
COMMUNITY REDEVELOPMENT AGENCY

CITY OF LAKE CITY

September 07, 2021 at 5:00 PM

Venue: City Hall

AGENDA

The meeting will be held in the City Council Chambers on the second floor of City Hall located at 205 North Marion Avenue, Lake City, FL 32055. Members of the public may also view the meeting live on our Youtube channel. Youtube channel information is located at the end of this Agenda

Call to Order

Roll Call

Approval of Minutes

- [1.](#) August 2, 2021

Approval of Agenda

Public Comments

Citizens are encouraged to participate in City of Lake City meetings. The City of Lake City encourages civility in public discourse and requests that speakers direct their comments to the Chair. Those attendees wishing to share a document and or comments in writing for inclusion into the public record must email the item to submissions@lcfia.com no later than noon on the day of the meeting. Citizens may also provide input to individual council members via office visits, phone calls, letters and e-mail that will become public record.

New Business

- [2.](#) Discussion and Possible Action - Funding for Sweetwater Project, Greater Lake City Community Development Corporation - Presentation, Lester McKellum

Old Business

- [3.](#) Discussion and Possible Action - Funding for Downtown Beautification Project

Schedule Next Meeting

Adjournment

Youtube Chanel Information

Members of the public may also view the meeting live on our Youtube channel at:

<https://www.youtube.com/channel/UC28Eyfa2Uogc-8VTWqafG3w>

Pursuant to 286.0105, Florida Statutes, *the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.*

SPECIAL REQUIREMENTS: *Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in these meetings should contact the **City Manager's Office at (386) 719-5768.***

File Attachments for Item:

1. August 2, 2021

The City Council in and for the citizens of the City of Lake City, Florida, met as the Community Redevelopment Agency, on August 2, 2021 beginning at 7:00 P.M. in the City Council Chambers, located at City Hall 205 North Marion Avenue, Lake City, Florida. The meeting was also available live on our Youtube channel at: <https://www.youtube.com/channel/UC28Eyfa2Uogc-8VTWqafG3w>.

CALL TO ORDER – 7:19 P.M.

ROLL CALL

Mayor/Chairman
Vice Mayor/Council Member
City Council

City Attorney
Interim City Manager
Sergeant-at-Arms
City Clerk

Stephen M. Witt
Chris Greene
Jake Hill, Jr.
Eugene Jefferson
C. Todd Sampson
Frederick Koberlein, Jr.
Ami Mitchell Fields
Chief Argatha Gilmore
Audrey Sikes

MINTUES

1. February 16, 2021

Mr. Greene made a motion to approve the February 16, 2021 minutes as presented. Mr. Jefferson seconded the motion and the motion carried unanimously on a voice vote.

APPROVAL OF AGENDA

Mr. Jefferson made a motion to approve the agenda as presented. Mr. Greene seconded the motion and the motion carried unanimously on a voice vote.

PERSONS WISHING TO ADDRESS CRA

Sylvester Warren spoke in opposition of the phase order for the Downtown Beautification Project. He requested for the members to reorganize the order.

Glenel Bowden requested an update on Sally Jerry Park ie: opening, parking, the property adjacent to the park, and the new sign.

Vanessa George asked what is being proposed for Phase 6 of the project.

NEW BUSINESS

2. Approval of the 2020 CRA Annual Report

Mr. Greene made a motion to approve the 2020 CRA Annual Report as presented. Mr. Jefferson seconded the motion. A roll call vote was taken and the motion carried.

Mr. Greene	Aye
Mr. Jefferson	Aye
Mr. Hill	Aye
Mr. Sampson	Aye
Chairman Witt	Aye

PRESENTATIONS

3. Downtown Beautification Project (Tina Roberts)

Ms. Roberts presented a slideshow of the areas identified in the Downtown Beautification Project Proposal. She made a request to utilize CRA funds or the City Budget to complete this project. During her presentation she reviewed the Tree Protection Ordinance, Section 104-44, Public Tree Care. She covered the proposed phases. Phase I would be the removal of trees from blocks 1-5; Phase II would be installing the planters; Phase III is removal of trees from blocks 6-10, and the cleaning of concrete and repainting, as well as installing planters; Phases V & VI would from Gate to Baya, and Gate to 100. She stated the Lake City Garden Club has agreed to plant flowers in the planters.

Mr. Greene asked if any historical requirements had to be met, or any DOT requirements. Ms. Roberts was not aware of any.

Mr. Sampson stated he would like to see the plan for the other \$70,000 and inquired what the areas at Baya and the North end of town would look like. Ms. Roberts stated this is something the Beautification Committee could come up with and suggested forming two committees. Mayor Witt stated there could be a subcommittee.

Mr. Jefferson reported, per former City Manager Joe Helfenberger, FPL had committed to installing electricity on the North end of town.

Mr. Hill stated he would like the project to start at the North end of town.

Growth Management Director David Young handed out copies of the Chapter 104 of the City Code. He covered the criteria in the code regarding protected trees, the Drake Elm. He stated the City does not have a Tree Board established. Mr. Young stated trees could be removed but there are criteria to follow. He reported there is no sign of disease in the trees that he could find and stated the trees are not hazardous or dangerous, nor creating a problem with utilities or causing structural damage to buildings or sidewalks.

Mr. Greene asked if the trees were removed could they be replanted in another location that may be more suitable. Mr. Young stated he could replace two trees for each one removed. Mr. Greene suggested an annual tree giveaway.

Mr. Sampson stated the location of the trees are in violation of ordinance and spoke regarding City Code Section 104.44, Tree Board.

Attorney Koberlein provided guidance on section 104.44 of the City Code. He reported the Drake Elm is a protected tree and may be removed even if only for symmetry and beauty.

Mr. Greene suggested replacing the trees through an Arbor Day Program and felt it was prudent to remove the trees. Mr. Sampson agreed.

PUBLIC COMMENT: Sylvester Warren asked for funds to be spent where the most critical issues are and asked for this topic to be tabled for additional evaluation.

PUBLIC COMMENT: Vanessa George stated \$35,000 is not adequate for Phase 6.

PUBLIC COMMENT: George Hudson stated more persons need to come forward with a plan.

PUBLIC COMMENT: Anthony Newton requested to table the plan until they could get a detailed plan to equally distribute the money.

PUBLIC COMMENT: Dr. Chris Essing suggested taking Ms. Robert's plan and extending it from the North side of town to Baya, to bring unification and to have the plan contiguous.

4. Discussion and Possible Action - Downtown Beautification Project

Mr. Greene made a motion to approve the request for \$120,000 for the Beautification Committee, and then removed the motion.

Mr. Jefferson suggested a wholistic plan, and stated he liked the idea of developing Committees to work on the project. Mr. Sampson stated it would need to look unified from end to end, and that he liked the planter idea.

Mr. Greene inquired about the digital sign for Sally Mae Jerry Park and its funding. Mr. Koberlein reminded the CRA can only spend funds on the CRA and this would have to go through the procurement process, and may need a permit.

Mr. Greene made a motion to approve \$120,000.00 in CRA funds to be used for the Downtown Beautification Project. Mr. Sampson seconded the motion. A roll call vote was taken and the motion carried.

Mr. Greene	Aye
Mr. Sampson	Aye
Mr. Jefferson	Aye
Mr. Hill	Nay
Chairman Witt	Aye

SCHEDULE NEXT MEETING

The next meeting will be scheduled as needed.

ADJOURNMENT

All matters having been handled, the meeting adjourned at 9:05 P.M. on a motion made and duly seconded.

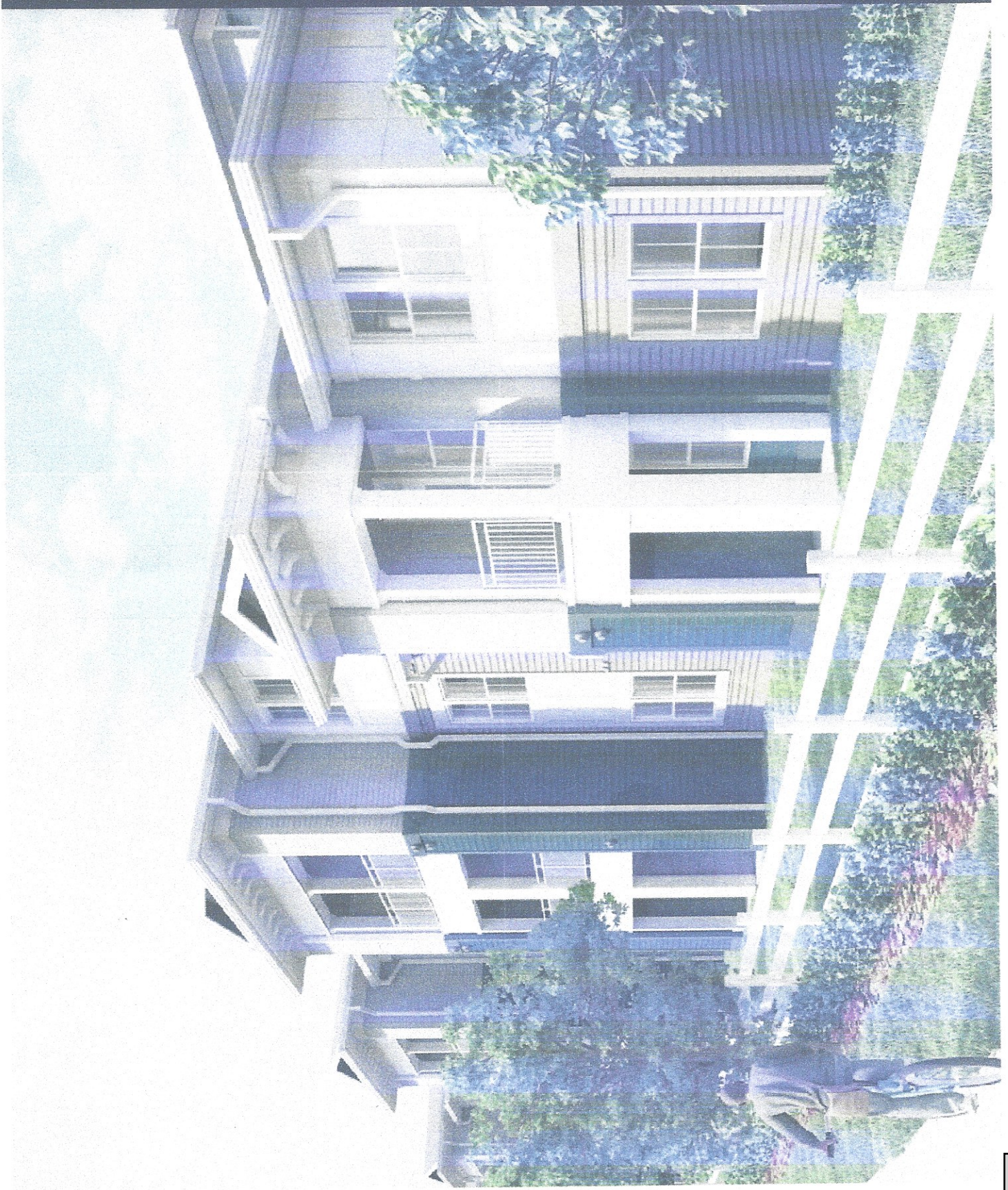
Audrey Sikes, City Clerk/Secretary

Stephen Witt, Mayor/Chairman

File Attachments for Item:

