

AGENDA
Lake City Community Redevelopment Agency Meeting
April 5, 2010
6:30 p.m. at City Hall

1. Call to Order
2. Roll Call
3. Approval of Minutes-March 15, 2010
4. Approval of Agenda
5. CRA Resolution No. 2010-03, authorizing the CRA to appropriate funds in the amount of \$49,794.00 from the CRA Trust Fund to provide funds for the City to demolish and remove the old City Hall structure under the provisions of a proposed contract between the City and Thomas F. Amodeo, doing business as A & A Trucking & Excavating
6. CRA Resolution No. 2010-04, authorizing the CRA to appropriate an amount not to exceed \$94,100.00 to provide TIF funds for the City to engage the services of IBI Group, Inc. to prepare a new CRA Redevelopment Plan
7. CRA Resolution No. 2010-05, authorizing the CRA to appropriate \$24,500.00 to provide TIF funds for Jones Edmunds to perform the structural evaluation of the Blanche Hotel
8. CRA Resolution No. 2010-06, authorizing the CRA to appropriate \$50,000.00 to provide TIF funds for the Façade Grant Program
9. Other Comments
10. Schedule Next Meeting
11. Adjournment

COMMUNITY
REDEVELOPMENT AGENCY

MINUTES

The City Council in and for the citizens of the City of Lake City met as the Community Redevelopment Agency, on March 15, 2010, 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/Councilman	Stephen M. Witt
Vice Mayor/Councilman	Eugene Jefferson
City Council	Jake Hill, Jr.
	Melinda Moses
	George Ward

1. Call to order
Chairman Witt called the meeting to order at 6:30 P.M.
2. Roll Call
Attendance is indicated above.
3. Approval of minutes- February 25, 2010
Mr. Ward made a motion to approve the February 25, 2010 minutes as published. Mr. Jefferson seconded this 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 Funding- City Property Clean-up
Mr. Johnson advised staff has identified City-owned property located on Escambia Street in the CRA area needing cleaned up and brought up to City Codes. Surrounding property owners will be asked to bring their properties into compliance with City Code. Mr. Johnson stated there are three structures needing to be demolished, as well as fencing removed. Mr. Johnson stated once the property is clear, the tower area will be re-fenced. **Mr. Hill made a motion to support the demolition of the three structures and fencing located on City-owned property on Escambia Street with CRA funds. Ms. Moses seconded the motion. A roll call vote was taken and the motion passed.**

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

6. CRA Façade Grant Policy

Ms. Kite presented the Community Redevelopment Agency Façade Grant Program Policy and stated the Downtown Development Committee recommends the program for approval. Mr. Ward voiced concern over estimates expiring should applications for grant funds be held until the next budget year. **Ms. Moses made a motion to authorize the preparation of a Resolution to provide a Façade Grant Program Policy and to appropriate CRA funds in the amount of \$50,000. Mr. Jefferson seconded the motion. A roll call vote was taken and the motion passed.**

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

Mr. Johnson stated formal adoption by resolution will be performed at the next CRA Meeting.

7. Other Comments

Mr. Johnson distributed to the Board the proposed services agreement, as it relates to the Downtown Plan, from IBI Group. He asked members to review and provide any comments prior to formal approval of the contract. Mr. Ward recommended the setting of guidelines for the color schemes for urban design. Mr. Johnson stated IBI had initially included urban design at a cost of \$25,000. Mr. Johnson stated that portion was removed. Mr. Johnson added the University of Florida may have the means to assist with color schemes and he would research this possibility.

8. Schedule Next Meeting Date

The next meeting will be held on Monday, April 5, 2010 at 6:30 P.M.

9. Adjournment

There being no further business the meeting adjourned at 6:50 P.M.

Stephen M. Witt, Chairman

Audrey E. Sikes, Secretary

RESOLUTION NO. CRA 2010-03

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 FORTY NINE THOUSAND SEVEN HUNDRED NINETY FOUR AND NO/100 (\$49,794.00) DOLLARS TO PROVIDE FUNDS FOR THE CITY TO DEMOLISH AND REMOVE THE OLD CITY HALL (THE "STRUCTURE") FROM CITY-OWNED PROPERTY UNDER THE PROVISIONS OF A PROPOSED CONTRACT BETWEEN THE CITY AND THOMAS F. AMODEO, DOING BUSINESS AS A & A TRUCKING & EXCAVATING ("A & A") ("CONTRACTOR") TO BE AUTHORIZED BY CITY COUNCIL RESOLUTION 2010-027 (THE "CONTRACT"); AND FINDING THAT THE STRUCTURE IS ON CITY PROPERTY LOCATED WITHIN THE CRA AREA AND THE REMOVAL OF THE STRUCTURE WILL PERMIT THE CITY TO IMPROVE AND DEVELOP THE CRA AREA.

RECITALS

A. The City of Lake City, Florida, ("City") has or intends to enter into a contract with Thomas F. Amodeo, doing business as A & A Trucking & Excavating (the "Contract") for the demolition of the Old City Hall Building located at 150 NW Alachua Avenue, Lake City, Florida (the "Structure"), located on Tax Parcel No. 00-00-00-12681-000 (the "Property"), which is owned by the City and located within the CRA area (the "Demolition Project").

B. The 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 CRA has determined that the Structure is unsightly, structurally unsound, unsafe, and not economically feasible to be rehabilitated, and for it to continue to remain on the Property will depress the value and utilization of the surrounding and contiguous properties.

D. Upon the removal of the Structure, the Property can be used to expand the

contiguous parking area or be used for other public purposes or can be available for private development purposes which can inure to the economic benefit of the City.

E. The CRA finds that the Demolition Project is in the public interest and welfare of the public.

F. The CRA ratifies the proposed Contract and appropriates TIF funds in the amount of \$49,794.00 to pay for the Demolition Project.

