

AMENDMENT NUMBER 1 TO THE AGREEMENT BETWEEN THE CLIENT AND KIMLEY-HORN AND ASSOCIATES, INC.

AMENDMENT NUMBER 1 DATED March 25, 2019 to the agreement between the City of New Port Richey, ("Client") and Kimley-Horn and Associates, Inc., ("Consultant") dated June 20th, 2017 ("the Agreement") concerning Community Redevelopment Plan Update (the "Project").

The Consultant has entered into the Agreement with Client for the furnishing of professional services, and the parties now desire to amend the Agreement.

Therefore, it is mutually agreed that the Agreement is amended to include Additional Services to be performed by Consultant and provisions for additional compensation by the Client to the Consultant, all as set forth in Exhibit A hereto. The parties ratify the terms and conditions of the Agreement not inconsistent with this Amendment, all of which are incorporated by reference.

CLIENT:

CONSULTANT:

THE CITY OF NEW PORT RICHEY

KIMLEY-HORN AND ASSOCIATES, INC.

By: _____

By:  _____

Title: _____

Title: VICE PRESIDENT _____

Date: _____

Date: 3/25/2019 _____

Consultant shall perform the following Additional Services:

COMMUNITY REDEVELOPMENT PLAN UPDATE

Throughout the process of the Community Redevelopment Plan Update, we participated in a variety of events, activities and exercises that were not originally contemplated in our original scope of services.

The project experienced several unforeseen and additional services requiring time and effort by the consulting team under the following tasks:

- Financial Projections Modeling Consultation - Urbanomics
- ULI Housing Technical Assistance Panel (TAP) Coordination
- Newly Elected Council Member Briefings
- CRA Bifurcation Review and Memo
- Expansion and Extension Strategy Meeting

CRA EXPANSION

The City of New Port Richey has requested an evaluation of the New Port Richey Community Redevelopment Area (CRA) including possible expansion of the CRA consistent with the boundary attached as Map 1 (provided by the City). It is understood the analysis is intended to serve as a basis of expanding the CRA consistent with Chapter 163, Part III, Florida Statutes and Pasco County.

It is understood this analysis will be coordinated with applicable City and County plans, development codes, long-range transportation and transit studies and the Economic Impact of Poverty and Strategic Plan on Healthy Communities (Pasco County 2012). It is anticipated that a sub-district mapping approach will be developed for the final evaluation of the targeted area. Not part of this scope, it is understood that if successful, the City will pursue Phase II including the development of an inter-related, implementation-focused Community Redevelopment Plan, with recommended comprehensive plan amendments, capital improvement projects, incentive strategies, and a proposed public/private development compatibility framework establishing targeted goals and improvement projects within the boundaries of the CRA. Based on discussions with City staff and property valuation determinations, it is understood the City is targeting a base year of 2019 for establishing the CRA. Kimley-Horn understands this Agreement is divided into two Phases including the analysis and development of a Finding of Necessity/Blight Study for the original CRA boundary (Phase 1) and the creation of the community redevelopment plan for the expanded CRA (Phase 2). It is understood, Kimley-Horn will coordinate with City staff during the development of the Finding of Necessity.

SCOPE OF SERVICES

TASK 1.0 - PROJECT INITIATION

Kimley-Horn will conduct A kick-off meeting after receiving Notice-to-Proceed from the City of New Port Richey. This phase of the project will address the project schedule, coordination requirements, project goals, and project objectives and will consist of the following subtasks:

1.1 Project Organization

Kimley-Horn team members and appropriate City staff will meet one (1) time to discuss overlapping work efforts relative to the existing CRA boundary and the proposed CRA boundary, existing base data, past studies, level of public involvement/participation, timing of related projects, and key issues. Kimley-Horn will provide up to two (2) staff members at this meeting.

1.2 Final Work Schedule

1.2.1 Following the project organization meeting and before the project kick-off meeting, Kimley-Horn shall prepare a Final Work Schedule (approx. 30-45 days) for the project. The Schedule will identify anticipated Land Development Review Board meetings, City staff review meetings, consultant team meetings, City Council meetings.

Deliverables: Kimley-Horn will: (1) prepare and distribute minutes of the kick-off meeting and (2) prepare the final project schedule.

TASK 2.0 – HISTORICAL CONTEXT, BASE DATA COLLECTION AND MAPPING

The initial phase will provide an overview of the expansion area, their historical context, a synopsis of prior plans, and status evaluation of implementation efforts. Included will be an assessment of the availability and sufficiency of existing infrastructure within the study areas. The database shall be utilized by the Kimley-Horn team to generate the analysis of the opportunities and constraints of the project areas.