2. Discussion and Possible Action - Funding for Sweetwater Project, Greater Lake City Community Development Corporation - Presentation, Lester McKellum

PROPOSAL





The
Greater
**Lake City Community
Development Corporation, Inc.**
363 NW Bascom Norris Dr., Lake City FL 32055
Phone - 386-752-9785

September 2, 2021

Ami Mitchell - Fields, Interim City Manager

City of Lake City Hall

205 North Marion Avenue

Lake City, Florida 32058

RE: Sweetwater Apartments Phase II - Lake City, Florida Columbia County,

Dear: Ms. Ami Fields

Sweetwater Apartments Phase II, a project sponsored by the Greater Lake City Community Development Corporation and Housing Trust Group (the Partnership) would like to thank the City of Lake City for providing \$200,000 in financial assistance to the project. To date, Sweetwater Apartments Phase II has received approval for a Florida Housing Finance Corporation predevelopment loan of \$500,000, a SAIL Loan of \$5,053,000, an ELI Loan of \$408,000 and \$10,000,000 in MRB Bonds.

The project entails the development of 84 units of affordable housing for Families with total project costs estimated at \$18,300,000. We anticipate that the City of Lake City's funding will be utilized to fund site work and infrastructure. The project's total hard cost budget is \$10,000,000 of which \$200,000 will be funded by the City of Lake City. (Please see the attached "Sources and Uses" budget).

If you require any additional information, please feel free to contact me directly.

Sincerely,

Bryan K. Finnie E.D

Bryan K. Finnie, Senior Vice-President

Housing Trust Group

(305) 798-8370

Mission Statement

To assist low to moderate income families and individuals to become homeowners and renters of decent, sanitary, and safe affordable housing.



PROPOSAL SITE MAP



SITE DETAILS

Address: NE Martin Luther King Jr St &
NE Joe Coney Ter

Acres: 6.65-acres

Zoning: RSF-3 (approved multifamily)

Parking: approx. 178 spaces
(approx. 2.1 per dwelling unit)

Parcel ID#: 00-00-00-10845-000

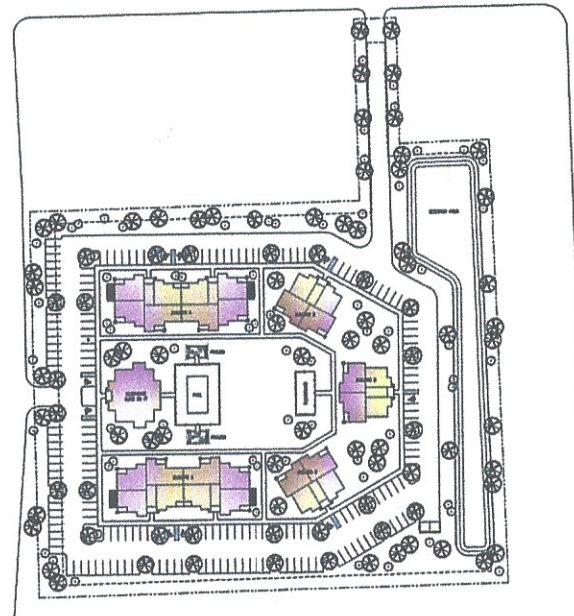
Site Control: Ground Lease


Development Partner

The Greater Lake City Community Development Corporation

- A non-profit organization dedicated to enriching the lives of our friends and neighbors. With your help we can ensure that the future is profitable for all of our families.
 - Organization was founded in 2002.
 - Purpose is to build wealth to educate, and to inspire the community by developing business & economic opportunities.
 - We strive to enable a sense of pride in ownership and respect in the community.
- 363 NW Bascom Norris Drive, Lake City FL 32055
- 386-752-9785 | www.greaterlakecity@hotmail.com
- www.greaterlakecitycdc.com







THE LUNZ GROUP
 Multiple and Shared Properties

HTG Lake City Affordable Housing
 a division of
 The Lunz Group

Conventional Site Plan



201509.04

AS-10

1 Bed / 1 Bath – 30
2 Bed / 2 Bath – 45
3 Bed / 2 Bath – 9
Total Units: 84

Private Park
Pool
State-of-art fitness center
Community Garden

Approx. 178 spaces
(approx. 2.1 per dwelling
unit)



HOUSING TRUST GROUP DEVELOPMENT PROPOSAL

VISION

Redevelop a vacant underutilized property into a **green, first class, affordable-income** housing development.

UNIT MIX & SET ASIDES

Unit Type	Qty.	SF	AMI %	Gross Rent
1 Bed / 1 Bath	24	650	60%	\$ 700
1 Bed / 1 Bath	3	650	50%	\$ 583
1 Bed / 1 Bath	3	650	40%	\$ 467
2 Bed / 2 Bath	35	850	60%	\$ 841
2 Bed / 2 Bath	5	850	50%	\$ 701
2 Bed / 2 Bath	5	850	40%	\$ 467
3 Bed / 2 Bath	7	1050	60%	\$ 972
3 Bed / 2 Bath	1	1050	50%	\$ 810
3 Bed / 2 Bath	1	1050	40%	\$ 648
Totals	84	67,200		

Affordable

Green

Catalytic

HEIGHT

3 Stories, 5 buildings

GREEN

New Construction
NGBS Certified
High efficiency systems
Low flow fixtures
Energy efficient lighting & appliances

AMENITIES

CLUBHOUSE
FITNESS CENTER
COMPUTER ROOM
SWIMMING POOL
COMMUNITY GARDEN

DESIGN INSPIRATION





Chau You are headed on vacation with Royal Seas Cruises!

January 10, 2018

The Greater Lake City CDC
Lester McKellum, Executive Director
363 NW Bascom Norris Drive
Lake City, Florida 32055

Subject: Support Letter for the Greater
Lake City CDC Housing Project

STEPHEN M. WITT

JAKE HILL, JR.
EUGENE J. JEFFERSON
MELINDA MOSES
GEORGE WARD

WENDELL JOHNSON

AUDREY E. SIKES

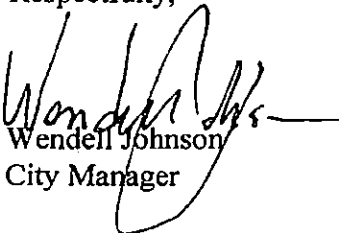
FRED KOBERLEIN, JR.

Dear Mr. McKellum;

The City of Lake City is excited about the future construction of the 56 unit Multi-Family affordable housing development project to be named "Sweetwater Apartments".

I herein acknowledge that contingent upon final City Council approval the cash and in-kind contributions which will be available for this project totals \$451,820. We are fully committed to the CDC's Community Development efforts and approve of your commitment to enhance affordable housing in the Lake City community.

Respectfully,


Wendell Johnson
City Manager



April 24, 2019

Mr. Lester McKellum, Executive Director
The Greater Lake City Community Development Corporation
363 NW Bascom Norris Drive
Lake City, Florida 32055

RE: Support Letter for Housing Project

Dear Mr. McKellum:

The City of Lake City is excited about the future construction of the 56-unit multi-family affordable housing development project known as "Sweetwater Apartments."

The City of Lake City has previously committed \$33,000 and \$70,000 to the Greater Lake City Community Development Corporation for past housing development and construction. The City is firmly committed to future in-kind and financial assistance as we partner with other resource groups to continue the City's support for affordable housing, in particular the Sweetwater Apartments.

We strongly support your commitment to provide affordable housing. Affordable housing is one of the top priorities of the City of Lake City and of the Lake City Community Development Agency.

Sincerely,

Joseph Helfenberger
City Manager
City of Lake City

Cc.: Susan Christopher, Columbia County Housing Authority
Ashon Nesbitt, Florida Housing Coalition
Stephen Witt, Mayor of Lake City
Chris Greene, City of Lake City Councilmember
Jake Hill, City of Lake City Councilmember
Eugene Jefferson, City of Lake City Councilmember
Melinda Moses, City of Lake City Councilmember

MAYOR - COUNCIL MEMBER
STEPHEN M. WITT

COUNCIL MEMBERS
CHRIS GREENE
JAKE HILL, JR.
EUGENE JEFFERSON
MELINDA MOSES

CITY MANAGER
JOSEPH HELFENBERGER

CITY CLERK
AUDREY E. SIKES

CITY ATTORNEY
FRED KOBERLEIN, JR.

**COMMUNITY REDEVELOPMENT ADVISORY COMMITTEE
MEETING-MINUTES
April 3, 2018 5:30 P.M.**

There was a Community Redevelopment Advisory Committee Meeting held on April 3, 2018 in the City Council Chambers, located on the second floor of Lake City, City Hall, and beginning at 5:30 P.M.

Committee Members:

Melinda Moses – Council Member/Committee Chair
Stephen Witt – Mayor/City Council
Wendell Johnson-City Manager
Beverly Jones-Community Development Administrator

Brandon Beil-Absent
Beth Burlingame-Absent
Dennille Decker
Lee Ann Hires-Absent
Glenn Hunter-Absent
John Kuykendall
Lester McKellum
Jeff Simmons-Absent
Gloria Spivey
Matt Vann-Absent

Others in attendance:

City Attorney-Fred Koberlein Sr.
Grayson Cason-Assistant City Manager
Katy McCrary-Deputy City Clerk
Gregory Bailey-North Florida Professional Services
Brantley Stephens-North Florida Professional Services
Ed Jennings-HUDD

1. CALL MEETING TO ORDER

The meeting was called to order by Ms. Moses at 5:30 P.M.

