

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda - Final

November 30, 2017

1:00 PM

City Commission Special Meeting

City Hall Auditorium

City Commission

Mayor Lauren Poe (At Large)

Mayor-Commissioner Pro Tem Harvey Budd (At Large)

Commissioner Helen Warren (At Large)

Commissioner Charles Goston (District 1)

Commissioner Harvey Ward (District 2)

Commissioner David Arreola (District 3)

Commissioner Adrian Hayes-Santos (District 4)

If you have a disability and need an accommodation in order to participate in this meeting, please contact the Office of Equal Opportunity at (352)334-5051 at least two business days in advance. TTY (Text Telephone Telecommunication Device) users please call 711 (Florida Relay Service). For Speech to Speech (STS) relay, please call 1-877-955-5334. For STS Spanish relay, please call 1-877-955-8773. For STS French Creole relay, please call 1-877-955-8707.

ADOPTION OF THE AGENDA

AGENDA STATEMENT

"Citizens are encouraged to participate in City of Gainesville meetings. In general, speakers will be limited to 3 (three) minutes per agenda item. Additional time may be granted by the Mayor or by the City Commission as directed. The City of Gainesville encourages civility in public discourse and requests that speakers limit their comments to specific motions and direct their comments to the Chair. Signs or Props are not permitted in the meeting room. Citizens are encouraged to provide comments in writing to the Clerk of the Commission before meetings and/or during meetings for inclusion into the public record. Citizens may also provide input to individual commissioners via office visits, phone calls, letters and e-Mail, that will become public record. In some instances, i.e., Quasi-Judicial Hearings, these particular contacts may be prohibited.

ROLL CALL

[160652.](#)

Services at the Empowerment Center for the Homeless (B)

This item is a request to review and provide staff direction on the operation of homeless services at the Empowerment Center from both a programmatic focus and funding perspective to determine the best level of services for the Homeless.

Explanation: On August 1, 2017 the City's Purchasing Division solicited a Request for Proposal (RFP) to provide administrative and operation services to the Empowerment Center. The RFP was implemented in compliance with the City Commission recommendation and as required by Florida Statutes and City of Gainesville policies (see Attachment A). The RFP sought to fund a program to integrate a system of housing assistance, supporting innovative practices that limit barriers to entry and focus on housing options for homeless persons. The City requested proposals from qualified organizations to provide Outreach, Low Barrier Emergency Shelter, Day Services, Rapid Rehousing and Housing Focused Case Management.

Of the 263 vendors notified (including 70 supplemental suppliers), one provider, the Alachua County Coalition for the Homeless and Hungry (ACCHH) submitted a proposal by the August 29, 2017 deadline. After thoroughly reviewing the details of their proposal, the evaluation team determined this is the only vendor available to provide services (see Attachment B). Purchasing Procedure 41-540 "Only One Bid Received" permits the use of negotiation when only one bid is received and was recommended for use by the evaluation team.

The blackout period is still in effect and the ACCHH cannot discuss the negotiation of the contract with the City Commission. If it is determined

that the ACCHH or any of its representatives have contacted the City commission, the RFP will be invalid (see Attachment C).

Since November 3, 2017, the City has been negotiating a contract for homeless services at the Empowerment Center. On Friday, November 10, 2017, ACCHH submitted a final offer to the City to provide homeless services. The negotiation team and ACCHH were able to agree in concept on the performance measures, but the parties could not agree on the proposed budget for services. The City's negotiation team provided feedback on the proposed budget for services, which included the phasing out of the Dignity Village campsite; however, there was still disagreement regarding programmatic focus and funding perspective within the budget. At that time, both parties were at an impasse on the completion of the negotiation for the contract.

The ACCHH submitted a final operation budget offered in the amount of \$1,876,852 minus the 15% cash match requirement. The total budget for a twelve-month contract is \$1,563,811. The annual cost for homeless services would be shared equally between the City and the County. The fee for phasing out Dignity Village is an additional one-time cost to the City of \$198,000. Any agreement between the City of Gainesville and ACCHH is subject to Alachua County Commission approval of their budget portion of the contract.

