

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: 04-01-08 [X] Consent [] Regular
[] Workshop [] Public Hearing

Department: County Administration
Submitted By: County Administration
Submitted For: Economic Development Office

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: Amendment No.1 to Agreement R2006-1168 with the City of Belle Glade to: a) extend the expiration date from February 20, 2010 to February 20, 2011; and b) revise Exhibit A to the contract.

Summary: On June 20, 2006, the Board of County Commissioners approved the Grant Agreement with the City of Belle Glade (R2006-1168) for three economic development projects; Downtown Mainstreet Plaza, Lake Welding Supplies, Inc. and Modern Beauty Salon UNISEX. One project, Downtown Mainstreet, has been completed. The remaining two projects, Lake Welding Supplies, Inc. and Modern Beauty Salon UNISEX, completed their developments without the need for County funds totaling \$18,900. This amendment will allow for the reallocation of the \$18,900 to facilitate renovations of the old (historic) city hall building and a twelve month extension for the construction reimbursement deadline, the hiring deadline and job maintenance period for the project. The total project cost is \$381,400 of which \$362,500 is a Florida Cultural Facilities grant and \$18,900 is County funds. The project will create a total of four (4) full-time or equivalent jobs and is located in the "Core" (20% or greater poverty) area of the Development Regions. District 6 (DW)

Background and Policy Issues: Belle Glade's historic city hall building is the cornerstone for the Avenue A Revitalization Project submitted by the County for a Brownfield Economic Development Initiative application to the U.S. Department of Housing and Urban Development (HUD). The City of Belle Glade recently leased the old city hall building, built in 1939, to The EDGE Center, Inc. to operate, manage and provide space for small start-up and existing businesses. With this extension the old city hall project will have a total of twelve (12) months for construction to be completed, thirty-two (32) months from the date of the agreement (June 20, 2006) to create the full-time or equivalent jobs and a job maintenance period of twenty-four (24) months.

Attachments:

1. First Amendment
2. Contract R2006-1168

Recommended By: 
Economic Development Director

3-19-08
Date

Approved By: 
Assistant County Administrator

3-25-08
Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2008	2009	2010	2011	2012
Capital Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Operating Costs	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
External Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Program Income (PBC)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
In-Kind Match (PBC)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
NET FISCAL IMPACT	<u>-0-</u>				
# ADDITIONAL FTE POSITIONS (Cumulative)					

Is Item Included In Current Budget? Yes ☐ No ☐
Budget Account No: Fund _____ Department _____ Unit _____ Object _____
PC: 0640

B. Recommended Sources of Funds/Summary of Fiscal Impact:

C. Departmental Fiscal Review: *[Signature]* 3/10/08

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Dev. and Control Comments:


No additional fiscal impact.

JMR 3-21-08
OFMB *MD* 3/20/08 *CN* 3/20/08

Dr J. Jawetz 3/24/08
Contract Dev. and Control

B. Legal Sufficiency:

**This amendment complies with
our review requirements.**


Assistant County Attorney

C. Other Department Review:

Department Director

This summary is not to be used as a basis for payment.

**FIRST AMENDMENT TO DEVELOPMENT REGIONS
GRANT AGREEMENT R2006-1168
CITY OF BELLE GLADE**

THIS AMENDMENT is made _____, by and between Palm Beach County, a political subdivision of the State of Florida, by and through its Board of Commissioners, hereinafter referred to as the COUNTY, and the CITY OF BELLE GLADE, a public body corporate and politic, hereinafter referred to as GRANTEE.

WITNESSETH

WHEREAS, on June 20, 2006, the COUNTY and the GRANTEE entered into a Grant Agreement (Defined as AAgreement@) Document #R2006-1168, for three (3) business projects located in the City of Belle Glade; and

WHEREAS, two (2) of the three (3) participating businesses, Lake Welding Supplies, Inc. and Modern Beauty Salon UNISEX, requested a total of \$18,900 in County funds to create four (4) full-time equivalent jobs, were unable to meet the contractual requirements and withdrew from the program; and

WHEREAS, the City has requested a project change and a twelve month extension for the remaining funds totaling \$18,900 to assist with the restoration of the old city hall building, circa 1939, cornerstone for the Avenue A Revitalization Project, which the County recently submitted in applications to the U.S. Housing and Urban Development (HUD) for a Brownfield Economic Development Initiative (BEDI) Grant and a Section 108 Loan; and

WHEREAS, the City has acquired a Cultural Facilities grant through the Florida Department of Cultural Affairs totaling \$362,500 to be spent on phase one of the old city hall building; and

WHEREAS, the City recently leased the old city hall property to The EDGE Center, Inc., a Glades business incubator, to operate, manage and provide space to small start-up and existing businesses with an emphasis on cultural arts and technology; and

WHEREAS, The EDGE Center, Inc. and small businesses will create a total of four (4) full-time equivalent jobs in addition to the incubator's two and a half (2.5) existing full-time equivalent jobs;

WHEREAS, the COUNTY and the GRANTEE desires to amend the Agreement as set forth below; and

WHEREAS, the COUNTY finds and declares that it is in the public=s best interest to amend the Agreement.