2. ROLL CALL

Ms. Moses asked Ms. McCrary to call the roll. Attendance is indicated above.

3. APPROVAL OF MINUTES

None

4. APPROVAL OF THE AGENDA

Mr. Kuykendall made a motion to approve the agenda with the addition of the 5A-Mr. Jennings. Mayor Witt seconded the motion. The motion passed unanimously on a voice vote.

5. NEW BUSINESS

Mr. Jennings requested funding for an assisted housing project, Sweetwater, on behalf of the Greater Lake City CDC. It will be an eight million dollar housing project.

Mayor Witt made a motion to offer support for the CDC affordable housing project Sweetwater and agree to offer funding support in the amount of \$200,000, split over two fiscal years, plus other reduced fees upon culmination of the project, subject to funding. Ms. Spivey seconded the motion. The motion passed unanimously on a voice vote.

6. UPDATE ON THE DESIGN LAYOUT FOR WILSON PARK-NORTH FLORIDA PROFESSIONAL SERVICES

Mr. Bailey presented the design layout for Wilson Park to the committee. Mr. Bailey discussed the different options for the band shell and ranges of pricing.

Mr. Johnson suggested putting out the primary bid for the park and then a bid alternate for the band shell.

Mr. Bailey stated at the next meeting he would have the scope of work for the entire project and a representation of the band shell.

The committee concurred they would like an arched band shell and Ms. Decker will send a photo of a band shell the committee agreed upon to Mr. Bailey.

7. OTHER COMMENTS

Mr. Henry and Mr. Johnson met with FDOT regarding a landscaping grant for up to \$40,000. Mr. Henry stated they are looking to put crape myrtles around the lake.

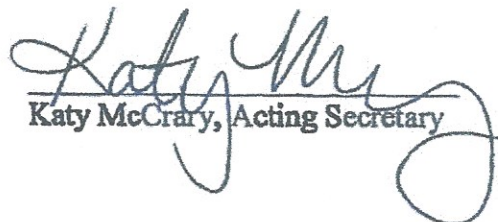
Ms. Moses introduced Beverly Jones as the Community Development Administrator.

8. SCHEDULE NEXT MEETING

The next meeting will be held April 18, 2018 at 5:30 p.m.

9. ADJOURNMENT

There being no further business before the committee, the Community Redevelopment Advisory Committee adjourned at 6:30 P.M.


Katy McCrary, Acting Secretary

FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION THAT DEVELOPMENT IS PART
OF A LOCAL REVITALIZATION PLAN

Name of Development: Sweetwater Apartments Phase II

Development Location: NE Martin Luther King St., NE Martin Luther King St., and NE Joe Coney Ter., Lake City
(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). If the Development consists of Scattered Sites, the Development Location stated above must reflect the Scattered Site where the Development Location Point is located.)

The above referenced Development is within the legal boundaries of a local revitalization plan, adopted on _____ by the appointed or elected body of the general local government with the authority to regulate the use of the subject site, or an instrumentality thereof (e.g., City, County, Community Redevelopment Agency). Such plans may be in the form of a community redevelopment plan, as outlined in Section 163.362, F.S., or another type of neighborhood plan formally adopted by one of the entities above or adopted into a larger local planning framework, but that at a minimum provides the following standards:

- Contains a written description of streets and/or established landmarks, or a legal description of the boundaries of the local revitalization area and the reasons for establishing such boundaries shown in the plan.
- Shows by diagram or in general terms the street layouts; proposed use of buildings; the approximate number of dwelling units; and property intended for use as public parks, recreation areas, streets, public utilities and public improvements of any nature.
- Includes public and private sector (other than the Applicant) investment and/or involvement in the designated area.
- Contains safeguards that the work of revitalization will be carried out pursuant to the plan.
- Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the planning area.
- Describes actions taken by the below local government that have or will lead to broader economic investment in the area.
- Describes the public involvement process leading to the adoption of the final plan.

CERTIFICATION

I certify that the foregoing information is true and correct.


Signature

Joe Helfenberger
Print or Type Name

Lake City
Name of Local Government

City Manager
Print or Type Title

Name of Plan/Initiative

10/12/2020
Date this form was signed

This certification must be signed by the chief appointed official (staff) responsible for such approvals, Mayor, City Manager, County Manager/Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. Other signatories are not acceptable.

**FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION OF CONTRIBUTION – GRANT FORM**

Name of Development: Sweetwater Apartments Phase II

Development Location: NE Martin Luther King St., NE Martin Luther King St., and NE Joe Coney Ter., Lake City
(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). If the Development consists of Scattered Sites, the Development Location stated above must reflect the Scattered Site where the Development Location Point is located.)

The City/County of Lake City commits \$ 200,000.00 as a grant to the Applicant for its use solely for assisting the proposed Development referenced above. The City/County does not expect to be repaid or reimbursed by the Applicant, or any other entity, provided the funds are expended solely for the Development referenced above. No consideration or promise of consideration has been given with respect to the grant. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. The commitment for this grant must be effective as of the Application Deadline for the applicable RFA, and is provided specifically with respect to the proposed Development.

The source of the grant is: CRA Funds
(e.g., SHIP, HOME, CDBG)

CERTIFICATION

I certify that the foregoing information is true and correct and that this commitment is effective at least through the date required in the applicable RFA.


Signature

Joseph Helfenberger

Print or Type Name

City Manager

Print or Type Title

NOTE TO LOCAL GOVERNMENT OFFICIAL: Additional information is set forth in the applicable Request for Application under which the Applicant is applying for funding for the above referenced Development.

This certification must be signed by the chief appointed official (staff) responsible for such approvals, Mayor, City Manager, County Manager/Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. If the contribution is from a Land Authority organized pursuant to Chapter 380.0663, Florida Statutes, this certification must be signed by the Chair of the Land Authority. One of the authorized persons named above may sign this form for certification of state, federal or Local Government funds initially obtained by or derived from a Local Government that is directly administered by an intermediary such as a housing finance authority, a community reinvestment corporation, or a state-certified Community Housing Development Organization (CHDO). Other signatories are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed. To be considered for points, the amount of the contribution stated on this form must be a precise dollar amount and cannot include words such as estimated, up to, maximum of, not to exceed, etc.

If the Application is not eligible for automatic points, this contribution will not be considered if the certification contains corrections or 'white-out' or if the certification is altered or retyped. The certification may be photocopied.

Please note: This form may be modified by Florida Housing Finance Corporation per Section 67-60.005, F.A.C.

Via E-Mail

June 22, 2021

Matthew A. Rieger
Sweetwater Apartments II, LLC
3225 Aviation Ave, 6th Floor
Coconut Grove, FL 33133

Re: Sweetwater Apartments Phase II (2021-209BS)
Invitation to Enter Credit Underwriting
RFA 2020-205 - SAIL Financing of Affordable Multifamily Housing Developments to be Used
in Conjunction with Tax-Exempt Bond Financing and Non-Competitive Housing Credits

Dear Mr. Rieger:

On June 18, 2021, Florida Housing's Board of Directors approved your application for a State Apartment Incentive Loan (SAIL), an Extremely Low Income (ELI) loan, Multifamily Mortgage Revenue Bonds (MMRB), and Non-Competitive Housing Credits (HC). As such, Florida Housing is extending an invitation to enter credit underwriting for the programs mentioned above.

This letter represents a preliminary commitment for a SAIL loan in an amount up to \$5,053,949, an ELI loan in the amount of \$408,800 and a MMRB in the requested amount of \$10,000,000.

This funding would be contingent upon:

1. Borrower and Development meeting all requirements of RFA 2020-205 and all other applicable federal, state and FHFC requirements;
2. A positive credit underwriting recommendation;
3. Availability of funds appropriated and funded by the legislature; and
4. Final approval of the credit underwriting report by the Florida Housing Board of Directors.

Section 42 of the Internal Revenue Code, as amended, requires Florida Housing to make a determination of the amount of housing credits needed for the financial feasibility and viability of the Development throughout the credit period. The credit underwriter will perform this analysis of credit need.

Pursuant to RFA 2020-205, the firm loan commitment must be issued within twelve (12) months of the Applicant's acceptance to enter credit underwriting. Unless an extension is approved by the Corporation in writing, failure to achieve issuance of a firm loan commitment by the specified deadline shall result in withdrawal of the preliminary commitment. Applicants may request one (1) extension of up to six (6) months to secure a firm loan commitment. The Corporation shall charge a non-refundable extension fee of

Ron DeSantis, Governor

Board of Directors: Ron Lieberman, Chair • LaTasha Green-Cobb, Vice Chair
Ryan Benson • Dane Eagle • Sandra Einhorn • Mario Facella • Bill Gulliford • Dev Motwani • Holly Raschein

Harold "Trey" Price, Executive Director

one (1) percent of each loan amount if the request to extend the credit underwriting and firm loan commitment process beyond the initial twelve (12) month deadline is approved. If an approved extension is utilized, Applicants must pay the extension fee not later than seven (7) Calendar Days after the original twelve (12) month deadline. If, by the end of the extension period, the Applicant has not received a firm loan commitment, then the preliminary commitment shall be withdrawn.

The owner shall execute a Memorandum of Understanding (MOU) with at least one designated Referral Agency serving the county and intended population where the Development will be located and rent units to households referred by the Referral Agency with which the MOU is executed. The deadline for receipt of the fully-executed MOU by the Corporation shall be within nine (9) months from the date of the invitation to enter into credit underwriting but no later than the date the first building is placed in service. If the owner is unable to meet the deadline, an extension may be requested from the Corporation, and a non-refundable processing fee of \$5,000 shall be charged to the owner.

The Corporation loans and other mortgage loans related to the Development must close within 180 Calendar Days of the date of the firm loan commitment(s). Unless an extension is approved by the Board, failure to close the loan(s) by the specified deadline outlined above shall result in the firm loan commitment(s) being deemed void and the funds shall be de-obligated. Applicants may request one (1) extension of the loan closing deadline outlined above for a term of up to 90 Calendar Days. The Corporation shall charge an extension fee of one (1) percent of each Corporation loan amount if the Board approves the request to extend the loan closing deadline beyond the 180 Calendar Day period. If an approved extension is utilized, Applicants must pay the extension fee not later than seven (7) Calendar Days after the original loan closing deadline. In the event the Corporation loan(s) does not close by the end of the extension period, the firm loan commitment(s) shall be deemed void and the funds shall be de-obligated.