**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. Forty-Nine Thousand Seven Hundred Ninety-Four and No/100 (\$49,794.00) dollars is hereby appropriated from the CRA Trust Fund to provide funds to pay Thomas F. Amodeo, doing business as A &P A Trucking & Excavating, for the Demolition Project, in accordance with the terms and provision of the Contract (herein the "Appropriated Funds").

Section 3. The Appropriated Funds shall be disbursed to Thomas F. Amodeo, doing business as A &P A Trucking & Excavating, the Contractor, at the time the Demolition Project is completed and the work accepted by the City.

Section 4. 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 April, 2010.

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

#6

CRA RESOLUTION NO. 2010-04

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LAKE CITY, FLORIDA, (THE "CRA") AUTHORIZING THE CRA TO APPROPRIATE AN AMOUNT NOT TO EXCEED NINETY FOUR THOUSAND ONE HUNDRED AND NO/100 (\$94,100.00) TO PROVIDE FUNDS FOR THE CITY TO ENGAGE THE SERVICES OF IBI GROUP, INC. TO PREPARE A NEW CRA REDEVELOPMENT PLAN PURSUANT TO AND IN ACCORDANCE WITH PROPOSED AGREEMENT FOR PROFESSIONAL SERVICES FOR THE CITY TO BE AUTHORIZED BY CITY COUNCIL RESOLUTION NO. 2010-029 (THE "AGREEMENT").

RECITALS

A. The City of Lake City, Florida ("City") has determined that it needs to update or prepare a new Community Redevelopment Agency Redevelopment Plan.

B. Pursuant to a Request for Qualifications, the Community Redevelopment Agency ("CRA") received seventeen (17) responses. After reviewing all the responses, a short list of three (3) consultants was selected and each was interviewed by the CRA.

C. It was determined by the CRA that IBI Group, Inc. ("IBI") is the best qualified to provide the necessary services to the CRA and City to prepare a new Redevelopment Plan (the "New Plan").

D. The CRA recommends to the City that it enter into the Agreement for Professional Services, copy of which is attached hereto, is made a part of this resolution (the "Agreement") and to adopt City Council Resolution No. 2010-029 authorizing the Agreement.

E. The CRA ratifies the Agreement and appropriates TIF funds in the amount not to exceed \$94,100 to pay IBI for its services pursuant to and in accordance with the Agreement.

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. An amount not to exceed Ninety-Four Thousand One Hundred and No/100 (\$94,100.00) is hereby appropriated to pay IBI for its services (the "Appropriated Funds") pursuant to and in accordance with the Agreement.

Section 3. 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 April, 2010.

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

**AGREEMENT FOR
PROFESSIONAL SERVICES
FOR THE CITY OF LAKE CITY, FLORIDA**

This Professional Services Agreement ("Agreement"), made and entered into as of this _____ of _____ 2010 by and between the City of Lake City, a Florida Municipal Government Entity (hereinafter referred to as the "City") and IBI Group Inc., hereinafter referred to as the ("Consultant").

WHEREAS, the City desires Consultant to provide certain professional consulting services for the Project as set forth in the Scope of Services described in Exhibit "A" attached hereto and incorporated herein (the "Project") and the Consultant desires to provide such professional consulting services to the City pursuant to the terms of the Agreement.

NOW THEREFORE, in consideration of the premises and their mutual understanding set forth herein, the parties agree as follows:

1. PROVISION OF SERVICE

- 1.1 The Consultant shall provide, pursuant to this Agreement, professional consulting services for the Project as more fully described in the Scope of Services set forth in Exhibit "A", attached hereto and incorporated herein. The Consultant agrees to perform the services for the Project subject to the terms and conditions in the Scope of Services, including compliance with the schedule set forth therein.
- 1.2 The City and the Consultant may make any additions to the Scope of Services as set forth in Exhibit "A" by mutual written agreement only. The approval of additional work for the Project on change orders shall only be given following approval from the City and prior to any extra work on the Project being performed by the Consultant. The City may rescind work on the Project previously ordered by written instructions to the Consultant. In the event of any such rescission by the City, the Consultant shall still be entitled to receive the amount due it for such services rendered for the Project prior to the date of such rescission. The provisions of this Agreement, with appropriate changes in the Consultant's compensation and project schedule, shall apply to all modifications in work ordered for the Project.

2. **TERM OF AGREEMENT**

The term of this Agreement shall be from the Effective Date until completion of the Project. The Term of this Agreement may be extended upon written agreement of the parties.

3. **COMPENSATION FOR SERVICE**

- 3.1 Compensation for services rendered by the Consultant shall be as set forth in Exhibit "B" attached hereto and made a part hereof.
- 3.2 The Consultant will prepare and submit to the City an invoice detailing specific services provided on a monthly basis or at the end of a specific phase of the Project as set forth in Exhibit "A". Payment for services will be made by the City within thirty (30) days of the invoice date. If the City objects to any portion of an invoice, the City shall so notify the Consultant in writing within fifteen (15) calendar days of receipt of the invoice.
- 3.3 Reimbursable expenses, included but not limited to printing and plotting costs, long distance telephone calls and facsimile, photocopying, overnight delivery services, travel, etc. as further set forth in Exhibit "B" will be invoiced at a cost not to exceed 5% of the total compensation as set forth in Exhibit "B."

4. **TERMINATION OF CONTRACT**

This Agreement or any work authorization may be terminated by the City at any time upon written notification to Consultant as to any services to be rendered after such notice is given. In the event of any such termination by the City, the Consultant shall still be entitled to receive the amount due it for services rendered hereunder prior to the date of such termination.

