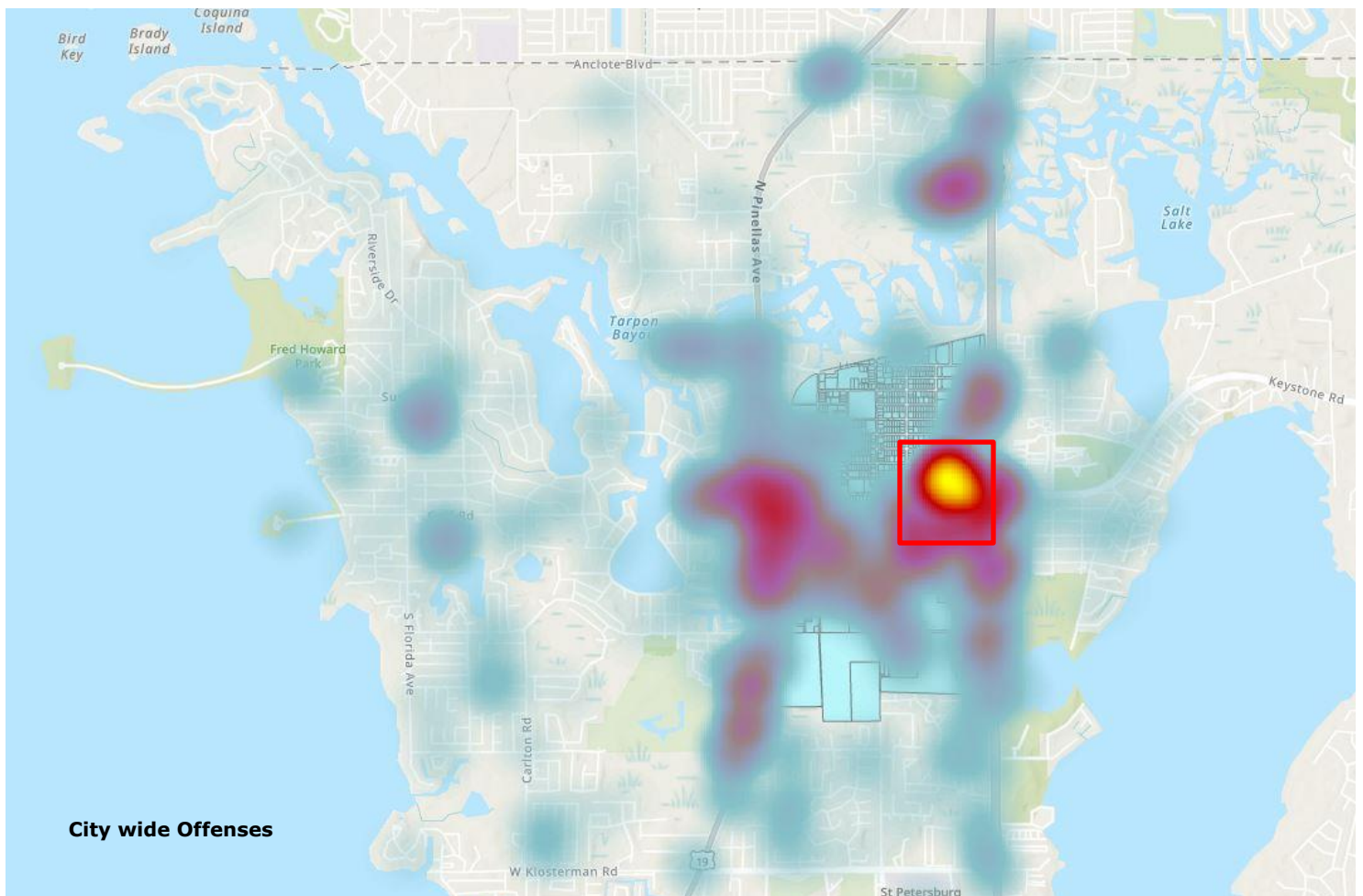
Jeffrey P. Young
CHIEF OF POLICE

Date Range: 01/01/2022 – 12/31/2023

Source: ACISS Incident/Offense Report Summary (MARTIX)

Methodology: Data from the Incident/Offense Report summary was compiled to determine the most dense area of crime in the City of Tarpon Springs, and within the Central Tarpon area of the City.

Hotspot Density Analysis



A high level density analysis of offenses for the City of Tarpon Springs revealed a distinct hotspot in the Tarpon Square Mall area. This area is outlined in the red box.



TARPON SPRINGS POLICE DEPARTMENT

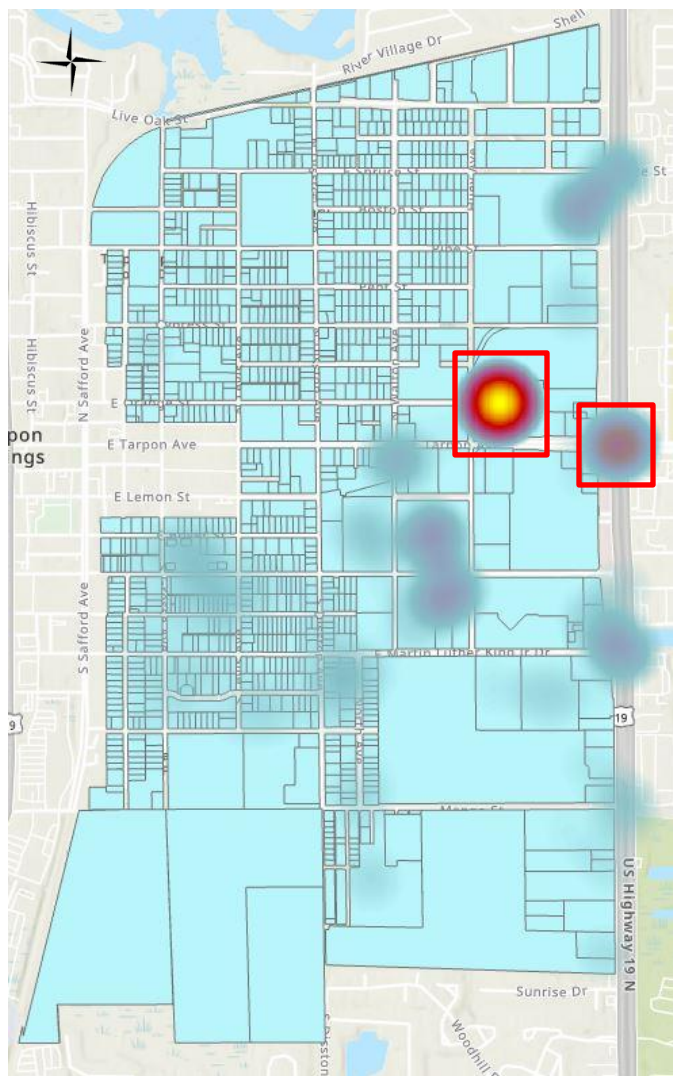
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CHIEF OF POLICE

Hot Spot Analysis Central Tarpon Springs

At the request of the City of Tarpon Springs Planning Department, a hotspot density analysis was completed for the Central Tarpon Springs* area.

*The boundaries of the Central Tarpon Springs area were identified by the City Planning Department



Central Tarpon Springs, City of Tarpon Springs

A high level density analysis of offenses for the Central Tarpon Springs area revealed one (1) distinct hotspot area, and one more prominent warm spot.

The two spots were identified as:

41232 US Highway 19 N – Walmart

The intersection of E Tarpon Ave and US Highway 19 N

Due to the high number of offenses occurring at just one location within the City, 41232 US Highway 19 N, (178 offenses) it was determined a further analysis, with this address removed may be of value.



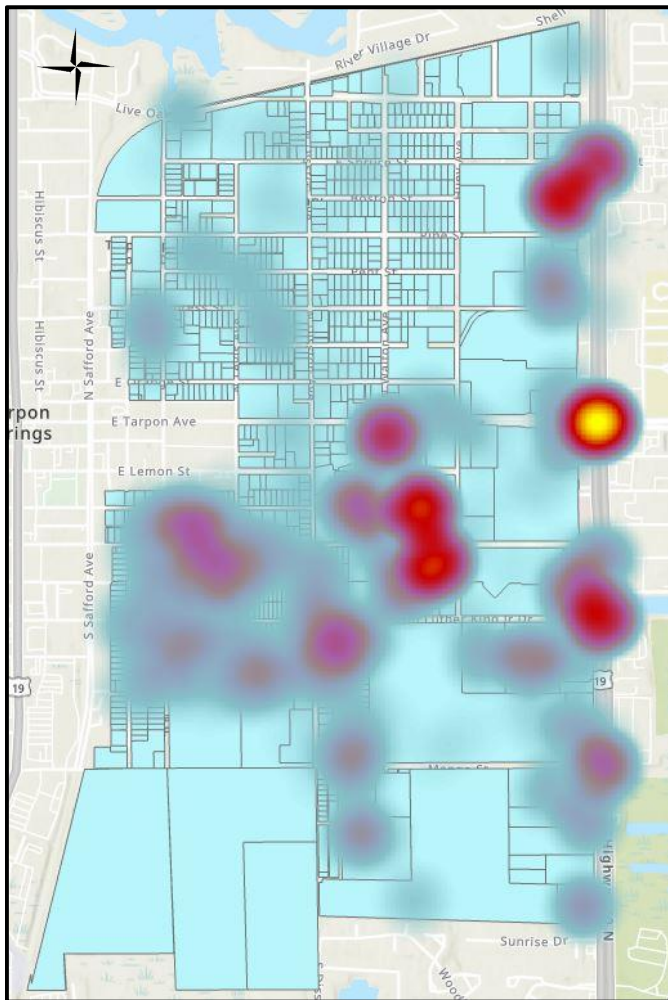
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Hot Spot Analysis Central Tarpon Springs

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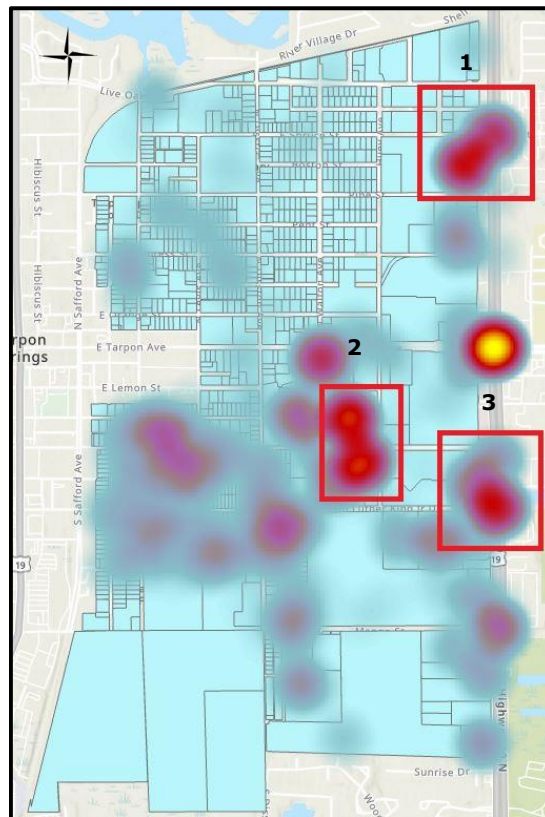
Below is a hotspot density analysis of the Central Tarpon Springs area (as identified by the Planning Division, City of Tarpon Springs), minus the address location 41232 US Highway 19 N.



The intersection of E Tarpon Ave and US Highway 19 N showed the greatest density of offenses reported.

Three further areas were identified as having a greater density of offenses reported.

1. The area of US Highway 19 N and E Spruce St – 41800 US Highway 19 N (Lowes) & Intersection
2. The area of S Walton Ave/E Lime St/S Huey Ave – multi-unit apartment complexes and the police station
3. The area of US Highway 19 N and E Martin Luther King Jr Dr - Intersection





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CHIEF OF POLICE

Hot Spot Analysis Central Tarpon Springs

Density Zone	Locations	Total Reports
	US Highway 19 N & E Tarpon Ave	47
1	41800 US HIGHWAY 19 N	28
1	US Highway 19 N 19 & E Spruce St	21
2	715 E LIME ST	32
2	444 S HUEY AVE	29
2	300 S WALTON AVE	14
2	501 S WALTON AVE	11
3	US Highway 19 N & Martin Luther King Jr Dr	15

The table below reflects a breakdown of offense reports within Central Tarpon Springs Area between January 1, 2022 and December 31, 2023. The table shows offense reports Citywide for the year of 2022. Offenses which did not have at least one occurrence in the Central Tarpon Springs area during 2023, are not recorded in the Citywide column. This in no way infers that other crime types did not occur within the City of Tarpon Springs during the reporting period.

OFFENSE_DESCRIPTION	Central Tarpon Springs 2022	Central Tarpon Springs 2023	City Wide 2023
ACQUIRE/OBTAIN CONTROLLED SUB BY MISPRES/FRAUD/FORGERY/DECEPTION	1	0	0
AGGRAVATED ASSAULT	5	9	21
ARSON	1	0	0
ASSAULT	1	1	7
BATTERY	40	55	236
BURGLARY	14	17	89
CARELESS DRIVING	0	1	1
CARRY CONCEALED FIREARM	1	0	0
CHILD ABUSE	4	1	12
CHILD ENDANGEMENT/ABUSE	1	0	0
CHILD NEGLECT	3	3	6
CHILD PORNOGRAPHY	0	1	1
CITY ORDINANCE VIOLATION	1	0	1
COUNTY ORDINANCE VIOLATION	1	1	1
CRIM MISCHIEF-MISDEMEANOR	11	10	77
CRIMINAL MISCHIEF-FELONY	2	2	16
CRIMINAL USE PERSONAL ID	3	1	18
CYBERSTALK	1	0	0
DEFRAUDING AN INNKEEPER	2	0	0
DELINQUENT FELON IN POSS OF FIREARM/AMMO	2	0	0
DEPOSIT W/INTENT TO DEFRAUD	1	1	1
DISCHARGE FIREARM-PUBLIC	0	1	2
DISORD COND/BREACH PEACE	1	0	1



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Hot Spot Analysis Central Tarpon Springs

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CHIEF OF POLICE

OFFENSE_DESCRIPTION	Central Tarpon Springs 2022	Central Tarpon Springs 2023	City Wide 2023
DOMESTIC BATTERY BY STRANGULATION	2	0	2
DRIVER'S LIC SUSP/REVOKED	6	16	30
DRIVER'S LIC VIOLATION	1	0	0
DRIVING UND THE INFLUENCE	18	25	61
DUI-DAMAGE TO PERSON/PROPERTY	0	3	5
EXPOSURE OF SEX ORGANS - ADULT	1	1	2
EXTORTION/THREATS	0	1	3
FAIL TO REGISTER VEHICLE	2	2	2
FALSE IMPRISONMENT	2	0	3
FALSE NAME OR ID BY PER ARREST	1	1	4
FALSE REPORT OF BOMB, EXPLOSIVE, OR WEAPON OF MASS DESTRUCTION	1	0	0
FELONY BATTERY - PRIOR CONVICTIONS	4	3	8
FELONY HABITUAL TRAFFIC OFFENDER	0	2	3
FELONY THEFT - PRIOR CONVICTIONS	9	22	32
FLEEING/ATT ELUDE LEO	4	3	12
FORGE/ALTER PRESCRIPTION	0	1	1
FRAUD BY COMM DEVICE	1	1	2
FRAUD USE OF CREDIT CARD	2	3	15
FRAUDULENT REFUND	0	1	1
GRAND THEFT - AUTO	7	5	26
GRAND THEFT - FIREARM	1	2	4
GRAND THEFT - OTHER	6	6	18
GRAND THEFT - RESIDENTIAL	1	0	0
GRAND THEFT - SHOPLIFTING	3	6	14
GRAND THEFT OTHER VEHICLE TYPES	3	2	8
HIRING VEHICLE W/INTENT TO DEFRAUD	1	0	1
IMPROPER EXHIBIT FIREARM	1	1	4
INHALE/POSS HARMFUL CHEM	1	0	0
KIDNAPPING	1	0	0
LEAVE SCENE ACCIDENT	10	15	60
LEWD OR LASCIVIOUS BATTERY	0	1	1
LEWD/LASCIVIOUS - UNDER 16	0	1	1
MISSING PERSON - ADULT	2	1	9
MISSING JUVENILE	4	5	18
MURDER	1	1	1
OPEN CONTAINER ORDINANCE	1	1	8
OPERATING UNREGISTERED VEHICLE	0	2	2
PETIT THEFT	63	86	194
POSS CERTAIN DRUGS W/O PRESC UNLAWFUL	0	1	1
POSS CONTROLL SUB	23	18	64
POSS DRUG PARAPHERNALIA	0	1	1



TARPON SPRINGS POLICE DEPARTMENT

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Hot Spot Analysis Central Tarpon Springs

Jeffrey P. Young
CHIEF OF POLICE

OFFENSE_DESCRIPTION	Central Tarpon Springs 2022	Central Tarpon Springs 2023	City Wide 2023
POSS OF FIREARM/AMMO BY FELON	1	1	2
RACING ON HIGHWAYS	1	1	1
RECOV STLN PROP-OTH JURIS	2	1	4
RECOV STLN VEH-OTH JURIS	5	6	15
RESIST LEO W/ VIOLENCE	0	2	5
RESIST/OBSTR LEO W/O VIOL	9	7	12
RIOT/INCITE OR ENCOURAGE RIOT	1	0	0
ROBBERY-ARMED	1	0	4
ROBBERY-UNARMED	4	1	3
SCHEME TO DEFRAUD	14	9	41
SEXUAL BATTERY - MOLEST/FONDLE	1	0	1
SHOOT/THROW MISSILE DWELL	1	1	6
STALKING	1	2	3
TAMPER/HARASS WITNESS-VIC	1	0	1
TRAFFIC VIOLATION - OTHER	1	0	0
TRAFFICKING IN DRUGS	0	1	2
TRESPASS	4	16	51
UTTER FORGED/COUNTERFEIT BILL CHECKS, DRAFTS, OR NOTES	5	2	21
VIOL OF INJUNCTION	2	3	19
VIOL OF PROBATION - JUV	2	1	3
VIOL PROBATION/COMM CO-ADULT	1	1	6
WARRANT ARREST	23	34	119

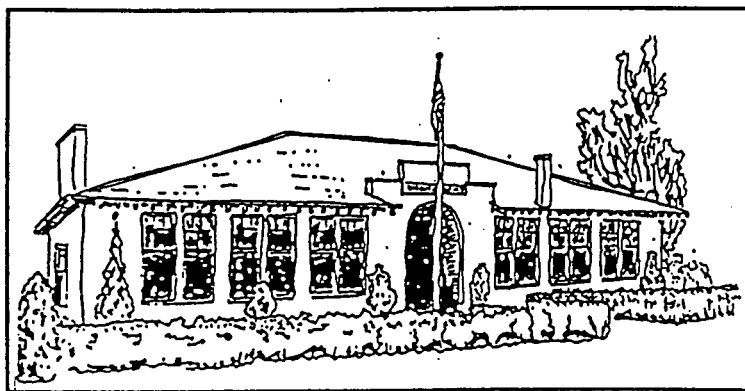
Appendix D: Union Academy Neighborhood: A Solutions Plan (1997)

Tarpon Springs School Has 150 Pupils



UNION ACADEMY—TARPON SPRINGS

UNION ACADEMY NEIGHBORHOOD



Former Union Academy School

A SOLUTIONS PLAN

Located Within the City of Tarpon Springs, Florida

Prepared By
The Neighborhood Citizens Committee
and
The Neighborhood Steering Committee

Final Report - April, 1997

Citizens Committee Members

Romell A. Allen	★ Audrey Merriex ★
Willie Blanch	Randy Merriex
Mary Booker	Cora L. Mack
Denise Burrowes	Kathy Pyfer
Curleye Burrowes	Tom Pyfer
Ed Cole	★ Alfred Quarterman ★
Cornelia Coy	Michelle Robinson
Virginia Crawford	Reverend Milton Smith
Annie Dabbs	Patricia Stanback
Mildred Davis	★ Donald Taylor ★
Diana Driver	Valerie Vickers
Gale Gadson	Reverend J. Bishop Warren
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Dorothy Henderson	Ed Wayches
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Preparation of this document was aided by the Pinellas County Planning Council

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EXECUTIVE SUMMARY

The Union Academy Neighborhood Plan is a citizen-driven, collaborative effort designed to identify issues and solutions that can lead to overall neighborhood improvement.

The Neighborhood Plan is prepared in two main parts as follows:

- ◆ Phase I - Examines those issues, based on the strengths and weaknesses identified by the residents, that characterize the neighborhood.
- ◆ Phase II - Identifies potential solutions and recommended strategies to address the issues examined in Phase I.

In brief, the Neighborhood Plan is a self-examination of the kinds of things that can and should be done to maintain and improve this very important neighborhood within the City of Tarpon Springs.

It is important to understand that the Plan itself is just a tool. By itself, it will accomplish nothing. It is a blueprint or road map that, with commitment and follow-through, can be a useful guide to improving the neighborhood over time. In order to be useful as an ongoing tool, it will require leadership and organization from the neighborhood and a partnership with the City, the Housing Authority, established neighborhood organizations and the citizens as a whole. The Plan recommends the appointment of an Oversight Committee comprised of representatives from the foregoing groups to provide the continuity and coordination required for the Plan to be successful. The responsibility for this follow-through and plan implementation cannot and should not rest primarily with the City. It is proposed that this Neighborhood Plan be received and endorsed by the City and the Oversight Committee be appointed and delegated responsibility for plan implementation.

In the end, the true measure of the benefit of the Plan will be the level of commitment and responsibility of the neighborhood itself to its implementation and the corresponding improvement of the quality of life for its residents.

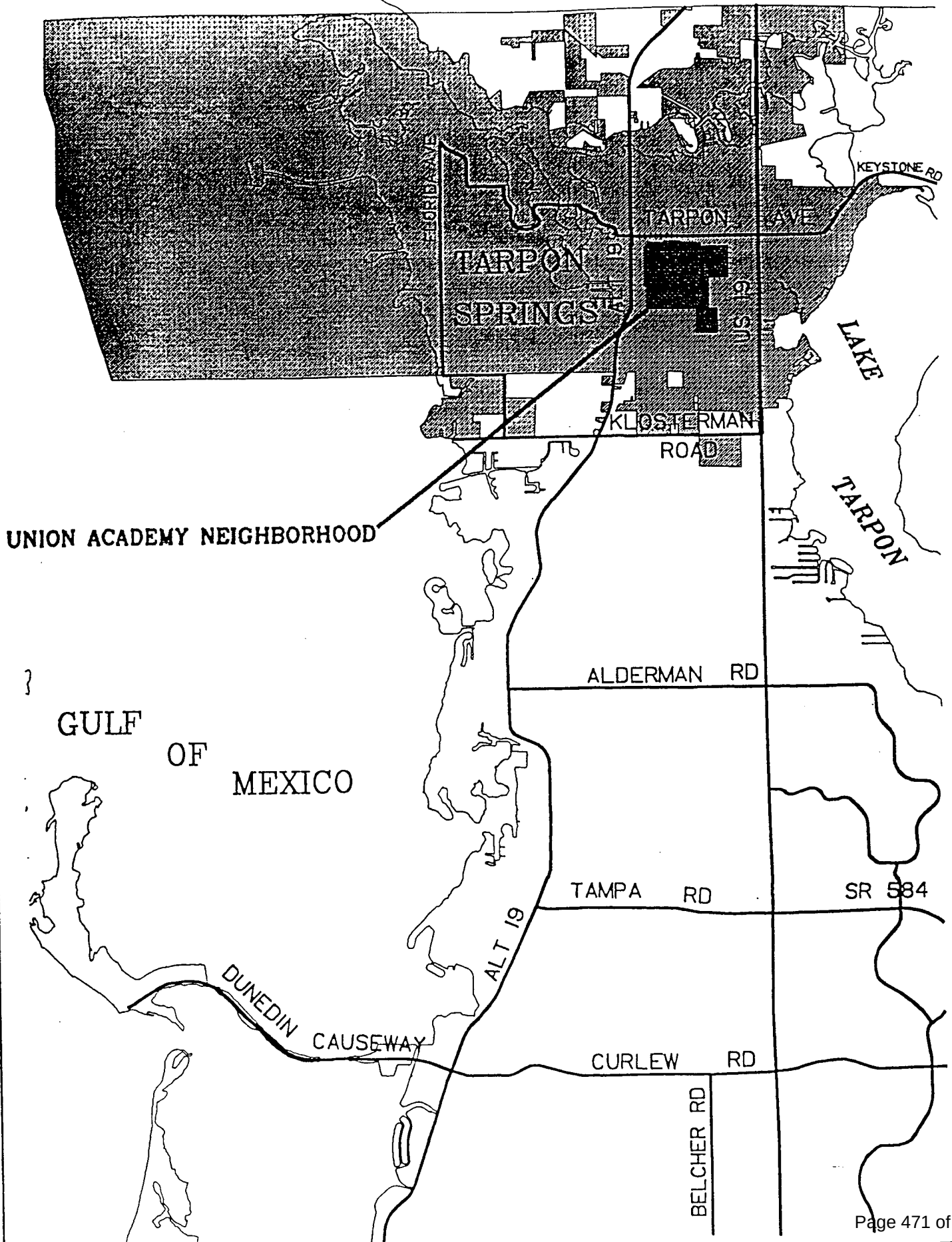
I. Introduction

In June 1995, officials from the Pinellas Planning Council, the City of Tarpon Springs, the University of South Florida and the Pinellas County Community Development Department were invited by the Citizens Alliance for Progress, Inc., an existing citizens group, to participate in the development of a neighborhood improvement plan. Since that time a number of residents joined in the efforts toward the completion of a plan for the target area, the Union Academy Neighborhood in the City of Tarpon Springs, including the area abutting and generally east of Safford Avenue (and the Pinellas Trail), abutting and generally south of Lemon Street, west of Huey Avenue, abutting and north of the extended section of Meres Boulevard, including the Mango Circle area (see Map 1). These citizen efforts will help to make the Plan a more useable Plan, especially since they will be highly involved in its implementation. The implementation of this Plan will not be the sole responsibility of one entity or agency, but will be a cooperative effort between the residents, business owners, neighborhood institutions and groups, the City, and other governmental agencies.

During the development of the Neighborhood Solutions Plan it was decided that the plan needed a name other than what was first used - the Tarpon Springs Neighborhood Solutions Plan. This original name did not help to identify the neighborhood in geographic terms nor in terms of its history and development. A name was needed that represented the largely African-American community for which the Plan was to be developed. After some discussion, it was determined that the "Union Academy Neighborhood: A Solutions Plan" would be a fitting name because of the close ties between the former school, Union Academy, and the neighborhood residents, and because of its centralized location and its current neighborhood focus.

Due to early segregation practices, the Union Academy School, now called Union Academy Cultural Center, was the only school that African-Americans could attend in Tarpon Springs from the early 1900's to the 1960's. Classes from first grade to eighth grade were held at the school. During the late sixties and early seventies, Union Academy became an elementary school and then was used to house the Latch Key program providing after school supervision and activities for neighborhood children. In the mid-seventies, the Pinellas County School Board decided to stop using the facility, so it was abandoned. The Union Academy School represented many fond memories to the community and students who began their formal education there. These students and others in the community wanted to see the building preserved, and once again used to serve the citizens of Tarpon Springs. Because of their efforts, Citizens Alliance for Progress, Inc. (CAP) was established in August of 1982, with the primary goal of acquiring and renovating the Union Academy School building to make it the focal point of the community.

PASCO COUNTY



A. The Planning Approach

A neighborhood solutions planning program is a collaborative process between the staff of each agency involved, the residents, the business community, and the City. The program has been designed to build stronger community relationships, define neighborhood goals and issues, and work out mutually acceptable alternatives and solutions to neighborhood problems. A neighborhood planning program provides a forum for residents to initiate change rather than to react to it, and the neighborhood planning process addresses issues and opportunities at a scale which is more refined and focused on neighborhood needs than the broad policies of the City's Comprehensive Plan.

The final product of the neighborhood planning program is the adoption of a plan which serves as a guide for future enhancement of the neighborhood, and for directing and managing change. Therefore, even though the plan is an advisory document, it serves as an official guide for decision makers and facilitates the coordination of public and private investments.

Strong support from the neighborhood Citizens Committee has been demonstrated throughout the process and along with the steering committee, they have agreed upon a set of goals for the Plan as follows:

- To help create a healthy community;
- To improve the quality of life for the residents of the neighborhood;
- To build upon existing assets of the neighborhood;
- To improve physical and social conditions of the neighborhood;
- To coordinate/integrate existing social services for the neighborhood; and
- To improve economic opportunities for the neighborhood.

In February of 1997, the Citizens Committee and the Steering Committee approved the Union Academy Neighborhood Solutions Plan and in April the Final Report was completed. The process used to prepare and complete the Plan has been divided into two major phases:

Phase I

The first phase is the completion of the Union Academy Neighborhood Issues. This included a detailed inventory of the neighborhood's characteristics using available sources of data, such as the 1990 US Census data or field observations. In addition, a comprehensive survey of the neighborhood residents and property owners was conducted to obtain vital demographic information, such as employment characteristics, and to identify and prioritize the issues that the respondents felt affected the neighborhood. Also, many sources of information were analyzed by the Steering Committee to identify neighborhood characteristics that are less obvious, such as required minimum lot sizes and building setbacks. The end product of this phase is a list of issues and problems facing the neighborhood.

Phase II

The second phase in this two phase process is to prepare the Neighborhood Plan Recommendations and Implementation Strategies. This phase identifies alternatives and solutions to the issues defined within the Neighborhood Profile. This includes discussions on how the Plan can be implemented by the citizens, the City, and other identified groups. This will include maintaining a continuous relationship between the City and the neighborhood to ensure that the Plan is implemented and that new issues and problems will be addressed in a timely fashion.

During each step in the process the Citizens Committee was consulted for input into the final document. The Steering Committee's role in this process was to guide the Plan's completion and to provide technical and logistical support in completing the final document. Each of the Steering Committee members unique professional perspectives were capitalized on to create a well rounded and thought out neighborhood plan. Each agency's resources were also tapped so that letters and surveys could be sent to obtain residents opinions, invite comments, inform residents of the Plan's progress, create a record of the proceedings, and finally to create this document and distribute it to those persons interested in its contents and implementation.

B. The Neighborhood Planning Area

The Union Academy Neighborhood planning area encompasses approximately 196 acres as shown on Map 2. The planning area exhibits low and declining property values, low median incomes, declining infrastructure, and higher than average crime rate for drug related activities. However, on the positive side, the neighborhood has a stable population, rich history and many other positive attributes. An informal survey of the Citizens Committee, made up of neighborhood residents and other interested citizens, showed that the neighborhood has many assets, including: access to Dorsett Park, the Pinellas Trail, beaches, shopping, and the new library under construction on Lemon Street. Other very important assets that were identified include good churches, a good community to raise children, a friendly community, a religious community, quiet neighborhoods, and strong community interest and participation (see Appendix A for a full listing of assets and problems).

It is the intent of this planning effort to maximize these neighborhood assets, add to them where possible, and to create a desirable community of rising property values and high quality of life. The boundaries for this Plan are not rigid and can be changed as deemed necessary. This Plan was intended to be completed for an area that was manageable in size and took into consideration staff resources and time needed to complete the Plan. However, many of the effects of the solutions identified in this Plan do not stop at the neighborhood's boundaries. They will have a positive effect on the surrounding area, just as other plans for the surrounding areas will have an effect on the Union Academy Neighborhood.

C. Visual and Neighborhood Characteristics

The Union Academy Neighborhood is characterized by several visual reference points. Dorsett Park is one of the more prominent areas in the neighborhood, as it is a community-level park and is an excellent location for recreational facilities and activities. Dorsett Park was identified in the initial meeting with the residents as an area with great potential, but as one which is currently under-utilized (structured activities are needed).

Another important identifying characteristic of the neighborhood is the Union Academy Cultural Center. The Center is operated by the Citizens Alliance for Progress (CAP), and houses the local office of the Department of Labor, and a host of other community services which help improve the quality of life for the residents within the neighborhood. Union Academy Cultural Center is a source of pride among the residents of the planning area. The Tarpon Springs Fundamental School, the Tarpon Springs Community Center, the Cops and Kids Center, and the Pinellas Trail are four additional visual characteristics which help identify the neighborhood.

The neighborhood is laid out in the traditional 19th century gridiron street pattern of regular rectangular lots punctuated by rear service areas. It is near the Tarpon Springs Local Historical Preservation District and contains many significant older buildings as well. Ninety to one hundred year old brick streets can still be found in the neighborhood.

II. Union Academy Neighborhood Issues

The following section includes the identification of characteristics and issues within the Union Academy Neighborhood.



A. Population

The population characteristics used in the Union Academy Neighborhood Solutions Plan have been selected to provide an insight into the residents living in the planning area. Where possible, these characteristics have been compared with the remaining City population so that significant differences could be identified. These differences are then reviewed to determine if any issues surface.

Please note that the majority of this information was obtained from the 1990 US Census figures at the "Block" level. The remainder of the information was obtained from the "Block Group" level and from the neighborhood survey. The Block Group level data (areas of 1000 people or more) contains the most information, but also contains data for areas outside of the Union Academy Neighborhood. For this reason the smaller area Block level data was used more often and the Block Group data used was analyzed carefully to ensure that the information ultimately used accurately represents the neighborhood.

1. Total Population

In 1990 the City of Tarpon Springs had a total population of 17,096 people, 1,574 (or 9%) of which live within the Union Academy Neighborhood. The April 1, 1995 population estimate from Bureau of Economic and Business Research is 19,146. The City's Planning and Zoning Department indicates that most of this population growth has occurred outside of the neighborhood.

Table 1. Population

	Union Academy Neighborhood	Remainder of City	Total
Population	1,574 (9% of City)	15,522 (91%)	17,096

Note: based upon 1990 Census Block Data

2. Age

The Union Academy Neighborhood differs from the remainder of the City with respect to the age of its population. The largest difference is in its younger population, those persons under the age of 18, which comprise 30% in the Union Academy Neighborhood and 20% of the remainder of the City.

The ages of the other persons do not differ significantly between the Union Academy Neighborhood

and the remainder of the City, however it should be noted that overall the age of the population within the Union Academy Neighborhood is younger than the remainder of the City.

Table 2. Age Composition

	Union Academy Neighborhood	Remainder of City	Total
Under 18	30% (475)	20% (3,185)	20%(3,660)
19-64	51% (804)	57% (9,254)	56%(10,058)
65 or older	19% (295)	24% (3,893)	23%(4,188)

Note: based upon 1990 Census Block Data

The younger population in the Union Academy Neighborhood may indicate a greater need for specialized services, such as elementary and secondary education, child-care, after-school programs, and active recreation. Also, it is important to understand the changes occurring in the neighborhood with respect to increasing or declining number of persons within any age group. The numbers shown above (Table 2) indicate a good mix of age groups within the Union Academy Neighborhood. However, stability within the neighborhood depends upon families remaining in the area. This means that obstacles to raising a family or retiring in the Union Academy Neighborhood must be identified and eliminated if possible. Additionally, the younger population within the Union Academy Neighborhood will soon be in need of higher education, job training, and jobs. These needs should be addressed now so that they can be accommodated in the years to come.

ISSUES

- ▶ *Younger population may require more current services such as after school care, kids program, and sports and recreation.*
- ▶ *Any trends in the neighborhood populations should be monitored, such as a possible reduction in middle aged families, and programs and services developed in order to retain families in the Union Academy Neighborhood.*
- ▶ *Younger populations will require higher education programs, job training programs, and new jobs as some of them become adults within the next few years.*

3. Ethnicity

Table 3 below highlights the differences in the ethnic characteristics of the neighborhood, compared with the remainder of the City. The table shows that while the remainder of the City has a population that is 95% white, 3% black, and 2% other races combined, the Union Academy Neighborhood is dramatically different. The Union Academy Neighborhood area is 37% white, 58% black, 5% other races combined. This information also indicates that for the City as a whole, blacks comprise 8% (1,439) of the total population, with 65% (934) of these persons living within the Union Academy Neighborhood.

Table 3. Race

	Union Academy Neighborhood	Remainder of City	Total
Black	58% (934)	3% (505)	8%(1,439)
White	37% (580)	95% (15,647)	89%(16,227)
Asian/PI	3% (50)	<1% (74)	<1%(124)
Hispanic	2% (29)	2% (294)	2%(323)
Amin/Esk	<1% (4)	<1% (35)	<1%(39)

Note: based upon 1990 Census Block Data

ISSUES

- *Programs and actions must address the needs of the African-American population within the Union Academy Neighborhood.*

B. Housing



The provision of affordable single family housing for the residents of the Union Academy Neighborhood was identified as a primary concern of the Citizens Committee. The residents felt that adequate multi-family housing opportunities existed, and, furthermore, that the vacant public housing was in very poor condition and detracted from the surrounding areas.

ISSUES

- *Low number of owner-occupied single family homes in Union Academy Neighborhood.*
- *Poor condition of vacant public housing structures detract from surrounding areas.*

1. Condition

No comprehensive housing condition survey has been completed to date for the Union Academy Neighborhood. An inventory of buildings which were candidates for demolition was conducted by the City, in cooperation with the Pinellas County Community Development Department. The initial survey was done with cooperation from the Tarpon Springs Police Department. The properties listed were deemed to be in violation of the Standard Building Code criteria for safe habitation of structures. The owners were sent letters giving them the option of improving the structures to meet Code, or having the structures demolished at the County's expense. Pinellas County currently has money available for demolition within the neighborhood planning area. Following further analysis, it may be determined that it would benefit the neighborhood to have additional dilapidated or boarded structures identified and eventually demolished.

Table 4. Structures Pending Demolition - Dilapidated Condition

△ 215 Martin Luther King Jr. Drive	△ 522 East Morgan Street
△ 326 South Grosse Avenue	△ 303 East Boyer Street
△ 821 Lincoln Avenue	△ 111 Park Street
△ 532 East Oakwood Street	△ 312 East Lemon Street
△ 528 East Oakwood Street	△ 214 Lemon Street
△ 501 East Oakwood Street	△ 322 East Lime Street
△ 430 East Oakwood Street	

One of the goals of this Solutions Plan is to improve the condition of structures within the Union Academy Neighborhood area. This may help to reverse declining property values, provide safe and well-maintained homes for the residents, as well as improve overall living conditions in the neighborhood. Demolition of structures is necessary in the worst case scenarios in order to protect the safety of anyone trying to live within a structure that is unsafe for habitation. Units considered to be substandard include those that lack running water, heating, complete kitchens, (and those having major structural failures). The Solutions Plan should also focus on identifying strategies to help residents improve structures within the neighborhood before they become dilapidated. Many homes in the neighborhood are in good condition, with some in excellent condition. However, pockets with structures that are in poor to very poor condition do exist.

An additional problem for the neighborhood is created when a structure is demolished. The lot remains vacant and many times becomes overgrown. Trash and debris are illegally dumped there, and, of course, one less home is available for occupancy.

A review of the value of structures, the value of vacant lots, and a general overview of the neighborhood indicates that the blocks shown on Map 3 contain structures and vacant lots in poor condition. Further review of the age of structures within these blocks confirms that many of the structures are in need of rehabilitation. The economic life of housing is typically 40 years and most homes within these blocks exceed 40 years of age.

Other blocks within the Union Academy Neighborhood include structures in poor condition, but not in the same concentration as in the blocks shown on Map 3. The blocks on this map are the same as identified under the Housing section that exhibit the lowest median values for built land. Once a more comprehensive survey of housing conditions is conducted, this information can be updated.

