



Baldwin County Commission Special Work Session
Meeting Minutes

Tuesday, January 4, 2023
8:30 AM

Baldwin County Central Annex, Auditorium,
22251 Palmer Street, Robertsdale, Alabama 36567

Commissioners present:

District 1 – Commissioner James E. Ball
District 2 – Commissioner Matthew P. McKenzie
District 3 – Commissioner Billie Jo Underwood
District 4 – Commissioner Charles F. Gruber

Commissioners absent:

None.

Staff present:

Ron Cink, Budget Director/Interim County Administrator
Cian Harrison, Clerk/Treasurer
Deidra Hanak, Personnel Director
Joey Nunnally, County Engineer
Eddie Harper, Building Official
Brian Peacock, Communications/Information Systems (CIS) Director
Zach Hood, Emergency Management Agency (EMA) Director
Terri Graham, Environmental Development Director
Ron Ballard, Juvenile Detention Center Director
Anu Gary, Administrative Services Manager
Taylor Bufkin, Public Information and Communications Specialist
Wanda Gautney, Purchasing Director
Katrina Taylor, Grants Coordinator
Sue Meyer, Budget Assistant
Buford King, Deputy Planning Director

Also present:

Kelley Askew Gillikin, Director, Investing in Alabama Counties, ACCA
Roger Rendelman, Principal Owner, RHR Consulting LLC
Revenue Commissioner Teddy Faust, Jr.
Joe Davis, Chief Clerk of Collections, Revenue Commission
Randy Davis, M&R Solutions
Alan Killen, Civil Southeast
Derek Roh, Solution Innovation & Delivery CENTEGIX
Sheriff Huey Hoss Mack
Kyle Hamrick, Lagniappe Magazine

After the welcome, invocation and pledge of allegiance, the following agenda items were reviewed and/or discussed:

REVIEW AND DISCUSSION OF PROPOSED ARPA PROJECTS AND EXPENDITURE OF ARPA FUNDS

Mr. Roger Rendelman, Principal Owner, RHR Consulting LLC, discussed the need to get a better vision of what the Commission wants to do with ARPA funds, past frustrations dealing with the federal monies given to the County, the pandemic and how ARPA funds came about, focusing on a more higher-level vision on where the funds should be spent.

Mr. Rendelman discussed the [Baldwin County Commission ARPA Program Status Worksheet](#) and explained the projects, costs, total distribution of what has been spent so far of the approximate \$43 million, and changes approved by the Congress regarding infrastructure component.

Kelley Askew Gillikin, Director, Investing in Alabama Counties, ACCA, Mr. Rendelman, the Commissioners and staff discussed the bill passed by Congress for road and bridge infrastructure, guidance from the Treasury being necessary before the Commission approves projects under this program component, potential road projects the monies could be used for in Baldwin County, restrictions on the funds how they can be used, and stormwater infrastructure.

Mr. Randy Davis with M&R Solutions introduced Mr. Derek Roh, Solution Innovation & Delivery CENTEGIX, who has worked with the Baldwin County school system and other agencies installing panic buttons and safety measures and discussed a [request from Infirmary Hospitals](#) for funds to assist with a crisis alert system at the various Infirmary facilities in Baldwin County.

Mr. Roh and Mr. Davis discussed the concept of the crisis alert system that has been implemented in other agencies thus far and this being a one-time request from the Commission which could be paid from the revenue replacement fund or the interest funds. The Commissioners discussed the procurement requirements and decided Infirmary Health would be granted a one-time approval for its request and the other hospitals would be considered once they are ready. The approval would be contingent upon legal and procurement requirements being met. The Commissioners requested staff to work with ACCA and get an answer to the Commission at the next meeting.

The Commissioners decided that funds for Silverhill and Summerdale requests regarding water towers would be allocated as long as all requirements are met, and all necessary documents and information is provided to the Commission.

Further discussion took place regarding the projects on the worksheet, possibly removing certain road projects off the list, and water and stormwater projects. The Commissioners decided to remove the Magnolia River Watershed Wetlands and Regional Detention stormwater project.

Mr. Alan Killen with Civil Southeast commented on the water tower projects for Summerdale and Silverhill, followed by a discussion regarding the process the municipalities will need to follow to obtain the ARPA funds requested from the County Commission. The Commissioners agreed that the water tower projects would both be funded.

Discussion took place regarding the ventilation projects, and it was agreed that the Fairhope Courthouse project was needed.

Recess

The Chairman recessed the meeting at 9:54 a.m.

The meeting reconvened at 10:11 a.m.

REVIEW AND DISCUSSION OF PROPOSED ARPA PROJECTS AND EXPENDITURE OF ARPA FUNDS – Cont.

Discussion took place regarding items listed in the [American Rescue Plan Act \(ARPA\) Update](#) list.

Ventilation system projects: It was decided the Fairhope Courthouse and Baldwin County Board of Education Building projects are approved to move forward.

Renovation projects: Moving forward with Bay Minette Courthouse outdoor enclosed area.

After discussion took place regarding the cost for the Magnolia Landfill Recycle Facility touchless components and HVAC projects, it was decided \$6 million be allocated to Magnolia Landfill contingent upon procurement and all other requirements being met. Terri Graham, Environmental and Development Director noted she is also looking at other grant funds available.

Ionizers in Buildings: Removed off the list.

Mental Health Jail Renovations project: After Sheriff Mack discussed the project, it was decided the project would move forward and Mr. Rendelman and Sheriff Mack would provide numbers on the project to the Commission.

Partitions in County buildings: Move forward with project.

Old Vaughn School: Move forward with project utilizing revenue replacement funds; Ron Cink, Budget Director/Interim County Administrator will work on an agreement with the Baldwin County Board of Education.

