

062016AGE

**NOTICE**

The City Council of the City of Port St. Lucie will hold a Workshop Meeting on June 20, 2016, starting at 9:00 a.m., at the PORT ST. LUCIE COMMUNITY CENTER, ROOM A, 2195 SE Airoso Boulevard, Port St. Lucie, Florida.

**AGENDA**

1. **MEETING CALLED TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC TO BE HEARD**
5. **ECONOMIC DEVELOPMENT – DANIEL HOLBROOK, ASSISTANT CITY MANAGER**
6. **COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROJECTS – COMMUNITY SERVICES, PARKS & RECREATION & PAL**
7. **HOMES FOR WARRIORS & NSP UPDATE – COMMUNITY SERVICES**
8. **SIDEWALK UPDATE – PUBLIC WORKS**
9. **RADIO CONTROL (R/C) PARK FLYING SITE LOCATION – PARKS & RECREATION**
10. **FRIENDS OF PSL PARKS FOUNDATION – COMMUNITY SERVICES & PARKS AND RECREATION**
11. **ADJOURN**

**NOTICE:** NO STENOGRAPHIC RECORD BY A CERTIFIED COURT REPORTER WILL BE MADE OF THE FOREGOING MEETING. ACCORDINGLY, ANY PERSON WHO MAY SEEK TO APPEAL ANY DECISION INVOLVING THE MATTERS NOTICED HEREIN

# Economic Development A Call to Action

City Council Workshop  
June 20, 2016  
By Assistant City Manager Holbrook

INCORPORATED

CityofPSL.com



# 2016 ECONOMIC ECONOMIC DEVELOPMENT

A call to action by Daniel Holbrook, AICP, Assistant City Manager -  
Community Development Director in conjunction with the TEAM.



## Let's Review

- Current Conditions
- The Team
- Plans
- Tools
- The Proposed Action Plan

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## Current Conditions

- The City
- The Economy...

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## We've Got Plans

**ECONOMIC DEVELOPMENT STRATEGIC PLAN 2015-2020**

Prepared by:  
SUNBELT ADVISORY ASSOCIATES, INC.  
MARY JANE STAMER, CEO  
STRATEGIC PLANNING GROUP, INC.  
BOB GARY, AICP  
July 2015

**STRATEGIC PLAN 2015 → 2020 → 2030**

Port St. Lucie, Florida  
July 2015

**Economic Development Goal Study**

prepared for the  
**St. Lucie County Economic Development Council**

February - 2016

*Economic Analysis Everyone Understands*

[CityofPSL.com](http://CityofPSL.com)

## Some Partners...

[CityofPSL.com](http://CityofPSL.com)

# Got Tools?

- PSL Ensure Non-Residential Land Supply
- PSL Tax Abatement
- PSL Expedited Application Review\*
- PSL Land Sale/Lease
- PSL Local Preference for Contractors
- PSL Enterprise Zone
- PSL Utilities Is Self-Permitting by FL DEP
- PSL Community Redevelopment Areas
- PSL Tax Abatement
- PSL Job Growth Investment Grant
- PSL Impact Fee Waivers
- FP&L Commercial Industrial Service Rate
- EDC+PSL Site Selection Assistance
- Florida Incentives
- Florida Incentives

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## What kind of action plan do you want?

- *Light*
- Medium
- **BOLD**

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## Action Plan

- a) Meet with Tradition to market the land and get the Jobs Corridor (JC) developed
- b) Create a city department or team to implement economic development initiatives**
- c) Create a SWAA SAD Assistance Program
- d) Further Develop Messaging Strategy & Media Program
- e) Create a Business Assistance Program

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## Action Plan continued...

- f) Ensure non-residential land supply exists
- g) Site visits to primary businesses see if they are looking to expand
- h) Survey existing businesses on expansions and supply chain relocation potential
- i) Contact all new businesses with an email.
- j) Community Development Block Grant Economic Development Tool review
- k) Develop Product – VGTI Buildings
- l) Start-Up Incubator space

CityofPSL.com



## Action Plan continued...

- m) Attract a university
- n) Strategic Marketing and Business Recruitment Effort (Back office, medical, and manufacturing)
- o) Tradition Employment Center Concept
- p) Education and Workforce Readiness
- q) Target visitors for personal and business relocation
- r) Streamline permitting/decrease approval time
- s) Attend Site Selection Consultants Visits
- t) Host a national site selectors tour of PSL and SLC

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## Action Plan continued...

- u) Host S. FL Commercial Real Estate Broker Community Asset Tour
- v) Develop Collateral Materials and Video Clip
- w) Volunteer Economic Development Initiative Team

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*Since growing the economy is a top priority, what kind of action plan do you wish to fund?*



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# CDBG: GRANT FUNDING



**Community Development Block Grant Presentation  
COUNCIL WORKSHOP  
JUNE 20, 2016  
by Patricia Selmer**

CityofPSL.com



COUNCIL ITEM 6  
DATE 6/20/16

# 2016 BIG YEAR!

- City will receive \$1,045,863
  - \$209,172 (20%) for Administration
  - \$836,691 (80%) for eligible projects



# CDBG Funding *MUST*:

- (70%) Benefit *Low to Moderate* Income
- Eliminate *Slum* and *Blight*
- Meet an *Urgent Need*



# CDBG: Eligible Activities



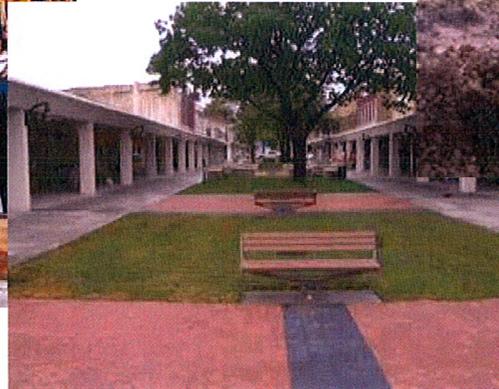
- Public Facilities
- Housing
- Public Services (*15% cap*)
- Economic Development



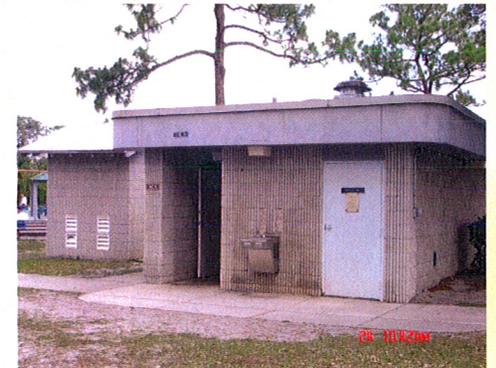
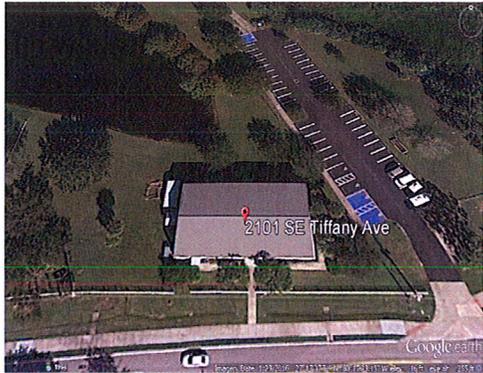
Friends of the Hepburn Center After School Tutorial Enrichment Program  
2014-2015 REGISTRATION



# CDBG: Economic Development

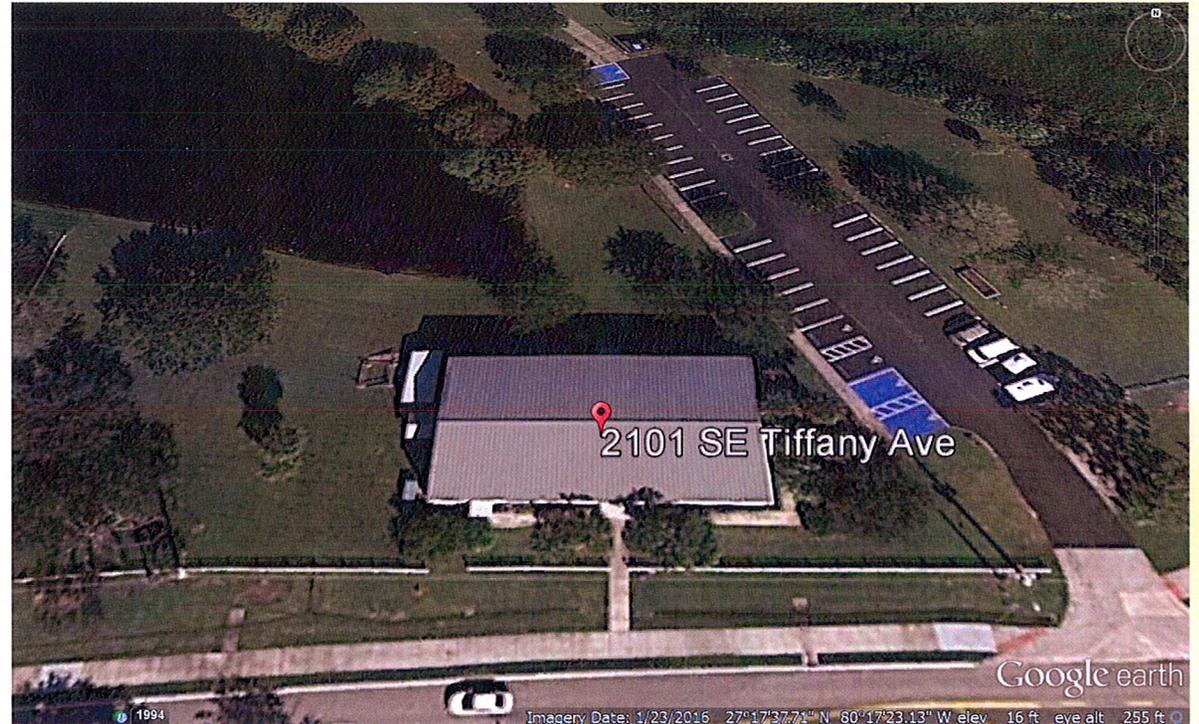


# CDBG: Projects 2016-2017



# CDBG: Design - New PAL Gym

- Design costs: *\$70,000*
- Funding for construction committed from *CDBG for 2017-2018*



# CDBG: Park Facility Improvements

PRIORITY	FACILITY & PROJECT IDENTIFICATION	ESTIMATE
1	Sportsman's Park West - Walking/Running Track	\$102,000
2	Sandhill Crane Park - Security Camera System with Fiber Optic Lines	\$270,000
3	Lyngate Park – ADA Improvements to six restrooms	\$25,000
4	Sandhill Crane Park- Exterior/interior ADA improvements to Maintenance Bldg./Large Family Pavilion/Restroom	\$66,000
5	Sandhill Crane Park- Exterior/interior ADA improvements to Announcer Booth/Concession Restroom	\$108,000



# CDBG: Park Facility Improvements (cont.)

PRIORITY	FACILITY & PROJECT IDENTIFICATION	ESTIMATE
6	McChesney West/East Parks – ADA Improvements to four restrooms	\$18,800
7	Swan Park – ADA Improvements to Restroom	\$13,000
8	Sportsman’s Park – ADA Improvements to Maintenance Building restroom	\$9,700
9	Sportsman’s Park – ADA Improvements to Concession Building/Restrooms	\$47,000
10	Sportsman’s Park West – ADA Improvements to Concession Building/Restroom	\$53,000
<b>TOTAL OF ALL PROJECTS</b>		<b>\$712,500</b>



# CDBG: Alternate Park Facility Improvements

ALTERNATE FACILITY & PROJECT IDENTIFICATION	ESTIMATE
Veterans Park at Rivergate (Boardwalk) – Convert solar lighting to electric to allow for events during evening hours	\$250,000
<b>TOTAL OF ALTERNATE PARK FACILITY IMPROVEMENTS</b>	<b>\$250,000</b>



# CDBG: Economic Development Projects

PRIORITY	FACILITY & PROJECT IDENTIFICATION	ESTIMATE
1	Economic Development Project	TBD
<b>TOTAL OF ALL PROJECTS</b>		<b>TBD</b>



# CDBG: Project Recommendations

Amount	Project	Department
\$70,000	PAL Building – Design for New Addition	PAL (Police)
\$712,500	Park Facility Improvements	Parks & Recreation
\$54,191	Repair/Rehab or Economic Development Projects	Community Services or Assistant City Manager
<b>\$836,691</b>	<b>TOTAL OF ALL PROJECTS</b>	



# CDBG: Alternate Project Recommendations

Alternative Projects	Department
Veteran's Park at Rivergate (Boardwalk) - Convert Solar to Electric	Parks & Recreation
Repair/Rehab or Economic Development Project	Community Services or Assistant City Manager



# Direction?

## Approval:

- Fund design (\$70,000) for PAL building;
  - Commit 2017-2018 funding for construction (\$700,000)
- Park Projects (\$712,500)
- Repair/Rehab or Economic Development (\$54,191)
- Alternative Projects (unfunded)



**Patricia Selmer**

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**From:** Richard Wilson  
**Sent:** Tuesday, May 24, 2016 3:33 PM  
**To:** Patricia Selmer; Rosa Reina  
**Cc:** Bill May  
**Subject:** PAL CDBG funding request 2016/2017 FY document  
**Attachments:** Community Development Block Grant req FY 2016 2017 Design.docx

Pat and Rosa,

Attached you will find the funding request and justification document for the PAL additional facility design plans being requested for the next funding cycle 2016/2017 of CDBG. This is for your reference and use the next Council workshop on the funding requests. Should either of you have questions feel free to call me or email me. I will also make myself available to answer questions from Council directly at the workshop should they have any. Please let me know the date of the proposed workshop.

Thank You,

Officer Rich Wilson  
Executive Director PAL  
C-772-201-3827



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## Port St. Lucie Police Athletic/Activities League, Inc.

2101 S.E. Tiffany Avenue • Port St. Lucie, Florida 34952  
(772) 398-9436 • Fax (772) 398-2773

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Community Development Block Grant (CDBG)

Port St. Lucie Police Athletic League, Inc.