ISSUES

- ▶ *Demolition of structures should be considered a last resort.*
- ▶ *Once a structure is demolished the remaining lot often becomes a nuisance and an additional home is lost to the neighborhood.*
- ▶ *Many homes in the Union Academy Neighborhood are older than 40 years, the figure used to gauge the economic life of housing.*

2. Occupancy

The number of owner-occupied homes in the Union Academy Neighborhood reflects one of the largest contrasts with the remainder of the City. The number of owner-occupied units in the remainder of the City is 5,123 (75%), compared with 1,690 (25%) rental units. Within the Union Academy Neighborhood, these numbers are dramatically different. In fact, only 166 (28%) of the housing units are owner-occupied, compared with 419 (72%) renter-occupied dwelling units.

It is generally accepted that home ownership (owner-occupied units) has a positive impact on a neighborhood. Typically, home owners have a vested interest in an improved neighborhood and strive to keep their property in better condition. Also, the area immediately surrounding their home, such as the sidewalk, and street, are treated as part of their "territory." The owner is more apt to keep this area clean and report any criminal activity occurring there. This is not to say that the same does not occur in renter-occupied units, just that it occurs more often in owner-occupied homes.

Table 5. Housing Unit Tenancy, Housing Values, Rent Costs

	Union Academy Neighborhood	Remainder of City
Owner-Occupied	28% (166)	75% (5123)
Renter-Occupied	72% (419)	25% (1690)
Mean Housing Value	\$37,000	\$97,000
Mean Housing Rent Costs	\$170/month*	\$535/month

Note: based upon 1990 Census Block Data

* includes public housing

ISSUES

- ▶ *Renter-occupied structures in the Union Academy Neighborhood exceed owner-occupied structures by almost 3 to 1.*
- ▶ *Owner-occupied housing represent 28% of units in the Union Academy Neighborhood compared with 75% for the remainder of the City.*

**UNION ACADEMY
NEIGHBORHOOD
PLANNING AREA**
Tarpon Springs



SCALE 1" = 800'
DATE: 10-MAR-1987

**BLOCKS THAT EXHIBIT
STRUCTURES
AND VACANT LOTS
IN POOR CONDITION**



MAP # 3

PREPARED FOR
PINELLAS PLANNING COUNCIL

GRAPHICS PREPARED BY THE
OFFICE OF THE
PINELLAS COUNTY PROPERTY APPRAISER
JIM SMITH

Produced by JIM SMITH, Registered Professional Surveyor
Pinellas County Property Appraiser, 1000 1st Street, St. Petersburg, FL 33701
This map was prepared for the Pinellas Planning Council, a voluntary organization of local governments in Pinellas County, Florida. It is not intended to be used for any other purpose. The Planning Council is not responsible for any errors or omissions in this map. The Planning Council is not responsible for any damages or losses resulting from the use of this map. The Planning Council is not responsible for any claims or lawsuits filed against it or its members. The Planning Council is not responsible for any claims or lawsuits filed against it or its members.



Table 5 also illustrates: the mean housing value and mean rental costs for the Union Academy Neighborhood and for the remainder of the City; and average cost of monthly rent for residents in the Union Academy Neighborhood, and for residents in the City as a whole (including those who live within the neighborhood). The average monthly rent in the neighborhood is \$170 per month. In the City, it averages \$535 per month, which is more than three times higher than within the neighborhood. This also totals a yearly average rental expense of \$2,040 for residents within the neighborhood, and \$6,420 for residents of the City as a whole.

Although these figures show that the housing in the Union Academy Neighborhood is, on average, more affordable than elsewhere in the City, coupled with the information on housing values (Table 5) and housing conditions, it indicates that those rent figures are a reflection of the low value of the structures in the Union Academy Neighborhood. These figures also could indicate a drastically different economic status for the residents of the planning area, compared to the residents of the City as a whole, based on home values and the costs of renting.

A detailed analysis of the values of residential structures in the Union Academy Neighborhood was conducted to determine where improvement priorities should be focused. The details of this analysis can be seen in Appendix B. This analysis included an inventory of built residential lots on a block by block basis according to their just value (as supplied by the Pinellas County Property Appraiser's Office) and their size. This allowed the Steering Committee to determine which lots and blocks in the Union Academy Neighborhood had the lowest median value. Of the 45 blocks in the Union Academy Neighborhood, the five having the lowest median value were selected as the top priority blocks for renovation and rehabilitation of existing homes, or other programs to be identified in the Recommendations section of this Plan.

According to the Department of Community Affairs Agency Strategic Plan for FY 1995-96 Through 2000-01, renters typically pay a higher percentage of their gross income for rent and electricity than owners. This may be accounted for in part due to the fact that a large proportion of very low-income households are renters. A 1991 study by the Florida Housing Finance Agency documents that 52% of all very low-income households in Florida are renter households. According to the 1990 US Census of Population and Housing, the median rent of homes in Florida was \$402. When combined with taxes, insurance costs, and utilities for renters, this housing is out of reach of many Florida households, including many residents within the Union Academy Neighborhood.

ISSUES

- ▶ *The City's mean housing value is more than two and a half times higher than that of the neighborhood's.*
- ▶ *Housing in the Union Academy Neighborhood appears very affordable, however this may be an indication of the low value of the structures.*
- ▶ *Low rental figures are an indication of very low income for the residents of the Union Academy Neighborhood.*

3. Type

The housing stock in the Union Academy Neighborhood is quite different from that in the remainder of the City. The neighborhood has a total of 645 dwelling units, 245 (38%) of which are single family residences and 400 (62%) that are multi-family. Whereas the remainder of the City has 8,471 dwelling units, 1,690 (58%) of which are single family. This shows that the majority of the Union Academy Neighborhood's housing is in multi-family type units, a significantly higher percentage than the remainder of the City.

Table 6. Housing Types

	Union Academy Neighborhood	Remainder of City	Total
Single Family	38% (245)	58% (4875)	56% (5,120)
Other	62% (400)	42% (3596)	44% (3,996)

Note: based upon 1990 Census Block Data

Some possible reasons for this are the high number of public housing units within the planning area, the inclusion of the Tarpon Woods Apartments in the planning area (150 units), and the high allocation of multi-family zoning (Residential Multi Family - RM15) within the planning area, which lends itself to more multi-family housing units, as opposed to single family. One conclusion that may be reached through further analysis of this data is that a shift in the current land use and zoning may need to occur to help increase the number of single family homes within the neighborhood. This issue is discussed further under the Land Use section below (section C).

ISSUES

- *Multi-family structures in the Union Academy Neighborhood outnumber single family structures by almost 2 to 1.*

UNION ACADEMY
NEIGHBORHOOD
PLANNING AREA
Tarpon Springs



SCALE 1" = 600'
DATE: 11-MAR-1997

RESIDENTIAL STRUCTURE
IMPROVEMENT
PRIORITIES

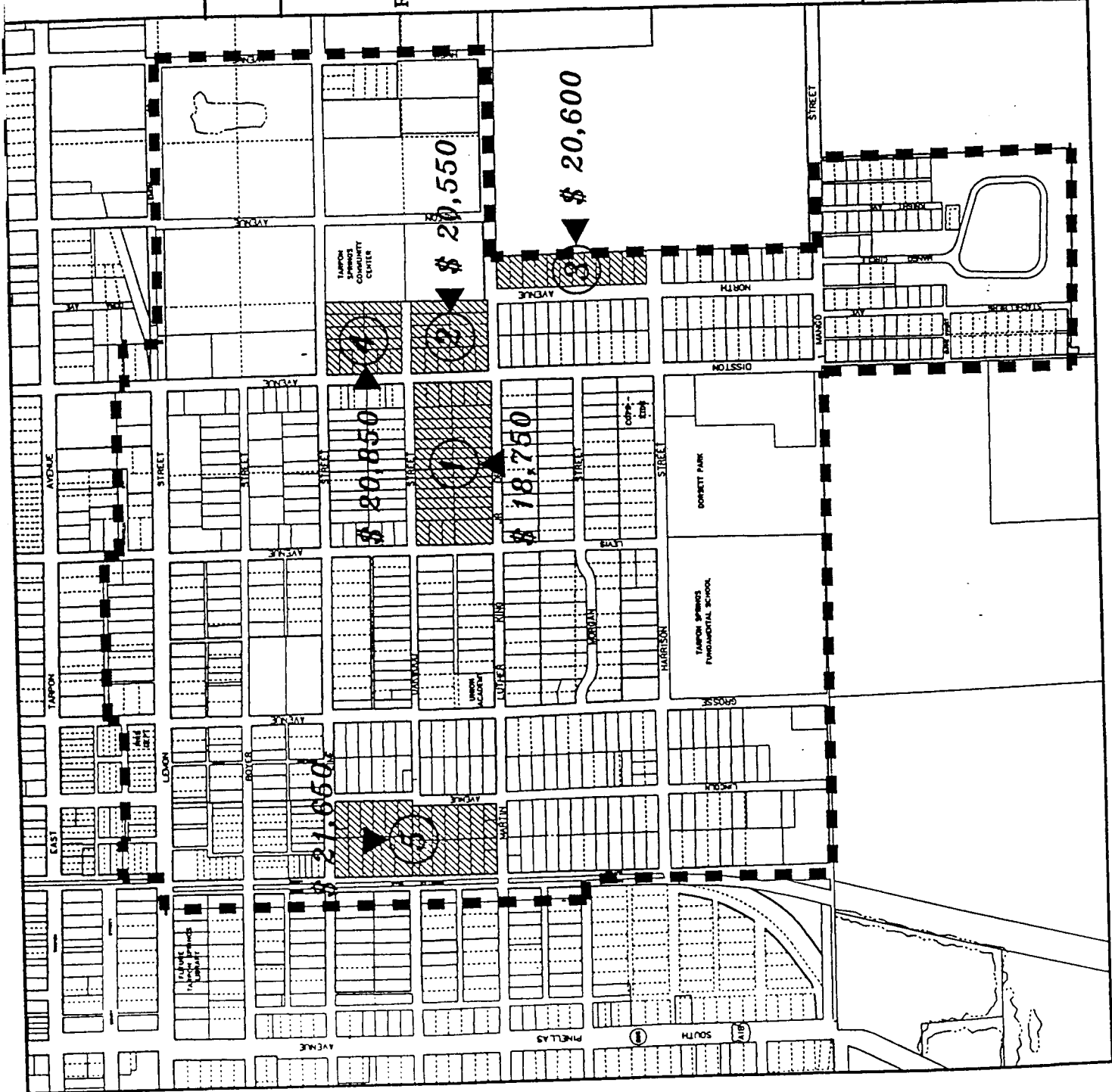
MEDIAN RESIDENTIAL
VALUE

MAP # 4

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PINELLAS PLANNING COUNCIL
GRAPHICS PREPARED BY THE
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JIM SMITH

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4. Zoning Regulations

The Union Academy neighborhood has many strengths but there are negative signals when one compares housing condition, owner vs. renter differences and residential valuation with the balance of Tarpon Springs.

A traditional zoning response to these phenomena has been to allow higher residential densities and more intensive commercial districts. This is, in part, a reflection on existing small lot sizes and commercial end users but it may also signal a desire for redevelopment in the form of apartment complexes and new shopping centers. During the Urban Renewal Era (1955-72), local government sometimes went beyond increased zoning density/intensity and used its power of eminent domain to assemble large parcels which were in turn sold to developers. One notable drawback to that era was the massive dislocation of poor, often minority, people from traditional neighborhoods. Relocation policies of Federal funding sources and better political organization on the part of local citizens have drawn that era to a virtual close.

An analysis of the existing zoning pattern of the Union Academy Neighborhood reveals that multiple family residential zoning is the predominant district with two-thirds of the neighborhood's land area found in that zoning district.

Table 7. Zoning District Acreage Distribution Schedule

Zoning District	Gross Acres	%	Net Vacant Acres
RM-15	136.85	66.2	26.3
RM-7.5	19.09	9.3	4.5
GB	04.42	2.2	1.2
IB	13.39	6.6	4.3
RO	06.95	3.3	-0-
PTC	02.64	1.4	1.1
NB	00.26	.01	0.1
R-100	02.86	1.4	-0-
A	19.64	9.6	1.8
TOTAL	206.10	100.0	39.3

This large amount of high density acreage can work against the increase in property values because it creates a disincentive for property owners to maintain single family homes if the lot is perceived to have more value as vacant property to be combined with adjoining parcels for the construction of

multi-family dwellings. Intensifying zoning categories can work against the renaissance of traditional neighborhoods. The history and charm, investment opportunity and freedom from deed restrictions which attract many people in the first place are jeopardized by clearance and large scale rebuilding efforts.

For the most part, the Union Academy Neighborhood is subdivided for single family development with typical lot widths of 50-60 feet. For lots zoned Residential Multifamily (RM), the City of Tarpon Springs requires a minimum 7,000 square feet of lot area and will only permit the development of a lot which does not meet the minimum area or width (60 feet) if the following circumstances are present:

1. It is a lot of record; and
2. It is not part of a contiguous series of two or more lots and has been in such individual ownership since the effective date of the zoning code (August, 1976).

Property owners of multiple lots must develop larger single family homes or opt for multi-family development. If a single lot does meet the above criteria, the single family home must comply with setbacks (25' front - 7.5' side - 20' rear) which are based on lot sizes and suburban development patterns not common to the subject area or consistent with existing structures. This does not promote the development of owner-occupied single family homes.

ISSUES

- ▶ *Multi-family zoning, as the predominant zoning district, promotes the construction of large lot single family or multi-family structures.*
- ▶ *Single-Family residential property adjoining commercial and multi-family residential property does not have adequate buffering.*
- ▶ *The City of Tarpon Springs will only permit the development of lots not meeting the minimum area or width specified by the zoning district if the lot was in single ownership at the time of Land Development Code Adoption.*
- ▶ *Actual density is considerably lower than 15 units per acre. This results in "paper" units and populations that are projected, but never occur.*

C. Land Use



The Countywide Future Land Use Plan (FLUP) Map depicts the maximum allowable range of uses over time. This document was used to analyze future land use categories in the Union Academy Neighborhood for two reasons: 1) the City of Tarpon Springs FLUP Maps are consistent with the Countywide FLUP Maps; and 2) numerical data can be obtained from the computer files that exist for the Countywide FLUP Maps where none currently exists for the City's FLUP Maps. Table 8 depicts these Countywide FLUP Map categories and their corresponding acreages (also see Map 5). Table 9 depicts the existing uses of land within the neighborhood (also see Map 6).

COUNTYWIDE
FUTURE LAND USE MAP
UNION ACADEMY
NEIGHBORHOOD
PLANNING AREA

Tarpon Springs

SCALE 1" = 600'
DATE: 12-20-1997



LEGEND

- RESIDENTIAL
- RESIDENTIAL UPRN
 - RESIDENTIAL MEDIUM
- MIXED USE
- RESIDENTIAL/OFFICE GENERAL
- COMMERCIAL
- COMMERCIAL NEIGHBORHOOD
 - COMMERCIAL GENERAL
- INDUSTRIAL
- INDUSTRIAL LIMITED
 - INDUSTRIAL GENERAL
- PUBLIC/SEMI-PUBLIC
- RECREATION/OPEN SPACE
- INSTITUTIONAL

MAP # 5

PREPARED FOR
PINELLAS PLANNING COUNCIL

GRAPHICS PREPARED BY THE
OFFICE OF THE
PINELLAS COUNTY PROPERTY APPRAISER
JIM SMITH

Pinellas County Property Appraiser's Office
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*Note: Color version available @ meeting

EXISTING LAND USE MAP

(Including Just Value)

UNION ACADEMY NEIGHBORHOOD

PLANNING AREA

Tarpon Springs



SCALE 1" = 600'

DATE: 14-MAR-1997

LEGEND

EXISTING LAND USES

- SINGLE FAMILY
- DUPLEX/TRIPLEX/MULTI-FAMILY
- COMMERCIAL - OFFICE
- INDUSTRIAL
- PUBLIC/EDUT - PUBLIC
- VACANT

MAP # 6

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JIM SMITH

Pinellas County Property Appraiser's Office

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*Note Color Version available @ meeting

Table 8. Acreage (Countywide Future Land Use Plan (FLUP) Categories)

Acreage	Category
103.27 (60%)	Residential Medium-RM
34.55 (20%)	Residential Urban-RU
137.82 (80%)	Sub-Total
9.42 (5%)	Institutional-I
8.81 (5%)	Commercial General-CG
6.72 (4%)	Industrial Limited-IL
6.25 (4%)	Recreation/Open Space-R/OS
3.66 (2%)	Residential/Office General-R/OG
.22 (<1%)	Commercial Neighborhood-CN
.14 (<1%)	Industrial General-IG
35.22 (20%)	Sub-Total

Source for Both Tables: Pinellas County Property Appraiser's Office

Table 9 does not include vacant land

Table 9. Existing Land Uses

Acreage	Category
	Residential
44.22 (26%)	Single Family
15.02 (9%)	Apartments (50 units or more)
4.16 (2%)	Duplex/Triplex
1.02 (<1%)	Apartments (10 to 49 units)
64.42 (38%)	Sub-Total
	Commercial/Office
1.75 (1%)	Office
1.06 (<1%)	Mini-Storage Warehouses
0.53 (<1%)	Repair Service Shop
0.79 (<1%)	Single Building/liquor Store
0.52 (<1%)	Restaurants/Fast Food
4.65 (3%)	Sub-Total
	Industrial
3.87 (2%)	Manufacturing/Warehouse
0.52 (<1%)	Other
4.39 (3%)	Sub-Total
	Public/Semi-Public
36.22 (21%)	City/County Government (Mango Circle)
9.43 (6%)	Public County Schools
6.52 (4%)	Churches (including schools)
4.54 (3%)	Nursing Homes
0.64 (<1%)	Lodges, Union Halls, Etc.
0.37 (<1%)	Electric Power Companies
57.72 (34%)	Sub-Total

1. Residential Land

The residential future land use category makes up approximately 80% (76% of existing land uses) of the total acreage for the Union Academy Neighborhood. The remaining 20% for non-residential future land use categories (24% for existing non-residential land uses), a large proportion, would indicate that many residential uses are impacted by encroachment of non-residential uses especially since adequate buffers between the two do not exist. A review of the percentages for existing land uses indicates that approximately 4% of the neighborhood's non-residential uses do not directly conform with the City of Tarpon Springs Future Land Use Plan, thereby furthering the potential for non-residential uses to have a negative effect upon nearby residential uses.

A detailed review of the residential land use categories reveals that the majority of the planning area is included in the RM - Residential Medium (15 units/acre) land use category. Of the total residential land use category acreage (approximately 138 acres) 75% is in the higher density RM category, while 25% is in the lower density RU - Residential Urban (7.5 units/acre) land use category. A review of the existing single family uses in these two categories reveals that 79% of the single family structures (194 units) occur in the RM land use category. Although the RM land use category does not discourage single family construction, as can be seen by this high proportion of single family structures, it does have the effect of encouraging the construction of multi-family structures. Since multi-family structures comprise 62% (400 units) of the residential structures in the Union Academy Neighborhood and since their vacancy rates are high, it may be necessary to begin to discourage their construction by lowering permitted residential density. This strategy, coupled with others to be developed during the next section (Neighborhood Plan Recommendations and Implementation Strategies), should be used to increase the number of single family homes in the neighborhood and discourage the provision of any additional multi-family construction in areas where they are not compatible with surrounding uses.

The majority of the multi-family structures occur in this higher density (RM) category as opposed to the RU category. However, this has not precluded multi-family structures from being built in the RU land use category. The Mango Circle housing development, containing 61 units, as well as other multi-family structures, are in this RU category. The large proportion of multi-family structures in the RU category can be partially attributed to the Tarpon Springs Land Development Code which allows multi-family structures to be built in the RU category at 7.5 units/acre, as long as there is a minimum of 10,000 square feet of area in the development parcel.

Additionally, a review of existing land uses in the area shows that multi-family structures are scattered throughout the neighborhood. The location of multi-family structures in areas that are predominantly single family can, in some cases, de-stabilize the surrounding single family uses and discourage the construction of new single family structures.

ISSUES

- ▶ *Non-residential uses within the Union Academy Neighborhood negatively impact single-family residential areas.*
- ▶ *A high proportion of multi-family structures exists.*
- ▶ *A large number of multi family structures exists in the Residential Urban (7.5 units/acre) category even though the allowable density is lower than the Residential Medium (15 units/acre) category. This may be due to the Tarpon Springs Land Development Code allowing multi-family structures in the Residential Urban category.*
- ▶ *Multi-family structures are permitted to locate next to single family structures with only a landscaping buffer separating the two. Multi-family structures are not reviewed for compatibility with adjacent and nearby parcels to ensure that they do not de-stabilize the area.*

2. Commercial Land

Within the Union Academy Neighborhood, 9 acres (5%) have a commercial land use category. Of this number, 3 acres (33%) are currently vacant. The commercial lots are narrow and have inadequate access to adjacent roadways. Also, considerable vacant and built commercial acreage exists immediately adjacent to the planning area to the west between Safford Avenue and Pinellas Avenue and to the east towards US Highway 19 North. The expressed need for business opportunities must be counterbalanced with the corresponding desire to maintain a traditional neighborhood environment and community feel to the Union Academy Neighborhood. This can be accomplished by improving the stock of single family, owner-occupied homes, and achieving some standards for design and aesthetics to preserve the character of the area.

ISSUES

- ▶ *Considerable vacant and built commercial acreage exists immediately adjacent to the planning area to the west between Safford Avenue and Pinellas Avenue and to the east towards US Highway 19 North.*

3. Recreational Land

A review of existing land uses in the Union Academy Neighborhood reveals that Dorsett Park is the largest recreational area available within walking distance of the neighborhood. This park includes a tennis court, two basketball courts, a tot lot, a baseball field, and a practice soccer field. During the initial meeting with the Citizens Committee members it was determined that Dorsett Park needed to be kept in better condition and recreation programs needed to be emphasized for the neighborhood. It should be noted that the Citizens Committee also identified Dorsett Park, as well as the Tarpon Springs Recreation Department, as assets to the neighborhood, even with the identified shortcomings.

Other recreational opportunities exist for the citizens within the Union Academy Neighborhood, including access to the Pinellas Trail (listed as an asset by the Citizens Committee), a 35 mile long recreational trail stretching from Tarpon Springs to St. Petersburg. Also, a "tot-lot" exists on Lime Street, between Levis and Gross, as well as recreational programs at the Union Academy Cultural Center.

The former Tarpon Springs landfill may contain opportunities for increased recreational activity, however this area will be further analyzed in the Tarpon Springs Comprehensive Plan.

ISSUES

- ▶ *Conditions at Dorsett Park need to be improved.*
- ▶ *Dorsett Park does not include enough recreational programs for the Union Academy Neighborhood residents.*

4. Public/Semi-Public

There is a total of 57.72 acres (34%) in the Union Academy Neighborhood being utilized for public or semi-public uses, including churches, public housing units, City owned recreational areas, municipal government functions, public schools, nursing homes, county government offices, clubs & lodges, and Florida Power. This is unusually high compared with other neighborhoods in the City and can be attributed to three main land uses: Tarpon Springs Fundamental School, Dorsett Park, and the large amount of public housing within the neighborhood.

5. Vacant Land Analysis

Within the Union Academy Neighborhood planning area there is a total of 187 vacant lots, ten of which are owned by the City of Tarpon Springs (see Map 7 and Appendix C). This is an approximate total of 39 acres of vacant land within the planning area (see Map 6), enough to provide approximately 300 additional new residential dwelling units based upon each lot's size and the corresponding density of the parcels as shown on the Countywide Future Land Use Plan Map. These potential units include single and two-family units, triplex and quadraplex units, as well as apartment buildings with 5 or more units.

These vacant residential lots are scattered throughout the target area, which may be conducive to the construction of individual single family units, depending upon surrounding uses. There are also large cohesive tracts of vacant land within the target area which would be more favorable to the construction of traditional multi-family apartments. Table 10, Acreage in Vacant Land, depicts the current acreage of vacant land within the target area, by individual land use category.

Table 10. Acreage in Vacant Land

Vacant Acreage	Category
32.84 (85%)	Vacant Residential (166 lots)
3.19 (8%)	Vacant Commercial (8 lots)
0.81 (2%)	Other Residential (4 lots)
0.61 (2%)	Vacant Industrial (4 lots)
0.58 (2%)	Vacant Institutional (3 lots)
0.52 (<1%)	Vacant Condominium (1 lot)
0.28 (<1%)	Vacant Church (1 lot)
38.55 (100%)	Total

Note: based upon Pinellas County Property Appraiser's Office data

ISSUES

- ▶ *A large portion of the Union Academy Neighborhood is vacant, including 10 lots owned by the City of Tarpon Springs.*
- ▶ *The potential to construct up to 300 residential units on vacant lots exists within UAN.*
- ▶ *The large lot width requirements for construction of single family homes generally represent an impediment to the construction of infill single family housing.*

D. Transportation



1. Transit Availability

Public transportation in the City of Tarpon Springs is provided by the Pinellas Suncoast Transit Authority (PSTA). There are currently four PSTA routes serving Tarpon Springs. Two of these routes are commuter routes that provide express service between the City and major employment centers in Pinellas County. While each of these routes is explored in more depth in the second phase of this Plan, below is an overview of the service areas of each route.

PSTA Route 19 is a north-south route providing local fixed route service between Maximo Plaza in South St. Petersburg to the Tarpon Mall. It serves a variety of shopping locations in the county, as well as educational sites, and recreation sites. Route 66 provides local fixed service from the Sponge Docks through downtown Clearwater to Indian Rocks Beach. This route is oriented toward residents living along Alt. US 19 and offers limited service to employment centers in Tarpon Springs and northern Pinellas County. Route 94 offers express commuter service between Tarpon Springs and the General Electric Plant on Bryan Dairy Road. Route 93 offers express commuter service between Tarpon Springs and the Hercules Plant and MCI Telecommunications in Clearwater.

UNION ACADEMY NEIGHBORHOOD

PLANNING AREA

Tarpon Springs



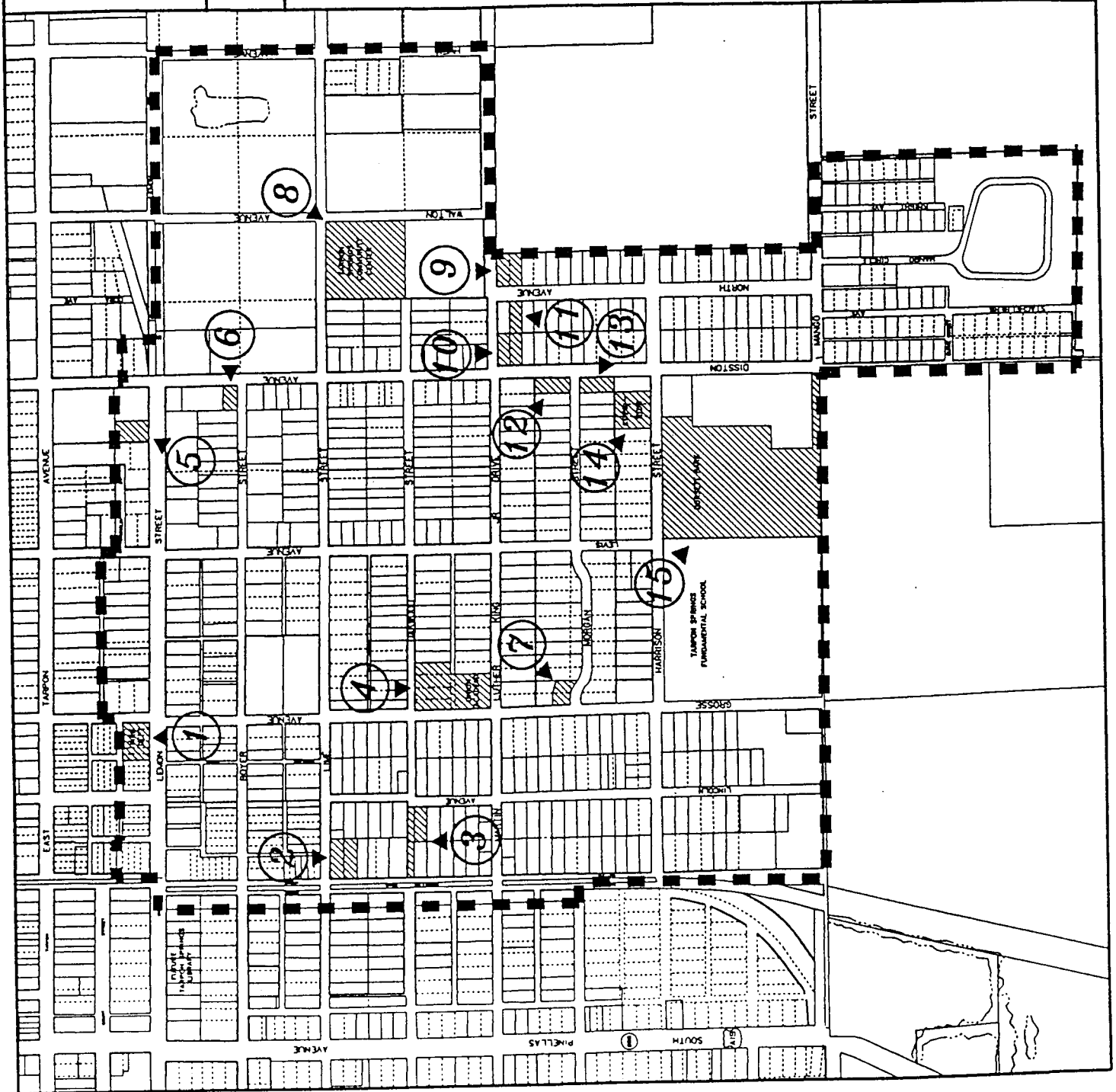
SCALE 1" = 200'
DATE: 14-MAR-1997

INVENTORY OF CITY OWNED LOTS

MAP # 7

PREPARED FOR
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GRAPHICS PREPARED BY THE
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JIM SMITH

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Pinellas County Property Appraiser, 38 Bay Street, St. Petersburg, FL 33701
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2. Quality of the Transit Network

The public transportation routes available within the City of Tarpon Springs offer regular service to educational, recreational, shopping, and employment facilities in various areas of Pinellas County, with the exception of St. Petersburg Junior College and the Innisbrook Resort. However, the local access to these fixed route transit services from within the Union Academy Neighborhood planning area is limited. Distance to and location of stops along US 19 may be prohibitive for regular use by residents within the planning area. Further analysis of current transportation conditions may result in a recommendation to amend the current fixed route service to include stops within or closer to the Union Academy Neighborhood.

The economic and social conditions which prevail in the Union Academy Neighborhood have a direct effect on the extent to which residents are able to afford individual automobiles. Hence, there is a heavy dependence on public transit within the Union Academy Neighborhood. Residents within the neighborhood rely on the Pinellas Suncoast Transit Authority (PSTA) for transportation to and from places of employment, education, shopping, and recreation.

One recurrent issue among the residents is that PSTA service to two potential employment destinations—Innisbrook Resort and the St. Petersburg Junior College, an employment and educational destination—is limited by the current layout of transit Route 19 and Route 66. Although these routes provide access to Klosterman Road and US Alternate 19, due to a lack of transit stops nearer to these two locations, residents using public transit to arrive at either the resort or the college must walk 1/4 to 1/2 mile to complete their trip.

ISSUES

- ▶ *Transit stops are outside of the Union Academy Neighborhood, out of reach for many residents.*
- ▶ *The PSTA bus routes do not travel close enough to St. Petersburg Junior College or Innisbrook Resort, major educational and employment attractors of Union Academy Neighborhood residents.*

3. Circulation

Outside the boundaries of the Union Academy Neighborhood, three State principal arterial roadways serve the area: US Highway 19, US Alternate 19 (Pinellas Avenue), and Tarpon Avenue (minor arterial). Within the Union Academy neighborhood, most roads are classified as local, with the exception of Martin Luther King, Jr. Drive, and Safford Avenue, which are minor City collectors.

The City's Traffic Circulation Element states that Martin Luther King, Jr. Drive is a two-lane undivided roadway with a capacity of 530 peak hour trips. The 1994 peak hour volume was 491 trips, resulting in a level of service (LOS) of "C" (acceptable). The projected LOS for this roadway is "C" for 1995 and the year 2000. No traffic related improvements are scheduled within the Union

Academy Neighborhood up to the year 2000.

The Pinellas County Metropolitan Planning Organization's (MPO) Long Range Highway Plan (2015 Plan) indicates the following road improvements between 1996-2015:

Table 11. 2015 Long Range Highway Plan

Roadway	From/To	1996	2005	2006	2015
Meres Blvd	US A19 to US 19	2 LU	4 LU		
Disston Ave.	Tarpon Ave. to Klosterman Rd.			2 LU	2 LD
Lemon St.	US A19 to Safford Ave.			2 LU	2 LO
Safford Ave.	Lemon St. to Live Oak			2 LU	2 LO

L=lanes, U=undivided, D=divided, O=one way

The extensions of Meres Blvd. and Disston Ave. shown in the 2015 Plan are not listed as a need in the City's updated Traffic Circulation Element (its analysis ends in the year 2000), but the 2015 Plan indicates that the City will be responsible for the funding of the improvements to Meres Blvd. and Disston Ave. The scheduling of these roadways for improvement appears to be an error and they are included in the 2015 Plan based upon the previous City Traffic Circulation Element.

In addition, should Meres Blvd. and Disston Ave. extensions be discussed in the future, they should be reviewed closely for their potential impacts upon the Union Academy Neighborhood, in addition to the normal traffic flow analysis conducted. These two roadways have the potential to disrupt the Union Academy Neighborhood and to divide a neighborhood which currently exhibits cohesiveness.

The Tarpon Springs Housing Authority, in conjunction with the City, is working to prevent outside motorists from cruising the Mango Circle area by barricading the southern section of the circle. This is a Crime Prevention Through Environmental Design principal directed at reducing the illegal drug activity in the area and making it a safer place for Mango Circle residents.

ISSUES

- ▶ *The improvements to Lemon Street and Safford Avenue, as shown on the MPO's 2015 Plan, may have a positive impact upon the neighborhood's non-residential uses by promoting economic development of the area.*
- ▶ *These same improvements have the potential to have a negative effect on the Pinellas Trail, which traverses the west side of the Union Academy Neighborhood, by disrupting its flow and possibly causing the need for its relocation or retrofit.*
- ▶ *The Meres Blvd. and Disston Ave. extensions shown in the MPO's 2015 Plan are not listed in the City's Traffic Circulation Element as a "need" and should be reviewed to ensure that there is not an error in their listing.*
- ▶ *If Meres Blvd. or Disston Ave. are ever extended they should be reviewed closely for their impacts upon the Union Academy Neighborhood.*

E. Infrastructure



1. Roads

The Union Academy Neighborhood has 16 different roadways built within the boundaries of the target area as shown below. The streets within the neighborhood run east-west, and the avenues run north-south. The three unbuilt "paper" streets that exist within the neighborhood are Burke Street, Stachelberg Avenue, and Knight Avenue.

❖ Lemon Street	❖ Martin Luther King Jr. Dr.	❖ Huey Avenue	❖ Levis Avenue
❖ Boyer Street	❖ Morgan Street	❖ Walton Avenue	❖ Grosse Avenue
❖ Lime Street	❖ Harrison Street	❖ Disston Avenue	❖ Lincoln Avenue
❖ Oakwood Street	❖ Mango Street	❖ North Avenue	❖ Safford Avenue

Most of the roads within the planning area are classified as local roads, with the exception of Martin Luther King Jr. Drive, which is a minor county collector maintained by Pinellas County, providing access through the neighborhood between Pinellas Avenue (US Alternate 19 North) and US Highway 19 North. The neighborhood has no cul-de-sac drives, but it has several unnamed alley-ways providing rear access to a few of the residential properties along Levis Avenue and Grosse Avenue. Circulation within the residential portion of the neighborhood is adequate with the traditional narrow streets and small turning radius at each corner having the effect of slowing traffic. Circulation near the non-residential areas, Safford Avenue and Lemon Street, is good with Lemon Street by far the widest of the two roadways. Safford Avenue does not have on street parking due to its narrow width and the center area being occupied by the Pinellas Trail. Also, because of this narrow pavement, some of the larger delivery vehicles have a difficult time maneuvering around corners, occasionally encroaching on the Pinellas Trail or corner sidewalks to complete a turn.

During the construction of the Pinellas Trail along Safford Avenue, an area that was known for its high level of illegal drug activity during the mid to late 1980's, three east-west cross streets were closed, Boyer Street, Lime Street, and Oakwood Street, in order to increase safety for the Pinellas Trail users. Another benefit has been to decrease the ease with which persons wishing to purchase illegal drugs could maneuver in the area. This was a Crime Prevention Through Environmental Design (CPTED) feature that was employed in the area to some degree of success in reducing the amount of crime along Safford Avenue.

Martin Luther King Jr. Drive (MLK) is a County maintained facility that has a moderate amount of traffic. However, even though there are a small number of automobile accidents on this street, those that do occur are severe. Additionally, MLK is crossed by pedestrians at many locations. With schools both to the north and to the south of the Union Academy Neighborhood, and major pedestrian attractors such as churches, Dorsett Park, and the Union Academy, many pedestrians cross this roadway.

ISSUES

- ▶ *Narrow Safford Avenue serving non-residential uses does not contain on street parking and delivery vehicles have trouble maneuvering in the area.*
- ▶ *Martin Luther King Jr. Drive has a small number of accidents, but those that do occur are severe.*
- ▶ *Martin Luther King Jr. Drive is crossed by many pedestrians.*

2. Sidewalks

According to the Comprehensive Plan for the City of Tarpon Springs, the City plans to incorporate sidewalks into any new developments as they are permitted. Policies 23 through 25 of the Traffic Circulation Element state that it is the City's policy to: "[r]equire the construction of sidewalks in the approvals of all new development or redevelopment;" "[a]dopt a sidewalk maintenance and construction program;" and to "require the use of pedestrian easements to schools, parks, shopping areas, and other places of activity, in the approval of all new development or redevelopment." With the exception of a maintenance program, these programs are being implemented by the City. All new structures constructed in the neighborhood are required to install sidewalks, however with so few new structures being built within the neighborhood, not many sidewalks are being installed.

An inventory of sidewalks in the Union Academy Neighborhood was completed in March of 1996 as part of this plan to determine the need for new construction or replacement of damaged sidewalks. Map 8 shows all existing sidewalks, sidewalks in disrepair, and areas needing new sidewalks. The neighborhood includes 25,410 linear feet of sidewalk out of 63,375 possible linear feet (sidewalks lining both sides of east street). As stated in the section on "Roads" above, many of the streets in the neighborhood are narrow and the total right-of-way widths in some cases are too narrow to allow the construction of four foot wide sidewalks on both sides of the street. However, there are many opportunities within the neighborhood to complete a system of sidewalks that will offer sidewalks

within a very short distance to all residents of the neighborhood. This new system of sidewalks can connect to major destinations within the neighborhood as well as destinations outside of the neighborhood.

Sidewalks are required by the Tarpon Springs Land Development Code to be four feet wide on all residential streets and five feet wide along County and State roads. Martin Luther King, Jr. Drive has an existing sidewalk on the north side that is only three feet wide, apparently due to right-of-way constraints (40 feet existing where 60 feet are the norm) . This is a major thoroughfare for the City as well as an area highly used by the neighborhood residents. Therefore, to increase the safety of pedestrians next to this heavily traveled road and to allow for additional pedestrian usage, the sidewalks along Martin Luther King, Jr. Drive should be completed from Pinellas Avenue on the west all the way to US 19 on the east.

ISSUES

- ▶ *Sidewalks in the neighborhood are an incomplete system that does not allow pedestrians access to major destinations inside or outside the neighborhood.*
- ▶ *Martin Luther King Jr. Dr. is a major thoroughfare that is highly used by pedestrians, but only has a three foot wide sidewalk on its north side. Also, it does not extend to US 19 N. or US Alt. 19 N.*

3. Street Lighting

Florida Power completed an inventory of existing street lights and flood lights both public and private. The inventory revealed that the Union Academy Neighborhood street lighting system virtually covers every possible area and meets or exceeds the City's lighting requirements. Individual lights for problem areas can still be requested by residents. The Tarpon Springs Police Department has continued to respond to such requests.