Katrina Taylor, Grants Coordinator, handed out a list of [applications submitted by various non-profit agencies for ARPA funds based on financial hardship](#). Discussion took place regarding the applications on the list, qualified entities, and financial assistance to non-qualified entities from other funding sources. It was decided that Altapointe and Child Advocacy Center applications will move forward and other agencies will be reconsidered later on.

Further discussion followed regarding Altapointe programs and requests. Commissioner Ball requested that Judge D'Olive be present to discuss Altapointe's impact on Probate Court. Sheriff Mack discussed mental health concerns for the Sheriff's Office and Probate Court, noting the PATH Program is a valuable program for his office as well as the Probate Judge. It was decided that Altapointe's additional funding request of \$955,000 be removed off the list and only Child Advocacy Center would move forward.

Covid-19 Mitigation/Healthcare: Allocated an additional \$350,000 toward insurance costs.

Government Resiliency: Discussion took place regarding electronic document management system and cost for the scanning of documents from the various departments. It was decided the project would be considered during the Commission's regular budget process and not through ARPA funds.

Household and Communities: Update provided.

Revenue Replacement Projects: After discussion, it was decided to remove the dirt road paving and graveling projects, inventory and map stormwater projects in MS4 areas, County Strategic Plan for Countywide Water Quality Program, and the Perdido Watershed Management Plan. The transportation costs associated with the South Baldwin Workforce Campus (Gateway Initiative) and Probate Office monitors would be removed from the list.

Ms. Graham gave a presentation on proposed design of the future Baldwin County Material Recycle Facility. The Commissioners and Ms. Graham discussed the design and the education component of the facility.

PUBLIC COMMENTS

None.

PRESS QUESTIONS

None.

COMMISSIONER COMMENTS

None.

ADJOURNMENT

Motion by Commissioner Billie Jo Underwood, seconded by Commissioner James E. Ball, to adjourn the January 4, 2023, Baldwin County Commission Special Work Session at 11:34 a.m.

The motion passed by the following vote:

Aye: 4 - James E. Ball, Matthew P. McKenzie, Billie Jo Underwood, and Charles F. Gruber

Nay: 0

Absent: 0

Abstain: 0

The January 4, 2023, Baldwin County Commission Special Work Session was adjourned at 11:34 a.m.

The image shows two handwritten signatures in black ink. The signature on the left is a stylized, cursive 'J' followed by 'S'. The signature on the right is a stylized 'A' followed by 'nd'.

Baldwin County Commission ARPA Program Status Worksheet

	<u>Considered Projects</u>	<u>Remaining</u>	<u>Approved Projects</u>	<u>Remaining</u>	<u>Expended</u>	
Enumerated Uses = \$33,360,588	\$40,929,544.62	(\$7,568,956.62)	\$14,386,032.00	\$18,974,556.00	\$5,639,581.37	*As of 9/30/2022
Revenue Replacement = \$10,000,000	\$5,858,243.40	\$4,141,756.60	\$2,858,243.80	\$7,141,756.20	\$795,807.41	*As of 9/30/2022
Requested for Consideration		Status				
		A=BCC Approved R=ACCA Review P=Pending D=Further Discussion U=Underway	Commission - CC Department - Dept IAC - IAC Party - OP			
				Amount Allocated	Expended	Action Status Notes
ARPA ENUMERATED USES PROJECTS						
Water/Sewer/Stormwater						
Boros Road Bowl Project	\$1,234,482	U	Dept	\$1,234,482.00	\$109,168.81	ROW acquisition underway / Bidding Spring or Early Summer 2023
Surfside Shores Drainage Improvement (Stormwater)	\$2,763,273	A, P	Dept	\$2,763,273		APPROVED at 12/20 Meeting - Design & Bid Prep Phase
Turberville Lane (Stormwater)	\$700,734	A, P	Dept	\$700,734		APPROVED at 12/20 Meeting - Design & Bid Prep Phase
Magnolia River Watershed Wetlands & Regional Detention (Stormwater)	\$8,000,000	P	Dept			Project Eligible / Highway working on ROW and Cost Estimates
Red Gully Streambank Stabilization (Stormwater)	\$2,500,000	P	Dept			Project Eligible / Highway working on ROW and Cost Estimates
Faircloth Road Drainage (Stormwater)	\$1,500,000	P	Dept			Project Eligible / Highway working on ROW and Cost Estimates
County Road 28 (Stormwater)	\$750,000	P	Dept			Project Eligible / Highway working on ROW and Cost Estimates
Silverhill Water Tower Project	\$1,000,000	R	IAC			\$2M Project for New Water Tank for rapid growth and strain on system. Currently at LaBella for review. Pre-Award Resolution and Pre-Award Packet to be prepared if eligible.
Summerdale Water Tower Project	\$1,000,000	R	IAC			\$3M Project for New Water Tank for rapid growth and strain on system. Currently at LaBella for review.
Broadband						Removing Place Holder Many other Sources of Funding Available
Premium Pay	\$5,000,000	U	Dept	\$5,000,000.00	\$3,012,391.91	One more Employee payment December 2022
Ventilation Projects						
Probate Office (Estimated Construction Cost & Design)	\$947,307	A, P	OP	\$947,307.00		Currently under design by LaBella Start Bidding 3/1/2023 Expected Construction Completion 8/31/2023
Fairhope Courthouse (Est Construction)	\$669,000	P	Dept			Estimate Covers Replacement of HVAC beyond useful life and significant air quality improvements. 12/19 Design proposal to be requested by staff
Board of Education (Est Constr & Pro Fees)	\$1,155,000	P	CC			Assessment complete, On HVAC Unit has now Failed. County Commission to Consider. Design proposal submitted 9.24% discounted to 8.14% of Construction Cost
BRATS Bay Minette Transit Hub		R	IAC, Dept			Survey sent to IAC for Review. Site Assesment with JMR&H set for 12/30
Additional Ventilation Projects:						
Survey/Inventory age of HVAC systems in county-owned buildings		P	Dept			Bay Minette Courthouse, Foley Courthouse and Central Annex selected for assessment 12/19. Building Maintenance requested to fill out initial surveys for locations 12/22.
Other COVID-19 Construction/Renovation						
Magnolia Landfill Recycle Facility (Touchless Components)	\$4,400,000	P	Dept			RFP Release Approved by Commission 11/16, Due 12/20
Open-Air Public Atrium for Governmental Services	\$948,830	R	IAC			Waiting final determination on eligibility and cost estimates Updated \$870,955 - \$948,830
Touchless Bathroom Upgrades	\$88,505	A, P	OP	\$102,705.00		\$56,000) \, Feasibility Study for Design & Scope Approved for \$14,200 with PH&J on 12/20
Ionizers in Buildings	\$192,500	P	Dept			Need to Identify Buildings for assessment to IAC
Mental Health Jail Renovations		A, P	OP	\$5,000.00		Feasibility Study for Design & Scope Approved for \$5,000 with PH&J on 12/20
Juvenile Detention - Padding for Mental Health Cells	\$55,784	A, P	OP	\$1,200.00		Feasibility Study for Design & Scope Approved for \$1,200 with PH&J on 12/20
Partitions in County Buildings	\$275,000	A,P,R	OP, Dept, IAC	\$50,460.00		Building Inspect \$49,327 Proceeding as Public Works Additional Locations under consideration, Design Proposal 6.5% of Construction Cost
Old Vaughn School Renovations for Mass Vaccination Site	\$1,385,465	D,P,R	OP, Dept, IAC			Site Under consideration for Feasibility and Reasonableness to be a Mass Vaccination Site - On-site Meeting 11/21 (Additional Research Required) Cost Est Rec 12/28.
Mental Health Services						
AltaPointe - PATH-type and Outpatient Services Team (Approx. \$350,000 annually)	\$700,000	P	OP,IAC,Dept	\$700,000.00		Upon AltaPointe's CFO commitment for PATH Program Continuting after ARPA start up, Commission instructed to move forward 12/19
Aid to Nonprofits						
Nonprofit Application packet; resolution; implementation policies and procedures.						Forwarded to entities on 9/29 except as indicated, applications due 12/1 (Staff accepting and sending to IAC for Review)
AltaPointe (299)	\$955,000	D	IAC			Application Received/ Initial Review Complete/ Discuss at 1/04/23 Work Session
Child Advocacy Center (299)	\$51,815	D	IAC			Application Received/ Initial Review Complete/ Discuss at 1/04/23 Work Session
Prodissee Pantry (299)	\$140,980	D	IAC			Application Received/ Initial Review Complete/ Discuss at 1/04/23 Work Session
Feeding the Gulf Coast (299)	\$250,000	D	IAC			Application Received/ Initial Review Complete/ Discuss at 1/04/23 Work Session
Shoulder Drug & Alcohol (299)						Ineligible to submit