The Kimley-Horn team, with assistance from the City, will obtain and review relevant planning and engineering documents to understand the previous efforts within the CRA and the redevelopment objectives and potential. The City will be responsible for providing the Kimley-Horn team all the relevant documents necessary to gain an understanding of the previous efforts. Kimley-Horn will work with the various applicable City, County and State agencies to obtain information necessary to begin the services. This effort will consist of the following subtasks:

2.1 Review Existing Documents and Studies

This task consists of the review the City provided pertinent studies and documents prepared by the City and/or County. Each of the documents will be reviewed regarding any base data, which may be useful in the preparation of maps, analysis, and planning strategies.

The City will provide Kimley-Horn with documents in its possession for review by Kimley-Horn which include, but will not be limited to the following:

- Existing Redevelopment Proposals
- City and County Comprehensive Plans
- City Codes and Ordinances
- Existing landscaping, lighting, signage and utility locations
- County Property Assessor's data
- Capital Improvement Plans

2.2 Site Inventory

2.2.1 This task will consist of the inventory of the planning characteristics of the project areas. A physical conditions base map will be prepared which delineates each type of existing improvement and its location within the project area. Due to the nature of the study area including the existing City limits, it is understood portions of the area are outside of the City of New Port Richey. These areas will be identified through the sub-district mapping and analyzed during the overall Site Inventory but will, however, be separated out during the development of the mapping and reports. It is assumed Kimley-Horn and City staff will perform site inspections and visual analysis of the study areas over one day.

2.2.2 The existing conditions inventory will consist of the preparation of a detailed base map and a series of inventory maps. The mapping will be prepared using mutually agreeable mapping procedures. Mapping will be prepared at a scale that allows the base maps to be enlarged for the preparation of physical alternatives and the development of the preferred master plan. Reproducible originals will be made available to the City in a mutually agreed upon GIS based format. The City will provide Kimley-Horn with available GIS data in its possession to perform this analysis. The specific items of the inventory will include, but will not be limited to:

- Existing land use
- Future land use
- Relative assessed value and lot sizes
- Land ownership patterns and lot design
- Zoning

- Utilities
- Circulation
- Public facilities including sidewalks and street lighting
- Sanitation and drainage
- Neighborhood characteristics
- Items to be reviewed in coordination with City staff include but are not limited to:
 - Inadequate provisions for ventilation, light, air, and open space.
 - Extent of nonconformities.
 - Extent of impaired buildings and structures.
 - Defective or inadequate roadway and parking capacities and condition.
 - Adequacy of transportation pattern.
 - Status of lease terms, rates, and conditions as well as, extent of vacancy rates.

2.2.3 Based on the findings of Tasks 2.2.1 and 2.2.2 and the community character, Kimley-Horn will identify sub-districts which will serve as the basis for subsequent analysis within Task 3.0.

Deliverables: Kimley-Horn will prepare a summary memorandum that will define the historical context, provide a synopsis of prior planning efforts, and an existing conditions assessment that comprise the proposed Community Redevelopment Area. Kimley-Horn will prepare a base map and inventory maps reflecting existing conditions and the recommended sub-districts in an agreed upon format. Kimley-Horn will meet with staff up to two (2) times in support of this task.

TASK 3.0 – CRA BOUNDARY DISTRICT ASSESSMENT AND FINDING OF NECESSITY/BLIGHT STUDY

3.1 Kimley-Horn will utilize the information and analysis obtained in Tasks 1-2 and will work with the City staff to preliminarily identify potential areas for adjustment to the current CRA boundary including expansion and/or contraction, as well as targeted sub-areas within the CRA to more efficiently address the vision and intent of the CRA and the City.

3.1.2 Preliminary Finding of Necessity Report

3.1.2.1 Based on the recommended CRA boundary identified in previous tasks, Kimley-Horn will prepare a preliminary Finding of Necessity

Report for the City to determine eligibility as a community redevelopment area under Chapter 163, Part III, Florida Statutes. The Finding of Necessity will also identify consistency and compliance with the Economic Impact of Poverty and Strategic Plan on Healthy Communities (Pasco County 2012).

3.1.2.2 Kimley-Horn will provide the Preliminary Finding of Necessity Report to City staff for review and comment. Kimley-Horn will revise this report one (1) time per City staff comments. It is understood the City will consolidate all staff comments and provide one summary of comments to Kimley-Horn. Kimley-Horn will present the Preliminary Finding of Necessity Report to the City Council one (1) time in order to obtain direction on the Finding of Necessity final boundaries and sub-district identification.