Funding Request, FY 2016/2017

Request Detail: The Port St. Lucie Police Athletic League is requesting the authorization of up to \$70,000.00 to commission the design, engineering and development of architectural plans for an additional multi-purpose facility/building adjacent to the existing PAL facility located at 2101 SE Tiffany Ave. This location is within Rotary Park at its southern end and at the Westside of the current PAL facility. In review of the current facility and lot architectural drawings, the available open lot area just to the west of the current PAL facility would appear to support up to a 70' x 100' additional facility although this is just an estimate at this time. The purpose of the design commission would be to determine through the design process the exact size building that that this area would support as well as the detailed design of that building. In a proper design process the contracted architectural/engineering firm would work with all departments and parties involved to determine the exact parameters desired and possible. The requested funding amount is based upon the potential maximum building size of 70' x 100' (7000 sq. ft.) and at 10% of estimated construction costs of \$100 per square foot for engineering and design costs.

Request Justification: The current Police Athletic League facility is in use year round, 7 days a week currently with evening and weekend programs during the school year and additional daytime programs during the summer months. In addition for the past couple of years the PAL facility at the request of the Police Department has accommodated Police Department in-service Officer training around its youth programming. The current slate of programming dominates the schedule of the current facility with almost no room or schedule time to expand PAL programming. In addition, one of PAL's largest and most active programs, the Police Exploring Program has to meet off site due to the limitation of the current facility. PAL would like to have a permanent meeting and storage location for the Explorer program which could be accommodated with the addition of another facility on site. It is PAL's vision that with the addition of a second facility a permanent home for the Exploring program could be

Continued of page 2

*"Filling Parks, Not Prisons"*

Police Athletic League CDBG Funding Request FY 2016/2017

Request Justification Cont:

accomplished and additional programming could be added between the two facilities. Since plans for this second facility do not currently exist, the PAL organization respectfully requests the above listed funding to first have this plan created to determine costs, available facility size and scope and then in a later funding cycle make a request for funding to actually construct said facility. To this end, last year the PAL Board of Directors authorized the creation of a Capital Improvement Fund in order to contribute to the cost of constructing an additional facility. This fund has been growing steadily as PAL conducts its fundraising efforts.

In its years of operation, the PAL organization has served thousands of youth from throughout the City of Port St. Lucie, Saint Lucie County and indeed even outside the County of Saint Lucie. Many of these youth are from the CDBG designated areas within the area of the current PAL facility and areas adjacent to it. It is our hope to expand this programming and serve even more youth from our community.

It is with great gratitude that the PAL Board of Directors and its staff make this request for additional funding and recognizes the wonderful support already received from the City of Port St. Lucie and its City Council in support of our mission!

Prepared By

Officer Richard E. Wilson



Executive Director

Port St. Lucie Police Athletic League, Inc.

**Patricia Selmer**

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**From:** Mike Kendrick  
**Sent:** Wednesday, May 11, 2016 8:37 AM  
**To:** Patricia Selmer  
**Subject:** CDBG Project Quotes 2016  
**Attachments:** Estimate\_1202\_from\_SecurPoint\_Security\_Systems.pdf; 487-16.pdf; Sportsman's Park West Track 3-13-16.pdf; CDBG 2016-17 PARKS PROJECT QUOTES FROM ABC.xlsx

**Categories:** Important

Please call me on this for further explanation. The Rivergate Park lighting project will not have a quoted price. Davco Electric would only provide a variable quote over the phone at the \$250,000. This project would require one of their electrical engineers to design it and they were not willing to put the time into a project that may or may not get funding.

Mike Kendrick CPSI  
Community Parks Operations Manager  
City of PSL-Parks & Recreation  
772-370-3901 Cell-  
772-871-5260 office/fax 772-871-5290  
[mkendrick@cityofpsl.com](mailto:mkendrick@cityofpsl.com)

SecurPoint Security Systems  
 PO BOX 101052  
 Palm Bay, FL 32910  
 (321)6767894x1  
 sales@securpoint.net  
 www.OurSecureHome.com

**Estimate**

Your Local Security Experts



**ADDRESS:**  
 City of Port St. Lucie Parks  
 2195 SE Alroso Blvd.  
 Port St. Lucie, FL 32984

ESTIMATE #	DATE
1202	03/16/2016

DATE	ACTIVITY	QTY	RATE	AMOUNT
03/16/2016	SandHill Crain Park Camera System			
03/16/2016	DvTel Lattatude Server DvTel Lattatude Server	1	11,792.00	11,792.00
	Latitude 1U SMB Elite Server with 16TB RAID-5 storage (12TB usable). Hot-plug NL-SAS HDD. Single, Cabled PS. Basic Embedded SM. Includes OS optimization for Latitude application. Latitude software purchased separately			
03/16/2016	DvTel Lat-C-BSL Latitude NVMS Classic System - Base System License for Classic Network Video Management Software with a single primary directory, for up to 70 Channels. Includes five (5) user connection licenses.	1	199.99	199.99
03/16/2016	DvTel Lat-C-Chan License Expansion mod. Latitude	65	165.00	10,725.00
03/16/2016	DvTel CM-3102-11-I Full HD (1080p) Mini-dome Camera, Indoor/Outdoor, Vandal Resistant, IR LED, dWDR, 3-10.5mm Motorized, 3-Stream, Audio/Alarm in, SOE, POE	62	715.99	44,391.38
03/16/2016	CM-150-62 twist to thread lock, goes between arm and cap	62	25.00	1,550.00
03/16/2016	CM-CAPX-31 Pendant Cap for CM-31xx Series Mini-dome Cameras	62	140.00	8,680.00
03/16/2016	CX-Pole-0 Pole Mount Adapter Bracket includes CX-ARMX-1	62	216.00	13,392.00
03/16/2016	Axis Pole Clamps 1450mm Axis Pole Clamps 1450mm 57 inch	50	45.00	2,250.00
03/16/2016	NEMA 4X Enclosure	13	250.00	3,250.00

All Invoice not paid by due date are subject to a \$5.00 Late Fee! Sign up for Auto Pay! call 321676-7894 option 4.

DATE	ACTIVITY	QTY	RATE	AMOUNT
03/16/2016	Videolarm/ Umbiqiti 5.8 Wireless Ip Radio/Recliver	26	584.00	15,184.00
03/16/2016	Videolarm/ Umbiqiti 5.8 Wireless Ip Radio/Receiver			
03/16/2016	OE-C6BL76	62	9.99	619.38
03/16/2016	CAT 6B CABLE - 7 FT			
03/16/2016	RJ45 Conectors	150	1.10	165.00
03/16/2016	RJ45 Conectors			
03/16/2016	Commercial Service Rate	400	95.00	38,000.00
03/16/2016	Commercial Service Rate			
03/16/2016	Conduit	4	500.00	2,000.00
03/16/2016	Conduit and boxes, LB, Etc.			
03/16/2016	Antera LNP-0500	13	333.20	4,331.60
03/16/2016	5-Port Industrial PoE+ Unmanaged Ethernet Switch, w/4*10/100Tx (30W/Port) + 1*10/100Tx			
03/16/2016	Antera Hardened Switch	2	600.00	1,200.00
03/16/2016	Antera Hardened Switch			
03/16/2016	8-Port Industrial PoE+ Unmanaged Ethernet Switch, w/8*10/100Tx (30W/Port)			
03/16/2016	Antera MDR-100-48	15	162.00	2,430.00
03/16/2016	100 Watt Series - Industrial Single Output Miniature DIN Rail Power Supply			

Your SecurPoint Estimate!

If you have any questions please feel free to call us at 321-876-7894.

Estimates are valid for 60 Days, Thank you for your business.

TOTAL

**\$160,160.35**

Thanks for your interest!

SecurPoint Security Team

Accepted By

Accepted Date



**Corporate Office**  
 242 North Westmonte Drive  
 Altamonte Springs, FL 32714

Phone - 407.869.5300  
 Fax - 407.682.0076  
 www.TCD-USA.com

**Local Offices:**

Altamonte Springs, FL	Sarasota, FL
Clermont, FL	Tampa, FL
Deland, FL	Dallas, TX
Jacksonville, FL	Houston, TX
Pompano, FL	San Antonio, TX
Punta Gorda, FL	Salisbury, NC
Rockledge, FL	

<b>To:</b> City Of Port St. Lucie	<b>Contact:</b> Mike Kendrick CPSI
<b>Address:</b> 121 SW PORT ST., OFFICE OF MANAGEMENT & BUDGET 3RD FL STE 390 BLDG A Port St. Lucie, FL 34984-5099	<b>Phone:</b>
	<b>Fax:</b>
<b>Project Name:</b> 487-16 Sand Hill Crane Park (Federal Funds For This Work Order)	<b>Bid Number:</b> 20150053
<b>Project Location:</b> Sand Hill Crane Park, Port St. Lucie, FL	<b>Bid Date:</b> 3/23/2016

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	620-1-1	Ground Electrodes (F&I)	140.000	LF	\$9.25	\$1,295.00
2	630-1-11	1" Above Ground Conduit (F&I)	400.000	LF	\$17.55	\$7,020.00
3	630-1-11	2" Above Ground Conduit (F&I)	15.000	LF	\$21.40	\$321.00
4	630-1-12	2" Underground Conduit (F&I)	2,355.000	LF	\$7.10	\$16,720.50
6	630-1-13	2" Underpavement Conduit (F&I)	740.000	LF	\$25.00	\$18,500.00
24	633-TW	Tracer Wire (F&I) (14 AWG)	3,200.000	LF	\$0.55	\$1,760.00
26	633-113-DM	Row Delineator Marker Post Orange 6' (F&I)	20.000	EACH	\$115.00	\$2,300.00
28	633-2-31	Fiber Optic Connection (Splice)	8.000	EACH	\$41.75	\$334.00
29	633-2-31	Fiber Optic Connection (Termination)	24.000	EACH	\$65.50	\$1,572.00
33	633-9-96	FO Splice Closure 96F, Aerial/UG (F&I)	1.000	EACH	\$970.00	\$970.00
40	635-1-11	Pull Box	21.000	EACH	\$485.00	\$10,185.00
42	635-1-15	Pull & Junction Boxes (Fiber) (F&I) (17"X30"x18") No Mower Pad	1.000	EACH	\$1,001.00	\$1,001.00
206	715-1-113	Conductor, F&I (#4)	3,450.000	LF	\$3.25	\$11,212.50
*404	404	Wire #10	1,500.000	LF	\$0.85	\$1,275.00
*422	*422	4" X 4" Junction Box F&I	16.000	EACH	\$110.00	\$1,760.00
*453	*453	F/O Cable 24F SM F&I	3,180.000	LF	\$3.25	\$10,335.00
*454	*454	FO Termination Cabinet 96 Fiber Rackmounted F&I	1.000	EACH	\$4,280.00	\$4,280.00

**Total Bid Price: \$90,841.00**

**Notes:**

- This proposal is a unit price proposal. The total sum is an approximate sum based on the estimated quantities on the attached proposal (which is an integral part of this proposal) at the unit prices depicted thereon. The final contract amount of any contract resulting from this proposal shall be based on the quantities actually installed and field verified by the Owner's architect/engineer at these unit prices.
- This proposal is per the City of Port St. Lucie Maintenance Contract.
- THIS WORK ORDER IS CERTIFIED PAYROLL

**Payment Terms:**

Payments are to be made to us by the tenth day of the month for all work installed and materials placed on the job site during the preceding month. Final Payment including retainage, if any, will be due not more than thirty (30) days after completion and acceptance of the work. Any contract resulting from this proposal shall be on the terms and conditions mutually acceptable to the Purchaser and Traffic Control Devices, Inc.

<p><b>ACCEPTED:</b>          The above prices, specifications and conditions are satisfactory and hereby accepted.</p> <p><b>Buyer:</b> _____</p> <p><b>Signature:</b> _____</p> <p><b>Date of Acceptance:</b> _____</p>	<p><b>CONFIRMED:</b>  <b>Traffic Control Devices, Inc.</b></p> <p style="text-align: right;"><i>Donna M. Hutchins</i></p> <p><b>Authorized Signature:</b></p> <p><b>Estimator:</b> Donna M. Hutchins          407-869-5300 ext. 130 d.hutchins@tcd-usa.com</p>
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# PAPICO CONSTRUCTION INC.

RECREATIONAL CONTRACTOR  
Specializing in the Construction of  
Tennis Courts & Running Tracks.

Surfacing & Equipment for  
Outdoor Facilities including:  
Basketball • Volleyball  
Shuffleboard • Racquetball  
Bocce • Hockey Rinks

Sportsman Park West  
220 North Irving Street  
Port St. Lucie  
Re: Running Track

## PROPOSAL



PROPOSAL

PROFESSIONAL PRODUCTS  
Equipment & Supplies  
Licensed and Insured  
GGC 028735  
Website: papicosports.com  
E-mail: papicosports@gmail.com

Date: 3/13/16  
Attn: Mike Kendrick  
Tel #: 361-7961  
Fax #:  
E-mail: mkendrick@cityofpsl.com

REHABILITATE ASPHALT RUNNING TRACK, Plexipave System ® [www.plexipave.com](http://www.plexipave.com)

- 1) Furnish material, labor and equipment to perform the following.
- 2) Mill the existing asphalt 1.5".
- 3) Furnish and apply a Tack coat.
- 4) Pave with 1.5" Type SP-9.5 hot mix asphalt, Asphalt must cure a minimum 15 days.
- 5) Flood the track surface and allow to drain. Patch and level any remaining water to within 1/8".
- 6) Furnish and apply one (1) coat of Acrylic Resurfacer for a proper base coat.
- 7) Furnish and apply three (3) coats of Fortified Acrylics to provide in-depth color, durability and a uniform surface texture.
- 8) Stripe the Track to match existing.
- 9) Owner to provide necessary access with water and electric available. Contractor is not responsible for existing conditions.

Exclusions from Paving Contractor: Please see attachment.

### 24 Month Warranty on Workmanship & Materials

We hereby propose to furnish labor and materials to complete in accordance with the above specifications, for the sum of **Ninety Eight Thousand Nine Hundred Eighty** 00/100 dollars (\$ **98,980.00** )

With payments(s) to be made as follows

- 50% upon Acceptance of Contract, 50% upon Completion of Work  
 as per contract specifications  100% upon completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviating from above specifications involving extra coats, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, weather or delays beyond our control. Guarantees exclude any and all liability for damages or repairs to court due to negligence, vandalism, abnormal use, lack of maintenance, conditions beyond our control, and work done by others, such as: structural imperfections regarding the subbase, base rock, and paving when applicable. Owner to carry fire, tornado and other necessary insurance. Our projects are fully covered by General Liability, Auto Insurance and workers are covered by Workman's Compensation Insurance.