4. Sanitary Sewer

The City of Tarpon Springs Comprehensive Plan shows that the planning area has adequate sanitary sewer collection coverage. However, a more detailed map showing existing sewer facilities indicates that some small areas do not have access to sanitary sewer. These unserved areas have septic tanks to handle their waste and since the average age of structures in the area is high the age of the septic systems is also high. Many of these older systems may be in disrepair or no longer functioning causing contamination of groundwater and nearby wetlands.

ISSUES

- ▶ *Individual septic systems are old and expected to be in poor condition resulting in service disruption and possible contamination of groundwater and nearby wetlands.*

UNION ACADEMY NEIGHBORHOOD PLANNING AREA Tarpon Springs

SCALE 1" = 500'
DATE: 11-20-1997

SIDEWALK IMPROVEMENT PRIORITIES

EXISTING

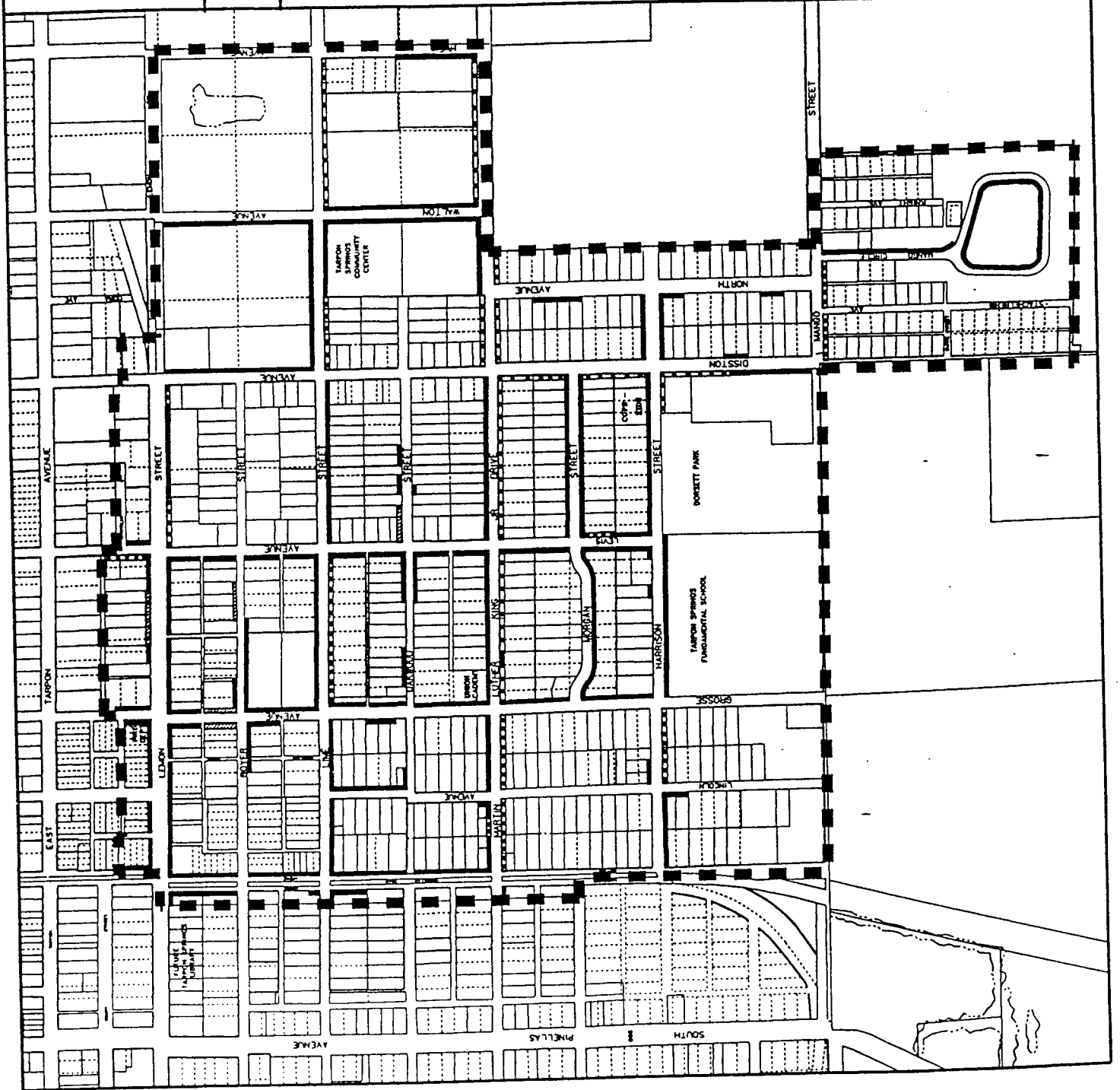
NEEDS REPAIRING

PHASE I
IMPROVEMENTS

MAP # 8

PREPARED FOR
PINELLAS PLANNING COUNCIL
GRAPHICS PREPARED BY THE
OFFICE OF THE
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This map is a representation of the information provided to the Pinellas County Property Appraiser's Office. It is not a warranty of any kind. The information is provided for informational purposes only. The information is not to be used for any other purpose without the written consent of the Pinellas County Property Appraiser's Office.



5. Water

The City maintains three wellfields and has a "Large User Agreement" with Pinellas County for the purchase of water. Total capacity equals 4.725 million gallons/day and available capacity exists to accommodate new development in the area.

The water distribution system is adequate to meet existing domestic and fire flow demands. Fire hydrant spacing is classified as residential, non-specific and is primarily designed for single family development. The Pinellas County Community Development Department and the City have installed upgraded water mains using Community Development Block Grant funds on 16 streets within the Union Academy Neighborhood.

6. Drainage

The Citizens Committee identified flooding problems as one of the issues facing the neighborhood. One of the comments from the Citizens Committee was to "get a boat" when it came to getting around town during periods of heavy rain. The City completed the first two phases of a three phase Master Drainage Study that included the identification of problem areas in the neighborhood. The location of drainage facilities, their condition, and the identification of potential flood areas were included in the Stormwater Needs Assessment portion of the Master Drainage Study. The report stated that Levis Avenue, between Lime Street and Oakwood Street, contained an area with flooding problems. No inlets are located in this area although there are inlets located nearby at Levis Avenue and Martin Luther King, Jr. Drive. Localized street flooding, or standing water, occurs in this vicinity (page 5-8, Stormwater Needs Assessment). The report also stated that a low area in the vicinity of Disston Avenue and Harrison Street creates standing water. A large wetland exists to the southwest that could accept drainage from this area, but no drainage facility exists to convey drainage. Neither one of these flooding areas made the City's list of top ten improvement priorities.

ISSUES

- ▶ *Flooding of the roadway occurs at Levis Avenue between Lime Street and Oakwood Street (adjacent to Union Academy Cultural Center).*
- ▶ *Flooding of a low area occurs on Disston Avenue south of Harrison Street.*

F. Property Conditions



The poor condition of property within the Union Academy Neighborhood was identified in an initial meeting of the neighborhood residents as being a principal factor which reduced the aesthetic quality of the neighborhood (see Appendix A). The proliferation of trash and debris, coupled with overgrown trees and shrubs, and the overgrowth and trash accumulation on vacant land in the neighborhood were identified in the early stages of the Plan development as needing immediate attention.

ISSUES

- ▶ *Poor condition of property reduces the aesthetic quality of the neighborhood, prevents private investment, minimizes or eliminates appreciation, and reduces others willingness to maintain their property.*

1. Vacant Lots

A detailed analysis of the values of vacant lots in the Union Academy Neighborhood was conducted to determine where improvement priorities should be focused. The details of this analysis can be seen in Appendix B. This analysis included an inventory of vacant lots by their just value (as supplied by the Pinellas County Property Appraiser's Office) and by their size on a block by block basis. This allowed the Steering Committee to determine which lots and blocks in the Union Academy had the lowest median value. Of the 45 blocks in the Union Academy Neighborhood (see the map in Appendix B) the five having the lowest median value were selected as the top priority blocks for construction of new homes, or other programs to be identified in the Recommendations section of this Solutions Plan.

ISSUES

- ▶ *The large extent of vacant land within the planning area contributes to the lower property values for the Union Academy Neighborhood.*
- ▶ *Overgrown vacant parcels represent a large portion of the code enforcement action within the Union Academy Neighborhood.*

2. Assessed Values

There is a total of 523 parcels in the target area. The total value of these parcels, based on the 1995 property tax assessment, is \$26,592,000. The average value of each parcel is \$50,745. The median value is approximately \$16,000. Table 12 highlights the overall property values for the neighborhood, and the number of parcels which fall into the various ranges. It is clear that the majority of the parcels fall closest to the average, with 132 parcels valued at under \$5,000, and 107 parcels valued between \$20,000 and \$29,999.

Table 12. Values for Planning Area

Value Range	Number of Parcels	Average Value
less than \$5,000	132	\$3,209
\$5,000-9,999	55	\$6,571
\$10,000-19,999	79	\$16,230
\$20,000-29,999	107	\$24,613
\$30,000-39,999	52	\$34,454
\$40,000-49,999	22	\$43,645
\$50,000-59,999	21	\$54,476
\$60,000-69,999	8	\$66,825
\$70,000-79,999	12	\$74,442
\$80,000-89,999	3	\$86,400
\$90,000-99,999	1	\$95,900
\$100,000-149,999	10	\$112,050
\$150,000-199,999	9	\$181,600
\$200,000-299,999	3	\$264,767
\$300,000-499,999	3	\$375,517
\$500,000-999,999	2	\$711,400
\$1,000,000-2,500,000	4	\$2,169,600

Note: Based upon Pinellas County Property Appraiser's Just Values.

3. Code Violations

The visual characteristics of the Union Academy neighborhood include both well-maintained, occupied homes, free from trash and refuse, and uninhabited properties, covered in overgrown trees

and shrubs, and littered with garbage and debris. It is a common complaint among the concerned and involved residents of the Union Academy Neighborhood that these properties are an eyesore, and that despite consistent reports of code violations to the City, the vacant properties go unchanged.

A presentation by the code enforcement office of the City served well to inform the residents of the procedure undertaken to address reports of code violations. The City issues a citation to the property owner, giving notice that the violation must be rectified, or a charge will be assessed. If enough citations go unanswered, the City will eventually assess the property with a lien, until such time as the fines are paid. The City does not, in any case, clean the property for the property owner. This is the responsibility of the landowner, and to some extent, of the community at large.

The City code enforcement records were evaluated for the period January, 1994 through January, 1996. The analysis did not indicate a marked increase in the number of violation complaints for the Union Academy Neighborhood in comparison with the City as a whole. Notwithstanding the relative frequency of complaints, it was noted that a greater number of visible violations were present within the Union Academy Neighborhood.

During the stated two year period, there were 91 violations cited. Four streets account for nearly two-thirds of all violations as follows:

<u>Street</u>	<u>Number (% of all complaints)</u>
Lincoln Ave.	23 (25%)
Oakwood St.	15 (15%)
MLK Jr. Dr.	11 (12%)
Boyer St.	10 (11%)

The predominate violation type involved accumulation of trash and debris and overgrowth of weeds and grass as follows:

<u>Street</u>	<u>Number (% of all complaints)</u>
Debris	32 (35%)
Overgrowth	27 (30%)
Inoperative Vehicles	17 (19%)
Dilapidated Structures	10 (11%)
All Others	5 (5%)

The data indicates that code enforcement violations are generally concentrated in several blocks and are of the nature that are relatively easily corrected. Furthermore, the lower level of complaints may indicate that the residents may not be aware of the code requirements and restrictions.

ISSUES

- ▶ *A review of the neighborhood indicates a greater number of code violations when compared to the City as a whole.*
- ▶ *Many of the code violations are of the type that are easily corrected.*

G. Economy



1. Income Levels

A comparison of the 1990 Census data for the City of Tarpon Springs to the Union Academy Neighborhood shows significant differences indicating that the income level of the residents of this neighborhood is below that of the City as a whole. Table 13 below shown annual income of residents within the Union Academy Neighborhood who responded to the Community Survey Report completed in June 1996 by the Florida Community Opportunity Partnership Center and the Small Business Development Center at the University of South Florida.

Table 13. Incomes

Income Range	Percentage of Respondents
\$0 - 9,000	32.4%
\$10,000 - 19,000	35.3%
\$20,000 - 24,000	10.3%
\$25,000 - 29,000	7.4%
\$30,000 - 34,000	5.9%
\$35,000 - 39,000	2.9%
\$40,000 and over	5.9%

ISSUES

- ▶ *The Union Academy Neighborhood residents are experiencing poor economic conditions with respect to income.*

2. Local Businesses

There are twenty-one businesses located within the Union Academy Neighborhood, most of which are located at the perimeter of the neighborhood. The majority of these businesses are construction and manufacture/fabrication type businesses with over 1,000 square feet of space and few employees who are from the neighborhood. There are 73 employees who work within the planning area

businesses, however, only 16 reside within the neighborhood. The employer with the highest number of employees from the neighborhood is Greenscape, a landscape and lawn service company located on Safford Avenue (see Appendix G).

Generally, residents have to travel outside of the neighborhood for most of their services, such as: coin laundries, food, clothing, toiletries, household items, furniture, and gift items. However, there are seven businesses located within the interior of the neighborhood serving some of these needs. They are owned by African-Americans and are usually operated by family members. They provide needed services and products such as barber cuts, auto repair, ice cream, and ethnic products and clothing. There are also three African-American businesses located along the Pinellas Trail, two of which are closed at present.

The majority of the neighborhood businesses do not benefit from, and are not affected by, the Tarpon Springs tourist industry. Tourist traffic is generally attracted to more popular areas like Tarpon Avenue (the Downtown) and the Sponge Docks. Businesses could be developed along the Pinellas Trail that serve Pinellas Trail users, tourists, and residents alike.

Vacant land for commercial use is available within the neighborhood along Safford Avenue and just west of the neighborhood between Safford Avenue and Pinellas Avenue. Opportunities for low interest minority business loans for retail, manufacturing and home-based business opportunities need to be developed.

ISSUES

- ▶ *Businesses could be developed along the Pinellas Trail that serve Pinellas Trail users, tourists, and residents alike.*
- ▶ *Vacant land for commercial use is available within the neighborhood along Safford Avenue and just west of the neighborhood between Safford Avenue and Pinellas Avenue, along Lemon Street, and on Lincoln Avenue.*

H. Education



1. Access to Schools and Other Educational Facilities

There are four schools for children to attend through grade twelve in the City of Tarpon Springs: Tarpon Elementary, Tarpon Middle, Tarpon Fundamental, and Tarpon Senior High. Children are transported by the Pinellas County School District Transportation Department to all but the Tarpon Fundamental School and Tarpon Elementary. According to the County school district's Board of Transportation, some are bussed to schools in other parts of the County to help achieve federally mandated racial balances.

St. Petersburg Junior College has a branch campus located in proximity to the Tarpon Springs area, accessible via Pinellas Suncoast Transit Authority Route 19. Pinellas Technical College (PTEC) in

Clearwater is also accessible via this route, however both schools can be difficult to reach without improved PSTA buses. Among its other course offerings, PTEC offers adult education courses, as well as goal setting classes, and parenting classes for teen parents.

ISSUES

- *Union Academy Neighborhood residents can experience difficulty accessing SPJC or PTEC using the PSTA bus system.*

2. Educational Attainment

According to the 1990 U.S. Census, there is a significant proportion of the population within the neighborhood with an educational attainment level of 12th grade or lower. Approximately 26% of the residents sampled have an education level of less than the 9th grade; 28% have a high school education but no diploma. Twelve percent of the residents sampled have attended some college, but only 5% have received an associates degree and 7% have a graduate or professional degree.

The table below highlights the differences in educational attainment of a sampling of persons aged 25 and older and aged 18 and older who live in the Union Academy Neighborhood census tract area:

Table 14. Educational Attainment (Sample)

Education	Percent of Persons in the neighborhood
Less than 9th Grade	26%
9th-12th Grade, no Diploma	28%
Some College, no Degree	12%
Associates Degree	5%
Graduate or Professional Degree	7%

Source: 1990 US Census

It is possible that targeting the group of people who have at least attained the 9th - 12th grade education level but who have not received a diploma and encouraging the completion of their educational training, could have a positive impact on the economic conditions of those individuals, specifically, and the neighborhood, generally.

ISSUES

- *28% of the residents sampled within the Union Academy Neighborhood have a high school education but no diploma.*

I. Public Safety



1. Fire Service/Protection

The Tarpon Springs Fire Department operates their main station from within the Union Academy Neighborhood on Lemon Street. Therefore, response times are excellent to the neighborhood. Also, fire related facilities are in good condition, including the new water mains installed by the City with funding provided by Pinellas County Community Development. Water flows and pressures are all within acceptable standards. No issues were identified for fire safety within the neighborhood.

2. Police Service/Protection

Crime has become the most significant factor affecting the health of our communities. Thirty-six percent of respondents to the 1995 Florida Policy Survey cited crime as the most important problem facing them. Quality of life surveys tell us that crime is always considered one of the top three items as it relates to the quality of life. Sixty-two percent of the respondents to the neighborhood survey agreed that the neighborhood was quiet and safe, leaving 38% disagreeing.

The Tarpon Springs Police Department has been very active in the Union Academy Neighborhood for many years. They are involved in community activities at many levels including programs for "at-risk" children, coordinating the development of community based organizations such as ACTION (Americans Committed To Improving Our Neighborhood), and implementing a comprehensive community policing program. They have identified ways to deal effectively with crime and improving the quality of life for neighborhood residents by working with the residents in trying to improve the area. The neighborhood survey showed that 84% of the respondents agreed that the community policing efforts and the Cops-n-Kids program was an asset to the neighborhood.

A summary of the issues facing the neighborhood and activities the Police Department are implementing in the neighborhood are included in their document, recently updated, called "Fear Free and United - A Community Revitalization Project." This Plan will not repeat the ideas and actions outlined in that report, but will offer additional support through the efforts as listed in Section III (Neighborhood Plan Alternatives, Solutions, Recommendations, and Implementation Strategies). Additionally, the voters of Tarpon Springs recently approved the purchase of property on the southwest corner of Lime and Huey, within the Union Academy Neighborhood, for the construction of a public safety building. This structure would house both the Police and Fire Department's main operations.

J. Other - Rose Cemetery



The Rose Cemetery, located on Jasmine Avenue north of Tarpon Avenue, has been included in the Union Academy Neighborhood: A Solutions Plan because, even though it is not connected to the neighborhood geographically, it is connected in many other ways. The cemetery was established in

approximately 1916 as a burial site for African-Americans who lived in Tarpon Springs, since Cycadia Cemetery to the west was segregated. Rose Cemetery was later expanded to include "Potter's Field" to the east of the original site. Many Union Academy Neighborhood residents have friends and relatives buried in Rose Cemetery. There are veterans of the US Military from WWI through the Vietnam War buried in the Rose Cemetery. Additionally, the cemetery is still being used by the UAN, many residents owning burial sites and burial of African-Americans continuing to occur at Rose Cemetery.

The Rose Cemetery has had a great volunteer effort recently to address some of the maintenance problems occurring there. However, a number of issues continue to exist, even with the hard work of the volunteers and of the Rose Cemetery Board. The issues include the need for physical improvements and ongoing maintenance such as the need for landscaping and irrigation, an entrance gate, and the removal of overgrown shrubbery, trees, and exotic plants. Other issues include the need to amend the current plat to reflect existing grave sites, continued cataloging of grave sites, and additional control of cemetery records (i.e., computer cataloging and backup of records). The past encroachment of a cemetery fence into Camelia Avenue was resolved by the City when they vacated a portion of the street.

ISSUES

- ▶ *Landscaping improvement and ongoing maintenance are needed, including irrigation.*
- ▶ *An entrance gate is needed.*
- ▶ *Computerization of records and replatting of burial sites are needed.*

III. Neighborhood Plan Alternatives, Solutions, Recommendations, and Implementation Strategies

A. Alternatives and Solutions

This section of the Union Academy Neighborhood (UAN) Solutions Plan will outline recommended alternatives and solutions to be used to address the neighborhood "Issues" that were identified in Phase I of this Plan. These "Recommended Alternatives and Solutions" are intended to further explain what steps can be taken to address the issues that were raised. Also, due to the large number and complexity of issues raised in Phase I, many of the corresponding solutions will overlap from subject area to subject area (i.e., a "Housing" solution may be the same as a "Property Conditions" solution).

B. Implementation Strategies

Following the list of Recommended Alternatives and Solutions, the "Implementation Strategies" are identified that refer to the way each of the Plan recommendations should be carried out. Some of the recommended alternatives and solutions are self explanatory, but others require the identification of an agency that will be responsible for its implementation or may require explanation of how to put a specific strategy to use. Identifying specific implementation strategies should help to ensure that the Plan is utilized to the fullest and that its implementation is a joint effort that does not place the entire implementation responsibility upon one agency or person. Also, the implementing agency identified can prioritize the recommended alternatives and solutions as necessary and in some cases may be required to analyze or expand upon the recommendation to determine what is necessary to address the issues raised.

C. Oversight Committee

To ensure that the ideas and actions found in this Plan are coordinated among the responsible entities, that the Plan will be implemented in a timely manner, and that the Plan will be updated on a regular basis, it is important that a group be identified which will oversee the implementation of the Plan. The group will not be entirely responsible for the Plan's implementation, but will ensure that progress is

maintained on the Plan's Recommendations. An Oversight Committee should be formed to ensure that these tasks are completed and should include the following persons:

- Two members of the Union Academy Neighborhood Citizens Committee;
- One Rose Cemetery Board Member;
- One Citizens Alliance for Progress Board Member;
- One member of Americans Committed to Improving our Neighborhood (ACTION);
- One member of the Northern Pinellas Ministerial Alliance;
- One member of the Tarpon Springs Housing Authority Board;
- One City of Tarpon Springs Board of Commissioners member; and
- The City of Tarpon Springs City Manager or his designee.

Each member of the Oversight Committee should be chosen from their respective organizations and expect to meet, at a minimum, on a quarterly basis to review and document progress towards the implementation of the Plan, implement those items specifically attributed to them in each Implementation Strategies section, and to coordinate the update of the Plan at least once per year. The Committee should report its progress to the City of Tarpon Springs Board of Commissioners and other boards listed above on a regular basis.

D. Population

✓ Issues Summary

The population in the UAN has a higher percentage of younger persons than the remainder of the City and may require services such as after school care, kids programs, and sports and recreation activities. In the near future higher education programs, job training programs, and new jobs will be needed as these young people grow into adults. Trends in the neighborhood populations should be monitored, so as to avoid reduction in the number of families living in the UAN, and programs and services developed in order to retain families in the UAN. Additionally, programs and actions implemented in this Plan must be cognizant of the needs of the African-American population within the Union Academy Neighborhood.

D. Population		
Alternatives & Solutions	Implementation Strategies	Priority
♦ The actions of agencies implementing this Plan should reflect the need to maintain or increase the number of families living in the UAN.	♦ The implementation of the Housing section of this Plan will help to maintain or increase the number of families in the UAN by providing affordable single family housing. ♦ The implementation of the Land Use section of this Plan will also help to maintain or increase the number of families in the UAN by making the construction of single family homes much easier.	High - this item should be started, as discussed in other sections, immediately after completion of this Plan.
♦ Recreation services, after school care, and other educational programs should be offered and improved as discussed in detail in the Land Use and Education sections to follow.	♦ The Oversight Committee should meet with the Tarpon Springs Recreation Department to determine how best to offer improved recreation to the younger UAN residents, and meet with the Pinellas County School Board for the provision of targeted educational and after school programs as outlined in the Education section of this Plan.	Medium - this item should be started within one year of the completion of this Plan.

E. Housing

✓ Issues Summary

The UAN has a small amount of owner-occupied single family homes. Many of the homes in the UAN are more than 40 years old and compared to the remainder of the City the UAN mean housing values are much lower. Renter-occupied structures exceed owner-occupied by 3 to 1 and low rental cost figures indicate a very poor economic status for the UAN residents. Both owner and renter-occupied structures are in poor condition.

Multi-family structures out-number single family structures by almost 2 to 1. Multi-family zoning is the predominant zoning district in the UAN and promotes the construction of large lot single family and multi-family structures. The actual housing unit density in the UAN is considerably lower than 15 units per acre. This results in "paper" units and populations that are projected, but never occur.

For further information on housing programs to pursue please see Appendix D.

E. Housing		
Alternatives & Solutions	Implementation Strategies	Priority
Ten vacant lots within the Union Academy Neighborhood are currently owned by the City of Tarpon Springs and should be made available to agencies such as Habitat for Humanity, Pinellas Homestead Project, Inc., or Tampa Bay Community Development Corporation for the provision of single family homes (see Map 7).	Request that the City consider making these vacant lots available to non-profit agencies who will construct affordable single family homes on them with a priority given to residents of Tarpon Springs or the Oversight Committee can help determine how best to utilize these.	High-this item should be initiated immediately upon completion of this Plan.
Create a new zoning district tailored for the Union Academy Neighborhood which will recognize the assets and problems of the area (see Appendix A).	- Request that the City initiate a change to the Land Development Code that includes the new zoning category as found in Appendix E. - Request that the City administration initiate the rezoning of predominantly single family properties which are currently zoned Residential Multifamily (RM-15) or RM-7.5 to the recommended R-60 single family zoning category (see Appendix E).	High-this item should be initiated immediately upon completion of this Plan.
New housing construction should be focused on the blocks identified on Map 4.	The Oversight Committee should ensure that housing construction as identified is directed to these areas.	High-this item should be initiated immediately upon completion of this plan.
Conduct a comprehensive inventory of structure conditions, such as the one completed in Winter Haven for the Florence Villa Community Development Corporation, to identify those in disrepair, but not yet dilapidated. Structures identified as in poor condition should be improved under financial assistance from the HOME or SHIP plans and take into consideration the CPTED principles discussed in Section L. Public Safety. The efforts to improve structure conditions should target areas (blocks) with the greatest need first as shown on Map 4. Structures identified as uninhabitable should be placed on the list of homes needing to be demolished. Plans for the remaining vacant lot should be developed to ensure that it does not become a nuisance and to promote its redevelopment.	The Oversight Committee should ensure that this item is completed.	High - this item should be started immediately upon the completion of this Plan.

E. Housing		
Alternatives & Solutions	Implementation Strategies	Priority
◆ Pursue sources to secure federal or state funding to assist low-income and very-low income residents acquire down-payment assistance or low interest rate mortgages through private lending institutions. Possible grant programs to focus on include: the Home Investment Partnership (HOME); Hope for Home-Ownership of Single Family Homes (HOPE); and the State Housing Initiatives Partnership (SHIP). ◆ Pursue funding for housing rehabilitation and new construction of homes through the following programs: Homeowners Assistance, HOME, State Apartment Incentive Loan, Low-Income Housing Tax Credit, Predevelopment Loan Program, SHIP, Rental Housing Bonds, and Single-Family Bonds (FDCA). Small Communities Block Grant Program includes funds eligible for housing rehabilitation and should be implemented as described in "Implementation Strategies." ◆ If the vacancy rates at the public housing units are a function of a need for larger units, the agency responsible for implementing this section should pursue acquiring Section-eight certificates to allow current public housing residents to move into housing units in other areas of the City. If the vacancy rate is a function of a decreased need for public housing assistance, perhaps the residents could be consolidated into fewer structures. ◆ Conduct home-buyers seminars (six to twelve month series) for interested persons in the neighborhood so they may learn about the rewards and responsibilities of home-ownership. Create and distribute a flyer to the residents, which includes information on what's involved in completing a credit report, applying for a mortgage, getting insurance, etc. ◆ Explore processes of financing-assistance, helping residents qualify for mortgages, perhaps in a prioritization method of first targeting those who already qualify for initial ownership, and secondly dedicating resources to those most likely to qualify, and so on, to see more immediate results. Contact organizations which provide low or no-down payment programs to qualified buyers in exchange for sweat equity in the construction. Possible organizations include Habitat for Humanity; Pinellas Homestead Project, Inc.; and Tampa Bay Community Development Corporation.	◆ The Oversight Committee should ensure that an organizational structure be developed or created with the ability to administer these programs. Examples could include the following: - agreement with the Clearwater Neighborhood Housing Services or creation of a similar entity to include the UAN; - utilization of the Tarpon Springs Housing Authority to administer these items; and - expansion of the duties for the CAP to administer these items. Irrespective of the particular make-up of the agency, the purpose is to create a public/private entity capable of utilizing the housing assistance tools available to the UAN. This agency may also be considered a subgrantee for the City's "Small Cities" program (part of the Community Development Block Grant program). After review by the Citizens Committee in February of 1997 it was determined that their preference would be that this agency be developed and operated as a community based organization.	Medium - this item can be started within one year of the completion of this Plan.
◆ To address the issue of inadequate buffering between single-family and multi-family uses, the City should adopt design guidelines to be enforced through the building permit and site plan review process.	◆ Request that the City initiate a change to the Land Development Code that provides for effective buffering between uses and consider requiring multi-family uses be reviewed for compatibility with surrounding uses through the Conditional Use process.	Medium-this item can be started within one year of completion of this Plan.

F. Land Use

✓ Issues Summary

The UAN has non-residential uses scattered throughout that can have a negative impact upon adjoining single family uses. Also, a high proportion of multi-family structures exist in the UAN and they are permitted to locate next to single family uses with only a small landscaping buffer between the two. Multi-family structures are not reviewed for compatibility with surrounding uses to mitigate any negative impacts they may have.

Considerable vacant and built commercial area exists immediately adjacent to the planning area on the west which should be reviewed for the provision of goods and services for the UAN residents as opposed to converting more residential land within the UAN to non-residential.

A large number of lots are vacant in the UAN resulting in the potential to construct up to 300 residential units. Ten of these lots are owned by the City. Impediments to the construction of single family homes on these lots include the City's overly restrictive lot area and width requirements.

It was the perception of the residents present at the first neighborhood meeting that Dorsett Park does not include enough recreational programs for the UAN residents and conditions at the park need to be improved.

F. Land Use		
Alternatives & Solutions	Implementation Strategies	Priority
♦ An analysis of the UAN, including the area outside the UAN between Safford Avenue and Pinellas Avenue, should be conducted to determine what areas can be used to provide the goods and services needed by the UAN residents.	♦ The Planning and Zoning Department should analyze the suitability of vacant commercial land for alternative uses based upon transportation patterns and access, other commercial uses nearby, availability of water, availability of sanitary sewer service, stormwater facilities, and neighboring uses.	High - this item should be started immediately upon the completion of this Plan.

F. Land Use		
Alternatives & Solutions	Implementation Strategies	Priority
◆ Create a new zoning district tailored for the Union Academy Neighborhood which will recognize the assets and problems of the area as described by a survey of the UAN citizens committee as shown in Appendix A.	◆ Request that the City initiate a change to the Land Development Code that includes the new zoning category as found in Appendix E. ◆ Request that the City administration initiate the rezoning of predominantly single family properties which are currently zoned Residential Multifamily (RM-15) or RM-7.5 to the recommended R-60 single family zoning category (see Appendix E).	High-this item should be initiated immediately upon completion of this Plan.
◆ To address the issue of inadequate buffering between single-family and multi-family uses, the City should adopt design guidelines to be enforced through the building permit and site plan review process.	◆ Request that the City initiate a change to the Land Development Code that provides for effective buffering between uses and consider requiring multi-family uses be reviewed for compatibility with surrounding uses through the Conditional Use process.	Medium-this item can be started within one year of completion of this Plan.
◆ Consider the following recreation oriented items: - building an indoor recreation facility that serves the Union Academy Neighborhood and the remainder of the City; - expand the Cops & Kids center to accommodate additional recreation activities and additional children; - request that the City plan additional recreational activities directed towards the residents of the Union Academy Neighborhood, both young and old, this can include utilization of the Pinellas Trail; - request that the City continue to sponsor recreational programs at the Community Center on Walton Avenue but to enhance the access to the center by Union Academy Neighborhood residents by educating them on the programs available to them. It may help to develop programs that respond to the needs of the African-Americans that live nearby; and - request that the City Recreation Department co-sponsor recreation programs with local churches that cater to the Union Academy Neighborhood residents needs.	◆ The Oversight Committee should meet with the Recreation Advisory Committee to determine how best to meet these needs.	Medium - this item should be started within one year of the completion of this Plan.

G. Transportation

✓ Issues Summary

Transit stops are outside of the Union Academy Neighborhood, out of reach for many residents, and they do not travel close enough to St. Petersburg Junior College or Innisbrook Resort, major educational and employment attractors of Union Academy Neighborhood residents.

With respect to planned improvements to area streets, Lemon Street and Safford Avenue, as shown on the MPO's 2015 Plan, may have a positive impact upon the neighborhood's non-residential uses by promoting economic development of the area. These same improvements have the potential to have a negative effect on the Pinellas Trail, which traverses the west side of the Union Academy Neighborhood, by disrupting its flow and possibly causing the need for its relocation or retrofit. Additionally, the Meres Blvd. and Disston Ave. extensions shown in the MPO's 2015 Plan are not listed in the City's Traffic Circulation Element as a "need" and should be reviewed to ensure that there is not an error in their listing.

G. Transportation		
Alternatives & Solutions	Implementation Strategies	Priority
♦ The Union Academy Neighborhood Oversight Committee must work closely with their PSTA representative to accomplish the following: - Restructure transit routes to operate along Klosterman Road, establishing stops within Innisbrook Resort and St. Petersburg Junior College; - Continue transit service through the Union Academy Neighborhood, taking routes down Martin Luther King Jr. Drive; - The Citizens Alliance for Progress should extend an open invitation to PSTA to attend CAP monthly or annual meetings to discuss transit plans affecting the Union Academy Neighborhood; and - Identification of initiatives at the federal and state levels which will enhance transit service in the neighborhood.	♦ Utilize the Union Academy Neighborhood Oversight Committee to ensure that the items listed are implemented utilizing the following options: - work closely through the local representative on the PSTA Board to initiate necessary changes to PSTA routes; - contact the Bay Area Commuter Services (BACS) to determine if van pooling would work for access from the UAN to Innisbrook and SPJC; and - identify tax incentives for Innisbrook for the transport of employees from the UAN to Innisbrook.	High - this item should be started immediately upon the completion of this Plan.
♦ The one-way pair of Safford Avenue with Pinellas Avenue is no longer feasible since the Pinellas Trail was constructed in the center of Safford Avenue. The economic development of the area will be enhanced by neo-traditional redevelopment, not development that can commonly be found along US 19 or Alternate US 19.	♦ The Planning and Zoning Department should study alternatives to the one way pairing of Safford Avenue and process an amendment through the Pinellas County Metropolitan Planning Organization to delete the item from their five year Transportation Improvement Plan.	Medium - this item should be started within one year of the completion of this Plan.

G. Transportation		
Alternatives & Solutions	Implementation Strategies	Priority
♦ The Meres Boulevard & Disston Avenue roadway extensions shown on the Metropolitan Planning Organization 2015 Plan are not listed in the City's Traffic Circulation Element as a "need" and should be reviewed to ensure that there is not an error in their listing. The City should re-evaluate these segments during the 1997 update of the Comprehensive Plan.	♦ Request that the Planning and Zoning Department process an amendment through the Pinellas County Metropolitan Planning Organization to delete the extensions of Meres Blvd. and Disston Avenue from their five year Transportation Improvement Plan.	Low - this item should be started within one year of the completion of this Plan.
♦ If Meres Blvd. or Disston Avenue are ever extended, these extensions should be reviewed closely for their impacts upon the Union Academy Neighborhood.	♦ Future analysis should occur within the Comprehensive Plan update process that considers the UAN when making roadway improvement decisions. The Oversight Committee should be notified of the decision making process so that they can best determine what the needs of the UAN residents will be.	Low - this item would begin if and when Meres or Disston are proposed for extension.

H. Infrastructure

✓ Issues Summary

Safford Avenue is narrow and contains no parking, but still serves non-residential uses making it difficult for delivery vehicles to maneuver in the area. Martin Luther King Jr. Drive is wider and has a small number of accidents, but due to higher speeds and visibility problems, those accidents that do occur are severe. Martin Luther King Jr. Drive is also crossed by many pedestrians, included school aged children traveling to Tarpon Springs Fundamental School and Tarpon Springs Elementary School.

Sidewalks in the neighborhood form an incomplete system that does not allow pedestrians access to major destinations inside or outside the neighborhood. Martin Luther King Jr. Dr. is a major thoroughfare that is highly used by pedestrians, but only has a three foot wide sidewalk on its north side. Also, it does not extend to US 19 North or US Alt. 19 North on either the north or south side.

The Union Academy Neighborhood is well covered by street lighting and other infrastructure issues include individual septic systems that are old and expected to be in poor condition resulting in service disruption and possible contamination of groundwater and nearby wetlands. Flooding of the roadway occurs at Levis Avenue between Lime Street and Oakwood Street (adjacent to Union Academy Cultural Center). Flooding of a low area occurs on Disston Avenue south of Harrison Street.

H. Infrastructure		
Alternatives & Solutions	Implementation Strategies	Priority
◆ Sidewalk construction should be prioritized into two phases: - Phase one includes the completion of a continuous sidewalk system that connects existing sidewalks and major destination points (see map in Appendix F). - Phase two includes completion of the construction of sidewalks, and other pedestrian improvements, for both sides of each street in the remainder of the neighborhood (see map in Appendix F). This phase of construction should be started immediately after the completion of phase one. ◆ Funding of pedestrian improvements should be pursued through ISTEA funds and the Pinellas County sidewalk improvement fund.	◆ The City Public Works Department should be responsible for coordinating these recommendations. They can also coordinate the placement of funding requests on the County's Technical Coordinating Committee's Agenda through the City's Planning and Zoning Department.	Medium - this item should be started within one year after the completion of this Plan.
◆ Consideration should be given towards the creation of a Union Academy Neighborhood entrance feature located at major entrances to the neighborhood. ◆ Consideration should be given to the redevelopment of Martin Luther King, Jr., Drive so that it may include narrower pavement widths which allow for more pedestrian improvements (adequate right-of-way does not exist to construct sidewalks on both sides of the street) and other "streetscape" improvements that will help to make the area safer and help to slow traffic.	◆ The Oversight Committee should analyze this issue and determine if it should be pursued any further.	Medium - this item should be started one year after the completion of this Plan.
◆ Plans should be developed to eliminate individual septic systems. ◆ The identified flooding problems should be addressed through the City's stormwater management plan.	◆ The City Engineering Department should be responsible for developing a plan to phase out individual septic systems and for correcting the identified drainage problems.	Medium - this item should be started within one year of the completion of this Plan.

I. Property Conditions

✓ Issues Summary

Poor condition of property in the UAN reduces the aesthetic quality of the neighborhood, discourages private investment, minimizes or eliminates property appreciation, and reduces others willingness to maintain their property. The large extent of vacant land within the planning area contributes to these lower property values. Also, overgrown vacant parcels represent a large portion of the code enforcement action within the

Union Academy Neighborhood. A review of the neighborhood indicates a greater number of code violations when compared to the City as a whole. However, many of the code violations are of the type that are easily corrected. It will be important to the improvement of the UAN to have strong citizen involvement in correcting many code violations. An effort is needed that will help to instill pride in the neighborhood and promote individual responsibility towards its improvement.