NOW, THEREFORE, in consideration of the promises and mutual covenants herein contained, the parties hereby amend the Agreement as follows:

1. Paragraph I. entitled **TERM OF AGREEMENT**:

Sentence 2 is hereby deleted and replaced with the following: This Agreement will commence on June 20, 2006 and expire fifty-six (56) months following the Effective Date on February 20, 2011.

II. Paragraph III. entitled **GRANTEE'S PERFORMANCE OBLIGATIONS**:

Sentence 2 of Section A. **Redevelopment Activities** is hereby deleted and replaced with the following:

Such activities as described in **Exhibit "A"** shall commence within twenty-two (22) calendar months [April 20, 2008] of the effective date of this Agreement [June 20, 2006].

Sentence 1 of Section **B. Grant Award and Job Requirements** is hereby deleted and replace with the following:

GRANTEE shall cause, as a direct result of the activities set forth in **Exhibit A** to this Agreement, the creation of at least eighteen (18) full-time or equivalent jobs in Palm Beach County within thirty-two (32) months **[February 20, 2009]** and maintain same for twenty-four (24) months or through the fifty-sixth (56th) month **[February 20, 2011]**, which ever shall occur first.

Sentence 2 of Section **D. Verification of Terms and Conditions** is hereby deleted and replaced with the following:

GRANTEE may provide to COUNTY this verification at any time following satisfaction of such terms and conditions, but not later than February 20, 2011, the expiration of the fifty sixth (56th) month subsequent to the Effective Date of this Agreement.

III. Paragraph **IV.** entitled **PAYMENT PROCEDURES, CONDITIONS:**

Number 2. of Section **A. Reimbursement of Eligible Expenses** is hereby deleted and replaced with the following:

2. incurred not more than thirty (30) calendar months [ending December 20, 2008] subsequent to the Effective Date of this Agreement [June 20, 2006].

Sentence 1 of Section **C. Reimbursement Deadline** is hereby deleted and replaced with the following:

Requests for payment of Eligible Expenses shall not be honored if received by COUNTY later than the expiration date of the thirty-second (32nd) calendar month **[February 20, 2009]**.

IV. Paragraph **VI.** entitled **REPORTING REQUIREMENTS** is hereby amended to include an additional reporting period:

Reporting Period	Due Date
9 (July – December 2010)	Monday, January 31, 2011
10 (January – June 2011)	Friday, July 29, 2011

V. Project Name #2 and #3 of **Exhibit A** entitled **BUSINESS/PUBIC IMPROVEMENT PROJECT AND PROJECT DESCRIPTION** is hereby deleted and replaced with the following:

Project Name #2: Belle Glade's Old City Hall - Phase I

Description: This project is in phase I which includes architectural/engineering drawings and renovations of the first floor of the old city hall building located on Avenue A adjacent to the Hillsboro Canal. Built in 1939, the old city hall is the cornerstone for the Avenue A Revitalization Project made up of thirty-three business/property owners. The City recently leased the property to The EDGE Center, Inc., a business incubator, to assist very small start-up and existing businesses with a special focus on cultural arts and technology. Funds will be used to complete phase I of the project with a \$362,500 Cultural Facilities grant awarded by the Florida Department of Cultural Affairs to be expended by December 31, 2008. The building will accommodate the business incubator and several small businesses after phase I has been completed.

Location: 33 W. Avenue A, Belle Glade, FL 33430

Performance Goal: Full-time or equivalent jobs to be created: 4
Full-time or equivalent jobs existing at the time of contract: 2.5

Funding Sources: Palm Beach County \$ 18,900
City/CRA \$362,500
Total Project Cost \$381,400

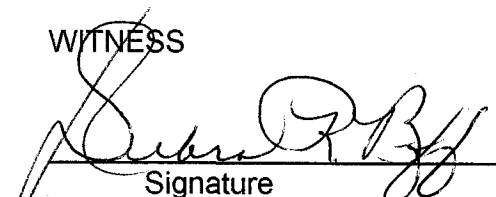
Contact: Suzanne Harper, Executive Director
The EDGE Center, Inc.
241 W. Avenue A, Belle Glade, FL 33430
(561) 993-3343, Fax: (561) 993-3344
THEEDGECENTER@comcast.net

(THE REMAINDER OF THIS PAGE HAS BEEN LEFT BLANK INTENTIONALLY.)


Except as set forth herein, the Agreement remains unrevised and in full force and effect, and the parties hereby ratify, confirm and adopt the Agreement as amended hereby.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day set forth above.

