
COMMUNITY REDEVELOPMENT AGENCY

CITY OF LAKE CITY

March 21, 2022 at 5:30 PM

Venue: City Hall

AGENDA

This 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 on our YouTube channel. YouTube channel information is located at the end of this agenda.

Call to Order

Roll Call

Approval of Minutes

- [1.](#) September 7, 2021

Approval of Agenda

Public Comment

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@lcfla.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.

Presentations

Old Business

- [2.](#) Sweet Water Apartment Update (Presenter Lester McKellum)

New Business

- [3.](#) Sallie Mae Jerry Park Sign - Digital sign, corner of Marion and Long Street

Note: The Community Redevelopment Advisory Committee is scheduled to meet on Tuesday, March 15, 2022 regarding this agenda item. Community Redevelopment Advisory Committee Chairman Eugene Jefferson will provide an update and/or the committee recommendation at the meeting.

Next Meeting - Tuesday, June 21, 2022 at 5:30 PM

Adjournment

YouTube Channel Information

Members of the public may also view the meeting on our YouTube channel at:
<https://www.youtube.com/c/CityofLakeCity>

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. September 7, 2021

The City Council in and for the citizens of the City of Lake City, Florida, met as the Community Redevelopment Agency, on September 7, 2021 beginning at 5:00 P.M., in the City Council Chambers, located at City Hall 205 North Marion Avenue, Lake City, Florida. The meeting was also available via YouTube.

CALL TO ORDER – 5:06 P.M.

ROLL CALL

Mayor/Chairman
Vice Mayor/Council Member
City Council

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

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

MINUTES

1. August 2, 2021

Mr. Greene made a motion to approve the August 2, 2021 minutes as presented. Mr. Jefferson seconded the motion and the motion carried unanimously on a voice vote.

APPROVAL OF AGENDA

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

PUBLIC COMMENT

Glenel Bowden addressed Council about the logo on the presentation sent out prior to the meeting. He also addressed the \$120,000.00 cost of the tree removal project.

Commissioner Ron Williams stated he never met with anyone regarding a sign for the park.

Sylvester Warren distributed copies of ethics complaints he filed in Tallahassee and felt there was a conflict of interest with funds being awarded to Mr. Lester McKellum.

Shawn Holmgren apologized for using the outdated logo on the presentation. He expressed concern with signage in the Historic District.

NEW BUSINESS

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

Lester McKellum of the Greater Lake City Community Development Corporation gave a presentation on the Sweetwater Project. He reported the development is for multifamily housing. On April 3, 2018 he requested financial assistance and in-kind support. Mr. McKellum stated the ground-breaking ceremony would be the 2nd quarter of 2022. The funding request is \$100,000.00 for 2021 and \$100,000.00 for 2022.

Mr. Sampson stated Mr. McKellum had a binding document and the City was committed to the funds.

Mr. Greene asked Mr. McKellum asked for a complete review of the project commitments and asked Mrs. Fields to research other commitments that may be out there.

OLD BUSINESS

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

PUBLIC COMMENT: Vanessa George handed out and presented ideas for a Northside Downtown Beautification Project.

PUBLIC COMMENT: Commissioner Ron Williams stated he did not meet with Ms. Fields in a private meeting.

PUBLIC COMMENT: David Kraus stated he had no secret meetings with the City and did not know anything about this sign.

SCHEDULE NEXT MEETING

Members will meet as needed.

ADJOURNMENT

All matters having been handled, the meeting adjourned at 5:51 P.M. on a motion made and duly seconded.

Audrey Sikes/City Clerk/Secretary

Stephen Witt, Mayor/Chairman

File Attachments for Item:

2. Sweet Water Apartment Update (Presenter Lester McKellum)



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

March 7, 2022

Community Redevelopment Advisory Committee

205 North Marion Ave.

City of Lake City

Lake City, Florida 32055

Chairman Jefferson:

Thank you for giving The Greater Lake City Community Development Corporation, Inc. (GLCCDC) and Housing Trust Group (HTG) the opportunity to seek the financial assistance necessary to support the development of affordable housing in the City of Lake City, Florida. Sweetwater Apartments II, LLC (Sweet Water) will be an 84-unit multi-family affordable housing development built over six acres of land currently owned by GLCCDC located within the Lake City CRA. Sweet Water, a joint venture between GLCCDC and HTG, is requesting assistance in the form of a property tax abatement for the incremental increase in property value upon completion. This would allow the development to support the debt service required to obtain a long-term loan to fill the funding gap in a project estimated to cost \$18,303,802.