5. **INSURANCE**

- 5.1 The Consultant shall maintain the following minimum insurance coverage during the performance of the services under this Agreement:

Workers Compensation - Statutory Limit

Employer Liability - \$1,000,000/Accident-Bodily Injury
\$ 500,000/Policy Limit - Disease
\$1,000,000/Employee - Disease
Auto Liability - \$1,000,000/Property Damage

\$1,000,000/Bodily Injury - Each occurrence

General Liability - \$1,000,000 BI/AD per occurrence

Professional Liability - \$1,000,000 Aggregate

- 5.2 Such insurance shall contain provisions showing that the City is an additional named insured, that the Consultant's insurance policies are primary to the City's insurance policies and that any reduction of the policy limits by endorsement of any said policies or the cancellation of said policies shall not be effective without first providing the City with thirty (30) days written notice.

6. **ASSIGNMENTS**

Neither the Consultant nor the Client shall assign nor subcontract the whole of this Agreement or any work authorization without the prior written consent of the other.

7. **INDEPENDENT CONTRACTOR**

The Consultant is providing the services to be performed hereunder as an independent contractor and nothing in this Agreement shall be construed to constitute any other relationship between the City and the Consultant. The Consultant shall at all times maintain exclusive direction and control over the Consultant's employees, methods, equipment and facilities used by the Consultant in the performance of its work. The Consultant is responsible for all applicable employment and income taxes related to the performance of its services, and Consultant agrees to hold harmless the Client from any claims for payment of said obligations.

8. **HOLD HARMLESS**

The Consultant agrees to indemnify and hold harmless the Client of, from, and against liability and expense, including reasonable attorney's fees, in connection with claims for personal injuries or property damage, including loss of use, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the Consultant, its agents, officers, subcontractors, employees, or anyone else utilized by the Consultant in the performance of this contract. This includes claims made by the employees of the Consultant against the Client and the Consultant hereby waives its entitlement, if any, to immunity under Section 440.11, Florida Statutes. Nothing contained herein shall be construed as a waiver of any immunity from or limitation of liability the Client may have under the doctrine of sovereign immunity or Section 768.28, Florida Statutes.

and executed by the party to be charged therewith. No waiver of any condition or of the breach of any term, covenant, representation, warranty or other provision hereof shall be deemed to be construed as a further or continuing waiver of any such condition or breach or a waiver of any other condition or of any breach of any other term, covenant, representation, warranty or other provision contained in this Agreement.

IN WITNESS WHEREOF, the parties hereto executed this Agreement on this, the _____ day of _____, 2010.

THE CITY OF LAKE CITY

By: _____

Title: _____

ATTEST

By: _____

Title: _____

APPROVED AS TO FORM:

City Attorney

The IBI Group

By: _____

Scott Stewart, CEO
IBI Group

Exhibit A: Scope of Services

WORK TASK 1.0 – PROJECT ORGANIZATION

Objective: To organize the project in a fashion which clearly delineates the goals and objectives of the work and the preparation of a clear and succinct project scope and schedule, and development of a comprehensive public involvement strategy.

1.1 Project Organization

- a. Consultant and appropriate staff will meet and discuss overlapping work efforts, existing base data, past studies, level of public involvement/participation, timing of related projects, and key issues.

1.2 Final Work Schedule

- a. The Consultant shall prepare a final work schedule for the project. The schedule shall designate public involvement meetings, meetings with the Planning Board, client staff review meetings, Consultant team meetings, Commission meetings and required public hearings.
- b. The Consultant shall identify date, time, meeting location, participants, topics of discussion, and desired decisions. The Client staff will provide notice, secure accommodations and generally facilitate all meetings.

Products:

- Final project schedule

WORK TASK 2.0 – INVENTORY

Objective: To prepare a comprehensive database for use on the project. This shall consist of all existing Client data and all primary data generated by past studies and other Consultants. The Consultant team to generate the analysis of the opportunities and constraints of the project area shall utilize the database.

2.1 Review Existing Documents and Studies

Description: This task will include the review of all pertinent studies and documents prepared by the Client, State or Regional agencies and other consultants. Each of the documents will be reviewed with regard to any base data, which may be useful in the preparation of maps, analysis, and planning strategies. Documents to be reviewed include, but will not be limited to the following:

- a. Existing development and redevelopment proposals
- b. City and county comprehensive plans
- c. Study area Future Land Use designations
- c. City zoning codes and ordinances
- d. Design standards and land development regulations
- e. Storm water master plans
- f. State and County transportation plans
- g. Economic studies and programs

- h. Capital improvement plans
- i. Budgets
- j. Parks & Recreation Master Plan
- k. Other Documents as determined necessary by the City

2.2 Site Inventory

- a. This task will include the inventory of the planning and physical characteristics of the project site. A physical conditions base map will be prepared which delineates each type of existing improvement and its location on the site.
- b. The existing conditions inventory will include the preparation of a detailed base map and a series of inventory maps and photographs. The mapping will be prepared using AutoCAD and GIS mapping procedures. Mapping will be prepared at a scale, which allows the base maps to be enlarged for the preparation of physical alternatives and the development of the preferred master plan. Reproducible originals will be made available to the Owner. The specific items of the inventory will include, but will not be limited to:
 - 1. Existing land use/Future land use
 - 2. Study area future land use
 - 3. Land ownership/Land values
 - 4. Zoning
 - 5. Utilities
 - 6. Parking/Circulation
 - 7. Public facilities
 - 8. Historic sites/potential historic sites
 - 9. Urban design elements
 - a. Parks
 - b. Open Space and Plazas
 - c. Sidewalks
 - d. Alleys
 - e. Trails
 - f. Roadway configuration
 - g. Streetscape improvements
 - h. Waterfront Amenities
 - i. Siting and building characteristics of development proposals
 - j. Lighting and signage conditions
 - k. Architectural Elements
 - l. Overhead Utilities
- c. During this phase of the process the consultant will update the City's GIS Data Base for the redevelopment area. The cost for this service will depend on the City's needs and available data. For the purpose of this proposal it is assumed that the data is readily available through the County and/or Property Appraisers data base. A lump sum conservative figure is provided in the budget at this time.