Authorized Signature

*Greg Pappas, VP*

Note: this proposal may be withdrawn if not accepted within 30 days.

### Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified, payment will be made as outlined above. Interest of 1 1/2% will be charged after 10 days past payment due date (according to contract). If collections are to be made by an attorney or collection agency, fees and court costs will be added.

Accepted

Signature \_\_\_\_\_

Date

Signature \_\_\_\_\_

# PAPICO CONSTRUCTION INC.

**RECREATIONAL CONTRACTOR**  
Specializing in the Construction of  
Tennis Courts & Running Tracks,  
Surfacing & Equipment for  
Outdoor Facilities including:  
Basketball • Volleyball  
Shuffleboard • Racquetball  
Bocce • Hockey Rinks



**PROFESSIONAL PRODUCTS**  
Equipment & Supplies  
Licensed and Insured  
CGC 028735  
Website: papicosports.com  
E-mail: papicosports@gmail.com

Attachments: Paving Contractors Exclusions as noted below

**THE FOLLOWING EXCLUSIONS APPLY UNLESS SPECIFICALLY NOTED.**

- 1 ANY REQUIRED PERMITS AND ASSOCIATED FEES.
- 2 ALL TESTING, INSPECTIONS, SURVEYS, LAYOUT, AS-BUILTS AND ASSOCIATED FEES.
- 3 REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES, DRAINAGE, IRRIGATION LINES, ELECTRIC LINES, LIGHT POLES OR POWER POLES.
- 4 SOIL, SEED AND MULCH, LANDSCAPING, REMOVAL OF EXOTICS, OR TREE RELOCATION.
- 5 REMOVAL AND/OR REPLACEMENT OF ANY UNSUITABLE OR HAZARDOUS MATERIALS ENCOUNTERED ON SITE.
- 6 THIS PROPOSAL IS FOR ASPHALT LAID ON A PREPARED BASE BY OTHERS, MANCILL'S IS NOT RESPONSIBLE FOR THE INTEGRITY OR IMPERFECTIONS OF SAID BASE.
- 7 PROPOSAL BASED ON QUANTITIES SHOWN ABOVE. ANY REQUIRED OVERBUILD WILL BE CHARGED @ \$125.00 PER TON.
- 8 MANCILL'S WILL NOT BE LIABLE FOR BIRD BATHS ON PROJECTS WITH LESS THAN 2% SLOPE.
- 9 EXCLUDES MILLING AT STRUCTURES AND TIE-INS.
- 10 EXCLUDES PROTECTION OF PAVERS.
- 11 EXCLUDES CLEANUP AND SWEEPING OF EXISTING SURFACES.
- 12 EXCLUDES MAINTENANCE OF TRAFFIC.

QUOTES FROM ARCHITECTURAL BUILDING CORP.

CONTRACT #20140101

WHISPERING PINES					
		UNITS	QUANTITY	PRICE PER UNIT	TOTAL
<b>MAINTENANCE BUILDING</b>					
	TOILET PARTITIONS	FT	39	\$100.00	\$3,900.00
	HAND DRYERS	EA	2	\$600.00	\$1,200.00
	PAINT INTERIORS	SF	864	\$2.50	\$2,160.00
	LIGHT FIXTURES	EA	4	\$200.00	\$800.00
	VENT COVERS	SF	14	\$10.00	\$140.00
	DOOR 3-0	EA	1	\$1,200.00	\$1,200.00
	ROOF DEMOLITION	SF	1620	\$5.00	\$8,100.00
	NEW METAL ROOF	SF	1620	\$35.00	\$56,700.00
	SKYLIGHTS	EA	2	\$400.00	\$800.00
	GUTTERS	LF	114	\$2.00	\$228.00
	SUBTOTAL				\$75,228.00
<b>TENNIS CENTER</b>					
	DEMOLITION	EA	1	\$560.00	\$560.00
	HARDIE BOARD SIDING	SF	456	\$4.00	\$1,824.00
	NEW ALUMINUM LUOVER	EA	1	\$4,957.00	\$4,957.00
	BOXED COLUMNS	EA	10	\$1,350.00	\$13,500.00
	PAINT COLUMNS	SF	430	\$1.50	\$645.00
	NEW LIGHTING	EA	3	\$200.00	\$600.00
	ROOF DEMOLITION	SF	1200	\$5.00	\$6,000.00
	NEW METAL ROOF	SF	1200	\$35.00	\$42,000.00
	PAINT HB COL	SF	700	\$2.00	\$1,400.00
	PAINT ROOF UNDERSIDE	SF	936	\$1.50	\$1,404.00
	SUBTOTAL				\$72,890.00
<b>TENNIS CENTER RESTROOM</b>					
	TOILET PARTITIONS	FT	26	\$100.00	\$2,600.00
	SUBTOTAL				\$2,600.00
<b>NPO</b>					
	TOILET PARTITIONS	FT	29	\$100.00	\$2,900.00
	HAND DRYERS	EA	2	\$600.00	\$1,200.00
	PAINT INTERIORS	SF	640	\$2.50	\$1,600.00
	REMOVE FIXTURES	EA	2	\$40.00	\$80.00
	RESINOUS FLOORING	SF	200	\$26.00	\$5,200.00
	INSTALL FIXTURES	EA	2	\$60.00	\$120.00
	LIGHT FIXTURES	EA	4	\$200.00	\$800.00
	VENT COVERS	SF	11	\$10.00	\$110.00
	DOOR 3-0	EA	1	\$1,200.00	\$1,200.00
	ROOF DEMOLITION	SF	805	\$5.00	\$4,025.00
	NEW SKYLIGHT	EA	2	\$400.00	\$800.00
	NEW METAL ROOF	SF	805	\$35.00	\$28,175.00
	GUTTERS	LF	46	\$2.00	\$92.00
	SUBTOTAL				\$46,302.00

QUOTES FROM ARCHITECTURAL BUILDING CORP.

CONTRACT #20140101

WHISPERING PINES					
PLAYGROUND PAVILLION					
	BOXED COLUMNS	EA	12	\$1,350.00	\$16,200.00
	PAINT COLUMNS	SF	504	\$0.50	\$252.00
	ROOF DEMOLITION	SF	864	\$5.00	\$4,320.00
	NEW METAL ROOF	SF	864	\$35.00	\$30,240.00
	NEW LIGHTS	EA		\$200.00	
	ENCLOSED CEILING	SF	864		
	PAINT ROOF UNDERSIDE	SF	864	\$1.50	\$1,296.00
	SUBTOTAL				\$52,308.00
DUG OUTS					
	DEMOLITION	EA	8	\$1,000.00	\$8,000.00
	NEW FENCE	LF	880	\$6.00	\$5,280.00
	FOUNDATION	EA	8	\$1,000.00	\$8,000.00
	PIPE SUPPORTS	EA	8	\$300.00	\$2,400.00
	2X FRAMING	SF	1056	\$20.00	\$21,120.00
	MISC	EA	1	\$4,000.00	\$4,000.00
	24 GAUGE ROOF	SF	1056	\$35.00	\$36,960.00
	MOVE BENCH	EA	8	\$200.00	\$1,600.00
	SUBTOTAL				\$87,360.00

QUOTES FROM ARCHITECTURAL BUILDING CORP.

CONTRACT #20140101

LYNGATE PARK					
		UNITS	QUANTITY	PRICE PER UNIT	TOTAL
<b>PLAYGROUND RESTROOMS</b>					
	HAND DRYERS	EA	3	\$600.00	\$1,800.00
	PAINT INTERIORS	SF	1144	\$2.50	\$2,860.00
	REMOVE FIXTURES	EA	6	\$40.00	\$240.00
	RESINOUS FLOORING	SF	364	\$26.00	\$9,464.00
	INSTALL FIXTURES	EA	6	\$40.00	\$240.00
	LIGHT FIXTURES	EA	6	\$200.00	\$1,200.00
	REPLACE EXHAUST FANS	EA	3	\$400.00	\$1,200.00
	<b>SUBTOTAL</b>				<b>\$17,004.00</b>
<b>CONCESSION BUILDING RESTROOM</b>					
	REMOVE FIXTURES	EA	3	\$40.00	\$120.00
	RESINOUS FLOORING	SF	132	\$26.00	\$3,432.00
	INSTALL FIXTURES	EA	3	\$40.00	\$120.00
	PAINT INTERIORS	SF	676	\$2.50	\$1,690.00
	LIGHT FIXTURES	EA	2	\$200.00	\$400.00
	HAND DRYERS	EA	2	\$600.00	\$1,200.00
	<b>SUBTOTAL</b>				<b>\$6,962.00</b>

QUOTES FROM ARCHITECTURAL BUILDING CORP.

CONTRACT #20140101

MCCHESNEY PARK					
		UNITS	QUANTITY	PRICE PER UNIT	TOTAL
<b>WEST RESTROOMS</b>					
	TOILET PARTITIONS	FT	26	\$100.00	\$2,600.00
	HAND DRYERS	EA	2	\$600.00	\$1,200.00
	REMOVE FIXTURES	EA	3	\$40.00	\$120.00
	PAINT INTERIORS	SF	1073	\$2.50	\$2,682.50
	RESINOUS FLOORING	SF	372	\$26.00	\$9,672.00
	INSTALL FIXTURES	EA	3	\$40.00	\$120.00
	LIGHT FIXTURES	EA	4	\$200.00	\$800.00
	VENT COVERS	SF	6	\$10.00	\$60.00
	SUBTOTAL				\$17,254.50
<b>EAST RESTROOMS</b>					
	TOILET PARTITIONS	FT	13	\$100.00	\$1,300.00
	SUBTOTAL				\$1,300.00

QUOTES FROM ARCHITECTURAL BUILDING CORP.

CONTRACT #20140101

SWAN PARK					
		UNITS	QUANTITY	PRICE PER UNIT	TOTAL
RESTROOMS					
	HAND DRYERS	EA	3	\$600.00	\$1,800.00
	PAINT INTERIORS	SF	1041	\$2.50	\$2,602.50
	REMOVE FIXTURES	EA	3	\$40.00	\$120.00
	RESINOUS FLOORING	SF	225	\$26.00	\$5,850.00
	INSTALL FIXTURES	EA	3	\$60.00	\$180.00
	LIGHT FIXTURES	EA	5	\$200.00	\$1,000.00
	SUBTOTAL				\$11,552.50

QUOTES FROM ARCHITECTURAL BUILDING CORP.

CONTRACT #20140101

SPORTSMAN WEST					
		UNITS	QUANTITY	PRICE PER UNIT	TOTAL
<b>RESTROOMS</b>					
	TOILET PARTITIONS	FT	38	\$100.00	\$3,800.00
	HAND DRYERS	EA	2	\$600.00	\$1,200.00
	PAINT INTERIORS	SF	992	\$2.50	\$2,480.00
	REMOVE FIXTURES	EA	4	\$40.00	\$160.00
	RESINOUS FLOORING	SF	248	\$26.00	\$6,448.00
	INSTALL FIXTURES	EA	4	\$60.00	\$240.00
	LIGHT FIXTURES	EA	4	\$200.00	\$800.00
	REPLACE DOORS 3' 0"	EA	2	\$2,100.00	\$4,200.00
	REPLACE EXHAUST FAN	EA	2	\$600.00	\$1,200.00
	SUBTOTAL				\$20,528.00
<b>TRACK PAVILION</b>					
	BOXED COLUMNS	EA	12	\$1,350.00	\$16,200.00
	PAINT COLUMNS	SF	504	\$0.50	\$252.00
	PAINT ROOF UNDERSIDE	SF	1320	\$1.50	\$1,980.00
	SUBTOTAL				\$18,432.00
<b>PLAYGROUND PAVILLION</b>					
	BOXED COLUMNS	EA	12	\$1,350.00	\$16,200.00
	PAINT COLUMNS	SF	504	\$0.50	\$252.00
	ROOF DEMOLITION	SF	864	\$5.00	\$4,320.00
	NEW METAL ROOF	SF	864	\$35.00	\$30,240.00
	NEW LIGHTS	EA		\$200.00	
	ENCLOSED CEILING	SF	864		
	PAINT ROOF UNDERSIDE	SF	864	\$1.50	\$1,296.00
	SUBTOTAL				\$52,308.00

QUOTES FROM ARCHITECTURAL BUILDING CORP.

CONTRACT #20140101

SPORTSMAN EAST					
		UNITS	QUANTITY	PRICE PER UNIT	TOTAL
<b>MAINTENANCE BUILDING RESTROOMS</b>					
	HAND DRYERS	EA	2	\$600.00	\$1,200.00
	PAINT INTERIORS	SF	676	\$2.50	\$1,690.00
	REMOVE FIXTURES	EA	3	\$40.00	\$120.00
	RESINOUS FLOORING	SF	132	\$26.00	\$3,432.00
	INSTALL FIXTURES	EA	3	\$60.00	\$180.00
	LIGHT FIXTURES	EA	2	\$200.00	\$400.00
	SUBTOTAL				\$7,022.00
<b>CONCESSION RESTROOM</b>					
	REMOVE TOILET PARTITIONS	LS	1	\$1,500.00	\$1,500.00
	REMOVE PLUMBING FIXTURES	EA	13	\$40.00	\$520.00
	DEMOLITON WALL FINISHES	SF	932	\$7.00	\$6,524.00
	INSULATE WATER PIPES	LS	1	\$1,000.00	\$1,000.00
	STUCCO WALLS	SF	932	\$7.00	\$6,524.00
	DRYWALL CEILINGS	SF	330	\$7.00	\$2,310.00
	ACCESS HATCH	EA	2	\$400.00	\$800.00
	REINSTALL TOILET PARTITIONS	LS	1	\$4,000.00	\$4,000.00
	HAND DRYERS	EA	2	\$600.00	\$1,200.00
	PAINT INTERIORS	SF	1262	\$3.00	\$3,786.00
	RESINOUS FLOORING	SF	330	\$26.00	\$8,580.00
	NEW EXHAUST VENT	EA	2	\$800.00	\$1,600.00
	LIGHT FIXTURES	EA	8	\$200.00	\$1,600.00
	REINSTALL FIXTURES	EA	13	\$120.00	\$1,560.00
	SUBTOTAL				\$41,504.00
<b>TRACK PAVILION</b>					
	BOXED COLUMNS	EA	12	\$1,350.00	\$16,200.00
	PAINT COLUMNS	SF	504	\$0.50	\$252.00
	PAINT ROOF UNDERSIDE	SF	1320	\$1.50	\$1,980.00
	SUBTOTAL				\$18,432.00

QUOTES FROM ARCHITECTURAL BUILDING CORP.