I. Property Conditions		
Alternatives & Solutions	Implementation Strategies	Priority
♦ Cultivate neighborhood support for code enforcement consistent with the citizen survey responses; ♦ Consider forming a property owners coalition that can address neighborhood upkeep as well as other important issues; and ♦ Consistently enforce City codes on a prioritized basis throughout the Union Academy Neighborhood.	♦ The Oversight Committee should consider establishing a code enforcement Community Response Team comprised of the following: - Three Union Academy Neighborhood Citizens Committee members; - One member of the proposed property owners coalition (see alternatives and solutions on the left); and - The City Code Enforcement Department with input from: - Police Department; - Fire Department; - Planning and Zoning Department; and - Building Department. This effort will emphasize individual responsibility and neighborhood pride. It can be highly publicized within the community and will be continued on at least a quarterly basis. Also, efforts could be conducted within the neighborhood to assist those elderly or disabled residents with home clean-up, who are not otherwise able to tend to the maintenance of their home or property.	Medium - this item should be started within one year of completion of this Plan.

J. Economy

✓ Issues Summary

The Union Academy Neighborhood shows significant differences as compared to the City as a whole, indicating that the residents are experiencing worse economic conditions with respect to income. One observation on how this might be improved included developing businesses along the Pinellas Trail that serve Pinellas Trail users, tourists, and residents alike. Also, vacant land for commercial use is available just west of the UAN between Safford Avenue and Pinellas Avenue, along Lemon Street on the north side of the UAN, and on Lincoln Avenue within the UAN.

I. Economy		
Alternatives & Solutions	Implementation Strategies	Priority
♦ The Job Development Task Force operating out of the Citizens Alliance for Progress center needs to be expanded to include representatives from Pinellas Technical Educational Center, St. Petersburg Junior College, Pinellas Regional Partnership, local schools, the Chamber of Commerce and three of the four major employers cited in the Community Survey Report (Innisbrook, Helen Ellis Hospital, and City of Tarpon Springs). This will strengthen the existing group's ability to address: - Job development and placement; - Improve planning and coordination between the public and private sector; - Revise and update existing education and training programs to help locate job opportunities that provide the income to sustain families properly; - The need for outreach and intense case management to chronically unemployed, underemployed, and hard to employ residents with substandard educational and vocational training and job development and placement opportunities; - The development of incentives for employers to train and hire individuals from the Union Academy Neighborhood; and - Utilization of the Union Academy neighborhood as a site to test the implementation of strategies developed for youth by Pinellas Regional Partnership School. ♦ Assess the feasibility of creating or expanding minority-owned businesses in the Union Academy Neighborhood. Compare supply and demand for goods and services desired by the minority consumer base. Close proximity of retail businesses for all neighborhood/residents may require identification of niche and/or boutique type businesses for this community (see Appendix G, Target Area Business Inventory). Identification of what residents feel they would like in either product or services, but is either not locally available or lacks quality, variety and affordability may suggest good opportunities for minority business development.	♦ The Union Academy Neighborhood Oversight Committee should initiate these items as well as look at ways to increase/improve youth employment opportunities. ♦ Utilize the Job Development Task Force at the Citizens Alliance for Progress (CAP) center and the Florida Community Opportunity Partnership Center (FCOCP) to complete the solutions listed above. The Task Force consists of representatives from the Florida Department of Labor and Employment Security Regional Office, Vocational Rehabilitation, Jobs and Benefits, Project Independence, CAP, and the University of South Florida's (USF) FCOPC. The FCOCP is a community outreach center of the University of South Florida with a primary focus of providing technical assistance needed to empower community based organizations, businesses, and residents within the Union Academy Neighborhood, facilitating community development, assisting in the design of a one stop employment and social service programs and identifying USF staff and resources where needed. ♦ One of the programs offered through CAP is the CAP Family Career Development and Job Placement Program that started on September 1, 1996 as a result of a special job development project of FCOCP and the CAP Job Development Task Force. The function of the program is to provide holistic and personal support services to the chronically unemployed, underemployed, and hard to employ persons within the CAP target area. Services will include career counseling, job readiness and training and job placement assistance; maintaining a human resource data base; partnering with local employers to provide full time employment and training opportunities; providing local and countywide job listings; coordinating affordable child care and referring clients to a network of programs and agencies which facilitate self sufficiency and economic stability.	High - this item should be started immediately upon the completion of this Plan.

J. Economy		
Alternatives & Solutions	Implementation Strategies	Priority
♦ Opportunities for low interest minority business loans for retail, manufacturing and home-based businesses need to be explored.	♦ The Florida Community Opportunity Partnership Center at the University of South Florida should initiate these items.	Medium - this item should be started within one year of the completion of this Plan.
♦ The Tarpon Springs Land Development Code should be reviewed to determine if changes can be made to allow home occupations that have a negligible impact on surrounding areas.	♦ The City Planning and Zoning Department should initiate these items.	Medium - this item should be started within one year of the completion of this Plan.

K. Education

✓ Issues Summary

UAN residents may experience difficulty accessing the St. Petersburg Junior College or the Pinellas Technical College using the PSTA bus system (see Transportation discussion for further details and solutions. Also, 28% of the residents sampled within the UAN have a high school education but no diploma.

K. Education		
Alternatives & Solutions	Implementation Strategies	Priority
♦ A case management approach should be adopted for children and their families who participated in site visits of middle and high school students to the University of South Florida campus in 1996 to monitor progress, provide positive early and ongoing intervention strategies to further the goal of school retention and graduation.	♦ The Citizens Alliance for Progress, Inc. and Florida Community Opportunity Partnership Center should review outcome of site visits of middle school and high school students to the University of South Florida campus in 1996.	Medium - this item should be started within one year after the completion of this Plan.
♦ Request the Citizens Alliance for Progress (CAP) propose that local schools review and implement the monograph prepared by the Florida Institute of Education for the Florida Department of Education in partnership with CAP. ♦ New grant initiatives available to local school districts, community based organizations and state universities from the Florida Department of Education should be applied for (i.e. Break the Mold, Full Service Schools, Charter Schools, Shared Network and Integrative Services).	♦ The CAP should initiate these items and work with the Oversight Committee to ensure that they are implemented.	Medium - this item should be started within one year after the completion of this Plan.
♦ The After School Cyclic Learning Project (see Appendix H) should be adapted and considered. ♦ The Access to Technology Program (see Appendix I) should be adapted and considered.	♦ The CAP should initiate these items and work closely with the Pinellas County School Board to ensure that they are implemented.	Medium - this item should be started within one year of the completion of this Plan.
♦ A collaborative and comprehensive approach to the educational needs of the Union Academy Neighborhood from birth to adulthood needs to be considered. ♦ Develop more neighborhood schooling opportunities for residents. ♦ Improve opportunities for residents to reach a higher level of academic achievement. ♦ Persons who have attained the 9th - 12th grade education level, but who have not received a diploma, should be encouraged to complete their educational training	♦ The Oversight Committee should initiate these items with the School Board to accomplish the following (this can be initiated by sending a letter to local principals and the School Board): - creation of a suspended student program, using the CAP center, the Cops & Kids center, and the Community Center; - expansion of pre-school programs, Head Start and after-school, at CAP, the Cops & Kids center, and the Community Center; - creation of a vocational training program or center that serves northern Pinellas County, especially the Union Academy Neighborhood; and - creation of a computer laboratory and training program to address computer literacy for the Union Academy Neighborhood residents.	Medium - this item should be started within one year of the completion of this Plan.

L Public Safety

✓ Issues Summary

The area of the City which currently has the highest crime rate is the UAN, but through improvements within the neighborhood's environment the Police Department along with the UAN residents can further decrease crime.

Abandoned vehicles and overgrown lots are a problem in the neighborhood. Abandoned homes and derelict buildings are a problem in the neighborhood, often becoming crack houses or safe havens for the criminal element and should be demolished.

Lighting must be improved in areas of the community that are having high incidents of crime and businesses in the area need aesthetic improvements.

L. Public Safety		
Alternatives & Solutions	Implementation Strategies	Priority
◆ Adopt Crime Prevention Through Environmental Design (CPTED) principles and design review guidelines into the Tarpon Springs Land Development Code for review of all new construction and the renovation of existing structures and properties, including public projects within the Union Academy Neighborhood (UAN). ◆ Review all public owned parcels, buildings, and street rights-of-way in the UAN against CPTED principals and make recommendations to improve their safety and reduce crime potential. ◆ Consider using utility bill mailings to notify all business owners, multi-family dwelling owners, and other property owners within the UAN that the CPTED trained personnel will evaluate their properties as requested and suggest ways to improve safety and reduce crime potential. ◆ Include three CPTED trained personnel, one from the Police Department, one from the Engineering Department, and one from the Planning and Zoning Department, in all Technical Review Committee meetings. ◆ Consider notifying neighboring property owners and civic groups of pending site plan applications in order to solicit input regarding safety and crime issues.	◆ The City Police Department, with the help from the Planning and Zoning Department and the Engineering Department, should be responsible for the implementation of the CPTED principles and guidelines.	Medium - this item should be started within one year after the completion of this Plan.

L. Public Safety		
Alternatives & Solutions	Implementation Strategies	Priority
♦ Support the efforts of the Police Department in trying to establish neighborhood crime watch areas.	♦ The CAP should initiate these items and work with the Oversight Committee to ensure that they are implemented.	Medium - this item should be started within one year after the completion of this Plan.
♦ Include a police officer on the UAN Code Enforcement Community Response Team.	♦ Utilize the Community Response Team, discussed in the previous section entitled Property Conditions, to discuss plans and actions for the UAN on a quarterly basis at a minimum.	Medium - this item should be started within one year after the completion of this Plan.
♦ Limit the issuance of APS (sale by package) alcoholic beverage licenses proximate to schools, churches, and the Pinellas Trail.	♦ Request that the City Planning and Zoning Department process an amendment to the Tarpon Springs Land Development Code implementing this item.	Medium - this item should be started within one year after the completion of this Plan.

M. Other - Rose Cemetery

✓ Issues Summary

The issues include the need for physical improvements and ongoing maintenance such as the need for landscaping and irrigation, an entrance gate, and the removal of overgrown shrubbery, trees, and exotic plants. Other issues include the need to amend the current plat to reflect existing grave sites, continued cataloging of grave sites, and additional control of cemetery records (i.e., computer cataloging and backup of records).

M. Other - Rose Cemetery		
Alternatives & Solutions	Implementation Strategies	Priority
♦ Research available grants for the provision of landscaping, maintenance, and entrance features. ♦ Extend nearby effluent lines to accommodate the landscaping irrigation needs of the cemetery. ♦ Research available grants and other avenues of funding for the purchase of software and hardware needed for the cataloging of cemetery records.	♦ Consider extension of the effluent lines currently serving the City park (East Tarpon Sports Complex) to the east or consider allowing connection to the effluent line proposed to be extended for the development occurring at Haftel Groves to the north. ♦ Research the availability of grants for the purposes identified to the left and request the City provide technical assistance to the Rose Cemetery Board for the filing of such grant applications. ♦ Ensure the Oversight Committee reviews other Rose Cemetery issues that may arise and determine what can be done to resolve such issues.	Medium - this item should be started within one year after the completion of this Plan.

Appendix A. Citizens Committee List of Problems/Issues and Assets

PROBLEMS/ISSUES	ASSETS
Housing Improve public housing Rehabilitate abandoned homes No affordable houses (including for single parents with young children & better utilization of existing) Transportation Improve public transportation within area Transit routes & stops on MLK, Jr. Drive Infrastructure Maintain roads and sidewalks Need sidewalks, signs, lights Drainage (Get a Boat) Refuse pickup inadequate & inconsistent (how to collect trash to be picked up) Property Conditions Improve vacant lots (need cleaning - enforce codes & community clean up/fix up campaign) Reduce overall litter Demolish abandoned homes Environmental improvements to Lime and Lincoln Avenue area Bring commercial buildings on Trail to Code & improve their aesthetics Housing Authority structures adding to environmental decline Trees need pruning (code enforcement) Lack of beautification of our neighborhood (i.e. bushes & weeds everywhere) Trash & debris disposal (church, community organizations can sponsor dumpsters) Too many housing apartments are boarded up Dorsett Park needs to be maintained on a regular basis & recreation program needs to be kept up Clean up Safford Avenue (littering, renovate existing businesses on Safford) Lighting and thinning of woods (towards Hellen Ellis Hospital)	Like the people, solving problems will reduce deterioration Dorsett Park CAP - continued education for adults & children Recreation Department Good community to raise children (closeness) Churches Cops and Kids Program Friendly community Access to schools Religious community Safety Beach, parks & shopping Quiet neighborhoods Community interest/participation New library on Lemon Street Close knit community Everything is within walking distance Very strong community based organization - CAP You could basically do your "one stop shopping" (education, jobs, recreation, counseling, cultural entertainment) Community has beautiful natural surroundings (trees, flowers) Pinellas Trail

PROBLEMS/ISSUES (Cont.)	ASSETS (Cont.)
Economy More jobs for youth (besides fast food & supermarket) Lack of job opportunities Lack of black-owned or neighborhood businesses Need a job bank in the community Education Truancy needs to be addressed Schools "throwing" problems back into the community & inadequate counseling of children Enforce truancy (provide youth groups & places to go) High drop-out rate Public Safety Neighborhood police needed Community Services Plan more youth programs (churches and others) Lack of opportunities for the youth Lack of combined effort by churches to help youth Publicize/market services now at CAP to community	

Appendix B. Median Values of Residentially Built and Vacant Lots

Block	Residentially Built Lots					
	Built Acres	Built Value	Value/ Acre	Median Value	Average Value	
1	0.18	\$34,600	\$190,180	\$34,600	\$34,600	Only one home
2	1.58	\$198,400	\$125,636	\$38,400	\$39,680	
3	0.00	\$0	ERR	\$0	ERR	No structures
4	0.00	\$0	ERR	\$0	ERR	No structures
5	3.57	\$352,600	\$98,900	\$24,100	\$58,767	Greatly affected by public housing value
6	0.23	\$282,400	\$1,205,128	\$24,700	\$31,378	
7	2.19	\$401,600	\$183,372	\$33,500	\$40,160	
8	0.00	\$0	ERR	\$0	ERR	No structures
9	1.61	\$431,500	\$268,835	\$57,350	\$53,938	
10	2.33	\$591,000	\$253,948	\$112,600	\$118,200	
11	3.97	\$692,100	\$174,190	\$32,300	\$38,450	
12	6.32	\$2,061,200	\$326,337	\$2,061,200	\$2,061,200	
13	9.02	\$2,086,100	\$231,246	\$2,086,100	\$2,086,100	
14	0.00	\$0	ERR	\$0	ERR	No structures
15	0.00	\$0	ERR	\$0	ERR	No structures
16	2.50	\$250,900	\$100,325	\$21,650	\$20,908	
17	0.67	\$124,800	\$187,588	\$27,500	\$31,200	
18	1.27	\$175,700	\$138,462	\$24,600	\$25,100	
19	1.72	\$296,300	\$172,091	\$23,400	\$26,936	
20	1.92	\$330,300	\$172,056	\$26,100	\$30,027	
21	3.11	\$531,500	\$170,870	\$23,900	\$25,310	
22	3.11	\$298,200	\$95,867	\$18,750	\$21,300	
23	0.88	\$98,200	\$111,196	\$20,850	\$16,367	
24	1.58	\$215,800	\$136,675	\$20,550	\$21,580	
25	2.07	\$692,300	\$335,200	\$692,300	\$692,300	
26	0.07	\$0	\$0	\$0	ERR	No structures
27	0.00	\$0	ERR	\$0	ERR	No structures
28	2.60	\$326,400	\$125,581	\$23,750	\$23,314	
29	2.53	\$343,100	\$135,854	\$23,100	\$26,392	
30	3.73	\$523,800	\$140,411	\$37,400	\$37,414	
31	2.09	\$324,800	\$155,476	\$22,850	\$32,480	
32	3.23	\$512,000	\$158,400	\$22,900	\$51,200	
33	2.88	\$521,200	\$181,274	\$27,300	\$74,457	

34	2.58	\$430,000	\$166,412	\$38,100	\$47,778	
35	1.22	\$176,700	\$145,315	\$20,600	\$25,243	
36	1.70	\$186,500	\$109,413	\$32,950	\$31,083	
37	1.03	\$155,200	\$150,234	\$32,400	\$31,040	
38	0.00	\$0	ERR	\$0	ERR	No structures
39	0.00	\$0	ERR	\$0	ERR	No structures
40	3.34	\$559,200	\$167,228	\$35,300	\$39,943	
41	0.91	\$135,300	\$148,358	\$36,950	\$33,825	
42	0.21	\$114,500	\$554,488	\$22,800	\$28,625	Mostly undeveloped
43	0.01	\$0	\$0	\$0	ERR	undeveloped
44	0.00	\$0	ERR	\$0	ERR	undeveloped
45	9.07	\$2,100,200	\$231,672	\$2,100,200	\$2,100,200	Mango Circle
TOTALS 77.94 \$14,454,200 \$185,443 \$38,900 NA						

Block	Vacant Lots					
	Vacant Acres	Vacant Value	Value/ Acre	Median Value	Average Value	
1	0.00	\$0	ERR	\$0	\$0	No vacant lots
2	0.89	\$65,500	\$73,381	\$15,100	\$16,375	
3	0.58	\$36,000	\$61,983	\$8,500	\$12,000	
4	0.00	\$0	ERR	\$0	ERR	No vacant lots
5	1.07	\$50,700	\$47,284	\$6,500	\$7,243	
6	1.18	\$47,800	\$40,352	\$5,600	\$6,829	
7	0.48	\$20,200	\$42,001	\$5,100	\$5,050	
8	0.15	\$14,700	\$94,864	\$14,700	\$14,700	
9	1.31	\$33,800	\$25,788	\$3,800	\$4,225	
10	0.33	\$9,500	\$29,040	\$9,500	\$9,500	
11	0.39	\$15,100	\$38,978	\$7,550	\$7,550	
12	0.00	\$0	ERR	\$0	ERR	No vacant lots
13	0.00	\$0	ERR	\$0	ERR	No vacant lots
14	0.00	\$0	ERR	\$0	ERR	No vacant lots
15	0.16	\$50,500	\$314,254	\$50,500	\$50,500	
16	2.13	\$45,300	\$21,304	\$3,200	\$3,236	
17	1.25	\$26,100	\$20,892	\$3,300	\$3,729	
18	0.69	\$14,900	\$21,635	\$3,200	\$3,725	
19	0.41	\$9,000	\$21,780	\$2,600	\$3,000	
20	0.62	\$12,500	\$20,283	\$3,100	\$4,167	

21	1.25	\$30,400	\$24,298	\$3,200	\$3,378	
22	1.25	\$38,200	\$30,532	\$2,600	\$3,473	
23	1.03	\$34,500	\$33,396	\$6,100	\$5,750	
24	0.29	\$11,300	\$39,378	\$5,650	\$5,650	
25	0.00	\$0	ERR	\$0	ERR	No vacant lots
26	2.14	\$150,400	\$70,370	\$75,200	\$75,200	
27	0.31	\$50,000	\$160,147	\$25,000	\$25,000	
28	0.95	\$19,700	\$20,803	\$3,200	\$3,940	
29	1.34	\$28,800	\$21,445	\$3,200	\$3,600	
30	0.49	\$13,700	\$27,757	\$5,200	\$4,567	
31	1.68	\$30,600	\$18,184	\$3,300	\$3,825	
32	0.26	\$5,800	\$22,558	\$5,800	\$5,800	
33	0.90	\$20,200	\$22,527	\$5,100	\$5,050	
34	1.06	\$31,900	\$29,982	\$3,400	\$4,557	
35	0.61	\$13,200	\$21,711	\$3,200	\$4,400	
36	2.36	\$37,300	\$15,813	\$8,300	\$9,325	
37	3.41	\$113,100	\$33,176	\$5,250	\$14,138	
38	0.00	\$0	ERR	\$0	ERR	No vacant lots
39	0.00	\$0	ERR	\$0	ERR	No vacant lots
40	0.30	\$12,200	\$40,132	\$6,100	\$6,100	
41	0.30	\$12,200	\$40,132	\$6,100	\$6,100	
42	0.91	\$23,800	\$26,097	\$3,200	\$3,967	Mostly undeveloped
43	2.58	\$78,500	\$30,395	\$3,100	\$5,607	undeveloped
44	2.62	\$88,000	\$33,525	\$3,100	\$4,889	undeveloped
45	1.86	\$60,600	\$32,567	\$30,300	\$30,300	Mango Circle
TOTALS						
	37.71	\$1,295,400	\$34,356	\$11,535	NA	

UNION ACADEMY NEIGHBORHOOD

PLANNING AREA

Tarpon Springs



SCALE 1" = 800'
DATE: 14-MAR-1987

BLOCK DIVISIONS
AS USED IN
MEDIAN VALUE ANALYSIS

PREPARED FOR
PINELLAS PLANNING COUNCIL

GRAPHICS PREPARED BY THE
OFFICE OF THE
PINELLAS COUNTY PROPERTY APPRAISER
JIM SMITH

Pinellas County Property Appraiser's Office
Pinellas County, Florida 33614
Telephone: (813) 875-1234
Fax: (813) 875-1235
This map is a representation of the information provided to the Pinellas County Property Appraiser's Office. It is not a warranty of accuracy. The information is provided for informational purposes only. The information is not to be used for any other purpose without the express written consent of the Pinellas County Property Appraiser's Office.



Appendix C. Inventory of City Owned Property

Map Number	Width x Depth	Area (in Square Feet)	Existing Use	Just Value
1	150x112	16,800	Fire Station	\$176,500
2	110x169	18,590	Vacant Lots	\$28,400
3	30x300 50x150	9,000 7,500	Oakwood Street Vacant Lot	\$4,600 \$3,200
4	198x310	51,625	Union Academy	\$158,500
5	145x85	12,325	Retention Pond	\$21,000
6	50x100	5,000	Retention Pond	\$4,700
7	74x90	6,660	Vacant Lot	\$5,500
8	310x320	99,200	Community Center	\$389,000
9	100x132	13,200	Vacant Lot	\$6,800
10	100x132	13,200	Vacant Lot	\$6,800
11	50x132	6,600	Vacant Lot	\$3,400
12	62x140	8,680	Vacant Lot	\$5,400
13	65x140	9,100	Vacant Lot	\$5,700
14	150x140	21,000	Cops/Kids	\$79,600
15	490x638	296,644	Dorsett Park	\$241,600

Appendix D. Summary of Housing Programs

1. HOME - Home Investment Partnership

HUD provides financial assistance to state and local governments to implement housing strategies designed to create long term solutions to problems with substandard & unaffordable housing. The program is designed to expand the supply of decent housing for low & very low income Americans. This includes rental housing made affordable through tenant-based assistance.

Its objectives are to strengthen the abilities of state and local governments & nonprofit organizations to design & implement strategies for providing decent housing; to provide financial & technical assistance to participating jurisdictions; and to create & strengthen partnerships among all levels of government & the private sector to produce or manage affordable housing.

HUD publishes the amount of HOME funds that local governments are eligible to receive annually, in the Federal Register. Jurisdictions which are not eligible for an allocation of at least \$335,000 cannot apply for HOME funds directly from HUD, but may apply to the state for funding. Forty percent of funds goes to states; 60% goes for units of local government.

Jurisdictions must submit a housing strategy for HUD approval which enables them to design a housing strategy to meet unique local housing needs. Jurisdictions which receive HOME funds are required to match the funds at a ratio of 1:4. The following sources may be used as a match:

- ▶ private sources
- ▶ cash
- ▶ value of foregone interest, taxes, fees, or charges
- ▶ appraised value of land
- ▶ real property
- ▶ bond financing
- ▶ donated construction materials
- ▶ voluntary labor

Use of Funds:

- ▶ tenant-based assistance to provide housing to very-low and low income persons
- ▶ for relocation costs of persons displaced by HOME activities
- ▶ rehabilitation efforts
- ▶ new construction if rehabilitation is not possible
- ▶ to assist 1st time home-buyers to finance the purchase of a home; to help existing low income homeowners rehabilitate their homes

Threshold Limits

- ▶ Rental assistance - 90% of HOME funds used for rental housing must be for units occupied by families whose incomes are 60% of the median for the area or less
- ▶ Homeowner assistance - must have incomes at or below 80% of the area median income; home must be the owner's principal residence.

2. HOPE Program - Hope for Home-ownership of Single Family Homes

The purpose of the program is to provide 1st time home-ownership opportunities to low-income families and individuals by providing grantees with federal assistance to acquire and rehabilitate single family properties owned by federal, state & local governments; and to finance their sale to eligible families at affordable prices.

Nonprofit organizations with 501© status as well as public agencies and cooperative agencies are eligible to apply. Recipients must be 1st time home-buyers; have a family or individual adjusted income at or below 80% of area median income; and be creditworthy with the financial capacity to be a homeowner.

Eligible Uses:

- ▶ acquisition of eligible properties
- ▶ financial assistance to purchase or rehabilitate properties
- ▶ architectural & engineering work on properties
- ▶ permanent & temp relocation costs
- ▶ legal fees
- ▶ marketing & home-buyer selection costs
- ▶ counseling & training
- ▶ economic development related to job training
- ▶ administrative costs up to 15% of grant amount

Match requirement is 25% of grant amount (same eligible match sources, i.e., sweat equity, waived fees & charges, donated materials, etc.)

Eligible applicants submit an application for an Implementation Grant; following rating by HUD, application is approved or denied w/in four months. Among selection criteria is quality of program design, including the extent to which the program is logical, feasible, innovative, and likely to meet its stated objectives in the time required - and efficiency in producing the greatest number of home-ownership units using the smallest amount of HOPE funds (emphasis on women & minorities).

3. CDBG: Community Development Block Grants

HUD provides funds which support housing development for low and moderate income persons in a number of ways, including financial assistance for the acquisition of land, pre-development costs or the conversion of existing structures for residential use. Projects to be assisted under each program are determined during the Spring of each year. Funds generally cannot be used to construct new housing.

4. SHIP: State Housing Initiatives Partnership

This program, initiated in 1992, generates funds from a percentage of the documentary tax on deeds, and distributes them to qualifying counties and municipalities. The intent of the SHIP program is the creation of affordable housing through public-private partnerships. Local governments receiving SHIP funds must prepare a one, two or three year plan indicating how these funds will be used. Funds may provide home-ownership or rental opportunities for low and moderate income households, but at least 75% of the funds must be used to support construction or rehabilitation. Other restrictions, including long-term affordability provisions, apply.

5. Home-ownership Zones

- ▶ HUD seed money to lower cost of building new housing

- ▶ Private-public partnership involving National Association of Home-builders; Habitat for Humanity; Neighborhood USA; Enterprise Foundation; Fannie Mae, etc.
- ▶ Purchase of land and infrastructure improvements can be funded
- ▶ Cities have until mid-September to propose blighted areas for designation as Home-ownership Zones; HUD will select the zones later in the fall
- ▶ Selection is to be based on factors including community need and the quality of each proposal

6. Low-Income Housing Tax Credit

This program allows owners of rental properties to receive income tax credits for providing rental housing to low income households. The goal is to provide affordable rental housing to very low income tenants in a mixed use setting by encouraging the private sector to build or rehabilitate apartments. (* Program is most suitable for larger developments due to high costs of syndication & other fees.)

7. Habitat for Humanity

An affiliate project of the national program, Habitat for Humanity International, this is a ministry dedicated to eliminating inadequate housing. The organization consists of volunteers who build homes that are then sold to low income families at cost. Each prospective homeowner provides some form of labor toward the home. Most of the building materials are donated, helping to keep the cost of the homes down. Following the completion of the home, mortgage payments are recycled to build additional homes.

8. Pinellas Homestead Project, Inc.

Pinellas Homestead Project, Inc. is a nonprofit corporation organized to provide new or rehabilitated homes to low income families that have the ability to repay a mortgage, but not the high down payments and closing costs. Home-buyer provides 1% down payment and 200 hours of Sweat Equity. Up to 25% of the purchase price may be deferred.

9. Tampa Bay Community Development Corporation (TBCDC)

The Home Ownership Opportunity Program was established to provide home ownership opportunities to low and moderate income families who might not otherwise qualify due to the high cost of financing and substantial down payment requirements. Under this program, the TBCDC acquires properties throughout the County that are in need of repair or need to be relocated. The properties are completely renovated and sold to low and moderate income families. Eligible persons are offered special mortgage financing rates and terms from the participating lenders. If needed, the TBCDC also assists the buyer with the down payment in the form of a deferred second mortgage. This loan has no payments and no interest for the first five years. Some of these loans are deferred until the property is sold. For those buyers who have not accumulated sufficient funds to pay the 5% down payment and closing costs, a lease-purchase agreement can be arranged. Families who reside in Pinellas County and who currently do not own a home are eligible provided they meet the income criteria. A \$50 fee is required for applications, which are accepted throughout the year and are reviewed on a first come, first served basis.

Appendix E. Proposed Zoning Category

R-60 Neighborhood Conservation District

(A) This district is created to promote the stability and redevelopment of established neighborhoods consisting primarily of platted subdivisions. The existing street and circulation system should be preserved and interaction among residents and with community institutions will be encouraged rather than the movement of through traffic.

(B) Permitted Uses

- (1) Churches
- (2) Public Parks and Recreation Facilities
- (3) Schools of General Education
- (4) Single Family Detached Dwellings
- (5) Two Family Dwellings

(C) Conditional Uses

- (1) Community Residential Homes
- (2) Congregate Care Facilities
- (3) Community Centers
- (4) Day Care Centers
- (5) Family Care Homes (within 1,000 feet of a pre-existing one)
- (6) Home Occupation (pursuant to Section 53.01)
- (7) Light Utility Service
- (8) Schools of Special Education

(D) Dimensional Regulations

(1) Minimum Lot Area:

(a) Single Family Detached Dwellings and Family Care Homes = 6,000 square feet. Notwithstanding this minimum and the provisions of Section 24.02 of this Code, any lot which, on the effective date of this district, was specifically delineated on a plat of record and contains at least 5,000 square feet of land area may be utilized for the construction of a single family detached dwelling.

(b) Two Family Dwellings, Congregate Care Facilities, and Community Residential Homes = 9,000 square feet

(c) All other uses = 1 acre

(2) Minimum Lot Width

(a) Single Family Detached Dwellings = 40 feet

(b) Two Family Dwellings = 60 feet

(c) All Other Permitted Uses = 150'

(3) Maximum Height = Two stories or 35 feet

(4) Minimum Yards:

(a) Single Family Detached

1. Front, to garage = 25 feet

Front, to unenclosed porch = 15 feet

Front, to living area = 20 feet

2. Side, interior = 5 feet
Side, street = 7.5 feet
3. Rear, to house = 20 feet
Rear, to detached garage = 10 feet

(b) Two Family Dwellings

1. Front, to garage = 25 feet
Front, to unenclosed porch = 15 feet
Front, to living area = 20 feet
2. Side, interior = 7.5 feet
Side, street = 10 feet
3. Rear, to house = 25 feet
Rear, to detached garage = 10 feet

(c) All Other Permitted Uses

1. Front = 35'
2. Side = 15'
3. Rear = 25'

(5) The maximum portion of each building lot which may be covered by a building, paving or other impervious material is equal to 0.60. The ratio is calculated by dividing the total surface by the gross area of the site.

Appendix F. Phase I and II Sidewalk Construction (in Linear Feet)

Street Name	Side Of Street	Total Possible	Existing Sidewalks	Phase I Proposed	Phase II Proposed
Lemon Street	North	1800	990	0	810
	South	1970	1650	310	10
Boyer Street	North	1930	260	0	1670
	South	1930	580	0	1350
Lime Street	North	3160	1230	0	1930
	South	3160	1630	1530	0
Oakwood Street	North	2320	750	0	1570
	South	2320	240	0	2080
MLK, Jr. Drive	North	3145	2125	1020	0
	South	2350	105	2245	0
Morgan Street	North	1280	660	0	620
	South	1280	1280	0	0
Harrison Street	North	2315	1170	0	1145
	South	2315	1230	460	625
Mango Street	North	400	0	0	400
	South	400	0	400	0
Mango Circle	East	1800	450	50	1300
	West	1800	0	0	1800
Huey Avenue*	East	1230	320	0	910
	West	1230	620	0	610
Walton Avenue	East	1260	1260	0	0
	West	1260	620	0	640
North Avenue	East	1210	0	0	1210
	West	1210	400	0	810
Disston Avenue	East	2990	740	0	2250
	West	2520	400	790	1330
Levis Avenue	East	1830	245	145	1440
	West	1955	1765	190	0
Grosse Avenue	East	1955	1815	140	0
	West	1830	650	0	1180
Lincoln Avenue	East	1690	310	0	1380
	West	1690	150	0	1540
Safford Avenue **	East	2400	1315	0	0
	West	1440	450	0	0
Totals (linear feet)		63375	25410	7280	28610

* This proposed sidewalk is located outside of the planning area.

** The Pinellas Trail will be utilized for pedestrian access along the Safford Avenue corridor. Construction of new sidewalks will occur when properties are developed or redeveloped.

Appendix G. Target Area Business Inventory

Business Name (AAO = African American Owned)	Type of Business	Address of Business	Sq. Feet	Number Employees	Number Employed from area	Property owned by Business Owner
VACANT BUSINESS	WAREHOUSE/ OFFICE	400 S. SAFFORD AVE	2,750	N/A	N/A	N/A
CITIZEN'S CLUB AND RESTAURANT (AAO)	RESTAURANT	711 S. SAFFORD AVE	2,500	2	2	YES
7 DAYS FOOD MART	CONVENIENCE STORE	411 S. SAFFORD AVE.	1700	1	0	NO
FINLEY'S BARBECUE AAO	FOOD STAND	305 S. SAFFORD AVE.	800	0	0	YES
VACANT BUSINESS	STORE FRONT	711 S. SAFFORD AVE	750	N/A	0	N/A
ZANZZEY BAR & KITCHEN (Closed Temp.) (AAO)	BAR & RESTAURANT	315 S. SAFFORD AVE.	2,500	0	0	YES
M&J CONSTRUCTION	CONSTRUCTION	809 S. SAFFORD AVE.	5,000	5	0	NO
VIKING ENGINEERING INC.	ENGINEER	207 S. DISSTON AVE.	12,000	12	0	NO
GEORGE KONTOS ROOFING	ROOFING CONTRACTOR	201 S. LEVIS	2,000	10	1	YES
ANMAR CONSTRUCTION	CONSTRUCTION	160 E. LEMON ST	2,500	8	0	NO
HOFFMAN STORAGE RENTAL	STORAGE FACILITY	522 E. LEMON ST	45,000	1	0	YES
PHILS WOODWORKING & CUSTOM CABINETS	MANUFACTURE	460 E. LEMON ST	2,400	2	0	NO
PAK WRAP	WHOLESALE	460 E. LEMON ST	1,200	1	0	NO
CUSTOM CARPET CONCEPTS	RETAIL	460 E. LEMON ST	4,800	2	0	NO
AUSTRALIAN SUNTAN LOTION	MANUFACTURE	460 E. LEMON ST	1,200	1	0	NO
HOME ENTERTAINMENT SYSTEMS INC.	RETAIL	338 E. LEMON ST	6,000	5	0	NO
MOON BAY CUSTOM GLASS STUDIO	CRAFTSMAN	301 E. LEMON ST	3,600	2	0	NO
GREENSCAPES	LAWN SERVICE	138 E. BOYER ST	3,000	13	10	NO
FIBERGLASS FINESSE INC.	MANUFACTURE	159 OAKWOOD ST	5,000	5	3	NO
EBONY EXPRESS (AAO)	RETAIL	439 LINCOLN AVE	360	1	0	NO
DORSETT BARBER SHOP (AAO)	BARBER SHOP	439 LINCOLN AVE	432	1	1	YES
DORSETT ICE CREAM STAND (AAO)	ICE CREAM STAND	439 LINCOLN AVE	260	1	0	NO
SHADY REPAIR SERVICE (AAO)	SERVICE	311 M.L.K. JR. DR..	1,125	1	0	YES

Business Inventory Statistics

Business Sites Inventoried	23
Occupied Sites	21
Vacant sites	2
Operating Business Sites	19
Closed Business Sites	2
Business Sites with 1000 sq. feet or above	18
Business Sites with less than 1000 sq. feet	5
Businesses With Neighborhood Resident Employees	5
Total Employed by Target Area Businesses	74
Residents Employed by Target Area Business	16
Site Property Owned by Business Owner	8
Site Property Leased by Business Owner	13
African-American Business Owners	7
Site Property Owned by African-Americans	5
Site Property Leased by African-Americans	2
Retail Sites	5
Wholesale	1
Restaurant/Bar	2
Manufacturer/Fabrication	5
Construction/Contractor	4
Service	5
Warehouse/Office Combination	1

Appendix H. The After School Cyclic Learning Project

Program Summary:

The short and long term objectives of this tutorial and recreational program are to:

- Provide homework assistance through interdisciplinary arts program and computerized learning activities for K-5 students that will be reflected in academic achievement in the regular public school setting, while reflecting multicultural concerns through additional multi-media program presentations.
- Provide parental training that will enable parents to support academic enrichment in the home and in the neighborhood environment for their children.
- Involve parents in understanding the pathways necessary for their children to meet career goals and enlisting their support when school proves demanding.
- Develop a network of suitable support of senior citizens who will volunteer to tutor students, supervise high school tutors, involve parents and provide leadership for planned recreational activities.
- Provide academic enrichment experiences for K-5th graders. This will include establishing a "Can Do - High Expectations Culture" in the program; developing career goals and advising appropriate pathways; developing social skills and addressing skills deficiencies.
- Prepare students to be computer friendly in developing technological skills.
- Develop a Saturday recreational and technology program that makes appropriate use of leisure time, thus impacting on a safe and secure neighborhood.
- Develop a broader scope of caring by developing social/cultural understandings by using inter-generational extended family concepts.

The overall goal of the After School Cyclic Learning Project is to develop community neighborhoods that embrace academic, social and community partnerships as an objective in providing after school tutorial/recreational programs that will benefit low and moderate income families; aid in the prevention of slums and help the minority student population in a community development project that will lead to higher academic success of its students.

Scope of Services

Students in the After-School Cyclic Learning Program will experience a program for two hours daily (M-F) from 3:30-5:30 p.m. and on Saturdays from 9:00 a.m.-12:00 p.m. that will:

1. Provide direct individualized group assistance with homework by
 - a. High school tutors
 - b. Senior citizen volunteers (former trained professionals)
 - c. Parent volunteers
 - d. Homework hotline with school-teacher coordinator
2. Provide supplemental learning through computer literacy using age-appropriate programs for CD ROM's
3. Utilize interdisciplinary arts designed to develop speaking skills through drama, play making, performance, multi-medial presentations, etc. Creation of 'Story Theater' using folklore, family themes and multicultural approaches, art illustrations and design, which will reinforce writing skills, reading and verbal skills.
4. Recreational sports and quiet games, etc.
 - a. Tennis
 - b. Golf
 - c. Saturday fishing trips
 - d. Bowling

Appendix I. The Access to Technology Program (ACT)

Program Description:

The Access to Computer Technology (ACT) program is designed as an early intervention academic program for 60 targeted students in grades 6, 7, and 8. The program will be held on the campus of USF with access to updated computers, word processing and graphic arts programs, selected Internet sites, e-mail access, etc. on forty-five consecutive Saturdays beginning October 5, 1996 and concluding July, 1997.

Each Saturday program will begin at 8:00 a.m. and conclude at 1:00 p.m. with breakfast from 8:15-8:50 a.m. and lunch from 12:00-1:00 p.m. Transportation for students will be arranged with either the county school system or through the PSTA system.

The ACT program will begin at 9:00 a.m. and end at 12:00 p.m. The curriculum will include the following general scope of topics:

- Self-improvement, Empowerment
- Conflict Resolution
- Community Service Projects
- Games and Fun Stuff
- Navigation and Searching Skills
- Career Possibilities
- Peer Networking
- Resources for _____ (their choices)
- Knowledge of Technologies
- Uses for School and Home
- Tools for Expression

APPENDIX "J" TO UNION ACADEMY NEIGHBORHOOD: A SOLUTIONS PLAN

Plan Elements - (New, Existing, or Amended) Pursuant to S.163.2517(3)(a)-(n), F.S.