The ACCHH response to the RFP that was largely submitted focused on Emergency Shelter and continuation of existing services. The ACCHH's RFP response did not address the requested solicitation for an innovative practice to limit barriers to entry and focus on housing options for homeless persons. Overall, the ACCHH proposal RFP response was a significant budget increase for the same Emergency Shelter operations, with no new housing opportunities for the homeless.

Key areas of concerns regarding the proposed budget includes staff development and staffing levels (advocates, overnight attendants, housing services, office management, kitchen Administration, and community engagement). There are areas within the Budget that should be addressed through other means and not just City and County funding. While the negotiation team made efforts to negotiate with the City's and County's best interest, as well as the best services for homeless, we were unable to reach an agreement on the contract for services. As a result, the ACCHH has notified the City that it will not extend the current contract for services beyond December 31, 2017, despite the City's offer to extend the contract for an additional three months.

On Tuesday, November 21, 2017 former UF President Bernie Machen agreed to mediate the differences between the City's negotiation team and ACCHH; however, Dr. Machen was unable to get both parties to agree to a solution.

As such, the City requested the County to consider the transition of homeless services to the County since the County is more suited to

manage and implement Social Services than the City of Gainesville. Therefore, the City could offer to enter into a nine-month contract with ACCHH to provide the same homeless services as the previous year with no additional new beds.

The City Commission has several options as it relates to Homeless Services:

- A. Declare an impasse between the City and ACCHH and authorize staff to seek an alternative provider for homeless services;
- B. Authorize staff to direct operation of homeless services with comparable organizations by dividing services into various components to continue to address the needs of homeless persons while seeking an alternative provider for homeless services; and/or
- C. Direct staff to enter into a month-to-month contract with ACCHH for the remaining nine months.

Fiscal Note: The City and Alachua County budgeted equal dollar amounts (\$437,000 each) for FY 2018 with the understanding the amount may increase or decrease depending on the RFP. The proposed operating budget by ACCHH (\$1,563,811) would require the City and the County to both identify an additional \$344,906 to cover the proposed contract for Homeless Services. The cost to close Dignity Village and transition individuals to suitable housing is an additional \$198,000 for the City. The total additional appropriation needed for operational and to close Dignity Village is \$542,906 (\$344,906 and \$198,000) for the City and \$344,906 for the County. The City of Gainesville has spent approximately \$5 million toward homeless services since 2013.

RECOMMENDATION

The City Commission: 1) enter into a month-to-month contract with ACCHH in the amount \$72,800 per month not to exceed \$656,000 for FY 2017/2018; 2) direct the City Manager or designee to negotiate or make minor changes to the draft contract for the provision of homeless services, subject to approval by the City Attorney as to form and legality; 3) direct the City Manager to discuss with the County the feasibility of taking over homeless services for the City and bring this item back to the City Commission by Spring 2018; 4) discuss homeless services at the Empowerment Center at the Joint City-County Commission meeting on December 11, 2017; and 5) staff come back to City Commission to discuss Dignity Village and Rapid Rehousing.

Alternative Recommendation A

The City Commission: 1) Declare an impasse and authorize staff to engage in Emergency Services

for Homeless Services; 2) direct the City Manager to discuss with the County the feasibility of taking over homeless services for the City and bring this item back to the City Commission by Spring 2018.

Alternative Recommendation B

The City Commission: 1) Declare an impasse and authorize staff to engage in Emergency Services for Homeless Services; 2) rebid the Homeless Services RFP for 2017/2018; and 3) direct the City Manager to discuss with the County the feasibility of taking over homeless services for the City and bring this item back to the City Commission by Spring 2018.

Legislative History

1/5/17	City Commission	Referred to the General Policy Committee
2/9/17	General Policy Committee	Approved, as shown above

[160652_Staff Analysis Homeless Services_20170209.docx.pdf](#)

[160652_Staff Analysis Homeless Services_20170209.pdf](#)

[160652A_RFP for Homeless Services_20171130.pdf](#)

[160652B_Evaluation Team Meeting Dates_20171130.pdf](#)

[160652C_Memo Re Cone of Silence -Blackout Period_20171130.pdf](#)

[160652D_FY18 Empowerment Center Agreement_20171130.pdf](#)

ADJOURNMENT