

AGENDA
Community Redevelopment Agency Meeting
November 2, 2015
6:45 p.m. at City Hall

1. Call to Order
2. Roll Call
3. Approval of Minutes-September 9, 2015
4. Approval of Agenda
5. Ronsonet Buick-GMC Dealership Redevelopment Incentive
6. Gateway Art Gallery- Request for Funding

Note: This item was presented for consideration at the CRA Advisory Committee held on November 2, 2015.

7. Schedule Next Meeting
8. Adjournment

The City Council in and for the citizens of the City of Lake City met as the Community Redevelopment Agency, on September 9, 2015 beginning at 6:45 P.M. in the City Council Chambers, located at City Hall, 205 North Marion Avenue, Lake City, Florida 32055.

Members

Mayor/Council Member	Stephen M. Witt
Vice Mayor/Council Member	Melinda Moses
City Council	George Ward
	Eugene Jefferson
	Zack Paulk

1. Call to order
Chairman Witt called the meeting to order at 6:47 P.M.
2. Roll Call
Attendance is indicated above.
3. Approval of minutes
A. August 17, 2015
Mr. Paulk made a motion to approve the August 17, 2015 minutes as presented. Mr. Jefferson seconded the motion and the motion carried unanimously on a voice vote.
4. Approval of agenda
Mr. Jefferson made a motion to approve the agenda as presented. Mr. Ward seconded this motion and the motion carried unanimously on a voice vote.
5. CRA Resolution 2015-04, if adopted, by the CRA will authorize the CRA to appropriate from the CRA Trust Fund \$125,000.00, plus closing costs, to provide funds for the City to purchase from Robert F. McManus and Diane C. McManus a parcel of land located within the CRA area. **Ms. Jefferson made a motion to adopt CRA Resolution 2015-04 authorizing the CRA to appropriate from the CRA Trust Fund \$125,000.00, plus closing costs, to provide funds for the City to purchase from Robert F. McManus and Diane C. McManus a parcel of land located within the CRA ares. Ms. Moses seconded the motion. A roll call vote was taken and the motion passed.**

Mr. Jefferson	Aye
Ms. Moses	Aye
Mr. Ward	Aye
Mr. Paulk	Aye

Chairman Witt Aye

6. Next Meeting
The next meeting will be scheduled as needed.

8. Adjournment
There being no further business the meeting adjourned at 6:51 p.m. on a motion made and duly seconded.

Stephen M. Witt, Chairman

Audrey Sikes, Secretary

MEETING DATE
November 2, 2015

CITY OF Lake City Report to CRA

CRA AGENDA	
SECTION	
ITEM NO.	5

SUBJECT: Impact and Building Permit Fees

DEPT / OFFICE: Community Redevelopment

Originator: Community Redevelopment Manager		
City Manager Wendell Johnson	Community Redevelopment Manager Jackie Kite	Date 10/26/15
Recommended Action: Waive Building Permit Fees in the amount of \$7,585.96 and supplement Impact Fees in the amount of \$5,560.69 for the new construction of Ronsonet Buick-GMC Dealerhip located at 490 East Duval Street.		
Summary Explanation & Background: The CRA Advisory Committee made recommendation to approve the request for waiver of the Building Permit Fees and supplementation of the Impact Fees for the construction of the new Ronsonet Buick-GMC Dealerhip. Based on a letter dated 4/7/2015 the new facility will cost an estimated 2.5 million to construct and will employ between 10-15 new employees.		
Alternatives:		
Source of Funds: CRA Trust Funds (TIF)		
Financial Impact: \$5,560.69		
Exhibits Attached: Letter dated 4/7/2015, documentation from the Building Department concerning fees, and letter dated 9/29/15 requesting fee waiver.		

City of Lake City



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Permit Service

Permit - PRMT-BUILD COMM - 2015-00000823



Permit **PRMT-BUILD COMM - 2015-00000823**
 Parcel **LAKE CITY 13234-000**
 Service Address **508 E DUVAL ST
 LAKE CITY, FL 32026**
 Parcel Owner **RONSONET NORBIE & MARTHA ANN,**
 Master Permit Number **APP-SCS - 2015-00000822**

Status **Permit Created 09/29/2015**
 Printed
 Paid
 Stop Work

Location
 Subdivision
 Lot Number
 Description

Ronsenet Buick New Store

BUILDING PERMIT

Fee Type Category **Permit Fees**

Total Fees: \$7,585.96 ←

Sequence	Fee Description	Applicable Da...	Quantity Based On	<input type="checkbox"/>	Quantity	Calculated	Charge
5	BUILDING PERMIT FEE	09/29/2015	Estimated Improvement Va...	<input checked="" type="checkbox"/>	1,763,799.00	\$5,892.00	\$5,892.00
7	LC PR LESS THAN 50K		Manual	<input type="checkbox"/>	0.00		
8	LC PR GREATER THAN 50K	09/29/2015	Manual	<input checked="" type="checkbox"/>	5,892.00	\$1,473.00	\$1,473.00
26	DEPT BUSINESS & PROF REGS / BLDG C...	09/29/2015	Selected Fees	<input checked="" type="checkbox"/>	0.00	\$110.48	\$110.48
27	DEPT OF COMM AFFAIRS / FLA BLDG CO...	09/29/2015	Selected Fees	<input checked="" type="checkbox"/>	0.00	\$110.48	\$110.48