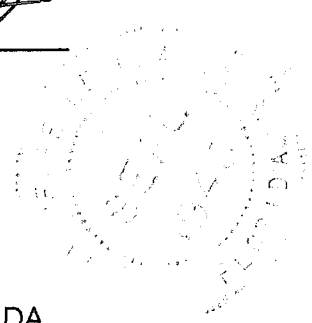
WITNESS


Signature
DEBRA R. BUFF
Name (type or print)

CITY OF BELLE GLADE
BY ITS CITY COUNCIL

By: 
Mayor

Seal



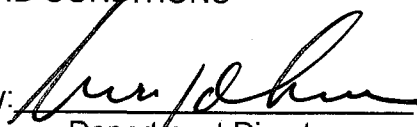
ATTEST:
SHARON R. BOCK,
Clerk & Comptroller

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Addie L. Greene, Chairperson

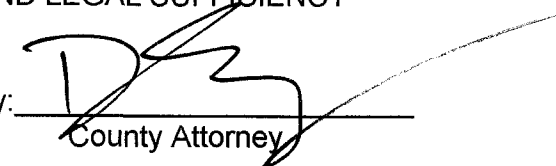
APPROVED AS TO TERMS
AND CONDITIONS

By: 
Department Director

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY


GLEN J. TORCIVIA

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: 
County Attorney

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/17/07

PRODUCER
1-800-524-0191
Arthur J. Gallagher Risk Management Services
Arthur J. Gallagher & Co. (Florida)
7380 W. Sand Lake Road
Suite 390
Orlando, FL 32819
Greg Butterfield

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURERS AFFORDING COVERAGE

NAIC #

INSURER A: Public Risk Management

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURED
City of Belle Glade
Public Risk Management
110 Dr Martin Luther King Jr

Belle Glade, FL 33430

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	ADD'L INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A		GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	PRM06-010	10/01/06	04/01/08	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ Nil PRODUCTS - COMP/OP AGG \$
A		AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	PRM06-010	10/01/06	04/01/08	COMBINED SINGLE LIMIT (Ea accident) \$2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
		GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN EA ACC \$ AUTO ONLY: AGG \$
		EXCESS/UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$ \$
A		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below OTHER	PRM06-010	10/01/06	04/01/08	<input checked="" type="checkbox"/> WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

Palm Beach County Office of Economic Development Governmental Center is included with respect to commercial general liability coverage only as evidenced herein as required by written contract with respect to the Grant Agreement held by the above named insured.

CERTIFICATE HOLDER

Palm Beach County Economic Development Office
Government Center
Pam Nolan
P.O. Box 1989, 10th Floor
West Palm Beach, FL 33402

USA

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT, FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

ACORD 25 (2001/08) candkoe
6219082

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PALM BEACH COUNTY DEVELOPMENT REGIONS
GRANT AGREEMENT

THIS AGREEMENT is made as of JUN 20 2006, by and between Palm Beach County, a political subdivision of the State of Florida, by and through its Board of County Commissioners, hereinafter referred to as COUNTY, and the City of Belle Glade, a public body corporate and politic, hereinafter referred to as GRANTEE.

WITNESSETH:

WHEREAS, it is the policy of the COUNTY to stimulate and encourage economic growth in Palm Beach County; and

WHEREAS, the Board of County Commissioners has determined that providing assistance and support within development regions is essential to a stronger, more balanced, and stable economy in Palm Beach County; and

WHEREAS, GRANTEE wishes to provide such assistance and support by participating in the redevelopment and revitalization of a development region within GRANTEE'S geographic boundaries; and

WHEREAS, the Board of County Commissioners has determined that the GRANTEE is best able to provide such assistance and support, as set forth by the terms of this Agreement; and

WHEREAS, the Board of County Commissioners has determined that it is in the public's best interests to award a grant to the GRANTEE pursuant to the terms of this Agreement.

NOW, THEREFORE, in consideration of the promises and mutual covenants hereinafter contained, the parties do agree as follows:

I. TERM OF AGREEMENT

This Agreement is expressly contingent upon the approval of the Palm Beach County Board of County Commissioners, and shall become effective only when signed by all parties and approved by the Palm Beach County Board of County Commissioners. This Agreement will commence on June 20, 2006 and expire forty-four (44) calendar months following the Effective Date on February 20, 2010.

II. MAXIMUM GRANT AMOUNT

In no event shall the reimbursements made to GRANTEE pursuant to this Agreement exceed the maximum total Grant Award of sixty-eight thousand nine hundred dollars (\$68,900).