To date, the Sweet Water has received approval for \$5,053,949 in SAIL and \$408,800 in ELI competitive funding from Florida Housing Finance Corporation, approximately \$10,000,000 in MRB bonds and \$200,000 from The City of Lake City. Based on our review of project costs and the areas' low-income tenant rent payment capacity, we have also requested a low-cost loan from Columbia County in the amount of \$1,500,000 loan with 0% interest. We are here today to give you an update on the status of the project and request your support needed to make this development come to fruition.

Development /Applicant Information:

1. Managers of the Joint Venture - Mathew Rieger, President/ CEO of Housing Trust Group; and Lester Mc Kellum, Executive Director of The Greater Lake City Community Development Corporation, Inc.
2. Applicant is a joint venture between GLCCDC and HTG.
3. General Developer Information – HTG has over 20 years of experience in real estate development with local municipalities and nonprofit organizations to provide quality affordable housing and resident services. Our continued success is derived from our ability to develop unique partnerships with both the private and public sectors duplicating these strategies throughout the State of Florida. HTG's experience, track record, and strong relationships with trusted, long term financial partners continually allow HTG to secure the most competitive terms in both the debt and equity markets. (See attached HTG corporate information)

Mission Statement

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

4. General Management Company Information – HTG Management currently has managed over 40 multi-family residential communities in the State of Florida. HTG Management currently oversees 32 properties, consisting of 3,821 units which is growing with another 11 properties under construction consisting of 1,066 units to be developed by HTG.
5. The project entails the redevelopment of six acres of land creating a residential complex containing three garden-style buildings, community club house, playground and pool. We anticipate the total project cost to be approximately \$18,300,000.
6. Project Location: NE Martin Luther King Street and NE Joe Coney Terrace, Lake City, Florida
7. Address: Same as above.
8. Total Units: 84
9. Demographic Commitments: Family Project will serve the general population. 100% of the units will be affordable units.
10. Development Category: Redevelopment/ New Construction without Acquisition. 100% of the units will be newly constructed.
11. Unit Mix: 20- 1br; 50 - 2br, 14 - 3 br.
12. Unit -Set aside Levels: 60% AMI and below.
13. Land Cost: Ground Lease \$150,000 (See attached)
14. Current Zoning: Approved for Multi-family residential.
15. List of Resident Programs: Adult Literacy, Employment Assistance and Financial Management
16. Development Proforma – See attached

If you require and additional information or clarification, please feel free to contact me. I can be reached at 305-798-8370.

Sincerely,

Bryan K. Finnie, Senior Vice - President
Housing Trust Group

Mission Statement

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



Lake City CRA Meeting



Request for Affordable Housing Funding for Development Proposed in Lake City, Columbia County, FL

Submitted To:

Paul Dyal
Interim City Manager
Lake City
205 N. Marion Ave,
Lake City, FL 32055



Submitted By:

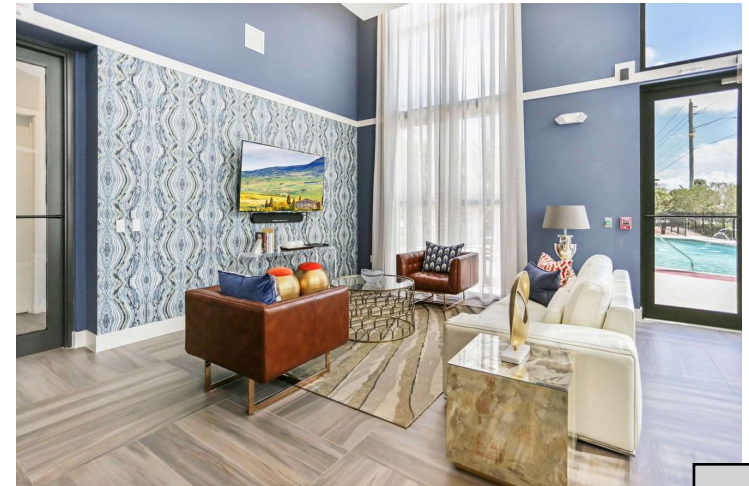
Housing Trust Group, LLC
Bryan Finnie
3225 Aviation Avenue, 6th Floor
Coconut Grove, Florida 33133



