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# COMMUNITY REDEVELOPMENT AGENCY

## CITY OF LAKE CITY

June 02, 2025 at 5:30 PM

Venue: City Hall

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## 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

***Ladies and Gentlemen; The City of Lake City Community Redevelopment Agency has opened its public meeting. Since 1968, the City Code has prohibited any person from making personal, impertinent, or slanderous remarks or becoming boisterous while addressing its members. Yelling or making audible comments from the audience constitutes boisterous conduct. Such conduct will not be tolerated. There is only one approved manner of addressing the Community Redevelopment Agency Members. That is, to be recognized and then speak from the podium.***

***As a reminder, persons are not to openly carry a handgun or carry a concealed weapon or firearm while the governing body is meeting.***

***Failure to abide by the rules of decorum will result in removal from the meeting.***

### Approval of Agenda

### Public Participation

*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](mailto: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.*

### Minutes

- [1.](#) April 7, 2025

## **Presentations**

- [2.](#) Community Redevelopment Area (CRA) Plan Update - Erik A. Bredfeldt, Director of Economic Development & Project Manager with Inspire Placemaking Collective, Inc.

**Old Business** - None

**New Business** - None

**Adjournment**

## **YouTube Channel Information**

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

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**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. April 7, 2025

The City Council in and for the citizens of the City of Lake City, Florida, met as the Community Redevelopment Agency on April 7, 2025, beginning at 5:30 PM, 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 PM

ROLL CALL

Mayor/Chairman  
City Council

Noah Walker  
Chevella Young  
Ricky Jernigan – absent  
James Carter  
Tammy Harris  
Clay Martin  
Don Rosenthal  
Chief Gerald Butler  
Audrey Sikes

City Attorney  
City Manager  
Sergeant-at-Arms  
City Clerk

MINUTES

1. November 4, 2024

**Mr. Carter Made a motion to approve the minutes as presented. Mr. Jernigan seconded the motion, and the motion carried unanimously on a voice vote.**

APPROVAL OF AGENDA

**Mr. Carter made a motion to approve the agenda as presented. Ms. Young seconded the motion, and the motion carried unanimously on a voice vote.**

PUBLIC PARTICIPATION – None

NEW BUSINESS

Resolutions

2. CRA Resolution No. 2025-01 - A resolution of the Community Redevelopment Agency of the City of Lake City, Florida, (the "CRA") amending the CRA component of the City budget for the fiscal year beginning October 1, 2024 and continuing through September 30, 2025 by appropriating an amount not to exceed one hundred sixty six thousand and no/100 dollars (\$166,000.00) for preparation and development of a new CRA Development Plan and Findings of Necessity to Expand the CRA Boundary; making certain findings of fact in support of the CRA amending said budget; directing the City Clerk to forward this

resolution to the City Council for due consideration and further ratification; repealing all prior resolutions in conflict; and providing for an effective date.

PUBLIC COMMENT: Sylvester Warren

**Mr. Carter made a motion to approve CRA Resolution No. 2025-01. Ms. Young seconded the motion. A roll call vote was taken and the motion carried.**

<b>Mr. Carter</b>	<b>Aye</b>
<b>Ms. Young</b>	<b>Aye</b>
<b>Mr. Jernigan</b>	<b>Aye</b>
<b>Ms. Harris</b>	<b>Aye</b>
<b>Chairman Walker</b>	<b>Aye</b>

3. CRA Resolution No. 2025-02 - A resolution of the Community Redevelopment Agency of the City of Lake City, Florida, (the "CRA") approving that certain agreement between the CRA and Inspire Placemaking Collective, Inc., a Florida Corporation, to prepare a new CRA Redevelopment Plan and provide a Finding of Necessity to expand the CRA Boundary; making certain findings of fact in support of the CRA approving said agreement; recognizing the authority of the Chairman to execute and bind the CRA to said agreement; directing the Chairman to execute and bind the CRA to said agreement; repealing all prior resolutions in conflict; and providing an effective date.

Principal Planner Bryan Thomas provided a brief PowerPoint presentation.