2.3 Focus Groups and Key Interviews

- a. The Consultant and designated City staff will hold a series of focus group meetings to establish the goals for the redevelopment plan.
- b. Workshops will be held with the following groups:
City Council/CRA Board/Planning and Zoning Board
Business Group (Chamber, etc)
Government Organizations
Property Owner representatives
Environmental, Civic and Homeowners groups
- d. The Consultant will conduct a series of interviews with key stakeholders in the City. At a minimum interviews will be held with the following interests:
 - i. Representatives from Columbia County Administration
 - ii. Representatives from Shands Hospital, VA Medical Center and Lake Shore Hospital Authority
 - iii. Lake City Middle School/Elementary School, Columbia County School Board
 - iv. Community Leaders
 - v. Downtown Action Corporation Inc.
- c. The Consultant shall help generate a clear sense of the purpose for the project; the major issues confronting the project; and the social, economic, and political goals for the project.

Products:

- Focus group meetings
- Focus Group Meeting & Interview Summary report
- CAD base map
- Inventory maps, Photographic Inventory
- Summary Inventory Report
- Updated GIS Data Base

WORK TASK 2.0 – PUBLIC INVOLVEMENT

Objective: To obtain input on community issues and concerns from the expression of the community through public workshops. To provide a forum for continued dialogue between the Client, area residents and the Consultants concerning program development and direction.

2.1 Public support for community planning is crucial to the ultimate success of the project. Workshops at important junctures in the planning process ensure that residents have ample opportunity for tracking the project and for providing direction on critical aspects of community design. We recommend that a minimum of three public workshops be held during this effort.

2.2 In order to track the progress of the project and provide quality assurance, the consultant will meet regularly with the City Manager, CRA Manager, City Staff and

others deemed appropriate by the Client. It is anticipated that we will meet at least once a month to review products and materials and devise strategies to ensure the success of the project. It is also anticipated that the consultant will provide monthly updates to the CRA advisory Board and provide periodic updates for the City Council.

Products:

- 3 Public Workshops
- Workshop Summary Reports
- 24 total meetings with staff and CRA Advisory Board

WORK TASK 3.0 – URBAN DESIGN ANALYSIS

3.1 Site Analysis

- a. The site analysis will utilize the existing conditions inventory to evaluate the physical characteristics of the study area. The analysis will evaluate the existing conditions issues and will discuss critical areas of concern as they relate to existing conditions and proposed improvements. The site analysis will be used to devise future development strategies that will be consistent with the expressed desires of the community. Through public input the consultant will be able to determine the preferred alternative building heights, massing and orientation.

- b. The site analysis will address the following issues:
 1. Pedestrian circulation patterns
 3. Directional and identity signage
 4. Existing public open space
 5. Existing landscape
 6. Visual conditions
 7. Existing R.O.W. design
 8. Existing building setback design
 9. Traffic circulation
 10. Service access
 11. Parking location and quantity
 12. Lighting conditions
 13. Paving conditions
 14. Drainage conditions
 15. Utilities constraints
 16. Building facade conditions
 17. Vacant land opportunities
 18. Land Use/Circulation
 19. Compatibility
 20. Viable redevelopment sites
 21. Opportunities and constraints
 22. Vacant land

Products:

- Analysis Maps
- Analysis Summary Report

WORK TASK 4.0 – CONCEPTUAL REDEVELOPMENT PLAN PREPARATION AND REVIEW

4.1 Program Development

- a. Based on the outcome of the first community workshop and analysis of the opportunities and constraints for future development in the expanded areas of the redevelopment district, the consultant will prepare a Conceptual Plan which will contain a description of all aspects of future development in the area.
- b. The Consultant will combine the findings of the analysis phase with the citizens' strategies for redevelopment as expressed through the Visioning process. This will become the development program for the plan.
- c. The Consultant will then translate the development program into a physical program. Projections for approximate size and location of future land use types, activities and projects will be made.

4.2 Conceptual Plan

The Consultant will then prepare a composite plan. The plan will form the basis of the elements to be contained in the Urban Design Plan and Capital Improvements Program

- a. Land use areas
- b. Anticipated height and density requirements
- b. Auto circulation routes
- c. Pedestrian circulation routes
- d. Pedestrian plaza areas and urban open space
- e. Parking areas
- f. Key infrastructure improvements
- g. Key land use project areas
- h. Key redevelopment opportunities
- i. Proposed City Government Improvements
- j. Proposed County Government Improvements
- k. Hospital and School Board Future development plans
- l. Potential historic sites
- m. Proposed waterfront improvements
- n. Anticipated neighborhood improvements
- o. Housing strategies for various housing types

4.3 Conceptual Plan Review

- a. The Conceptual Plan Graphic will be reviewed by Client staff, Client Council, CRA Advisory Board, planning board members, and the public.
- b. The public will evaluate the composite plan to affirm consensus.

Products:

- Public workshop
- Program summary
- Composite Plan
- Review & revisions

WORK TASK 5.0 – CAPITAL IMPROVEMENTS PLAN

Objective: The intent of the Capital Improvements Plan is to deliver a product that will serve as a redevelopment manual for the City and CRA. It will contain detailed cost estimates and identify funding sources and project phasing recommendations to enable the City to systematically pursue projects contained in the Master Plan. Administrative recommendations will include identification of the roles and relationships of the various individuals and organizations responsible for implementing each project contained in the document.

