

AGENDA
Lake City Community Redevelopment Agency Meeting
September 4, 2012
6:45 p.m. at City Hall

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approve recommendation of CRA Advisory Committee to schedule and fund a “Phase 1 Environmental Study” of the Vann Property (old Powers Building)
5. Other Comments
6. Schedule Next Meeting
7. Adjournment

MEETING DATE
September 4, 2012

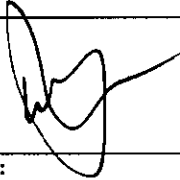
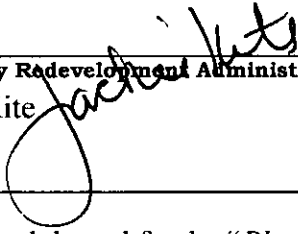
CITY OF LAKE CITY

Report to CRA

CRA AGENDA	
SECTION	
ITEM NO.	

SUBJECT: Environmental Study Vann Property (Old Powers Service Center)

DEPT / OFFICE: Community Redevelopment Agency

Originator: Community Redevelopment Advisory Committee		
City Manager Wendell Johnson 	Community Redevelopment Administrator Jackie Kite 	Date 8/28/12
Recommended Action: Approve recommendation of CRA Advisory Committee to schedule and fund a " <i>Phase 1 Environmental Study</i> " of the Vann Property located at 388 N. Marion Street.		
Summary Explanation & Background: During February 2012 the CRA Advisory Committee initiated and has continued to evaluate a potential community redevelopment relationship with the North Florida Broadband Authority (NFBA) relating to acquisition and renovation of the Vann Property. The redevelopment vision is for the building, which is located within the Lake City CRA, to be owned and occupied by the NFBA as its business and warehouse facility. The NFBA has officially expressed its interest in this opportunity and submitted a non-binding letter of intent to acquire the Vann Warehouse Property to Marc Vann on August 9, 2012. (Attachment #1) Mr. Marc A. Vann responded on August 21, 2012 (Attachment #2) to NFBA General Manager Richelle Sucara and advised they are willing to sell the building based upon the general conditions expressed in the NFBA's Letter of Interest. The CRA Advisory Committee met on August 21, 2012 and approved a recommendation for the CRA to fund a <i>Phase 1 Environmental Assessment</i> which is the first step in the process to determine the feasibility of the site for use by NFBA and a continuation of the potential redevelopment relationship.		
Alternatives: Deny the request and/or other alternative action		
Source of Funds: CRA Trust Fund		
Financial Impact: Estimated \$2,000 - \$3,000 based upon Jones-Edmunds offer		
Exhibits Attached: Exhibit #1 – NFBA Letter August 9, 2012 Exhibit #2 – March Vann Letter August 21, 2012		



WJ 8-16-12

North Florida Broadband Authority

Expanding Access to Broadband Throughout North Florida

August 9, 2012

Mark Vann
131 West Duval Street
Lake City, Florida 32055

Re: Vann Warehouse Property AKA Powers Building
388 North Marion Avenue

Dear Mr. Vann:

The North Florida Broadband Authority (NFBA), of which Lake City ("City") is a member government, currently leases office space for its headquarters in downtown Lake City at 164 North Madison Street. As part of its planning process, NFBA has identified a property located at 388 North Marion Avenue ("Property") that may be able to house the NFBA on a more permanent basis.

It is our understanding that the building on the Property is currently vacant and that you are interested in selling this Property. The NFBA is interested in purchasing the Property with community redevelopment acquisition grant funds to be received from the City for the purpose of facilitating renovation and occupancy at this strategic downtown location, as part of the City's planning process. Please consider this correspondence as NFBA's non-binding letter of intent to own and occupy the Property.

More specifically, NFBA would negotiate a purchase and sale contract between itself and you as the owner of the Property based upon the Appraisal completed by Tompkins Appraisal Group for the City on August 11, 2011, as updated, and provided adequate funding and economically-feasible financing necessary to retrofit the building to meet NFBA's physical space needs can be timely secured. The City would also assist NFBA in obtaining such funding and financing.

In addition and particularly due to the fact that the Property's historic use includes an automobile dealership and servicing facility and, according to City staff, is within a designated Brownfield area, NFBA's purchase of the Property would be contingent upon the results of a Phase I environmental site assessment performed by a qualified, certified professional to be paid for by the City. In the event the Property contains contamination that under federal, state, or local law and regulations must be cleaned up, NFBA shall not be obligated to close on the purchase and sale, unless you agree to be responsible for all of the costs associated with any cleanup required by law.

You would also be responsible for providing clear title to the Property. The Property Appraiser's website indicates that the current owner is *Samuel P. Vann, Sr.*

Please let me know if you are interested in negotiating for the sale of the Property as described herein and do not hesitate to contact me if you need additional information or have any questions.

Sincerely,

Richelle Sucara
General Manager

cc: Chairman Tommy Langford
Wendell Johnson, City Manger
Jennifer Springfield, Attorney

RICHELLE M. SUCARA, General Manager
DONNY LORT, Sr. Project Manager
FAITH DOYLE, Clerk to the Board

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JOHN RIMES, City of Worthington Springs

Exhibit # 1

VANN CARPET ONE

*131 West Duval Street
Lake City, FL 32055
386-752-3420 Fax 386-752-8093*

Received
August 21, 2012


Richelle Sucara

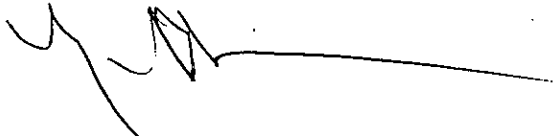
North Florida Broadband Authority

Dear Ms Sucara:

We appreciate the interest NFBA has expressed in purchasing our property commonly referred to as the Powers Building. We are willing to sell based on the general conditions expressed in your letter dated August 9, 2012.

We look forward to further discussion.

For the family,



Marc A. Vann

Exhibit #2