By **June 29, 2021**, you must submit a check for \$25,243 for the credit underwriting fees (MMRB, SAIL, ELI and HC), payable to Seltzer Management Group Inc., the credit underwriter assigned to your Development, at the address below.

Ben Johnson, Seltzer Management Group, Inc.
17633 Ashley Drive
Panama City Beach, FL 32413
850-233-3616

✓ A nonrefundable TEFRA Fee of \$1,000 for the Corporation-issued MMRB is also due to Florida Housing on the date listed above. This fee shall be applied to the actual cost of publishing required advertisements and Florida Administrative Register notices of TEFRA Hearings.

The underwriter will contact you for an additional fee for a market study, appraisal and, if applicable, a Subsidy Layering Review and a Capital Needs Assessment Report which are to be conducted at the Developer's expense by disinterested parties as required by RFA 2020-205.

Please acknowledge the credit underwriting assignment by uploading the enclosed Acknowledgment to the Florida Housing Procurement work center to the Documents Upload file and submitting the TEFRA fee to the attention of Tim Kennedy, Assistant Director of Multifamily Programs at Florida Housing by **June 29, 2021**.

Pursuant to Exhibit D of RFA 2020-205, you must provide the items listed on Exhibit A attached to this invitation to Florida Housing within the timeframes specified.

Matthew A. Rieger
Sweetwater Apartments Phase II
June 22, 2021
Page 3 of 4

Florida Housing looks forward to working with you and the development team to facilitate affordable housing in Florida. If you have any questions, please do not hesitate to contact me.

Sincerely,



Tim Kennedy
Assistant Director of Multifamily Programs

Enclosure

Cc: Heather Strickland, Multifamily Programs Coordinator
Lisa Walker, Multifamily Programs Manager
Charles Jones, Multifamily Programs Manager
Melissa Levy, Assistant Director of Multifamily Programs
Rebecca Sheffield, Multifamily Programs Coordinator
Cori MacDougall, Multifamily Programs Manager
Jade Grubbs, Multifamily Programs Administrator
Rachael Grice, Multifamily Programs Coordinator
Ryan McKinless, Multifamily Programs Manager
Janet Peterson, Asset Management Systems Manager
Tammy Bearden, Loan Closing Manager
Kenny Derrickson, Assistant Comptroller
Ben Johnson, Seltzer Management Group, Inc.

Housing Trust Group

Sweetwater Development Phase 2 - Columbia - Family

Sources & Uses

Uses				Construction Phase		
	Total	%	Per Unit	Total	%	Per Unit
Hard Costs						
GC Contract						
Hard Construction Costs	10,628,485	58.04%	126,530	10,628,485	67.22%	126,529.58
GC Profit	609,863	3.33%	7,260	609,863	3.86%	7,260
GC General Requirements	609,863	3.33%	7,260	609,863	3.86%	7,260
GC Overhead	203,288	1.11%	2,420	203,288	1.29%	2,420
General Liability Insurance	43,937	0.24%	523	43,937	0.28%	523
Construction - P&P Bond	84,564	0.46%	1,007	84,564	0.53%	1,007
GC Contract Total	12,180,000	66.51%	145,000	12,180,000	77.03%	145,000
Hard Cost Contingency @:	609,000	3.33%	7,250	609,000	3.85%	7,250
Recreational / Owner Items	175,000	0.96%	2,083	175,000	1.11%	2,083
Total Hard Costs	12,964,000	70.80%	154,333	12,964,000	81.99%	154,333
Soft Costs						
Financial Costs						
Construction Interest Expense	315,962	1.73%	3,761	315,962	2.00%	3,761
Construction Loan Origination Fee	86,000	0.47%	1,024	86,000	0.54%	1,024
Construction Loan Closing Costs	17,200	0.09%	205	17,200	0.11%	205
Permanent Loan Origination Fee	4,750	0.03%	57	4,750	0.03%	57
Permanent Loan Closing Costs	25,000	0.14%	298	25,000	0.16%	298
Legal - Lender	50,000	0.27%	595	50,000	0.32%	595
Syndication Fees	25,000	0.14%	298	25,000	0.16%	298
Placement Agent	25,000	0.14%	298	25,000	0.16%	298
SAIL/ELI Loan Commitment Fee	109,255	0.60%	1,301	109,255	0.69%	1,301
Interest - Pre-dev Loan	5,000	0.03%	60	5,000	0.03%	60
Costs of Issuance	167,700	0.92%	1,996	167,700	1.06%	1,996
Total Financial Costs	830,867	4.54%	9,891	830,867	5.25%	9,891
Reports & Studies						
Appraisal	10,000	0.05%	119	10,000	0.06%	119
Environmental Report	5,000	0.03%	60	5,000	0.03%	60
Geotech Report	10,000	0.05%	119	10,000	0.06%	119
Market Study	5,000	0.03%	60	5,000	0.03%	60
Plan and Cost Review	5,000	0.03%	60	5,000	0.03%	60
Total Reports and Studies	35,000	0.19%	417	35,000	0.22%	417
General Development Costs						
Accounting Fees	30,000	0.16%	357	30,000	0.19%	357
Architect - Design	200,000	1.09%	2,381	200,000	1.26%	2,381
Architect - Supervision	60,000	0.33%	714	60,000	0.38%	714
Architect - Landscape	17,000	0.09%	202	17,000	0.11%	202
Building Permits	50,400	0.28%	600	50,400	0.32%	600
Engineering Fee	85,000	0.46%	1,012	85,000	0.54%	1,012
FHFC Administrative Fees	77,513	0.42%	923	77,513	0.49%	923
FHFC Application Fees	4,000	0.02%	48	4,000	0.03%	48
FHFC Compliance Mon. Fee	2,000	0.01%	24	2,000	0.01%	24
FHFC - Other (i.e. Extension, Credit Swap)	54,627	0.30%	650	54,627	0.35%	650
FHFC - Underwriting Fee	24,943	0.14%	297	24,943	0.16%	297
Green Certification - NGBS/LEED	25,000	0.14%	298	25,000	0.16%	298
Impact Fees	17,913	0.10%	213	17,913	0.11%	213
Inspection & Material Testing Fees	60,000	0.33%	714	60,000	0.38%	714
Survey & Platting (including as-built)	15,000	0.08%	179	15,000	0.09%	179
Utility & Submetering Connection	\$20,000	0.11%	238	20,000	0.13%	238
Total General Development Costs	743,397	4.06%	8,850	743,397	4.70%	8,850
Legal						
Legal Fees	150,000	0.82%	1,786	150,000	0.95%	1,786
Legal - Zoning, Site Plan, & Platting	5,000	0.03%	60	5,000	0.03%	60
Title Insurance, Taxes, & Recording	94,091	0.51%	1,120	94,091	0.60%	1,120
Total Legal	249,091	1.36%	1,180	249,091	1.58%	1,180
Marketing and Lease-up						
Marketing Costs & Other	25,000	0.14%	298	25,000	0.16%	298
Lease Up Costs	50,000	0.27%	595	50,000	0.32%	595
Total Marketing & Lease-up	75,000	0.41%	893	75,000	0.47%	893
Taxes and Insurance						
Builder's Risk & Const. Insurance	106,285	0.58%	1,265	106,285	0.67%	1,265
Insurance- Property/Liability	84,630	0.46%	1,008	84,630	0.54%	1,008
Property Taxes & Other	5,102	0.03%	61	5,102	0.03%	61
Total Taxes and Insurance	196,016	1.07%	2,334	196,016	1.24%	2,334
Soft Cost Contingency	64,925	0.35%	772.92	64,925	0.41%	773
Sub-Total	15,158,296	82.78%	178,670	15,008,296	94.91%	178,670
Land Acquisition Costs						
Ground Lease	150,000	0.82%	1,786	150,000	0.95%	1,786
Existing Buildings, To be Acquired	-	0.00%	-	-	0.00%	-
Developer Fee & Overhead						
Developer's Fee	2,728,493	14.90%	32,482	654,182	4.14%	7,788
Reserves						
Operating Deficit Reserve (6M OpEx & Debt Service)	274,939	1.50%	3,273	-	0.00%	-
Total Project Cost	18,311,728	100.00%	216,211	15,812,478	100.00%	188,244
Financing Gap Surplus/(Short)	(0)			323,315		
Sources				Construction Phase		
	Total	%	Per Unit	Total	%	Per Unit
Hard						
Construction Loan	-	0.00%	-	8,600,000	53.30%	102,380.95
Bridge Loan	-	0.00%	-	-	0.00%	-
Permanent Loan 1	475,000	2.59%	5,654.76	-	0.00%	-
Columbia County Loan	3,000,000	16.38%	35,714	-	0.00%	-
Soft						
SAIL	5,053,949	27.60%	60,166.06	5,053,949	31.32%	60,166.06
HOME	-	0.00%	-	-	0.00%	-
Surtax/Other	-	0.00%	-	-	0.00%	-
ELI	408,800	2.23%	4,867	408,800	2.53%	4,866.67
Grant - Lake City	200,000	1.09%	2,381	200,000	1.24%	2,380.95
Investor Equity	7,492,177	40.91%	89,193	1,873,044	11.61%	22,298.15
Deferred Developer Fee	1,681,802	9.18%	20,021	-	0.00%	-
Total Sources	18,311,728	100.00%	217,997	16,135,793	100.00%	192,093

variation depending upon continually evolving events. No representation or warranties, expressed or implied, as to their content, suitability for any purpose, accuracy, veracity, or completeness are made or that actual results will conform to such estimates. This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal.

File Attachments for Item:

3. Discussion and Possible Action - Funding for Downtown Beautification Project

PROPOSAL TO THE CRA
FROM: THE LAKE CITY BEAUTIFICATION
COMMITTEE
DATE: June 14, 2021

The Lake City Beautification Committee, requests your consideration to use CRA Funds in the amount of, \$120,000.00, to improve our Downtown area. This project would cover our beautification needs from South Baya Avenue to SR 100 when completed.

