

AGENDA
Community Redevelopment Agency Meeting
August 17, 2015
6:30 p.m. at City Hall

1. Call to Order
2. Roll Call
3. Approval of Minutes
 - a. May 18, 2015
4. Approval of Agenda
5. CRA Resolution No. 2015-03, if adopted, will recommend that the City approve and enter into Task Assignment Number 1 to the Basic Contract with Tetra Tech, Inc., and will appropriate from the CRA Trust Fund \$24,100.00 to pay Tetra Tech's cost for the preparation of the conceptual design plan for the Lake DeSoto Project located within the CRA area.
6. Consider Funding Request from Greater Lake City CDC for Affordable Rental Housing
7. Schedule Next Meeting
8. Adjournment

COMMUNITY
REDEVELOPMENT AGENCY

MINUTES

CITY COUNCIL

The City Council in and for the citizens of the City of Lake City met as the Community Redevelopment Agency, on May 18, 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/Councilmember	Stephen M. Witt
Vice Mayor/Councilmember	George Ward
City Council	Eugene Jefferson
	Melinda Moses
	Zack Paulk

1. Call to order
Chairman Witt called the meeting to order at 6:45 P.M.
2. Roll Call
Attendance is indicated above.
3. Approval of minutes
A. April 20, 2015
Mr. Ward made a motion to approve the April 20, 2015 minutes as presented. Mr. Paulk 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 this motion and the motion carried unanimously on a voice vote.
5. CRA Resolution 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. **Mr. Jefferson made a motion to adopt CRA Resolution 2015-02 as presented. 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

8. Next Meeting

The next meeting will be scheduled as needed.

9. Adjournment

There being no further business the meeting adjourned at 6:54 p.m. on a motion made and duly seconded.

Stephen M. Witt, Chairman

Katy McCrary, Acting Secretary

MEETING DATE
August 17, 2015

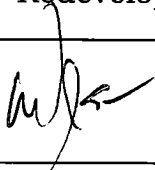
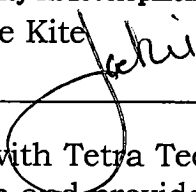
Report to Community Redevelopment Agency

CRA AGENDA	
SECTION	5
ITEM NO.	

CRA Resolution No. 2015-03

SUBJECT: Funding Request/Task Assignment

DEPT / OFFICE: Community Redevelopment

Originator: Community Redevelopment Manager		
City Manager Wendell Johnson 	Community Redevelopment Manager Jackie Kite 	Date 8/10/15
Recommended Action: Create a Task Assignment to the basic contract with Tetra Tech for Engineering Services, for the Lake DeSoto Improvements – Concept Plan and provide funding for said services.		
Summary Explanation & Background: In order to move forward with designing a conceptual plan for the development of the Downtown Waterfront Entertainment District project the CRA Advisory Committee directed staff to meet with Engineering Consultants. Bo Reardon, P.E. a representative from Tetra Tech met with staff on July 14 th to discuss overall concept. A scope of services and Task Assignment has been submitted and reviewed by staff.		
Alternatives:		
Source of Funds: CRA Trust Funds (TIF)		
Financial Impact: \$24,100		
Exhibits Attached:		

**LAKE CITY COMMUNITY REDEVELOPMENT AGENCY
RESOLUTION NO. CRA 2015-03**

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LAKE CITY, FLORIDA, (THE "CRA") RECOMMENDING THAT THE CITY APPROVE AND ENTER INTO TASK ASSIGNMENT NUMBER 1 TO THE BASIC CONTRACT WITH TETRA TECH INC. ("TETRA TECH"), FOR THE PREPARATION OF A CONCEPTUAL DESIGN PLAN RELATING TO THE LAKE DESOTO PROJECT; AND AUTHORIZING THE CRA TO APPROPRIATE FROM THE CRA TRUST FUND TWENTY FOUR THOUSAND ONE HUNDRED DOLLARS (\$24,100.00) TO PAY TETRA TECH'S COST FOR THE PREPARATION OF THE CONCEPTUAL DESIGN PLAN FOR THE LAKE DESOTO PROJECT WHICH IS LOCATED WITHIN THE CRA AREA.