III. GRANTEE'S PERFORMANCE OBLIGATIONS

- A. Redevelopment Activities. GRANTEE shall contract with one or more qualified entities to perform certain redevelopment activities as more specifically set forth in Exhibit A, attached hereto and incorporated herein by reference. Such activities as described in Exhibit A shall commence within twelve (12) calendar months of the effective date of this Agreement. GRANTEE shall cause the redevelopment activities contemplated by this Agreement to be completed in accordance with the terms of this Agreement. GRANTEE agrees that it shall be solely liable to COUNTY for performance under this Agreement, and that, in the event of default, GRANTEE shall, as more specifically set forth hereinafter, refund to COUNTY the Grant Award. GRANTEE hereby certifies that it is authorized by law to be so bound.

B. **Grant Award and Job Requirements.** GRANTEE shall cause, as a direct result of the activities set forth in **Exhibit A** to this Agreement, the creation of at least eighteen (18) full-time or equivalent jobs in Palm Beach County within twenty (20) months [February 20, 2008] and maintain same for twenty-four (24) months, or through the forty-fourth (44th) month [February 20, 2010], which ever shall occur first. The grant award is \$3,827.77 per full-time or equivalent job. The total grant award shall not exceed \$68,900. In the event the GRANTEE fails to create/retain and/or maintain, all of the aforementioned jobs, GRANTEE shall refund to COUNTY the amount equal to the grant award per job, multiplied by the number of positions not created, retained or maintained. GRANTEE shall provide evidence, satisfactory to COUNTY, substantiating the number, dates and salaries of all jobs created and/or retained in Palm Beach County. Such evidence must be provided with the final semi-annual report in the format set forth on **Exhibit C**. For the purposes hereof, a full-time or equivalent job equals one job totaling 2080 hours annually or two or more positions that together total at least 2080 hours per year, and a part time or equivalent job equals one job totaling 1040 hours annually or two or more positions that together total at least 1040 hours per year. A job must pay a salary equal to or better than the minimum wage as determined by the Florida Agency for Workforce Innovation. For the purposes of this Agreement, the term salary means wages, gratuities, salaries, commissions, bonuses, drawing accounts (against future earnings), prizes and awards (if given by an employer for the status of employment), vacation pay, sick pay, and other payments consistent with the Florida Agency for Workforce Innovation definitions, paid to employees.

C. **Workforce Alliance, Inc.** In the event a job becomes available, the business shall mail the job description to the Workforce Alliance, Inc. at the address stated below. It is the intent of this clause to make all opening positions available on a competitive basis.

Workforce Alliance, Inc.
326 Fern Street, Suite 301
West Palm Beach, FL 33401
561-340-1061, ext. 221
Fax: 561-340-1062

D. **Verification of Terms and Conditions.** As a further condition to retaining any Grant funds from COUNTY, the GRANTEE shall provide to COUNTY written verification, satisfactory to COUNTY in its sole discretion, that GRANTEE has satisfied the terms and conditions of this Agreement, or caused the same to be satisfied. GRANTEE may provide to COUNTY this verification at any time following satisfaction of such terms and conditions, but not later than February 20, 2010, the expiration of the forty-fourth (44th) month subsequent to the Effective Date of this Agreement. In the event GRANTEE fails to create/retain and/or maintain the required jobs, or provide the aforementioned verification within the permitted times, GRANTEE shall refund to COUNTY the portion of the grant award paid by COUNTY to GRANTEE for each job not created/retained/maintained, or verified.

E. **Material Change of Circumstances.** GRANTEE shall immediately notify COUNTY of any material change of circumstances at the business(es) identified on **Exhibit A** hereto. For the purposes hereof, material change of circumstance shall include, but not be limited to, the failure of the business(es) to diligently and actively pursue fulfillment of the terms hereof, the sale or transfer of more than 10% of the assets or stock or ownership interest in the business(es), the suspension, closing or cessation of operation of the business(es), voluntary or involuntary bankruptcy or an assignment for the benefit of such business(es) creditors. In the event of a material change of circumstances, COUNTY shall have the right to terminate this Agreement, whereupon COUNTY shall have no further obligation to GRANTEE under this Agreement. Any Agreement entered into between GRANTEE and such business(es) shall require such business(es) to immediately notify GRANTEE and COUNTY of a

material change of circumstances and shall inform such business(es) of the potential for termination of funding in the event of a material change of circumstances. GRANTEE shall use reasonable diligence to monitor the business(es) to insure that no material change of circumstances occur at such business(es) which COUNTY is not informed of and shall certify to COUNTY the absence of same at the time of any requests for payment hereunder.

- F. **Budget Changes.** Project budget changes in **Exhibit A** of up to ten percent (10%) of the amount stated in this Agreement may be approved, in writing, by the Economic Development Director at his/her discretion during the period of this Agreement. Such requests for budget changes must be made in writing by the GRANTEE to the Economic Development Director.