The Landing (299)						Decided not to submit
Dream Center (299)	\$100,000	D	IAC			Application Received/ Initial Review Complete/ Discuss at 1/04/23 Work Session
Family Promise (299)	\$500,000	D	IAC			Application Received/ Initial Review Complete/ Discuss at 1/04/23 Work Session
COVID-19 Mitigation/Healthcare						
Self-Funded Insurance Costs*	\$943,643	A	Dept	\$943,643.00	\$943,643.00	Self Insurance Costs through September 2022
COVID-19 Leave	\$9,835	Completed		\$9,835.00	\$9,835.00	
Emergency Communication Systems:						
Government Resiliency						
Transit driver staffing to pre-pandemic levels		P, D	Dept, CC			Additional Info and data needed if Commission wishes to pursue
Electronic Document Mgt. System (Low priority)	\$285,000	P	CC			May Consider Later
Tyler Technologies Virtual Training	\$28,000	Completed		\$28,000.00	\$28,000.00	
Administrative Costs						
IAC Fee	\$1,474,424	U	ICS	\$1,474,424.00	\$1,474,424.00	Ongoing Support
Audit	\$100,000	U	OP	\$100,000.00		Future Cost for Single Audit Portion by State Examiners
Internal Admin. Costs	\$300,000	U	Dept	\$300,000.00	\$37,149.65	Ongoing
Hagerty Consulting	\$24,969	Completed		\$24,969.00	\$24,969.00	
Households and Communities						
Baldwin Family Village Foundation	\$500,000	D, R	Dept, IAC			Various Components and Logistics Impact Eligibility. Still Reviewing, WebX meeting held on 12/8/22 to discuss. Housing First to contact HUD for guidance with ARPA requirements.
REVENUE REPLACEMENT PROJECTS						
Magnolia Landfill Recycle Facility (Design and Additional Construction Costs)	\$204,000	P	Dept, IAC, OP	\$204,000.00	\$147,109.41	Updated 12/30/2022
Lexipol Law Enforcement Training	\$69,995.80	A	Dept	\$69,995.80		Resolution Allocation of Funds Approved on 12/20
Corte Road Extension	\$3,000,000	D	Dept			Additional design / Cost Estimate Work (Placeholder for Now)
Courthouse Security (Sally port, other measures)	\$589,550	P	Dept	\$589,550.00		Proposal of 9.625% along with Cost Estimator fee of \$4,500 for total estimate of \$53,843
Historic Blakeley Authority (298)	\$46,000	A	CC	\$46,000.00		Resolution Allocation of Funds Approved on 12/20
Inventory and map stormwater facilities within MS4 areas the rest of the County		D	Dept			Likely Eligible for Revenue Replacement Additional Info and data needed if Commission wishes to pursue
Pave or gravel dirt roads identified in the Environmental Advisory Committee Dirt Road Study		D	Dept			Likely Eligible for Revenue Replacement Additional Info and data needed if Commission wishes to pursue
County Strategic Plan for Countywide Water Quality Program		D	Dept			Likely Eligible for Revenue Replacement Additional Info and data needed if Commission wishes to pursue
Complete Perdido Watershed Management Plan in Baldwin County		D	Dept			Likely Eligible for Revenue Replacement Additional Info and data needed if Commission wishes to pursue
Gateway Initiative	\$300,000	P	Dept, CC, OP	\$300,000.00		After Discussion with Initiative Partners at 12/19 Work Session, Commission expressed interest in moving forward with funding.
Transportation costs for South Baldwin Workforce Campus		D	Dept, CC			Possible Revenue Replacement; however, need to research Amend 772 for eligibility with State Law if the Commission wishes to consider
Probate Judge Monitors		D	Dept			Probate Office to come discuss as 1/4/2023 work session
Baldwin Mega Site Industrial Park Southern Entrance Improvements	\$1,000,000	A	Dept, CC, IAC	\$1,000,000.00		Economic Development Project to be perform by County Forces - Resolution Approved 12/20
Cleanstrike Foggers	\$179,771	Completed		\$179,771.00	\$179,771.00	
Motorola Equipment and Additional Bandwidth	\$468,927	Completed		\$468,927.00	\$468,927.00	
ARPA INTEREST FUNDED PROJECTS						
Lehman Road (Utility Relocation)	\$10,084	P	Dept			Moved from 12/20 to Correct a discrepancy
TPP Payback to the General Fund	\$440,000					Resolution to use ARPA Interest to fund - Voted Not to approve on 12/20
OTHER ARPA MATTERS						
Local Assistance & Tribal Consistency Fund (LATCH)	\$100,000	A, P	OP			Application Submitted to US Treasury on 12/22/2022 - \$50K for two years FY '22 & '23 for general fund purposes except lobbying.