5.1 Capital Improvements/Implementation Plan

- a. Capital Improvements Plan Overview
- b. Description of public and private projects
- c. Description of City and CRA participation
- d. Cost estimates
- e. Funding intent of each phase
- f. Source options
- g. Management and administrative recommendations
- h. Long term public involvement strategies

WORK TASK 6.0 – PLAN ADOPTION & FINAL DOCUMENTATION

6.1 Final Public Hearings

- a. Public hearings to solicit final approvals

6.2 Documentation

- a. Preparation of final Redevelopment Master Plan document

Products:

- Public Workshops
- Final Plan

OPTIONAL WORK TASK 2A – ECONOMIC ANALYSIS

Based on the available information, IBI Group will prepare a baseline socio-economic analysis of Lake City and relevant, adjacent jurisdictions. The analysis will examine the City's historic, current and forecasted population, employment and economic activity. This analysis will provide important background and context for the City in determining a sustainable strategy for the future of the Downtown CRA district. A key aspect of this task will include a profile of the jobs by industry at the regional/ county level; this will be compared to the distribution of jobs by industry in Lake City to provide a location quotient (LQ) which provides a numeric assessment of the area's strengths and weaknesses within the broader area. This allows the analysis to key in on the economic strengths of the area as well as provide an understanding of the relatively weaker components of the local economy.

This provides important base information on which to commence building a strategy. As well, the City's tax structure will be compared to relevant jurisdictions to evaluate how City fiscal policies affect economic development and tax revenues.

Attachment "A" Lake City CRA Master Plan		Project Manager/ Principal Planner	Senior Planner	Landscape Architect	Graphics	Total Task Hours	Total Costs
		Easton	Kaira	Thompson	Atsuko		
		\$125.00	\$95.00	\$95.00	\$65.00		
Task 1	Project Organization/Initiation	20				20	\$2,500.00
Task 2	Inventory & Analysis	60	100	40		200	\$20,800.00
Task 3	Public Workshops	40	60	40		140	\$14,500.00
Task 4	Concept Plan Development & Review	60	60	40	80	240	\$22,200.00
Task 5	Implementation Strategies and CIP	60	80	20		160	\$17,000.00
Task 6	Final CRA Plan Document	40	80	20	40	180	\$17,100.00
	Total Hours	280	380	160	120	940	
	Total Fees	\$35,000.00	\$36,100.00	\$15,200.00	\$7,800.00		\$94,100.00

7

CRA RESOLUTION NO. 2010-05

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LAKE CITY, FLORIDA, (THE "CRA") AUTHORIZING THE CRA TO APPROPRIATE AN AMOUNT NOT TO EXCEED TWENTY-FOUR THOUSAND FIVE HUNDRED AND NO/100 (\$24,500.00) TO PROVIDE FUNDS FOR THE CITY TO ENGAGE THE SERVICES OF JONES EDMUNDS AND ASSOCIATES, INC. ("JONES EDMUNDS") TO PERFORM PROFESSIONAL ENGINEERING SERVICES RELATING TO THE INITIAL STRUCTURAL EVALUATION OF THE BLANCHE HOTEL PURSUANT TO AND IN ACCORDANCE WITH PROPOSED TASK ASSIGNMENT NUMBER FIVE TO REVISED JONES EDMUNDS BASIC CONTRACT FOR PROFESSIONAL SERVICES.

RECITALS

A. The Blanche Hotel ("Hotel") which is located within the CRA Area of the City is and has been for almost a century the centerpiece of the Lake City downtown business district and is of great historic and economic value to the citizens of the City.

B. The Hotel, which has three (3) levels, is owned by private investors and is in jeopardy of being closed unless significant repairs and renovations to portions of the Hotel are made.

C. In order to determine if it is economically feasible to make repairs and renovations necessary for the property to be rented and fully utilized, it is essential that professional consultants be engaged to perform a structural evaluation which can be the basis of obtaining a cost estimate to bring the Hotel up to code standards.

D. The CRA has determined that it is in the best interest and welfare of the citizens of the City to enter into an agreement with Jones Edmunds and Associates, Inc. ("Jones Edmunds"), copy of which is attached hereto and is made a part of this resolution (the "Task Assignment Number Five"), which will authorize a structural

evaluation of the Hotel.

E. The CRA is willing to appropriate TIF funds in the amount not to exceed TWENTY-FOUR THOUSAND FIVE HUNDRED AND NO/100 (\$24,500.00) to pay Jones Edmunds for its services pursuant to and in accordance with Task Assignment Number Five.

F. The CRA recommends that the City approve the contract with Jones Edmunds for its services with respect to the structural evaluation of the Hotel.

G. The work to be performed pursuant to Task Assignment Number Five complies with the CRA plan.

**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. An amount not to exceed TWENTY-FOUR THOUSAND FIVE HUNDRED AND NO/100 (\$24,500.00) is hereby appropriated to pay Jones Edmunds for its services (the "Appropriated Funds") pursuant to and in accordance with Task Assignment Number Five.

Section 3. The work to be performed pursuant to Task Assignment Number Five is authorized by and complies with the CRA plan.

Section 4. 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 April, 2010.

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 FIVE TO REVISED BASIC CONTRACT BETWEEN THE CITY OF LAKE CITY, FLORIDA, AND JONES EDMUNDS & ASSOCIATES, INC., A FLORIDA CORPORATION, FOR PROFESSIONAL CONSULTING SERVICES RELATING TO PERFORMING A STRUCTURAL EVALUATION OF THE BLANCHE HOTEL.

THIS TASK ASSIGNMENT NUMBER FIVE made and entered into this ____ day of _____, 2010, 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 JONES EDMUNDS & ASSOCIATES, INC., a Florida Corporation, whose mailing address is 730 Northeast Waldo Road, Building A, Gainesville, Florida 32641 (herein referred to as "Consultant")

RECITALS

A. City and Consultant have heretofore entered into a Revised Basic Contract with an effective date of July 2, 2007, for professional consulting services as authorized by City Resolution No. 2008-006 (the "Revised Basic Contract").