RECITALS

A. The City of Lake City, Florida, ("City") has entered into a Basic Contract with Tetra Tech, Inc. ("Tetra Tech"), with respect to certain studies, planning, design, and construction of improvements to the City when and as needed and upon request by the City; and

B. The CRA has determined that in the implementation of the Lake DeSoto Project, it is in the interest to engage the additional services of Tetra Tech to prepare a conceptual plan design for the Lake DeSoto Project which is located within the CRA area; and

C. Tetra Tech has offered to provide the City with a conceptual plan design for the implementation of the Lake DeSoto Project pursuant to and in accordance with the terms and conditions of Task Assignment Number One, copy of which is attached hereto as Exhibit "A", at a cost not to exceed \$24,100.00; and

D. The CRA recommends that the City approve Task Assignment Number One to Tetra Tech's basic contract to prepare the conceptual design plan for the Lake DeSoto Project; and

E. The CRA has agreed to pay from its CRA Trust Funds ("TIF Funds") Tetra Tech's cost for the preparation of the conceptual plan design.

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 incorporated herein.

Section 2. CRA recommends that the City approve and enter into Task Assignment Number One with Tetra Tech for the preparation of the conceptual design plan for the Lake DeSoto Project.

Section 3. Twenty Four Thousand One Hundred and No/100 (\$24,100.00) dollars is hereby appropriated from the CRA Trust Fund to provide funds to pay Tetra Tech's costs, in accordance with the terms and provisions of Task Assignment Number One to the Basic Contract with Tetra Tech (herein the "Appropriated Funds").

Section 4. The Appropriated Funds shall be disbursed and paid to Tetra Tech pursuant to the terms and provisions of Task Assignment Number One.

Section 5. This resolution shall become effective upon adoption.

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

**TASK ASSIGNMENT NUMBER ONE TO
BASIC CONTRACT BETWEEN THE CITY OF LAKE CITY, FLORIDA,
AND TETRA TECH, INC.,
A FLORIDA CORPORATION
FOR PROFESSIONAL CONSULTING SERVICES**

THIS TASK ASSIGNMENT NUMBER ONE made and entered into this ____ day of _____, 2015, by and between the CITY OF LAKE CITY, FLORIDA, a municipal corporation, located at 205 North Marion Avenue, Lake City, Florida 32055, and whose mailing address is 205 North Marion Avenue, Lake City, Florida 32055 (herein referred to as "City") and TETRA TECH, INC., a Florida corporation (herein referred to as "Consultant")

RECITALS

A. City and Consultant have heretofore entered into a Basic Contract for professional consulting services as authorized by City Resolution No. 2014-007 (the "Basic Contract")

B. The Basic Contract provides that Consultant shall perform services to the City only when requested to and authorized in writing by City and that each request for services shall be for a specific project, with the scope of the work to be performed by and compensation to be paid to Consultant for each separate project and be defined by and embodied in a separate Task Assignment.

C. The City is in need of professional engineering services to assist it with conceptual plan design services for the Lake DeSoto improvements project, and desires to enter into this Task Assignment Number One with Consultant for such

EXHIBIT " A "

services pursuant to the terms and conditions contained herein.

NOW, THEREFORE, in consideration of the premises and the mutual covenants and agreements herein contained, the parties hereto agree as follows:

1. **RECITALS**: The above recitals are all true and accurate and are incorporated herein and made a part of this Task Assignment Number One.

2. **PROJECT**: The City hereby engages Consultant and Consultant agrees to furnish to City the services and work as set forth in Proposal for Engineering Services attached hereto and made a part of this Task Assignment Number One.

3. **COMPENSATION TO CONSULTANT**: City shall pay Consultant for its services a not-to-exceed fee of \$24,100.00, which shall be paid by appropriated CRA Trust Funds.

4. **PROVISIONS OF BASIC CONTRACT**. The terms, provisions, conditions, and requirements of the Basic Contract are incorporated herein and made a part of this agreement and shall be complied with by Consultant.

5. **ATTORNEYS' FEES AND COSTS**. In the event of breach by either party of the Basic Contract or any Task Assignment, the breaching party shall be liable for, and agrees to pay, all costs and expenses incurred in the enforcement of this Basic Contract or any Task Assignment, including reasonable attorneys' fees.

6. **ENTIRE AGREEMENT**. This Task Assignment Number One constitutes the entire agreement between City and Consultant and supercedes all prior written or oral understandings with respect to the project. This Task Assignment Number One may

only be amended, supplemented, modified, or canceled by a duly executed written instrument.