Add Fee Export

S Save SS Reset SS Permit Fee Summary S

**CITY OF LAKE CITY
NON-RESIDENTIAL
WATER/SEWER IMPACT FEE
WORKSHEET**

Project Name: Ronsonet Buick/GMC

Project Location: 00-00-00-13234-000

Owner/Contractor: Ronsonet Buick/GMC (O'Neal Contracting, Inc.)

Type of Occupancy: Auto Show Room. (B-Business Occupancy)

Date: September 24, 2015

WATER IMPACT FEES

A. Non-Residential Projects Water Impact Fees ERU = \$1050.00

Type Project	Unit	ERU Factor	Total Cost
B All Units from Fixture Unit Table	Floor Drain 3" Total Number (3)	.417	\$656.77
	Water Closets Total Number (4)	.5	\$1,050.00
	Lavatory's 1.25" Total Number (4)	.083	\$174.30
	Water Coolers Total Number (2)	.042	\$44.10
	Shower Total Number (1)	.250	\$131.25
	Sink 1.5" Janitor	.250	\$131.25
	Urinal Total Number (1)	.333	\$174.82

Total Water \$2,362.49 - \$962.32 = \$1,400.17 See Note

B. Non-Residential Projects Sewer Impact Fees ERU = \$3120.00

Project Type	Unit	ERU Factor	Total Cost
B All Units from Fixture Unit Table	Floor Drain 3" Total Number (3)	.417	\$1,951.56
	Water Closets	.5	\$3,120.00

	Total Number (4)		
Page 2 of Ronsonet Buick			
Project Type	Unit	ERU Factor	Total Cost
B All Units from Fixture Unit Table			
	Lavatory's 1.25" Total Number (4)	.083	\$517.92
	Water Coolers Total Number (2)	.042	\$131.04
	Shower total Number (1)	.250	\$390.00
	Sink 1.5" Janitor Total Number (1)	.250	\$390.00
	Urinal total Number (1)	.333	\$519.48

Total Sewer **\$7,020.00 - \$2,859.48 = \$4,160.52 See Note**

Total Fees: \$5,560.69

IMPACT

Prepared By Robert Hathcox

Note: The Parts Building on this property is being razed. It has:

	Water Credit	Sewer Credit
2 Water Closets	\$525.00	\$1,560.00
2 Lavatory's	\$87.15	\$258.96
1 Mop Sink Janitor	\$131.25	\$390.00
1 Floor Drain	\$218.92	\$650.52
Total Credit	\$962.32	\$2,859.52



O'NEAL CONTRACTING, INC.

P.O. BOX 3505
818 HICKORY LANE
LAKE CITY, FLORIDA 32056

(386) 752-7578
FAX (386) 755-0240

Mr. Robert Hathcox
City of Lake City
Department of Growth Management
205 North Marion Ave.
Lake City, FL 32055

September 28, 2015

RE: Ronsonet Buick/GMC
Project Location: 00-00-00-13234-000

Dear Sir,

Upon our inspection of the existing parts building, which will be demolished to make room for the new dealership, we found the following existing plumbing items:

- Water Closets – 2 each

- Lavatories – 2 each

- Mop Sink – 1 each
 - 2" Floor Drain – 1 each

Please feel free to contact me if you have any questions, or need any further information.

Thank you.

John W. O'Neal

Mr. Wendell Johnson,
City Manager
City of Lake City

4/07/2015

Ronsonet-Buick-GMC Inc. of Lake City is considering constructing a new \$2.5 million state of the art automobile dealership for downtown Lake City. We will need to hire between 10 and 15 new employees if this project comes to fruition.

We are currently located in the CRA district and it is our belief if we build on our current property that our project would help stimulate growth for downtown Lake City. Hopefully this endeavor will bring more local as well as out of town business not only for us but also Lake City as a whole. We would like to stay in the area as we have run our business here for over 60 years. Our new facility would be very appealing and compliment the new changes happening in the area.

I would like to ask the CRA to help us with an incentive to hold our taxes at the 2014 level for 5 years. This would be considered a cash incentive annually to be returned to assist with our investment.

Your consideration and any other help you could suggest would be greatly appreciated.



