



Agenda Item Summary

File #: 25-00981

Agenda Date: 12/9/2025

Agenda Item Name:

Purchase Order to SB Friedman Development Advisors, LLC, in the amount of \$100,000.00 for Community Support Services.

Presenter:

Claudia Tuck, Community Support Services Director, 352.264.6704
Trelany Pennington, CAPP/CHOICES Program Manager, 352.264.6751
Theodore White, Procurement Manager, 352.374.5202

Description:

Purchase Order to SB Friedman Development Advisors, LLC, in the amount of \$100,000.00, for the Consulting Services for Affordable Housing Development throughout Alachua County using Wild Spaces, Public Places Infrastructure Sales Surtax (WSPP), for Community Support Services. Prices, terms and conditions are per Pinellas County General Planning.Contract 23-0749-RFP.

Recommended Action:

Approve the issuance of a purchase order to SB Friedman Development Advisors, LLC, in the amount of \$100,000.00.

Prior Board Motions:

N/A

Fiscal Note:

CSS budgeted \$100,000.00 in account 142.29.2968.554.34.00 (Other Services).

Strategic Guide:

Housing

Background:

In 2022, Alachua County (the "County") voters approved the extension of the WSPP to increase the sales tax from half-cent to one percent and extend the levy for ten years. This tax is expected to generate an estimated \$54 million dollars for affordable housing and economic development. With funds generated from WSPP, the Community Support Services' Housing and Strategic Development Division seeks SB Friedman's assistance with developing a program to allocate funds to affordable housing projects through low-interest loans.

This scope of work contemplates that SB Friedman assist with:

1. Refining guidelines for use of WSPP revenues for affordable housing projects

2. Advising on the WSPP affordable housing program process and application
3. Conducting underwriting analysis on proposed projects

This purchase is exempt from the County's competitive bidding requirements pursuant to Section 22.3-302(13) of the Alachua County Procurement Code, Procurement of Supplies or Services under Contract with cooperatives, including cooperatives that the County participates in accordance with Article 10, Section 22.10-201 (Cooperative Purchasing Authorized), providing the vendor extends the same terms and conditions of the Contract to the County; however, since the dollar amount of the purchase exceeds the purchasing authority of the Procurement Manager, this is being submitted for Board consideration and approval.