7. **PARTIES BOUND**. This Task Assignment Number One shall be binding upon and shall inure to the benefit of City and Consultant, their successors and assigns.

(Remainder of this page intentionally left blank)

(signatures begin on next page)

IN WITNESS WHEREOF, the parties hereto have made and executed this Task

Assignment Number One as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

CITY OF LAKE CITY, FLORIDA

Witness

(Print/type name)

By: _____
STEPHEN M. WITT, Mayor

ATTEST: _____
AUDREY SIKES
City Clerk

(Print/type name)

Witnesses as to City

(SEAL)
"CITY"

APPROVED AS TO FORM AND LEGALITY:

By: _____
HERBERT F. DARBY
City Attorney

Signed, sealed and delivered
in the presence of:

TETRA TECH, INC.

Witness

(Print/type name)

By: _____
Name: _____
Title: _____

Witness

(Print/type name)

"CONSULTANT"

(Corporate Seal)

Witnesses as to Consultant



TETRA TECH

July 31, 2015

Mr. Grayson Cason
Asst. City Manager
City of Lake City
205 North Marion Ave
Lake City, Florida 32055

**Subject: City of Lake City
Lake DeSoto Improvements- Concept Plan**

Dear Mr. Cason:

Pursuant to your request, Tetra Tech is pleased to provide this proposal for planning and engineering services for the referenced project in accordance with the Continuing Consulting Basic Contract for Engineering Services, Resolution 2014-007.

It is our understanding that the City of Lake City intends to perform improvements within a Community Development Area (CRA) along Lake DeSoto Waterfront and Recreation Area. The concept plan is to include potential redevelopment measures of Lake DeSoto waterfront and potential expansion of Wilson Park Recreation area to support greater public access, promote a diverse mixture of recreational uses and activities, and include a venue for festivals, the arts and waterfront related events that capitalize on the lake's natural environment and unique setting.

I. PROJECT OVERVIEW

During the Conceptual Plan phase of this project Tetra Tech will coordinate with the City and provide a master conceptual plan of the requested improvements for the City to approve prior to initiation of final design.

Upon completion of the conceptual design, Tetra Tech will submit a scope of services describing the tasks required to complete final design and permitting assistance. The attached scope of services included herein is for the conceptual plan phase only.

II. SCOPE OF SERVICES

Due to the prominence of this project and the need for it to be incorporated successfully into the City of Lake City's budgetary and community service master planning, Tetra Tech proposes that the initial step is to provide Conceptual planning services through an interactive planning process that engages the City of Lake City's stakeholders, Tetra Tech, and a Planning sub-consultant. Our detailed scope is as follows:

Task A – Conceptual Plan Design Services

1. Initial project kick-off meeting with the City and any City requested stake-holders to review project details.
2. Site meeting (concurrent w/initial meeting above) with City to review particular site opportunities and constraints. Prior to the site meeting, it is anticipated that Tetra Tech will compile existing readily available data and documentation pertinent to the project site such as U.S.G.S.; topography maps; Natural Resource Conservation Service soils maps; Federal Emergency Management Agency flood maps, Columbia County tax maps and recent aerial photography available from Columbia County for the overall anticipated project area.
3. Review and evaluation of existing conceptual plans prepared by the City.
4. Review of existing stormwater permit requirements of Wilson Park (if available). Tetra Tech estimates a maximum of ten (10) hours of engineering services assistance for research and coordination.
5. Tetra Tech will prepare a maximum of two (2) conceptual master plans of the Lake DeSoto Waterfront and Recreation Area improvements. The conceptual plan is anticipated to include potential redevelopment measures of Lake DeSoto waterfront and potential expansion of Wilson Park Recreation area. Each conceptual master plan is anticipated to include or address previously identified CRA improvements consisting of:
 - Darby Pavillion Upgrade
 - Wilson Park Conceptual Stormwater Management System Location
 - Wilson Park Playground
 - Lake DeSoto Band Shell Location
 - North Wilson Park Parking Improvement
 - Lake DeSoto Walking Trail
 - Lake DeSoto Northwest Seawall (~300')
 - Lake DeSoto Natural Gas Fire Light System (if feasible)

The anticipated deliverable is two (2) copies of each conceptual master plan consisting of four (4) total concept plans, 24"x36" in size, approximate scale in the 1"=500' to 1"=1,000' range. One (1) copy of the conceptual master plan will be provided on foam core board.