Norbie Stephen Ronsonet
Ronsonet Buick-GMC
P.O. Box 1446 32056-1446
490 E Duval St. 32055
Lake City, FL
386 752 2180
Fax 755 0094
Email norbie@ronsonet.com

MEETING DATE
November 2, 2015

CITY OF Lake City Report to CRA

CRA AGENDA	
SECTION	
ITEM NO.	6

SUBJECT: Supplemental Funding Request

DEPT / OFFICE: Community Redevelopment

Originator: Community Redevelopment Manager		
City Manager Wendell Johnson	Community Redevelopment Manager Jackie Kite	Date 10/29/15
Recommended Action: Requesting one time additional funding in the amount of \$10,000 to supplement administrative costs until endowment funding is established.		
Summary Explanation & Background: Representatives from Gateway Art Gallery appeared before the CRA Advisory Committee on October 13, 2015 and November 2, 2015 to request additional funding in the amount of \$10,000 to supplement their administrative costs until endowment funding is established.		
Alternatives:		
Source of Funds: CRA Trust Funds (TIF)		
Financial Impact: \$10,000		
Exhibits Attached: Letter dated 10/25/2015 and Monthly Break-down of Income and Expenses		



GATEWAY ART GALLERY
168 N MARION AVE
LAKE CITY, FL 32055

October 25, 2015

To: Members of the CRA Advisory Committee and CRA

Dear Members:

The purpose of this proposal letter is to supply the information you requested at our last meeting on October 13th in support of the City's proposed \$10,000 funding to Gateway Art Gallery.

First of all, please allow me to reiterate that no Art Gallery or Museum, large or small, functions on a day-to-day basis on income from art sales alone. All of them are sustained by endowments, sponsorships and donations. We are no different from any of them. During the past year we have for some months operated with up to a \$1,000 monthly deficit. This is based on income for just our sales, wall rental and classes alone. We are able to continue in some part because of our sponsorships and donations along with monies drawn from our emergency funds in the amount of \$5,700. We have enough remaining in that fund to carry us through two months since our landlord has graciously agreed to assist us with the rent. With this funding we will be able to replenish part of our emergency funds and pay for larger advertising expenses and other extra expenses we expect to incur for the Holiday Season and take care of any monthly deficit until our foundation money arrives.

As I said at the meeting on the 13th, we have met with a local businessman who is very interested in the art and cultural development of our community. He realizes that Gateway Art Gallery appeals to the patrons of the arts as well as artists. He has visited our gallery and is extremely impressed with the content and degree of extensive and talented work on display. Forty-two local artists hang their work within the Gallery. Because of this, he has agreed to set up a foundation in our name, which he expects to be complete after the first of next year. This would disperse \$2,000 to us each month. With the addition of this amount and our other sponsors, along with our sales, classes and wall rent, we will be able to successfully sustain our business into the future.

Some of our ambitious community goals for our future growth and sustainability include:

1. Increased number of classes, workshops and educational programs
2. Formation of a Youth Wall for Young Artist
3. Higher exposure in the community, which should have a positive impact on traffic and sales
4. Continue hosting our Featured Artist Receptions, which increase the cultural awareness as well as the enjoyment and appreciation of the visual arts. We have maintained an attendance of 70- 85 people at each these receptions since our move to the downtown area. This benefit is two-fold: it

helps us and it helps the downtown area. We hold these receptions every other month for well-known artists.

From our very beginning in April of 2013 when we were approached by the downtown revitalization committee to locate downtown, we were excited to do so. We would love to see our downtown flourish again and are doing everything in our power to help make that happen. We have ourselves donated time, money and much physical effort to help make our Gallery a success and bring another traffic drawing business to our downtown area.

Our Gallery is not just a pretty face. We are a working entity in our community and either hold classes or donate a portion of our proceeds from sales at the following locations and businesses:

Haven Hospice
Senior Enrichment Center
VA Hospital
Gateway College
Guardian ad Litem
Young da Vinci Summer Program
Downtown and West Library
Girls Summit with Altrusa Program
Children's Happy House
Offer Gallery Classes in seven mediums

We feel the Gateway Art Gallery continues to enhance lives by enriching our community and continuing the development of art culture in Columbia County. We hope that you can see the depth of our involvement in the community and appreciate how important this funding is to the Gallery in order to bridge us financially until the first of the year when our foundation funding will begin and our footing will be secure.

Attached please find a copy of our 6 month average monthly income and expenses.

Thank you for allowing us to come before you with this request.

Sincerely,

Jeanne Van Arsdall, Pres. Gateway Art Gallery

Ron Baughn, Pres. Art League of North Florida

GATEWAY ART GALLERY

MONTHLY BREAK-DOWN OF INCOME AND EXPENSES

INCOME: (ALL OF THESE ITEMS ARE VARIABLES)

CLASSES-----	\$1,055
WALL RENT-----	550
ARTIST SALES-----	600
BENEFACTOR/DONATIONS-----	1,300
TOTAL.....	\$3,505

EXPENSES:

RENT.....	\$1,000
VERIZON.....	250
ADVERTISING.....	450
UTILITIES.....	350
ALARM SYSTEM.....	60
CURATOR PAYROLL.....	1,000
RECEPTIONS	225
ARTIST PAYMENTS.....	950
MISCELLANEOUS.....	250
TOTAL.....	\$4,535

Monthly deficit.....\$1,030