D. Mark Nix
President
Chief Executive Officer

January 3, 2023

To: Baldwin County Commission
From: D. Mark Nix, President and CEO, Infirmiry Health System

Dear Commission Members,

A continuous goal for Infirmiry Health is to ensure the safety of our patients, family members, employees, physicians and others that are in our care at any of our facilities.

Due to many stress factors since the summer of 2020, Workplace violence has also now become a focus for The Joint Commission, our accrediting body for healthcare, as the violence continues to escalate.

We have been very fortunate to this point, but are continually researching ways we can improve safety in our facilities. We have been researching partners that can provide this additional layer of safety. Centegix, a Baldwin County organization, can do just that! Centegix is currently providing security services in both Baldwin and Mobile county schools.

We would appreciate your consideration of assisting us in funding this endeavor. Below are the estimated costs for implementation for our Baldwin County facilities:

Crisis Alert System - Baldwin County Facilities

	Annual	2 Year	1 Time Fee	
Thomas Hospital	\$43,000	\$86,000	\$18,900	
Thomas Medical Center	\$11,000	\$22,000	\$4,500	
Malbis FED	\$25,000	\$50,000	\$6,000	
NBI Hospital	\$17,000	\$34,000	\$8,500	
IMC Clinics	\$27,500	\$55,000	\$6,000	
IES Facility	\$11,000	\$22,000	\$4,500	
	\$134,500	\$269,000	\$48,400	2 Year + 1 Time Fee = \$317,400

(1 Time Fee includes implementation, setup, shipping and training expenses)

Thank you very much for considering. Together, we can work towards a safer community.

Sincerely,

D. Mark Nix
President & CEO

Budgetary Estimates for Wearable Panic Alarm Solution

South Baldwin Medical Center: \$140,000 estimate

- ⇒ South Baldwin Regional Medical Center in Foley
- ⇒ SBRMC ER at Gulf Shores

USA Health: \$56,000 estimate

- ⇒ Mapp Family Campus in Fairhope
- ⇒ Mitchell Cancer Institute in Fairhope
- ⇒ Mitchell Cancer Institute in Foley

American Rescue Plan Act (ARPA) Update

This update accompanies the revised ACCA/IAC Project Draft Uses Work Page as provided by ACCA/IAC (see attached). Various items require mention and/or discussion, as shown in red.

Local Assistance & Tribal Consistency Fund (LATCH)

U.S. Treasury has announced that Baldwin County is eligible for \$100,000 (\$50,000 for Fiscal Years 22 & 23 each) in LATCH funds (under ARPA) that can be used for any governmental purpose except for lobbying. Generally, this means that Baldwin County may use these funds in the same way it uses funds generated by local revenues. Funds must be requested through the Treasury submission portal no later than January 31, 2023, but there is no hard deadline to expend funds. Commission approved to Apply 12/20/2022. Application Submitted to U.S. Treasury on 12/22/2022.

Enumerated Uses

WATER/SEWER/STORMWATER

Boros Road: Right-of-way acquisition ongoing with project bidding slated for the second or early third quarter of 2023.

Stormwater Projects: Labella determined that all six projects are eligible:

Commission Approved the following projects for Design and Bid prep on 12/20/2022:

- Turberville Bank Stabilization, Spanish Fort, AL (\$700,734)
- Surfside Shores Drainage Improvements, Gulf Shores, AL (\$2,763,273)

Highway Department working on Right-of-Way and Cost Estimates

- Red Gully Streambank Stabilization, Daphne, AL (\$2,500,000)
- Kelly Pit/Magnolia River constructed wetland & detention, Foley, AL (\$8,000,000)
- Faircloth Road Drainage Improvement Project, Lillian, AL (\$1,500,000)
- CR 28, Magnolia Springs, AL (\$750,000)

Silverhill Water Tower Project:

Town of Silverhill has requested \$1Millon for an approximately \$2 Million new water tank to address rapid growth and strain on current system. The ARPA SLFRF Water and Sewer Infrastructure Funding Request has been sent to IAC for eligibility determination by LaBella. Commission agreed to move forward with a Pre-Award Resolution and the Pre-Award process at the 12/19/22 work session if LaBella deems the project eligible.