3.2 Kimley-Horn will present the Final Finding of Necessity Report at one (1) meeting to the City of New Port Richey City Council.

Deliverables: The Kimley-Horn team will produce a written memorandum summarizing key findings, conclusions and recommendations under this task, incorporating graphic materials from the consultant team in a format suitable for presentation to the community and interested third parties. Kimley-Horn will provide up to two (2) staff members at each meeting.

TASK 4 – COMMUNITY PUBLIC PLANNING PARTICIPATION, LEADERSHIP PRIORITIZATION AND VISIONING WORKSHOPS

The City of New Port Richey will organize and conduct any public participation programs in relationship to the annexation and CRA boundary expansion. Kimley-Horn will participate in one (1) public meeting as technical support to the City.

TASK 5 – FIVE YEAR REQUIRED AND TEN YEAR CAPITAL IMPROVEMENT PROGRAM: SPECIFIC PROJECTS, SCHEDULE, FUNDING

The Kimley-Horn team will incorporate the prior TIF revenue analyses and master planning update to produce a five / ten-year capital improvements program consistent with the requirements for inclusion in the City's adopted Comprehensive Plan, the provisions of Chapter 163, F.S., and Pasco County.

In addition, Kimley-Horn will prepare an additional ten (10) year capital improvement plan that can serve to guide future implementation efforts beyond the initial ten (10) year capital programming increment. Both capital improvement programs will include identification of a proposed schedule, alternative funding sources, a preliminary opinion of probable cost, and responsible implementation entity.

TASK 6 – FINAL CRA MASTER PLAN AND PLAN ADOPTION

Our approach to the Community Redevelopment Plan Update will utilize the detailed analysis completed in prior tasks and incorporate it into the Community Redevelopment Plan. Prior to finalization of the Community Redevelopment Plan Update for consideration by the City for approval, Kimley-Horn will update the Community Redevelopment Plan Update in draft format for review by City and CRA representatives. The Community Redevelopment Plan Update will consist of identification of possible redevelopment elements for the public and private realms and the newly expanded areas.

TASK 7 - CRA TIME EXTENSION

- A. KHA will evaluate an amendment to the Community Redevelopment Plan to extend the currently adopted duration of the plan to the duration limit allowed under Chapter 163, Part III, Florida Statutes. KHA will review the CRA's current and projected Tax Increment Financing (TIF) Revenues including trends and factors affecting the CRA through the extent of the proposed time frame extension. KHA will prepare a preliminary report identifying its findings regarding a proposed CRA time extension.

- B. KHA will present the findings of this task to one (1) meeting of the City of New Port Richey City Council sitting as the Community Redevelopment Agency.

OPTIONAL SERVICES

CRA COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE AMENDMENTS IDENTIFICATION

A review of the existing comprehensive plan and code is desirable to identify areas of these adopted documents to identify provisions for future amendment consideration that can support and encourage the development of new business incubators, targeted mixed-use areas, catalyst sites to jumpstart revitalization, and designated prime business and residential sites within the sub-area district(s). We will produce a summary of provisions that can be considered for future revision by the city in support of the redevelopment efforts of the community. The Kimley-Horn Team will review the existing development patterns within the proposed CRA and the effectiveness of the existing Comprehensive Development Code.

Any services not specifically provided in the above scope of services, as well as any changes in the scope you request, will be considered additional services and will be performed at our then current hourly rates as we agree prior to their performance. Additional services may include, but are not limited to the following:

1. GIS data development or compilation beyond that identified in the above tasks.
2. Update(s) to the City of New Port Richey Future Land Use Map (FLUM), Comprehensive Plan and Comprehensive Development Code.

3. Evaluation of City Comprehensive Plan Elements for issues beyond those associated with the proposed CRA.
4. Attendance at additional meetings beyond the meetings identified above.
5. Land planning services
6. Landscape architecture services
7. Marketing materials, such as colored plots, renderings or sales maps.
8. Services required by additional governmental regulations, which might be put into effect after the date of this agreement.
9. Additional analysis resulting from added development analysis or changes in the plan.
10. Any services not specifically described in the above Scope of Services.

FEES

Kimley-Horn has performed additional services to date during the development of the **Community Redevelopment Plan Update** and will perform the services of the **CRA Expansion and Time Extension outlined in Tasks 1-7** for a lump sum fee of \$32,000.00. Optional services for Comprehensive Plan and Land Development Code Amendments review and recommendations, if requested, will be negotiated as an additional service. Fees will be invoiced monthly based upon the hours required of the services performed. Payment will be due within 45 days of your receipt of the invoice.

MAP 1

