

AGENDA
Community Redevelopment Agency Meeting
May 18, 2015
6:45 p.m. at City Hall

1. Call to Order
2. Roll Call
3. Approval of Minutes
 - a. April 20, 2015
4. Approval of Agenda
5. CRA Resolution No. 2015-02, if adopted, will authorize the CRA to enter into an Interlocal Agreement by and among the City, the CRA and the Lake Shore Hospital Authority relating to the Lake DeSoto Project.
6. Schedule Next Meeting
7. Adjournment

The City Council in and for the citizens of the City of Lake City met as the Community Redevelopment Agency, on April 20, 2015, beginning at 6:50 P.M. in the City Council Chambers, located at City Hall, 205 North Marion Avenue, Lake City, Florida 32055.

Members

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

1. Call to order
Chairman Witt called the meeting to order at 6:50 P.M.
2. Roll Call
Attendance is indicated above.
3. Approval of Minutes
A. March 16, 2015

Mr. Jefferson made a motion to approve the March 16, 2015 minutes as presented. Ms. Moses seconded the motion and the motion carried unanimously on a voice vote.

4. Approval of Agenda
Ms. Moses made a motion to approve the agenda as presented. Mr. Jefferson seconded the motion and the motion carried unanimously on a voice vote.

5. CRA Resolution No. 2015-01, if adopted by the CRA, will authorize the issuance of a Redevelopment Revenue Note, Series 2015 in a principal amount of \$1,311,250 to finance the cost of certain redevelopment projects located within the Community Redevelopment Area and consistent with the Community Redevelopment Plan. **Mr. Ward made a motion to approve CRA Resolution No. 2015-01 authorizing the issuance of a Redevelopment Revenue Note, Series 2015 in a principal amount of \$1,311,250 to finance the cost of certain redevelopment projects located within the Community Redevelopment Area and is consistent with the Community Redevelopment Plan. Mr. Paulk seconded the motion. A roll call vote was taken and the motion passed.**

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

6. CRA Master Plan Project Funding - Wendell Johnson

Ms. Moses made a motion to approve up to \$1,000,000 of Series 2015 CRA Redevelopment Revenue Note funds for the "Lake DeSoto Waterfront Area" and "Wilson Park Recreation Area" Project as identified in the Lake City CRA Master Plan and more specifically defined in Lake City CRA Resolution No. 2015-01. The motion authorizes professional redevelopment consulting services as necessary, inclusive of approval of up to \$200,000 of Series 2015 CRA Redevelopment Revenue Note funds for the "Community Redevelopment Policing Initiative" (Police Substation/Evidence Facility) Project as identified in the Lake City CRA Master Plan and more specifically designed in Lake City CRA Resolution No. 2015-01. This motions also authorizes professional redevelopment consulting services as necessary, to approve additional Series 2015 CRA Redevelopment Revenue Note Funds as available for property acquisition needs within the Lake DeSoto Water Front or Wilson Park Recreation Area. Mr. Ward seconded the motion. A roll call vote was taken and the motion passed.

**Ms. Moses Aye
Mr. Ward Aye
Mr. Jefferson Aye
Mr. Paulk Aye
Chairman Witt Aye**

7. The next CRA meeting will be scheduled as needed.

8. Adjournment

There being no further business the meeting adjourned at 6:55 P.M.

Stephen M. Witt, Chairman

Audrey Sikes, Acting Secretary

**LAKE CITY COMMUNITY REDEVELOPMENT AGENCY
RESOLUTION NO. CRA 2015-02**

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LAKE CITY, FLORIDA, (THE "CRA") AUTHORIZING THE CRA TO ENTER INTO AN INTERLOCAL AGREEMENT BY AND AMONG THE CITY, THE CRA AND THE LAKE SHORE HOSPITAL AUTHORITY.

WHEREAS, it is the purpose and intent of the City of Lake City, Florida ("City"), the Lake City Community Redevelopment Agency ("CRA") and the Lake Shore Hospital Authority ("Hospital Authority") and the Florida Interlocal Cooperation Act of 1969, as amended, codified as Section 163.01, Florida Statutes, to permit the City, CRA, and Hospital Authority to make the most efficient use of their respective powers, resources, and capabilities by enabling them to cooperate on the basis of mutual advantage and furnish facilities in a manner that will best accord with the existing resources available to each of them and with the needs and developments within their respective jurisdiction; and

WHEREAS, the CRA is authorized to acquire, construct, and equip capital improvements to be located within the CRA area which are consistent with and in furtherance of the CRA Redevelopment Plan, including, but not limited to, the development of the Lake DeSoto waterfront and expansion of the Wilson Park recreation area, which will include pavilion upgrades, construction of underground stormwater retention system, constructing and equipping a playground, constructing a band shell, constructing parking improvements, constructing a walking trail and constructing a natural gas fire light system (the "Lake DeSoto Project"); and

WHEREAS, the Hospital Authority owns the following described land:

All of Block 83 in the Northern Division of Lake City, Florida, bounded on the East by Calhoun Avenue, bounded on the South by Hillsboro Street, bounded on the West by Hernando Avenue, and bounded on the North by Franklin Street and identified on the Tax Rolls as Parcels 12022, 12023, 12024, 12025 and 12026.

