

**AGENDA**  
**Lake City Community Redevelopment Agency Meeting**  
**October 6, 2014**  
**6:45 p.m. at City Hall**

1. Call to Order
2. Roll Call
3. Approval of Minutes
  - a. June 16, 2014
  - b. July 21, 2014
4. Approval of Agenda
5. Resolution No. CRA 2014-03, if adopted by the CRA, will authorize it to enter into a Development Agreement with Marion Street Deli and Pub, LLC.
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 June 16, 2014, 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/Councilman          | Stephen M. Witt  |
| Vice Mayor/Council Member | Eugene Jefferson |
| City Council              | Melinda Moses    |
|                           | Zack Paulk       |
|                           | George Ward      |

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

May 19, 2014

**Ms. Moses made a motion to approve the May 19, 2014 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. Ms. Moses seconded this motion and the motion carried unanimously on a voice vote.**
5. CRA Resolution No. 2014-01 if adopted by the CRA will approve an additional grant program to the Revised and Restated Façade Grant Plan adopted and created by CRA Resolution No. 2010-08 by creating and establishing a One-time Special Awning Grant Program to be available to existing commercial building owners located on Marion Avenue between Duval Street (US Highway 90) and Franklin Street within the City of Lake City. Please note that Exhibit A is not included and will be forth coming later. There are two issues to be resolved before compiling Exhibit A. **Mr. Ward made a motion to approve CRA Resolution No. 2014-01 approving an additional grant program, One-time Special Awning, in the Façade Grant Plan. Ms. Moses seconded the motion. A roll call vote was taken and the motion passed.**

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

6. Consider Façade Grant Application - Ms. Teri Sherrod, owner of building with two business suite located on the corner of Marion and Hillsboro. **Ms. Moses made a motion to approve the Façade Grant Application for Teri Sherrod in the amount of \$7,707.00. Mr. Jefferson seconded the motion. A roll call vote was taken and the motion passed.**

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

7. Schedule Next Meeting  
The next CRA Meeting will be scheduled as needed.
8. Adjournment  
There being no further business the meeting adjourned at 6:57 PM.

---

Stephen M. Witt, Chairman

---

Audrey E. Sikes, Secretary



**Ms. Moses made a motion to approve the Façade Grant Application for Mr. Jeff Bertram in the amount of \$4,725.00. 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

B. Mr. James Buchanan, owner of a building on Marion Avenue  
**Ms. Moses made a motion to approve the Façade Grant Application for Mr. James Buchanan in the amount of \$712.00. Mr. Paulk seconded the motion. A roll call vote was taken and the motion passed.**

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

7. Consider Special One-Time Grants

**Mr. Ward made a motion to approve the Special One-Time Grants, not to exceed \$2,000 per applicant for canopies along Marion Avenue for five (5) qualifying applicants. The applicants are identified as: Lisa Schlitzkus, John Kuykendall Suite 101, John Kuykendall Suite 102, James Buchanan and Marc and Paul Vann. Mr. Jefferson seconded the motion. A roll call vote was taken and the motion passed.**

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

8. Schedule Next Meeting

The next CRA Meeting will be scheduled as needed.

9. Adjournment

There being no further business the meeting adjourned at 6:45 PM.

---

Stephen M. Witt, Chairman

---

Audrey E. Sikes, Secretary

**LAKE CITY COMMUNITY REDEVELOPMENT AGENCY**

**RESOLUTION NO. 2014-03**

**A RESOLUTION OF THE LAKE CITY COMMUNITY REDEVELOPMENT AGENCY (HEREIN "CRA") AUTHORIZING IT TO ENTER INTO A DEVELOPMENT AGREEMENT (THE "AGREEMENT") WITH MARION STREET DELI AND PUB, LLC., A FLORIDA LIMITED LIABILITY COMPANY (HEREIN "DELI") WHEREBY DELI WILL RENOVATE AND REHABILITATE TO CITY CODE COMPLIANCE THE BUILDINGS LOCATED ON PROPERTY PARCELS NUMBER R12655-000 AND R12656-000 LOCATED WITHIN THE SLUM AND BLIGHTED AREA OF THE CITY AND AUTHORIZING THE CRA TO PAY \$65,100.00 (THE "GRANT FUNDS") FROM THE CRA'S REDEVELOPMENT TRUST FUND; AND TO PAY THE GRANT FUNDS TO DELI UPON ALL OF THE TERMS AND CONDITIONS OF THE AGREEMENT BEING FULLY COMPLIED WITH AND ACCEPTED BY THE CRA.**

**WHEREAS**, City, pursuant to the Community Redevelopment Act of Florida, established under the provisions of Chapter 163, Florida Statutes (the "Act"), determined and found by City Resolution No. 81-13, as amended, the existence of slum and blighted areas within the City constituting a serious and growing menace injurious to the public health, safety, morals and welfare of the residents of the City and contributing substantially and increasingly to an economic and social liability imposing onerous burdens which decrease the tax base and reduce tax revenues, as well as creating other problems for the City; and

**WHEREAS**, City, by Resolution No. 81-16, as amended, and as authorized by the Act, created the Lake City Community Redevelopment Agency (the "CRA"); and