IV. PAYMENT PROCEDURES, CONDITIONS

- A. **Reimbursement of Eligible Expenses.** Upon satisfaction of conditions set forth herein, COUNTY shall pay GRANTEE a grant award of **\$68,900** (the "Grant Award"). GRANTEE shall only be entitled to receive the Grant Award available under this Agreement in reimbursement of expenses related directly to the work as set forth on **Exhibit A**, for the eligible types of expenditures which are identified on **Exhibit B** to this Agreement, which is attached hereto and incorporated herein by reference (the "Eligible Expenses"). To be eligible for reimbursement, such expenses must be:
1. incurred on or after June 20, 2006; and
 2. incurred not more than eighteen (18) calendar months [ending December 20, 2007] subsequent to the Effective Date of this Agreement;
- B. **Proper Documentation of Expenses.** Requests for payment of Eligible Expenses incurred after the Effective Date of this Agreement shall be submitted to COUNTY, and shall be accompanied by proper documentation as determined by County in its sole discretion. For the purposes of this paragraph, originals or copies of invoices, receipts, or other evidence of indebtedness shall be considered proper documentation. In the case of invoices that have not first been paid by GRANTEE, GRANTEE shall certify to the COUNTY that each invoice presented for payment relates directly to work satisfactorily completed in accordance with this Agreement.
- C. **Reimbursement Deadline.** Requests for payment of Eligible Expenses shall not be honored if received by COUNTY later than the expiration date of the twentieth (20) calendar month [February 20, 2008]. If GRANTEE fails to submit any requests for payment of Eligible Expenses by the expiration date of this Agreement, then COUNTY'S obligation under this Agreement shall automatically terminate, thereby relieving COUNTY of any future obligations hereunder.
- D. **Failure to Comply.** If the GRANTEE fails to comply with any of the provisions of this Agreement, the COUNTY may withhold, temporarily or permanently, all, or any, unpaid portion of the Grant Award upon giving written notice to the GRANTEE, terminate this Agreement and/or demand a refund of the Grant Award and the COUNTY shall have no further funding obligation to the GRANTEE under this Agreement.
- E. **Repayment of Funds.** The GRANTEE shall repay COUNTY for all unauthorized, illegal or unlawful expenditures of funds, including unlawful and/or unauthorized expenditures discovered after the expiration of this Agreement. The GRANTEE shall also be liable for reimbursing the COUNTY for any lost or stolen funds.
- F. **Termination of Agreement.** Termination of this Agreement by COUNTY shall

relieve COUNTY of any further obligation hereunder. Such termination shall not release GRANTEE from its obligations hereunder, including, without limitation, those relating to verification of jobs retained and refunding any unearned portion of the Grant Award. Any portion of the Grant Award which is to be repaid to the COUNTY pursuant to this Agreement is to be repaid by delivering to the COUNTY a cashier's check for the total amount due, payable to Palm Beach County, within ninety (90) days of the COUNTY's demand therefor.

- G. **Remedy and Rights.** Nothing contained herein shall be construed as limiting or waiving any rights of COUNTY or preventing COUNTY from pursuing any other remedy which may be available to it under law. Nothing contained herein shall act as a limitation of the COUNTY's rights in the event the GRANTEE fails to comply with the terms of this Agreement.

V. COUNTY'S DEFAULT

- A. **Nature of Default Notice.** In the event that the COUNTY fails to comply with the terms of this Agreement, then GRANTEE shall provide the COUNTY with notice detailing the nature of the default, whereupon COUNTY shall have 30 days within which to initiate action to correct the default and 90 days within which to cure the default.
- B. **Fail to Cure Default.** In the event that the COUNTY fails to cure the default, GRANTEE shall have the right to terminate this Agreement. The Effective Date of the termination shall be the date of the notice of termination by the GRANTEE.

VI. REPORTING REQUIREMENTS

GRANTEE shall submit to COUNTY semi-annual reports satisfactory to COUNTY in its sole discretion in the format set forth on **Exhibit C**, attached hereto and incorporated herein by reference. These reports shall be submitted no later than thirty (30) days following completion of each reporting period.

<u>Reporting Period</u>	<u>Due Date</u>
1 (July - December '06)	Wednesday, January 31, 2007
2 (January - June '07)	Tuesday, July 31, 2007
3 (July - December '07)	Thursday, January 31, 2008
4 (January - June '08)	Thursday, July 31, 2008
5 (July - December '08)	Friday, January 30, 2009
6 (January - June '09)	Friday, July 31, 2009
7 (July - December '09)	Friday, January 29, 2010
8 (January - June '10)	Friday, July 30, 2010

All grant payments made pursuant to this Agreement shall be contingent on the receipt and approval of the semi-annual reports required by this paragraph. Failure of GRANTEE to submit satisfactory reports shall entitle COUNTY to terminate this Agreement and demand a refund of all or a portion of the Grant Award.