CONTRACT #20140101

SANDHILL CRANE					
		UNITS	QUANTITY	PRICE PER UNIT	TOTAL
<b>PLAYGROUND PAVILLION</b>					
	REMOVE PARTITION WALL	LS	1	\$800.00	\$800.00
	NEW BLOCK PARTITION WALL	LS	1	\$5,200.00	\$5,200.00
	BOXED COLUMNS	EA	6	\$2,000.00	\$12,000.00
	PAINT COLUMNS	SF	504	\$2.00	\$1,008.00
	PAINT ROOF UNDERSIDE	SF	2349	\$2.50	\$5,872.50
	SUBTOTAL				\$24,880.50
<b>PAVILLION RESTROOMS</b>					
	DEMO TOILET PARTITIONS	LS	1	\$2,000.00	\$2,000.00
	REMOVE PLUMBING FIXTURES	EA	13	\$40.00	\$520.00
	DEMOLITON WALL FINISHES	SF	848	\$6.00	\$5,088.00
	INSULATE WATER PIPES	LS	1	\$1,500.00	\$1,500.00
	STUCCO WALLS	SF	848	\$7.00	\$5,936.00
	DRYWALL CEILINGS	SF	534	\$7.00	\$3,738.00
	ACCESS HATCH	EA	2	\$400.00	\$800.00
	HAND DRYERS	EA	2	\$600.00	\$1,200.00
	PAINT INTERIORS	SF	1187	\$2.50	\$2,967.50
	RESINOUS FLOORING	SF	296	\$26.00	\$7,696.00
	LIGHT FIXTURES	EA	6	\$200.00	\$1,200.00
	TOILET PARTITIONS	FT	36	\$100.00	\$3,600.00
	REINSTALL FIXTURES	EA	13	\$100.00	\$1,300.00
	NEW ENTRY DOORS 2' 8"	EA	2	\$2,000.00	\$4,000.00
	LIGHT FIXTURES RECESSED	EA	28	\$200.00	\$5,600.00
	SUBTOTAL				\$47,145.50
<b>CONCESSION BUILDING</b>					
	BOXED COLUMNS	EA	18	\$2,000.00	\$36,000.00
	PAINT COLUMNS	SF	774	\$2.50	\$1,935.00
	WAINSCOAT STUCCO	SF	730	\$7.00	\$5,110.00
	PAINT STUCCO	SF	730	\$2.00	\$1,460.00
	2ND FLOOR STUCCO	SF	474	\$7.00	\$3,318.00
	PAINT 2ND FLOOR STUCCO	SF	474	\$2.00	\$948.00
	GUTTER REPAIRS	LF	100	\$2.00	\$200.00
	MISC	LS	1	\$3,000.00	\$3,000.00
	SUBTOTAL				\$51,971.00
<b>CONCESSION RESTROOM</b>					
	DEMO TOILET PARTITIONS	LS	1	\$2,000.00	\$2,000.00
	REMOVE PLUMBING FIXTURES	EA	19	\$40.00	\$760.00
	DEMOLITON WALL FINISHES	SF	1072	\$7.00	\$7,504.00
	INSULATE WATER PIPES	LS	1	\$1,500.00	\$1,500.00
	STUCCO WALLS	SF	1072	\$7.00	\$7,504.00

QUOTES FROM ARCHITECTURAL BUILDING CORP.

CONTRACT #20140101

SANDHILL CRANE					
	DRYWALL CEILINGS	SF	534	\$5.00	\$2,670.00
	ACCESS HATCH	EA	2	\$400.00	\$800.00
	HAND DRYERS	EA	2	\$600.00	\$1,200.00
	PAINT INTERIORS	SF	1606	\$2.50	\$4,015.00
	RESINOUS FLOORING	SF	534	\$26.00	\$13,884.00
	FLOOR PREP	LS	1	\$1,500.00	\$1,500.00
	LIGHT FIXTURES	EA	8	\$200.00	\$1,600.00
	TOILET PARTITIONS	FT	77	\$100.00	\$7,700.00
	REINSTALL FIXTURES	EA	19	\$100.00	\$1,900.00
	STORAGE SHELVES	EA	2	\$300.00	\$600.00
	INTERIOR 2' 8" DOORS	EA	3	\$1,200.00	\$3,600.00
	SUBTOTAL				\$58,737.00

# NSP Update & Homes for Warriors



**NEIGHBORHOOD STABILIZATION PROGRAM  
COUNCIL WORKSHOP  
JUNE 20, 2016  
by Patricia Selmer**

CityofPSL.com



COUNCIL ITEM 7  
DATE 6/20/16

# NSP: Remaining Resources

- Approximately \$2M in Program Income
- One unsold house at 680 SE Walters Terr.
- Four vacant lots



# PROPOSED PROJECT: Homes for Warriors

- Provide NSP homes to combat wounded Veterans
  - 15-20 year mortgage for appraised value
  - Veteran makes no mortgage payment
- St. Lucie Habitat for Humanity
  - Rehab or build new homes
  - Work with Volunteers and Veterans



# OPTIONS: Moving Forward

1. Continue with Homes for Warriors	2. Proposals for Non-profits	3. Wait for HUD
<p><b>Pro:</b> Program continues</p> <p><b>Con:</b> No specific reference to Veterans in Action Plan</p>	<p><b>Pro:</b> Choices; partners &amp; projects</p> <p><b>Con:</b> Lack of satisfactory responses</p>	<p><b>Pro:</b> NSP <i>may</i> convert to CDBG</p> <p><b>Con:</b> time; partial conversion; Walters home remains vacant</p>





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CITY COUNCIL REGULAR MEETING MINUTES

MARCH 28, 2016

f) NSP3 PROGRAM, SUBSTANTIAL ACTION PLAN, AMENDMENT #4, TO ALLOW THE CITY TO OFFER A DEFERRED FIRST MORTGAGE PROGRAM TO SUPPLEMENT THE EXISTING SECOND MORTGAGE PROGRAM

Mayor Oravec stated, "I am going to open the Public Hearing that was recessed on February 22, 2016. Staff, any presentation on this?" The City Manager answered, "Yes, Mr. Mayor and City Council, Community Services Director Pat Selmer has a brief update to provide you based on the information she found out today." Ms. Selmer said, "This item is one of two that came to you on February 22<sup>nd</sup>. They were tabled because we wanted to be able to say in our Plan that we were working on a Veterans Program. I had indicated at the meeting that HUD had told us not to put it in the Plan, and we decided to go back to HUD to ask them if we could please do so. I notified the representative the next day. Since that time, it's been a little over a month, the representative sent the request to HUD Headquarters, HUD headquarters sent it to the HUD Legal Department, and then it went to Fair Housing. We've been a long way through the HUD maze of departments, and we thought we weren't going to get an answer. At 4:53 p.m. on Friday, this email was sent. I'm going to give you a brief update of what they're saying now, but before I do that, I want to introduce our partner on this project, Bob Calhoun, who is in the audience if you have any questions for him. The email is from Lori Serino, who is our NSP rep at the HUD Jacksonville office. She indicates, 'I received a semi-answer to the City's request to add an activity to provide NSP funds for down payment assistance to veterans. The office of General Counsel and Office of Fair Housing indicated that it is probably okay, but to give a definitive answer, they would need more facts. More information would be needed to see if there are any concerns about targeting on the basis of a protected class or whether the operation of the set-aside creates disparate impact. If you would like to send a letter that provides detailed information, I will forward your request to HUD headquarters. My opinion remains that the activity should not be placed in the Action Plan as NSP eligibility is based on areas of greatest need and/or income levels, not veterans' status alone. The City currently has Eligible Use B, which can be used for down payment assistance. Therefore, it is unnecessary to add to the Action Plan. If the City wanted to move forward with contracting with an agency that was targeting veterans based on the limited clientele regulation, this is possible. Please write an official letter that we can submit to the OGC or we can schedule a time that we can discuss designing a down payment assistance program for veterans that would qualify based on their income or perhaps presumed benefit.'"

Ms. Selmer continued, "We have two ways of going back to HUD. I tried to get in touch with Lori Serino today and was not able to, but I did send her an email and requested some more information. I don't know what more they would want in a letter that would indicate we could go ahead with the program. I also talked with Bob Calhoun today, and we already have a Memorandum of Understanding being worked on, it's almost completed, but we were doing it in more generic terms. We could refer to the Veterans Program, and Habitat has a \$15,000 Home Depot Veterans Leveraging that we could use on our program. That way he would be able to produce leveraging and it would be a Veterans Program that would use the leverage. I sent those plans to the HUD representative to see if that would work if we decided to go ahead with it. It would still

mean that we would not put the Veterans Program in our Action Plan, but it would be in our agreement with Habitat, and that specific program would be mentioned, if that's what they want to agree to. We do have the two options. One way or the other, I believe we'll be able to make our program work, but I'm not sure what HUD is wanting at this point. I'm asking you if you have any questions. It's very confusing."

Mayor Oravec asked, "I guess my question, Council and Ms. Selmer, what is your recommended way forward?" Ms. Selmer responded, "I think the way that HUD processes its information it would probably delay us a little bit longer if we did send a letter and try to get it in the Plan. We always have guidelines that we produce in our department. The guidelines would have the whole explanation of the Veterans Program, how it works and the details. You never put all the details in the Plan anyway. It's just like our SHIP Plan. We also have policies that go along with it. My recommendation is to, if they will accept it, go forward with the Plan, make the Plan generic like they want, make it so it fits a little bit more and then describe in our Memorandum of Understanding with Habitat that this is the Veterans Program for those who are wounded veterans."

Mayor Oravec inquired, "Council, questions for Ms. Selmer?" Councilwoman Berger replied, "Certain times in the past we have given lands for, we've made some partnerships with non-profits. Most of the time when we're talking about the NSP program, it's Habitat for Humanity. In the past, we've also worked with the YMCA, I believe, and we've worked with somebody else, but I'm not sure . . . I think there were two other organizations, before I speak out of turn. I think one was a women's shelter and I think one was Boys & Girls Club, at one time. This is way back. So, I don't know if we even have lands left, but why not just take a look at an opportunity, instead of giving to Habitat for Humanity, to see what the opportunity is to give it to a veterans' non-profit agency, and let them sort it out." Ms. Selmer said, "The program, at this point, is not . . . Habitat would be working as a contractor. They would be building the home. It's not actually going into their name under this program. They will be the conduit for getting the home either re-habilitated, if it is purchased, or building the home so that we can sell it to the veteran. The actual home does not go into the name of Habitat. There are other programs that, if this doesn't work, we could do that. We also could go out . . . We only ended up giving one home away, and that was to M.I.S.S. We did do an RFP. At that time, the RFP was not answered by anyone except for M.I.S.S. In fact, we targeted toward Habitat, but Habitat was not taking additional properties at the time. The one that we did give away was to M.I.S.S. for a rental property."

Councilwoman Berger stated, "I'm sorry I didn't make myself clear. Instead of pursuing this program and trying to morph it into something that just can't be, I'm saying create opportunities to still work towards the goal of getting homes for veterans, but maybe not under this program." Mayor Oravec said, "I'm with you. You're actually offering a better way forward perhaps." Councilwoman Berger said, "And, the Mayor was asking for recommendations, so I was wondering how you felt about something like that because it does run parallel with the way we have done business in the past with other agencies. As you said, this was the one, I couldn't remember the name." Ms. Selmer asked, "So, you're saying that, if this doesn't work, we would go out as an RFP to other institutions." Councilwoman Berger commented, "Right, just give up on this. There's no need to keep

beating a dead horse. If it doesn't work, it doesn't work. That's okay. We'll find a different way to get it done." Ms. Selmer said, "We have a number of different ways to spend the money. We do have our lots still, and we do have the impact fee that you have agreed to go forward and waive the five-year limit. That's coming up. I have that in my hands right now; it's been approved by Legal. There a number of different ways that we can use them." Councilwoman Berger commented, "Thank you for pursuing it. I know that you were really trying to make something special for us because we asked it of you. So, thank you for pursuing it." Ms. Selmer stated, "We have all kinds of ideas. It's not going to go by the wayside. It's sounds very disappointing to have sat at HUD for a month, but I'm sure that it's going to be something good one way or the other."

Mayor Oravec asked, "Council, questions for Ms. Selmer? After that, we'll ask if there are any members of the public who wish to speak, and then discussion. Any questions for Ms. Selmer? Does any other member of the public wish to speak on this item?" There being no response, Mayor Oravec closed the Public Hearing.

Mayor Oravec said, "Councilwoman Berger, I thought you provided a cleaner way to move forward as something that could be studied. I'm just going off of what Director Selmer read into the record, but it seems like HUD said it was maybe okay because they have the same concerns we do about discrimination and being caught in a bad situation. It's very important to have all the particulars. We clearly don't have all the particulars tonight. Council has been very enthusiastic about being a Hometown for Heroes. We discussed this at a Workshop. How does the Council feel about having staff come back to a Workshop with some concrete ideas on how to do this right and exploring a number of ways, of course, professional recommendations? I think Councilwoman Berger's idea has a lot of merit. Is Council okay with that?" There was consensus amongst the Council.

Mayor Oravec inquired, "Should we have a formal motion for this to be brought back to a Workshop or is consensus adequate, Madame Attorney?" Interim City Attorney Goldstein Siegel responded, "The motion before you is whether or not you want to approve an amendment to the current NSP3 Program Action Plan. You can move to deny approving an amendment to the NSP3 Action Plan, and direct them to come up with another Plan for an action to accomplish the goals you are looking for." Mayor Oravec asked, "Is there any way to let it die and then have them come to a Workshop? I hate the idea of voting against an item that involves helping veterans. Even though this isn't the form that we want, I don't like the symbolic nature of it." Interim City Attorney Goldstein Siegel stated, "Then, it would be my recommendation to, again, defer this to table it to another time for them to come back to the April 18<sup>th</sup> City Council Workshop so we can see the other potential options that are in place, and you can still have this item before you. That is another potential option." Mayor Oravec said, "We're not sure of the timeframe involved. What do you say, Council?" Vice Mayor Bartz inquired, "Can we not table it without a date certain?" Interim City Attorney Goldstein Siegel replied, "Yes, you may do that without a date certain." Vice Mayor Bartz **moved** to table Item 9 f) without a date certain, with the idea that staff will look into further options and bring it back to a future Workshop. Councilwoman Berger **seconded** the motion.