PUBLIC COMMENT: Glenel Bowden; Sylvester Warren

**Mr. Carter made a motion to approve CRA Resolution No. 2025-02. Ms. Young seconded the motion. A roll call vote was taken and the motion carried.**

<b>Mr. Carter</b>	<b>Aye</b>
<b>Ms. Young</b>	<b>Aye</b>
<b>Mr. Jernigan</b>	<b>Aye</b>
<b>Ms. Harris</b>	<b>Aye</b>
<b>Chairman Walker</b>	<b>Aye</b>

## ADJOURNMENT

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

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Audrey Sikes, City Clerk/Secretary

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Noah Walker, Mayor/Chairman

**File Attachments for Item:**

2. Community Redevelopment Area (CRA) Plan Update - Erik A. Bredfeldt, Director of Economic Development & Project Manager with Inspire Placemaking Collective, Inc.

<b>MEETING DATE</b>
6/2/2025

# CITY OF LAKE CITY

## Report to Council

COUNCIL AGENDA	
<b>SECTION</b>	
<b>ITEM NO.</b>	

**SUBJECT:** Presentation on CRA Plan update

**DEPT / OFFICE:** CRA

<b>Originator:</b> Bryan Thomas		
<b>City Manager</b> <b>Don Rosenthal</b>	<b>Department Director</b> <b>Scott Thomason</b>	<b>Date</b> <b>5/22/25</b>
<b>Recommended Action:</b> Receive presentation.		
<b>Summary Explanation &amp; Background:</b> Inspire Placemaking Collective, Inc. is the consulting firm selected by the Lake City Community Redevelopment Agency Board to update the CRA Plan, and investigate the possibility of expanding the CRA district boundary. The purpose of the presentation is to introduce the Board to the Inspire Placemaking team members, to discuss the CRA Plan update project, and work completed on the project to date.		
<b>Alternatives:</b> N/A		
<b>Source of Funds:</b> CRA TIF fund.		
<b>Financial Impact:</b> None		
<b>Exhibits Attached:</b> Inspire Placemaking Collective presentation.		



Lake City, FL

# Finding of Necessity & Community Redevelopment Area(CRA) Plan Update

JUNE 2, 2025



**Inspire Placemaking Collective, Inc. is committed to creating great places, safe streets, and thriving communities.**

**WE ARE INTERDISCIPLINARY.** We are committed to extensive collaboration across disciplines; to develop bold ideas and cutting-edge designs without undermining function.

**WE SEEK PARTNERSHIPS.** We seek clients that share our vision and values to build long-term relationships; these partnerships are required for transformative initiatives.

**WE ARE COMMITTED TO EXCELLENCE.** What we do is impactful and important; we provide compelling ideas, creative designs and thorough documents.

**WE ARE PLACEMAKERS.** Our team leads efforts from planning to design and through construction; the ultimate metric of our success is quality-built projects designed for people and experiences.

**OUR MISSION**

# THE TEAM



**Erik Bredfeldt, PhD, AICP**  
Director of Economic  
Development &  
Project Manager



**George Kramer, AICP**  
President/Authorized  
Representative



**Laura Martinez**  
Deputy Project  
Manager



**Julia Clark**  
Planner

# INTRODUCTION

In accordance with Florida Statutes, Inspire will execute a Finding of Necessity (FON) to assess potential expansion of CRA boundaries. Following the FON, Inspire will prepare an update to the 2011 Community Redevelopment Plan. The updated Plan will reflect existing CRA conditions and provide guidance for the implementation of projects and programs within the CRA to address and overcome existing challenges.



# APPROACH

To create a **community driven** plan supported and underwritten by the community through a robust community engagement process.

To create an **adaptable** plan to guide CRA operations that captures a large breadth of activities, allowing flexibility and longevity of the plan.

To create an **achievable** game plan for the CRA.



# CRA 101

## What is a Community Redevelopment Area (CRA)?

A special district defined in Chapter 163, Part III of the Florida Statutes, that the local government finds blighted and in need of improvement.