HOUSING TRUST GROUP

UNMATCHED EXPERIENCE AND CAPACITY

- Formed in 1997, HTG has completed 38 multifamily developments totaling over 8,000 units.
- Our goal is to create a vibrant, attractive, mixed-income community, where people of all economic strata, races and cultures live, learn, work, and play.
- Our fully integrated platform includes development, finance, accounting, legal, construction, compliance, construction management, property management and asset management.
- Our team of 130 highly skilled professionals combines vision, market knowledge and a keen ability to execute.
- We pride ourselves on being dynamic, creative, and flexible in order to effectively deliver the best results to our partners.





HOUSING TRUST GROUP CROSS-DISCIPLINARY SKILLS & EXPERIENCE

- HTG's veteran professionals have played critical roles in the development of:
 - Over 50,000 multifamily rental units
 - Over 30,000 **affordable housing** units
 - 10,000 **single-family homes** including the use of HUD HOME Program, CDBG and NSP Funds
 - Over 12,000 market rate units
 - More than 2,000,000 SF of commercial/retail space
- These transactions have exceeded **\$5 billion** in commercial, land and residential developments across the Sunbelt





HOUSING TRUST GROUP

VERTICALLY INTEGRATED



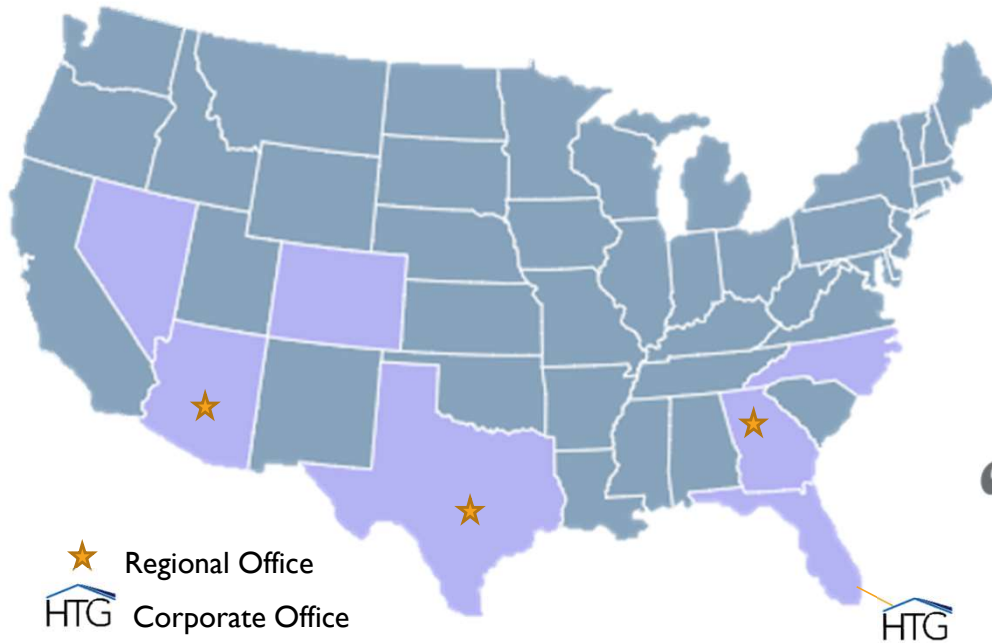
Acquisition/
Partnership



Development &
Construction
Oversight



Residential & Mixed-
Use Asset Management



47+

Communities owned & operated
across the southern half of the U.S.

130

Staff & principals with a 200+ years of
cumulative finance, development &
construction experience across
multiple real estate disciplines

 <p>NAMED INC. 5000 FASTEST GROWING COMPANIES 2018, 2019,</p>		<p>No. 19 Ranked Nationally by Affordable Housing Finance Magazine</p>
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“Our mission is to provide, without compromise,
the highest quality residential communities in a
professional and ethical manner.”