Mayor Oravec said, "After the Workshop, hopefully we're going to figure it out, then it's

going to come to a meeting, and at that point, staff, of course, will remember to re-advertise. Any additional discussion?" There being no further discussion, the City Clerk restated the motion as follows: to table Item 9 f) and direct staff to look at further options and to bring it back to a future Workshop. The motion **passed unanimously** by roll call vote.

**g) NSP1 PROGRAM, SUBSTANTIAL ACTION PLAN, AMENDMENT #10, TO ALLOW THE CITY TO OFFER A DEFERRED FIRST MORTGAGE PROGRAM TO SUPPLEMENT THE EXISTING SECOND MORTGAGE PROGRAM**

Mayor Oravec re-opened the Public Hearing that was recessed on February 22, 2016, and asked, "Director Selmer, would you like to come down and, perhaps, introduce your previous presentation into the record, if that is applicable?" Ms. Selmer replied, "Mayor and Councilmembers, the previous item I spoke about as far as NSP3 pertains to NSP1 as well. The exact same thing has happened to this. They are under the same review as the previous item, so those items cannot be decided tonight, and I recommend that you follow the same procedure as you did on the last one and table it." Mayor Oravec noted, "Let the record reflect that Director Selmer's presentation from Item 9 f) is also entered into the record for Item 9 g). Does any other member of the public wish to speak on Item 9 g)?" There being no response, the Mayor closed the Public Hearing.

Vice Mayor Bartz **moved** to table Item 9 g) to allow staff to bring forth more options at a future Workshop. Councilwoman Berger **seconded** the motion. There being no discussion, the City Clerk restated the motion as follows: for approval to table Item 9 g) to allow staff to bring forth further options at a future Workshop. The motion **passed unanimously** by roll call vote.

A recess was called at 8:40 p.m., and the meeting reconvened at 8:55 p.m.

## 10. FIRST READING OF ORDINANCES

**a) ORDINANCE 16-17, AN ORDINANCE AMENDING THE 2015-16 BUDGET OF THE CITY OF PORT ST. LUCIE, FLORIDA, BY INSERTING THEREIN A SCHEDULE CONSISTING OF 20 PAGES, ATTACHED HERETO AND DESIGNATED AS 2015-16 BUDGET AMENDMENT NO.1. THE SAID SCHEDULE PROVIDES FOR AN INCREASE AND/OR DECREASE IN APPROPRIATIONS IN THE VARIOUS LINE ITEMS; PROVIDING AN EFFECTIVE DATE.**

The City Clerk read Ordinance 16-17 aloud by title only. Mayor Oravec asked, "Mr. Pollard, will you be providing a presentation this evening?" Mr. Pollard responded in the affirmative and said, "Before you tonight is Budget Amendment No. 1. Typically there are three budget amendments each year. We put the budget document together to the best of our ability, but there's always a lot of estimating involved. As we go through the year, we're always catching a few corrections and updates. We have a short presentation to highlight some of the major issues. For the record, I'm Dave Pollard, Director of OMB. Tonight, the grand total of Budget Amendment No. 1 is actually a decrease of \$61,863,442, giving a new revised lower budget total of \$97,505,711. We have various reasons, and I tried to categorize them as to why we amend the budget. I

**DRAFT**  
**NSP TARGETED VETERAN'S PROGRAM**

**Memorandum of Understanding**  
**Between**

**St. Lucie Habitat for Humanity, Inc.**  
**A Florida Not For Profit Corporation**  
Robert D. Calhoun, Executive Director  
702 South 6<sup>th</sup> St.  
Ft. Pierce, FL 34950-8342

**and**

**City of Port St. Lucie,**  
**A Florida Municipal Corporation**  
Patricia J. Selmer, Community Services Director  
121 SW Port St. Lucie Blvd.  
Port St. Lucie, FL 34984

**Re: NSP Targeted Veteran's Housing Project (hereinafter "PROJECT")**

---

**RECITALS:**

- 1) The City of Port St. Lucie, a Florida municipal corporation (hereinafter "**CITY**"), intends to purchase and repair/renovate a number of foreclosed homes and/or redevelop a number of vacant foreclosed lots in the Neighborhood Stabilization Program (NSP) targeted areas over the next one to three years.
- 2) The primary goals of CITY's work in the targeted areas is to:
  - a) Generate attractive, durable, affordable housing to serve targeted homebuyers;
  - b) Improve appearances of properties in areas that had high amounts of foreclosures; and
  - c) Provide homeownership opportunities for severely disabled Veterans (hereinafter "**VETERANS**"), who desire to live in Port St. Lucie and cannot afford to purchase homes financed with traditional first mortgages even though they receive assistance from the City's Neighborhood Stabilization Program (hereinafter "**NSP**").
- 3) CITY intends to use funds from NSP to make these homes affordable and accessible as needed. This program requires that the homebuyers:
  - a) Earn no more than 120% of the adjusted area median income as determined by the Department of Housing and Urban Development;
  - b) Occupy the property as their primary residence; and

- c) Not be current homeowners;
  - d) Other qualifications may apply based on the households to be targeted.
- 4) St. Lucie Habitat for Humanity, Inc., a Florida not-for-profit corporation (hereinafter “SLHH”), has among its purposes to develop affordable homeownership opportunities in St. Lucie County, FL (hereinafter the “Habitat Program”). Key elements of the Habitat Program are to:
- a) Hire contractors to repair existing housing or build new well-constructed, low cost homes for the community in partnership with families/individuals who earn at or below 80% of the area median income;
  - b) Involve the community in the building of the homes as volunteers and donors; and
  - c) Work collaboratively with other organizations in the community to further the mission of eliminating substandard housing in St. Lucie County.
- 5) SLHH supports the CITY Program and desires to collaborate with CITY on the successful implementation of the PROJECT. CITY supports the stated objectives of the Habitat Program and desires to collaborate with SLHH on its successful participation in the PROJECT.

**Therefore, SLHH and CITY hereby agree to the following:**

SLHH and CITY agree to collaborate as partners in PROJECT as follows:

- 1) CITY will act in the role of Developer for PROJECT. Key elements of the responsibilities of CITY in this regard are to:
  - a) Acquire properties suitable for repair/renovation or furnish vacant foreclosed lots for redevelopment;
  - b) Work with SLHH to develop scope of work, work write-ups, cost estimates and/or construction plans for those homes to be repaired, made accessible or constructed by SLHH;
  - c) Provide SLHH with access to the Property for the purpose of allowing SLHH to repair and/or construct a Dwelling Unit and complete other site improvements as specified in the Scope of Work/Construction Documents;
  - d) Expedite the project through CITY process to conclusion of the final permitting or Certificate of Occupancy;
  - e) Manage all draws of NSP funds from HUD and payment of valid and property documented draw requests from SLHH;
  - f) Pay Project Management Fee. The allowed project management fee may not exceed 20% of total amount of initial work write-up plus approved change orders and may be billed with each draw request.
  - g) Qualify and select targeted homeowners for PROJECT; and

- h) Monitor all program activities of SLHH to assure compliance with the terms of this Memorandum of Understanding.
- 2) SLHH will act in the role of Project Manager/Contractor for PROJECT. Key elements of the responsibilities of SLHH in this regard are to:
- a) Provide house designs appropriate to the architectural character of the neighborhood and accessibility needs for the targeted household members;
  - b) Obtain all construction permits necessary for the prosecution of the work and comply with all laws and regulations bearing on the conduct of the work for each specific house project;
  - c) Pay for materials, labor and permits as required under the approved work write-up and detailed construction/rehab cost estimate and invoice CITY for same;
  - d) Provide any and all liability insurance which shall be with a Florida-qualified insurance company.
  - e) Provide such insurance as is required by the Worker's Compensation Act and agree to indemnify and hold CITY harmless from all losses, costs or damages of whatever nature arising from on the job injuries that might be suffered by SLHH, its agents, employees, volunteers, subcontractors or suppliers. SLHH will provide Builder's Risk insurance on the building and materials as work progresses naming CITY as an insured party. Uninsured theft losses will be the responsibility of SLHH. SLHH has general liability insurance, and will name CITY as co-insured under this policy.
  - f) Provide construction supervision of all subcontractors, suppliers, and volunteers on-site throughout the duration of work. SLHH will perform the work in a good and workmanlike manner and in accordance with all applicable building codes. All materials will be new and of quality generally accepted in the building trade.
  - g) Partner with Home Depot to obtain additional funding from their Veteran Housing Grants Program, when possible, in order to leverage NSP funds available from CITY.
- 3) SLHH agrees to indemnify, defend, and hold harmless the City, its officers and employees, from liabilities, damages, losses and costs, including but not limited to, reasonable attorney's fees, to the extent caused by the negligent act, recklessness, or intentional wrongful misconduct of SLHH and persons employed or utilized by SLHH in the performance of the construction contract. As consideration for this indemnity provision the SLHH shall be paid the sum of ten dollars (\$10.00), which will be added to the contract price, and paid prior to commencement of work.

SLHH, including all contractors, independent contractors, subcontractors, architects, engineers or consultants utilized, shall on a primary basis and at its sole expense agree to maintain in full force and effect at all times during the life of this Contract, insurance coverage, limits, including endorsements, as described herein. The requirements contained herein, as well as City's review or acceptance of insurance maintained by SLHH are not

intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by SLHH under the Contract.

The parties agree and recognize that it is not the intent of the City of Port St. Lucie that any insurance policy/coverage that it may obtain pursuant to any provision of this Contract will provide insurance coverage to any entity, corporation, business, person, or organization, other than the City of Port St. Lucie and the City shall not be obligated to provide any insurance coverage other than for the City of Port St. Lucie or extend its immunity pursuant to Section 768.28, Florida Statutes, under its self-insured program. Any provision contained herein to the contrary shall be considered void and unenforceable by any party. This provision does not apply to any obligation imposed on any other party to obtain insurance coverage for this project, any obligation to name the City of Port St. Lucie as an additional insured under any other insurance policy, or otherwise protect the interests of the City of Port St. Lucie as specified in this Contract.

SLHH shall agree to maintain Workers' Compensation Insurance & Employers' Liability in accordance with Section 440, Florida Statutes. Employers' Liability and must include limits of at least \$100,000.00 each accident, \$100,000.00 each disease/employee, and \$500,000.00 each disease/maximum. A Waiver of Subrogation endorsement must be provided. Coverage shall apply on a primary basis. Should scope of work performed by Contractor qualify its employee for benefits under Federal Workers' Compensation Statute (example, U.S. Longshore & Harbor Workers Act or Merchant Marine Act), proof of appropriate Federal Act coverage must be provided.

Commercial General Liability insurance issued under an Occurrence form basis, including Contractual liability, to cover the hold harmless agreement set forth herein, with limits of not less than:

Each occurrence	\$1,000,000
Personal/advertising injury	\$1,000,000
Products/completed operations aggregate	\$2,000,000
General aggregate	\$2,000,000
Fire damage	\$100,000 any 1 fire
Medical expense	\$10,000 any 1 person

An Additional Insured endorsement **must** be attached to the certificate of insurance and must include coverage for Completed Operations (should be ISO CG20101185 or CG20371001 & CG20100704) under the General Liability policy. Products & Completed Operations coverage to be provided for a minimum of 5) years from the date of possession by City or completion of contract. Coverage is to be written on an occurrence form basis and shall apply as primary. A per project aggregate limit endorsement shall be attached. Defense costs are to be in addition to the limit of liability. A waiver of subrogation is to be provided in favor of the City. Coverage for the hazards of explosion, collapse and underground property damage (XCU) must also be included when applicable to the work performed. There shall be no exclusions for residential construction or EFIS (Exterior Finish Insulation System). No "damage to your

work” exclusion shall apply. No exclusion for mold, silica or respirable dust or bodily injury/property damage arising out of heat, smoke, fumes or hostile fire shall apply. Coverage shall extend to independent contractors and fellow employees. Contractual Liability is to be included. Coverage is to include a cross liability or severability of interests provision as provided under the standard ISO form separation of insurers clause.

SLHH shall agree to maintain Business Automobile Liability at a limit of liability not less than \$1,000,000.00 each accident covering any auto, owned, non-owned and hired automobiles. In the event, SLHH does not own any automobiles; the Business Auto Liability requirement shall be amended allowing SLHH to agree to maintain only Hired & Non-Owned Auto Liability. This amended requirement may be satisfied by way of endorsement to the Commercial General Liability, or separate Business Auto Coverage form. Certificate holder must be listed as additional insured. A waiver of subrogation must be provided. Coverage shall apply on a primary basis.

SLHH shall agree to maintain Professional Liability or equivalent Errors & Omissions Liability at a limit of liability not less than \$1,000,000 Per Occurrence. When a self-insured retention (SIR) or deductible exceeds \$10,000 the City reserves the right, but not the obligation, to review and request a copy of SLHH’s most recent annual report or audited financial statement. For policies written on a “Claims-Made” basis, SLHH warrants the retroactive date equals or precedes the effective date of this Contract. In the event the policy is cancel, non-renewed, switched to an Occurrence Form, retroactive date advanced, or any other event triggering the right to purchase a Supplemental Extended Period (SERP) during the life of this Contract, SLHH shall agree to purchase a SERFP with a minimum reporting period not less than three (3) years.

SLHH shall agree by entering into this Contract to a Waiver of Subrogation for each required policy. When required by the insurer, or should a policy condition not permit an Insured to enter into a pre-loss Contract to waive subrogation without an endorsement then SLHH shall agree to notify the insurer and request the policy be endorsed with a Waiver of Transfer of Rights of Recovery Against Others, or its equivalent. If SLHH, contractor, independent contractor subcontractor, architect, engineer, or consultant maintain higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by SLHH, contractor, independent contractor, subcontractor, architect, engineer or consultant.

Except as to Workers' Compensation and Employers' Liability, Certificates of Insurance and policies shall clearly state that coverage required by the Contract has been endorsed to include the City of Port St. Lucie, a municipality of the State of Florida, its officers, agents and employees as Additional Insured for Commercial General Liability, Business Auto and Professional Liability. The name for the Additional Insured endorsement issued by the insurer shall read **"Re: CONTRACT NAME/# City of Port St. Lucie, a municipality of the State of Florida, its officers, employees and agents shall be listed as additional insured including Completed Operations for**

**General Liability.**” Copies of the Additional Insured endorsements including Completed Operations coverage shall be attached to the Certificate of Insurance. The policies shall be specifically endorsed to provide thirty (30) day written notice to the City prior to any adverse changes, cancellation, or non-renewal of coverage thereunder. In the event that the statutory liability of the City is amended during the term of this Contract to exceed the above limits, SLHH shall be required, upon thirty (30) days written notice by the City, to provide coverage at least equal to the amended statutory limit of liability of the City. All contractors, independent contractors, subcontractors, architects, engineers, or consultant utilized in this project must furnish a Certificate of Insurance to the City in accordance with the same requirements set forth herein.