6. A preliminary engineer's opinion of probable cost of each of the conceptual master plans will be provided to the City for rough order of magnitude budgeting estimation. During the design phase, Tetra Tech recommends the services of a cost estimator.
7. Following City review of the two (2) conceptual master plans, a maximum of one (1) meeting or conference call is anticipated in order to obtain City input.
8. Tetra Tech will prepare one (1) conceptual master plan (90% submittal) incorporating City comments for final City Review. The deliverable is anticipated to be two (2) conceptual master plans, 24"x36" in size, approximate scale in the 1"=500' to 1"=1,000' range. One (1) copy of the conceptual master plan will be provided on foam core board. Tetra Tech assumes one (1) follow up conference call upon completion of City review of the 90% submittal.
9. Tetra Tech will prepare the final conceptual master plan (100% submittal) incorporating the City 90% review comments. The 100% submittal will also provide a preliminary engineer's opinion of probable cost to assist the City with rough order of magnitude budgeting. The deliverable is anticipated to be two (2) conceptual master plans, 24"x36" in size, approximate scale in the 1"=500' to 1"=1,000' range. One (1) copy of the conceptual master plan will be provided on foam core board. Prior to initiation of final design, a separate proposal will be forwarded to the City for review and approval.

III. SERVICES NOT INCLUDED

- A. Preparation of construction level drawings or drawing details above the conceptual level of design.
- B. Architectural, Geotechnical, Surveying, Structural, Ecological, or any professional services not listed above.
- C. Permitting.
- D. Bidding and Award.
- E. Construction Level Cost Estimating Services.
- F. Identification of wetlands and endangered species at the site.
- G. Ecological or Environmental Assessments.
- H. Meetings/site visits or additional coordination not described above
- I. Phasing for implementation of planned improvements. This will be a function of the flow of funding for future design, permitting and construction.

IV. COMPENSATION SUMMARY

Compensation for the services described in Section II shall be on a "lump sum" basis in accordance with the current agreement with the City. A breakdown of compensation for individual segments of the project is presented below:

Task		Fee
Task A – Conceptual Plan Design Services		
1.	Initial Project Kick-off Meeting	\$950
2.	Site Meeting with City	\$950
3.	Review and Evaluation of Conceptual Plans	\$600
4.	Review of Stormwater Permit Requirements	\$1,250
5.	Preparation of Draft Conceptual Master Plans (2 maximum)	\$13,000
6.	Preparation of Preliminary Engineer’s Opinion of Probable Cost (2 maximum)	\$1,800
7.	Meeting Following City Review of Draft Conceptual Master Plans	\$1,300
8.	Preparation of 90% Conceptual Master Plan	\$2,250
9.	Preparation of 100% Conceptual Master Plan	\$2,000
Total		\$24,100

V. SCHEDULE

Tetra Tech will work with the Lake City to determine a mutually acceptable schedule.

If this proposal is acceptable, please execute the acceptance line at the bottom of this page and return one (1) copy to our office. We appreciate this opportunity to serve the City and look forward to working with you and your staff.

If you should have any questions, please do not hesitate to call.

Very truly yours,

Tetra Tech



Burl (Bo) Reardon, P.E.
Project Manager

Accepted:

City of Lake City

By: _____

Title: _____

Date: _____

MEETING DATE
August 17, 2015

Report to Community Redevelopment Agency

CRA AGENDA	
SECTION	
ITEM NO.	Ce

SUBJECT: Funding Request

DEPT / OFFICE: Community Redevelopment

Originator: Community Redevelopment Manager		
City Manager Wendell Johnson	Community Redevelopment Manager Jackie Kite	Date 8/10/15
Recommended Action: Provide financial assistance in the amount of \$33,750, plus Water, Tap, Impact and Permit fees for construction of a new duplex on the corner of Denver and Patterson Street.		
Summary Explanation & Background: The Greater Lake City CDC presented information to The CRA Advisory Committee on July 14 th concerning the development of a Multi-Family Unit located on the corner of Denver and Patterson Street, parcel number 11711-000. The Greater Lake City CDC is proposing to construct a Duplex Apartment, consisting of Two(2), Three(3) bedroom Two(2) bath apartments. The total building cost of this project is estimated at \$171,000 and 75% financing by Peoples State Bank in place. The request of \$33,750 is the balance of 25% cash equity. The Greater Lake City CDC is also requesting assistance with all fees related to Water, Tap, Impact, and Permits for the construction of this project. The project is geared to bring affordable housing options to the community within the CRA District. The CRA Advisory Committee made a recommendation at their July 14 th meeting for Council to approve funding of this project.		
Alternatives: Deny the funds		
Source of Funds: CRA Trust Funds (TIF)		
Financial Impact: \$33,750 (or 25% of loan value) plus Water, Tap, Impact and Permitting Fees.		
Exhibits Attached: Parcel Information, Request Letters Greater Lake City CDC, Loan Information		

Columbia County Property Appraiser

updated: 6/26/2015

2014 Tax Year

Parcel: 00-00-00-11711-000

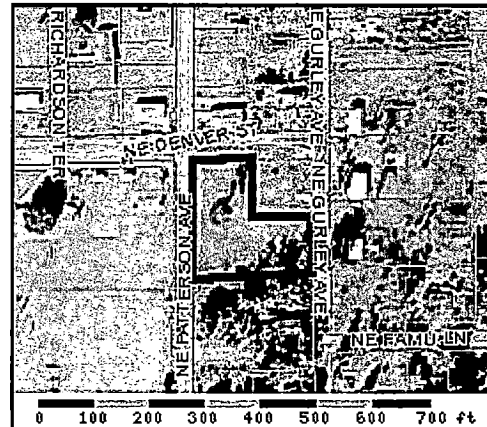
<< Next Lower Parcel Next Higher Parcel >>

Tax Collector	Tax Estimator	Property Card
Parcel List Generator		
Interactive GIS Map		Print

Search Result: 1 of 1

Owner & Property Info

Owner's Name	THE GREATER LAKE CITY		
Mailing Address	COMMUNITY DEVELOPMENT CORP INC 363 NW BASCOM NORRIS DR LAKE CITY, FL 32055		
Site Address			
Use Desc. (code)	VACANT (000000)		
Tax District	103 (City)	Neighborhood	830317
Land Area	0.737 ACRES	Market Area	06
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
N DIV LOT 1 FUTCH'S S/D (BEING PART OF BLOCK E) & N1/2 OF THAT PORTION OF AN UNNAMED ST LYING S OF & ADJCNT TO LOT 1 FUTCH'S S/D, EX .25 AC DESC IN ORB 1285-888, ORB 675-754 CASE 89-29-CP, DC ALEXANDER WALKER 1059-1800, DC JAMES WALKER JR 1059-1801, DC RODNEY WALKER 1059-1802, DC MARIAH WALKER 1059-1799, WD 1059-1805, WD 1063-1925, WD 1067-2321, TD 1181-1606, QC 1182-2492, COR QC 1210-35, QT 1217 ...more>>>			



Property & Assessment Values

2014 Certified Values		
Mkt Land Value	cnt: (0)	\$36,592.00
Ag Land Value	cnt: (1)	\$0.00
Building Value	cnt: (0)	\$0.00
XFOB Value	cnt: (0)	\$0.00
Total Appraised Value		\$36,592.00
Just Value		\$36,592.00
Class Value		\$0.00
Assessed Value		\$36,592.00
Exempt Value	(code: 10)	\$36,592.00
Total Taxable Value		Cnty: \$0 Other: \$0 Schl: \$0

2015 Working Values

NOTE:
2015 Working Values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

Show Working Values

Sales History

Show Similar Sales within 1/2 mile

Sale Date	OR Book/Page	OR Code	Vacant / Improved	Qualified Sale	Sale RCode	Sale Price
6/29/2011	1217/520	FJ	V	U	11	\$0.00
2/17/2011	1210/35	QC	V	U	11	\$100.00
10/23/2009	1182/2492	QC	V	U	11	\$100.00
9/28/2009	1181/1606	TD	V	U	11	\$4,500.00
11/18/2005	1067/2321	WD	V	U	01	\$100.00
7/18/2005	1059/1805	WD	V	Q		\$55,000.00

Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
NONE						

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

Land Breakdown

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
000000	VAC RES (MKT)	32147 SF - (0000000.737AC)	1.00/1.00/1.70/1.00	\$0.85	\$27,324.00

Columbia County Property Appraiser updated: 6/26/2015

1 of 1

DISCLAIMER

This information was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.