The Project consists of six phases, as follows:

Phase I

Remove (21) Drake Elm trees on Marion Avenue, beginning at the south city gate, which will be known as Block 1, to block 5 ending at Nana's/Keaton Locksmith.

Drake Elm Trees need ADEQUATE room to grow, 50 feet tall-40 feet wide. The Drake Elms are leaning; the limbs are covering lampposts, the tree limbs are damaging store awnings. Drake Elms are a huge nuisance with the falling leaves and seeds they drop which leaves a mess on sidewalks and the road.

Remove any shrubbery that is damaged in Block 1 to Block 5.

Use bricks in the areas where trees were removed, which match other areas on Marion Street.

Pressure wash and Resurface the sidewalks where needed to refresh the look and for safety purposes.

Estimated cost:
In house construction of the Public Works Department

PHASE 2

Where trees are removed and covered with brick pavers. An Urban 31" self Watering planter will be placed in the location, in addition, there will be 5 areas with combo Planters. (Combo = (1) 41 inch wide and (2) 31 inch wide)
See attached hand drawn maps for locations of Planters and hanging baskets for Blocks 1-5.

An estimated cost for (38), planters, (2)baskets,

\$15,720.00

Shipping \$813.00

38 planters soil, fertilizer and plants for Blocks 1=5 @\$150.00 each

\$5,700.00

See attached bid sheet from Earth Planters. For blocks 1-5

Total \$ 22,223.00

NOTE: \$3,080.00 ...20% Discount applied ,if ordered prior to July 1, 2021.

Phase 3

Remove Drake Elm trees on Marion Avenue, beginning at Marion and Hillsborough to the North End City Gate .

Drake Elm Trees need ADEQUATE room to grow, 50 feet tall-40 feet wide. The Drake Elms are leaning; the limbs are covering lampposts, awnings on Business are being damaged by growing limbs, Drake Elms are a huge nuisance with the falling leaves and seeds they drop.

Remove any shrubbery that is damaged in Block 6 to Block 11.

Use bricks in the areas where trees were removed, which match other areas on Marion Street.

Pressure wash and Resurface the sidewalks where needed to refresh the look and for safety purposes.

Estimated cost: In house construction of the Public Works Department.

Phase 4

Where trees are removed and covered with brick pavers. An Urban 31" self Watering planter will be placed; in addition, there will be 5 areas with combo Planters. (Combo = (1) 41 inch wide and (2) 31 inch wide)

Estimated based on Blocks 1-5

\$22,223.00

Phase 5

Address greater beautification needs from US 90 to Baya Avenue
Estimated cost

Phase 6

Address greater beautification needs from NW Railroad Street to SR 100
Railroad
Estimated cost \$

Special Note:

The Lake City Garden Club agreed to plant flowers in the Self-watering planters.

The self-watering planters that are being recommended have a lifetime warranty and are made in the USA

The Self-watering 31" planters hold 18 gallons of water, The 41" holds 40 gallons and the hanging baskets hold 4 gallons of water.

We have inquired with the business owners, located downtown. They all

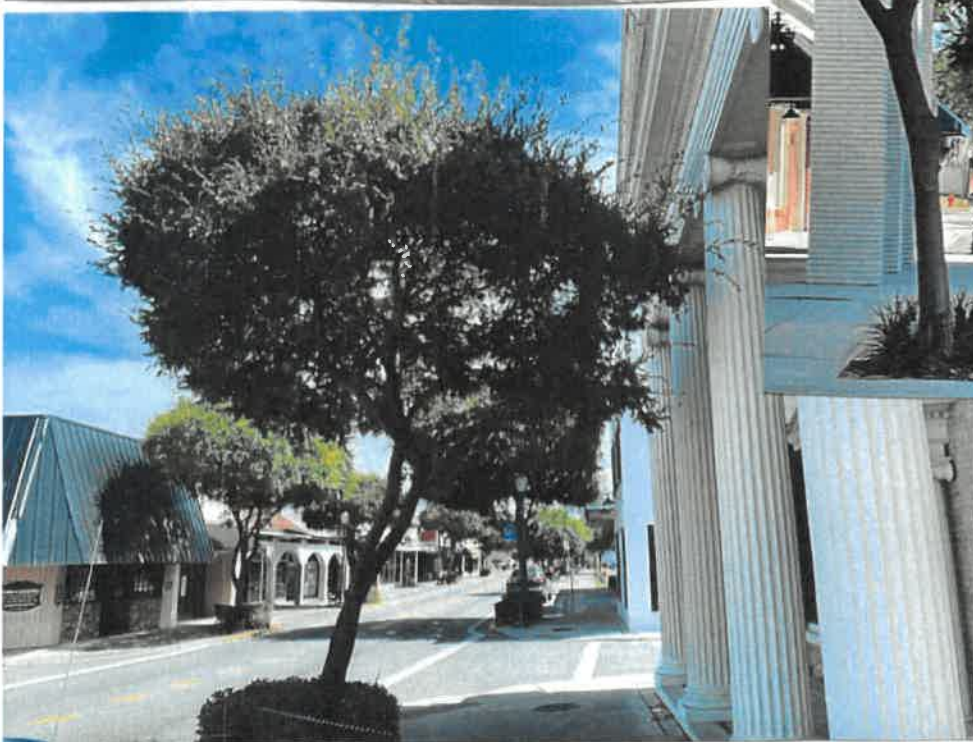
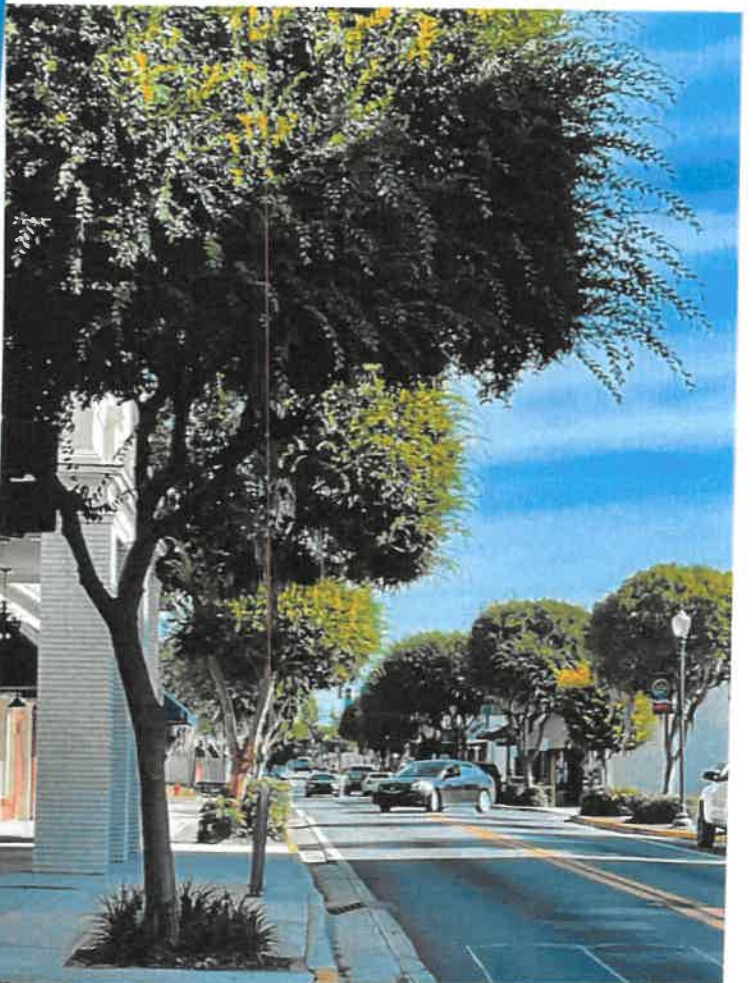
Welcome this Project and are in agreement for the Drake Elms to be removed.

Tourists and locals alike will be welcomed with cleanliness, beautiful flowers and plants .It is an economic decision to improve our City.

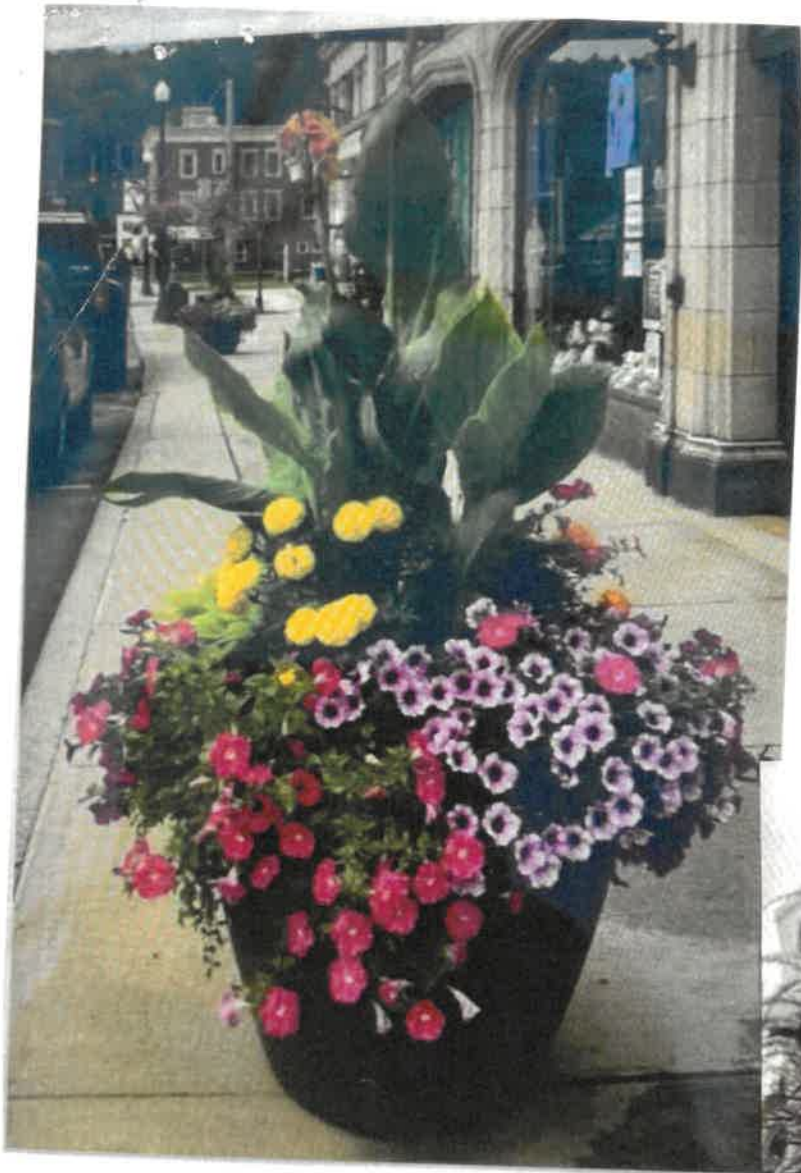
A handwritten signature in cursive script that reads "Tina Roberts". The signature is written in dark ink and is positioned above a thin horizontal line.