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

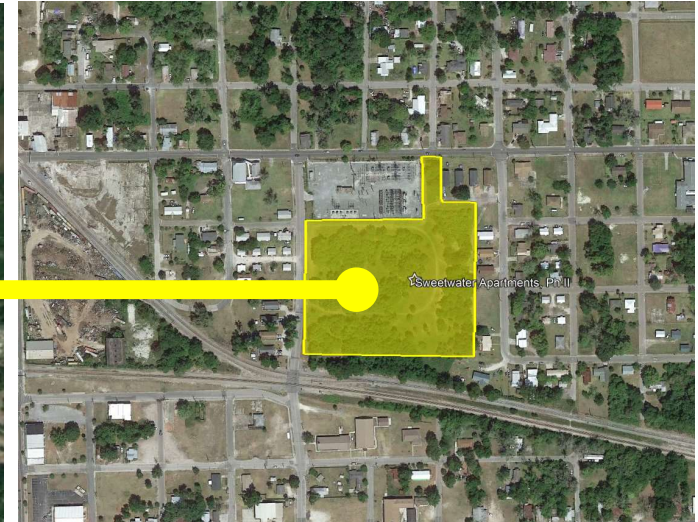




PROPOSAL



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)

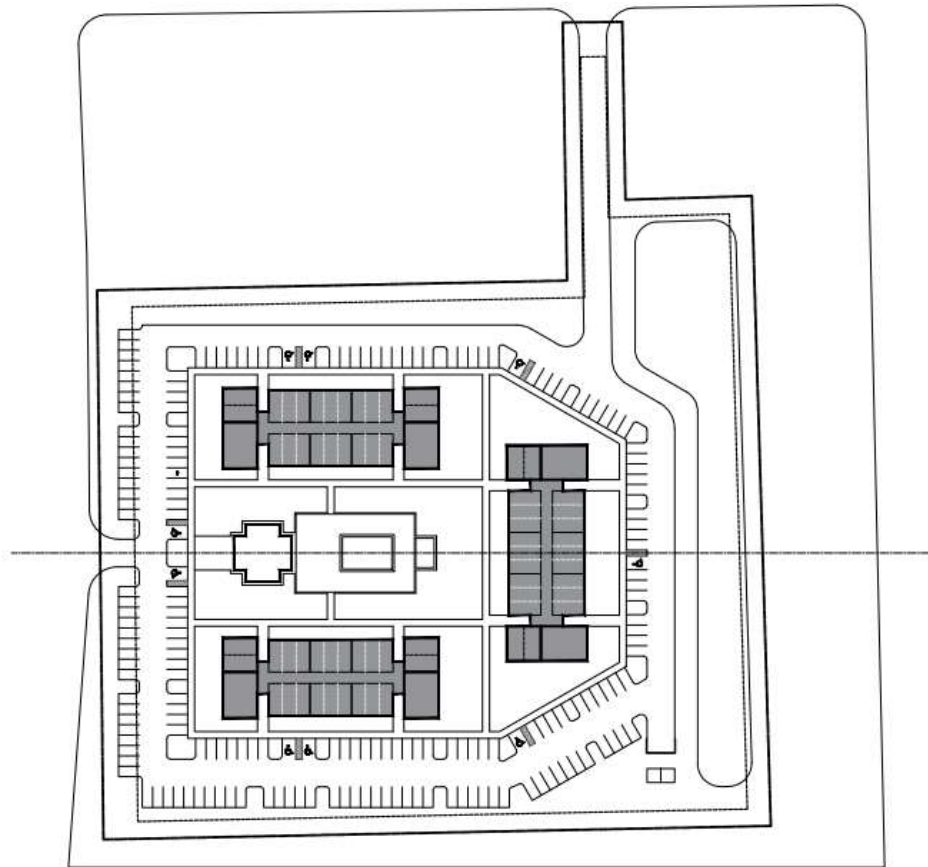
Parking: approx. 178 spaces
(approx. 2.1 per dwelling unit)