VII. FINANCIAL ACCOUNTABILITY, REPORTS AND AUDITS

The COUNTY may have an audit, a financial system analysis and/or an internal fiscal control evaluation of the GRANTEE performed by an independent auditing firm employed by the COUNTY or by the COUNTY Internal Auditor, at any time the COUNTY deems necessary to determine the capability of the GRANTEE to fiscally manage the Grant Award. Upon completion of all tasks contemplated under this Agreement, copies of all documents and records relating to this Agreement shall be submitted to the COUNTY if requested.

VIII. PERFORMANCE

The parties expressly agree that time is of the essence with regard to performance hereunder and failure by GRANTEE to complete performance within the times specified, or within a reasonable time if no time is specified herein, shall, at the option of the COUNTY, in addition to any of the COUNTY'S other rights or remedies, relieve the COUNTY of any obligation under this Agreement.

IX. INDEMNIFICATION

Without waiving the right to sovereign immunity as provided by Florida Statute, Chapter 768.28, GRANTEE shall protect, defend, reimburse, indemnify and hold COUNTY, its agents, its employees and elected officers harmless from and against all claims, liability, expense, loss, cost, damages, or causes of action of every kind or character, including attorney's fees and costs, whether at trial or appellate levels or otherwise, arising during and as a result of GRANTEE's performance of the terms of this Agreement or due to the acts or omissions of GRANTEE.

X. GRANTEE INSURANCE REQUIREMENTS

GRANTEE shall, on a primary basis and at its sole expense, agree to maintain at all times during the life of this Agreement, self-insurance, insurance coverages, limits, including endorsements, as described herein. The requirements contained herein, as well as COUNTY'S review or acceptance of self-insurance or insurance maintained by GRANTEE are not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by GRANTEE under the Agreement.

- A. **Sovereign Immunity.** Without waiving the right to sovereign immunity as provided by Florida Statute, Chapter 768.28, GRANTEE reserves the right to self-insure for General Liability and Automobile Liability under Florida's sovereign immunity statute with coverage limits of \$100,000 Per Person and \$200,000 Per Occurrence; or such monetary waiver limits as set forth by the Florida Legislature.
- B. **Liability & Additional Insured.** In the event GRANTEE maintains Commercial General Liability or Business Auto Liability, GRANTEE agrees to maintain said insurance policies at limits not less than \$500,000 per occurrence. GRANTEE further agrees to endorse Palm Beach County Board of County Commissioners as an "Additional Insured" to the Commercial General Liability, but only with respect to negligence other than COUNTY's negligence arising out of this Agreement. **This paragraph does not apply to an indemnity based claims-bill general liability policy.**
- C. **Worker's Compensation & Employer's Liability.** GRANTEE agrees to maintain, or self-insure, Worker's Compensation & Employer's Liability insurance in accordance with Florida Statute, Chapter 440.
- D. **Statement or Certificate of Insurance.** GRANTEE agrees to provide a statement, or Certificate of Insurance, evidencing insurance or self-insurance for the above required coverages to the attention of Palm Beach County, Economic Development Office, Governmental Center, 10th Floor, P.O. Box 1989, West Palm Beach, FL 33402.
- E. **County Reserves the Right.** COUNTY, by and through its Risk Management Department, in cooperation with the Office of Economic Development, reserves the right to review, modify, reject or accept any required self-insurance, policies of insurance, including limits, coverages, or endorsements, throughout the life of this Agreement. COUNTY reserves the right, but not the obligation, to review and reject any self-insurer or insurer providing coverage because of its poor financial

condition or failure to operate legally.

XI. AVAILABILITY OF FUNDS

The COUNTY'S obligation to pay under this Agreement is contingent upon annual appropriation for such purpose by the Board of County Commissioners.

XII. REMEDIES

This Agreement shall be governed by the laws of the State of Florida. Any legal action necessary to enforce the Agreement shall be held in Palm Beach County. No remedy herein conferred upon any party is intended to be exclusive of any other remedy, and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity, by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.

XIII. NONDISCRIMINATION

The GRANTEE warrants and represents that all of its employees are treated equally during employment without regard to race, color, religion, disability, sex, age, national origin, ancestry, marital status, or sexual orientation.

XIV. SEVERABILITY

If any term or provision of this Agreement, or the application thereof to any person or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of this Agreement, or the application of such terms or provisions, to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

XV. ENTIRE AGREEMENT

The COUNTY and the GRANTEE agree that this Agreement sets forth the entire agreement between the parties, and that there are no promises or understandings other than those stated herein. None of the provisions, terms and conditions contained in this Agreement may be added to, modified, superseded or otherwise altered, except by written instrument executed by the parties hereto.

XVI. CONSTRUCTION

No party shall be considered the author of this Agreement since the parties hereto have participated in extensive negotiations and drafting and redrafting of this document to arrive at a final Agreement. Thus, the terms of this Agreement shall not be strictly construed against one party as opposed to the other party based upon who drafted it.