Summerdale Water Tower Project:

Commissioner Ball requested that Summerdale be considered for a similar project like Silverhill for Summerdale at the 12/19/2022 work session. The ARPA SLFRF Water and Sewer Infrastructure Funding Request has been sent to IAC for eligibility determination by LaBella.

BROADBAND

Commission agreed to remove \$ 3Million placeholder, as currently, there are numerous other federal and state programs available for the service providers to utilize for rural broadband at the 12/5/22 Commission Meeting.

PREMIUM PAY

Ongoing to eligible employees, with payments to end December 2022.

VENTILATION PROJECTS

Bay Minette Probate Office: Commission approved an allocation of up to \$947,307 per Resolution 2022-170 on 9/20/2022. A professional services agreement with LaBella Associates further allocated \$70,000 of this amount at the 10/18/22 Commission Meeting per Resolution 2023-12. LaBella submitted the following tentative schedule for design/bidding/construction:

11/10/2022 - Site Visit

12/2/2022 - Existing Conditions Report

2/3/2023 - Construction Documents

3/1/2023 - Issue for bid

8/31/2023 - Construction Completion

Fairhope Courthouse: Assessment report from JMR+H Architecture, PC was received on December 5, 2022. The report is currently pending with JMR+H Architecture, PC. The

report identified \$669,000 of improvements in the replacement of HVAC systems operating beyond the designed useful life and in other significant air quality enhancements. In addition, the assessment identified approximately \$56,000 in touchless restroom upgrades. These various items are eligible under the enumerated uses. The Commission agrees to consider architectural services for HVAC project at 12/19/2022 work session. Request for design proposal to be made for consideration.

Board of Education: Assessment completed in June 2022, with future action pending further discussions with the Board to determine the best course of action. Since the December 5th update, one of the HVAC units failed at the BOE building. Building maintenance is looking into a quick fix as carbon monoxide can intrude into the building. On 12/12/22, a request to submit a price quote from JMR&H, a prequalified architectural firm by IAC, sent for design and project services based on the June 2022 assessment. On 12/19/22, JMR&H submitted a proposal of 8.14% of construction discounted from 9.25% of the state fee schedule, on 12/19/22.

BRATS Bay Minette Transit Hub:

Survey completed by Building Maintenance and submitted to ICA for Assessment. Site Assessment with JMR&H set for 12/30/2022.

Additional County Owned Facilities

Commission can identify more County-owned facilities with needed ventilation projects to be assessed for ARPA eligibility. IACs only requirement is the County only submit three locations at a time for review and consideration. Commission agreed to submit three more locations for assessment by IAC at the 12/19/2022 work session. Building Maintenance requested to fill out initial surveys for locations 12/22.

List of Other Buildings (current status shown):

1. Bay Minette Courthouse (Selected for Assessment)
2. Foley Courthouse (Selected for Assessment)
3. Central Annex (Selected for Assessment)
4. Health Department Robertsdale (on hold)
5. Revenue Building Bay Minette (on hold)
6. Administration Building Bay Minette (on hold)
7. DHR Building Robertsdale – currently owned by Public Building Authority (on hold)

OTHER COVID-19 CONSTRUCTION/RENOVATION

Magnolia Landfill Recycle Facility Touchless Components: ACCA/IAC staff is coordinating with Solid Waste Director, Terri Graham to identify project design features that can be funded with “regular” ARPA funds. ACCA/IAC staff continue to participate in the design calls with LaBella Associates to identify appropriate additional design components that may be eligible for funding with ARPA-restricted funds.

Courthouse Outdoor: ACCA/IAC has provided an assessment report from Scout which provides two separate options which can be combined or done separately: Option #1 - Estimated cost (**Atrium Canopy**) is \$870,955 Option #2 - Estimated cost (**Atrium Canopy with Enclosing Side Ramps**) is \$948,830. Staff requested ACCA/IAC prepare an analysis of the proposed alternatives on 10/12/22 to determine 1) the need to be addressed, 2) the capital expenditure appropriate to meet the need and 3) a comparison of capital expenditure to the cost of alternative expenditures that would address this need. Updated cost options received from Scout. Completion of the analysis from IAC is pending.

Touchless Restroom Upgrades: For buildings being assessed for ventilation / HVAC improvements, these upgrades have been or will be incorporated. For all other buildings, the Building Maintenance Department has identified those facilities shared between staff and the public for prioritization. Staff has met with an architect (as prequalified through ACCA/IAC for Architectural/Engineering Services associated with renovations to courthouses/administrative buildings) to discuss the need for compliance with the Americans with Disabilities Act as well as ARPA public health-specific requirements. The Commission previously allocated \$88,505 for equipment only; however, this was based on the purchase of equipment only, utilizing staff labor to install. Equipment costs have likely increased since the initial estimate and the need to utilize professional design services and contract labor will require additional funds as well. Feasibility Study Agreement for Design & Scope Approved for \$14,200 with PH&J at 12/20/2022 Meeting.

Ionizers in Buildings: Need to identify buildings for assessment by ACCA/IAC, noting that further evaluation will be subject to the finalized list of buildings to receive ventilation

improvements.

Mental Health Jail Renovations: ACCA/IAC has confirmed the use of revenue replacement funds for a feasibility study to evaluate a possible mental health wing. Specifically, an architect is needed to fully evaluate various options/costs/disability accessibility. Staff initially met with PH&J Architects, Inc. (architect for the ongoing jail project) on 10/20/22 to discuss undertaking a feasibility study of the old jail, since the new jail is under construction and was not procured using federal bidding and contracting requirements. PH&J subsequently met with County staff and the Sheriff's office on 10/26/22 to obtain additional information to inform the proposed scope of work. Feasibility Study Agreement for Design & Scope Approved for \$5,000 with PH&J at 12/20/2022 Meeting.