Tina Roberts

On behalf of the Beautification Committee



Downtown



Block 1

City gate

Parking lot **Remove tree**



South Marion St. Lake City

Block 1

Lisa Schlitzkus Law Offices 2 planters by door

Southern Sisters 2 Planters by door

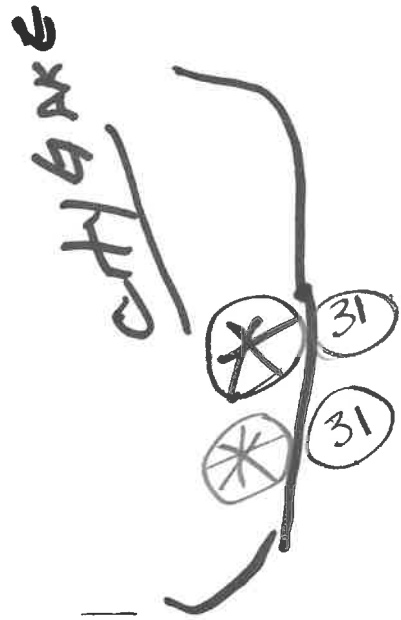
Empty

Empty

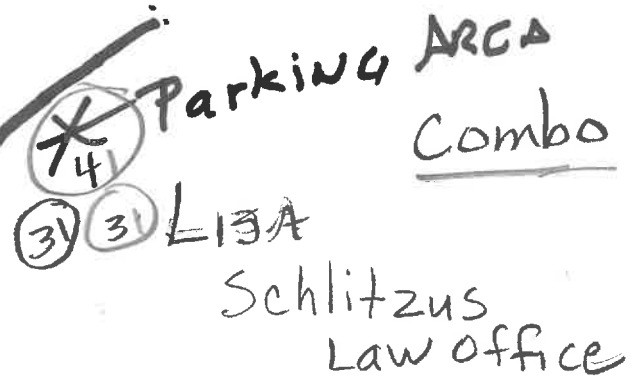
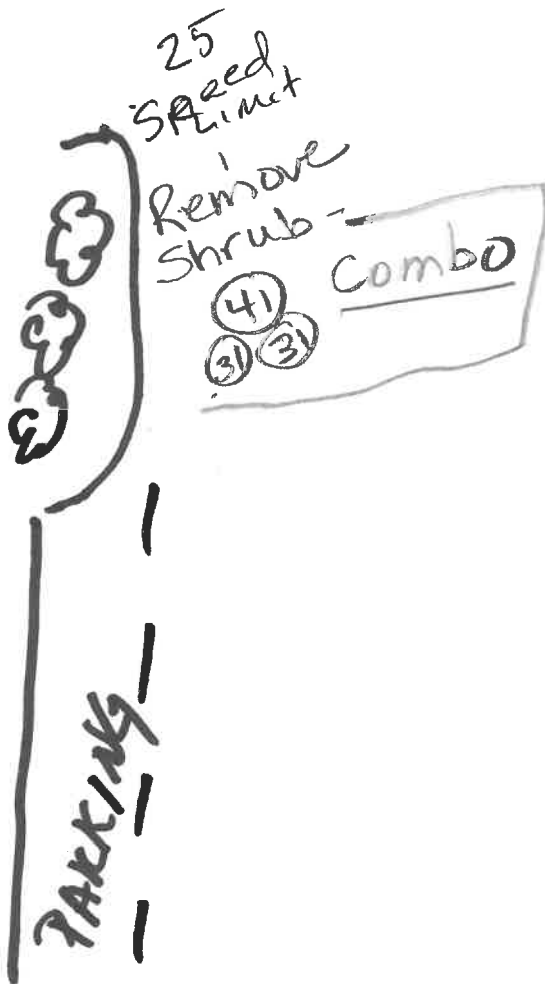
Lake City cellular



Block 1
Hwy 90



7.5



Planters
2 - 41"
6 - 31"

3 * = Tree-shrub
every tree
will be replaced
by planters

Combo 1 41" 00
2 31"

Lake City Cellular

Block 1

Block 2

NO Trees to remove

Edward Jones

Music Academy

Downtown nutrition

Furnishing on Marion shrubbery needs replaced

Gateway art gallery 2 planters

Blue Goose Studio 4 planters

Nearly new 2 planters

Chandler and Moses 2 planters

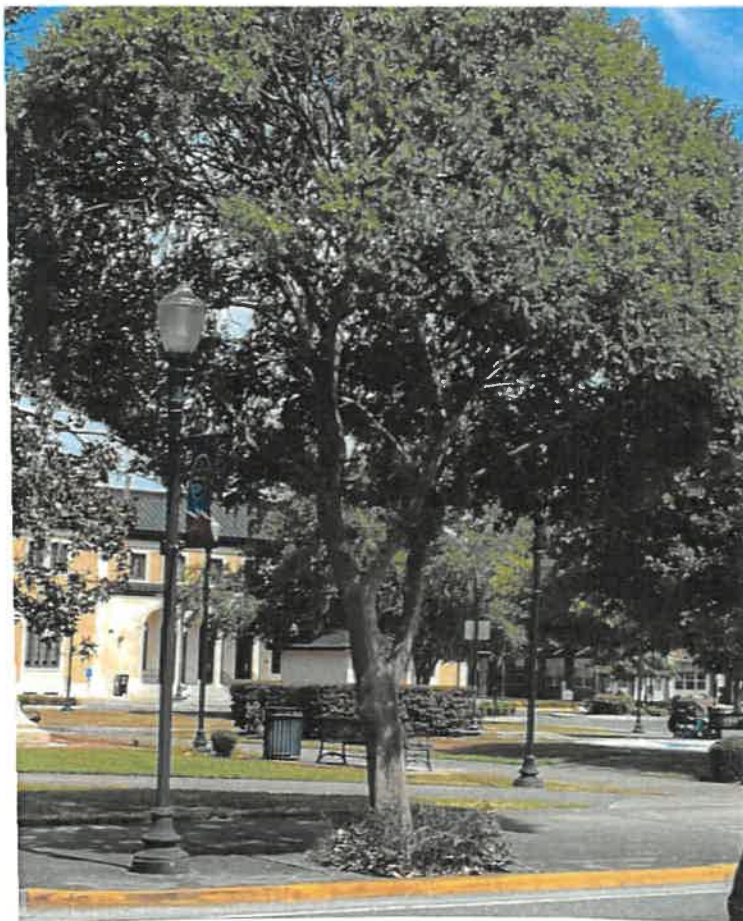






Block 2

Remove trees Olustee Park



Block 2

Park

Replace Shrub

31"

Cluster
Park 2

□ Hanging Basket
on light Post
Entrance to
Park

31"

Parking

2 Hanging Baskets
Doubt -

Total 2 - 2 sides
Hanging Basket

Block 2

31"

EDWARD JONES

Parking

31
CHANDLER
MOSES

Replace Crepe Myrtle
side street

3 Trees Removed
4 - 31"
1 crepe Myrtle



BLOCK 3

City Hall

Tree Removed Parking for city hall





Block 3

3 Trees Remove
The Blanche





Block 3

5 trees removed

8-31"

2-41"

ALLEY

Parking

31 *

31 *

Block 3

41 31 31 *

* NOTE
Veterans
Street

Need flowering
plants in
planters
2 Bottle Brush
& crepe Myrtle

* 31

* 31

Parking

41 31 31

City Hall

Block 3

Block 4

Veterans St.

~~Tree removed~~ Gulf Coast financial one planter

NFL Family counseling

~~Tree removed~~ parking area corner by red light



BLOCK 4

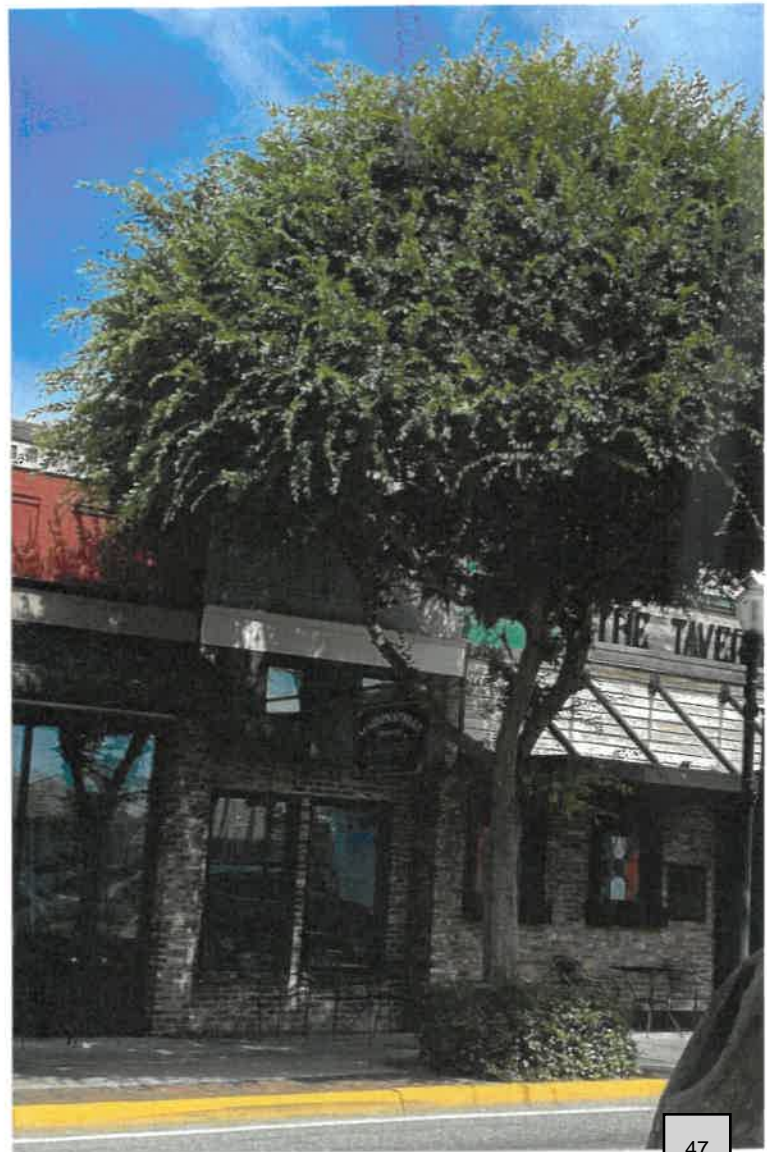
Feagle Parking Lot

Decker Law firm 2 planters

Tavern



Tree Removed Marion street cafe 2 planters



Block 4

FEARLE
FALLAW

31
31
41
Rep lace
with Combo

BARNEY

TAVERN

MARION ST
CAFE

31*

* 31/2 Gulf
Coast

MURAL WALL

PARKING
LOT

* 19 Redlight

4 Trees

5-31"