B. The Revised 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 perform a structural evaluation of the Blanche Hotel and desires to enter into this Task

Assignment Number Five with Consultant for such 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 Five.

2. **PROJECT**: The City hereby engages Consultant and Consultant agrees to furnish to City the services and work as set forth in Scope of Services attached hereto as Exhibit "A" and made a part of this Task Assignment Number Five.

3. **COMPENSATION TO CONSULTANT**: City shall pay Consultant for its services a lump-sum fee of \$24,500.00.

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

5. **INCLUSIVENESS OF WORK**. Notwithstanding anything in this Task Assignment Number Five or the Revised Basic Contract to the contrary, it is understood and agreed to by Consultant that the scope of work to be performed and prepared by Consultant under this Task Assignment Number Five must and will include all work and services necessary to complete the scope of services as set forth herein.

6. **ATTORNEYS' FEES AND COSTS**. In the event of breach by either party of

the Revised 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 Revised Basic Contract or any Task Assignment, including reasonable attorneys' fees.

7. **ENTIRE AGREEMENT.** This Task Assignment Number Five 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 Five may only be amended, supplemented, modified, or canceled by a duly executed written instrument.

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

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

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

Signed, sealed and delivered
in the presence of:

CITY OF LAKE CITY, FLORIDA

Witness

By: _____

STEPHEN M. WITT, Mayor

(Print/type name)

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:

JONES EDMUNDS & ASSOCIATES, INC.

Witness

By: _____

JAMES K. McLELLAN, P.E.
Vice President/Jacksonville Office
Manager

(Print/type name)

"CONSULTANT"

Witness

(Corporate Seal)

(Print/type name)

Witnesses as to Consultant

JONES EDMUNDS

March 30, 2010

Wendell Johnson, City Manager
City of Lake City
205 N. Marion Ave.
Lake City, FL 32055

Subject: Revised Proposal #2 for Structural Evaluation of the Blanche Hotel
Lake City, Florida

Dear Mr. Johnson:

Jones Edmunds is pleased to present this revised fee proposal to perform a structural evaluation of the Blanche Hotel in Lake City, Florida. We understand that this proposal is to cover an initial structural review to determine any repairs needed to make the building structurally sound for potential redevelopment as commercial and/or residential use. The findings of the study will be provided in a written report, which Jones Edmunds will provide the City within 90 days after contractual Notice to Proceed.

As discussed at our initial meeting and walk-through of the property, the Blanche Hotel is three stories tall and has approximately 75,000 SF of enclosed space. The core facility was initially built in the early 1900s as a load-bearing masonry structure. Two additions are apparent. As part of this evaluation, we may need to perform minor demolition in order to view portions of the structure which are currently covered by finishes. Repair of this minor demolition is not included in our proposal.

We have received and reviewed the record drawings for the existing hotel. These drawings provide valuable information, but do not provide sufficient information regarding structural elements of the building. Therefore, we will need to perform site investigations to supplement the record drawings.

Our scope of services includes the following tasks:

1. Meet with Lake City representatives to review scope of services required and intent of this evaluation.
2. Obtain copies of available drawings for the existing facility.
3. Perform limited survey of the building to assess and document the structural condition of existing construction.
4. Perform a structural analysis to assess the structural integrity of the building and assess the load capacity of the floor and roof systems.
5. Prepare a written report to be delivered to the City Manager summarizing the findings of the assessment and our recommendations regarding any potential upgrades needed to bring the building into conformance with current building requirements or into reliable service.

3910 South Washington Avenue
Suite 213
Tallahassee, FL 32309

(904) 269-0950 phone
(904) 269-0911 fax
www.jonesedmunds.com

Our proposed lump sum fee to perform this assessment is \$24,500, which includes the additional field effort to supplement the record drawings.

The following items are excluded from our proposal, but can be provided as additional services:

1. Perform code review of the building to determine if it will meet building code requirements for its intended uses (commercial, retail, and residential). Estimated Fee - \$5,100.
2. Detailed as-built drawings for the entire building, including a survey to document the dimensions, materials, and other as-built conditions of the building. Estimated Fee - \$11,200.
3. Performing an in-depth structural analysis of all structural elements to verify load capacity of the building. Estimated Fee - \$26,240.
4. Environmental survey and testing to identify hazardous materials in the construction of the building. Testing would be done for asbestos, lead paint and other identified hazardous materials. Estimated fee to be provided after initial assessment is completed.
5. Phasing analysis to plan out a staged redevelopment of the Blanche Hotel. Scenarios would be developed to show potential refurbishment of the building to support new tenants. This analysis would address architectural, mechanical, electrical and plumbing requirements and provide recommendations for gutting the 3rd floor of the building to prepare it for tenant buildout as residential or commercial office space. Estimated fee to be provided after initial assessment is completed

If this proposal is acceptable to you, please provide an executed task order in accordance with our continuing-service agreement dated January 22, 2008. We are prepared to begin work immediately upon receipt of a signed task order.

Thank you for the opportunity to work with the City on this important project.

Sincerely,



John O. Schmidt, P.E.
Project Manager

xc: Richard N. Koller, PE, Jones Edmunds
Linda Freese, Jones Edmunds

8

CRA RESOLUTION NO. 2010-06

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LAKE CITY, FLORIDA, (THE "CRA") AUTHORIZING AND APPROVING A FACADE GRANT PROGRAM (THE "FACADE GRANT") FOR COMMERCIAL BUSINESS LOCATED WITHIN THE CURRENT CRA ARE AND APPROPRIATING FIFTY THOUSAND AND NO/100 (\$50,000.00) DOLLARS OF TIF FUNDS TO PROVIDE FUNDS FOR THE IMPLEMENTATION OF THE FACADE GRANT FOR THE REMAINDER OF THE FISCAL YEAR ENDING SEPTEMBER 30, 2010.