Partitions in County Buildings: Staff has consulted with ACCA/IAC regarding projects for seven different departments at various locations. Due to difficulties securing quotes and avoiding possible issues under State procurement (dividing like items to avoid formal bidding), staff has contacted ACCA/IAC's prequalified vendors for the cost proposal of hiring an architect to design/bid/oversee construction. Staff has received the design cost proposal from PH&J for 6.5% of construction costs. Architect Agreement ready for consideration. The design cost will not be known until the bids are received for the following four departments:

- Highway Department (Robertsdale)
- Revenue Commission Department (Robertsdale, Foley, and Fairhope)
- Archives (Bay Minette)
- Juvenile Detention Center (Bay Minette)

Commission approved the following facilities on November 1, 2022:

- COA (Vaughn SAIL Center) Alabama Correctional Industries (ACI) Cost: \$1,133
 - Building Inspection Department (Robertsdale) One Cut Glass, LLC \$49,327
- The Public Works Services Contract is pending Commission action on the December 5, 2022, meeting.

Old Vaughn School: Capital improvements necessary to provide a vaccination site would qualify for "real ARPA" funding; however, a justification would be needed to document the costs and that the proposed work is reasonably related and proportional to the impact/harm to be addressed. This would include documenting that there is no alternative facility or another suitable solution that can be implemented at a more reasonable cost. County staff submitted justification to IAC on 10/11/22 regarding the lack of an alternate facility suitable for a mass vaccination site due to the current ownership, square footage to properly social distance, and the risk of dispersing COVID-19 or other viruses in facilities that host senior citizen events. ACCA/IAC has advised that further evaluation is needed and (upon consultation with County staff) has requested that Scout Program Management assess this site and alternatives for budgeting and planning purposes. Scout conducted an on-site evaluation on 11/21/22. Cost Estimate of \$1,385,465 received from Scout 12/28/22.

AID TO NONPROFITS

PATH Program: ACCA/IAC and County staff have spoken with Beth Biggs, Family Promise Director, regarding the use of ARPA funds for a mental health crisis response team (comprised of AltaPointe professional staff) for Baldwin County, similar to the PATH Team in Mobile County. This team would serve residents by responding to individuals experiencing a mental health crisis for onsite evaluations and referrals to emergency in-patient care (as appropriate) in lieu of an incarceration setting. The annual \$350k requested funding would be used to hire four additional professional staff members who would work rotating 12-hour shifts. Funding for this additional staffing will enable the provision of outpatient services during extended hours during the week and on all weekends, with 24-hour access to on-call staff. This additional staffing will also free up resources needed for responses with law enforcement in the event of a mental health, substance use, or homelessness crisis, as well as mental health training for law enforcement personnel. Finally, the additional staffing will allow AltaPointe to begin providing case management services for individuals experiencing homelessness in Baldwin County that are similar to the case management services provided by AltaPointe's PATH team in Mobile County. AltaPointe expressed concerns about staffing up this team temporarily using ARPA funds, if the County would not be willing to continue to fund the program after December 31, 2024. At the 12/5/22 meeting, the Commission requested representatives from AltaPointe be invited to attend the 12/19/22 work session to further discuss this request. Traci Jones, CFO for AltaPointe Health responded 12/7/22 to the invitation indicating that team members will be present at the 12/19/22 meeting to discuss the program. After AltaPointe answered questions and committed to finding resources for beyond the first two ARPA years, the Commission agreed to move forward with a funding agreement with ARPA funds for the PATH Program at the 12/19/22 work

session.

Nonprofit Applications: County staff sent the applications to the following requested nonprofits on 9/28/22 and a follow-up email was sent on 10/31/22: **Child Advocacy Center, Prodissee Pantry, Feeding the Gulf Coast, Shoulder Drug & Alcohol, The Landing, Dream Center, Family Promise, and Historic Blakely Authority (Revenue Replacement only).** An application was forwarded to AltaPointe on 10/24/22 (also see below). The application deadline is 12/1/2022. There is currently \$100K set aside; however, additional funds will need to be discussed once requests have been received and evaluated. Staff received the following applications that are currently under review by IAC:

- AltaPointe
- Family Promise of Baldwin County
- Prodissee Pantry
- The Dream Center
- Child Advocacy Center
- Feeding the Gulf Coast

Initial Reviews Completed by IAC to Discuss with Commission at 1/4/2023 work session.

The following applications were not received:

- The Landing was deemed ineligible due to not being designated as a 501(c)(3) per ACCA.
- Shoulder Drug & Alcohol – Staff emailed the Executive Director three times, along with two phone conversations. Staff confirmed on 12/1/22 that they were not going to submit their application.

COVID-19 Mitigation/Healthcare

Insurance Costs: Ongoing

COVID-19 Leave: Completed

GOVERNMENT RESILIENCY

Tyler Technologies: Completed

Electronic Document Management System: Low-priority item to be reviewed later.

ADMINISTRATIVE COSTS

Ongoing

HOUSEHOLDS & COMMUNITIES

Baldwin Family Village Foundation: Baldwin Family Village Foundation has purchased and renovated a facility in Fairhope and plans to provide transitional housing (i.e., temporary housing with supportive services for homeless persons) at this location. The Commission has preliminarily indicated that up to \$500,000 could be provided, contingent upon a determination of ARPA eligibility. ACCA/IAC and County staff met with the Baldwin Family Village Foundation and Dumus Wesley staff on 10/21/22 to discuss funding logistics. An evaluation has been provided by ACCA/IAC noting the Federal Housing Act relative to the fact that Baldwin Family Village will exclusively serve women and women with children. This is pending County legal review. A WebEx was held on 12/8/22 with Baldwin Family Village and the County Attorney. Ron Andress with Housing First is going to reach out to his contact at HUD to determine the best course of action regarding questions with potential conflicts with ARPA requirements. He hopes to follow up with us early next week.