XVII. SURVIVAL

The parties' warranties, agreements, covenants and representations set forth in this Agreement shall survive the expiration or termination of this Agreement.

XVIII. ASSIGNMENT

GRANTEE may not assign this Agreement or any interest herein without the prior written consent of COUNTY, which may be granted or withheld at COUNTY's sole and absolute discretion.

XIX. GOVERNING LAW & VENUE

This Agreement shall be governed by, construed and enforced in accordance with the laws of the State of Florida. Venue in any action, suit or proceeding in connection with this Agreement shall be in a state court of competent jurisdiction in Palm Beach County, Florida.

XX. BINDING EFFECT

This Agreement shall be binding upon, and shall inure to the benefit of, the parties hereto and their respective legal representatives, successors and assigns.

XXI. HEADINGS

The paragraph headings or captions appearing in this Agreement are for convenience only, are not part of this Agreement, and are not to be considered in interpreting this Agreement.

XXII. WAIVER

No waiver of any provision of this Agreement shall be effective against any party hereto unless it is in writing and signed by the party(s) waiving such provision. A written waiver shall only be effective as to the specific instance for which it is obtained and shall not be deemed a continuing or future waiver. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.

XXIII. CRIMINAL HISTORY RECORDS CHECK

The GRANTEE shall comply with the provisions of Ordinance 2003-030, the Criminal History Records Check Ordinance ("Ordinance"), if GRANTEE'S employees or subcontractors are required under this contract to enter a "critical facility" as identified in Resolution R-2003-1274. The GRANTEE acknowledges and agrees that all employees and subcontractors who are to enter a "critical facility" will be subject to a fingerprint based criminal history records check. Although COUNTY agrees to pay for all applicable FDLE/FBI fees required for criminal history record checks, the GRANTEE shall be solely responsible for the financial, schedule, and staffing implications associated in complying with Ordinance 2003-030.

XXIIV. REGULATIONS; LICENSING

The GRANTEE shall comply with all laws, ordinances and regulations applicable to the services contemplated herein, to include those applicable to conflict of interest and collusion. CONSULTANT is presumed to be familiar with all federal, state and local laws, ordinances, codes and regulations that may in any way affect the services offered.

XXIV. NOTICE

All notices and elections (collectively, "notices") to be given or delivered by or to any party hereunder, shall be in writing and shall be (as elected by the party giving such notice) hand delivered by messenger, courier service or Federal Express, or alternately shall be sent by United States Certified Mail, with Return Receipt Requested. The effective date of any notice shall be the date of delivery of the notice if by personal delivery, courier services or Federal Express, or if mailed, upon the date which the return receipt is signed or delivery is refused or the notice is designated by the postal authorities as non-deliverable, as the case may be. The parties hereby designate the following addresses as the addresses to which notices may be delivered, and delivery to such addresses shall constitute binding notice given to such party:

Kevin Johns
Economic Development Director
Economic Development Office, 10th Floor
P.B.C. Governmental Center
301 North Olive Avenue
West Palm Beach, Florida 33401
561-355-3624
Fax: 561-355-6017

with a copy to:

County Attorney's Office
301 North Olive Avenue, Suite 601
West Palm Beach, Florida 33401
561-355-2225
Fax: 561-355-6461

and if sent to the GRANTEE shall be mailed to:

Barbara Bell-Spence, Community Development Manager
City of Belle Glade
110 Dr. Martin Luther King, Jr. Blvd. West
Belle Glade, Florida 33430
561-992-1607
Fax: 561-992-2221
Email: barbara@belleglade-fl.com

Any party may from time to time change the address to which notice under this Agreement shall be given such party, upon three (3) days prior written notice to the other parties.

(Remainder of page left blank intentionally.)

IN WITNESS WHEREOF, the Board of County Commissioners of Palm Beach County, Florida has made and executed this Agreement on behalf of the COUNTY and the GRANTEE has hereunto set its hand the day and year above written.


R2006-1168

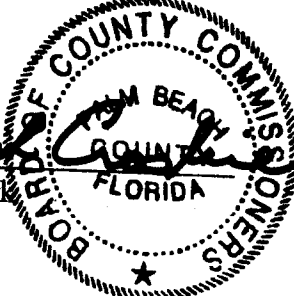
JUN 20 2006

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS:

ATTEST:

SHARON R. BOCK, Clerk & Comptroller

By: 
Deputy Clerk



By:

for

Tony Masilotti, Chairman


Karen T. Marcus

ATTEST:

CITY OF BELLE GLADE, FLORIDA
BY ITS BOARD OF COMMISSIONERS

By:

Title:

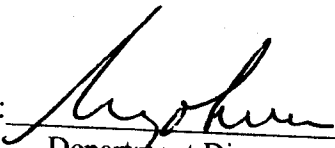

City Clerk

By:

Mayor

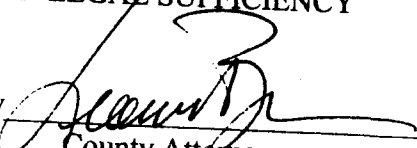
APPROVED AS TO TERMS
AND CONDITIONS

By:


Department Director

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By:


County Attorney

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**BUSINESS/PUBLIC IMPROVEMENT PROJECT
AND
PROJECT DESCRIPTION**

Project Name #1: **Downtown Mainstreet Plaza (Downtown Main Street BG Plaza, LLC)**

Description: Owners recently purchased a commercial property 6,800 sq. ft. with six individual units and four separate bays. Funds will assist with the renovations of the property. At this time the plaza has an attorney's office, furniture store and a GED Program. Project activity starts June 2006 and ends September 2006.

Location: 362 S. Main Street, Belle Glade, FL 33430

Performance Goal: Full-time or equivalent jobs to be created: 14
Full-time or equivalent jobs existing at time of contract: 0

Funding Sources:	Palm Beach County	\$ 50,000
	City/CRA	\$ 0 *
	Private	\$ 65,200
	Purchase of Property	<u>\$325,000</u>
	Total Project Cost	\$440,200

Contact: **Nasser Halum & Omar Matari, Owners**
Downtown Main Street BG Plaza LLC
13851 Ishnala Circle
Wellington, FL 33414
561-248-9806

Mailing Address:
228 S.W. Avenue A
Belle Glade, FL 33430
561-248-9806
Email: omarmatari@aol.com

Project Name #2: **Lake Welding Supplies, Inc.**

Description: The business has been family owned and operated since 1969 providing customers with welding supplies and products. Funds will assist the company's expansion with the purchase of a Viking Blasting System for cylinder hydro-testing and cleaning to compete in the marketplace. Project activity starts May 2006 and ends July 2006.

Location: 1415 West Avenue A, Belle Glade, FL 33430

Performance Goal: Full-time or equivalent jobs to be created: 2
Full-time or equivalent jobs existing at time of contract: 8

Funding Sources:	Palm Beach County	\$ 13,000
	City/CRA	\$ 0 *
	Private	<u>\$ 30,272</u>
	Total Project Cost	\$ 43,272

Contact: **David Rimes, President**
201 Royal Palm Way
Belle Glade, FL 33430
561-996-6666
Fax: 561-992-5267
Email: lake1969@aol.com

Project Name #3: Modern Beauty Salon UNISEX

Description: Owner has been a professional hair care teacher for 23 years providing affordable hair care to a very low income migrant area in the Glades. The owner has committed to a 10 year lease ending January 2016. Funds will assist in facade changes/renovations, lighting, signage and equipment upgrades. Project activity starts August 2006 and ends January 2007.

Location: 516 Dr. Martin Luther King Blvd. West, Belle Glade, FL 334309

Performance Goal: Full-time or equivalent jobs to be created: 2
Full-time or equivalent jobs existing at time of contract: 1

Funding Sources:	Palm Beach County	\$ 5,900
	City/CRA	\$ 0*
	Private	\$ 13,766
	Total Project Cost	\$ 19,666

Contact: Frankie Smith, Owner/Operator
Modern Beauty Salon Unisex
1008 S.E. 2nd Street
Belle Glade, FL 33430
561-996-3655

Exhibit B

LIST OF ELIGIBLE EXPENSES

1. Acquisition of real property.
2. Expansion of existing property.
3. Providing payment of impact fees.
4. Public Improvements.
(Includes Facade Programs)
5. Construction of new buildings.
6. Renovation of existing buildings.
7. Site development.
8. Machinery & Equipment

Exhibit C
SEMI-ANNUAL DEVELOPMENT REGIONS REPORT FORM

Name of Applicant:

Contract Year:

Semi-Annual Report for the Period of:

Do not include in-kind in the below information. Matched local cash (Municipality / CRA / CDC) may include cash values of the following: waiving of utilities and water/sewer hookup costs; waiving of city's occupational license fees; and donation of land, buildings and easements.

Identify the appropriate current status level for each one of the projects in second column below:
(A) Site Development (B) Land Acquisition (C) Rehabilitation/Construction (D) Completed

Business Name	County Award		City/CRA/CDC Award		Private Funds		Total Amount		Current Project Status (See Above)	# of Current Workers Hired Prior the Project	# of Current Part-time Workers Hired since the Beginning of the Project	# of Current Full-time Workers Hired since the Beginning of the Project
	Paid this Period	Paid Total	Paid this Period	Paid Total	Paid this Period	Paid Total	Paid this Period	Paid Total				