

**AGENDA**  
**Community Redevelopment Agency Meeting**  
**September 9, 2015**  
**6:45 p.m. at City Hall**

1. Call to Order
2. Roll Call
3. Approval of Minutes
  - a. August 17, 2015
4. Approval of Agenda
5. CRA Resolution No. 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.
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 August 17, 2015 beginning at 6:30 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	George Ward
City Council	Eugene Jefferson
	Melinda Moses
	Zack Paulk

1. Call to order  
Chairman Witt called the meeting to order at 6:32 P.M.
2. Roll Call  
Attendance is indicated above.
3. Approval of minutes  
A. May 18, 2015  
**Mr. Jefferson made a motion to approve the May 18, 2015 minutes as presented. Ms. Moses seconded the motion and the motion carried unanimously on a voice vote.**
4. Approval of agenda  
**Mr. Paulk 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 2015-03  
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. **Ms. Moses made a motion to adopt CRA Resolution 2015-03 as presented. 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

6. Funding Request from Greater Lake City Community Development Corporation for Affordable Rental Housing - 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. **Mr. Ward made a motion to appropriate funds in the amount of \$33,750, plus City water and sewer impact fees. The motion provides authorization for the construction funds to be deposited into the Construction Account located at Peoples State Bank for the Greater Lake City Community Development Corporation for the Affordable Rental Housing project. The motion provides a requirement for a second mortgage to be placed on the property inclusive of a provision providing upon sale of the property proceeds will repay the lien documents. Ms. Moses seconded the motion. A roll call vote was taken and the motion passed.**

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

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

8. Adjournment  
There being no further business the meeting adjourned at 6:50 p.m. on a motion made and duly seconded.

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Stephen M. Witt, Chairman

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Audrey Sikes, Secretary

**LAKE CITY COMMUNITY REDEVELOPMENT AGENCY  
RESOLUTION NO. CRA 2015-04**

**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LAKE CITY, FLORIDA, (THE "CRA") AUTHORIZING THE CRA TO APPROPRIATE FROM THE CRA TRUST FUND ONE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 (\$125,000.00) DOLLARS (PLUS CLOSING COSTS) TO PROVIDE FUNDS FOR THE CITY TO PURCHASE A PARCEL OF LAND LOCATED WITHIN THE CRA AREA PURSUANT TO AND IN ACCORDANCE WITH THE TERMS, CONDITIONS AND REQUIREMENTS OF CONTRACT FOR SALE AND PURCHASE OF REAL PROPERTY BETWEEN THE CITY OF LAKE CITY ("CITY") AND ROBERT F. McMANUS AND DIANE C. McMANUS, HIS WIFE.**

**RECITALS**

A. The City of Lake City, Florida, ("City") has entered into a Contract for Sale and Purchase (the "McManus Contract") with Robert F. McManus and Diane C. McManus, his wife (collectively "Seller"), to purchase a parcel of real property described as:

**TOWNSHIP 3 SOUTH - RANGE 17 EAST**

Section 29: The NE 1/4 of Block No. 92 in the Northern Division of the City of Lake City, Florida, said Block No. 92 bounded on the North by Franklin Street and on the West by Calhoun Street.

TOGETHER WITH all improvements located thereon.

Parcel Number: 00-00-00-12064-000

(herein referred to and identified as the "Property").

B. The McManus Contract, copy of which is on file in the Office of the City Clerk, is by reference incorporated herein and made a part of this resolution.

C. The purchase of the Property by the City under the terms of the McManus Contract is conditioned and subject to (i) the CRA providing TIF funds to pay the purchase price and closing costs for the Property; and (ii) the City complying with the requirements of Section 166.045, Florida Statutes, and the City Council approving the

purchase of the Property by resolution following the public hearing required by Section 166.045, Florida Statutes.

D. The Property is located within the CRA area and its acquisition and use by the City complies with the CRA Plan.

E. The CRA has determined and finds that the acquisition of the Property is in the public interest and the use of the Property by the City for various public purposes will enhance and improve the appearance of the surrounding property and prevent erosion in the value of the surrounding area and prevent an erosion in the tax base of the surrounding property.

**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.** There is hereby appropriated from the CRA "TIF" funds One Hundred Twenty-Five Thousand and No/100 (\$125,000.00) dollars to pay the purchase price for the McManus property, plus an additional amount to pay the closing cost expenses pursuant to and in accordance with the provisions and requirements of the McManus Contract (herein the "Appropriated Funds").

**Section 3.** The Appropriated Funds shall be disbursed and paid to Seller at the time the purchase and sale is consummated.

**Section 4.** In the event the McManus Contract is not closed, the Appropriated Funds will be cancelled.

**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