
COMMUNITY REDEVELOPMENT AGENCY

CITY OF LAKE CITY

September 05, 2023 at 5:45 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.

Roll Call

Minutes

- [1.](#) May 2, 2022

Approval of Agenda

Public Participation - Persons Wishing to Address Council

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.

New Business

- [2.](#) 2022 Community Redevelopment Agency (CRA) Annual Report (Presenter: Terri Phillips, Community Program Director)

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. May 2, 2022

The City Council in and for the citizens of the City of Lake City, Florida, met as the Community Redevelopment Agency, on May 2, 2022 beginning at 5:45 P.M. in the City Council Chambers, located at City Hall 205 North Marion Avenue, Lake City, Florida. Members of the public also viewed the meeting on our YouTube Channel.

CALL TO ORDER – 5:45 P.M.

ROLL CALL

Mayor/Chairman
City Council

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

Stephen M. Witt
Jake Hill, Jr.
Eugene Jefferson
C. Todd Sampson
Frederick Koberlein, Jr.
Paul Dyal
Chief Gerald Butler
Audrey Sikes

MINTUES

1. April 4, 2022

Mr. Jefferson made a motion to approve the April 4, 2022 minutes as presented. Mr. Sampson 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. Sampson seconded the motion and the motion carried unanimously on a voice vote.

PUBLIC COMMENT – None

NEW BUSINESS

2. 2021 Community Redevelopment Agency (CRA) Annual Report (Presenter: Terri Phillips, Community Program Manager)

PUBLIC COMMENT: Glenel Bowden

Mr. Jefferson made a motion to approve the 2021 Community Redevelopment Agency Annual Report. Mr. Sampson seconded the motion. A roll call vote was taken and the motion carried.

Mr. Jefferson	Aye
Mr. Sampson	Aye
Mr. Hill	Aye
Mayor Witt	Aye

ADJOURNMENT

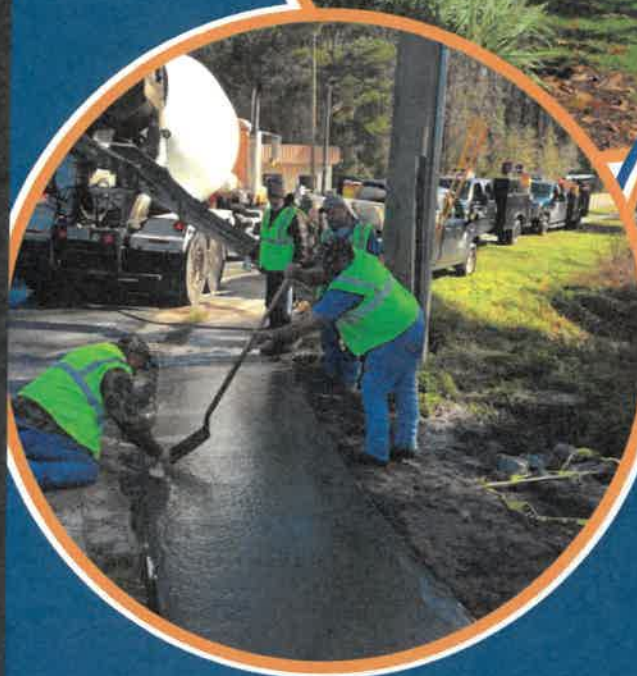
All matters having been handled, the meeting adjourned at 5:53 P.M. on a motion made and duly seconded.

Audrey Sikes, City Clerk/Secretary

Stephen Witt, Mayor/Chairman

File Attachments for Item:

2. 2022 Community Redevelopment Agency (CRA) Annual Report (Presenter: Terri Phillips, Community Program Director)



**COMMUNITY
REDEVELOPMENT
AGENCY**

2022

Annual Report

ABOUT US

Origins

The City of Lake City Community Redevelopment Agency (CRA) was established in 1981 to create opportunities for the downtown Central Business District to evolve into a more dynamic office, service, financial, entertainment, residential and governmental area. The CRA was created pursuant to Sections 163, Part III, F.S. The first CRA Master Plan was approved in 1989, revised in 1992 and most recently updated in November 2011. CRA boundaries have been expanded three times and in 2015 the life of the Downtown District was extended to 2031 to leverage a \$1.3 million Redevelopment Revenue Note to fund public projects.