RECITALS

A. As an outreach to existing commercial business buildings located within the current Lake City Community Redevelopment Area (the "Redevelopment Area") the Lake City Community Redevelopment Agency ("CRA") has developed a Facade Grant Program (the "Facade Grant").

B. The CRA recommends to the City of Lake City, Florida ("City"), that it approve the Facade Grant, copy of which is attached hereto and made a part of this resolution (the "Program"), and to adopt City Council Resolution No. 2010-031.

C. The CRA ratifies and approves the Facade Grant and appropriates FIFTY THOUSAND AND NO/100 (\$50,000.00) DOLLARS of TIF funds to provide funds for the Facade Grant for the remainder of the fiscal year ending September 30, 2010.

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. The CRA hereby approves the Facade Grant and appropriates Fifty

Thousand and No/100 (\$50,000.00) Dollars of TIF funds to be set aside for the Facade Grant for the remainder of the current fiscal year ending September 30, 2010.

Section 3. 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 April, 2010.

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

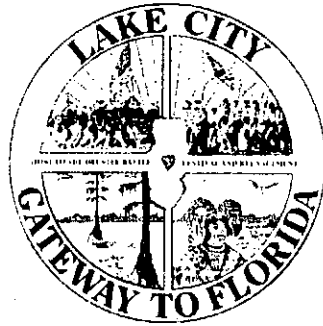
ATTEST:

AUDREY E. SIKES
Clerk

APPROVED AS TO FORM AND LEGALITY

By: _____
HERBERT F. DARBY
City Attorney

**CITY OF LAKE CITY, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY
FAÇADE GRANT PROGRAM**



POLICY GUIDE 2010-XX
Adopted _____

CITY OF LAKE CITY, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY
FAÇADE GRANT PROGRAM
COMMUNITY REDEVELOPMENT AREA
FOR EXISTING BUSINESS BUILDINGS

INTRODUCTION

As an outreach of the City of Lake City, Florida, Community Redevelopment Agency ("CRA") to the owners of existing commercial business buildings located within the current Lake City Community Redevelopment Area ("CRA Area"), the CRA hereby establishes a Façade Grant Program (the "Grant Program") for the fiscal year ending September 30, 2010, to be funded with an appropriation of \$50,000.00 of TIF funds. The Grant Program will provide technical and financial assistance to property owners for renovations to the exterior of existing commercial business buildings within the current CRA Area. The objective of the Grant Program is to encourage existing commercial businesses located within the current CRA Area through financial incentives provided for in the Grant Program to improve the exterior of existing commercial businesses properties. All projects must conform to the goals and objectives of the Lake City Community Redevelopment Plan and corresponding Land Development Codes and Design Guidelines. By improving the visual appearance of downtown, the CRA becomes more attractive for recruiting new businesses and new construction, as well as opportunities for existing businesses to expand and attract new customers, all of which will improve and benefit the CRA commercial area.

Eligibility and Funding Maximums

Existing commercial business building owners located within the current CRA Area are eligible to be reimbursed one-time for 75% of the cost of materials and professional contracted labor for completed exterior renovations in a three-year period. Each storefront/business address is eligible for a maximum reimbursement of \$5,000, with an overall maximum reimbursement of \$10,000 per property that contains multiple storefronts/businesses. Businesses that improve both public entrances from public parking lots and their street address will be eligible for a maximum reimbursement of \$5,000 per improved entrance with a maximum reimbursement of \$10,000 per business. Businesses must be a conforming use in the CRA area. In the event the number of grant applications exceed the \$50,000.00 appropriation of TIF funds, grants will be awarded on a "first-come" based on the time of the filing of the application.

Grant Funds will Reimburse, the Applicant for the Following Improvements

- Removal of deteriorated building materials such as plywood, metal or stucco.
- New stucco or repair of stucco
- Painting (all colors must be approved before starting)
- New windows or replacements
- New doors or replacements
- New or replacement woodwork or architectural details
- Masonry work

- Signs (including the removal of old signs and the design, production and installation of new signs)
- Awnings (including the removal of old awnings and installation of new awnings (excluding fabric))
- Tear out required to build a new entrance into the building
- Lighting of the exterior
- Brick or textured pavement
- Professional Design Services
- Courtyard and Outside Dining design & development.
- Barrel tile or standing seam roof repairs or installation.

INELIGIBLE EXPENDITURES

- Improvements made prior to grant approval.
- Interior renovations
- Flat roof repairs
- Refinancing existing debts.
- Non-fixed improvements
- Inventory / fixtures / equipment.
- Sweat equity payments (i.e. reimbursement for applicant's own labor in performance of renovation work or new construction).
- Business Payroll.
- General maintenance.
- Work performed that is not consistent with the Design Guidelines for the CRA pursuant to the Community Redevelopment Plan and Lake City Land Use and Development Regulations.

Procedure:

Step One: Submit the following to the Growth Management Department at 205 N. Marion Avenue. No grant will be processed without the following:

- Completed Application form
- Two (2), separate construction bids from a licensed contractor. If work is undertaken by more than one contractor, then two (2) separate bids for each proposed improvement must be submitted.
- Color chips of the paint colors to be used.
- Photograph of the existing building (all sides to be improved)
- If non-structural changes are proposed, a sketch or drawing to explain the changes.
- If structural changes in the building are proposed, architectural or engineering plans must be submitted.
- Proof that all taxes, impact fees and assessments are not delinquent.

Step Two:

- Obtain approval from the CRA.
- Obtain all required building permits.

To insure that all work will comply with the Lake City Land Development Regulations all proposed renovations must be approved by the City Building Official. All work must

meet Florida Building Codes. Prior to the work commencing, award recipients must secure applicable Federal, State, County and City permits. Any and all unforeseen changes in the scope of work that may arise during the renovation process must be approved prior to any work initiated or completed. Change Order must be initiated through the CRA Administrator. Any bid additions and/or deletions must be approved prior to initiating any work change.

