

AGENDA
Community Redevelopment Advisory Committee Meeting
April 10, 2012
5:30 p.m. at City Hall

1. Call to Order
2. Roll Call
3. Approval of Minutes
 - a. November 8, 2011
 - b. December 13, 2011
 - c. February 27, 2012
4. Approval of Agenda
5. Update North Florida Broadband's Interest in old Powers Building (Vann Property)
6. Washington Street Project
7. Other Comments
8. Schedule Next Meeting-May 8, 2012 at 5:30 p.m.
9. Adjournment



OFFICE OF THE CITY MANAGER

City of Lake City
205 N. Marion Avenue
Lake City FL 32055
(386) 719-5768

April 10, 2012

Ms. Richelle M. Sucara
General Manager
North Florida Broadband Authority (NFBA)
P.O. Box 1387
Lake City, FL 32055

Re: Powers Building

Dear Richelle,

Subject to our discussion last week regarding the redevelopment relationship between Lake City and the NFBA for the Powers Building, I hereby offer the following additional information:

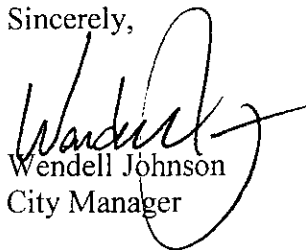
- a. The Property is owned by the Vann family as noted in the attached Property Appraiser print out. (Atch 1.) Mr. Marc Vann is the principal contact and may be reached at (386) 752-3420. It is the City's position that the NFBA deal directly with Mr. Vann (seller) to acquire the property. The City will provide an acquisition grant to NFBA for the purchase price up to the "fair market" appraised property value. A recent appraisal is enclosed (Atch 2) for your use.
- b. Upon NFBA submission of an offer and acceptance by seller, final approval of the acquisition grant will be addressed by the City Council. It is planned that the City will pay the purchase price to seller in cash at closing, subject to customary adjustments for closing expenses. It is suggested that a contingency of the offer should be NFBA's ability to secure building renovation financing before closing.
- c. Inspections: City will assist the NFBA to obtain any desired inspections to include environmental assessment. Seller should provide, within seven (7)

days of acceptance of offer, any and all existing information and records relating to title insurance, property surveys, architectural or construction plans, environmental reports or other relevant records.

- d. Cost and expenses: Seller shall be required to pay all State documentary stamp taxes in connection with delivery of Warranty Deed and well as preparation of Warranty Deed and shall pay titles insurance premium in connection with NFBA title insurance policy. NFBA shall pay (with City's assistance) for survey of property and recording of the deed.
- e. Building renovation: Upon acceptance of offer by seller, we should meet to discuss and arrange renovation financing. Any arrangement will be subject to approval by the City Council and NFBA Board. The NFBA would be responsible to complete building renovation design and construction processes. As previously discussed my proposal will be a "no interest" construction loan for renovation of the building with requirement for the NFBA to repay the construction loan in full at a time certain.
- f. Unless NFBA elects otherwise, the City Attorney will provide the legal services for closing, acquisition grant and construction loan documents.

In conclusion, this letter is not intended to constitute any formal agreement between the City and NFBA. The purpose is merely to set forth in written form the interest of the City in partnering with the NFBA and a means upon which the process can proceed. We look forward to working with the NFBA in connection with the Powers Building and are truly excited about the opportunity to make this project a reality in the very near future. I look forward to hearing from you soon.

Sincerely,



Wendell Johnson
City Manager

cc: Mayor and City Council
Assistant City Manager
CRA Administrator
CRA Advisory Board Members

Columbia County Property Appraiser

DB Last Updated: 1/17/2012

2011 Tax Year

Tax Collector

Tax Estimator

Property Card

Parcel List Generator

Interactive GIS Map

Print

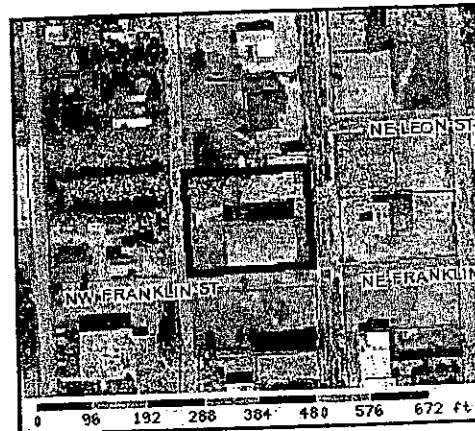
Parcel: 00-00-00-11991-000

<< Next Lower Parcel Next Higher Parcel >>

Search Result: 1 of 1

Owner & Property Info

Owner's Name	VANN SAMUEL P SR		
Mailing Address	131 W DUVAL STREET LAKE CITY, FL 32055		
Site Address	388 N MARION AVE		
Use Desc. (code)	VEH SALE/R (002700)		
Tax District	101 (City)	Neighborhood	830317
Land Area	0.750 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: BEG SW COR, RUN NORTH 167.31 FT, E APPROX 202.70 FT, TO W/R/W OF MARION ST, S ALONG R/W APPROX 167.31 FT, W APPROX 202.70 FT TO POB. (BLOCK 73) ORB 675-704, 936-2008, 944-1115,			



Property & Assessment Values

2011 Certified Values		
Mkt Land Value	cnt: (0)	\$122,512.00
Ag Land Value	cnt: (1)	\$0.00
Building Value	cnt: (1)	\$28,446.00
XFOB Value	cnt: (2)	\$2,500.00
Total Appraised Value		\$153,458.00
Just Value		\$153,458.00
Class Value		\$0.00
Assessed Value		\$153,458.00
Exempt Value		\$0.00
Total Taxable Value	Cnty: \$87,702 Other: \$87,702 Schl: \$153,458	