1-41"

Block 4

BLOCK 5

Tree removed Frankies Place

Fred's leather shop

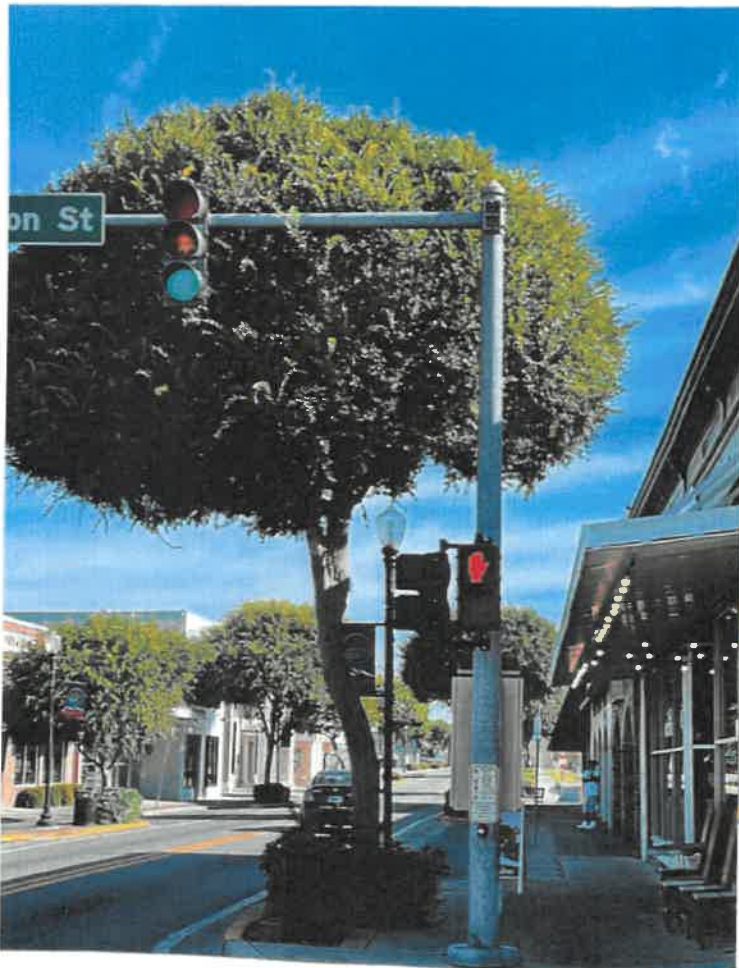
Bakery XAPA

House a Fades

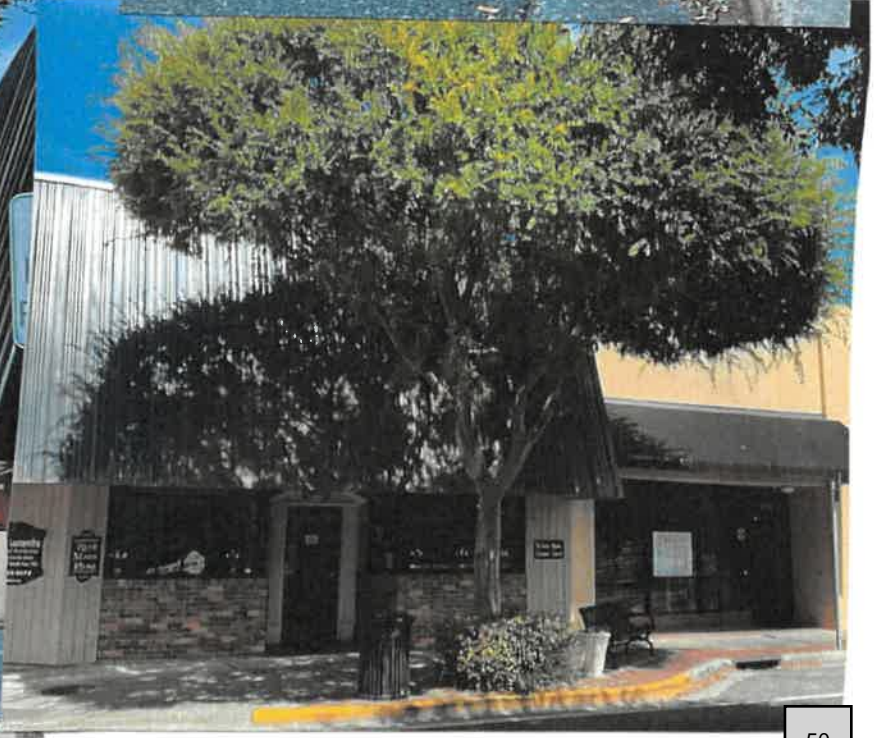
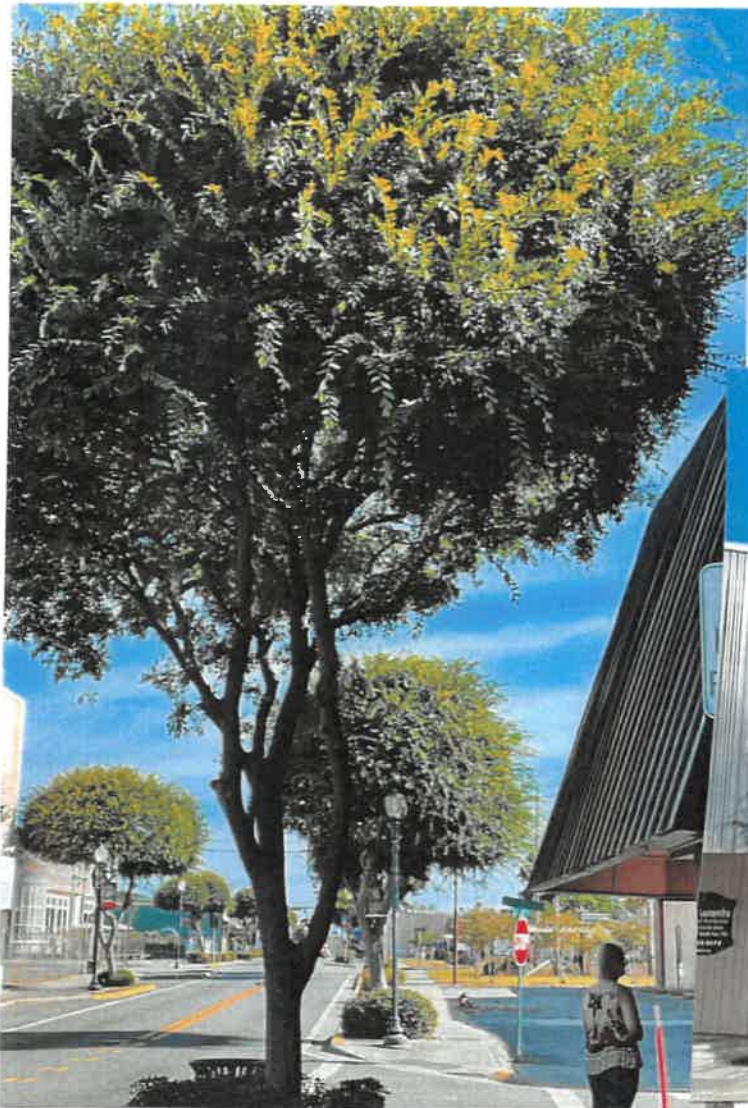
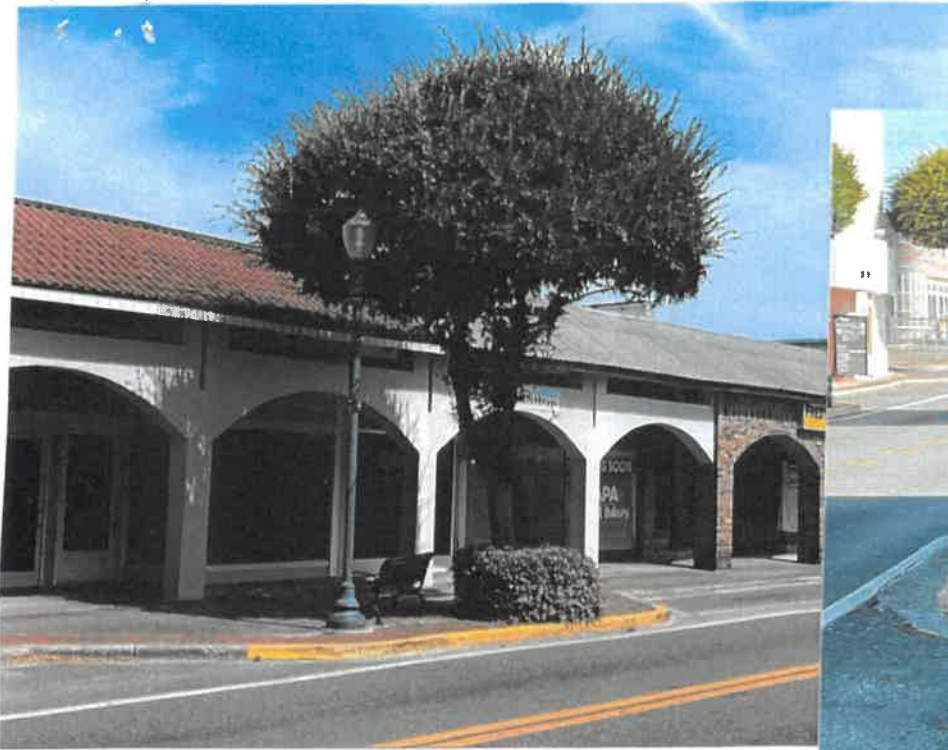
empty