The Florida Department of Community Affairs (DCA) requires that all Urban Infill and Redevelopment Plans, whether new, existing, or amended, must address the elements “a” through “n” as described in S163.2517(3), F.S. Appendix J to the Union Academy Neighborhood Solutions Plan provides reference in the form of a matrix and in narrative form to indicate where these elements are located within the plan. In a few instances, such as the description of affordable housing programs on pages 79 through 85, new information is provided.

Appendix J does amend the Solutions Plan originally completed in April 1997; however, it does not change the findings of the original plan and it does not change the proposed solutions and implementing strategies originally developed in 1997.

Element		Page #
(a)	Map depicting the geographic area or areas included in the designation.	Plan - Maps 1 and 2, pages 2 and 5 and Urban Infill Area and Pervasive Poverty Maps attached
(b)	Confirmation that the infill and redevelopment area is within an area designated for urban uses in the local comprehensive plan.	Plan - pages 17-24 and 77-78
(c)	Map of any existing enterprise zones, community redevelopment areas, community development corporations, brown fields, downtown redevelopment districts, safe neighborhood improvement district, empowerment zones, or enterprise communities.	Map 6 and letter dated November 12, 2000 attached
	A framework for coordinating infill programs within the urban core.	Plan - page 78
(d)	Memorandum of understanding between the district school board and the local government regarding enhancing public school facilities located within the designated area.	Not applicable - there is no school within the designated area
(e)	Identification of each neighborhood within the proposed area and state preservation and revitalization goals and projects identified through the community participation process and how such projects will be implemented.	Plan - Map 2, page 5 and 42-75
(f)	Identification of how the local government intends to implement affordable housing programs, including, but not limited to economic and community development programs and the State Housing Initiatives Partnership Program, within the urban infill and redevelopment area.	Plan - pages 79-85
(g)	Identification of strategies for reducing crime.	Plan - pages 56-57 and 86 and attachments

Element		Page #
(h)	If applicable, identification of neighborhood-specific design standards and guidelines that include Traditional Neighborhood Design concepts.	Plan - page 48 and 86 and attachments
(j)	Identification and adoption of financial and local government incentives which the local government will offer for new development, expansion of existing development, and redevelopment within the designated area. Examples of such incentives are outlined in s.163.2517(3)(j)1-7., F.S.	Plan - page 87
(k)	Identification of how activities and incentives within the area will be coordinated and what mechanism the local government will use for the coordination.	Plan - pages 42-43 and 88-89
(l)	Identification of how partnerships with the financial and business community will be developed.	Plan - pages 52-54
(m)	Identification of the governance structure that the local government used to involve community representatives in the implementation of the plan.	Plan - pages 42-43
(n)	Identification of performance measures to evaluate the success of the local government in implementing the urban infill and redevelopment plan.	Plan - pages 44-58
Other Plan Elements		Page #
	A holistic and collaborative community participation planning process which allows for community input, including, visioning before redevelopment occurs.	Plan - pages 1 and 2
	Identification of activities and programs to accomplish locally identified goals such as code enforcement; improved educational opportunities, reduction in crime, neighborhood revitalization and preservation, provision of infrastructure needs, including mass transit and multi modal linkages.	Plan - pages 44-58
	Demonstration of the local government and the community's commitment to comprehensively address the urban problems within the designated area.	Plan - page 42-43 and 1997 Resolution adopting the original Solutions and 2000 Ordinance adopting the Plan as amended

s. 163.2517(3)(a), F.S. Map depicting the geographic area or areas included in the designation.

Please see Maps 1 and 2 on pages 2 and 5 of the Solutions Plan and Maps 1 and 2 following this appendix.

s. 163.2517(3)(b), F.S. Confirmation that the infill and redevelopment area is within an area designated for urban uses in the local comprehensive plan.

The Tarpon Springs Comprehensive Plan does not provide for an urban development boundary however, the policies of the Future Land Use Element encourage the infill development of vacant properties, compact growth contiguous to existing developed areas and the maximization of existing public facilities and services.

The proposed Urban Infill and Redevelopment Area meets these criteria and is also designated redevelopment area. It is identified as Redevelopment Area #5 in Figure 18 of the Future Land Use Element. The accompanying text describes the area as "Charlestown", a name that was abandoned in favor of Union Academy Neighborhood during the preparation of this Plan.

This Plan contains, at pages 17-24, graphic and written analyses of residential, commercial, recreational and vacant land within the proposed Area. The information contained herein is based upon the Countywide Plan. The Tarpon Springs Future Land Use Map is identical to the Countywide Plan.

Attachments

- 10. Section IV(D), City of Tarpon Springs Future land Use Element
- 11. Figure 18, City of Tarpon Springs Future land Use Element

s. 163.2517(3)(c), F.S. Map of any existing enterprise zones, community redevelopment areas, community development corporations, brownfields, downtown redevelopment districts, safe neighborhood improvement district, empowerment zones, or enterprise communities.

See Map 6 and letter dated November 12, 2000 following this appendix.

A framework for coordinating infill programs within the urban core.

The framework for coordinating infill programs will consist of the Governance Structure comprised of the Union Academy Neighborhood Oversight Committee, the City of Tarpon Springs, and the Pinellas County Community Development Department.

s. 163.2517(3)(d), F.S. Memorandum of Understanding between the district school board and the local government regarding enhancing public school facilities located within the designated area.

A Memorandum of Understanding is not applicable to this grant because there is no school located within the urban infill area. That does not mean that a quality education is not provided to the residents of the Union Academy neighborhood. The Tarpon Springs Fundamental School is located immediately adjacent to the urban infill area. The Fundamental School is within the Union Academy neighborhood. Resident in the neighborhood also have access to Tarpon Elementary School, Tarpon Middle School, Tarpon High School, and St. Petersburg Junior College Tarpon Springs Campus (see Solutions Plan page 38).

s. 163.2517(3)(e), F.S. Identification of each neighborhood within the proposed area and state preservation and revitalization goals and projects identified through the community participation process and how such projects will be implemented.

Please see Map 2 on page 5 of the Solutions Plan and pages 42 through 75 of the Solutions Plan for a description of Neighborhood Plan Alternatives, Solutions, Recommendations, and Implementation Strategies.

s. 163.2517(3)(f), F.S. Identification of how the local government intends to implement affordable housing programs, including, but not limited to economic and community development programs and the State Housing Initiatives Partnership Program, within the urban infill and redevelopment area.

Project Narrative and Detailed Budget

The City of Tarpon Springs Urban Infill Area is located within the Union Academy Neighborhood, a traditional neighborhood whose street grid is woven firmly into the urban core of the city. The neighborhood suffers from a poverty rate four times higher than the rest of the city and twice the level of unemployment. The crime rate is the highest in the city and the level of disinvestment is further evidenced by low property values, poor housing conditions, and overcrowding. All major public services, water, sewer, transportation, schools, and recreation are available in the neighborhood. The neighborhood developed Union Academy Neighborhood Solutions Plan in 1997, and amended the plan this year to meet all of the required elements of an urban infill plan. The plan has been adopted by ordinance. The specific goals and strategies for comprehensive neighborhood revitalization found in the plan are the basis for the affordable housing program described below.

The City of Tarpon Springs and Pinellas County are joint applicants for this implementation grant. The City and the Pinellas County Community Development Department (the Department), with the guidance and support of the Union Academy Oversight Committee, a coalition of neighborhood organizations and residents, will implement a comprehensive affordable housing preservation and production program for the Urban Infill Area. The Department has agreed to serve as the lead agency in administering the program. This program will be complemented by an array of housing counseling and support services to help neighborhood residents prepare for and achieve home ownership. Additionally, the Tarpon Springs Housing Authority has committed funds for the rehabilitation of public housing units within the area. The Department has also committed to fund a master plan for streetscape improvements along two major corridors in the neighborhood that will augment revitalization efforts and serve as a catalyst for much needed economic development. Concurrently, along with the help of a corps of resident volunteers, the Department will facilitate an overall neighborhood beautification effort. The Department has over 25 years experience successfully carrying out housing and neighborhood revitalization strategies and, along with the City, has assembled a highly qualified team of local not-for-profit organizations that will assist in implementing these activities.

A rehabilitation program to bring substandard homes into compliance with local building codes, add liveability improvements, and increase energy efficiency will be offered. The program's goal is to

rehabilitate a minimum of 20 houses per year over the next two years. Three local nonprofit organizations have entered into agreements with the Department to implement homeowner rehabilitation programs. These organizations are Gulf Coast Community Development Corporation (GCCDC), Tampa Bay Community Development Corporation (TBCDC), and Pinellas Homestead Project Inc. (PHP). They have all had long term relationships with the Department and a proven history of success with rehabilitation programs. They will process rehab applications, help owners evaluate rehab needs and secure and evaluate bids from reputable contractors, and will monitor contractor performance during the rehab process. Participating residents will be eligible for up to \$30,000 in rehabilitation assistance; however, average rehabilitation costs are expected to be \$17,500 per unit.

The Urban Infill Area has a significant amount of substandard rental housing, the program will attempt to reduce the blighting influence of such properties. Rental property owners will be offered a program to assist with rehabilitation costs. The Rental Property Improvement program will provide up to 50 percent of the rehabilitation cost up to \$9,000 per unit. In exchange the owner must agree to continue to rent the unit to low and very low income renters at affordable rents for a period of 10 years. In each year that the owner documents that the unit has been rented in accordance with the agreement, 10% of the amount of the assistance is forgiven. The Department is projecting that 10 rental units per year will be rehabilitated.

Due to the aging population in the Urban Infill Area, many residents live with architectural barriers and other housing deficiencies that impact mobility and other life functions. In addition to rehabilitating homes, the Department will aggressively pursue a program to remove such barriers and make other improvement which will allow elderly residents to remain in their own homes. In partnership with the Caring and Sharing Center for Independent Living Inc (CASCIL), the Department will offer a small grant program to remove barriers and make lifestyle improvements that will assist elderly and disabled residents. CASCIL specializes in personal assistance to the disabled community and has a proven history of evaluating the needs of disabled and aging people. The Independent Living Program will offer grants of up to \$2500 each for up to 25 residents per year.

The Department will also enter into agreements with TBCDC and PHP to implement a program to purchase and rehabilitate existing housing for resale to prospective homebuyers. Both agencies have a successful history of carrying out such activities in partnership with the Department. The purchase/rehab program will offer the non-profit, interest-free monies to purchase and rehabilitate the property. These monies will be repaid at sale of the property and recycled to create more housing opportunities. Low and moderate income purchasers will be provided up to \$20,000 in down payment assistance to make the homes affordable. This down payment assistance will be leveraged by monies borrowed from private lenders. Many local lenders offer lower income homebuyer loans at very favorable rates and terms. In some cases, the Department will partner with a local lender to further leverage funds. The Department also administers a very successful first-time homebuyer bond program offering below market loans to qualified homebuyers. Additionally, borrowers may be eligible for below market loans utilizing the State of Florida first-time homebuyer loans program

for target areas. The Department anticipates completing 6 purchase/rehabs per year for the next two years.

The Urban Infill Area has a significant amount of vacant land and land with substandard housing suitable for demolition. These situations present opportunities for production of new affordable housing. The City, the Department and the Oversight Committee have chosen to partner with Clearwater Neighborhood Housing Services (CNHS) to be the primary provider of new construction and land acquisition and development services. CNHS is an established nonprofit agency who has sold and constructed over 600 units of newly constructed housing in Pinellas County. CNHS has also had a longtime partnership with the Department. The housing production portion of the project will encompass several different but related activities. First will be the acquisition and development of lots. Publicly owned properties that are suitable for redevelopment as affordable housing will be donated. CHNS will also be provided with funds to acquire vacant lots that are on the private market. Each lot will be evaluated for development potential prior to purchase. Land clearing, environmental assessments, impact fee write downs, and, where necessary, flood prevention measures will be included as part of the cost of acquisition. CNHS will partner with local builders to offer a portfolio of home choices to prospective homebuyers. The portfolio of homes offered will undergo a design, features, and suitability review by the Oversight Committee to assure consistency with neighborhood standards. The Department will provide interest-free construction monies to the non-profit agency. These monies will be repaid at sale of the property and recycled to create more housing opportunities. Down payment and financial assistance as described in the purchase/rehab program above will be offeed. The Department anticipates constructing 10 new homes for purchase per year for the next two years.

In addition to production and preservation activities, other services and incentives will be offered to homebuyers. Lower income homebuyers can secure up to \$7,000 in down payment assistance towards the purchase of existing homes other than those offered through the new construction or purchase rehab programs. TBCDC, under contract to the Department will process these down payment loans. Five homebuyers will be provided with general down payment loans each year.

There is a need for a variety of housing services to be offered to current and potential residents of the Urban Infill Area. Some residents of the Urban Infill Area may be good candidates for homeownership, but for a variety of reasons are not currently purchase ready. Through the TBCDC's HomeBuyers Club, up to 50 persons per year will be offered ongoing long term and personalized counseling to help them overcome the barriers to homeownership. This counseling is offered to all residents regardless of income. The Homebuyer's Club has a proven history of success having helped 645 members reach their goal of becoming homeowners over the past 6 years. For those persons who are almost purchase ready, the Department partners with Community Service Foundation, Inc. (CSF) to offer homebuyer training classes. These classes cover all the things potential homebuyers must know from budgeting, to making purchase offers, to evaluating mortgage products. CSF was organized over 50 years ago and specializes in offering these type services. The classes will be offered at the Union Academy and open to all residents regardless of income. Additionally, The Department will sponsor an annual H.O.P.E (Home Ownership for People

Everywhere) Expo to bring lenders, REALTORS, and potential purchasers together in the neighborhood.. All of these services will be marketed by the Department and the Citizens Alliance for Progress (CAP), a long-standing neighborhood based not-for-profit agency. CAP currently operates a Neighborhood Family Center at the Union Academy. The Neighborhood Family Center offers a variety of health, employment, and social service programs to residents of the community.

All services referenced in this application are existing services operated by experienced agencies under contract with the Department. These services are sustained through a combinations of fees earned from the Department and others, private fund-raising efforts, and public sector grants. All of these organizations have been operating for more than five years and are expected to continue in operation. The Department recognizes that the activities listed in this Application are just the start of a long term revitalization effort. The Department has a long term commitment to the area and will continue funding such services at the level needed to accomplish that revitalization. The Department is a recipient of State Housing Initiatives Partnership funds and is an entitlement county under the Federal Community Development Block Grant program and the HOME Investments Partnership Program.

While housing production and services are the core of the implementation strategy, residents also plan to undertake some general beautification efforts. The Department will sponsor a "Fix-up, Paint-up, Clean-up , Green-up" campaign. Any resident of the neighborhood who agrees to paint their home will receive free paint and an allowance of up to \$100 towards the cost of pressure washing the house. The resident will provide the labor by doing the painting themselves or hiring a painting contractor. Neighborhood residents will organize volunteers to help low income elderly and disabled residents who may not be able to paint. The Department is budgeting funds sufficient to paint 25 homes per year for the next two years. The Department is also budgeting funds sufficient to sponsor two neighborhood clean-up campaigns. Funds will be used to provide trash receptacles and pay dumping fees. Neighborhood residents will organize and operate the cleanup. Following the cleanup, the neighborhood will sponsor a Green-up campaign. Residents will be provided free drought tolerant plants and ground covers

No resident will be involuntarily displaced or adversely impacted as a result of these activities. Any person selling land will be entitled to have a private appraisal of the property and informed of it's true value. All persons receiving down payment assistance will be required to take free homeownership classes so that they can make informed decisions throughout the purchasing process. All purchasers are also entitled to a private appraisal of the property being purchased to determine it's true value. No person participating in these programs can pay more than appraised value for a property. All contractors and builders participating in these programs will be required to provide a one year warranty on the total job. The homebuyer will also be encouraged to purchase a home warranty providing an additional year of worry-free ownership. In addition, the homebuyer will be encouraged to have a private professional inspection of the property prior to purchase. Costs for warranties and inspections are eligible expenses under the down payment assistance programs. No property currently occupied by a renter is eligible for the purchase/rehab program unless that renter will be the ultimate purchaser of the property. In the case of rental rehabilitation, if the property is

currently occupied, owners will be prohibited from raising rent above the current rent being charged or 30% of the tenant's income, whichever is greater.

The success of this project depends on strong and active community support. Fortunately, the Union Academy Neighborhood has a long history of widespread community organizing and support for efforts to improve the lives of the residents. The Department will link into that organizing effort in order to keep residents informed and involved in the project. Staff members will continue to be involved with the Oversight Committee and will attend all regular meetings of the committee and keep the community abreast of all progress towards meeting the goals of the project. The Department will play an active role, including funding of up to \$15,000, to increase the Oversight Committee's capabilities to serve as the leadership coalition in the neighborhood. Capacity building may include, but is not limited to, establishment of non-profit corporation status, training, and other administrative support. The Citizens Alliance for Progress (CAP) continues to be a strong voice in the community and is an important partner in the Department's efforts. They too will receive regular reports and be solicited for input and direction. The Department will develop brochures, flyers, and other informational items to keep neighborhood residents informed about the availability of programs and informed about meetings and kickoff activities. These informational materials will be delivered through direct mail campaigns, distributed at neighborhood events, and made available at locations throughout the community including, but not limited to, the Union Academy, Churches, businesses, libraries, and schools. Assistance will be provided to non-profit agencies and the Oversight Committee to organize Neighborhood Fairs to keep residents involved and informed. We recognize that word of mouth is the most powerful marketing tool. Therefore committee members and other residents will be trained in how the programs work and will be drafted to market the programs one-on-one to their neighbors and friends, take applications, and provide advocacy services for those residents who need such services. Surveys will be distributed to gauge the effectiveness of programs, determine whether residents are pleased with the services offered, and find ways to improve those programs and services as necessary. Members of the committee and CAP will serve as sounding boards for the Department and advocates for the residents.

Below is the detailed budget for the project. This budget covers the first year of the project. For the second year of the project, Urban Infill Grant dollars will be replaced by dollars recycled from the land acquisition and construction pools.

Budget	Local Match	Urban Infill Grant
Acquire Land for Affordable Housing Development	70,000	42,500
Construct Affordable Housing	188,000	85,000
Rehabilitate Existing Owner Housing	250,000	85,000
Rehabilitate Existing Rental Housing	475,000	
Purchase/rehab Existing Housing for Resale to Home Buyers	180,000	
Removal of Architectural Barriers to Assist the Elderly/ Disabled	25,000	
Provide Down Payment Assistance to Eligible Home Buyers	100,000	42,500
Demolish Substandard Housing	10,000	
Organize Neighborhood Paint-up Campaign	12,500	
Organize Two Neighborhood Green-up Campaigns	10,000	
Organize Two Neighborhood Clean-up Campaigns	5,000	
Provide Home Ownership Counseling Services	10,000	
Public Infrastructure Improvements	100,000	
Administrative Costs		45,000
Total	1,435,500	300,000

Each of the strategies discussed has separate goals and timetables for completion. The table below gives a detailed listing of the strategies with numerical goals and a production timetable for each. As part of the planning process a housing conditions survey was conducted. Each of the listed strategies addresses a concern generated by that survey and the planning process. The survey will form our baseline; ongoing tracking of these goals will serve as one tool for measuring the success of the project as well as improvements in the area. The survey will also be repeated annually and results analyzed to determine if there is a need for additional strategies. Perhaps the best measure of success in any neighborhood is the attitudes and feelings of the residents. Working with the University of South Florida, a key partner in the initial planning process, the Committee will conduct a Neighborhood Attitudes Survey to gauge how residents think and feel about housing conditions in their community. This survey will be conducted again after 12 months and 24 months to determine if residents are satisfied with the pace and direction of the redevelopment efforts. Again,

data gleaned from this survey will allow the Department and the Committee to fine tune programs and services as needed.

As requested in the application, these goals have been broken down into one to six month goals, six to 12 month goals and goals to be accomplished beyond 12 months.

Produce New Housing	Months 1-6	Months 7-12	Months 12+
Acquire land for housing development (15 lots from private sources)	5 lots	5 lots	5 lots
Construct Affordable Housing (15 units)	5 homes	5 homes	5 homes
Preserve Existing Housing Stock			
Rehabilitate Existing Owner Housing (40 units)	10 homes	10 homes	20 homes
Rehabilitate Existing Rental Housing (56 units)	23 units	23 units	10 units
Purchase/rehab Existing Housing for Resale (12 units)	3 homes	4 homes	5 homes
Provide Housing Services			
Removal of Architectural Barriers to Assist Elderly and Disabled (retrofit 30 homes)	10 homes	10 homes	10 homes
Provide Home Ownership Counseling Services (home ownership classes and the HomeBuyer's Club membership for home buyers) Home Ownership Expo and Neighborhood Fair	classes for 50 residents; 20 home buyers	Expo and Fair	Repeat Fair and Expo annually
Provide Down Payment Assistance Loans to 30 First-time Home Buyers	5 loans	10 loans	15 loans
Demolish Substandard Housing	5 units	5 units	5 units
Organize Neighborhood Paint-up Campaign (pressure wash, minor repair and paint 30 homes)	10 homes	10 homes	10 homes
Organize Two Neighborhood Green-up Campaigns (landscape, streetscape, beautify 30 home on 2 streets)	10 homes	10 homes	10 homes
Organize Two Neighborhood Clean-up Campaigns	Area Wide and Concurrent with Clean-up and Green-up Campaigns		

s. 163.2517(3)(g), F.S. Identification of strategies for reducing crime.

The Solutions Plan discusses strategies for reducing crime at pages 56-57. Crime reducing strategies are also described below.

Since 1990, the Tarpon Springs' Police Department began a comprehensive community policing program. This is a City-wide effort however, the Police Dept. has concentrated community policing efforts within the Union Academy Neighborhood. A well-planned, holistic and coordinated program, "Fear Free & United", has been prepared and implementation is on-going. This document, won a community service award from the Tampa Bay Regional Planning Council in 1996. Specific actions include:

1. Assignment of a liaison officer to foster communication between the department and the neighborhood.
2. Establishment of the Cops & Kids Center on Harrison Avenue. This facility offers recreational and educational activities for neighborhood youth and promotes trust between police and residents. Youth participants are taught through reward-based programs encouraging learning and citizenship.
3. Creation of a neighborhood base of support through neighborhood organizations intended to promote civic involvement, local pride, new housing and rehabilitations and other physical improvements. Examples of such organizations include Citizens Alliance for Progress (CAP), the UAN Oversight Committee, Americans Committed To Improving Our Neighborhood (A.C.T.I.O.N.), the North Pinellas Ministerial Alliance and the Tarpon Springs Housing Authority.
4. A demolition program targeting derelict houses and nuisance businesses. This has been coupled with increased code enforcement activity. During the period 1995-present, 31 vacant residential structures and one commercial structure have been demolished.
5. Increased police presence manifested in foot and bicycle patrols, anti-crime operations with the Pinellas County Sheriff's Dept. and traffic enforcement.
6. Organizing and participating in volunteer clean up and fix up efforts. These have focused primarily on elderly neighborhood residents.
7. Relocation of the Police station from its current location to the Union Academy Neighborhood. This is a multi-million dollar construction program that began in May, 2000 and is scheduled for completion in February, 2001.
8. Employing CPTED principles and practices in existing developments and future redevelopment activities.

Attachments

1. Introduction from "Fear Free and United"

s. 163.2517(3)(h), F.S. If applicable, provide guidelines for the adoption of land development regulations specific to the urban infill and redevelopment area which include, for example, setbacks and parking requirements appropriate to urban development.

On page 48 of the Solutions Plan, the creation of a new zoning district which recognizes the assets and land development problems of the Union Academy Neighborhood is identified as a high-priority item. On November 18, 1997 the City adopted the R-60 zoning district. In two subsequent rezoning actions initiated by the City, 46.6 acres within the Union Academy Neighborhood have been rezoned into the R-60 district. In a separate action, a private property owner petitioned to have his lots rezoned into the R-60 district and this action was approved in March, 2000.

In addition to the Neighborhood Conservation district, the City of Tarpon Springs has also adopted the Pinellas Trail Corridor, PTC district. This district has only been applied to a 2.1 acre commercial area located within the proposed Urban Infill and Redevelopment Area. This district provides incentives for bicycle and pedestrian use, cross-access and driveway limitation, and reduces off-street parking requirements.

Attachments

2. Ordinance 97-20, R-60 Neighborhood Conservation zoning district regulations.
3. Section 25.09, Pinellas Trail Corridor District regulations

s. 163.2517(3)(j), F.S. Identify and adopt a package of financial and local government incentives which the local government will offer for new development, expansion of existing development, and redevelopment within the urban infill and redevelopment area.

1. Waiver of license and permit fees.

The City of Tarpon Springs will waive all license and permit fees for new construction, redevelopment and land development within the defined Urban Infill Grant (Grant) area during the Grant period for projects that are directly funded in whole or in part with Grant monies.

2. Waiver of local option sales taxes.

The City does not exercise any local option sales taxes.

3. Waiver of delinquent taxes or fees to promote the return of property to productive use.

The City of Tarpon Springs will work with property owners on a case-by-case basis within the defined Grant area during the Grant period to determine which delinquent taxes or fees should and could be waived. A committee of representatives will make the determination from the City Manager's office, Planning and Zoning, the City Clerk's office, County Community Development and the City Attorney. Pursuant to the City Charter and the Land Development Code, the committee will recommend to the Commission waivers of fines and fees and such recommendations will be based, in part, on the prospect of returning the property to productive use. Under County Charter the City does not have authority over taxes but, upon recommendation of the committee, will lobby the county to adjust such taxes as are determined to be justified on the prospect of returning the property to productive use.

4. Expedited permitting.

The City Manager's office, through the business services specialist, will be responsible to oversee and expedite permitting for new construction, redevelopment and land development within the defined Grant area during the Grant period for projects that are directly funded in whole or in part with Grant monies.

5. Lower transportation impact fees for development which encourages more use of public transit, pedestrian and bicycle modes of transportation.

Pursuant to Chapter 150 of the Pinellas County Land Development Code, the City will prepare and submit an application to have the urban infill area declared a redevelopment area and, therefore, subject to a reduced transportation impact fee. The City of Tarpon Springs will work with property owners on a case-by-case basis to determine what new construction, redevelopment and land development, within the defined Grant area during the Grant period for projects that are directly funded in whole or in part with Grant monies, might be eligible for a credit toward impact fees. It will do everything in its power to trace history of property and apply previous impact fee credits. The eligibility and determination of the amount of credit will be made by a committee of representatives from the City Manager's office, Planning and Zoning and the Building Department and will be based, in part, on the contribution made toward the public interest in encouraging use of the Pinellas Trail (Trail) or the public transit system for projects along the Trail or bus routes.

6. Prioritization of infrastructure spending within the urban infill and redevelopment area.

The City is working with the County to procure a multi-year Community Development Block Grant (CDBG) that will be used in essentially the same area as the urban infill and redevelopment area. Money has been allocated for design and engineering costs for fiscal year 2001 and, beginning in October 2001, work will commence on infrastructure improvements in this area. The construction budget for these multi-year improvements will be \$400,000 per year. The overall long range goal of the CDBG project is to improve the quality of life in this neighborhood through commercial development potential, improved housing, increased land values and by encouraging public and private investment. Elements in this master plan will encompass, but not be limited to parking, sidewalks, landscaping, lighting, power line relocation, and land acquisition.

7. Local Government absorption of developers' concurrency costs.

Concurrency costs, such as sanitary sewer, solid waste, potable water, parks and recreation and transportation facilities, including mass transit, where applicable, are minimal or non-existent in the urban infill and redevelopment area as this kind of infrastructure is already in place. In the area of design and construction plan costs, the City has been successful in the past and will work with developers to attempt to procure reduced-cost or pro-bono plans for new construction or redevelopment within the defined Grant area during the Grant period for projects that are directly funded in whole or in part with Grant monies.

s. 163.2517(3)(k), F.S. Identification of how activities and incentives within the area will be coordinated and what mechanism the local government will use for the coordination.

The Governance Structure described in section "c" above will coordinate the activities and incentives within the area. It is anticipated that the Pinellas County Community Development Department will have the principal administrative role, but will consult with the Oversight Committee and the City of Tarpon Springs throughout project implementation.

s. 163.2517(3)(l), F.S. Identification of how partnerships with the financial and business community will be developed.

Partnership development with the local financial and business community are described on pages 52-54 of the Solutions Plan.

s. 163.2517(3)(m), F.S. Identification of the governance structure that the local government used to involve community representatives in the implementation of the plan.

The Union Academy Oversight Committee as described on pages 42-43 of the Solutions Plan was the governance structure used to involve community representatives in the implementation of the plan

s. 163.2517(3)(n), F.S. Identification of performance measures to evaluate the success of the local government in implementing the urban infill and redevelopment plan.

Performance measures listed as "Implementation Strategies" on pages 44-58 of the Solutions Plan will be used to evaluate the success in implementing the urban infill and redevelopment plan.

D. Need for Redevelopment

9J-5.006 (2)(d) - An analysis of the need for redevelopment including:

1. Renewal of blighted areas, and
2. Elimination or reduction of uses inconsistent with the community's character and proposed future land uses

The areas addressed by the following discussion are located by Figure 18.

1. North Pinellas Avenue

North Pinellas Avenue from Center Street to Live Oak Street is currently designated for neighborhood commerce. The area is characterized by nonconforming service stations and heavy repair shops. Virtually none of the uses along this roadway are neighborhood oriented.

North Pinellas Avenue functions as an access corridor for through traffic and tourist oriented trips destined for Main Street and the Sponge Dock area. The existing nonconforming uses are unsightly and nonconductive to the tourist oriented economy. This corridor can serve as a tourist oriented link between Main Street and the Sponge Docks, and should be designated for redevelopment in this regard. Nonconforming uses should be restricted from expansion and eventually phased out as redevelopment occurs.

2. Main Street

The traditional Tarpon Springs downtown located along Tarpon Avenue and known as Main Street, has been renovated considerably since 1980. In addition to the improvements by private property owners the City has made an investment in street lighting and brick pavers. This renewed interest in the downtown has brought attention to the following issues:

- how to continue diversification of the existing uses
- flexible parking requirements for existing structures
- the need for a comprehensive parking plan

3. Sponge Dock Area

The Sponge Dock Area has long had cultural ties to the sponging industry. Although the sponging industry has seen a resurgence, the economy is primarily tourist oriented. Mixed among the retail and docking facilities are heavy boat works and boatyards. These heavier marine industrial uses are inconsistent with the lighter tourist oriented water related uses.

A design study of the area can focus upon the following:

- expansion of the tourist related uses
- integration of the sponging industry and cultural ties with the economy
- a comprehensive parking plan

4. Safford Avenue

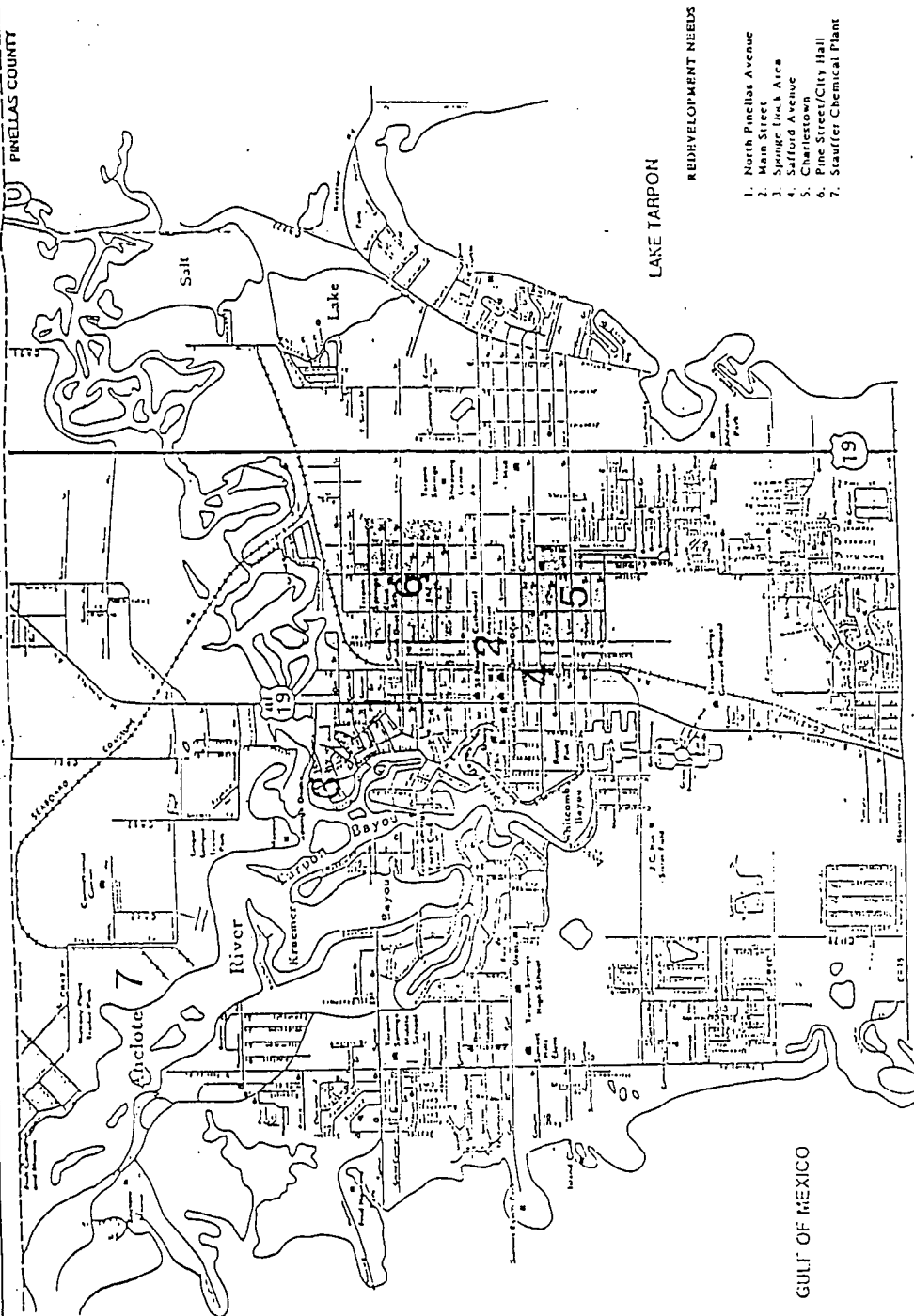
Safford Avenue, from Meres Boulevard extended to Pine Street, is an underutilized and deteriorated north/south corridor. Traditionally, Safford Avenue served as the rail corridor for passenger train service. The rails are currently being dismantled, but the physical remnants still create an obstacle to traffic circulation.

Scattered along the corridor are several intensive businesses, such as small warehouses and storage yards. Portions of the southernmost and northernmost segments of the corridor are designated for residential development, although many of the parcels are currently vacant. Much of the corridor is currently deteriorated, and is the focus

PASCO COUNTY
PINELLAS COUNTY



SCALE 1" = 3,770'
OCTOBER, 1989



LAKE TARPON

REDEVELOPMENT NEEDS

1. North Pinellas Avenue
2. Main Street
3. Springe Truck Area
4. Safford Avenue
5. Charlestown
6. Pine Street/City Hall
7. Stauffer Chemical Plant

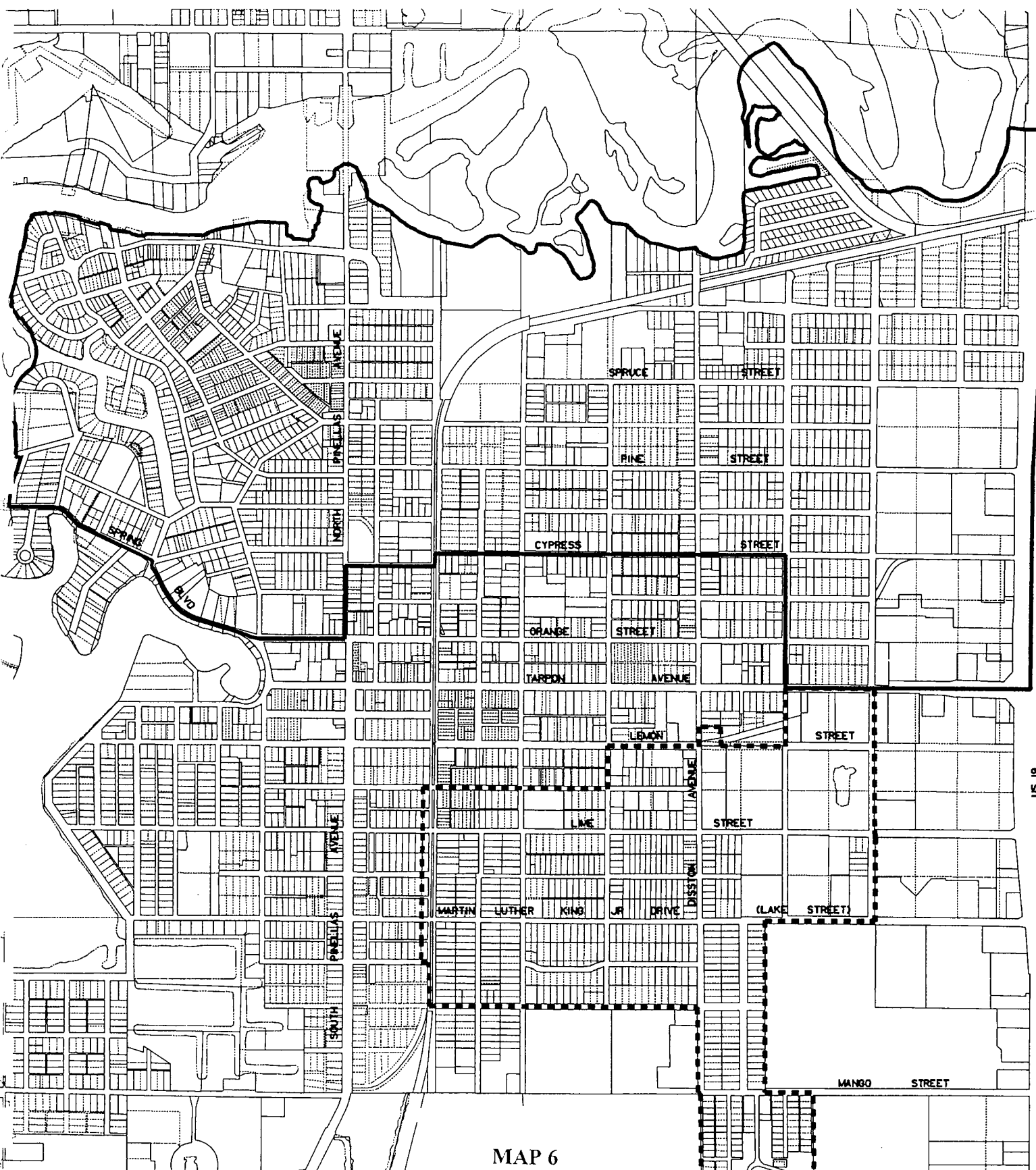
GULF OF MEXICO

Figure 18 REDEVELOPMENT NEEDS

CITY OF TARPON SPRINGS

City of
TARPON SPRINGS

SOURCE:



MAP 6

**URBAN INFILL AND REDEVELOPMENT GRANT
TARPON SPRINGS
NORTHERN COMMUNITY REDEVELOPMENT
AREA ADJACENCY
PINELLAS COUNTY, FLORIDA**

SCALE: 1" = 1000'
DATE: 1-SEP-2000

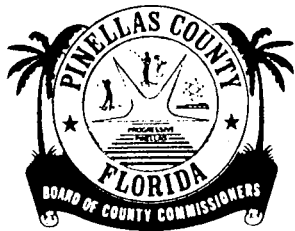


GRAPHICS PREPARED BY THE OFFICE OF THE
PINELLAS COUNTY PROPERTY APPRAISER,
JIM SMITH

LEGEND

- - - - - PLANNING AREA BOUNDARIES

————— CRA BOUNDARY



BOARD OF COUNTY COMMISSIONERS
PINELLAS COUNTY, FLORIDA

COMMUNITY DEVELOPMENT

600 CLEVELAND STREET, SUITE 800
CLEARWATER, FLORIDA 33755-4159
PHONE: (727) 464-8210
FAX: (727) 464-8254
TDD: (727) 464-8215

COMMISSIONERS

ROBERT B. STEWART - CHAIRMAN
CALVIN D. HARRIS - VICE CHAIRMAN
SALLIE PARKS
KAREN WILLIAMS SEEL
BARBARA SHEEN TODD

November 12, 2000

Ms. Susan Fleming, Acting Program Administrator
Department of Community Affairs
Division of Housing and Community Development
Urban Infill and Redevelopment Assistance Grant Program
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

Re: Urban Infill and Redevelopment Assistance Implementation Grant for the Union Academy
Neighborhood, Tarpon Springs, Florida

Dear Susan:

Pinellas County is an Urban County under the United States Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Program. As such, the Pinellas County Community Development Department administers all of its HUD programs in the unincorporated areas of the county and in nineteen participating small cities, including the City of Tarpon Springs. The department concentrates its programs in Target Areas throughout the county. Target Areas are neighborhoods or districts that are targeted for particular emphasis and support by the department, as such, they are considered Neighborhood Improvement Districts. All Target Areas are covered by a plan developed by the applicable local government. The Union Academy Neighborhood is included among the current Pinellas County Community Development Target Areas. The Union Academy Neighborhood is also participating in the Neighborhood Initiatives process sponsored by Pinellas County, Juvenile Welfare Board and other agencies.