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

Site Control: Ground Lease



PROPOSAL CONCEPTUAL SITE PLAN



Unit Mix

1 Bed / 1 Bath – 20
2 Bed / 2 Bath – 50
3 Bed / 2 Bath – 14
Total Units: 84

Amenities

Courtyard
Pool
State-of-art fitness center
Community Garden

Parking

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, 3 buildings

GREEN

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

AMENITIES

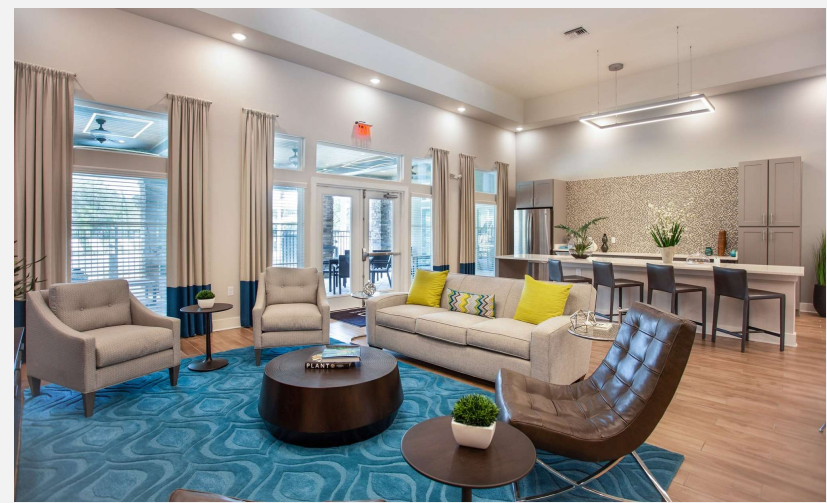
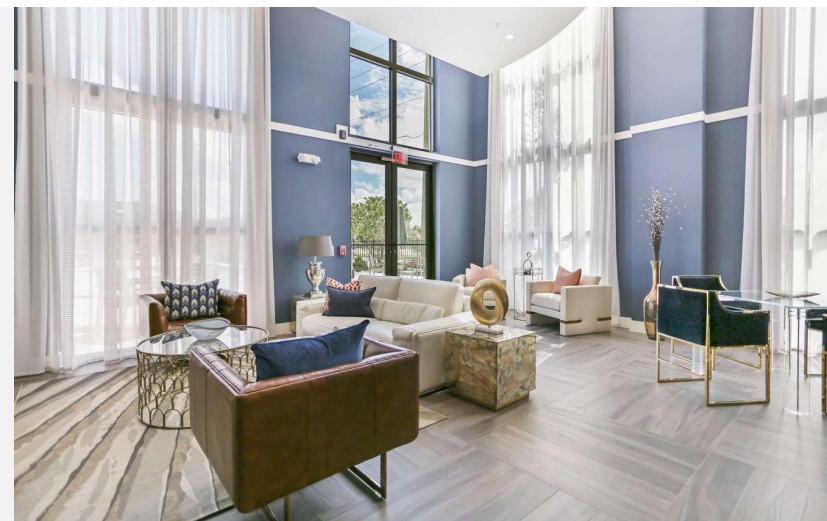
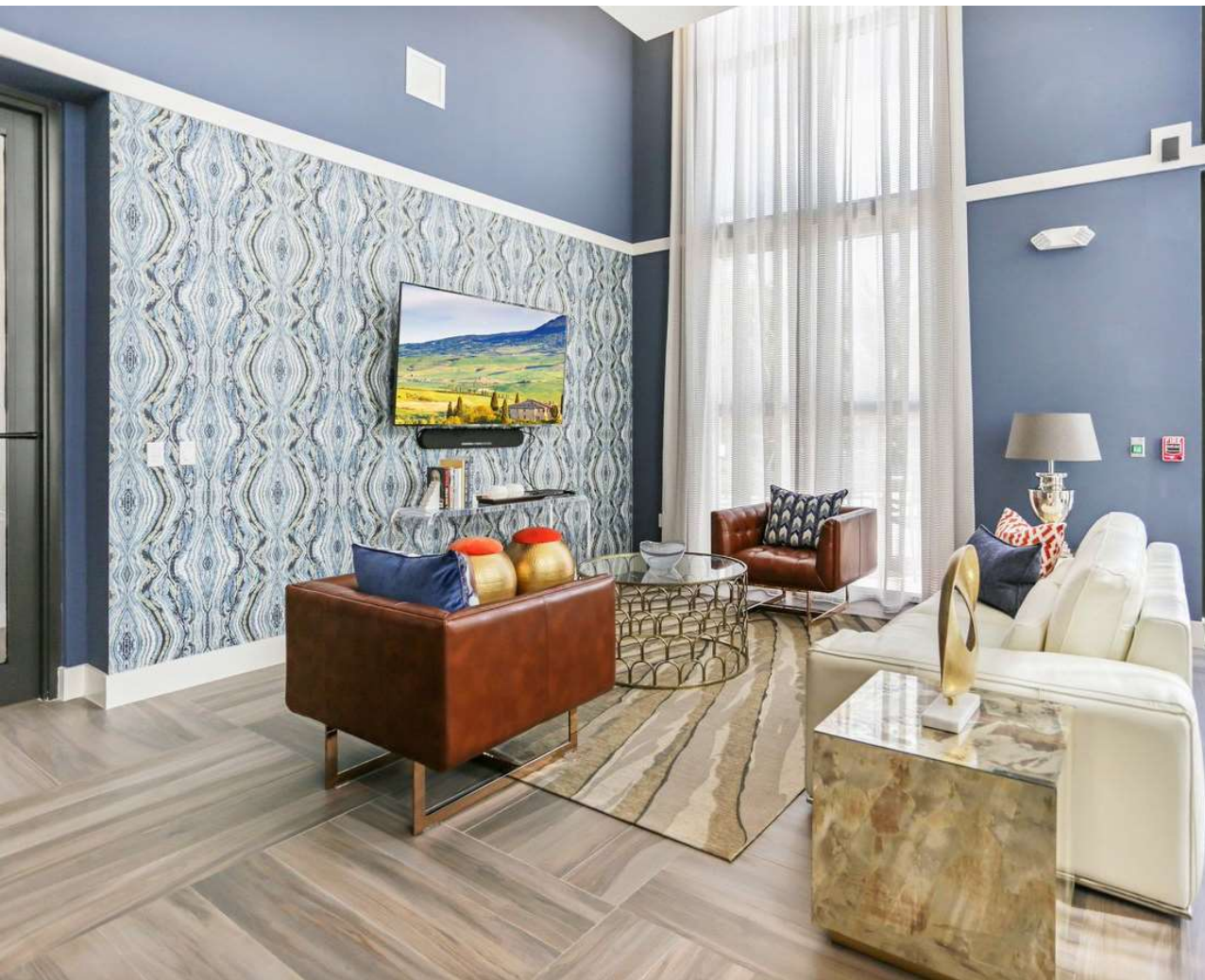
CLUBHOUSE
FITNESS CENTER
COMPUTER ROOM
SWIMMING POOL
COMMUNITY GARDEN