(herein "Hospital Land"), which the City desires to acquire for the use and benefit of CRA to be used for a public parking lot and is needed for the implementation of the Lake DeSoto Project. The Hospital Land is located within the CRA area and is contiguous to land owned by the City and used by the CRA in the implementation of the CRA Plan; and

WHEREAS, Hospital Authority agrees to gratuitously deed to the City the Hospital Land on condition that the Hospital Land shall be used in the development and implementation of the Lake DeSoto Project, including, but not limited to, a public parking lot. Additionally, the deed conveying the Hospital Land to the City shall contain a provision that the Hospital Land shall revert to Hospital Authority should the Hospital Land ever cease to be used for a public purpose; and

WHEREAS, the Hospital Land is located within the CRA area and is contiguous to land owned by the City and used by CRA for the CRA Plan; and

WHEREAS, in consideration for Hospital Authority gratuitously conveying the Hospital Land to the City for the use and benefit of CRA, City agrees to and shall gratuitously deed Hospital Authority land owned by the City located within the CRA area to be mutually selected by Hospital Authority and City, which is contiguous to land

owned by Hospital Authority, to be used by Hospital Authority in implementing future plans for the development of its land; and

WHEREAS, City, CRA, and Hospital Authority find that it is in the public interest of its citizens to memorialize their agreement by entering into an Interlocal Agreement, copy of which is attached hereto as Exhibit "A" and made a part of this resolution; and

WHEREAS, the parties have entered into the Interlocal Agreement pursuant to the powers and authority contained in their respective charters, general law, Home Rule Powers, and Section 163.01, Florida Statutes, and agree to abide by its terms, provisions and conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LAKE CITY, FLORIDA, as follows:

Section 1. The above recitals are all true and accurate and are hereby incorporated herein and made a part of this resolution.

Section 2. The CRA is hereby authorized to enter into the Interlocal Agreement and Stephen M. Witt, as Chairman of the CRA is authorized to execute the Interlocal Agreement for and on behalf of the CRA.

PASSED AND DULY ADOPTED in special session with a quorum present and voting, by the Community Redevelopment Agency, this ____ day of _____, 2015.

CITY COUNCIL OF THE CITY OF
LAKE CITY, FLORIDA, SERVING AS
THE COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF LAKE
CITY, FLORIDA

STEPHEN M. WITT
Chairman

ATTEST:

AUDREY E. SIKES
Clerk

APPROVED AS TO FORM AND LEGALITY

By: _____
HERBERT F. DARBY
City Attorney

**INTERLOCAL AGREEMENT BETWEEN
THE CITY OF LAKE CITY, FLORIDA,
THE LAKE CITY COMMUNITY REDEVELOPMENT AGENCY
AND
THE LAKE SHORE HOSPITAL AUTHORITY**

THIS INTERLOCAL AGREEMENT (the "Agreement") is made and entered into this ____ day of May, 2015, by and between and among the CITY OF LAKE CITY, FLORIDA, a municipal corporation organized and existing under the laws of the State of Florida, whose mailing address is 205 North Marion Avenue, Lake City, Florida 32055 (hereinafter referred to as the "City"), the LAKE CITY COMMUNITY REDEVELOPMENT AGENCY, organized and existing under the laws of the State of Florida, whose mailing address is 205 North Marion Avenue, Lake City, Florida 32055 (hereinafter referred to as the "CRA"), and the LAKE SHORE HOSPITAL AUTHORITY OF COLUMBIA COUNTY, FLORIDA, a corporate body politic of the State of Florida, whose mailing address is 422 NE Lake Shore Terrace, Lake City, Florida 32055 (hereinafter referred to as "Hospital Authority").

RECITALS

A. It is the purpose and intent of this Agreement, the parties hereto, and the Florida Interlocal Cooperation Act of 1969, as amended, codified as

EXHIBIT " A "

Section 163.01, Florida Statutes, to permit the City, CRA, and Hospital Authority to make the most efficient use of their respective powers, resources, and capabilities by enabling them to cooperate on the basis of mutual advantage and thereby to furnish the facilities provided for herein and in a manner that will best accord with the existing resources available to each of them and with the needs and developments within their respective jurisdiction.

B. CRA is authorized to acquire, construct, and equip capital improvements to be located within the CRA area which are consistent with and in furtherance of the CRA Redevelopment Plan, including, but not limited to, the development of the Lake DeSoto waterfront and expansion of the Wilson Park recreation area, which will include pavilion upgrades, construction of underground stormwater retention system, constructing and equipping a playground, constructing a band shell, constructing parking improvements, constructing a walking trail, constructing a natural gas fire light system (herein the "Lake DeSoto Project").