Sincerely,

A handwritten signature in black ink that reads "William D. Compton".

William D. Compton, AICP
Senior Community Development Specialist



Tarpon Springs Police

"FEAR FREE & UNITED"

*A Community
Revitalization Project*

INTRODUCTION

In 1990 the Tarpon Springs Police Department began an ambitious project to enter into a comprehensive community policing program in an effort to deal more effectively with the problems of crime and further improve the quality of life for the residents of the City of Tarpon Springs. Once all of the programs were implemented over the first two years many successes were realized and the Tarpon Springs Police Department quickly became a model for other law enforcement agencies. While community policing has had a very positive effect on crime and the quality of life within Tarpon Springs it is felt that we can further improve areas of the City by specifically concentrating our efforts on neighborhoods which have a need for specialized attention based on higher crime rates.

The area of the City which currently has the highest crime rate is predominantly African-American and is dominated by both single and multi-family residential parcels. The area has been characterized as "run down" in recent studies and it was further found that property values were decreasing rather than increasing. This area of the City currently has many attributes such as the Pinellas Trail, the Tarpon Springs Fundamental School, Dorsett Park and the Tarpon Springs Police Departments' Cops & Kids Center.

The Citizens Alliance for Progress, a community based organization, is also located centrally within the community and has successfully been providing many of the social services that the citizens have needed. Primarily an educational facility the Citizens Alliance for Progress has worked well with the Cops & Kids program, a police athletic organization, providing the basis for strong leadership and the ability to unite the community in a common effort.

For these reasons it was felt that a revitalization project be initiated in this neighborhood as soon as possible. Many of the programs already instituted with the Community Policing Project have greatly improved the quality of life within this neighborhood as well as noticeably lowering the crime rate and it is now felt that through improvements within the neighborhoods environment the police department can further decrease crime and perhaps deal a final blow to what was once a thriving narcotics trade in this area.

THE OVERSIGHT COMMITTEE

of

The Union Academy Neighborhood Solution Plan
453 E. Oakwood Street • Tarpon Springs, FL 34689 • Telephone (727) 938-1833

Friday, October 27, 2000

The City of Tarpon Springs
Planning and Zoning
324 E. Pine Street
Tarpon Springs, Florida 34688

Dear Mr. Walter Fufidio

The Oversight Committee members of The Union Academy Neighborhood Solution Plan, formally endorses the Urban Infill and Redevelopment Grant Application, initiated by The City of Tarpon Springs, The Pinellas County Community Development Department and The Pinellas Planning Council

This endorsement is subject to the following terms as out lined in:

1. Appendix "J" (Insert detailed narrative) to the Union Academy Neighborhood Solution Plan.
2. City Staff recommendation of approval of ordinance 2000-33 amending the future land use element of the Tarpon Springs Comprehensive Plan by adopting a map of an Urban Infill and Redevelopment Area, (a portion of the Union Academy Neighborhood).

The above clauses is a prerequisite for a new State grant program for which the City is making application, and does not change the original plan developed in 1997.

We request that a Capacity Building Budget for the Oversight Committee be included in the detailed budget application for administrative use for the implementation and production program for the Urban Infill Area.

Sincerely,


Donald W. Taylor, Chairman

DT/ad

C/S The Pinellas County Community Development Department

ORDINANCE No. 97-38

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA
AMENDING ARTICLE II, AMENDING SECTION 20.00
ESTABLISHMENT OF DISTRICTS; AMENDING SECTION 25.03 OF
THE COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE
BY ADDING A NEW R-60 (NEIGHBORHOOD CONSERVATION)
ZONING DISTRICT; PROVIDING FOR FINDINGS; PROVIDING FOR
SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

FLORIDA DEPT.
CITY OF TARPON SPRINGS

DEC 04 1997

RECEIVED

WHEREAS, in June, 1995 the Pinellas Planning Council, the City of Tarpon Springs and the University of South Florida agreed to participate with local residents and community leaders in the development of a neighborhood improvement plan for the Union Academy Neighborhood; and

WHEREAS, the final product of this effort, the "Union Academy Neighborhood: A Solutions Plan" was adopted by the Citizens and Steering Committees on February 27, 1997; and

WHEREAS, on April 03, 1997 the Board of Commissioners adopted Resolution 97-29 which endorsed the Union Academy Neighborhood Plan; and

WHEREAS, Part III(E) of the UAN Plan requests the City of Tarpon Springs to create a new zoning district which recognizes the assets and problems of the area; and

WHEREAS, the rezoning of properties to the R-60 district will be a separate action subject to public notification requirements; and

WHEREAS, the Planning and Zoning Board conducted a public hearing on this Ordinance on October 20, 1997 and voted unanimously voted for approval; and

WHEREAS, written and published legal notice of this action has been provided pursuant to the requirements of Chapter 166, F.S. and Article XII of the Tarpon Springs Comprehensive Zoning and Land Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA:

Section 1: The Board of Commissioners finds that this amendment to the text of the Land Development Code is consistent with the Goals, Objectives, and Policies of the Tarpon Springs Comprehensive Plan.

Section 2: That Section 20.00(B) of the Tarpon Springs Comprehensive Zoning and Land Development Code is hereby amended to read as follows:

20.00 ESTABLISHMENT OF DISTRICTS

The following zoning districts are hereby established to carry out the provisions of this Code:

(A) Agricultural District

- (1) A Agricultural District

(B) Residential Districts

- (1) R-100 Single Family Residential District
(2) R-100A Single Family Residential District
(3) R-70A Single Family Residential District
(4) R-60 Neighborhood Conservation District
(45)R-70 One and Two Family Residential District
(56)CRM Conditional Residential Mix District
(67)RM Residential Multifamily District
(78)MHP Mobile Home Park District
(89)TP Trailer Park District

(C) Office District

- (1) RO Residential Office District

(D) Commercial Districts

- (1) CS Commercial Service District
(2) PTC Pinellas Trail Corridor District
(3) NB Neighborhood Business District
(4) GB General Business District
(5) HB Highway Business District
(6) IB Intensive Business District
(7) WDI Waterfront Development District
(8) WDI-A Waterfront Commercial Fishing Development District

(E) Industrial Districts

- (1) WDII Waterfront and Marine Industry Development District
(2) IR Industrial Restricted District
(3) IH Industrial Heavy District

(F) Planned Development Districts

- (1) RPD Residential Planned Development District
(2) CPD Commercial Planned Development District
(3) IPD Industrial Planned Development District

(G) Special Purpose District

- (1) LC Land Conservation District

(H) Special Purpose Overlay Districts (Pursuant to Article VII of this Code)

- (1) Designated Historic Districts
- (2) Designated Historic Structures and Landmarks
- (3) Archaeological Base Zone

Section 3. That Section 25.03 of the Tarpon Springs Comprehensive Zoning and Land Development Code is hereby amended to read as follows:

25.03 R-60 and R-70 One and Two Family Residential Districts

(A) The R-60 neighborhood conservation district is created to promote the stability and redevelopment of established neighborhoods consisting primarily of platted subdivisions. The existing street and circulation system should be preserved to promote interaction among residents and with community institutions.

(AB)The R-70 one and two family residential district is established to provide for a mixture of one and two family dwellings at a medium density where the mixture is determined to be compatible with development trends in the area.

(BC)Permitted Uses

- (1) Churches
- (2) Emergency Service Facilities
- (3) Family Care Homes (Not within 1,000 feet of a pre-existing Family Care Home)
- (4) Public Parks and Recreation Facilities
- (5) Schools of General Education
- (6) Single Family Detached Dwellings
- (7) Two-Family Dwellings (R-60 only)

(CD)Conditional Uses

- (1) Community Residential Homes
- (2) Congregate Care Facilities up to 20 residents
- (3) Day Care Centers
- (4) Day Care Home
- (5) Family Care Homes (Within 1,000 feet of a pre-existing Family Care Home)
- (6) Home Occupations (Pursuant to Sections 51.00 through 51.03 of this Code)
- (7) Light Utility Service
- (8) Schools of Special Education
- (9) Two Family Dwellings (R-70 only)

(E) R-60 Dimensional Regulations

(1) Minimum Lot Area:

- (a) Single Family Detached Dwellings and Family Care Homes = 6,000 square feet. Notwithstanding this minimum and the provision of Section 24.02 of this Code, any lot which, on the effective date of this district, was specifically delineated on a plat of record and contains at least 5,000 square feet of land area may be utilized for the construction of a single family detached dwelling.
- (b) Two Family Dwellings, Congregate Care Facilities, and Community Residential Homes = 9,000 square feet
- (c) All Other Uses = 12,000 square feet.

(2) Minimum Lot Width:

- (a) Single Family Detached = 40 feet
- (b) Two Family Dwellings = 60 feet
- (c) All Other Uses = 88 feet

(4) Maximum Height = Two stories or 35 feet

(5) Minimum Yards:

(a) Single Family Detached:

- 1. Front, to garage = 25 feet
Front, to unenclosed porch = 15 feet
Front, to living area = 20 feet.
- 2. Side, interior = 5 feet
Side, street = 7.5 feet
- 3. Rear, to house = 20 feet
Rear, to detached garage = 10 feet

(b) Two Family Dwellings:

- 1. Front, to garage = 25 feet
Front, to unenclosed porch = 15 feet
Front, to living area = 20 feet.
- 2. Side, interior = 7.5 feet
Side, street = 10 feet
- 3. Rear, to house = 25 feet
Rear, to detached garage = 10 feet

(c) All Other Uses:

- 1. Front = 35 feet
- 2. Side = 15 feet
- 3. Rear = 25 feet

(DF)R-70 Dimensional Regulations

(1) Maximum Density = 6 dwelling units per acre

(2) Minimum Lot Area:

- (a) Single Family Detached Dwellings = 7,000
- (b) Two Family Dwellings = 10,000 square feet

(3) Minimum Lot Width = 60 feet

(4) Minimum Lot Depth = 80 feet

(5) Maximum Height = 35 feet

(6) Minimum Yards:

- (a) Front = 25 feet
- (b) Side = 7.5 feet
- (c) Side Street = 15 feet
- (d) Rear = 20 feet

(7) Minimum Net Floor Area:

- (a) Single Family Detached Dwellings = 1,000 square feet
- (b) Two Family Dwellings = 600 square feet

(G) Public/Semi-Public, Ancillary Non-Residential Uses: Shall not exceed a maximum area of three (3) acres. Such use or contiguous like uses in excess of this threshold shall require an appropriate future land use plan amendment and corresponding zoning map amendment.

(H) Non-Residential Uses: Shall not exceed a Floor Area Ratio (FAR) of .40, nor an Impervious Surface Ratio (ISR) of .65.

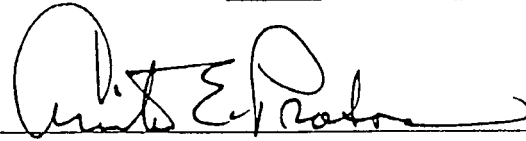
(I) Residential Equivalent Uses: Shall not exceed an equivalent of 3 beds per permitted dwelling unit at 6 dwelling units per acre.

(J) The permitted uses, densities, and intensity standards in this district shall be limited by the parcel's designation on the future land use map.

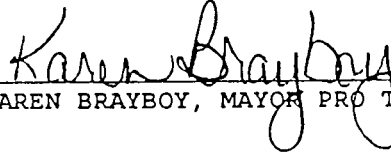
Section 4. Should any portion, section, or subsection of this Ordinance be held to be invalid by a court of competent jurisdiction, that fact shall not affect or invalidate any other portion, section or subsection; and the remaining portions of this Ordinance shall remain in full force and effect without regard to the section, portion, or subsection or power invalidated.

Section 5. This ordinance shall be effective upon second reading.

PASSED and ADOPTED this 18th day of November, 1997.



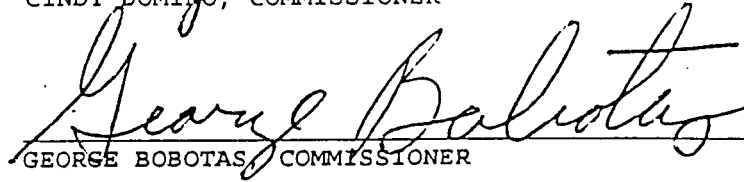
ANITA E. PROTOS, MAYOR-COMMISSIONER



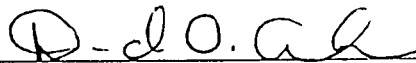
KAREN BRAYBOY, MAYOR PRO TEMPORE



CINDY DOMINO, COMMISSIONER



GEORGE BOBOTAS, COMMISSIONER



DAVID O. ARCHIE, COMMISSIONER

MOTION BY: COMMISSIONER BOBOTAS

SECOND BY: COMMISSIONER DOMINO

VOTE ON MOTION

COMMISSIONER ARCHIE Yes

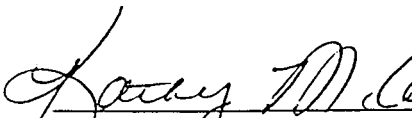
COMMISSIONER BOBOTAS Yes

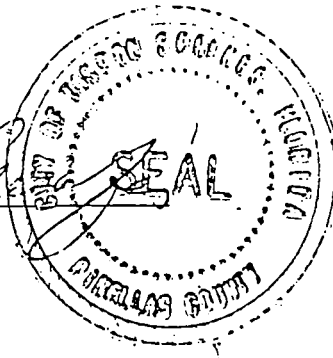
MAYOR PRO TEMPORE BRAYBOY Yes

COMMISSIONER DOMINO Yes

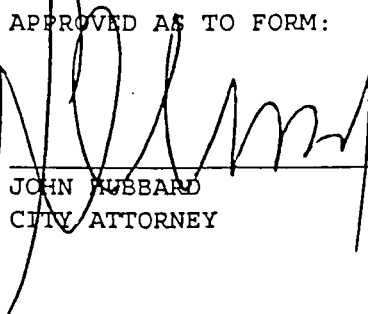
MAYOR PROTOS Yes

ATTEST:


KATHY M. GLESAFIS, CMC
CITY CLERK & COLLECTOR



APPROVED AS TO FORM:


JOHN HUBBARD
CITY ATTORNEY

(G) Mixed Use - Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the total lot area.

(H) The permitted uses, densities, and intensity standards in this district shall be limited by the parcel's designation on the future land use map.

25.09 PTC Pinellas Trail Corridor District

(A) The PTC District is established to provide for areas located adjacent or in close proximity to the Pinellas Trail where a mixture of convenient shopping, personal services, and residential uses are grouped to encourage a high level of pedestrian and bicycle movement.

(B) Permitted Uses

- (1) Business and Professional Offices
- (2) Community Service Uses
- (3) Multifamily Dwellings
- (4) Personal Service Establishments
- (5) Public Parks and Recreation Facilities
- (6) Retail Food Establishments
- (7) Retail Sales Establishments
- (8) Single Family Attached Dwellings
- (9) Single Family Detached Dwellings
- (10) Two Family Dwellings

(C) Conditional Uses

- (1) Boarding Homes
- (2) Churches
- (3) Commercial Recreation Facilities
- (4) Community Residential Homes
- (5) Congregate Care Facilities
- (6) Day Care Centers
- (7) Eating Establishments, Site Down and Taverns
- (8) Family Care Homes
- (9) Financial Institutions
- (10) Home Occupations (Pursuant To Sections 51.00 Through 51.03 Of This Code
- (11) Libraries, Museums, Galleries, Cultural Centers, and Similar Uses
- (12) Off-Street Parking
- (13) Schools of General Education
- (14) Schools of Special Education
- (15) Second Floor Residences Over Ground Floor Commercial Uses
- (16) Sidewalk Cafes
- (17) Veterinary Clinics Provided That No Boarding Facilities May Be Allowed Except As May Be Required For The Short Term Treatment Of Sick Or Injured Animals And When Completely Enclosed Within A Building.

(D) Residential Dimensional Regulations

- (1) Maximum Density = 10 units/acre
- (2) Minimum Lot Area
 - (a) Single Family Detached Dwelling = 5,000 square feet
 - (b) Single Family Attached Dwelling = 2,000 square feet
 - (c) Two Family Dwelling = 9,000 square feet
 - (d) Multifamily Dwelling = 10,000 square feet
- (3) Minimum Lot Width
 - (a) Single Family Detached Dwelling = 50 feet
 - (b) Single Family Attached Dwelling = 20 feet
 - (c) Two Family Dwelling = 50 feet
 - (d) Multifamily Dwelling = 80 feet
- (4) Minimum Lot Depth
 - (a) Single Family Detached Dwelling = 80 feet
 - (b) Single Family Attached Dwelling = 100 feet
 - (c) Two Family Dwelling = 90 feet
 - (d) Multifamily Dwelling = 90 feet
- (5) Maximum Height = 30 feet
- (6) Minimum Yards:
 - (a) Single Family Detached Dwellings and Two Family Dwellings:
 - (1) Front = 25 feet
 - (2) Side = 7.5 feet
 - (3) Side Street = 15 feet
 - (4) Rear = 20 feet
 - (b) Single Family Attached Dwellings
 - (1) Front = 20 feet facing a public right-of-way; 15 feet facing a common drive, courtyard, or private parking area.
 - (2) Side = 7.5 feet
 - (3) Side Street = 7.5 feet
 - (4) Rear = 20 feet

(c) Multifamily Dwellings

- (1) Front = 25 feet
- (2) Side = 15 feet
- (3) Side Street = 20 feet
- (4) Rear = 20 feet
- (5) Minimum Distance Between Buildings:
 - (a) Side facing side = 15 feet
 - (b) Front/rear facing side = 20 feet
 - (c) Front/rear facing front/rear = 25 feet

(7) Minimum Net Floor Area

- (a) Single Family Detached Dwelling = 850 square feet
- (b) Single Family Attached Dwelling = 850 square feet
- (c) Two Family and Multifamily Dwellings = 600 square feet

(E) Non-Residential Dimensional Regulations

- (1) Minimum Lot Area = 7,500 square feet
- (2) Minimum Lot Width = 50 feet
- (3) Minimum Lot depth = 80 feet
- (4) Maximum Height = 30 feet
- (5) Minimum Yards:
 - (a) Front = 20 feet
 - (b) Side = 7.5 feet
 - (c) Side Street = 10 feet
 - (d) Rear = 20 feet
- (6) Maximum Nonresidential Floor Area Ratio = .30
- (7) Minimum Open Space = 20%
- (8) Impervious Surface Ratio = .70

(F) Joint and Cross Access

- (1) Adjacent commercial properties along the PTC zoning district shall provide joint access driveways. The joint access driveway shall provide a single access to the thoroughfare for adjacent properties. The joint access driveway shall be constructed in accordance with the requirements of Section 129.00, Driveways and Access Management.
- (2) In conjunction with a joint access driveway, a cross access easement to allow for the free flow of traffic between properties shall be required.
- (3) If no other access to the thoroughfare is available, the primary developing property shall be permitted a temporary driveway accessing the thoroughfare. The temporary driveway shall be constructed in accordance with the requirements of Section 129.00, Driveways and

Access Management. All access rights to the thoroughfare shall be dedicated to the City of Tarpon Springs and the temporary driveway will be removed after construction of the joint access driveway.

(4) During development, the primary developing parcel shall construct a driveway access to the property line to make it visually obvious that the abutting properties will be tied-in to provide cross-access via a joint access driveway.

(5) Where access to the right-of-way is available through cross-access easements with adjacent properties, developing properties shall dedicate all ingress/egress rights to the City of Tarpon Springs.

(G) The length of the driveways shall be designed in accordance with the anticipated storage length for entering and exiting vehicles to prevent vehicles from backing into the flow of traffic on the thoroughfare or causing unsafe conflicts with on-site circulation. Driveway length measured from the front property line to the nearest conflict point shall not be less than 15 feet.

(H) The provisions of this Section shall apply to all new vehicle use areas or commercial parking lots within the PTC zoning district.

(1) Where a new parking lot abuts a public right-of-way or private street a minimum buffer strip of 8 feet wide is required. This buffer strip shall be planted with one tree every 15 feet and continuous hedge maintained at a height of three feet above grade. The required shrubbery shall be spaced at 30 inches on center. The remaining areas shall be surfaced with grass, ground covers, or with at least 2 inches of wood chip or bark.

(2) Additional landscaping requirements shall be provided in accordance with Section 134.03, Parking Lot Landscaping.

(3) The Planning Director shall have the authority to waive such requirements where the required landscaping encroaches into the required visibility triangle as stated in Section 37.00, Required Visibility Triangles.

(I) Required parking, as stated in Section 127.04, Parking Schedule, for commercial uses locating within the PTC zoning district shall be reduced by 25%.

(J) All uses, excluding Single Family and Two Family Dwellings, shall provide an area designated for bicycle and/or motorcycle parking.

(K) All signs shall comply with the Historic Preservation District sign regulations as stated in Article XI. However, signs within the PTC zoning district are exempt from Historic Preservation Board review. The Board of Adjustment has the authority within the Pinellas Trail Corridor District to permit up to a maximum of twice the amount of:

(1) Sign area as allowed in Section 189.01, General Regulation for Free Standing Signs.

(2) Sign area as allowed in Section 189.01, Wall Mounted Signs in Addition to Free Standing Signs.

25.10 NB Neighborhood Business District

(A) The NB District is established to provide for areas where convenience shopping and personal services are oriented toward a surrounding neighborhood market.

(B) Permitted Uses

- (1) Business and Professional Offices
- (2) Community Service Uses
- (3) Eating Establishments, Sit Down and Taverns
- (4) Emergency Service Facilities
- (5) Financial Institutions
- (6) Personal Service Establishments
- (7) Retail Food Establishments
- (8) Retail Sales Establishments
- (9) Shopping Centers
- (10) Veterinary Clinics provided that no boarding facilities may be allowed except as may be required for the short term treatment of sick or injured animals and when completely enclosed within a building

(C) Conditional Uses

- (1) Commercial Recreation Facilities
- (2) Community Residential Homes
- (3) Day Care Centers
- (4) Eating Establishments, Fast Food
- (5) Emergency Shelters, Residential Treatment Facilities, and Recovery Homes
- (6) Family Care Homes
- (7) Funeral Homes or Mortuaries
- (8) Light Printing Establishment
- (9) Light Utility Service
- (10) Private Clubs
- (11) Repair Service Establishment
- (12) Retail Nursery and Garden Supplies
- (13) Schools of Special Education
- (14) Self-Serve Gasoline Establishment
- (15) Single Family Detached Dwellings
- (16) Wholesale Trade Provided the Future Land Use Map Designation of the Subject Property Allows Wholesale Trade as a Primary Use.

(D) Dimensional Regulations

Appendix E: Pinellas County Community Redevelopment Area Policy Program and Implementation Guidelines



RESOLUTION NO. 21-48

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS FOR PINELLAS, COUNTY, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT PURSUANT TO CHAPTER 163, PART III, FLORIDA STATUTES, THE COMMUNITY REDEVELOPMENT ACT; ADOPTING THE PINELLAS COUNTY COMMUNITY REDEVELOPMENT AREA 2021 POLICY, AND REPLACING THE PINELLAS COUNTY COMMUNITY REDEVELOPMENT AREA 2018 POLICY AND IMPLEMENTATION PROCEDURES; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 163, Part III, F.S., local governments can create Community Redevelopment Agencies and Community Redevelopment Areas (“CRA”) where blighted and/or slum conditions exist;

WHEREAS, the Board of County Commissioners has long supported the creation of CRAs to support redevelopment and community revitalization throughout Pinellas County;

WHEREAS, The creation of a CRA allows for the utilization of Tax Increment Financing (TIF), a focused financing tool for redevelopment which allows for future property value increases associated with private investment in a CRA to be leveraged to finance public improvements, enhance existing public infrastructure, and maximize the benefits of other incentive tools;

WHEREAS, as a Charter County, Pinellas County can establish a County TIF participation rate and term length based on the parameters set forth in Florida Statutes and local policy;

WHEREAS, the Board of County Commissioners commissioned the Economic Impacts of Poverty Report (completed in 2012, updated in 2013), which identified specific At-Risk Zones throughout Pinellas County where community revitalization is most needed;

WHEREAS, in 2016, the Board directed County Staff to update the Community Redevelopment Area Policy, to establish an evaluation and scoring criteria to ascertain a CRA’s “Local Designation” to determine the County’s TIF funding participation rate and eligible uses of TIF with the intent of aligning resources with those areas most in need;

WHEREAS, in November of 2018, the evaluation and scoring criteria in the 2018 CRA Policy and Implementation Procedures were finalized;

WHEREAS, the Board subsequently hired a consultant to work with its staff to update the 2018 CRA Policy and Implementation Procedures;

WHEREAS, the 2021 CRA Policy seeks to accomplish three primary objectives: (1) change the rules governing the creation, reporting and allowable expenditures by Community Redevelopment Agencies, to be consistent with Florida House Bill 9 (2019); (2) establish

reporting requirements that allow Pinellas County and CRAs to track measurable progress on key issues, and evaluate the return on investment; and (3) align the County TIF contributions with priorities as identified by the Board in the County's Comprehensive Plan, Strategic Plan and other policy documents and statements; and

WHEREAS, the Board desires to adopt the 2021 CRA Policy to replace the 2018 CRA Policy and Implementation Procedures.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of Pinellas County, Florida, in a regular meeting duly assembled on this 10th day of August, 2021, that:

1. The Pinellas County Community Redevelopment Area 2021 Policy, attached as Exhibit "A", is hereby adopted.
2. The Pinellas County Community Redevelopment Area 2018 Policy and Implementation Procedures is hereby deleted in its entirety.
3. This Resolution shall take effect September 1, 2021.

Commissioner Justice offered the foregoing resolution and moved its adoption, which was seconded by Commissioner Peters upon the roll call the vote was:

Ayes: Eggers, Justice, Flowers, Gerard, Long, Peters, and Seel.

Nays: None.

Absent and not voting: None.

APPROVED AS TO FORM

By: David S. Sadowsky
Office of the County Attorney

Exhibit A

Pinellas County CRA Policy BCC Approval Date: August 10, 2021

I. Background/Introduction

The 2021 CRA Policy update accomplishes three primary objectives. First, in 2019 Governor DeSantis signed HB 9 into law which amended Ch. 163 to change the rules governing creation, reporting, and allowable expenditures by Community Redevelopment Agencies (Redevelopment Agencies). Second, the CRA Policy establishes reporting requirements that allow the County and CRAs to track measurable progress on key issues (e.g., jobs or affordable housing units), and evaluate the return on investment. The third objective aligns County Tax Increment Finance (TIF) contributions with priorities as identified by the Board in the County's Comprehensive Plan, Strategic Plan, and other policy documents/statements. This update replaces the previous version from November 2018.

A. Implementation

Implementation of the CRA Policy enables the County to promote reinvestment in priority areas and direct those investments towards priority policy issues. The following sections set forth policy regarding the creation, funding, and management of CRAs seeking TIF from Pinellas County, whether initiated by the City, Community Redevelopment Agency (Agency), or County. The requirements of the CRA Policy apply to all new CRAs, expansions and extensions subject to consideration by the Board. Additionally, the CRA Policy applies to those CRAs currently undergoing local jurisdiction review and formalization but that do not have final approval by the Board. To provide continuity and develop a firm foundation for the CRA Policy regarding TIF, this Policy shall be considered effective as of September 1, 2021. In addition to this policy, staff has also developed a CRA Scoring Methodology and Implementation Procedures document which provides detailed guidance to provide transparency to the process.

The implementation of the CRA Policy or the application for public financing under this CRA Policy does not create or vest any rights nor guarantee that any CRA under consideration will be created by the City or County.

B. Local Designations

The local designation categorizes the primary function of, and priorities within a CRA, to ensure attention to County priority areas through TIF funding participation. Three local designations, each with a primary focus and distinguishing goals and objectives, are described below:

- **Urban Revitalization:** By definition, these areas are the most economically distressed areas, where poverty is endemic, and where other programs, such as Community Development Block Grants (CDBG), have targeted funding.
- **Community Renewal:** By definition, these areas are experiencing ongoing economic hurdles and investment/redevelopment has not kept pace, but conditions are not as severe as the Urban Revitalization areas.
- **Economic Development:** By definition, these areas may experience economic stagnation, but have opportunities due to a diversity of uses, inherent local economy, and location.

C. Scoring Criteria

The County will determine the level of County TIF funding and participation based on the CRA's matrix final score and corresponding local designation using the measurable factors listed below. The County will complete the scoring exercise during the review process for the creation of a CRA, an extension, or an expansion. The specific scoring criteria are identified in Table 1, below:

Table 1. CRA Scoring criteria matrix

Category	Max Points	Scoring
Demonstrated Need. This set of factors assesses whether the potential CRA is home to a high need population or if the physical environment requires new investment. These needs align with need as defined in CRA statute, as well as with County priorities to promote affordable housing and economic development in disadvantaged areas.		
Percent of Households Below Poverty Level	10	< 1.1 times County = 0 1.1-1.25 times County = 4 1.25-1.5 times County = 7 > 1.5 times County = 10
Median Household Income	15	<60% of County = 15 60-80% of County = 11 80-100% of County = 7 >100% of County = 0
% of area qualified for CDBG	5	<25% of area = 0 >25% of area = 5
Demonstrated Blight Factors (163.340(8), F.S.)	10	2 or less = 4 3 to 5 = 7 6 or more = 10 FON over 5 years old = 0
Coastal High Hazard Area	5	No overlap = 0 0% to 10% = 3 >10% = 5
Economic Development & Employment. The County has identified job retention and attraction as a near term priority. These factors indicate the level of economic activity in a CRA and the economic status of its residents.		
Employment Density	5	< 5/acre = 5 5-10/acre = 3 >10/acre = 0
Unemployment (Civilian Population)	10	< 1.1 times County = 0 1.1-1.25 times County = 4 1.25-1.5 times County = 7 > 150% of County = 10
Tax Value Trend	5	1 point per each year of the last five below the County annual percent change
Activity Centers and Target Employment Areas	5	>5% in Target Employment Area OR >20% in Activity Center = 5
Housing Affordability. The County has identified creation and preservation of quality, affordable housing as a near term priority. This factor assesses the extent to which households experience a housing cost burden.		
Percent of households that are housing cost burdened	10	<= County = 0 1 - 1.1 times County level = 4 1.1-1.25 times County = 7 > 1.25 times County = 10
Median Residential Values	15	<60% of County = 15 60%-80% of County = 11 80%-120% of County = 7 > 120% of County = 0
Mobility. The County places a priority on improving biking, walking, and transit options, particularly in designated corridors.		
Mobility	5	> 20% within quarter mile of Premium, Primary, or Secondary Transit Corridor = 5
Total Points	100	

D. Scoring Range

Table 2. Local designation scoring ranges

Local Designation	Scoring Range
Urban Revitalization	Above 75
Community Renewal	Between 45 – 74
Economic Development	Below 44

II. County Contribution Level and Term

The determination of the County's contributions to CRAs is made based upon the guidance in Florida Statutes, the CRA's local designation, and the proportion of funds that the CRA expends on County goals and priorities.

A. County Priorities

The County priorities for TIF expenditures is based upon the County's comprehensive plan, strategic plan, and other policy documents/initiatives that have been approved by the Board of County Commissioners. Three priority areas have been identified and are described below.

- **Affordable Housing:** Create, preserve, or improve income-restricted affordable housing units and prevent displacement
- **Economic Development & Employment:** Increase quality employment opportunities, particularly in the County target industries
- **Mobility:** Improve transit, walking, and biking options and access to transit

B. Maximum County Contribution and Priority Match

Florida Statutes Chapter 163, Part III authorizes Pinellas County as a Charter County to determine the amount of tax increment it will contribute to a CRA. The level of County TIF contribution (percentage) is determined in part by the CRA's local designation, which indicates CRA's primary functionality, priorities, and ability to stimulate private investment. Pursuant to the statute, the maximum contribution is 95%.

All CRAs that have been approved by the Board of County Commissioners to receive County TIF will receive base contribution of at least 50% which can be used for eligible expenditures as defined by the County (see Table 3).

CRAs that demonstrate a commitment to funding projects that help achieve County priorities are eligible for additional County TIF contribution in the form of a "**priority match**". The priority match will also be determined by the percentage of CRA budget (both City and County CRA TIF dollars) allocated to County priorities. In order to receive the full priority match, 50% of the total TIF budget (City and County) must be contributed to County priorities. The maximum County priority match is summarized in Table 3 below.

Table 3. Term and County contribution by local designation type

CRA Type	Maximum Term	Base County Contribution	Minimum Local Contribution	Max Priority Match	Maximum Total Contribution
Urban Revitalization	20 years with Midpoint Review at year 10	70%	25%	25%	95%
Community Renewal	20 years with Midpoint Review at year 10	50%	25%	25%	75%
Economic Development	10 years / Midpoint Review at year 5	50%	0%	0%	50%

C. Midpoint Review Process

The Midpoint Review will assess overall progress and alignment between the percentage of CRA TIF dollars budgeted for County priorities – which determined the priority match - and the percentage of dollars expended on County priorities. CRAs that have not made progress on their project list or spend less than 75% of their percentage commitment to expend funds on County priorities will receive an equivalently reduced County match after the potential match is calculated based on the proposed budget for the remaining term. CRAs that allocate less than 50% of their percentage commitment to expend funds on County priorities will only receive a County contribution for a defined project list, confirmed via an interlocal agreement with the County for the remaining term.

For example:

- 1) A CRA commits to expend 50% of its TIF dollars on priority issues, receiving the maximum County contribution possible
- 2) At Midpoint Review, the CRA has used 35% of its expended dollars on projects eligible for County priority match
 - a. 35% divided by 50% equals 70%, *less than 75%*
 - b. If the CRA can show that sufficient dollars are being reserved for in-process projects meeting County priority definitions, the CRA can still receive its full match
 - c. If none of the missing funds are being reserved for near-term projects meeting County priorities, the County contribution will be reduced commensurately

To offer flexibility in meeting the percentage target, CRAs may reallocate funds within any of the defined priority issues, as long as the total priority area percentage remains in alignment. In addition, where project delays caused the mismatch between commitments and expenditures, CRAs may provide documentation on reserved funds, work in progress, contracts for study or construction, and similar evidence that the project has a path to near-term completion.

If the County revises the priority issues, each CRA's priority match will remain unaffected until the Midpoint Review or a request for extension or expansion, when the priority match would typically be recalibrated. The County may continue matching dollars allocated to in-process projects aligning with former priorities to facilitate projects with longer timelines.

D. TIF Funding Term Limits

The maximum term for County TIF funded CRAs approved under this policy will be based on the local designation. The terms outlined are "up to", and the assignment of a certain score and respective designation does not guarantee a maximum term limit. At the term's midpoint, expiration, or other formal, pre-determined date established during the review and approval process, staff will present a summary

report to the Board of County Commissioners, which can elect to maintain or extend the TIF term limit under current or modified parameters or choose to terminate all such funding. CRAs created before July 1, 2002 receive a maximum of 60 years of TIF, including extension time Per F.S.163.387 (2)(a) For those CRAs created after July 1, 2002, the maximum term is 40 years.

The CRA Policy establishes a maximum term for each local designation, which are listed below. These terms cannot exceed what is allowed under Florida Statutes.

- **Urban Revitalization** = up to 20 years, with 10-year review
- **Community Renewal** = up to 20 years, with 10-year review
- **Economic Development** = up to 10 years, with 5-year review

E. TIF Funding Maximum Contribution

Unless specifically approved by the Board of County Commissioners, County TIF contributions shall not exceed the City's contribution in any given year. This requirement will be added to Section 38 Article III for all new CRAs, extensions, expansions, and 15-year/midpoint reviews. This provision will not be applied retroactively.

F. Termination of TIF Funding

The Board of County Commissioners may elect to terminate the County contribution or reduce the County priority match at an established review point if the demonstrated need changes or previously identified objectives have not been achieved according to project and budget timelines as identified in the CRA Plan. (See the priority match section for further detail on adjustments to the priority match.)

III. Eligible Expenditures

A. TIF Funding Eligible Uses

This CRA Policy does not define specific eligible expenditures for County TIF. A detailed list of eligible expenditures for County TIF is included within the separate CRA Scoring Methodology and Implementation Procedures document.

Geographic Distribution of CRA Investments

CRAs will be encouraged to identify subareas and to implement projects/programs in a geographically distributed manner to ensure a fair distribution of funds, using the subareas and expenditure proportions defined with the County at CRA establishment, expansion, or extension (see the CRA Scoring Methodology and Implementation Procedures). Affordable housing expenditures, and any projects that the County and CRA agree provide CRA-wide benefit can be counted towards each of the sub-areas. At the Midpoint Review, the County will assess the expenditure of CRA funds across subareas to understand whether those expenditures show geographic distribution throughout the CRA.

B. Bonding

The Board of County Commissioners must approve all related and applicable city-initiated bonds if all or part of County TIF contributions are to be used for repayment.

Since bonding terms typically exceed the 10-year evaluation points (5-year for Economic Development CRAs) described above, any CRA priority match granted will not be changed when bonded against CRA funds. As part of the bonding process, the CRA and County will review the list of projects which will receive bond funds from the County and ensure that any prior commitments to County priority

projects are maintained.

IV. CRA Reporting and Evaluation

A. Annual Reporting

Florida Statutes 163.371 specifies the state requirements for annual reporting of CRA expenditures. Additionally, per Florida Statutes 163.387(6), CRAs are required to provide annual budgets and any budget amendments to the County within 10 days of adoption. In addition to the state requirements, CRAs are required by the County to file expenditure information annually via a tracking spreadsheet for TIF expenditure reporting. The spreadsheet tracks expenditures by project updated over time to collect information required by the state and the County's midpoint, extension, and closeout performance evaluations.

In addition to reporting on annual expenditures, the County will utilize performance measures to track progress for each CRA. These measures utilize easily accessible data sources (e.g. taxable value, land use amendments, etc.), but there are instances where the data needs to be provided by the CRA/City (e.g. local building permits). The County will coordinate with Cities/CRAs to acquire this data.

B. TIF Evaluations (midpoint, closeout, and extension or expansion)

To better assess the return on investment and calibrate contributions over time for CRAs, the County will evaluate CRAs adopted/amended under this policy at the midpoint, closeout, extension, and expansion. CRAs may use the results of the evaluations to guide their own plans and investments. Existing CRAs will not undergo evaluation until they request an extension or if a specific requirement is already included in their respective ordinance under Ch. 38 of the Pinellas County Code.