It shall be the responsibility of SLHH to ensure that all contractors, independent contractors, subcontractors, architects, engineers, and consultants comply with the same insurance requirements referenced herein.

All deductible amounts shall be paid for and be the responsibility of SLHH for any and all claims under this Contract.

Builder’s Risk Insurance - SLHH shall purchase and maintain Builder's Risk insurance in an amount equal to 100% of the completed value of the project including any amendments thereto (without coinsurance). SLHH’s policy shall be written on an “ALL Risk” Builders Risk form that shall cover physical loss or damage to the Work, temporary buildings, construction forms and scaffolding, materials and equipment in transit or in storage/at temporary locations, and should extend coverage to foundations, excavations and other underground property. Coverage shall insure against at least the following perils or causes of loss: fire, lightning, windstorm/and hail, theft (including theft of materials whether or not attached to any structure), vandalism and malicious mischief, flood, earthquake, collapse, and such other perils or causes of loss as may be specifically required. The policy should include coverage for pollutant cleanup, debris removal, demolition and increased cost of construction, water damage, backup of sewers and drains, testing and startup of building systems (including hot testing), and mold & fungus remediation. The Builders Risk coverage shall include a waiver of subrogation rights endorsement in favor of the City.

The “ALL RISK” Builder’s Risk Insurance must also cover soft costs, including additional advertising/promotional, additional license and permit fees, additional legal/accounting fees, insurance premiums including builder’s risk, and architects’ and engineers’ fees that may be necessary to provide plans and specifications and supervision of work for the repair and/or replacement of property damage caused by a covered peril.

The policy must include as Insured the City, SLHH, contractor, independent contractors, subcontractors, architect, engineer and consultants for their interest in covered property. The City’s policy will not provide coverage related to this project.

**SLHH has the right to purchase coverage or self-insure any exposures not required by these specifications, but shall be held liable for all losses, deductibles, self-insurance for coverages not required.**

All deductible amounts shall be paid for and be the responsibility of SLHH for any and all claims under this Contract.

The City by and through its Risk Management Department reserves the right, but not the obligation, to review, modify, reject or accept any required policies of insurance, including limits, coverages or endorsements, herein from time to time throughout the term of this contract. All insurance carriers must have an AM Best rating of at least A:VII or better. When a self-insured retention or deductible exceeds \$5,000, the City reserves the right, but not the obligation, to review and request a copy of bidder's most recent annual report or audited financial statement.

- 4) SLHH will provide input to the homebuyer selection in order to ensure that program guidelines of all parties can be met.
- 5) SLHH will be responsible for coordinating donations from community members or organizations and applying those donations to the project in cash or in kind and accounting for their use.
- 6) SLHH and CITY will work together to ensure that **VETERANS** have access to affordable financing terms (housing payment of 30% or less of gross monthly income) that may involve a combination of mortgages by SLHH, CITY and others.
- 7) Any conflicts between SLHH and CITY arising from changes in the organizational policies or procedures of either party will be resolved in good faith. Any disagreement between the parties arising out of this contract or application of any of its provisions will be submitted to arbitration by an arbitrator(s) not interested in the finances of the contract, with the cost thereof split between the parties.

Notices shall be Sent to:

**City:**

Patricia J. Selmer  
City of Port St. Lucie  
121 SW Port St. Lucie Blvd.  
Port St. Lucie, FL 34984

**SLHH:**

Robert D. Calhoun, Executive Director  
St. Lucie Habitat for Humanity, Inc.  
702 South 6<sup>th</sup> St.  
Ft. Pierce, FL 34950-8342

With a Copy to:

City Attorneys' Office  
121 SW Port St. Lucie Blvd  
Port St. Lucie FL 34984  
772-871-5294  
[CityAttorney@CityofPSL.com](mailto:CityAttorney@CityofPSL.com)

8) This MOU is governed by and will be construed in accordance with the laws of the State of Florida, and in the event of any litigation concerning the terms of this License, proper venue shall be in St. Lucie County, Florida.

IN WITNESS WHEREOF, the Parties are authorized to execute this document and have caused this MOU to be executed on behalf of the respective entities, their successors and assigns. This document and shall be effective when fully executed.

CITY By: \_\_\_\_\_ Date: \_\_\_\_\_  
          Jeff Bremer, City Manager

SLHH By: \_\_\_\_\_ Date: \_\_\_\_\_

# *Phase V Sidewalk Priority List*

Public Works Department  
June 20, 2016

James E. Angstadt, P.E. – Public Works Director  
Edith Majewski – Project Coordinator



# 2006 City Council Directive *Build Sidewalks!!*

## Priorities:

- 2 Miles School Radius
- Major Roadways
- Connectivity



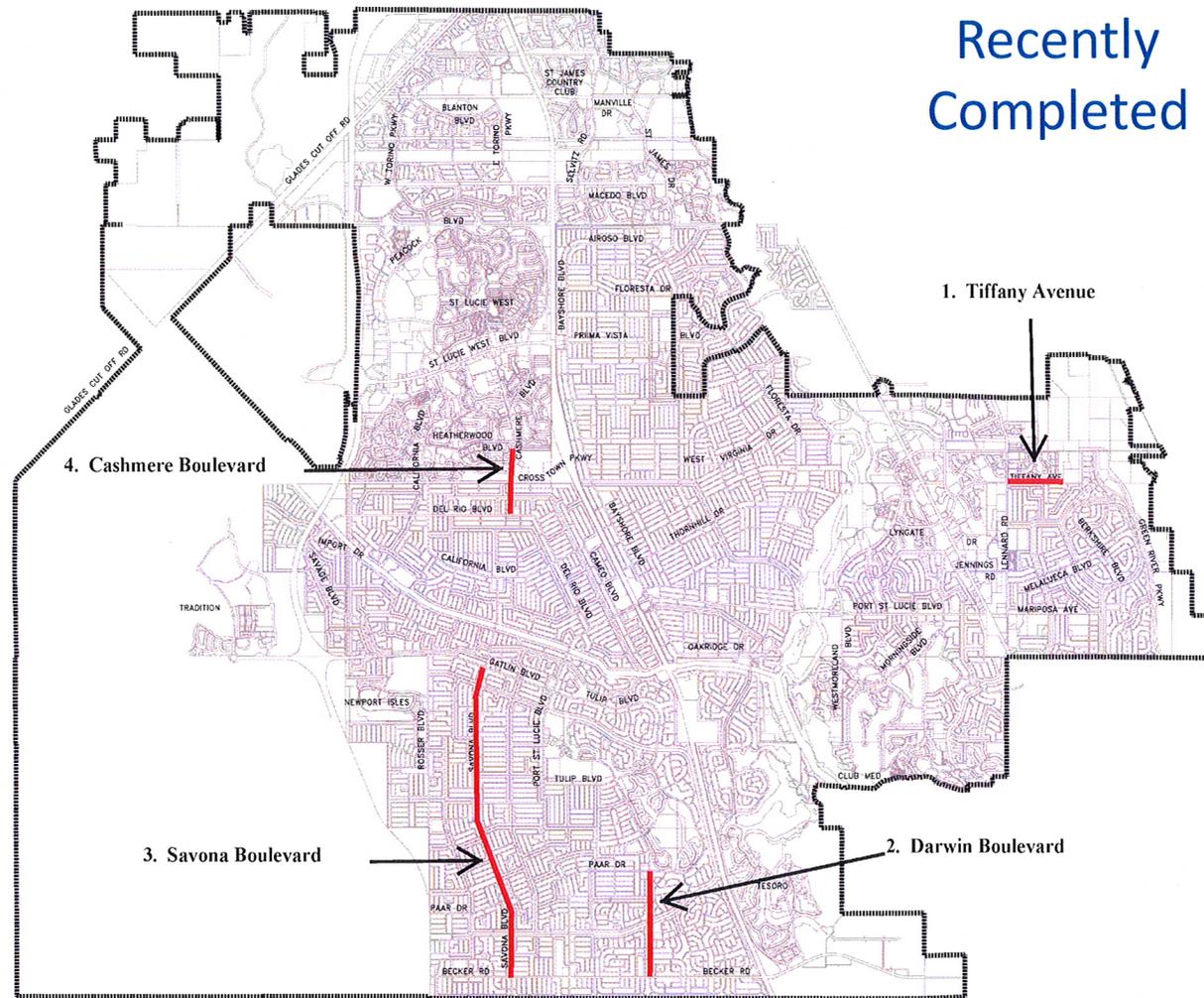
CityofPSL.com





1. Tiffany Ave. – Lennard Rd. to the School Board Site.
2. Darwin Blvd. – Paar Dr. to Becker Rd.
3. Savona Blvd. - Gatlin Blvd. to Becker Rd.
4. Cashmere Blvd. – Del Rio Blvd. to Centennial High School.