BCC DEPARTMENT FUNDING REQUESTS

BRATS Pre-Pandemic Staffing Levels: In the following outreach to all department heads, a request was made for the evaluation of certain projects under ARPA. BRATS requested ARPA funding to provide transit driver staffing to pre-pandemic levels. ACCA/IAC has reviewed and advised that real ARPA funds can be used to hire or rehire employees for the same budgeted positions that existed on January 27, 2020, but that were unfilled or eliminated as of March 3, 2021. Additional information is needed to inform the number of positions and potential costs. At the 12/5/22 meeting, Commission requested staff calculate the pre-pandemic staffing levels and bring it back before them.

Juvenile Detention Center Mental Health Cells: JDC has requested ARPA funds for two padded cells. Due to Americans with Disabilities Act (ADA) requirements and the fact that the estimated cost is over the public works bid threshold of \$50K, the Commission authorized

staff to request a cost proposal for a feasibility study through ACCA/IAC's prequalified Architectural/Engineering vendors. Feasibility Study Agreement for Design & Scope Approved for \$1,500 with PH&J at 12/20/2022 Meeting.

Revenue Replacement Funds

Magnolia Landfill Recycle Facility Design: Ongoing.

Lexipol Law Enforcement Training: Resolution Allocating Funds for Use approved 12/20/2022.

Corte Road Extension: Need to discuss use of approximately \$3M in revenue replacement funds for this proposed project.

Cleanstrike Foggers: Completed

Motorola Equipment and Additional Bandwidth: Completed

- ***Gateway Initiative:*** ACCA/IAC staff, along with County staff, participated in a call with Ed Bushaw, Executive Director of the South Baldwin Workforce Development Authority on 9/30/2022 regarding a training facility for early childhood development, a transportation hub, and subsidized workforce housing for those enrolled in hospitality and education programs. The Authority requested approximately \$270,000 for the project master plan and approximately \$30,000 for the economic impact study. ACCA/IAC has reviewed and recommended funding from revenue replacement funds. ACCA/IAC has provided a template to County staff for the notice pursuant to Amendment 772 (as required by Section 94.01 of the Alabama Constitution). On 10/31/22 Commission requested the Gateway Initiative funding be held off until more is known about the City of Foley's property donation. Representatives from the City of Orange Beach, the Gulf Shores and Orange Beach Tourism (CVB), the City of Foley, and the Gateway Initiative were in attendance at the 12/19/22 work session. The Commission chose to move forward the steps necessary to fund the Gateway Initiative request.

Courthouse Security: On behalf of ACCA/IAC, Scout Program Management conducted an on-site inspection at the courthouse and met with County staff to discuss the parameters of the potential project. The cost proposal from the assessment is \$589,550. Commission indicated to move forward with the project on 12/05/22. PH&J submitted a Design Proposal of 9.625% along with Cost Estimator fee of \$4,500 for total estimate of \$53,843.

BRATS Transportation Costs for South Baldwin Workforce Campus: In the following outreach to all department heads, a request was made for the evaluation of certain projects under ARPA. BRATS requested ARPA funding to provide transportation costs for the South Baldwin Workforce Campus (housing, training, childcare), transporting employees from the campus to employers in Gulf Shores/Orange Beach (note that this is related to the Gateway Initiative above). Additional information is needed for ACCA/IAC to determine if this would be an appropriate use of revenue replacement funding under Amendment 772. Further discussions are needed to clarify project details.

Planning & Zoning Request: In the following outreach to all department heads, a request was made for the evaluation of certain projects under ARPA. Staff reviewed relative to the use of real ARPA funds and forwarded potential projects to ACCA/IAC for further review. ACCA/IAC confirmed that projects were not eligible for funding using real ARPA funds; however, the following can be funded under revenue replacement. Commission feedback is needed regarding the potential use of revenue replacement dollars for these projects, noting that we do not have information on potential costs at this time.

- Funding to inventory and map stormwater facilities within MS4 areas and within the rest of the County (awaiting cost proposal)
- Pave or gravel dirt roads identified in the Environmental Advisory Committee Dirt Road Study (awaiting completion of the study to identify roads)
- Fund County Strategic Plan Strategy for Countywide Water Quality Program (awaiting cost proposal)
- Complete Perdido Watershed Management Plan in Baldwin County (awaiting cost proposal)

Probate Judge Monitors: Probate has requested ARPA funds for tag/licensing computer monitors and is in the process of getting CIS to provide pricing. These monitors will aid in providing personalized license plates and provide a means by which to adjust font size and screen contrast/color for visually impaired persons. Staff is awaiting further details and cost estimates. Commission requested to discuss the monitors submitted for ARPA with the Probate Office during the December 19, 2022, Commission work session. They are requesting a full scope outlining the monitors' advantages and a cost estimate. The Probate Office could not attend that meeting but can make the January 4, 2023, meeting.

Baldwin Mega Site Industrial Park Southern Entrance Improvements: A time sensitive request to utilize \$1,000,000 of the County's ARPA revenue replacement funds for construction of a south access road into the Novelis development. The funds shall be used to cover the County's internal cost for the construction of the road by the Baldwin County Highway Maintenance Staff. The funds are also to cover the cost of materials and other services related to the project, provided that these materials and services are acquired per applicable procurement requirements. Resolution Allocating Funds for Use approved 12/20/2022.

AID TO NONPROFITS

The Historic Blakeley State Authority submitted the application to staff on 11/9/2022. ACCA reviewed the application and deemed it eligible for revenue replacement funds. The Historic Blakeley State Authority requested \$46,000 in financial hardship. Resolution Allocating Funds for Use approved 12/20/2022.

OTHER ARPA MATTERS

Lehman Road: Upon recommendation of staff and IAC, the Commission selected to use interest earned on ARPA funds to fund this \$12,084 project, which does not carry the program requirements and monitoring of enumerated or revenue replacement, as a better use of resources. The resolution was reviewed by IAC and the County Attorney for use of ARPA revenue replacement funds and is pending Commission approval for the 12/20/22 meeting. The item removed 12/19/2022 to resolve issue with the request and documentation amounts not matching.