DESIGN INSPIRATION





Design Inspiration





“Our mission is to provide, without compromise, the highest quality multifamily residential communities in a professional environment and ethical manner.”

Matthew Rieger
President & CEO



#1

**AFFORDABLE HOUSING
DEVELOPER IN FLORIDA**
RANKED BY AFFORDABLE HOUSING FINANCE

#19

**AFFORDABLE HOUSING
DEVELOPER IN THE US**
RANKED BY AFFORDABLE HOUSING FINANCE

8,000+
UNITS

BUILT OVER THE PAST 15 YEARS, WITH 10 NEW COMMUNITIES CURRENTLY UNDER CONSTRUCTION

50
COMMUNITIES



9% • 4% • HUD • PPP

WE SPECIALIZE IN LEVERAGING ALL AVAILABLE SOURCES OF FUNDING, INCLUDING BOTH PUBLIC AND PRIVATE SECTOR RESOURCES



NAMED ONE OF
FASTEST
GROWING
COMPANIES
BY REAL ESTATE FORUM MAGAZINE



**2018
2019
2020**



20
DEVELOPMENTS
FUNDED BY FHFC
IN THE LAST 3 YEARS

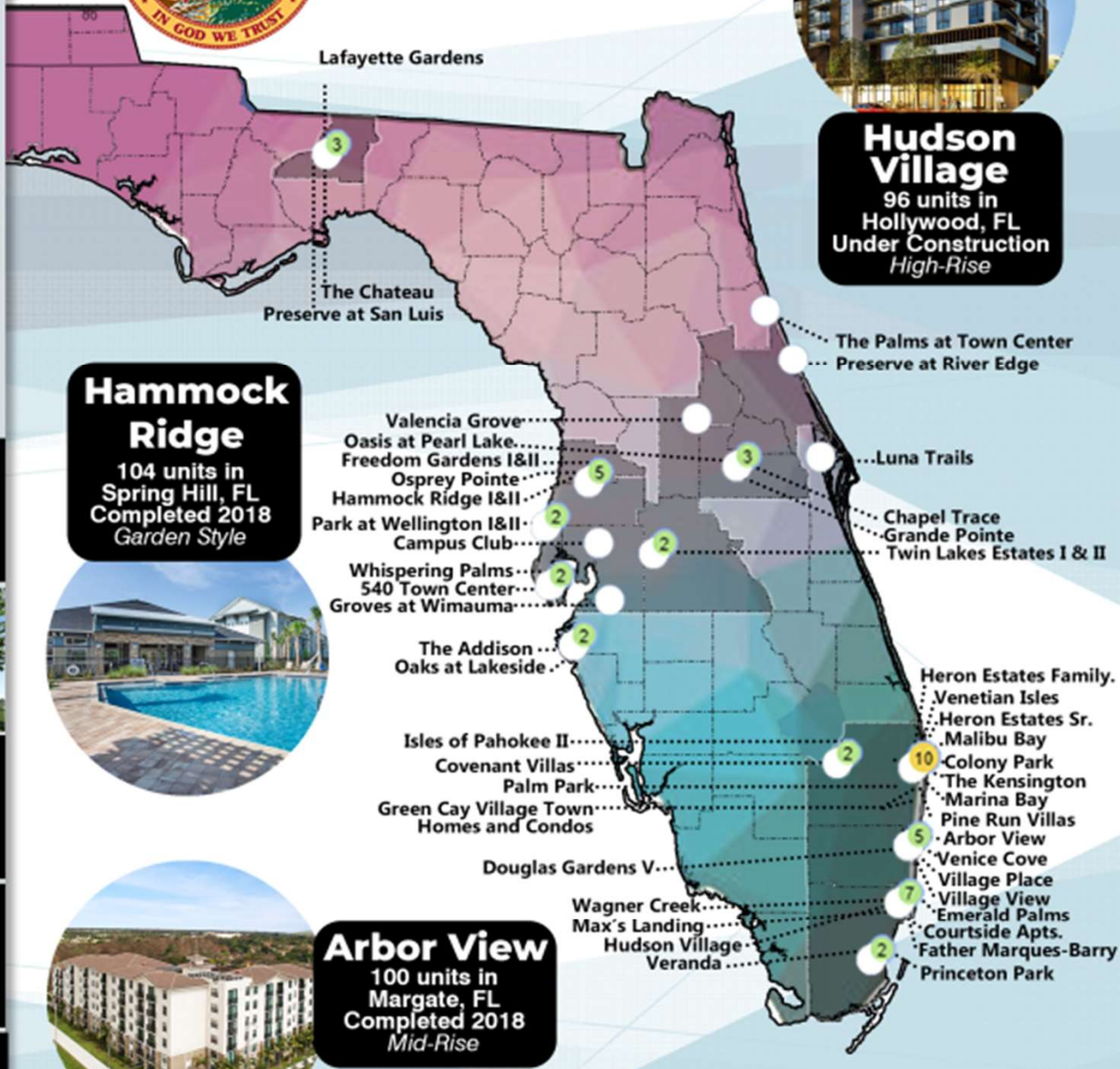
FIND US AT: www.htgf.com
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Housing Trust Group, LLC



FLORIDA



Hudson Village
96 units in
Hollywood, FL
Under Construction
High-Rise



THANK YOU!

QUESTIONS.