## What is the Goal of a CRA?

To improve the defined area by addressing blight, deterioration, and economic underdevelopment within the area. The CRA focuses on revitalizing areas suffering from issues like substandard infrastructure, inadequate housing, high crime rates, and economic stagnation. The goal is to encourage investment, improve living conditions, and stimulate economic growth in these designated areas.

## What is a Community Redevelopment Plan?

The Blueprint of the CRA. The Community Redevelopment Agency oversees the plan and can only fund projects identified in the plan, in the budget, and in the CRA area. If a program or project is not contained in the Plan, the agency cannot undertake it. Strategic planning is key to carrying out the plan.



# CRA 101

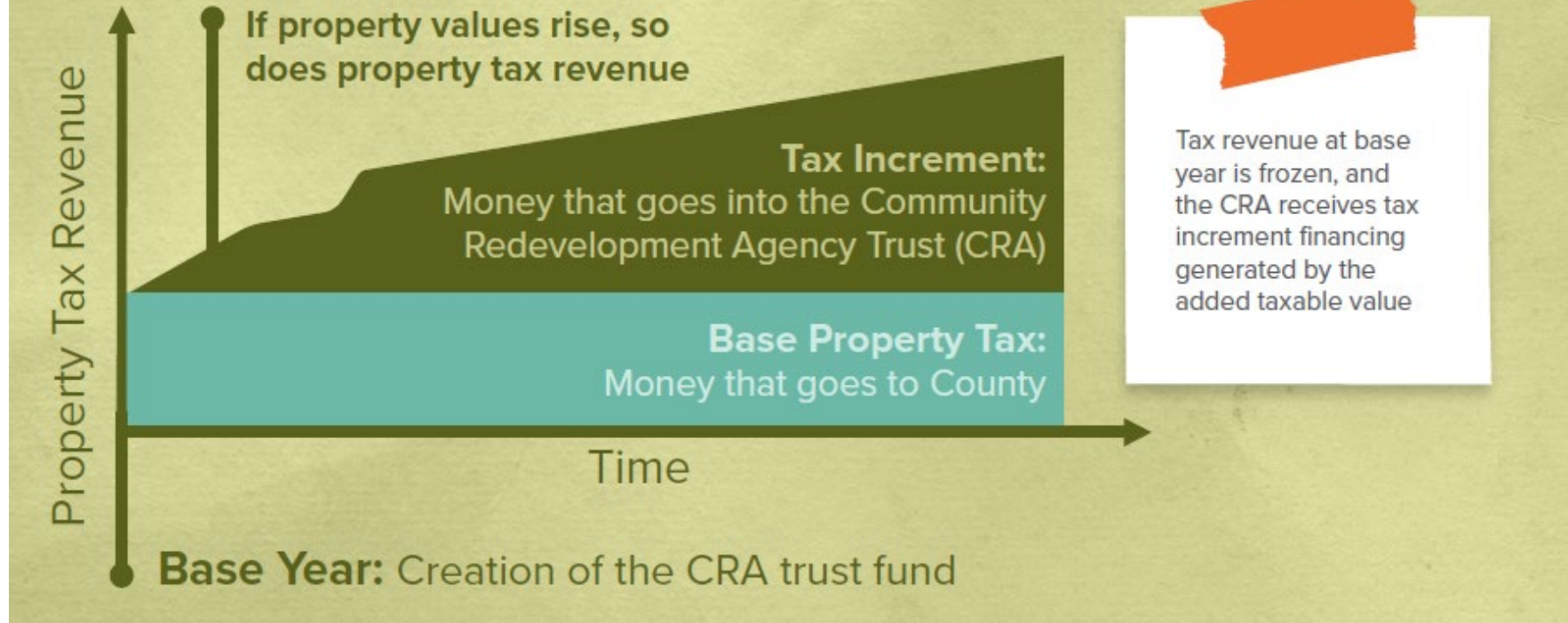
## How is a CRA funded?

Primarily by Tax Increment Financing, but CRAs can also access funds through grants and public private partnerships.

## What is Tax Increment Financing?

A public financing method that captures revenue from increases in property taxes. As property values within the CRA boundaries increase over time, the additional property tax revenue collected is referred to as the "TIF." This additional tax revenue goes to the CRA's Trust Fund to fund redevelopment projects and other initiatives within the area.