TPP Payback: Commission accepted the staff recommendation for use of ARPA interest income, which does not carry the program requirements of enumerated or revenue replacement to reimburse the general fund and other departmental funds of the Temporary Premium Pay for employees exceeding the income threshold. The resolution was reviewed by IAC and the County Attorney for use of ARPA revenue replacement funds and is pending Commission approval for the 12/20/22 meeting. Commission voted not to approve 12/20/2022.

Alabama Coastal Economic & Leadership Educational Summit

The Alabama Coastal Economic & Leadership Educational Summit is organized and hosted by Coastal Alabama Partnership (CAP). Many economic development entities including Alabama Power, Alabama State Port Authority, APM Terminals, Austal USA, Baldwin County Commission, City of Mobile, Gulf Distributing Holdings, LLC, Mobile Airport Authority, Mobile Area Chamber of Commerce, Mobile Bar Pilots, Mobile County Commission, Airbus, Page & Jones, PowerSouth Energy, and the University of South Alabama are represented in the execution of this initiative. The Coastal Regional Economic Summit—an educational tour for State Government leadership about the water-based commerce, specifically the Alabama State Port Authority and its economic impact state-wide.

The Background:

Senator Richard Shelby secured \$450 million dollars for widening and deepening of the Mobile Ship Channel, but it would require state match from Alabama of \$150 million dollars and was being met with skepticism in Montgomery. The infrastructure improvement, if funded, would ensure that the Alabama State Port would remain globally competitive with competing U.S. Ports.

The Why:

The purpose of this tour is to educate State Government leadership about water-borne commerce and catalog our extensive inventory of economic engines for the State of Alabama. Specifically, the Alabama State Port Authority facilities, the Container Terminal, the McDuffie Coal Terminal, the Brookley Aeroplex Complex and the University of South Alabama. The Alabama Port Authority tripled its economic impact since 2019, posting a record \$85 BILLION impact and 312,896 jobs statewide in 2021. While the harbor deepening and widening project, which was secured by Senator Richard Shelby and supported by the Alabama State Legislature, is on time and on budget, the economic benefits of this \$450 million dollar project have not yet been realized.

The Continuation:


What started as a one-time education event to educate state legislators has evolved into an ongoing effort to continually educate not only state lawmakers but to demonstrate to other statewide/county elected officials the role the Port plays in their local economies.

The Positive Results:

The first event had over 70 state legislators and their spouses, most of which had never seen the Port operations and many not familiar with our region. The Lawmakers exposure to the Port and its economic benefit was clearly recognized; the week after the tour Governor Ivey called a special session for the Rebuild Alabama plan, which included the funding support for \$150 million state match for the channel project and was met with overwhelming support. After the first event, state lawmakers and other state officials reached out to CAP asking for to organize and host another trip the following year. We decided this would be beneficial to our region and are hosting the Alabama Coastal Leadership Educational Summit again.

Coastal Alabama Partnership request consideration of \$5000 from Baldwin County Commission in support of the *Alabama Coastal Economic & Leadership Educational Summit* scheduled for February 9-10, 2023.

Thank you for your consideration,



Wiley Blankenship

Green = Application and Submitted Information DOES support of Financial Hardship brought on by the Pandemic

Orange= Application and Submitted Information DOES NOT support of Financial Hardship brought on by the Pandemic; however, prospective support of services could be eligible under a Subrecipient Agreement.

AltaPointe	\$955,000	<p>Initially, the financial statements give the impression that AltaPointe's financial position improved over the course of the pandemic; however, they give specific details for operational losses in Baldwin County facilities and explanation for negative financial impact.</p> <p>The main claim is having to pay higher salaries and utilizing traveling nurses, with much higher costs; while not enough revenue/assistance to offset the burden during a period of significant mental health care needs, attributed to the pandemic. If the company tracks numbers well enough, they should be able to provide supporting documentation to back their claim.</p>
Child Advocacy Center	\$51,815	Care House appears to have been negatively impacted during the height of the pandemic, especially when you compare the year to year in Contributions and Fundraising from 2019 to 2020. On the surface, the PPP funds did not completely help offset the decreases in those to areas.
Feeding the Gulf Coast	\$250,000	<p>Based on a comparison of the audited numbers for 2021, 2020 and 2019, Feeding The Gulf Coast net assets have increased 218% and total revenues have increased almost 20% (2021 vs 2019). There was a significant decrease in revenue from 2020 which was largely due to special one-time funding for COVID.</p> <p>Now, there seems to be a possibility of a trend in the current year as is claimed in the financial information attachment; however, these financials cover 24 counties in 3 three states. Baldwin County would need to be isolated so eligibility of the recipients could be documented.</p> <p>Even if they can isolate specific program financial burden, just in Baldwin County, their overall financial position significantly improved since 2019.</p>
Prodissee Pantry	\$140,980	Similar to Feeding the Gulf Coast from an overall financial perspective, there was a significant increase in revenues and expenses during the height of the pandemic with emergency aid. Excluding 2020, the Prodissee Pantry revenues increased 90%, expenditures 40% and net assets 100% from 2019 to 2021.
Family Promise	\$500,000	<p>The Family Promise revenues increased 225%, expenditures 108% and net assets 107% from 2019 to 2021. (That is after removing two grants that are likely one-time in 2021 for \$350,368 from revenue and expenditures.)</p> <p>Based on Family Promise's financials, they have built reverses instead of having to utilize such to stay operational during the pandemic. Their expenditures have increase, but so has their revenues at a greater rate than the expenses, (even when you remove the effect of restrictive grants/donations).</p>
Dream Center	\$100,000	The Dream Center's formation essentially coincided with the onset of the pandemic, it will not be able to show in any objective way that it suffered financial hardship as a result of the pandemic.