The County will perform three broad types of evaluation:

Table 4. CRA evaluation types, timing, and goals

	Local Designation Typology (existing)	Expenditure & Budget	Performance
Goal	Establish a baseline for needs and range of County investment	Adjust County contribution to support County priorities	Invest in projects that implement CRA and County goals
Approach	Determine CRA type based on demographic, economic, and physical factors	Assess CRA expenditures and 10-year budget for fit with County priorities	Analyze project and district-wide metrics to assess ROI, progress, and needs
Frequency	At establishment and extension / expansion (and midpoint for existing CRAs)	At establishment, midpoint, and extension / expansion	At midpoint and extension / expansion
Policy Action	<i>Higher need CRAs receive higher potential for County contribution</i>	<i>County contribution is set based on budget and expenditures for priority issues</i>	<i>CRA adjusts the plan, projects, and budget to improve outcomes</i>

Annual CRA reports will be used to collect most data needed for the evaluations. Collected Census, employment, and similar data will be collected at the evaluation points to understand progress overall, helping the CRA to target the activities and projects contained in its CRA plan update.

Appendix F: Preliminary Redevelopment Fund Projection Analysis



Appendix F: Projected Tax Increment Finance Funds

The taxable value of properties within the study area was analyzed over the period of 2017 to 2022 (five tax years). The taxable value data was obtained from the Pinellas County Property Appraiser. Taxable value assessed for non-school district taxes in the study area was analyzed to project potential redevelopment trust fund revenue utilizing 2023 millage rates obtained from the Pinellas County Tax Collectors Office.

Table F-1 TIF Projections Assuming 3% Annual Increase in Property Values					
TIF Year	Study Area Aggregate Value	Change from Previous Year	County	City	Total
1	258,862,894	7,539,696	33,950	40,488	74,438
2	266,628,781	15,305,583	68,918	82,191	151,109
3	274,627,644	23,304,446	104,935	125,145	230,080
4	282,866,474	31,543,276	142,033	169,387	311,421
5	291,352,468	40,029,270	180,244	214,957	395,201
6	300,093,042	48,769,844	219,601	261,894	481,495
7	309,095,833	57,772,635	260,139	310,239	570,378
8	318,368,708	67,045,510	301,893	360,034	661,928
9	327,919,769	76,596,571	344,900	411,324	756,223
10	337,757,362	86,434,164	389,197	464,151	853,348
11	347,890,083	96,566,885	434,822	518,564	953,387
12	358,326,786	107,003,588	481,817	574,609	1,056,426
13	369,076,589	117,753,391	530,221	632,336	1,162,557
14	380,148,887	128,825,689	580,078	691,794	1,271,872
15	391,553,354	140,230,156	631,430	753,036	1,384,466
16	403,299,954	151,976,756	684,322	816,115	1,500,438
17	415,398,953	164,075,755	738,802	881,087	1,619,889
18	427,860,921	176,537,723	794,916	948,008	1,742,923
19	440,696,749	189,373,551	852,713	1,016,936	1,869,649
20	453,917,651	202,594,453	912,244	1,087,932	2,000,177

Table F-1 uses a 3% annual increase for aggregate non-school taxable value of the Central Tarpon Springs CRA to project potential redevelopment fund revenue. The County values were multiplied by 95% to reflect the maximum level of County investment, as the Urban Revitalization designated is anticipated. Table F-2 utilizes a 5% annual increase to project potential redevelopment fund revenues.

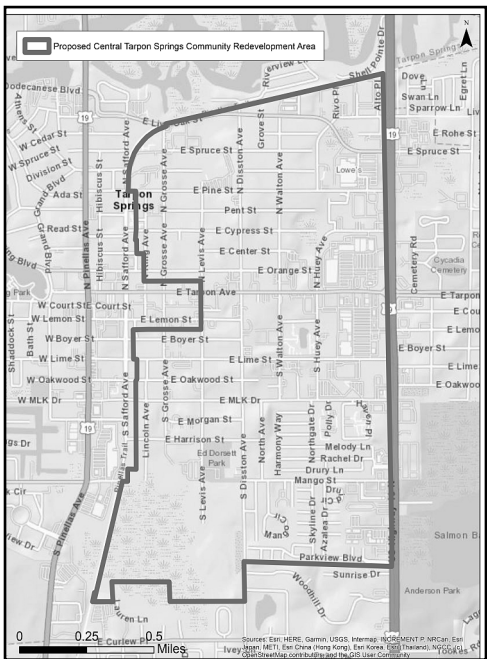
Table F-2 TIF Projections Assuming 5% Annual Increase in Property Values					
TIF Year	Study Area Aggregate Value	Change from Previous Year	County	City	Total
1	263,889,358	12,566,160	56,583	67,480	124,063
2	277,083,826	25,760,628	122,100	138,335	260,435
3	290,938,017	39,614,819	187,766	212,732	400,498
4	305,484,918	54,161,720	256,716	290,848	547,564
5	320,759,164	69,435,966	329,113	372,871	701,984
6	336,797,122	85,473,924	405,129	458,995	864,124
7	353,636,978	102,313,780	484,947	549,425	1,034,372
8	371,318,827	119,995,629	568,755	644,377	1,213,132
9	389,884,768	138,561,570	656,754	744,076	1,400,830
10	409,379,007	158,055,809	749,153	848,760	1,597,913
11	429,847,957	178,524,759	846,172	958,678	1,804,850
12	451,340,355	200,017,157	948,041	1,074,092	2,022,133
13	473,907,373	222,584,175	1,055,004	1,195,277	2,250,281
14	497,602,741	246,279,543	1,167,316	1,322,521	2,489,837
15	522,482,878	271,159,680	1,285,243	1,456,127	2,741,370
16	548,607,022	297,283,824	1,409,066	1,596,414	3,005,480
17	576,037,374	324,714,176	1,539,080	1,743,715	3,282,795
18	604,839,242	353,516,044	1,675,595	1,898,381	3,573,977
19	635,081,204	383,758,006	1,818,936	2,060,780	3,879,717
20	666,835,265	415,512,067	1,969,444	2,231,300	4,200,744

PUBLIC NOTICE OF PUBLIC HEARING **(REVISED DATE)**

The City of Tarpon Springs, Florida, proposes to adopt the following Resolution:

RESOLUTION NO. 2024-15

A RESOLUTION OF THE CITY OF TARPON SPRINGS, FLORIDA; RELATING TO COMMUNITY REDEVELOPMENT PURSUANT TO CHAPTER 163, PART III, FLORIDA STATUTES, THE COMMUNITY REDEVELOPMENT ACT; MAKING A LEGISLATIVE FINDING THAT CONDITIONS OF BLIGHT AS DEFINED IN THE COMMUNITY REDEVELOPMENT ACT EXIST IN THE CENTRAL TARPON SPRINGS STUDY AREA; REQUESTING THAT THE PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS DELEGATE THE REDEVELOPMENT POWERS ENUMERATED IN THE COMMUNITY REDEVELOPMENT ACT TO THE CITY OF TARPON SPRINGS FOR THE ESTABLISHMENT OF THE CENTRAL TARPON SPRINGS COMMUNITY REDEVELOPMENT AREA; REQUESTING AUTHORITY FROM THE PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS TO ESTABLISH A TAX INCREMENT FINANCING DISTRICT AND A REDEVELOPMENT TRUST FUND WITHIN THE CENTRAL TARPON SPRINGS COMMUNITY REDEVELOPMENT AREA; DECLARING A NEED FOR A COMMUNITY REDEVELOPMENT AGENCY; PROVIDING AUTHORIZATION TO PROCEED WITH PREPARATION OF THE CENTRAL TARPON SPRINGS COMMUNITY REDEVELOPMENT PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.



A Public Hearing on the proposed resolution will be held before the **City of Tarpon Springs Board of Commissioners** on

Tuesday, June 18, 2024 at 6:30 P.M.

PUBLIC HEARING WILL BE HELD IN THE CITY HALL AUDITORIUM, 324 EAST PINE STREET, TARPON SPRINGS, FLORIDA.

Members of the public wishing to address the body may attend in person, attend virtually, or provide comments in advance.

Written comments may be addressed to the Planning & Zoning Department, (Phone (727) 942-5611), City of Tarpon Springs, P.O. Box 5004, Tarpon Springs, Florida 34688-5004. Written comments will become a part of the record. Materials related to this resolution, including the complete legal description of the subject property, are available for inspection. Persons wishing to participate in the hearing or receive more information may contact the Planning & Zoning Department during City Hall business hours at (727) 942-5611 or visit the City's web site at www.ctsfl.us. Any person with a disability requiring reasonable accommodation in order to participate in these meetings should call (727) 942-5611 or FAX a written request to (727) 943-4651.

PLEASE REFERENCE RESOLUTION #2024-15

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RESOLUTION No. 2024 – 18

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, AUTHORIZING CHANGES IN THE PUBLIC WORKS ORGANIZATION; INCLUDING DIVISION NAME CHANGE IN SANITATION TO SOLID WASTE DIVISION. TITLE CHANGE AND POSITION UPGRADE FOR FACILITIES SUPERVISOR TO INCLUDE ASSISTANT PUBLIC WORKS DIRECTOR. REGRADE STREETS & STORMWATER SUPERVISOR POSITION FROM 19 TO 21. REGRADE SANITATION SUPERVISOR FROM 17 TO 19. REGRADE SANITATION TECH I TO TECH 2. RECLASSIFY SANITATION TECH II TO CREW LEADER. ELIMINATE PARKS ASSISTANT SUPERVISOR POSITION. CREATE PARKS MAINTENANCE RECORDS TECHNICIAN, PAYGRADE 12. (EFFECTIVE 01/01/2025) REGRADE PARKS SUPERVISOR PAYGRADE FROM 17 TO 18. IN PARKS DEPARTMENT RECLASSIFY 2, TECH II'S TO CREW LEADERS. RECLASSIFY FLEET ASSISTANT POSITION TO FLEET OPERATIONS COORDINATOR AND REGRADE FROM 12 TO 14.

WHEREAS the provision of Public Works is essential to safety, health, and wellbeing of our community; and,

WHEREAS the Public Works Department desires to provide the most effective and efficient services to the public and this re-organization has identified several areas of opportunity for improvement which will increase productivity and departmental efficiencies for the City in general, and the Public Works Department and its staff in particular.

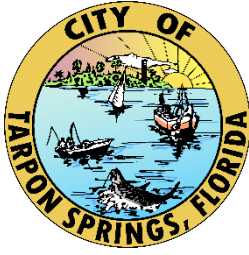
WHEREAS the City Manager recommends that certain changes be made to the Public Works Department in order to maintain the current high level of service; and,

WHEREAS it is requested that the Board of Commissioners approve the changes as recommended.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, THAT:

Section 1. Pursuant to the requirements of Section 16 (d) of the Charter of the City of Tarpon Springs, the City Manager does hereby recommend, and the Board of Commissioners does hereby approve certain changes in the department, reclassification of positions and new position description as detailed in the memorandum attached hereto and incorporated herein by reference.

Section 2. This resolution shall be effective June 18, 2024.



**Public Works Department
Office of the Director**

Tom Funcheon
Public Works Director

To: Mayor and Board of Commissioners

From: Tom Funcheon, Public Works Director

Through: Mark LeCouris, City Manager

Date: June 18th, 2024

Subject: Public Works Department Proposed Reorganization Plan

Recommendation:

That the Mayor and Board of Commissioners approve the proposed Public Works Department reorganization plan as summarized below:

Background:

The proposed changes are based on our review of positions with the purpose of reflecting current market conditions, to be more in-line with other City Departments, to be competitive with surrounding agencies and for departmental efficiencies.

Facilities:

- A. Regrade Facilities Superintendent position to include Assistant PW Director and move from Pay Grade 19 to Pay Grade 22.

Streets and Stormwater:

- A. Move Streets and Stormwater Supervisor Pay Grade from 19 to Pay Grade 21.

Sanitation:

- A. Regrade Sanitation Supervisor from Pay Grade 17 to Pay Grade 19.
- B. Regrade from Sanitation Tech I to Tech II, Pay Grade 8 to Pay Grade 9.
- C. Reclassify Sanitation Tech II position to Crew leader, Pay Grade 9 to Pay Grade 13.

Parks:

- A. Eliminate Parks Assistant Parks Maintenance Supervisor position. Pay Grade 15
- B. Create Parks Maintenance Records Technician Pay Grade 12 **(effective 01-01-2025)
- C. Regrade Parks Maintenance Supervisor from Pay Grade 17 to Pay Grade 18 (Salary split between Parks and CRA).
- D. Reclassify 2, Tech II's to Senior Technicians Pay Grade 13.

Fleet:

- A. Reclassify Fleet Assistant to Fleet Operations Coordinator from Pay Grade 12 to Pay Grade 14.

**** Create Parks Maintenance Records Technician Pay Grade 12 ****(effective 01-01-2025)

#	Position	Current Paygrade	Proposed Paygrade	Wage % Grade increase	Reorganization Costs (Savings) Includes Salary & Benefits
1	Facilities Superintendent	19	22	15.0%	\$11,253
2	Streets/Stormwater Supervisor	19	21	10.0%	\$8,711
3	Sanitation Supervisor	17	19	5.0%	\$3,950
4	Move 2 Sanitation Tech I's to Tech II's	8	9	5.0%	\$5,112
5	Move Sanitation Tech II to Crew Leader	9	13	7.5%	\$3,634
6	Eliminate Parks Assistant Supervisor				(\$88,364)
7	**Parks Maintenance Records Technician		12		\$40,791
8	Parks Supervisor	17	18	5.0%	\$3,524
9	Parks Tech II to Senior Technicians (2)	9	13	7.5%	\$7,327
10	Upgrade Fleet Asst. to Fleet Operations Coordinator	12	14	7.5%	\$3,688

Total Reorganization Cost:

(Savings)

(\$374)

**CITY OF TARPON SPRINGS
JOB DESCRIPTION**

JOB TITLE: ~~FACILITIES MANAGEMENT SUPERINTENDENT~~/ASST. PUBLIC WORKS DIRECTOR
DEPARTMENT: FACILITIES MAINTENANCE
REPORTS TO: PUBLIC WORKS DIRECTOR
DEPT. HEAD: PUBLIC WORKS DIRECTOR
FLSA STATUS: EXEMPT
CIVIL SERVICE: YES
LAST REVISION: DECEMBER 2014 JUNE 2024

GENERAL STATEMENT OF JOB

Under limited direction and supervision of the Public Works Director, coordinates and supervises the daily operations of ~~Facilities Maintenance, Yard Waste, Solid Waste, Waterfronts and Parks & Parkways Divisions.~~ In the absence of the Public Works Director. The Facilities Maintenance Supervisor will cover Directors duties.

ESSENTIAL FUNCTIONS

1. GENERAL OPERATIONS:
 - 1:1 Supervises subordinate staff which includes instructing, assigning, reviewing and planning work of others; maintaining productivity, quality, performance and safety standards; coordinating activities, job orders/work requests; allocating personnel; employee evaluations; and recommending disciplinary actions and discharges.
 - 1:2 Adheres to and is responsible for assure that City/departmental rules, regulations, policies and procedures are properly carried out.
 - 1:3 Attends meetings as required.
 - 1:4 Coordinates the prioritized maintenance needs of assigned divisions and/or projects.
 - 1:5 Develops and recommends standard methods and procedures to ensure proper operation of assigned divisions.
 - 1:6 Reviews, interprets, and assigns work orders to subordinates as required. Manages the work order system.
 - 1:7 Routinely inspects work performed in assigned divisions to maintain schedules, productivity, safety standards, etc.
 - 1:8 Maintains records and documents including work orders, maintenance records, invoices, blue prints, job applications, performance evaluations, and general office correspondence.
 - 1:9 Utilizes various types of equipment and tools and office equipment such as computers, calculators and general office supplies.
 - 1:10 Maintains payroll, which includes maintaining time cards, sick and vacation forms, attendance records; departmental reports and disciplinary actions.
 - 1:11 Coordinates and supervises the adherence to all established policies, rules and regulations of the Public Works Department.
 - 1:12 Maintains proper purchasing procedures for the Facilities Management Division.
2. PROJECT MANAGEMENT:
 - 2:1 Assists the Public Works Director with project management as may be directed.
3. PUBLIC RELATIONS:
 - 3:1 Works with other departments to work out special problems and to address specific concerns.

QUALIFICATIONS: (minimum and preferred):

LICENSURE

Valid Florida Class Drivers' License.

EDUCATION

High School Diploma or GED Equivalency required.

Vocational coursework in plumbing, electrical and building repair preferred.

EXPERIENCE

Prefer at least 10 years' experience with maintenance and repair of buildings or electrical and/or plumbing systems.

Supervisory experience preferred.

A combination of training, education and experience will be considered in this position.

ADMINISTRATIVE SKILLS

General Office Skills: compile statistics, research information, prepare reports, develop project schedules and budgets operations.

Communication Skills: compose letters and reports, schedule appointments.

EQUIPMENT, MACHINES & TOOLS USED

General Office Equipment: personal computer and calculator.

Tools/Machines: motor vehicle operations, miscellaneous powered equipment and miscellaneous hand tools as required.

WORKING CONDITIONS

Contact with persons under a wide variety of circumstances.

Subject to deadlines.

Handles emergency or crisis situations.

Subject to many interruptions.

Subject to travel and occasional irregular hours.

Occasional pressure due to multiple calls and inquiries.

WORKING ENVIRONMENT

The work environment/conditions characteristics described herein are representative of those an employee encounters while performing the essential functions of this job and are not an all-inclusive list.

PHYSICAL DEMANDS: The following list is not exhaustive; it merely provides some of the physical duties of the position.

REQUIRES FULL RANGE OF BODY MOTION INCLUDING:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
Sit			✓	
Stand			✓	
Walk			✓	
Bend		✓		
Squat		✓		
Crawl		✓		
Climb height 10 ft..		✓		
Reach above shoulder level		✓		
Crouch		✓		

Balance		✓		
Kneel		✓		
Verbal Communications				✓
Written Communications				✓
Hearing ordinary conversation				✓
Near & Far Acuity-ability to see clearly at 20 inches or less and 20 feet or more				✓
Peripheral Vision, Distinguish colors, and Depth Perception			✓	

REQUIRES COORDINATION FOR REPETITIVE ACTION:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
In simple grasping: Right			✓	
Left			✓	
In firm grasping: Right			✓	
Left			✓	
In fine manipulating: Right			✓	
Left			✓	

JOB REQUIRES ABILITY TO LEFT AND CARRY AND PUSH AND PULL:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
Up to 20 lbs.				
11 to 50 lbs.			✓	

JOB LOCATION:

A majority of the work duties are performed within the City limits.

The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position.

The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job changes.

Employee's Signature

Date

Print Name

**CITY OF TARPON SPRINGS
JOB DESCRIPTION**

JOB TITLE: SANITATION SUPERVISOR
DEPARTMENT: **SOLID WASTE DEPARTMENT**
REPORTS TO: ~~FACILITIES MANAGEMENT SUPERINTENDENT~~
DEPT. HEAD: **PUBLIC WORKS DIRECTOR**
FLSA STATUS: EXEMPT
CIVIL SERVICE: YES
LAST REVISION: ~~OCTOBER 2017~~ **JUNE 2024**

GENERAL STATEMENT OF JOB

Under limited direction of the Facilities Management Superintendent, this position provides supervisory, administrative, and customer service support within the Public Works Department, relating to contracted solid waste hauling, yard waste, ~~and~~ recycling services, **waterfronts, and parks** to the residents and businesses of the City of Tarpon Springs, ~~Assists the Facilities Management Superintendent and~~ **the** Public Works Director through project management, supervision, and assignment of workers, as needed.

ESSENTIAL FUNCTIONS

1. ESSENTIAL FUNCTIONS:
 - 1:1 Plans, evaluates, monitors, directs, coordinates and supervises the work of employees engaged in the maintenance and readiness of sanitation needs, ~~and~~ Yard Waste operations, **and waterfronts and parks.**
 - 1:2 Oversees solid waste pickup throughout the service area to include recycling and yard waste.
 - 1:3 Instructs, assigns, reviews and plans the work of others; maintains standards, coordinates activities and allocates personnel.
 - 1:4 Responds to telephone and walk in citizen inquiries and concerns and resolves citizen complaints. Responds to concerns, inquiries and complaints from the general public in both oral and written context, providing information, assistance and/or resolution.
 - 1:5 Maintains sanitation service order work request system within the Navaline application and validates account holder names for contractor's database.
 - 1:6 Compile and maintain record of complaints, direct written requests to the contractor's representative.
 - 1:7 Responsible for answering inquiries from City staff of various departments and working with staff in other City departments and the contractor's representatives to maintain an excellent level of customer service.
 - 1:8 Receives, completes and/or submits records and documents including work orders, citizen concerns, maintenance records, invoices, disciplinary actions, performance evaluation and general office correspondence.
 - 1:9 Provide customers with written guidelines in order to comply with contract specification.
 - 2:0 Responds to emergency calls such as the pickup of illegal dumping.
 - 2:1 Performs office duties as well as field service duties, including, although not restricted to on site investigation of reported misses of curbside service, picking up missed garbage in order to accommodate the curbside customer, maintaining vehicle and required tools, etc.
 - 2:2 Manages the division within City, State and Governmental standards/guidelines.
 - 2:3 Adheres to established City/Public Works Department rules, policies and procedures and promotes same with employees under his/her jurisdiction.
 - 2:4 Keeps Facilities Management Superintendent abreast of daily divisional activities and operations to ensure successful performance and achievement of overall objectives.

- 2:5 Submits requisitions for equipment and materials; ensures appropriate procedures and distribution.
 - 2:6 Prepares divisional annual budget for approval by the Public Works Director and manages approved budget.
 - 2:7 Must maintain a working knowledge of the City's contract with the service provider.
 - 2:8 Performs other duties as required, including but not limited to general administrative support to the Public Works Department.
2. STAFF MANAGEMENT/TRAINING:
- 2:1 Evaluate personnel for effectiveness and efficiency; initiates personnel disciplinary actions; assists in hiring, promotions and terminations.
 - 2:2 Provides a leadership example for department staff in matters such as public contact, budget maintenance, work ethics and report presentation.
 - 2:3 Ensures that employees are performing their tasks according to established safety standards; provides and/or coordinates equipment operations training.
 - 2:4 Instructs subordinate personnel in proper work methods and practices; makes periodic inspections to ascertain compliance with these methods and practices.
3. PUBLIC RELATIONS:
- 3:1 Ensures that all employees are cognizant of creating good public relations in the performance of their duties.
 - 3:2 Responds to citizen inquiries and complaints in a timely and courteous manner.
 - 3:3 Confers with the public to solve special problems and to address specific concerns.
4. PERFORMS ALL OTHER DUTIES AS REQUESTED.

QUALIFICATIONS (minimum and preferred):

EDUCATION

High School Diploma or GED Equivalency.

EXPERIENCE

One to two years' applicable related experience preferably in municipal government preferred.

One year of supervisory experience required.

Two or more years of supervisory experience preferred.

An equivalent combination of education/training and experience may be substituted for required education/training and experience requirements, at the City's discretion.

LICENSURE

Valid Florida Driver's License required.

PERSONAL PROTECTIVE EQUIPMENT

Safety shoes, ear/eyes/noise protection, gloves, vest, hard hat, face protection. Any additional required safety equipment will be provided.

EQUIPMENT, MACHINES, & TOOLS USED

Personal computer, calculator, photocopier, motor vehicle operations, Naviline system, Fax, hand and power tools and handheld radio.

ADMINISTRATIVE SKILLS

Computer Skills: Input data into computer programs, working knowledge of computer and associated programs and knowledge of outlook express.

Communication Skills: Answer telephones, use of e-mail and type correspondence.

General Office Skills: compile statistics, balance figures, develop procedures, establish and maintain filing systems, research information and maintain logs.

WORKING CONDITIONS

Contact with persons under a wide variety of circumstances.

Subject to varying and unpredictable situations.

Handles emergency of crisis situations.

Subject to many interruptions.

Occasionally subjected to irregular hours.

Occasional pressure due to multiple calls and inquiries.

WORKING ENVIRONMENT

The work environment/conditions characteristics described herein are representative of those an employee encounters while performing the essential functions of this job and are not an all-inclusive list.

PHYSICAL DEMANDS: The following list is not exhaustive; it merely provides some of the physical duties of the position.

REQUIRES FULL RANGE OF BODY MOTION INCLUDING:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
Sit				✓
Stand				✓
Walk				✓
Bend				✓
Squat				✓
Crawl				
Climb height 10 ft.				
Reach above shoulder level			✓	
Crouch				
Balance				
Kneel			✓	
Verbal Communications				✓
Written Communications				✓
Hearing ordinary conversation				✓
Near & Far Acuity-ability to see clearly at 20 inches or less and 20 feet or more		✓		
Peripheral Vision, Distinguish colors, and Depth Perception		✓		

REQUIRES COORDINATION FOR REPETITIVE ACTION:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
In simple grasping: Right			✓	
Left			✓	
In firm grasping: Right			✓	
Left			✓	

In fine manipulating: Right			✓	
Left			✓	
In operating foot controls Right			✓	
Left			✓	

JOB REQUIRES ABILITY TO LIFT AND CARRY AND PUSH AND PULL:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
24 to 50 lbs.		✓		
Up to 24 lbs.			✓	

JOB LOCATION:

A majority of the work duties are performed within the City limits and City Hall. Occasional travel may be required for site visits, training, seminars, or meetings.

The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position.

The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

Employee's Signature

Date

Print Name

**CITY OF TARPON SPRINGS
JOB DESCRIPTION**

JOB TITLE: FLEET ASSISTANT **COORDINATOR**
DEPARTMENT: VEHICLE MAINTENANCE
REPORTS TO: FLEET MANAGER
DEPT. HEAD: PUBLIC WORKS DIRECTOR
FLSA STATUS: NON-EXEMPT
CIVIL SERVICE: YES
LAST REVISION: **APRIL 2024**

GENERAL STATEMENT OF JOB

Under general supervision, orders, stocks, maintains parts and supplies for Vehicle Maintenance in order to maintain fleet operations. Maintains our fleet software system and related records as it pertains to inventory control, job orders and all others documents as needed in the operations of the department. Writes service repair job orders.

ESSENTIAL FUNCTIONS

1. SPECIFIC DUTIES AND RESPONSIBILITIES:
 - 1:1 Solicits quotations in accordance with established procedures to ensure materials are purchased at the lowest cost consistent with established specifications.
 - 1:2 Prepares purchase requisitions for purchase orders; blanket orders for materials and supplies.
 - 1:3 Inspects the quality and quantity of received goods; accepts or rejects as necessary.
 - 1:4 Operates computers to input inventory data; maintains accurate inventory database.
 - 1:5 Receives, completes and/or submits records and documents including work orders, invoices, delivery/packing slips, receiving reports, price quotations and general office correspondence.
 - 1:6 Processes inventory requisitions.
 - 1:7 Performs radio and telephone communications as needed.
 - 1:8 Utilizes various types of equipment and tools such as computer, copier, two-way radio, pick-up truck, and materials handling equipment.
 - 1:9 Works within Finance/Procure Policies and Procedures to ensure inventory procedures are consistent with City policies.
 - 1:10 Maintains a secure, clean, and orderly inventory stockroom.
 - 1:11 ~~Performs annual and quarterly inventory.~~
 - 1:12 Performs all data entry of job orders, parts, and labor to ensure accurate fleet service records are maintained.
 - 1:13 Serves as customer contact to relay repair status or other information as required.
 - 1:14 ~~Works in shop as needed.~~
 - 1:15 Maintains computerized inventory records.
 - 1:16 Monitors the movement of stocked parts; monitors new vehicles and equipment entering the fleet and present vehicles and equipment leaving the fleet.
 - 1:17 Assists in issuing, receiving and storing of parts and supplies.
 - 1:18 Conducts physical annual and quarterly inventory of all stock parts and supplies though the use of handheld calculators.
 - 1:19 Checks delivery of parts and supplies against the invoices to make sure they were billed and shipped properly.
 - 1:20 Operates forklift, pallet jack, computerized equipment, battery charger and other warehouse equipment.
 - 1:21 Solicits quotes from vendors and documents quotes submits warranty claims for vehicles still under original equipment warranty.
 - 1:22 Submits warranty claims for vehicles still under original equipment warranty.
 - 1:23 Ability to work with little direct supervision.
 - 1:24 ability to plan and maintain the supply of parts and material that will assure timely and effective support of maintenance requirements.

- 1:25 Coordinates the Vehicle Safety Recall Program to ensure that all vendor recalls are processed according to specifications.
- 1:26 Handles office duties of Fleet Manager in their absence and/or direction.

2. PERFORMS OTHER RELATED DUTIES AS REQUIRED.

QUALIFICATIONS (minimum and preferred):

EDUCATION

High School Diploma or GED Equivalency required.

EXPERIENCE

One to two years' experience in accounting, computer operations, purchasing or warehouse administration preferred.

Or an equivalent combination of training, education and experience that provides the required knowledge, skills and abilities may be considered at the City's discretion towards the required experience.

LICENSURE

Valid Florida Driver's License required. Valid Florida Class "B" CDL with Air Brakes Endorsement, Tanker and Passenger required within one year of employment.

- Level 1 – ASE (Automotive Service Excellence) certification Automobile Service Consultant Certification Test (C1). 5% on top of **current** pay. Employee must keep active to receive this incentive. Level 1 must be acquired within 1 year of hire.
- Level 2 – Level 1 ASE certification plus two (2) additional ASE Certifications to include Medium-Heavy Truck Dealership Parts Specialist (P1) & Automobile Parts Specialist (P2). 5% pay ~~over level 1 pay for a total of 10% above starting pay.~~ **increase over current salary**. Employee must keep active to receive this incentive.
- ~~Level 3 – Before advancing to this level, employee must successfully complete and retain both levels 1-2. Complete two (2) ASE tests in either Auto & Light Truck Certification or Medium-Heavy Truck Certification, 5% pay over level 2, making this a total of 15% above starting pay, employee must keep these active to receive this incentive.~~
- ~~Level 4 – Levels 1-3 plus two (2) additional ASE in the same discipline as level 3 20% above starting pay, employee must keep these active to receive this incentive.~~
- ~~Level 5 Levels 1-4 plus two (2) additional ASE in the same discipline as level 4 25% above starting pay, employee must keep these active to receive this incentive.~~
- ~~Level 6 – Levels 1-5 plus the two (2) remaining ASE test in the same discipline as level 5, after this level the employee will have obtained Master Technician status. 30% above starting pay, employee must keep these active to receive this incentive.~~

PERSONAL PROTECTIVE EQUIPMENT

Safety shoes, ear/eyes/noise protection, gloves, vest, hardhat, face protection and any additional required safety equipment will be provided.

EQUIPMENT, MACHINES & TOOLS USED

Hand and power tools, light and heavy equipment operations, motor vehicle operations and basic machinery operations.

ADMINISTRATIVE SKILLS

Computer Skills: Input data into computer program, personal computer.

Communication Skills: Answer telephones, coordinate meetings, schedule appointments and compose letters/reports.

General Office Skills: Maintain logs, proofread documents, balance figures, establish and maintain filing systems, research information and compile statistics.

WORKING CONDITIONS

Subject to many interruptions.

Contact with persons under a wide variety of circumstances.

Occasional pressure due to multiple calls and inquires.

Subject to occasional irregular hours as required by Supervisor.

WORKING ENVIRONMENT

May be exposed to toxic chemicals.

May be exposed to extremes of heat and cold in all weather conditions.

Exposed to hot and humid work environment.

Exposed to housekeeping/cleaning agents/chemicals.

Exposed to hot or noisy equipment.

The work environment/conditions characteristics described herein are representative of those an employee encounters while performing the essential functions of this job and are not an all-inclusive list.

PHYSICAL DEMANDS: The following list is not exhaustive; it merely provides some of the physical duties of the position.

REQUIRES FULL RANGE OF BODY MOTION INCLUDING:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
Sit			✓	
Stand		✓		
Walk		✓		
Bend		✓		
Squat		✓		
Crawl		✓		
Climb height up to 100 ft.		✓		
Reach above shoulder level		✓		
Crouch		✓		
Balance		✓		
Kneel			✓	
Verbal Communications				✓
Written Communications				✓
Hearing ordinary conversation				✓
Near & Far Acuity-			✓	

Vehicle Maintenance – Fleet Assistant

Ability to see clearly at 20 inches or less and 20 feet or more				
Peripheral Vision, Distinguish colors, and Depth Perception			✓	

JOB REQUIRES COORDINATION FOR REPETITIVE ACTION:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
In simple grasping: Right			✓	
Left			✓	
In firm grasping: Right			✓	
Left			✓	
In fine manipulating: Right			✓	
Left			✓	
In operating foot controls Right		✓		
Left		✓		

JOB REQUIRES ABILITY TO LIFT AND CARRY AND PUSH AND PULL:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
Up to 20 lbs.			✓	
21 to 50 lbs.		✓		
51 to 75 lbs.		✓		
76 to 100 lbs.		✓		

JOB LOCATION:

A majority of the work duties are performed within the City limits.

The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position.

The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

Employee's Signature

Date

Print Name

**CITY OF TARPON SPRINGS
JOB DESCRIPTION**

JOB TITLE: TECHNICIAN-II CREWLEADER
DEPARTMENT: SOLID WASTE DEPARTMENT
REPORTS TO: FACILITIES MANAGEMENT SUPERINTENDENT SANATATION SUPERVISOR
DEPT. HEAD: PUBLIC WORKS DIRECTOR
FLSA STATUS: NON-EXEMPT
CIVIL SERVICE: YES
LAST REVISION: DECEMBER 2014 MARCH 2024

GENERAL STATEMENT OF JOB

Under limited supervision, coordinates, plans, directs and participates in a variety of maintenance duties including but not limited to solid waste collection, restroom maintenance, special event setup, ~~repair/maintenance of street light bulbs and minor emergencies~~. Must have ability to identify and solve problems. Performs limited supervisory role with assigned staff to ensure work is completed in an organized, prioritized and efficient manner consistent with department standards.

ESSENTIAL FUNCTIONS

1. MAINTENANCE/LABOR:
 - 1:1 Coordinates and performs solid waste collection throughout the City.
Coordinates and performs a variety of general manual maintenance labor which will require light to heavy lifting.
 - 1:2 Organizes general custodial tasks, such as cleaning work area and assisting in maintenance and repair of work area.
 - 1:3 Insures safe practices and incorporated in all activities performed.
 - 1:4 Manages and performs variety of unskilled light and heavy labor.
2. OPERATES AND MAINTAINS EQUIPMENT AND TOOLS IN A SAFE AND EFFECTIVE MANNER:
 - 2:1 Performs light equipment and tool operations for various tools and equipment.
 - 2:2 Performs preventative maintenance on equipment and tools prior to performing assigned duties to include but not limited to safety equipment check and appropriate pre-operation maintenance.
3. SUPERVISORY DUTIES:
 - 3:1 Oversees-other staff members in performing assigned tasks.
 - 3:2 Coordinates staff assignments to include assigning, reviewing, and planning work duties and maintaining departmental procedures.
 - 3:3 Assists Supervisor in evaluation of employees.
4. INTERNAL AND EXTERNAL COMMUNICATIONS:
 - 4:1 Responds to citizen and internal personnel inquiries and complaints promptly and courteously by referring to appropriate supervisory personnel.
 - 4:2 Completes required paperwork, including record keeping.
5. PERFORMS ALL OTHER DUTIES AS REQUIRED:

QUALIFICATIONS (minimum and preferred):

EDUCATION

High School Diploma or GED Equivalency required.

EXPERIENCE

Three years of laborer/maintenance experience required,

One year of Supervisory experience preferred.

An equivalent combination of training and experience may be substituted for required education and/or experience.

LICENSURE

Valid Florida Commercial Drivers' License required.

PERSONAL PROTECTIVE EQUIPMENT

Safety shoes, ear/eyes/noise protection, gloves, vest, hard hat, face protection. Any additional required safety equipment will be provided.

EQUIPMENT, MACHINES & TOOLS USED

Hand and power tools, light equipment operations, motor vehicle operations and basic & specialized machinery operations.

ADMINISTRATIVE SKILLS

General Office Skills: maintain logs and balances figures.

General Office Equipment: calculator.

WORKING CONDITIONS

Subject to hazards of flammable, explosive gases.
Subject to burns and cuts.
Subject to injury from moving parts of equipment.
Contact with persons under a wide variety of circumstances.
Subject to varying and unpredictable situations.
Occasionally subject to irregular hours.
Subject to working in confined spaces.

WORKING ENVIRONMENT

Exposed to hazards from electrical/mechanical/power equipment.
Exposed housekeeping/cleaning agents/chemicals
May be exposed to the risk of blood borne disease.
Exposed to hot or noisy equipment.
Exposed to hot and humid work environment.
Exposed to heat, wetness and odors.
Temperature Changes: variations in temperature from hot to cold.
Noise: sufficient to cause distraction or possible hearing loss without protective equipment.
May be exposed to extremes of heat and cold in all weather conditions.
Wet frequent contact with water or other liquid.
Atmospheric Conditions: conditions that affect the skin or respiratory.

The work environment/conditions characteristics described herein are representative of those an employee encounters while performing the essential functions of this job and are not an all-inclusive list.

PHYSICAL DEMANDS: The following list is not exhaustive; it merely provides some of the physical duties of the position.

REQUIRES FULL RANGE OF BODY MOTION INCLUDING:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
Sit		✓		
Stand			✓	
Walk			✓	
Bend			✓	
Squat		✓		
Crawl		✓		

Climb height 20 Ft.		✓		
Reach above shoulder level		✓		
Crouch		✓		
Balance		✓		
Kneel		✓		
Verbal Communications		✓		
Written Communications		✓		
Hearing ordinary conversation		✓		
Near & Far Acuity-ability to see clearly at 20 inches or less and 20 feet or more			✓	
Peripheral Vision, Distinguish colors, and Depth Perception			✓	

JOB REQUIRES COORDINATION FOR REPETITIVE ACTION:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
In simple grasping: Right			✓	
Left			✓	
In firm grasping: Right			✓	
Left			✓	
In fine manipulating: Right			✓	
Left			✓	
In operating foot controls: Right			✓	
Left		✓		

JOB REQUIRES ABILITY TO LIFT AND CARRY AND PUSH AND PULL:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
25 -100 lbs.		✓		
Up to 24 lbs.			✓	

JOB LOCATION:

A majority of the work duties are performed within the City limits.

The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position.

The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change;

Employee's Signature

Date

Print Name

**CITY OF TARPON SPRINGS
JOB DESCRIPTION**

JOB TITLE: MAINTENANCE RECORDS TECHNICIAN
PUBLIC WORKS MAINTENANCE DIVISION
DEPARTMENT: ~~STREETS AND STORMWATER SUPERVISOR~~ **PARKS AND PARKWAYS**
REPORTS TO: PUBLIC WORKS DIRECTOR
DEPT. HEAD: NON-EXEMPT
FLSA STATUS: YES
CIVIL SERVICE: ~~DECEMBER 2014~~ **JUNE 2024**
LAST REVISION:

GENERAL STATEMENT OF JOB

Under general supervision, performs a variety of record-keeping and clerical duties including organizing, distributing, and processing work orders and purchase orders, typing correspondence, filing assistance in budget preparation, payroll processing and other related administrative duties for the Public Works Maintenance Divisions. ~~Including Fleet Maintenance.~~ Dispatches workers via radio or telephone, receives and directs telephone calls, handles customer complaints, communicates to customers as required regarding fleet repair or maintenance status, and assists Public Works Maintenance staff with record keeping activities. The position maintains Fleet Maintenance records and inventory, organizes Fleet **Parks** activities, and maintains the Fleet **Parks** operations database as assigned by the Fleet **Parks** Maintenance Supervisor.