Projects and Funding

CRA projects must have a public purpose with the intent to alleviate urban blight in the district. Examples of projects could be streetscapes, new buildings, parking lots/garages, neighborhood parks, planned low-moderate income housing developments, sidewalks and street landscaping. "Tax Increment Financing" (TIF) provides funding for projects in the CRA.

Contents Of This Report:

1. About Lake City's CRA
2. The CRA's History
3. CRA Projects
4. 2022 Financial Report

FY 2022 Lake City CRA

Members:

- Mayor Stephen M. Witt
- Councilmember Jake Hill, Jr.
- Councilmember Ricky Jernigan
- Councilmember Todd Sampson
- Councilmember Chevella Young

Lake City CRA Administrative Staff:

- Paul Dyal
City Manager
- Terri Phillips
Community Program Director



FY 2022 Lake City CRA Members



LAKE CITY CRA'S HISTORY & BOUNDARIES



In May 1981 (Resolution 81-16), the City of Lake City made a finding of necessity under Chapter 163 of the Florida Statutes and started the process of establishing a Community Redevelopment Agency. In June 1981 (Resolution 81-17) the City Council created the Community Redevelopment Advisory Committee to assist the Community Redevelopment Agency in obtaining the data and public input necessary to establish the boundaries of the redevelopment district in November 1989 (Resolution 89-97) and formulate the Community Redevelopment Plan in December 1989 (Resolution 89-98). In December 1989 (Ordinance 89-661), the City Council declared itself to act as the Lake City Community Redevelopment Agency (CRA) and established a Redevelopment Trust Fund as authorized under Chapter 163, Part III of the Florida Statutes. In November 1992 the Community Redevelopment Plan was revised (Resolution 92-069). In March of 1993, the City Council expanded and amended the boundaries of the Community Redevelopment Area (Resolution 93-021) and in April of 1993, the City Council approved an amendment to the Community Redevelopment Plan (Resolution 93-028) to include the change in the boundaries (Ordinance 93-730). In February 2009, the CRA amended the Community Redevelopment Plan (Resolution CRA09-1.) The boundaries of the Community Redevelopment Area were amended by Ordinance 2009-1181. The latest expansion of boundaries was approved on April 4, 2011. (Ordinance 2011-2010.)

As a dependent special district of the city, audits of the CRA are performed annually and included as part of the city's audit. This Report is available for inspection during business hours in the office of the City Clerk, located in City Hall at 205 North Marion Avenue, Lake City, Florida 32055.



2022 CRA Improvement Projects

In 2022 trees were removed lining Marion Avenue and replaced with self watering flower pots. The plants are changed seasonally. This is a beautiful addition to our downtown area.



The Sallie Mae Jerry Park is complete with the electric digital message board sign that was installed. This sign will be used to promote City Events and important messages for our community.



Sallie Mae Jerry Park is located at the intersection of North Marion Avenue and Long Street in the Northwestern division of the City of Lake City. The park was established in 1997 in honor of Sallie Mae Jerry who lived for many years adjacent to the vacant property informally referred to as "The Tree." The Tree was a gathering place for many who were temporarily without the necessities of life. Sallie Mae Jerry consistently ministered to the needy who gathered at the tree by providing them with food, clothing, and shelter.

On February 27, 2021 the City held a groundbreaking ceremony to present the plans for the improvement of the park. It is with honor to Sallie Mae Jerry that we witness these improvements and re-birth of this City park with new lighting, fencing, landscaping, playground equipment, picnic tables with canopies, restroom, and a concrete stage. This park is a focal point in our historic downtown and is a catalyst for positive improvement in the heart of our community. In 2022 the park was completed with adding an electronic digital message board that will be used to post important messages and promote city events.