**WHEREAS**, pursuant to the Act, the City adopted a Community Redevelopment Plan (herein the "Plan"), as prepared and recommended by the Community Redevelopment Agency Advisory Committee, to eliminate or ameliorate the slum and blighted areas to improve the health, safety and welfare of the citizens of the City; and

**WHEREAS**, the Plan has been approved by City and the CRA is authorized to implement the Plan; and

**WHEREAS**, the Plan includes a provision which authorizes the rehabilitation and redevelopment of the slum and blighted areas to be implemented and performed by private enterprise consistent with the needs of the City when authorized by the City; and

**WHEREAS**, Marion Street Deli and Pub, LLC. (herein "Deli") owns the fee simple title to the following two (2) parcels of land:

**PARCEL ONE**

For a starting point, commence at the NW corner of Block No. 10 in the Central Division of Lake City, Florida, and run thence South along the East side of Marion Street, a distance of 22 feet; run thence East parallel with Hamilton Street, a distance of 105 feet; run thence North to Hamilton Street 22 feet; run thence West 105 feet to POINT OF BEGINNING.

Identified on the Tax Rolls of Columbia County as Parcel Number: R12655-000; and

**PARCEL TWO**

Begin 22 feet South of the Northwest corner of Block 10 in the Central Division; run South along the East side of Marion Street, 22 feet; East parallel with Hamilton Street, 105 feet; North parallel with Marion Street, 22 feet; West 105 feet to the POINT OF BEGINNING.

Identified on the Tax Rolls of Columbia County as Parcel Number: R12656-000; and

**WHEREAS**, Ronald A Robbins, also known as Ron Robbins, represents and warrants in the Agreement that he is the sole managing member of Deli and is the sole owner of all of its units, and that he, in his capacity as the managing member, has the

authority and right to enter into the Agreement and to bind Deli to the terms, conditions, and provisions of the Agreement; and

**WHEREAS**, Parcels Number R12655-000 and R12656-000 (herein collectively the "Property" and/or the "Site"), are located within the slum and blighted area designated in and defined by the CRA in the Plan and upon which is located improvements consisting of commercial store buildings that presently do not conform to or comply with the City Building Codes and constitute a health and safety hazard to the citizens of the City; and

**WHEREAS**, Developer, at its cost, has offered and will renovate and rehabilitate the buildings located upon the Site pursuant to and in accordance with building plans and specifications (the "Building Plans") filed with the City and bring the buildings into full compliance with the City Building Codes (herein the "Project") and to open and operate a full-time restaurant (the "Restaurant") within the renovated buildings and to create jobs for no less than twenty (20) full-time employees, provided the CRA will approve Developer's application for a Facade Grant in the amount of \$65,100.00 (the "Grant Funds") to improve the appearance of the exterior of the two (2) buildings located on the Property and create an outdoor seating area for the customers of the Restaurant. The CRA finds that it is in the interest and welfare of the public for the Project to be developed. CRA has previously approved Developer's application for the Facade Grant in the amount \$65,100.00 and will, upon the project being completed, the Certificate of Occupancy being issued, the opening of the Restaurant with twenty (20) full-time employees, and upon all other terms, conditions, and requirements of the Agreement being performed and complied with,



disburse and pay Developer the Grant Funds herein approved; and

**WHEREAS**, notwithstanding anything herein to the contrary in the Agreement, the Grant Funds shall not be paid to the Developer until Developer has provided the CRA with proof satisfactory to the City's Attorney that all contractors, sub-contractors, laborers, and all parties or companies which have furnished materials, equipment, supplies, and services in connection with the construction of all improvements on the Property have been paid in full; and

**WHEREAS**, the CRA has the power and authority to enter into the Agreement; and

**WHEREAS**, the City Council of the City has by resolution declared itself to be the Lake City Community Redevelopment Agency. Pursuant to the Act all of the rights, powers, duties, privileges and immunities vested in the CRA by the Act are now vested in the members of the City Council of the City who serve as members of the CRA separate and independent from their capacity as members of the City Council of the City; and

**WHEREAS**, the members of the CRA find that it is in the best interest and welfare of the public for the CRA to provide Grant Funds from its Redevelopment Trust Funds to be paid to Developer pursuant to and in accordance with the terms and conditions of a Development Agreement (the "Development Agreement"), copy of which is attached hereto as Exhibit "A" and made a part of this resolution.

**NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE LAKE CITY COMMUNITY REDEVELOPMENT AGENCY, AS FOLLOWS:**

**Section 1.** The above recitals are all true and accurate and are incorporated herein

and made a part of this resolution.

**Section 2.** The Development Agreement (the "Agreement") is hereby approved by the CRA and the members of the CRA are hereby authorized to execute the Agreement for and on behalf of the CRA.

**Section 3.** Stephen M. Witt, as Chairman of the Community Redevelopment Agency of the City, is hereby authorized to sign this resolution for and on behalf of the CRA.

**Section 4.** The CRA hereby appropriates from its Redevelopment Trust Funds the sum of \$65,100.00 to be contributed to Developer pursuant to and in accordance with the terms and conditions of the Agreement.

**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 \_\_\_\_\_, 2014.

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