ESSENTIAL FUNCTIONS

1. RECORD KEEPING AND CLERICAL DUTIES
 - 1:1 Processes reports, records, and related documents, including but not limited to correspondence, work requests, work orders, requisitions, purchase orders, budget preparation, data entry, maintains time sheets, payroll processing, preparation of activity sheets, filing maintenance.
 - 1:2 Processes incoming and outgoing mail; types of various documents; processes personnel related requests and documents.
 - 1:3 Maintains Public Works Maintenance inventory and prepares documentation and solicits quotes and bids for services, supplies, and equipment consistent with City Purchasing requirements.
 - 1:4 Dispatches workers via radio transmission or telephone.
 - 1:5 Assists Streets and Storm water with administrative duties as assigned.
2. PUBLIC RELATIONS RESPONSIBILITIES:
 - 2:1 Interviews callers and visitors to secure details of specialized information, assist in research and to provide information regarding the services and operation of the Public Works ~~Maintenance Division~~ **Department**.
 - 2:2 Handles routine complaints and requests for information with tact and ensures appropriate follow-up concerning resolution.
 - 2:3 Provides generalized information to the public regarding Public Works Department policies and procedures.
3. ~~FLEET~~ **PARKS** MAINTENANCE DUTIES:
 - 3:1 Uses established recordkeeping formats including computer database programs to maintain data and information for the ~~Fleet Maintenance~~ **Parks** Division to allow instantaneous reporting and analyses of ~~Fleet Maintenance~~ **Parks** operations.
 - 3:2 Organizes and maintains ~~Fleet Maintenance~~ **Parks** operations schedules and records as assigned by the ~~Fleet Maintenance~~ **Parks** Supervisor.
 - 3:3 Maintains ~~Fleet Maintenance~~ **Parks** inventory and prepares documentation and solicits quotes and bids for services, supplies, and equipment consistent with City Purchasing requirements as assigned by the ~~Fleet Maintenance~~ **Parks** Supervisor
 - 3:4 Assists the ~~Fleet Maintenance~~ **Parks** Supervisor as required for administrative assistance within the ~~Fleet Maintenance~~ **Parks** Division.
4. PERFORMS ALL OTHER DUTIES AS REQUIRED:

QUALIFICATIONS (minimum and preferred):

EDUCATION

High School Diploma or GED Equivalency required.

Secretarial/clerical certification or associate degree in secretarial/clerical sciences preferred.

EXPERIENCE

At least one year of secretarial or clerical experience required.

Administrative experience associated with Public Works or Fleet Maintenance **Parks** activities preferred.

An equivalent combination of education/training and experience may be substituted for required education/training and experience requirements.

ADMINISTRATIVE SKILLS

Computer Skills - input data, review data, and prepare reports using computer programs.

Communication Skills - answer telephones, coordinates meetings, assign duties as directed by the supervisor, schedule appointments and compose letters.

General Office Skills - maintain logs, proofread documents, balance figures, establish and maintain filing system and research information.

WORKING CONDITIONS

Subject to many interruptions.

Contact with persons under a wide variety of circumstances.

WORKING ENVIRONMENT

The work environment/conditions characteristics described herein are representative of those an employee encounters while performing the essential functions of this job and are not an all-inclusive list.

PHYSICAL DEMANDS: The following list is not exhaustive; it merely provides some of the physical duties of the position.

Requires full range of body motion including:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
Sit			✓	
Stand		✓		
Walk		✓		
Bend		✓		
Squat		✓		
Crawl		✓		
Climb height 10 ft..		✓		
Reach above shoulder level		✓		
Crouch		✓		
Balance		✓		
Kneel		✓		
Verbal Communications			✓	
Written Communications			✓	
Hearing ordinary conversation		✓		

Near & Far Acuity- ability to see clearly at 20 inches or less and 20 feet or more		✓		
Peripheral Vision, Distinguish colors, and Depth Perception		✓		

Job Requires Coordination for Repetitive Action:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
In simple grasping: Right			✓	
Left			✓	
In firm grasping: Right			✓	
Left			✓	
In fine manipulating: Right			✓	
Left			✓	

Job requires the Ability to Lift/Carry and/or Push/Pull:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
Up to 24 LBS		✓		

JOB LOCATION:

A majority of the work duties are performed at ~~City Hall~~. Parks offices.

The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position.

The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

Employee's Signature

Date

Print Name

**CITY OF TARPON SPRINGS
JOB DESCRIPTION**

JOB TITLE: PARKS MAINTENANCE SUPERVISOR
DEPARTMENT: PUBLIC WORKS
REPORTS TO: PUBLIC WORKS DIRECTOR
DEPT. HEAD: PUBLIC WORKS DIRECTOR
FLSA STATUS: EXEMPT
CIVIL SERVICE: YES
LAST REVISION: ~~NOVEMBER 2009~~ MARCH 2024

GENERAL STATEMENT OF JOB

Under limited direction of the Public Works Director, oversees the efficient maintenance and readiness for use of all active and passive parks, right-of-ways (ROWs), by-ways, the beach, City-owned lots and City building grounds. This includes turf grass, floral/plantings, trees, surfaces, irrigation systems, athletic fields/courts and tot lot playgrounds. ~~Supervises the operations of the City's Yard Waste Facility.~~ Assists the Public Works Director through project management, supervision and assignment of workers, as needed.

ESSENTIAL FUNCTIONS

1. OPERATIONS/ADMINISTRATION:
 - 1:1 Plans, evaluates, monitors, directs, coordinates and supervises the work of employees engaged in the maintenance and readiness of parks, ROWs, ~~Yard Waste operations~~ and other City owned properties.
 - 1:2 Instructs, assigns, reviews and plans the work of others; maintains standards, coordinates activities and allocates personnel.
 - 1:3 Manages the division's Maintenance Program with the City's Standard Maintenance Mode Classification System.
 - 1:4 Oversees the maintenance of athletic fields, including preparedness-for-use needs and cultural practices, such as mowing, fertilizing, irrigation, dethatching/verticutting, compaction, aerification, top-dressing, over seeding and pest control.
 - 1:5 Establishes schedules and implements turf cultivation tasks, including watering, soil testing, fertilizing, aerification, weeding and pest control.
 - 1:6 Keeps Public Works Director abreast of daily divisional activities and operations to ensure successful performance and achievement of overall objectives.
 - 1:7 Adheres to established City/Public Works Department rules, policies and procedures and promotes same with employees under his/her jurisdiction.
 - 1:8 Responsible for the operation, care and maintenance of assigned equipment and machinery.
 - 1:9 Receives, completes and/or submits records and documents including work orders, citizen concerns, maintenance records, invoices, disciplinary actions, performance evaluation and general office correspondence.
 - 1:10 Submits requisitions for equipment and materials; ensures appropriate procedures and distribution.
 - 1:11 Responds to emergency calls such as the pickup of illegal dumping.
 - 1:12 Prepares divisional annual budget for approval by the Public Works Director and manages approved budget.
 - 1:13 Utilizes various types of machinery and equipment.
 - 1:14 Oversees the mangroves trimming program and roadside maintenance duties such as mowing, trimming, cutting and hauling brush.
 - 1:15 Assists with maintenance of the exterior and slopes of retention ponds as required.
 - 1:16 Responsible for the cleanliness of all assigned areas.
 - 1:17 Oversees the installation and repairs of sprinkler systems and chain link fences.
 - 1:18 Responsible for flags and flag poles in assigned areas.

- 1:19 Responsible for the lighting systems of all athletic fields and courts.
 - 1:20 Oversees the maintenance needs of athletic courts.
 - 1:21 Oversees new facilities construction projects, contracted athletic courts maintenance projects and the installation of athletic lighting systems.
 - 1:22 Assists with Cemetery maintenance as directed by the Public Works Director.
2. STAFF MANAGEMENT/TRAINING:
- 2:1 Evaluates personnel for effectiveness and efficiency; initiates personnel disciplinary actions; assists in hiring, promotions and terminations.
 - 2:2 Provides a leadership example for department staff in matters such as public contact, budget maintenance, work ethics and report presentation.
 - 2:3 Ensures that employees are performing their tasks according to established safety standards; provides and/or coordinates equipment operations training.
 - 2:4 Instructs subordinate personnel in proper work methods and practices; makes periodic inspections to ascertain compliance with these methods and practices.
3. PUBLIC RELATIONS:
- 3:1 Ensures that all employees are cognizant of creating good public relations in the performance of their duties.
 - 3:2 Responds to citizen inquiries and complaints in a timely and courteous manner.
 - 3:3 Confers with the public to solve special problems and to address specific concerns.
4. PERFORMS ALL OTHER DUTIES AS REQUIRED:

QUALIFICATIONS (minimum and preferred):

EDUCATION

High School Diploma required.

Vocational/specialized training in turf maintenance required.

EXPERIENCE

Three years of progressively responsible experience in maintenance of turf and athletic fields, parks maintenance, playground maintenance, plants and tree trimming and associated tasks required.

One year of supervisory experience required.

Two or more years of supervisory experience preferred.

A combination of training and/or experience may be substituted for required education, experience and/or management experience.

LICENSURE

Valid Florida Commercial Driver's License (CDL) Class B.

Certification in lawn and ornamental and pest control required within six months of employment.

PERSONAL PROTECTIVE EQUIPMENT

Eye, face and ear/noise protection, clothing, gloves, vest, safety shoes, hard hat and respirator/dust mask.

EQUIPMENT, MACHINES & TOOLS USED

Tools/Machines: motor vehicle operations, light equipment operations, basic and specialized machinery operations, hand & power tools.

General Office Equipment: calculator, personal computer, computer peripheral equipment and software programs, fax, photocopier.

ADMINISTRATIVE SKILLS

General Office Skills: compile statistics, research information, balance figures, develop procedures, establish and maintain filing systems, maintain logs.

Communication Skills: compose letters, schedule appointments, interview others, answer telephone, and coordinate meetings and events.

WORKING CONDITIONS

Contact with persons under a wide variety of circumstances.

Subject to varying and unpredictable situations.

Subject to many interruptions.

Subject to irregular hours.

Occasional pressure due to multiple calls and inquiries.

Subject to injury from moving parts of equipment.

Subject to burns and cuts.

Subject to hazards of flammable, explosive gases.

Works in precarious or high locations (e.g. ladders, scaffolding)

Travel required.

Requires judgment/action which could result in a death of a person.

WORKING ENVIRONMENT

Exposed to hazards from electrical/mechanical/power equipment.

May be exposed to toxic chemicals.

Occasional exposure to unpleasant elements (accidents, injuries and illness).

May be exposed to extremes of heat and cold in all weather conditions.

Exposed to hot and humid work environment.

Exposed housekeeping/cleaning agents/chemicals

Exposed to hot or noisy equipment.

Exposed to heat, wetness and odors.

Noise: sufficient to cause distraction or possible hearing loss without protective equipment.

Temperature Changes: variations in temperature from hot to cold.

The work environment/conditions characteristics described herein are representative of those an employee encounters while performing the essential functions of this job and are not an all-inclusive list.

PHYSICAL DEMANDS: The following list is not exhaustive; it merely provides some of the physical duties of the position.

REQUIRES FULL RANGE OF BODY MOTION INCLUDING:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
Sit			✓	
Stand			✓	
Walk			✓	
Bend			✓	
Squat			✓	
Crawl		✓		
Climb height 65 ft.		✓		
Reach above shoulder level		✓		
Crouch		✓		
Balance		✓		
Kneel		✓		
Verbal Communications				
Written Communications				
Hearing ordinary			✓	

conversation				
Near & Far Acuity- ability to see clearly at 20 inches or less and 20 feet or more			✓	
Peripheral Vision, Distinguish colors, and Depth Perception			✓	

JOB REQUIRES COORDINATION FOR REPETITIVE ACTION'

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
In simple grasping: Right		✓		
Left		✓		
In firm grasping: Right		✓		
Left		✓		
In fine manipulating: Right		✓		
Left		✓		
In operating foot controls Right			✓	
Left		✓		

JOB REQUIRES ABILITY TO LIFT AND CARRY AND/OR PUSH AND PULL'

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
24 - 100 lbs.		✓		
Up to 24 lbs.			✓	

JOB LOCATION:

A majority of the work duties are performed within the City limits.

The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position.

The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

Employee's Signature

Date

Print Name

**CITY OF TARPON SPRINGS
JOB DESCRIPTION**

JOB TITLE: ~~TECHNICIAN II~~ **CREW LEADER**
DEPARTMENT: PARKS DEPARTMENT
REPORTS TO: PARKS MAINTENANCE SUPERVISOR
DEPT. HEAD: PUBLIC WORKS DIRECTOR
FLSA STATUS: NON-EXEMPT
CIVIL SERVICE: YES
LAST REVISION: ~~DECEMBER 2014~~ **JUNE 2024**

GENERAL STATEMENT OF JOB

Under limited supervision, performs a variety of maintenance duties for parks and parkways including mowing grass, raking, hauling brush/trash, pesticide application, laying bricks, pruning, and painting. Preparation and maintenance of playing fields and installation and repair of sprinkler systems, chain link fences and pumps. Must have ability to identify and solve problems with turf and irrigation systems. Performs limited supervisory role with assigned maintenance staff.

ESSENTIAL FUNCTIONS

1. ~~SUPERVISOR DUTIES:~~ **CREW LEADER:**
 - 1:1 Serves as a working leader in performing tasks related to Parks maintenance.
 - 1:2 Assist Parks Supervisor in the evaluation of assigning daily duties to staff.
 - 1:3 Assist Parks Supervisor in training other staff.
 - 1:4 Reviews work is completed to ensure procedures are properly and safely followed.
 - 1:5 Assists supervisor with operation of Parks Division as required.
2. OPERATES AND MAINTAINS EQUIPMENT AND TOOLS IN A SAFE AND EFFECTIVE MANNER:
 - 2:1 Performs light equipment and tool operations for various tools and equipment, such as dump truck, backhoe, chain saw, blower, mower, weed eater, tractor, trencher, shovel, rake, pruning saw and carpenter's tools.
 - 2:2 Performs preventative maintenance on equipment and tools prior to performing assigned duties to include but not limited to safety equipment check and appropriate pre-operation maintenance.
 - 2:3 Prepares and maintains playing fields by dragging and lining fields and spreading clay and filing holes.
3. MAINTENANCE/LABOR:
 - 3:1 Performs a variety of general manual maintenance labor which will require light to heavy lifting.
 - 3:2 Performs general custodial tasks, such as cleaning work area and assisting in maintenance and repair of work area.
 - 3:3 Ensures safe practices and incorporated in all activities performed.
 - 3:4 Performs variety of unskilled light and heavy labor, consisting of mowing grass, cutting, and hauling brush/trash, blowing sidewalks/courts, replaces playing nets, planting trees, shrubs, and grass, applies fertilizer and pesticides and pruning.
 - 3:5 Assists in the installation and repair of sprinkler systems and chain link fences.
 - 3:6 Performs carpentry duties such as constructing building enclosures, steps, fences, barricades, and signs.
 - 3:7 Utilizes various types of light machinery and equipment including dump truck, mower, weed eater, blower tractor, backhoe, chain saw, shovel, and rake.
4. INTERNAL AND EXTERNAL COMMUNICATIONS:
 - 4:1 Responds to citizen and internal personnel inquiries and complaints in a timely and courteous manner by referring to appropriate supervisory personnel.
5. PERFORMS ALL OTHER DUTIES AS REQUIRED:

QUALIFICATIONS (minimum and preferred)

EDUCATION

High School Diploma or GED Equivalency required.

May require certification in turf maintenance upon hire.

EXPERIENCE

One year of experience in lawn and/or parks maintenance, ball field preparation, irrigation and pesticides preferred.

Six months supervisory experience preferred.

LICENSURE

Valid Florida Drivers' License required.

May require certification of Turf Maintenance or, Pesticide License upon hire.

PERSONAL PROTECTIVE EQUIPMENT

Safety shoes, ear/eyes/noise protection, gloves, vest, hard hat, face protection. Any additional required safety equipment will be provided.

EQUIPMENT, MACHINES & TOOLS USED

Tools/Machines: hand & power tools, light equipment operations, motor vehicle operations and basic machinery operations.

ADMINISTRATIVE SKILLS

General Office Skills: maintain logs and balances figures.

General Office Equipment: calculator.

WORKING CONDITIONS

Subject to hazards of flammable, explosive gases.
Subject to burns and cuts.
Subject to injury from moving parts of equipment.
Contact with persons under a wide variety of circumstances.
Subject to varying and unpredictable situations.
Occasionally subject to irregular hours.
Occasional pressure due to multiple calls and inquiries.
Requires judgment/action which could result in a death of a person.
Works in precarious or high locations (ladders, scaffolding, etc.)

WORKING ENVIRONMENT

Exposed to hazards from electrical/mechanical/power equipment.
Exposed housekeeping/cleaning agents/chemicals
May be exposed to the risk of blood borne disease.
Exposed to hot or noisy equipment.
Exposed to hot and humid work environment.
Exposed to heat, wetness, and odors.
Temperature Changes: variations in temperature from hot to cold.
Noise: sufficient to cause distraction or possible hearing loss without protective equipment.
May be exposed to extremes of heat and cold in all weather conditions.
Wet: frequent contact with water or other liquid.

Atmospheric Conditions: conditions that affect the skin or respiratory. Exposed to animal/insect diseases, odor, and bites.

The work environment/conditions characteristics described herein are representative of those an employee encounters while performing the essential functions of this job and are not an all-inclusive list.

PHYSICAL DEMANDS: The following list is not exhaustive; it merely provides some of the physical duties of the position.

REQUIRES FULL RANGE OF BODY MOTION INCLUDING:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
Sit		✓		
Stand			✓	
Walk			✓	
Bend			✓	
Squat		✓		
Crawl		✓		
Climb height 20 ft.		✓		
Reach above shoulder level		✓		
Crouch		✓		
Balance		✓		
Kneel		✓		
Verbal Communications		✓		
Written Communications		✓		
Hearing ordinary conversation		✓		
Near & Far Acuity-ability to see clearly at 20 inches or less and 20 feet or more			✓	
Peripheral Vision, Distinguish colors, and Depth Perception			✓	

JOB REQUIRES COORDINATION FOR REPETITIVE ACTION:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
In simple grasping: Right			✓	
Left			✓	
In firm grasping: Right			✓	
Left			✓	
In fine manipulating: Right			✓	
Left			✓	
In operating foot controls Right			✓	
Left		✓		

JOB REQUIRES ABILITY TO LIFT AND CARRY AND PUSH AND PULL:

	NEVER	OCCASIONALLY	FREQUENTLY	CONTINUOUSLY
25 - 100 lbs.		✓		
Up to 24 lbs.			✓	

JOB LOCATION:

A majority of the work duties are performed within the City limits.

The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position.

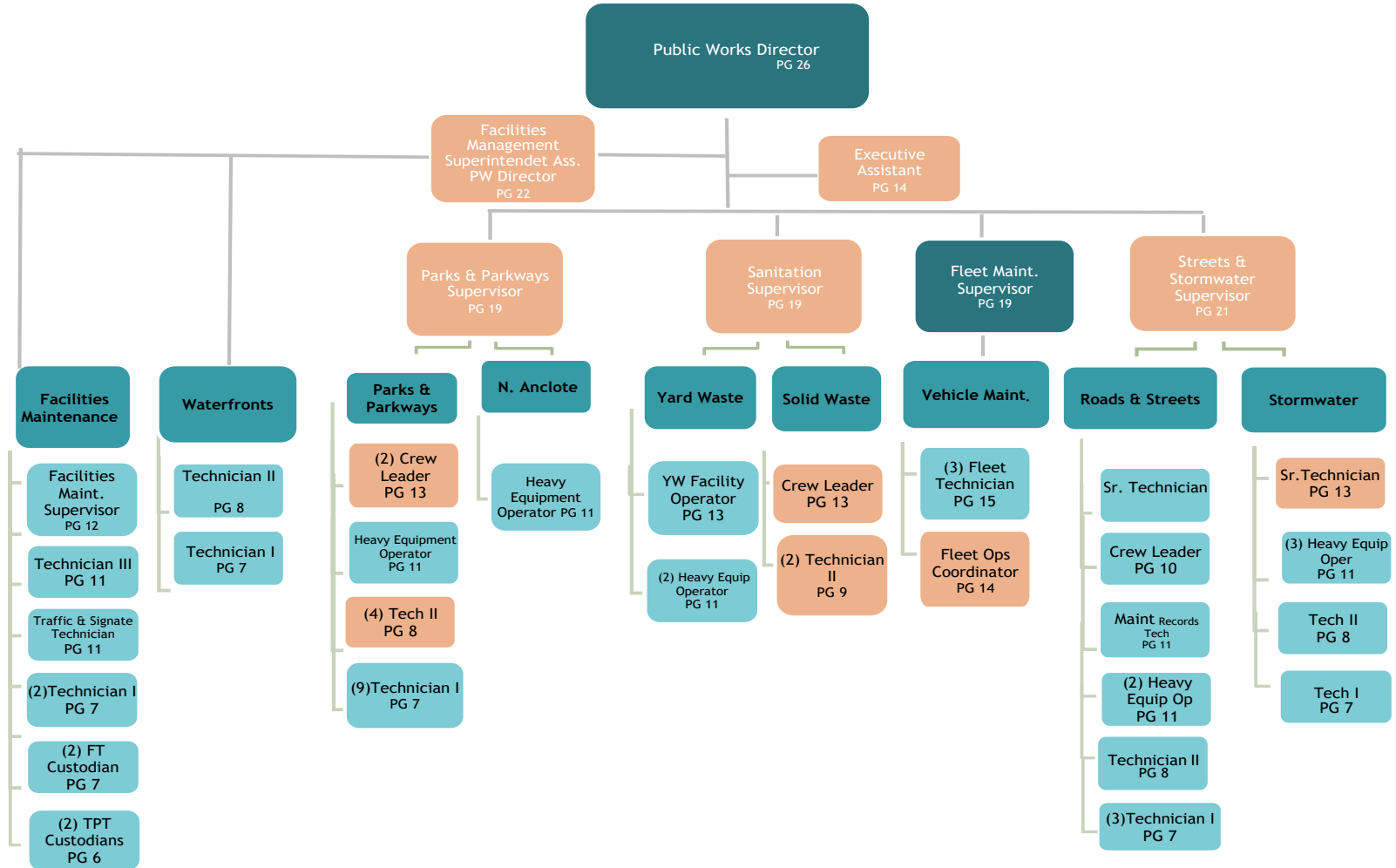
The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

Employee's Signature

Date

Print Name

Public Works Organizational Chart





City of Tarpon Springs, Florida

324 E. PINE STREET
P.O. BOX 5004
TARPON SPRINGS, FLORIDA 34688-5004
(727) 938-3711
FAX (727) 937-8199

MEMORANDUM

June 18, 2024

TO: HONORABLE MAYOR AND BOARD OF COMMISSIONERS
FROM: RON HARRING, CPFO, CGFO, FINANCE DIRECTOR
SUBJECT: BUDGET RESOLUTION 2024-19

RECOMMENDATION:

To approve Budget Resolution 2024-19.

BACKGROUND:

Budget resolutions are necessary when amending the budget and funds are transferred between funds, between departments of a fund, and/or the budget is increased or decreased.

The purpose of Budget Resolution 2024-19 is to budget for items that were not previously budgeted for in the Fiscal Year 2024 Budget. The items are:

Alt. 19 Bridge Water Line – Replace water line under Alt 19 Bridge Funding – Water Impact Fund	\$1,236,400
Cyber Security – Additional required for Cyber Security at Water & Sewer Plants, Total cost \$1,191,022 BOC approved 4/16/24 Funding – Water-Sewer Fund	\$595,511
ALT 19 FDOT Improvements – Additional required for Project Total Cost \$1,159,907.75, BOC approved 10/17/23 Funding – Water-Sewer Fund	\$564,208
Fleet Maintenance – Additional required for Fleet Maintenance Funding – Fleet Maintenance Fund	\$307,000
Pickle Ball Courts – Additional required for Pickle Ball Courts, Total Cost \$359,781 BOC approved 6/4/24 Funding – General Fund, ARPA, Recreation Impact and Penny Fund	\$269,199
Vacation Sell-Back, and Retirements Funding – Compensation Absences Reserve	\$264,850
Riverside Tennis Courts – Additional required for Riverside Tennis Courts, Total Cost \$236,724 BOC Approved 4/16/24 Funding – Recycling Grant and Penny Fund	\$110,000
Public Safety Building Security – Public Safety Building Security Update Funding – General Fund Public Safety Reserve	\$70,000
Lift Station Supplies – Additional Materials and Supplies for Lift Stations Funding – Water Sewer Fund from Water Plant Department	\$42,000
Building Department Vehicle - Vehicle Budgeted FY 2023, Purchased FY 2024 Funding – General Fund Reserve Roll Over	\$31,633
Fire Bunker Gear – Fire Bunker Gear Replacements Funding – General Fund Public Safety Reserve	\$21,600
General Fund Misc – Hurricane Expo Supplies, Procurement Mgt Software Funding – General Fund	\$24,998
Total	<u>\$3,537,399</u>

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS,
FLORIDA, AMENDING THE BUDGET FOR FISCAL YEAR 2023-24.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA
THAT THE FOLLOWING AMENDMENTS ARE MADE TO THE FISCAL YEAR BUDGET OF 2023-24.

GENERAL FUND (001)

EXPENDITURES

<u>Description</u>	<u>Budget</u>	<u>Increase</u>	<u>Decrease</u>	<u>Revised</u>
<u>City Manager</u>				
001-0202-512.11-00	\$ 152,781	\$ 3,427	\$ -	\$ 156,208
Executive Salaries				
To budget for vacation sellback				
001-0202-512.12-00	110,354	22,218	-	132,572
Regular Salaries				
To budget for vacation sellback, retirements				
<u>Procurement</u>				
001-0303-513.68-00	-	19,998	-	19,998
Intangible Assets				
Procurement Mgt Software				
<u>Internal Audit</u>				
001-0402-513.11-00	62,159	2,788	-	64,947
Executive Salaries & Wages				
To budget for vacation sellback				
<u>Planning</u>				
001-0802-515.12-00	322,034	3,404	-	325,438
Regular Salaries				
To budget for vacation sellback				
<u>City Clerk</u>				
001-0902-512.11-00	189,862	5,907	-	195,769
Executive Salaries				
To budget for vacation sellback				
001-0902-512.12-00	92,268	3,404	-	95,672
Regular Salaries & Wages				
To budget for vacation sellback				
<u>Police</u>				
001-1002-521.11-00	129,980	5,831	-	135,811
Executive Salaries				
To budget for vacation sellback				
001-1002-521.12-00	5,392,469	72,722	-	5,465,191
Regular Salaries & Wages				
To budget for vacation sellback, retirements, resignations				
001-1002-521.46-04	292,965	172,000	-	464,965
Fleet Repairs & Maintenance				
Additional Fleet Costs				
001-1002-521.63-00	-	35,000	-	35,000
Improvements O/T Building				
Public Safety Building Security Update PS2409 35,000				
<u>Fire</u>				
001-1102-522.11-00	131,365	5,893	-	137,258
Executive Salaries				
To budget for vacation sellback				
001-1102-522.12-00	3,670,844	115,204	-	3,786,048
Regular Salaries & Wages				
To budget for vacation sellback, retirements, resignations				
001-1102-522.46-04	178,264	135,000	-	313,264
Fleet Repairs & Maintenance				
Additional Fleet Costs				
001-1102-522.52-00	199,649	21,600	-	221,249
Operating Supplies				
Bunker Gear				
001-1102-522.63-00	-	35,000	-	35,000
Improvements O/T Building				
Public Safety Building Security Update PS2409 35,000				
<u>Emergency Management</u>				
001-1105-522.12-00	85,425	3,833	-	89,258
Regular Salaries & Wages				
To budget for vacation sellback				
001-1105-522.52-00	11,580	5,000	-	16,580
Operating Supplies				
Supplies for Hurricane Expo				

<u>Description</u>	<u>Budget</u>	<u>Increase</u>	<u>Decrease</u>	<u>Revised</u>
<u>Building Development</u>				
001-1202-524.12-00	564,125	9,230	-	573,355
Regular Salaries & Wages				
To budget for vacation sellback, retirements, resignations				
001-1202-524.64-00	-	31,633	-	31,633
Machinery & Equipment				
Inspector Vehicle from FY 2023 Budget				
<u>Facilities Maintenance</u>				
001-1203-539.12-00	438,413	4,204	-	442,617
Regular Salaries & Wages				
To budget for vacation sellback				
<u>Recreation</u>				
001-1402-572.12-00	312,076	1,508	-	313,584
Regular Salaries & Wages				
To budget for vacation sellback				
<u>Parks</u>				
001-1403-572.12-00	623,967	2,767	-	626,734
Regular Salaries & Wages				
To budget for vacation sellback, resignations				
<u>Cemetery</u>				
001-1406-539.12-00	181,870	2,510	-	184,380
Regular Salaries & Wages				
To budget for vacation sellback				
<u>Non Departmental</u>				
001-8802-519.63-00	214,427	87,427	-	301,854
Improvements Other Than Buildings				
Pickle Ball Courts	CR2402 87,427			
Total Expenditures	\$ 12,989,669	\$ 807,508	\$ -	\$ 13,706,323
<u>REVENUE</u>				
001-0000-361.10-00	\$ 300,000	\$ 87,427	\$ -	\$ 387,427
Interest				
001-0000-389.01-09	243,494	258,631	-	502,125
Carryover Cash - Management Designations				
001-0000-389.01-12	-	264,850	-	264,850
Carryover Cash - Compensated Absences				
001-0000-389.01-13	-	196,600	-	196,600
Carryover Cash - Public Safety				
Total Revenues	\$ 543,494	\$ 807,508	\$ -	\$ 1,154,402
<u>RECAP FUND 001</u>				
Total Expenditures	\$ 34,763,062	\$ 807,508	\$ -	\$ 35,570,570
Total Revenue	\$ 34,763,062	\$ 807,508	\$ -	\$ 35,570,570
<u>FUND 101- ARPA FUND</u>				
<u>EXPENDITURES</u>				
<u>ARPA</u>				
101-8830-572.63-00	\$ -	\$ 124,124	\$ -	\$ 124,124
Improvements O/T Buildings				
Pickle Ball Courts	CR2402 124,124			
Total Expenditures	\$ -	\$ 124,124	\$ -	\$ 124,124
<u>REVENUE</u>				
101-0000-361.10-00	\$ 177,906	\$ 124,124	\$ -	\$ 302,030
Interest				
Total Revenues	\$ 177,906	\$ 124,124	\$ -	\$ 302,030
<u>RECAP FUND 101</u>				
Total Expenditures	\$ 10,513,343	\$ 124,124	\$ -	\$ 10,637,467
Total Revenue	\$ 10,513,343	\$ 124,124	\$ -	\$ 10,637,467

<u>Description</u>		<u>Budget</u>	<u>Increase</u>	<u>Decrease</u>	<u>Revised</u>
FUND 150- RECYCLING GRANT FUND					
EXPENDITURES					
Recycling Grant					
150-1668-537.6300		\$ -	\$ 110,000	\$ -	\$ 110,000
Improvements O/T Buildings					
Riverside Tennis Courts	CR2305 110,000				
Total Expenditures		\$ -	\$ 110,000	\$ -	\$ 110,000
REVENUE					
150-0000-389.01-00		\$ -	\$ 110,000	\$ -	\$ 110,000
Carry Over					
Total Revenues		\$ -	\$ 110,000	\$ -	\$ 110,000
RECAP FUND 150					
Total Expenditures		\$ 18,072	\$ 110,000	\$ -	\$ 128,072
Total Revenue		\$ 18,072	\$ 110,000	\$ -	\$ 128,072
FUND 307- LOCAL OPTION SALES TAX					
EXPENDITURES					
LOCAL OPTION SALES TAX					
307-8603-572.63-00		\$ 1,296,041	\$ 57,648	\$ -	\$ 1,353,689
Improvements O/T Buildings					
Pickle Ball Courts	CR2402 57,648				
Total Expenditures		\$ 1,296,041	\$ 57,648	\$ -	\$ 1,353,689
REVENUE					
307-0000-361.10-00		\$ 60,000	\$ 57,648	\$ -	\$ 117,648
Interest					
Total Revenues		\$ 60,000	\$ 57,648	\$ -	\$ 117,648
RECAP FUND 307					
Total Expenditures		\$ 17,634,346	\$ 57,648	\$ -	\$ 17,691,994
Total Revenues		\$ 17,634,346	\$ 57,648	\$ -	\$ 17,691,994
FUND 402 - WATER/SEWER FUND					
EXPENDITURES					
Water Distribution					
402-4303-536.63-00		\$ 1,234,459	\$ 279,954	\$ -	\$ 1,514,413
Improvements O/T Building					
Alt 19 FDOT Improvements	WS2419 279,954				
Water Plant					
402-4305-536.12-00		998,564	-	42,000	956,564
Regular Salaries					
To Lift Station Department					
Sewage Collection					
402-4602-536.63-00		2,117,046	284,254	-	2,401,300
Improvements O/T Building					
Alt 19 FDOT Improvements	WS2419 284,254				
Sewage Treatment					
402-4603-536.63-00		1,109,436	595,511	-	1,704,947
Improvements O/T Building					
Cyber Security	ARP011 595,511				
Sewage Lift Stations					
402-4604-536.52-00		113,200	42,000	-	155,200
Operating Supplies					
Additional Operating Supplies					
402-4604-536.63-00		1,109,436	-	700,000	409,436
Improvements O/T Building					
Lift Station Rehab to Reserves	WS2237 700,000				
Total Expenditures		\$ 6,682,141	\$ 1,201,719	\$ 742,000	\$ 7,141,860
REVENUE					
402-0000-343.61-01		\$ 10,273,873	\$ 759,719	\$ -	\$ 11,033,592
Water Sales					
402-0000-343.61-05		6,951,866	400,000	-	7,351,866
Sewer Sales					
402-0000-389.02-00		4,568,731	-	700,000	3,868,731
Encumbrance Carryover					
Total Revenues		\$ 21,794,470	\$ 1,159,719	\$ 700,000	\$ 22,254,189

<u>Description</u>	<u>Budget</u>	<u>Increase</u>	<u>Decrease</u>	<u>Revised</u>
<u>RECAP FUND 402</u>				
Total Expenditures	\$ 27,101,387	\$ 1,201,719	\$ 742,000	\$ 27,561,106
Total Revenues	\$ 27,101,387	\$ 1,159,719	\$ 700,000	\$ 27,561,106
<u>FUND 408 -WATER IMPACT FUND</u>				
<u>EXPENDITURES</u>				
408-4383-536.63-00 Improvements O/T Building Alt. 19 Bridge Water Main Replacement	\$ -	\$ 1,236,400	\$ -	\$ 1,236,400
Total Expenditures	\$ -	\$ 1,236,400	\$ -	\$ 1,236,400
<u>REVENUE</u>				
408-0000-389.01-00 Carryover	\$ -	\$ 1,236,400	\$ -	\$ 1,236,400
Total Revenues	\$ -	\$ 1,236,400	\$ -	\$ 1,236,400
<u>RECAP FUND 408</u>				
Total Expenditures	\$ 909,510	\$ 1,236,400	\$ -	\$ 2,145,910
Total Revenues	\$ 909,510	\$ 1,236,400	\$ -	\$ 2,145,910
<u>FUND 505 -VEHICLE MAINTENANCE FUND</u>				
<u>EXPENDITURES</u>				
<u>Vehicle Maintenance</u> 505-4107-590.46-05 Fleet Repairs & Maintenance Additional Fleet Costs	\$ 1,778,115	\$ 307,000	\$ -	\$ 2,085,115
Total Expenditures	\$ 1,778,115	\$ 307,000	\$ -	\$ 2,085,115
<u>REVENUE</u>				
505-0000-395.01-00 General Fund	\$ 949,748	\$ 307,000	\$ -	\$ 1,256,748
Total Revenues	\$ 949,748	\$ 307,000	\$ -	\$ 1,256,748
<u>RECAP FUND 505</u>				
Total Expenditures	\$ 1,506,899	\$ 307,000	\$ -	\$ 1,813,899
Total Revenues	\$ 1,506,899	\$ 307,000	\$ -	\$ 1,813,899
<u>RECAP - TOTAL CITY BUDGET</u>				
Total Expenditures	\$ 114,315,276	\$ 3,844,399	\$ 742,000	\$ 117,417,675
Total Revenues	\$ 114,315,276	\$ 3,802,399	\$ 700,000	\$ 117,417,675

RESOLUTION 2024-20

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS TO CO-SPONSOR A CANDIDATE FORUM FOR CANDIDATES FOR CITY OFFICE TO BE HELD ON TUESDAY, JUNE 25, 2024, AND PROVIDING FOR RULES AND PROCEDURES FOR THE CONDUCT OF THE CANDIDATE FORUM; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Tarpon Springs will conduct a Special Municipal Election on Tuesday, August 20, 2024, for Commissioner Seat # 2; and

WHEREAS, the City believes that the electorate has a right to be informed of the platforms and positions of the candidates for this office prior to the election; and

WHEREAS, the City can assist the electorate in being informed regarding the candidates for the Special Municipal Election by co-sponsoring a candidate forum with the League of Women Voters of North Pinellas County;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA:

Section 1. The City of Tarpon Springs and the League of Women Voters of North Pinellas County will co-sponsor a candidate forum in the City of Tarpon Springs at the following date, time, and place and subject to the following rules and conditions:

- a. The candidate forum will be held on Tuesday, June 25, 2024, from 6:00 PM to 7:30 PM in the auditorium at the Tarpon Springs City Hall located at 324 East Pine Street, Tarpon Springs, Florida.
- b. Only candidates who are running for the office of Commissioner Seat #2, who have met all the qualifying requirements to be placed on the ballot for the election, shall be allowed to participate in the candidate forum.
- c. The event will be moderated and conducted by persons selected by the League of Women Voters of North Pinellas.
- d. The event will be conducted in accordance with the rules and procedures of the League of Women Voters of North Pinellas County, a copy of which are attached and by reference made a part of this resolution.

- e. No public comments shall be allowed at the candidate forum other than in accordance with the rules and procedures of the League of Women Voters of Pinellas County and as recognized by the moderator.

Section 2. This Resolution shall become effective immediately upon final passage and adoption, and a copy shall be forwarded to each candidate before the date of the forum.

RULES/PROCEDURES FOR CANDIDATE FORUM

1. 6:00 PM to 6:30 PM – attendees can meet candidates and submit questions.
6:30 PM to 7:30 PM - Candidate Forum (One hour has been allotted to complete this forum).
2. The League of Women Voters of North Pinellas County (LWVNPC) will moderate the forum and serve as timekeeper.
3. A moderator will review the ground rules for the forum; and will direct the forum and ask the questions.
4. The order of seating of the candidates is determined by alphabetical order.
5. Each candidate will have a place card with their name and the office being sought, and will have two (2) minutes to tell about themselves and their goals as your representative. The candidates will then participate in a forum that will probe issues more in depth for one (1) minute.
6. Prior to the start of the forum, the LWVNPC will provide index cards for anyone wishing to submit a question. All questions are reviewed by the moderator. Questions have not been shared with the candidates.
7. Questions of a personal nature are discouraged, and we ask that all questions focus on issues of importance to the City of Tarpon Springs and the candidate's perspective on these topics. We will attempt to get to all the questions as time constraints permit.
8. Timekeeper(s) will provide a prompt 30 second warning prior to candidate response time being up followed by a "Stop" notice when time has expired.
9. Once the introductions have been completed
 - This will be followed by a round of questions, each candidate will have one (1) minute to respond.
 - Questions will be rotated among candidates to ensure all get a chance to be first in the order.
 - Finally, each candidate will be provided two (2) minutes to summarize their candidacy.
10. If only one candidate for an office attends the forum, that candidate will not be allowed to speak.

To maximize time, we ask those attending the forum to save their applause and comments until after the forum concludes.