LAKE DESOTO/WILSON PARK RECREATION AREA DEVELOPMENT



In order to create and enhance the Waterfront Entertainment District and create a "Premiere Event Destination" in the Historic Downtown which was earmarked as a "key" community asset in the 2011 "Lake City Community Redevelopment Area Master Plan" an expansion and enhancement project for the Lake Desoto Water Front District and adjoining Wilson Park was designed and construction began in late fall of 2018.

A LIST OF THESE IMPROVEMENTS:

- 2021 - Outdoor Speaker System throughout Wilson Park for events.
- 2021 - Irrigation throughout the Wilson Park.
- 2020 - Completed Veterans Plaza Pedestrian Park



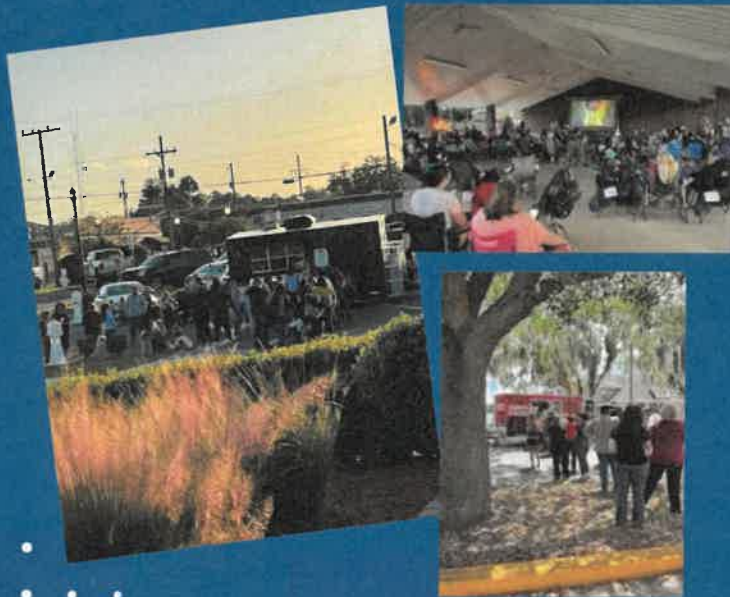
GROWERS AND MAKERS MARKET

The City of Lake City hosts a Growers and Makers Market in Olustee Park every second and fourth Saturday of the month. Farmers Markets facilitate personal connections and bonds of mutual benefits between farmers, shoppers, and communities.

Our market offers fresh local produce, fine prepared foods, and artisan crafts. The Downtown Market is a thriving social center for locals. By providing this market we are hopeful to give citizens an opportunity to purchase from local growers and makers of our community.



FOOD TRUCK RALLY AND MOVIE AT THE DARBY PAVILION



City of Lake City Food Truck Rally brings numerous food trucks and popups to the downtown area on the 2nd Friday of each month. You can also enjoy a Movie at the Darby Pavilion in Wilson Park while attending the Food Truck Rally. By providing this community event we hope to bring more citizens to our downtown area to shop and dine at our local establishments.

SPRING & HOLIDAY MARKETS

The Spring and Holiday Market draws huge crowds to downtown Lake City. By having these Markets, we help our local downtown merchants and provide fun outings for our citizens.



LIGHTED FLOATING CHRISTMAS TREES

For the 2022 Christmas season we were able to bring back many memories for our area citizens. We were able to add the lighted floating Christmas trees back to the lake. We hope to add more in the coming years.



CHRISTMAS TREE LIGHTING AND FARM TO TABLE

Farm to Table is a Joint City and County Community Event -
Spotlighting our local agriculture community and our local culinary chefs!