Delaine spradley photography

Nana's Nook



BLOCK 5



Block 5

Parking lot with rope

Tree Removed Hairs

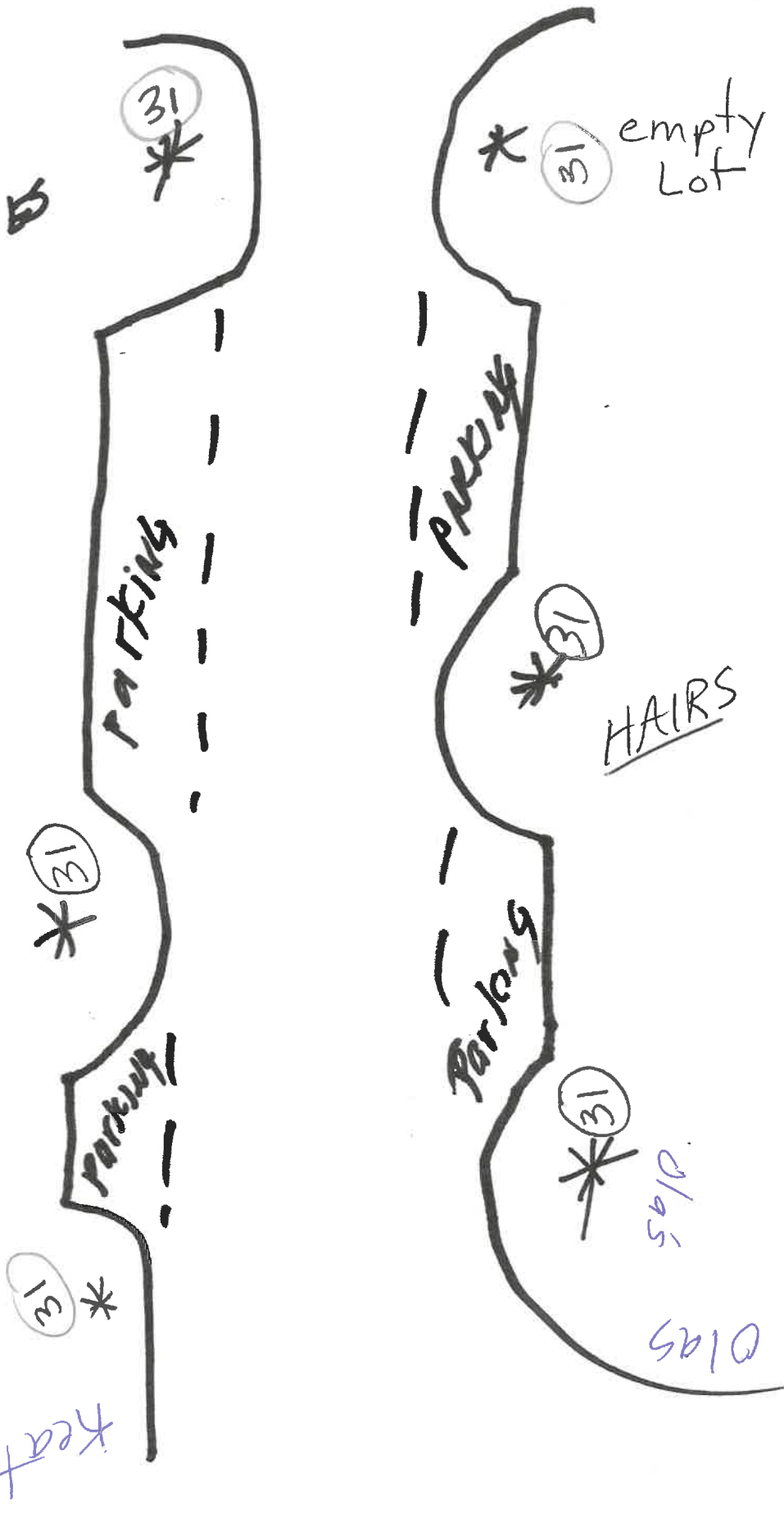
Brazilian jiu jitsu

Tree removed Olas beauty shop



Block 5

FRANKIE'S



From: **EarthPlanter** sales@earthplanter.com
Subject: **Welcome to EarthPlanter**
Date: **Jun 14, 2021 at 10:20:59 AM**
To: **tinacroberts@hotmail.com**



Welcome to EarthPlanter

Hi Tina Roberts,

Thank you for requesting a quote with EarthPlanter.com. We've automatically created an account for you. That way you can login to EarthPlanter.com to view your current quote, and your previous quotes. Feel free to share this login information with anyone at your company.

Once you receive your final quote, and if you accept your EarthPlanter quote, you must be logged into this account if you'd like to pay online.

To login, go to EarthPlanter.com and click login at the top of our website.

Your username is the email you used to create your quote (aka the email you're using right now).

Your password has been automatically generated: **QeE17OfeO*hB**

You can change your password to anything you'd like.

Request #24267

Product

Quantity

Unit Cost

Extended Price



Urban Vase

5

\$479.00

\$2,395.00

41 - Blackstone (#EPMV41-)



Urban Vase

29

\$319.00

\$9,251.00

31 - Blackstone (#EPMV31-)



Brackets -

2

\$179.00

\$358.00

Double Pole Bracket (#EPBDA20-)



Pro-Series 22	4	\$159.00	\$636.00
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Self Watering Hanging Basket -
Black (#EPPS22-)

Subtotal before Discounts: (subtotal based on List Price)	\$15,720.00
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Discount Applied:	-\$3,080.00
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Shipping:	\$813.00 via FedEx Freight Economy
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Tax:	\$0.00
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Total:	\$13,453.00
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Shipping Appointment Phone: [386-623-5293](tel:386-623-5293)

Proposal Notes:

- June Sale Pricing Applied. 20% Quantity Discount. Sale ends 6/30.
- Stone effect colors included at no extra charge.
- Bracket Size TBD - Completed Questionnaire Required.
- Shipping FedEx Freight to a commercial location with a dock or forklift for unloading. Additional FedEx fees will apply for special

service such as liftgate.

- **Total Pallets: (5)**
- **100% Made in the USA, Lifetime Planter Warranty Included.**
- **Note: a price increase is expected to go into effect starting July 1.**

Emails being CC'ed: None

Billing address

*Tina Roberts
City of Lake City
1711 SE CR 252
Lake City, FL 32025
386-623-5293
tinacroberts@hotmail.com*

Shipping address

*Tina Roberts
City of Lake City
1711 SE CR 252
Lake City, FL 32025*

An EarthPlanter representative will respond to your inquiry shortly. Thank you.

Not All Self-Watering Planters (or Companies) Are Created Equal

Questions to ask before purchasing your self-watering planter.

PRODUCT FEATURES	EARTHPLANTER	COMPETITION
BASED & MADE IN THE USA	Industry Exclusive EarthPlanter is the only dedicated US based commercial manufacturer.	NO
LIFETIME PLANTER WARRANTY	Industry Exclusive EarthPlanter is the only manufacturer to offer this quality promise. These will be the last planters you ever purchase.	NO If a warranty is offered, typically it will only be a 5-10 Year commitment.
PROVEN & GUARANTEED WICKING SYSTEM	YES Our wicks are integrated into our planters and arrive ready to go, requiring no prep, or routine replacement of wicking material. 5 Year Warranty Included. This is at the heart of our planter design. EarthPlanter wicks have been in service since 2012 without a single failure or replacement ordered.	NO Inferior cotton ropes, fabric bags, or toxic material (i.e rock wool)
BUILT-IN INTERNAL WATER OVERFLOW	Industry Exclusive A built-in internal water overflow allows excess water to drain out of the bottom. Our internal overflow assembly eliminates unsightly holes. Provides superior protection from over-watering while eliminating insect intrusion, potential clogging, and hard water staining of your planters.	NO Hole drilled in side of planter.
DRAIN PLUG INCLUDED - WITH EASY SIDE ACCESS.	Industry Exclusive All EarthPlanter ground models include a drain plug. This makes releasing water extremely easy.	NO Must tip over a heavy planter to drain, requiring additional labor.
PRICE MATCH GUARANTEE	Industry Exclusive We are committed to working with you and becoming a lifelong partner.	?
PRODUCT CONSTRUCTION	Linear Low-Density Polyethylene (LLDPE). UV Inhibitors to protect against sun fade Rotational Molded for Strength & Durability.	?
STACKING AND STORAGE	Yes All EarthPlanters can be either stacked inside each other or pyramid style to maximize storage	?
WINTERIZED	Yes Once drained EarthPlanters can remain outdoors year-round.	?

Our Commitments to You

Considerations for Choosing the Company You Work With.

PRODUCT FEATURES	EARTHPLANTER	COMPETITION
CUSTOMER SERVICE	<p>Rated A+</p> <p>We pride ourselves in creating lifelong partnerships with our customers.</p>	?
EARTHPLANTER BRAND	<p>#1 Selling & Recommended Commercial Self-Watering Planter</p> <p>With hundreds of commercial accounts & 45,000+ installed, EarthPlanters are recommended by every customer & over 100 Professional Grounds Managers</p>	?
COMPANY	<p>Established in 1946</p> <p>EarthPlanter is a part of Bo-Mer Plastics, a leader in thermo and rotational molding for over 70 years</p>	?
MANUFACTURING	<p>100% Designed, Manufactured & Shipped from our Facility</p> <p>EarthPlanter never sub-contracts its manufacturing. Every part is made in Auburn NY, just outside Syracuse</p>	?
AFFILIATIONS	<p>Professional Grounds Management Society</p> <p>Main Street America</p> <p>International Downtown Association</p> <p>America in Bloom</p> <p>Our close partnership with these organizations places us in a unique position to understand & solve the challenges of our customers</p>	?