THE GREATER LAKE CITY

COMMUNITY DEVELOPMENT CORPORATION, INC.

363 N.W. Bascom Norris Drive, Lake City, Florida 32055
(386) 752-9785 * FAX (386) 7529785

Email: greaterlakecitycdc@hotmail.com , Web page: greaterlakecitycdc.com

July 3, 2015

Mr. Wendell Johnson
City Manager,
Lake City, FL 32025

Dear Mr. Johnson:

As part of our redevelopment efforts we have decided to build Multi-Family units as well as Single Family units.

Our current project is a Duplex Apartment, Three Bedroom 1.5 (maybe 2) bath rooms on each side. We requested financing from Peoples State Bank, and were approved for 75% of the cost to build this duplex. We are requesting the balance of 25% cash equity from the CRA, in the amount of \$33,750 would make it possible to add two units of affordable rental housing within the CRA's redevelopment area.

Thank you for your consideration. Enclosed is a copy of the financial breakdown from Mr. Chris Dampier of the Peoples State Bank.

Sincerely,

Lester McKellum
Executive Director
386-965-0333 (cell)
386-752-9785(Office)

Equity for Duplex Loan

From: **Chris Dampier** (cdampier@psb.biz)

Sent: Thu 7/02/15 12:24 PM

To: greaterlakecitycdc@hotmail.com (greaterlakecitycdc@hotmail.com)

Building Cost \$171,000

Lot Value 12,000

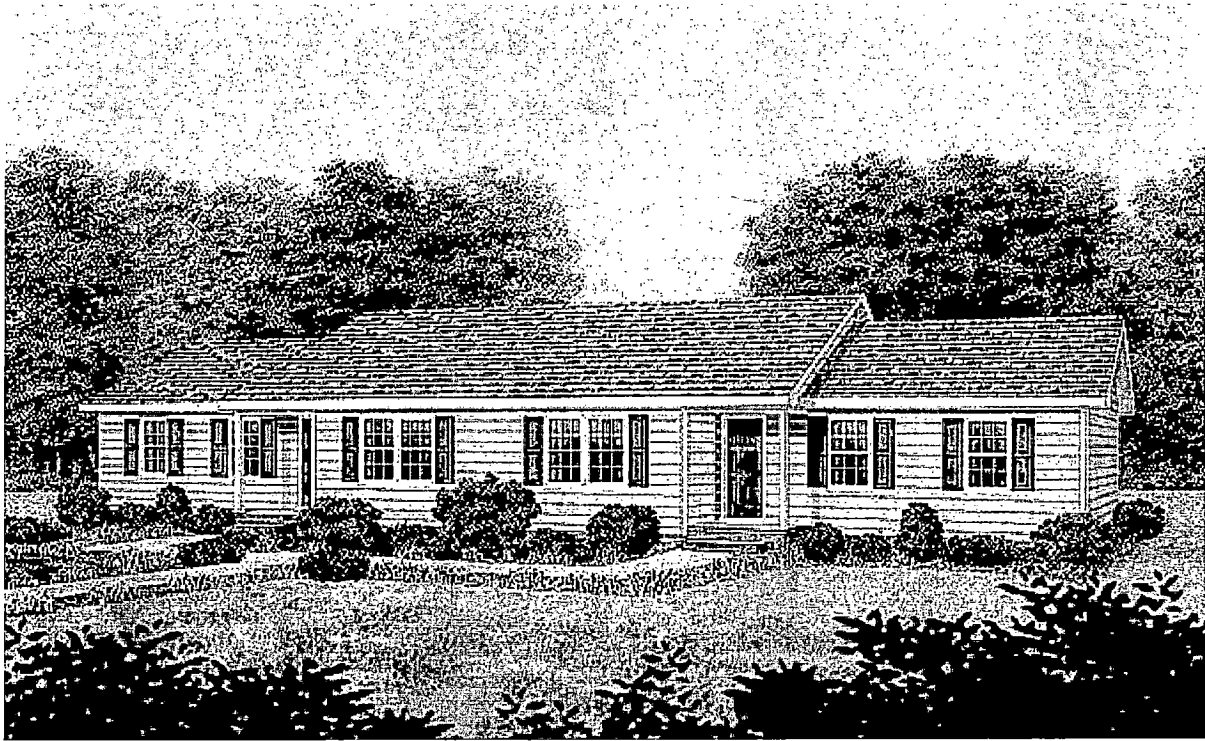
\$183,000

X.75 \$137,250 Loan Amount

\$171,000 - \$137,250 = \$33,750 Cash Equity Needed

Based on the cost and value of the lot, the equity needed would be \$33,750. This scenario is based on the project appraising out at \$183,000, because the bank will only finance the lesser of 75% of cost or appraisal.