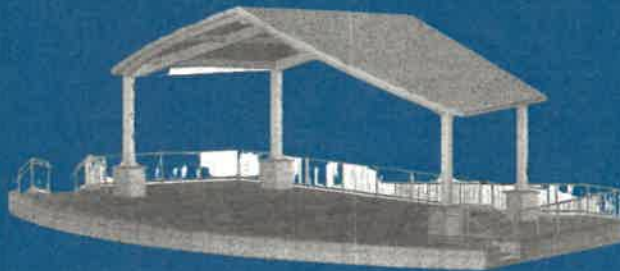
Lighting of the tree in Olustee Park along with an evening Farmers Market.



Farm to Table is inspired from Columbia County's deep roots in agriculture which once defined the way of life here! From row crops, vegetables, pine trees, cattle, poultry, dairy, swine, turpentine, honey and more ... Our farmers contribute greatly to the quality of life in this County. Today local farming is still a vital legacy and Farm to Table was created to celebrate and pay tribute to our farmers and agricultural community. Without them, where would we be? Farm to Table is here to showcase our agriculture community, recognize our talented culinary chefs, and to support the entrepreneurial spirit in our community. Farmers and entrepreneurs work closely together to produce honey, goat cheese, dairy products, jam, vegetables, fruits, hot sauce, soap, and more. This is what makes Columbia County and Lake City ... Our rural home.

FUTURE EXPANSION

The 2022 Wish List for Park Expansion will include combining CDBG, Tourist Development, FDOT and Civic Organization Grant opportunities to build a stage area over the water at Wilson Park/Lake Desoto.



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FUTURE CRA DOWNTOWN IMPROVEMENTS

- Install additional electrical service to Wilson Park for events.
- Pressure wash and clean sidewalks in the downtown area.
- Install brick pavers and trash cans on North Marion.

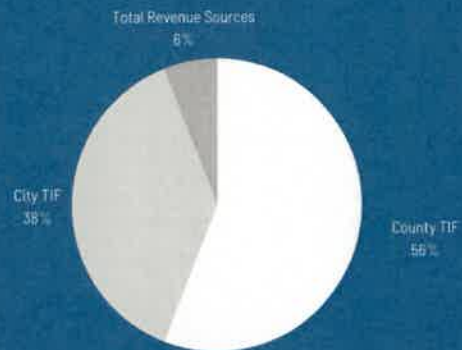
2022: FINANCIAL REPORT

REVENUES

TAX REVENUE SOURCES	
COUNTY TIF.....	\$158,049.82
CITY TIF.....	\$105,272.83
OTHER REVENUE SOURCES	
INTEREST INCOME.....	\$479.93
RENTAL INCOME, DARBY PAVILION.....	\$4,395.00
DONATIONS.....	\$11,500.00
TOTAL OTHER REVENUE SOURCES.....	\$16,374.93

TOTAL REVENUE..... \$279,697.58

Total 2022 Revenues



EXPENSES

PERSONNEL EXPENSES	
PERSONNEL SERVICES.....	\$0
OPERATING EXPENSES	
PROFESSIONAL FEES.....	\$2,744.26
ACCOUNTING.....	\$5,000.00
CONTRACTUAL SERVICES.....	\$1,525.45
COMMUNICATION EXPENSE.....	\$0
POSTAGE.....	\$0
UTILITY SERVICES.....	\$1,988.58
INSURANCE/REP & MAINTENANCE.....	\$10,701.24
PRINTING & BINDING.....	\$634.50
OTHER CURRENT CHARGES.....	\$209,644.08
OPERATING SUPPLIES.....	\$12,038.53
BOOKS AND SUBSCRIPTIONS.....	\$175.00
TOTAL OPERATING EXPENSES.....	\$244,451.64
CAPITAL EXPENSES	
INFRASTRUCTURE.....	\$45,677.73
LAND.....	\$2,500.00
TOTAL CAPITAL EXPENSES.....	\$48,177.73
DEBT SERVICE	
INTEREST EXPENSE.....	\$14,969.00
PRINCIPAL.....	\$88,180.87
TOTAL DEBT SERVICE.....	\$103,149.87

TOTAL EXPENSES.....\$395,779.24

Total 2022 Expenses