C. Hospital Authority owns the following described land:

All of Block 83 in the Northern Division of Lake City, Florida, bounded on the East by Calhoun Avenue, bounded on the South by Hillsboro Street, bounded on the West by Hernando Avenue, and bounded on the North by Franklin Street and identified on the Tax Rolls as Parcels 12022, 12023, 12024, 12025 and 12026.

(herein "Hospital Land"), which the City desires to acquire for the use and benefit of CRA to be used for a public parking lot and is needed for the implementation of the Lake DeSoto Project. The Hospital Land is located within the CRA area and is contiguous to land owned by the City and used by the CRA in the implementation of the CRA Plan.

D. Hospital Authority agrees to gratuitously deed to the City the Hospital Land on condition that the Hospital Land shall be used in the development and implementation of the Lake DeSoto Project, including, but not limited to, a public parking lot. Additionally, the deed conveying the Hospital Land to the City shall contain a provision that the Hospital Land shall revert to Hospital Authority should the Hospital Land ever cease to be used for a public purpose.

E. The Hospital Land is located within the CRA area and is contiguous to land owned by the City and used by CRA for the CRA Plan.

F. In consideration for Hospital Authority gratuitously conveying the Hospital Land to the City for the use and benefit of CRA, City agrees to and shall gratuitously deed Hospital Authority land owned by the City located within the CRA area to be mutually selected by Hospital Authority and City,

which is contiguous to land owned by Hospital Authority, to be used by Hospital Authority in implementing future plans for the development of its land.

G. City, CRA, and Hospital Authority find that it is in the public interest of its citizens to enter into this Agreement pursuant to its terms, conditions, and provisions.

H. The parties have entered into this Agreement pursuant to the powers and authority contained in their respective charters, general law, Home Rule Powers, and Section 163.01, Florida Statutes.

NOW, THEREFORE, in consideration of the mutual benefits, covenants, agreements, and conditions herein set forth, City, CRA and Hospital Authority agree as follows:

1. The above recitals are all true and accurate and are hereby incorporated herein and made a part of this Agreement.

2. The parties hereto agree to comply with and be bound by the terms, conditions, and provisions recited herein.

3. This Agreement shall become effective upon its execution by the parties to this Interlocal Agreement and shall continue in full force and effect until termination as provided herein. The parties anticipate this Agreement

shall remain effective and in force until terminated in writing by any of the parties.

4. This Agreement may be amended only by mutual written agreement of all of the parties.

5. Any notice, acceptance, request, or approval from any party to any other party shall be in writing and sent by regular mail, email, or personally delivered.

6. This Agreement does not create any relationship or any rights in favor of any third party.

IN WITNESS WHEREOF, the parties have caused this Interlocal Agreement to be executed for the uses and purposes set forth herein.

Signed, sealed and delivered
in the presence of:

Witness

(print/type name)

Witness

(print/type name)

Signed, sealed and delivered
in the presence of:

Witness

(print/type name)

Witness

(print/type name)

CITY OF LAKE CITY, FLORIDA

By: _____
STEPHEN M. WITT
Mayor

LAKE CITY COMMUNITY
REDEVELOPMENT AGENCY

By: _____
STEPHEN M. WITT
Chairman

Signed, sealed and delivered
in the presence of:

LAKE SHORE HOSPITAL
AUTHORITY OF COLUMBIA
COUNTY, FLORIDA

Witness

(print/type name)

By: _____
LORETTA CHANCY
Chairperson

Witness

(print/type name)

ATTEST: _____
JANET CREEL
Secretary

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this _____ day
of _____, 2015, by STEPHEN M. WITT, as Mayor of the CITY OF
LAKE CITY, FLORIDA, a municipal corporation organized and existing under
the laws of the State of Florida, who is personally known to me, or who
produced _____ as identification.

Notary Public, State of Florida

(Print/type name)

(NOTARIAL
SEAL)

My Commission Expires:

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by STEPHEN M. WITT, as Chairman of the LAKE CITY COMMUNITY REDEVELOPMENT AGENCY, organized and existing under the laws of the State of Florida, who is personally known to me, or who produced _____ as identification.

Notary Public, State of Florida

(Print/type name)

My Commission Expires:

(NOTARIAL
SEAL)

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by LORETTA CHANCY and JANET CREEL, as Chairperson and Secretary, respectively, of LAKE SHORE HOSPITAL AUTHORITY OF COLUMBIA COUNTY, FLORIDA, a corporate body politic of the State of Florida, who is personally known to me, or who produced _____ as identification.

Notary Public, State of Florida

(Print/type name)

(NOTARIAL
SEAL)

My Commission Expires:

Approved as to Form and Legality:

Approved as to Form and Legality

By: _____
HERBERT F. DARBY
City and CRA Attorney

By: _____
FRED KOBERLEIN, JR.
Hospital Authority Attorney