Pull down the "File Menu" then click on the "Print" option or [Click Here To Print This Page.](#)



Elevation of COOLhouseplans.com Plan ID: chp-27079, Order Code: C132

To Order call 1-800-482-0464

« [Back](#) to Previous Page.

Peoples Bank @ 75%
City @ 25% = \$42,000
\$171,000

Land value can be appraised
against city's \$42,000

Pull down the "File Menu" then click on the "Print" option or [Click Here To Print This Page](#).

Duplex Plan Specifications

Pricing Information

Number of Bedrooms: 6
 Number of Bathrooms: 3.0
 Width of House: 80 feet
 Depth of House: 38 feet
 Unit A First Floor: 1116 sq. ft.
Total Unit A: 1116 sq. ft.
 Unit B First Floor: 1116 sq. ft.
Total Unit B: 1116 sq. ft.
Total Living 2232 sq. ft.
Area:
 Does not include Garage, Covered Porch, Deck, Patio, Storage square footage, Etc. *> 400 Sq. Ft.*
 1st Floor Ceiling Height: 8'0

4 Sets of Blueprints: \$650.00
 Reproducible Set: \$825.00
 PDF File: \$825.00
 CAD Files: \$1,300.00
 A Materials List is **NOT** available for this particular COOL House Plan.
 Readable \$100.00
 Reverse: extra per order
 All sets will be Readable Reverse copies. Turn around time is usually 3 to 5 business days. Not Available for Review Sets.

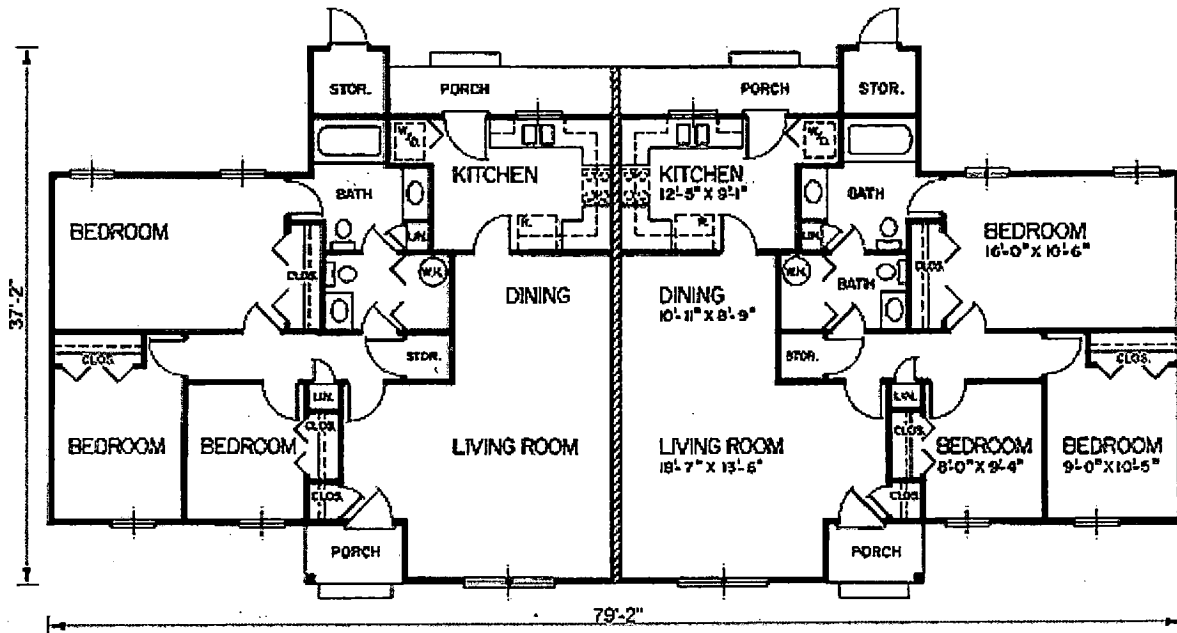
Basement: add \$125.00
 (Please call for turn-around time).
 Additional Sets: \$40.00

Foundation Type(s) Slab available for Crawlspace this plan: * Basement

Style of House: Ranch
 Exterior Finish: Siding
 Primary Roof Pitch: 4:12

Specifications/Pricing for COOLhouseplans.com Plan ID: chp-27079, Order Code: C132
To Order call 1-800-482-0464
 « [Back](#) to Previous Page.