## Recently Completed



1. Tiffany Avenue

4. Cashmere Boulevard

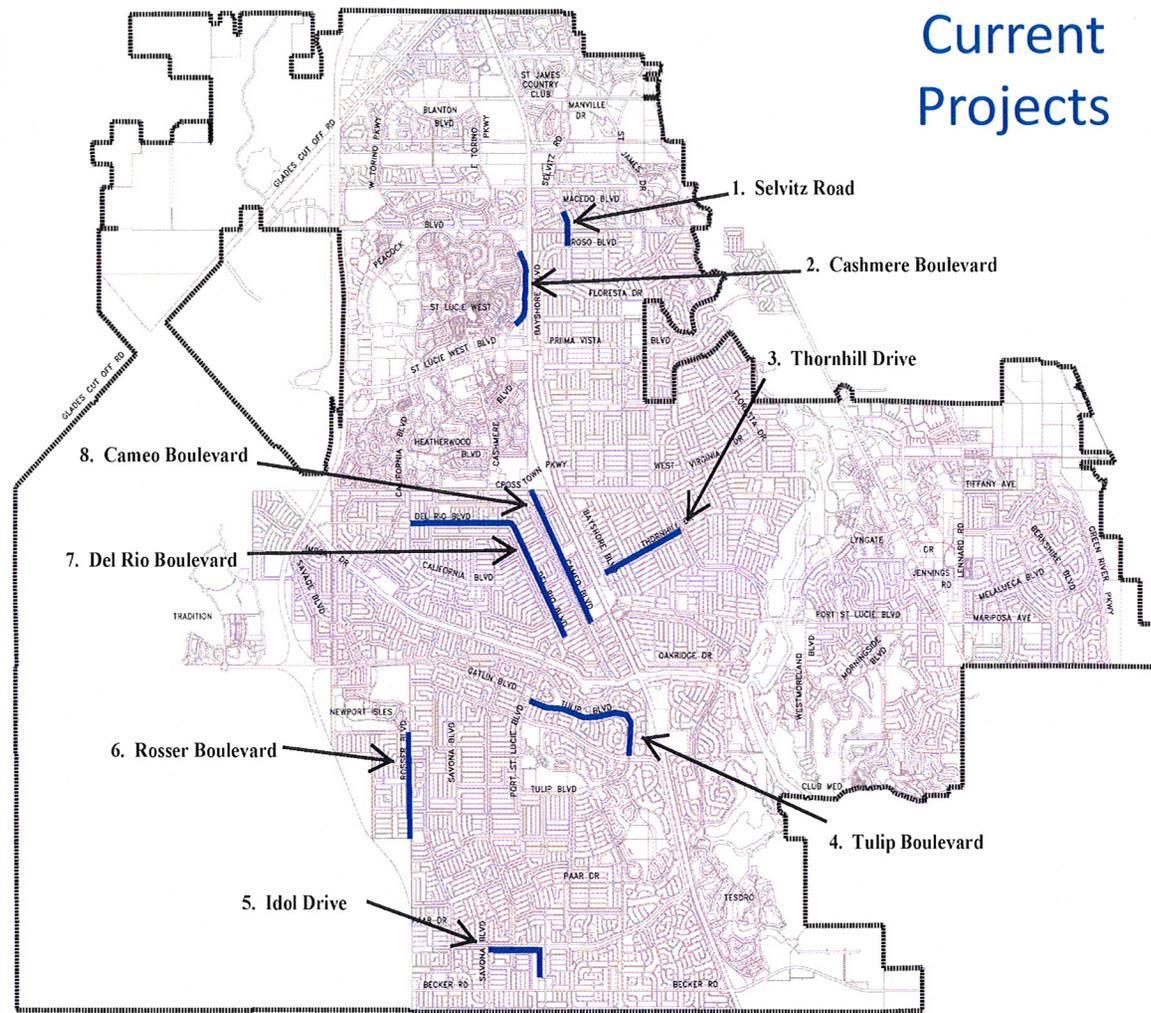
3. Savona Boulevard

2. Darwin Boulevard



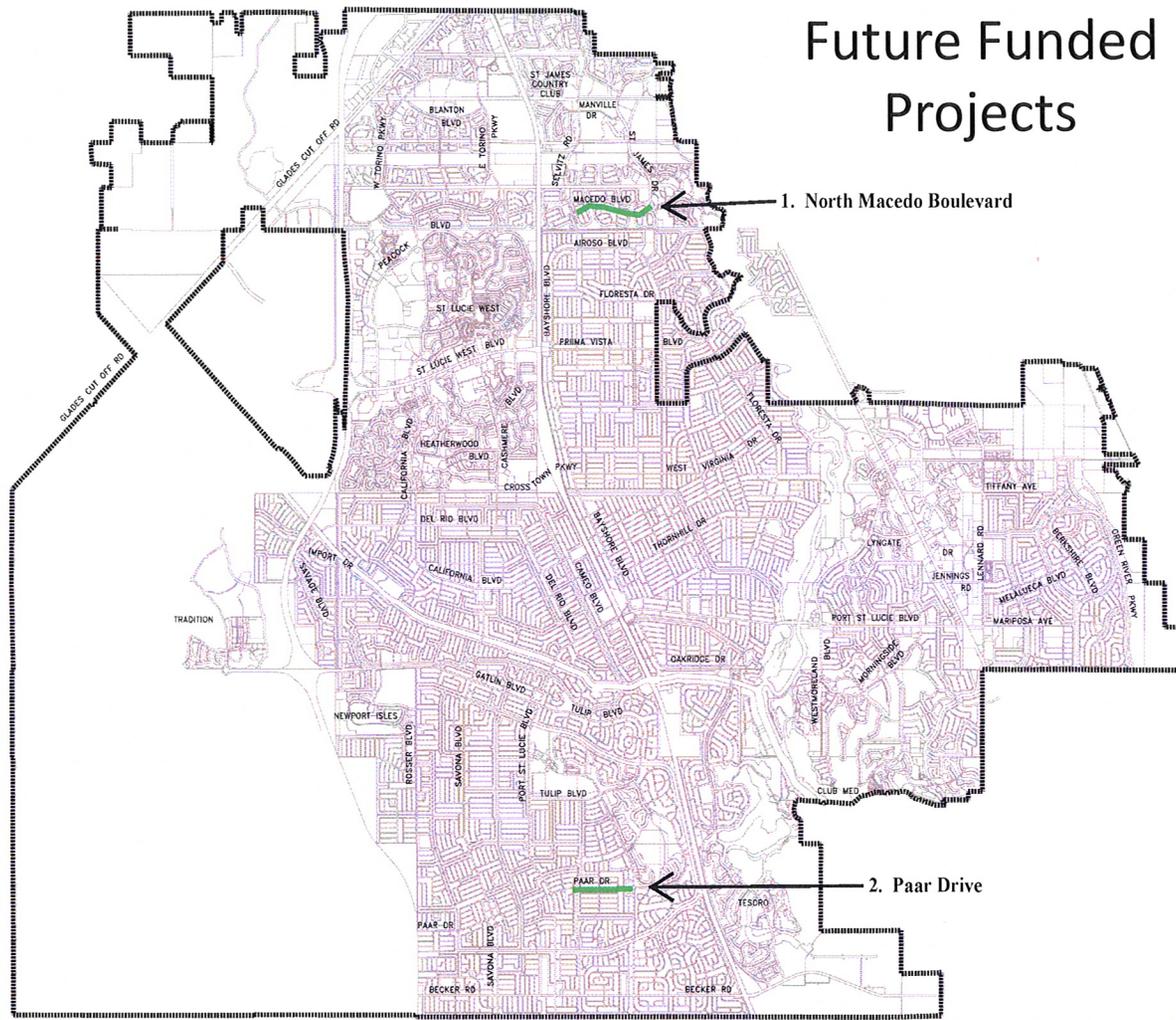
1. Selvitz Rd. - Cardinal Dr. to N. Macedo Blvd. Design 15/16 Construction 16/17.
2. Cashmere Blvd. – School to School. Construction complete August.
3. Thornhill Dr. – Bayshore Blvd. to Airoso Blvd. Design 15/16 Construction depending on CDBG Grant.
4. Tulip Blvd. – College Park Rd. to Cherry Hill Rd. Design began June 2016. Construction 17/18
5. Idol Dr. – Charter School to Savona Blvd. Design August 2016. Construction Phase I 16/17 Phase II 17/18.
6. Rosser Blvd. – Newport Isles to Open View Dr. Design underway. Construction 17/18.
7. Del Rio Blvd. – Port St. Lucie Blvd. to McKenzie St. Design complete. Construction to begin July 2016.
8. Cameo Blvd. – Port St. Lucie Blvd. to Crosstown Pkwy. Design complete. Construction to begin July 2016.

## Current Projects



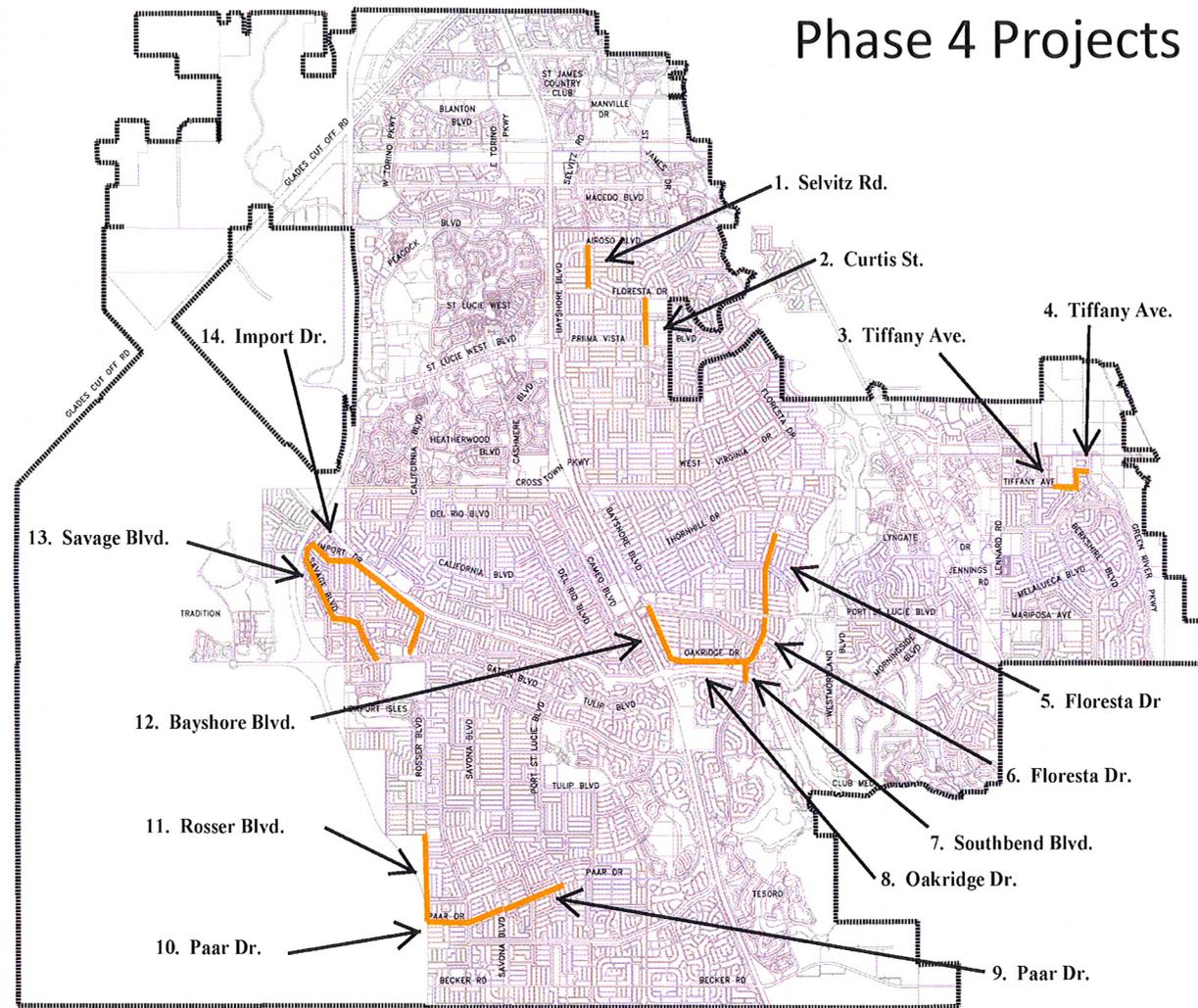
1. North Macedo Blvd. – St. James Dr. to Selvitz Rd. Design 18/19 Construction 19/20.
2. Paar Dr. – Darwin Blvd. to Port St. Lucie Blvd. Design 16/17 Construction 18/19.

## Future Funded Projects



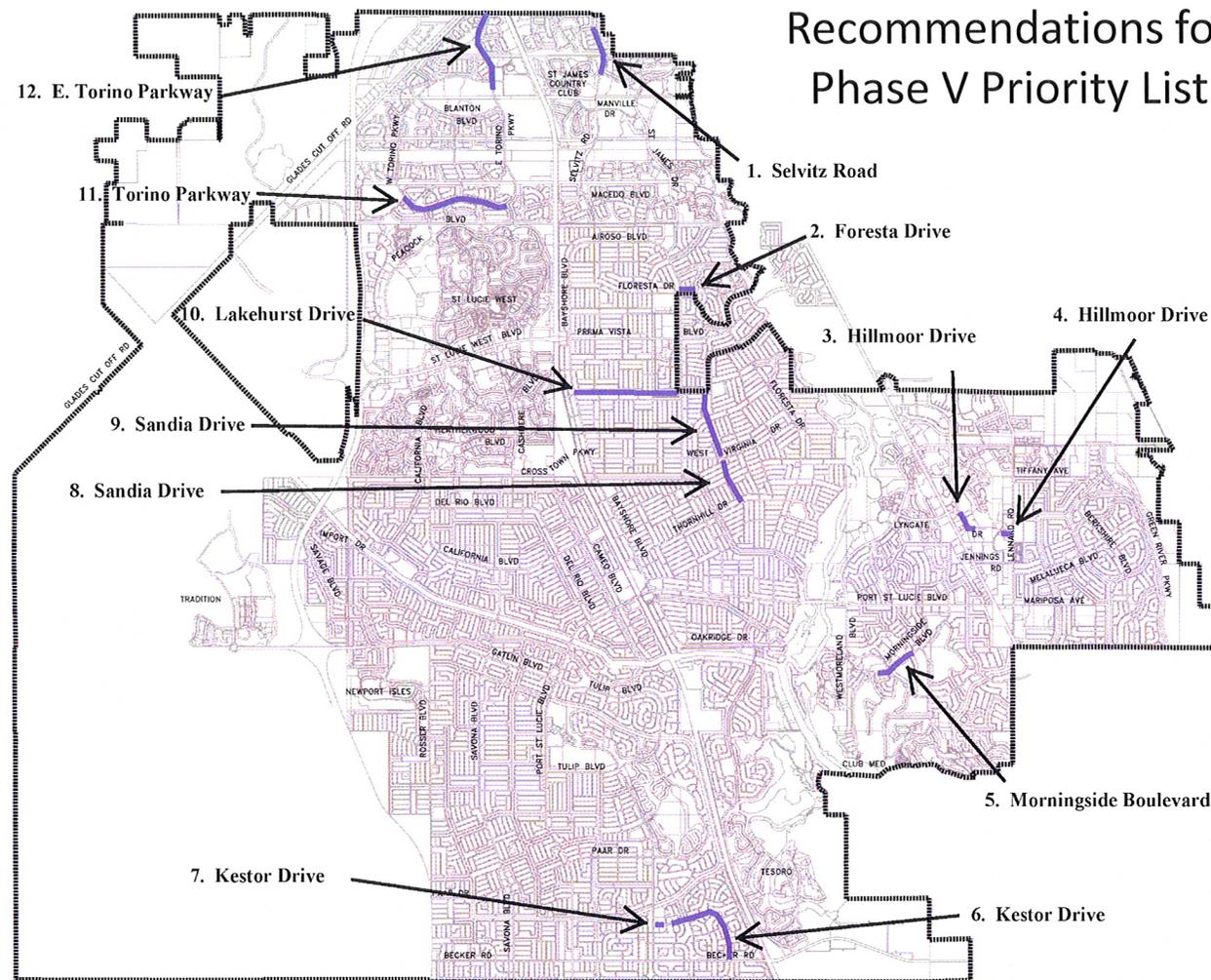
1. Selvitz Rd. – Bayshore Blvd. to Floresta Dr.
2. Curtis St. – Prima Vista Blvd. to Floresta Dr.
3. Tiffany Ave. – School Board Site to Grand Dr.
4. Tiffany Ave. – Grand Dr. to Green River Pkwy.
5. Floresta Dr. – Streamlet Ave. to Port St. Lucie Blvd.
6. Floresta Dr. – Port St. Lucie Blvd. to Southbend Blvd.
7. Southbend Blvd. – Oakridge Dr. to Eagle Dr.
8. Oakridge Dr. – Southbend Blvd. to Mountwell St.
9. Paar Dr. – Port St. Lucie Blvd. to Savona Blvd.
10. Paar Dr. – Savona Blvd. to Bamberg St.
11. Rosser Blvd. – Open View Dr. to Bamberg St.
12. Bayshore Blvd. – Port St. Lucie Blvd. to Mountwell St.
13. Savage Blvd. – Gatlin Blvd. to Import Dr.
14. Import Dr. – Savage Blvd. to Gatlin Blvd.

## Phase 4 Projects



1. Selvitz Rd. – Peachtree Blvd. to Milner Dr.
2. Floresta Dr. – Airoso Blvd. to existing sidewalk.
3. Hillmoor Dr. – St. Lucie Medical Center to Woodstork Trail.
4. Hillmoor Dr. – Lennard Rd. to existing sidewalk.
5. Morningside Blvd. – Treasure Island Rd. to Cambridge Dr.
6. Kestor Dr. – Becker Rd. to Wakefield Cir.
7. Kestor Dr. – Darwin Blvd. to existing sidewalk.
8. Sandia Dr. – Crosstown Pkwy. to Thornhill Dr.
9. Sandia Dr. – Lakehurst Dr. to Crosstown Pkwy.
10. Lakehurst Dr. – Bayshore Blvd. to Airoso Blvd.
11. Torino Pkwy. – Cashmere Blvd. to Topaz Way.
12. E. Torino Pkwy. – Vizcaya Falls to Midway Rd.

## Recommendations for Phase V Priority List



# Discussion and Action

**Thank You!!**

Public Works Department

[CityofPSL.com](http://CityofPSL.com)





**INTER-OFFICE MEMO**

TO: Jeff Bremer, City Manager

FROM: Brad Keen, Assistant Director, Parks & Recreation *BRK*

THROUGH: Patricia Roebing, Assistant City Manager – Administrative Services  
Sherman Conrad, Director, Parks & Recreation *SC*

RE: RADIO CONTROL (R/C) PARK FLYING SITE LOCATION

DATE: May 9, 2016

As requested, the following is a short summary of the status of a citizen's request for an R/C hobby park on City owned property.

This item was first discussed as Item #7 at the July 2015 City Council Workshop. It was the consensus of City Council to move the project forward with staff exploring various City-owned properties that would be appropriate for use as an R/C Park. Parks & Recreation staff met with R/C hobby stakeholders to learn what their specific needs and/or requests were in terms of acreage, proposed activities, and lease terms. Similar meetings with other specific interest groups have occurred in the past regarding use of City-owned property by private sector groups or clubs (paintball, ski lake, cricket club, etc.).