Step Three: When the work is completed:

- Provide photographs of all completed work.
- Submit all receipts and/or canceled checks as proof that materials and contracted improvement have been paid for. All paid receipts must include name, address, phone number and license number of the contractor. The CRA reserves the right to verify all costs associated with design or renovation work for which reimbursement is requested.
- Provide City inspection record to show that all work conforms to the work proposed and completed as approved.

QUALITY OF WORK

All work must be performed in a professional and workman-like manner. All proposed and actual work must conform to all applicable rules and regulations of all regulatory agencies and bodies of Federal, State, County and City governments. All completed work must pass appropriate inspection(s) of applicable reviewing agency. The CRA reserves the right to withhold reimbursement payment should the final inspection reveal that the work performed was not completed in a professional and workman-like manner and/or has not successfully passed all applicable inspections.

COMPLETION OF WORK

All work required by each recipient of a grant under the provisions of the Grant Program must be completed within _____ days from the date of the grant award.

POST AWARD PROJECT ALTERATIONS

Grant recipients shall agree not to alter, modify, or remove the improvements made in accordance with the agreement for a period of three (3) years from date of grant award without the written permission of the CRA. The CRA may permit such alterations, modifications, or removal of the improvements when it determines that granting permission would not undermine the goals, objectives and policies of the CRA.

POST AWARD PROJECT MAINTENANCE

In accordance with this agreement, the award recipient shall agree to maintain the improvements, including landscape materials, for a period of three (3) years from date of grant award.

Attachment: Grant Application

**CITY OF LAKE CITY, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY
205 N. Marion Avenue, Lake City, FL 32055 (386) 719-5766
FAÇADE GRANT APPLICATION FORM**

(Please print or type requested information)

APPLICANT NAME: _____

PROPERTY OWNER'S NAME: _____

PROPERTY ADDRESS: _____

PARCEL NUMBER: _____

TELEPHONE: (Business) _____ **FAX:** _____

DESCRIBE TYPE OF IMPROVEMENTS PLANNED OR PROVIDE CONTRACTOR'S ESTIMATE:

TOTAL COST OF PROPOSED IMPROVEMENTS: \$ _____ **AMOUNT OF FUNDING REQUESTED: \$** _____ **(May not exceed \$5,000 each storefront/business)**

CONTRACT ACKNOWLEDGEMENT

I/we acknowledge, as evidenced by my/our signature(s) below, that I/we have received, read, understand and agree to comply with the terms and conditions as set forth in the CRA's Façade Grant Program Policy Guide. We further acknowledge that any breach of this contract may result in my being required to refund any funds awarded to me under this program.

APPLICANT SIGNATURE: _____ **DATE** _____

PROPERTY OWNER SIGNATURE (If other than applicant)

Date Received by Growth Management _____

Zoning _____ conforming use Y N

Date Received by CRA Staff _____

Date Approved by CRA _____

Michele Greene

From: Joyce Bruner
Sent: Friday, April 02, 2010 1:40 PM
To: clerk; Wendell Johnson; Grayson Cason; purchasing; karl burkhardt; StewLilker@ColumbiaCountyObserver.com; todd wilson; Antonia Robinson (arobinson@lakecityreporter.com); Tom Mayer (tmayer@lakecityreporter.com); HERBERT F. DARBY; Argatha Gilmore; DESTINY HILL; Jackie Kite; Eugene Jefferson; George Ward; Jake Hill; Melinda Moses; Stephen Witt
Subject: CRA Meeting
Attachments: AGENDA-CRA040510.doc

A Community Redevelopment Agency "CRA" Meeting is scheduled for Monday, April 5th at 6:30 p.m. in the Council Chambers at City Hall. The agenda for this meeting is attached. Thank you.

Joyce Bruner
Executive Assistant
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 OF THE LAKE CITY COMMUNITY REDEVELOPMENT AGENCY TO BE HELD ON MONDAY, APRIL 5, 2010 AT 6:30 PM IN THE COUNCIL CHAMBERS LOCATED ON THE SECOND FLOOR OF CITY HALL AT 205 NORTH MARION AVENUE, LAKE CITY, FLORIDA.

THE FOLLOWING ITEMS ARE TO BE DISCUSSED:

- **Demolition Old City Hall Building**
- **Agreement with IBI for Community Redevelopment Plan**
- **Structural Evaluation of Blanche Hotel**
- **Façade Grant Program**

In accordance with the Americans with Disabilities Act, if any accommodations are needed for persons with disabilities, please contact Joyce Bruner, Office of City Manager, 386-719-5768.

AUDREY E SIKES
City Clerk

Michele Greene

From: Audrey Sikes
Sent: Thursday, April 01, 2010 12:25 PM
To: Istrickland@lakecityreporter.com
Cc: twilson@lakecityreporter.com; Tom Mayer (tmayer@lakecityreporter.com); Antonia Robinson (arobinson@lakecityreporter.com); Newsman1@aol.com; StewLilker@ColumbiaCountyObserver.com; herbertfdarby@bellsouth.net; Joyce Bruner; Jackie Kite; Michele Greene
Subject: Block Ad For Publication -CRA 4-5-2010
Attachments: NOTICE OF MEETING CRA 4-5-2010.doc

Linda,

Please find attached a block ad for publication in Sundays paper (April 4, 2010). Thanks and have a Happy Easter!

*Audrey E. Sikes, C.M.C.
City Clerk
City of Lake City
205 North Marion Avenue
Lake City, Florida 32055
Phone: 386-719-5756
Fax: 386-752-4896
email: sikesa@lcfla.com*

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from City officials regarding City business are public records available to the public and Media upon request. Your e-mail communications may be subject to public disclosure.