Pull down the "File Menu" then click on the "Print" option or [Click Here To Print This Page.](#)



1st Floor Plan of COOLhouseplans.com Plan ID: chp-27079, Order Code: C132
To Order call 1-800-482-0464
 « [Back to Previous Page.](#)



THE GREATER LAKE CITY

COMMUNITY DEVELOPMENT CORPORATION, INC.

363 NW Bascom Norris Drive~ Lake City, Florida 32055

(386) 752-9785 * FAX (386) 752-9785

Email: greaterlakecitycdc@hotmail.com , Web page: greaterlakecitycdc.com

January 14, 2015


Mr. Wendell Johnson, City Manager
205 N Marion Ave
Lake City, Florida 32055

Dear Mr. Johnson,

I Lester McKellum, Executive Director of the Greater Lake City Community Development Corporation, Inc. Request financial assistance through the CRA for Water, Tap, Impact and Permit fees for the new duplex construction located on the corner of Denver and Patterson Street parcel number 11711-000 parcel A.

Thank you for all of your support.

Sincerely,


Lester McKellum

PEOPLES STATE BANK

July 22, 2015

Attn: Lester McKellum
The Greater Lake City CDC
363 NW Bascom Norris Dr.
Lake City, Fl. 32055

Dear Mr. McKellum,

Peoples State Bank, hereinafter called Bank, is pleased to advise you that it has approved a loan for the above referenced purpose, subject to the following terms and conditions:

Borrower: The Greater Lake City Community Development Corporation, Inc.

Loan: \$137,250 Commercial Real Estate Loan.

Terms: Interest monthly for 12 months, then converting to principal and interest payment for 48 months. The payments will be based on a 20 year amortization.

Rate: The rate of interest will be fixed at 5.00% for 60 months.

Fees: A loan fee of \$675.00 will be due and payable at closing.

Security: 1) A recorded first real estate mortgage on parcel A of lot 1 of Futch's Subdivision, Lake City, Fl.
2) Assignment of rents and leases.

Title Insurance: Borrower shall furnish to bank, prior to closing, a title insurance commitment insuring bank's first lien position, free of exceptions.

Closing Attorney: Borrower shall use a closing attorney acceptable to bank.

Survey: Borrower shall furnish to bank, prior to closing, a current survey certified to bank, closing attorney and title insurance company.

Main Office
350 SW Main Blvd.
Lake City, Florida 32025

West Office
3882 W US Hwy 90
Lake City, Florida 32055

Mailing Address
Post Office Box 2199
Lake City, Florida 32056

☎ 385.754.0002
☎ 386.754.0919
🌐 www.psb.biz

Appraisal: Prior to closing, borrower shall furnish to bank a current appraisal from a bank approved appraiser reflecting sufficient value for a loan to value of 75% or less.

Insurance: Borrower shall furnish property insurance.

Term Loan Agreement: A term loan agreement will be executed at closing which includes, but is not limited to the following provisions:

1. Requirement for borrowers to provide financial statements and tax returns no later than 90 days after each fiscal year end.

Documents: Such other documents, instruments, opinions and assurances as bank and its counsel may request will be provided.

Closing Costs: Your acceptance of this commitment shall constitute your unconditional agreement to pay, whether or not the loan closes, all fees, taxes, expenses and charges incurred with this commitment and the closing of this loan.

Assumption: Loan assumption is not available.

Acceptance and Expiration: Please inform us of your acceptance of the above commitment by executing and returning this letter by August 7, 2015.


Thank you for allowing Peoples State Bank to be of service.

Sincerely,



Gil Miller
Senior Vice President
Peoples State Bank

The undersigned accepts this commitment subject to the terms and conditions.



Lester McKellum

7/31/15
Date