2012 Working Values (...Hide Values)		
Mkt Land Value	cnt: (0)	\$122,512.00
Ag Land Value	cnt: (1)	\$0.00
Building Value	cnt: (1)	\$28,446.00
XFOB Value	cnt: (2)	\$2,500.00
Total Appraised Value		\$153,458.00
Just Value		\$153,458.00
Class Value		\$0.00
Assessed Value		\$153,458.00
Exempt Value		\$0.00
Total Taxable Value	Cnty: \$96,472 Other: \$96,472 Schl: \$153,458	

NOTE: 2012 Working Values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

Sales History

Show Similar Sales within 1/2 mile

Sale Date	OR Book/Page	OR Code	Vacant / Improved	Qualified Sale	Sale RCode	Sale Price
1/15/2002	944/1115	WD	I	Q		\$183,800.00
10/5/2001	936/2008	WD	I	Q		\$150,000.00

Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
1	WAREH STOR (008400)	1947	COMMON BRK (19)	10086	10086	\$28,446.00
Note: All S.F. calculations are based on exterior building dimensions.						

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0166	CONC,PAVMT	1993	\$1,000.00	0000001.000	0 x 0 x 0	(000.00)




OFFICE OF THE CITY MANAGER

City of Lake City
205 N. Marion Avenue
Lake City FL 32055
(386) 719-5768

MEMORANDUM:

Date: February 17, 2012

From: Wendell Johnson 

To: Honorable Ronald Williams
County Commissioner
Columbia County
135 NE Hernando Avenue, Suite 203
Lake City, FL 32055

Re: **Shands Hospital – Highway 90 Access Road**

Dear Commissioner Williams,

This is in follow-up to our discussion on February 13th concerning a Highway 90 Access Road on the east side to the Shands Lakeshore Hospital. I greatly appreciate your visit and look forward to working with you and the County to coordinate and begin this project. The proposed financing option as discussed is very encouraging and I am confident the CRA will fully agree with the concept. Some details relating to our discussion include:

a. Depending upon the selected route it appears that the roadway length should be no more than 2,500 feet. Direct line distance from Long Street to U.S. 90 is 1,800 feet. The construction cost estimate including roadway, apron, sidewalk and drainage will likely be between \$700K - \$1 million. This estimate does not take into account any environmental, mitigation, or ROW acquisition costs.

b. Shands Property Tax paid to City/County is based on \$10,750,000 assessed value with a 2012 tax liability of approximately \$128,000. From this amount, about \$85,000 applies as City/County TIF payments to the Lake City CRA and the County receives the additional \$43,000 to its general fund. You indicated support that the

County should apply the additional \$43,000 to construction debt service to complete the roadway project.

- c. Construction financing loan to be coordinated between City/County.
- e. County Engineer to assist in ROW acquisition and design engineering.

In conclusion, I would propose that you and Dale meet with me and Councilwoman Melinda Moses (Chair of the Lake City CRA Advisory Committee) to discuss planning details. I look forward to hearing from you and to moving ahead with this initiative.

cc: Mayor and City Council
County Manager Dale Williams

Michele Greene

From: Joyce Bruner
Sent: Friday, March 30, 2012 2:57 PM
To: Argatha Gilmore; Audrey Sikes; Beth Burlingame (ishopsaturdays@yahoo.com); Destiny Hill; Gloria Spivey (spiveyglo@hotmail.com); Grayson Cason; Hannah Brown (hbrown@lakecityreporter.com); HERBERT F. DARBY; Jackie Kite; jeff Simmons; John Kuykendall (jkuykendall@gulfcoastfinancial.net); karl burkhardt; Lee Ann Hires (leeann@diverite.com); Lester McKellum; Matt Vann (mattvann77@comcast.net); Melinda Moses; Michele Greene; Purchasing (Department); Robert Bridges; Stephen Witt; Stew Lilker (StewLilker@ColumbiaCountyObserver.com); todd wilson; Wendell Johnson
Subject: Community Redevelopment Advisory Committee
Attachments: AgendaCommunityRedevelopmentAdvisoryCommittee041012.doc; Minutes Community Redevelopment Advisory Committee 11-8-2011.doc; Minutes Community Redevelopment Advisory Committee 12-13-11.doc; Minutes Community Redevelopment Advisory Committee 2-27-2012.doc

NOTICE OF MEETING

A Community Redevelopment Advisory Committee Meeting is scheduled for Tuesday, April 10, 2012, at 5:30 p.m. in the Council Chambers at City Hall. The agenda for this meeting along with minutes from the November 8, 2011, December 13, 2011 and February 27, 2012 meetings are attached for your review. Thank you.

Joyce Bruner
Executive Assistant

Office of the City Manager
City of Lake City
205 North Marion Avenue
Lake City, FL 32055
Phone: 386-719-5768
Fax: 386-752-4896
Email: brunerj@lcfla.com

**NOTICE OF MEETING
COMMUNITY REDEVELOPMENT ADVISORY COMMITTEE
CITY OF LAKE CITY**

NOTICE IS HEREBY GIVEN that the Community Redevelopment Advisory Committee for the City of Lake City, Florida will hold a meeting on Tuesday, April 10, 2012 at 5:30 P.M., in the Council Chambers located on the second floor of City Hall at 205 North Marion Avenue, Lake City, Florida.

THE PURPOSE OF THE MEETING IS TO DISCUSS THE FOLLOWING ITEMS:

- Update on the North Florida Broadband's Interest in old Powers Building (Vann Property)
- Washington Street Project

All interested persons are invited to attend.

SPECIAL REQUIREMENTS: If you require special aid or services as addressed in the American Disabilities Act, please contact the City Manager's Office at (386) 719-5768.

AUDREY E SIKES
City Clerk