On July 21, 2015, staff from Parks & Recreation, Utility Systems, Risk Management, Legal Department, and PSL Police met to discuss possible City-owned properties. Various large acreage sites were proffered for consideration. Subsequent meetings to discuss the pros and cons of each property whittled the properties down to one property that best met the activity use requirements. The property determined to best fit the needs of the PSL R/C Hobbyist Group, while posing minimal adverse impact to surrounding properties, meeting the City Council requirement of being located within City limits and being close to an I-95 interchange, is one of the City-owned properties on Blanton Boulevard (Torino area). This property was used in the past as a model airplane flying field.

*Approved  
to go to C.C.  
JB 5-10-16*

On January 5<sup>th</sup>, 2016, staff met with you to discuss the proposed R/C aircraft location and receive your direction. Direction was given for us to proceed with drafting a lease agreement between the City and the R/C Club for non-exclusive use of the Blanton Boulevard property. On January 6, 2016, we pursued this direction with the City Attorney's Office, and subsequently, a property lease agreement was drafted. In speaking with the principal contact from the PSL Hobbyist Group, staff was informed the group's insurance requirements necessitated there be a change in the lease language from non-exclusive use to exclusive use. Reflecting on this change, staff approached the City's Procurement Management Department and inquired if this item should be publicly advertised. It is the opinion of the Procurement Management Office that a Letter of Interest (LOI) should be advertised for use of City-owned property for R/C activities.

Given the above, staff is prepared to recommend the following to City Council for their consideration:

- Designate the Blanton Boulevard property, totaling approximately 37.89 acres, as an authorized site within the City to operate R/C aircraft and vehicles.
- Restrict the use of R/C aircraft and vehicles to battery powered engines only. No gasoline powered engines will be allowed.
- Approve the public advertisement of a Letter of Interest (LOI) seeking a qualified group to develop and maintain the property for use of R/C aircraft and vehicles.
- Require the selected group to submit a site plan to the City for use of the property as an R/C park site.
- Require the selected group to have proper insurance coverage and list the City as additionally insured.
- Post signs on the property notifying the public that membership in the authorized hobby club is required to operate R/C aircraft and vehicles on City property.
- All members of the authorized hobby club will be members of the Academy of Model Aeronautics (AMA).
- Staff will recommend an initial lease term of five years with two additional five- year renewals (total 15 years). Renewal is at the discretion of the City. There will be language in the lease that reserves the City's right, upon ninety (90) days written notice prior to any anniversary date of a lease agreement, to terminate said agreement, with or without cause, and upon such anniversary date, rescind possession of the leased premises.

With your approval, and at your direction, the Parks & Recreation Department will agenda this item for City Council's consideration and approval to authorize use of the Blanton Boulevard property as an authorized R/C park site and seek authorization to advertise the LOI.

If you require additional information on this item, please advise. Thank you.

c: File

# **Friends of PSL Parks Non-Profit Foundation**

**A White Paper**

**June 20, 2016**

**City of Port St Lucie**

**Community Services & Parks and Recreation**

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# Friends of PSL Parks Foundation

## 1. Introduction / Background

We are here to use our creativity to build better public spaces for the generations who follow us. Thus we feel a tremendous obligation to make all things new in our City from the people, and the public spaces “We All Share”.

Now in recreating and rebuilding any city, government always plays a critical role. But what happens when your government entities are strapped for cash, lacking the necessary funds to provide the public projects and services that citizens want. This is a perennial problem as we all know, but one that has been made especially clear in the wake of the recession.

Over two years ago, City Staff started pondering solutions to this problem. We are very familiar with the countless projects that have a lot of support from citizens but have little or no room in the City’s budget. We all know the projects we are talking about. These are building the new dog park, creating new parks and renovating our existing parks.

Projects citizens want **NOW**; not five years from now when the City might have the resources to provide the service.

As staff explored this problem, we uncovered evidence that if given the opportunity, citizens who love their cities would be willing to pay above and beyond what they already pay in taxes for the public goods they care about most. We found examples in other cities where citizens are passionate about investing in their cities. There are about 139,000,000 results when Google searching Friends of Parks.

The Friends of PSL Parks Foundation is about empowering citizens to invest in their community and create real change. A forum where concerned citizens and government work together to identify the public projects and services they care about most. Municipalities then post projects they don’t have a budget for, where citizens can donate tax deductible to the projects of their choice. Once a project receives 100 percent funding goal, the project is built.

This year marks the 53<sup>rd</sup> anniversary of President Kennedy’s tragic death. We believe these citizens are answering JFK’s famous call to action by “Asking not what City Hall can do for them, but instead asking what they can do for the cities they love and where they live.”

Citizens aren’t just investing dollars into projects, they’re also investing their time. We are seeing this passion in cities all across the United States.

One of, if not the first civic funding projects in US history occurred in New York City, dating back to 1884. The Statue of Liberty. With the statue due to be shipped from France, the United States Government had only half of the funds it needed to build the pedestal where Lady Liberty would eventually stand. So Joseph Pulitzer launched a call for public donations in his newspaper “The World”. In just five months, 120,000 citizens donated \$100,000 to bring Lady Liberty to America.

Average citizens passionate about their city stepped up to fund a public good, when government could not.

We all know that the Statue of Liberty as a symbol of Freedom, but I submit to you that it is also a symbol of the deepest form of civic engagement. Citizens so committed to the continued

## **Friends of PSL Parks Foundation**

creation of their cities that they are willing to put their money where their hearts are for the public good.

As I hope you have come to see today, this spirit of civil generosity is alive and thriving in cities across the US today, including Port St Lucie.

### **2. Abstract**

The City of Port St Lucie's parks offer many opportunities for fun, adventure and relaxation. You can run, walk, bike, participate in all types of organized recreational activities, or simply enjoy the outdoors and what nature has to offer.

One needs to look no further than the City's Strategic Plan to recognize that our parks have always played and will continue to play an integral role in the City's identity. As a result, it is critical the City continues to focus on its parks and recreational opportunities. The City's growing population and resulting increase in demands and pressures on our parks, however, have made it apparent that traditional budgeting and funding through the City for parks and recreation are simply not enough.

Assistance is needed to enhance and maintain our parks as assets that we can be proud to share with family, friends and visitors.

The Capital Improvement Program (CIP) Team has identified a solution to the above problem by sponsoring the formation of an independent non-profit organization. This independent non-profit organization will be dedicated to the identification and funding of parks and recreational activities that have the support of city hall and citizens, but simply lack the necessary funds to be completed. An independent non-profit will empower citizens to invest in their community, shape its identity, and create real change. Support can be in the form of financial contributions, equipment and gifts in-kind.

In addition, an independent non-profit organization can help secure funding from grants and other fundraising sources not eligible to the City. The non-profit will meet all the requirements of a non-profit organization, as well as function like a foundation because it will make grants to other non-profit organizations.

### **3. Problem Statement**

The City's growing population and resulting increase in demands to and pressures on our parks, however, have made it apparent that traditional budgeting and funding through the City for parks and recreation are simply not enough. Parks and Recreation needs cannot be met through general funds alone. Help is needed to enhance and maintain our parks as assets that we can be proud to share with family, friends and visitors. In the face of constantly changing environmental, demographic and economic conditions, a number of present and future challenges will demand a new approach. The private sector has a stake in the communities where businesses are located and employees live. Customer patronage and employee productivity depend on the real and perceived image of those communities in which both citizens and employees live. The

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Foundation's mission, to improve the quality of parks and recreation, has a direct impact on these populations.

### 4. Proposed Solution(s)

#### a. *Introduction of Solution*

What is the Friends of PSL Parks Foundation?

The Friends of PSL Parks Foundation will be a wonderful combination of a non-profit organization and a foundation. It is a means of gathering resources to support parks and activities. It is a public/private partnership that provides support not available from public funding to supplement needs of the Parks and Recreation Department. This support can be in multiple forms: financial contributions, equipment, and gifts-in-kind.

The Friends of PSL Parks Foundation identifies leadership in the community that is interested in and willing to help support the Parks and Recreation Department by generating resources for the Foundation. The Foundation is a bridge between the City and the community to improve local parks. The Friends of PSL Parks Foundation raises awareness and educates the public about the mission, role and challenges of the Parks and Recreation Department. The Foundation offers citizens a tax-exempt way to sustain and enhance local parks and recreation.

#### b. *Application of Solution*

*Friends of PSL Parks Foundation:*

**Mission Statement:** *"To sustain and enhance the City's Parks and Recreation"*

**Purpose:** *Provide financial support by funding projects that will increase the scope, quantity and quality of the facilities, services and programs offered by the City of Port St Lucie Parks and Recreation Department.*

**Tag Line:** *Clean, Green, Safe and Fun*

The Friends of PSL Parks Foundation will operate separate and independent from the City. It is very important that there is a separation between the City and the Foundation to maintain the integrity of both. The Foundation must be autonomous in reality and in perception. The Parks and Recreation Department takes the lead role in identifying needs and the Foundation works with the community to secure the resources to meet the most important needs. The independent non-profit organization can help secure funding from grants and other fundraising sources not eligible to the City.

#### **General Volunteerism:**

- Volunteer Staffing throughout City
- Staffing special events
- Maintenance projects, trail clean ups

# Friends of PSL Parks Foundation

## Special Park Needs:

- Sponsoring special events

## Funding and Donations:

- Secure special grants
- Purchase equipment
- Fund capital/construction projects

## Cost to create non-profit organization:

- Register Articles of Incorporation with State - \$87.50
- Internal Revenue Service Form 1023-EZ and articles of incorporation - \$850

There are five basic types of gifts that can be made to a non-profit organization: unrestricted, restricted, capital, endowment and gifts-in-kind.

1. Unrestricted gift. Given without specification by the donor as to how their gift is to be used. This type of gift can therefore be used for any purpose by the non-profit organization.
2. Restricted gift. Given by the donor with specific instructions as to how the gift is to be used. For example, the gift given can be used only for the construction of a new dog park.
3. Capital gifts. For the purchase of a building or a piece of equipment.
4. Endowment. Many non-profit organizations have an endowment, a fund permanently restricted where only the income can be used for the organization's operating expenses. Gifts restricted for the endowment can never be used for any other purpose.
5. Gifts-in-Kind. In-Kind gifts can be many things including services for the Foundation, office space, wine for a special event dinner or prizes for a raffle.

**We respectfully request your approval to sponsor the formation of an independent 501(c)(3) non-profit organization.**

## 5. Goals and Objectives

### GOALS:

- Recruit Board of Director members.
- Pursue donations and sponsorships to make a positive difference in quality of life.
- Establish contribution packages, i.e: brick, signage, pledges, etc.
- Develop and maintain a strong supporter base with different levels of sponsorship.

### OBJECTIVES:

- Recruit board members that will be active (attendance) and committed in the development of policy and major decision-making at board and committee meetings.
- Establish fundraising that will assist in fundraising activities and public relations that will represent the Foundation in the broader community (outreach).

## Friends of PSL Parks Foundation

- Have one major fundraising activity during the year.

There are several key relationships within a non-profit that go a long way toward insuring the success of the organization. These are called “Tripartite Systems”.

A Tripartite System refers, in the words of Cyril O. Houle in his book *Governing Boards*, to “...three parts of an integrated whole, and that whole would not exist if it did not have a reason for being.” That reason is the mission of the organization, and when there is clear understanding and agreement on the mission, all three centers can work together with purpose and harmony.

There are three parts of the Friends of PSL Parks Foundation’s activities where the Tripartite System needs to work for the Foundation to be successful:

### **Internally**

The Board of Directors and Executive Director make up the organization. It is imperative that they work together toward accomplishment of the organization’s purpose.

### **Externally**

The Friends of PSL Parks Foundation operates in collaboration with the Parks and Recreation Department and the community, including donors and the public. These three groups must work in harmony for the Foundation to be successful.

### **Funding**

The grant making process is also a Tripartite System. The needs of the Parks and Recreation Department must be appropriately determined, and those needs must be consistent with the giving guidelines of the Friends of PSL Parks Foundation. Finally, donors must want to make contributions within the context of what is correct for both the Parks and Recreation Department and the Friends of PSL Parks Foundation.

## **6. Long-Term Focus/Conclusion**

A NEW GENERATION OF GIVING.

Many non-profits organizations are invisible to nearly two-thirds of the U.S. workforce.

Fundraising is changing. Millennial and Gen X donors are the new status quo.

Millennials (age 18-34) and Generation X (age 35-50) now make up more than two-thirds of the U.S. workforce.

**WORKFORCE = PAYCHECKS**

**PAYCHECKS = ABILITY TO DONATE**

In 4 years, Millennial and Gen X donors will make up over 70% of the workforce in the U.S.

With Baby Boomers (ages 51-69) retiring, their disposable income for donations will be reduced.

## **Friends of PSL Parks Foundation**

The traditional form of fundraising (direct mail) neither appeals to nor empowers Millennial and Gen X donors and will likely end up in the trash.

87% of Millennials donated to charity last year. Millennials and Gen X donors both prefer to give online via debit or credit card.

Text messaging is the preferred form of communication for donors under 50. The U.S. Census estimates the median age of Port St Lucie residents to be 40.2 years.

**The secret to running a successful fundraising campaign lies in understanding your donors' behavior. It's not only what your campaign is about, but who is donating and where they're donating from.**

96% of donors use their mobile phone as their primary device for staying connected.

Nearly 60% of emails are read on a mobile phone.

51% of Internet searches happen on a mobile device.

44% of people that abandon donation pages do so because it is non-mobile friendly.

20% of emails are read with an average response time of 90 minutes.

98% of text messages are read with an average response time of 90 seconds.

99% open rate for text versus 14% open rate for email.

On average Americans send/receive 32 texts per day (960 month/11,520 year) while making/receiving 6 phone calls per day.

Text messaging has become the most popular form of communication in the world.

### **RADICAL EFFECTS of SOCIAL MEDIA:**

In 2005, Facebook was only open to students and professors, Twitter did not exist and iPhone was still in concept mode.

The Internet was primarily a desktop PC or laptop experience. Reading news and sending and receiving email accounted for the majority of time spent online.

Over the last decade the amount of time we spend on the Internet has quadrupled.

Today, Social Media consumes the most time on the Internet.

65% of social media usage happens on a mobile phone.

The average person worldwide has 5 Social Media accounts and spends an average of 1 hour and 40 minutes every day browsing content.

**A thorough understanding of the way your donors interact with your fundraising campaign is a key factor in its success!**