## How Tax Increment Financing Works:



## What is the CRA Trust Fund?

A fund where TIF is deposited for use by the CRA. Funds allocated to this trust fund can only be used by the CRA to finance community redevelopment activities undertaken within the redevelopment area pursuant to an approved redevelopment plan.

# KEY TAKEAWAY

*THE IMPORTANCE OF THE PLAN:*

**CRA funds can only be used on projects outlined in the CRA Plan.**

# SCOPE OF SERVICES

**TASK 1: KICKOFF & DATA COLLECTION**

**TASK 2: FINDING OF NECESSITY (FON) STUDY**

**TASK 3. SUBMITTAL OF FON REPORT, REVISIONS, & DRAFTING OF ADOPTING RESOLUTION & ORDINANCE**

**TASK 4. CRA EXISTING CONDITIONS: DATA & ANALYSIS**

**TASK 5: PUBLIC INVOLVEMENT**

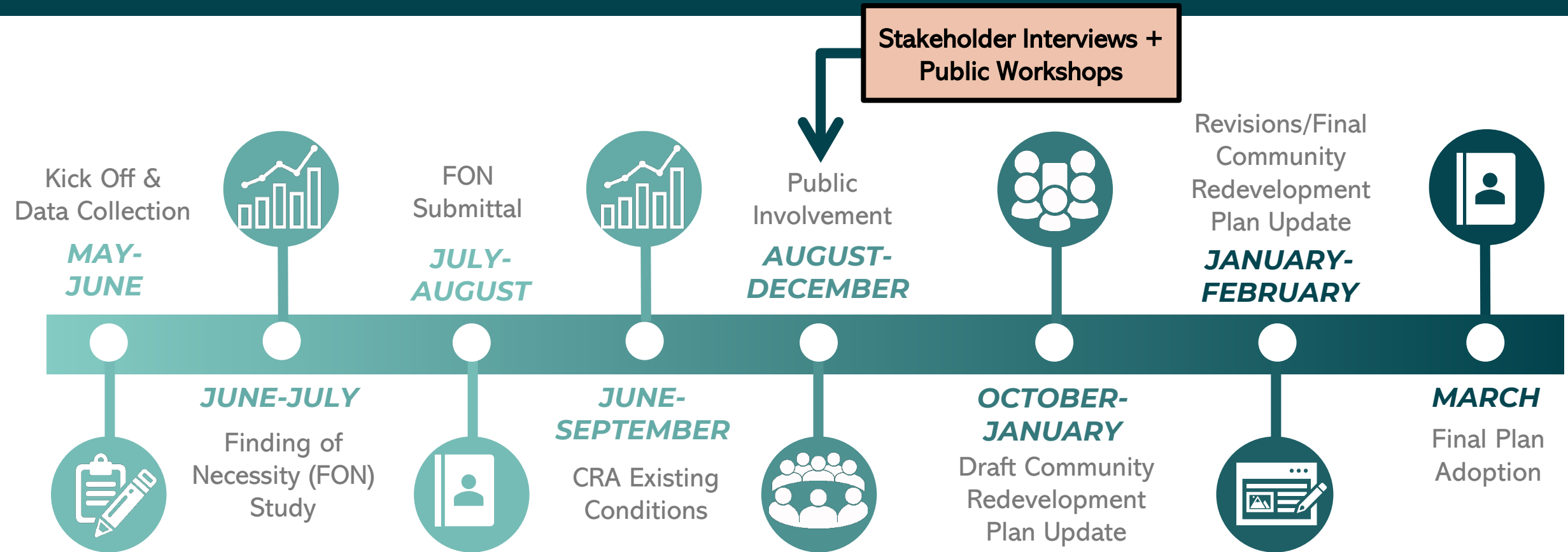
**TASK 6: COMMUNITY REDEVELOPMENT PLAN UPDATE DRAFT**

**TASK 7: PRESENTATIONS & FINAL COMMUNITY REDEVELOPMENT PLAN UPDATE**

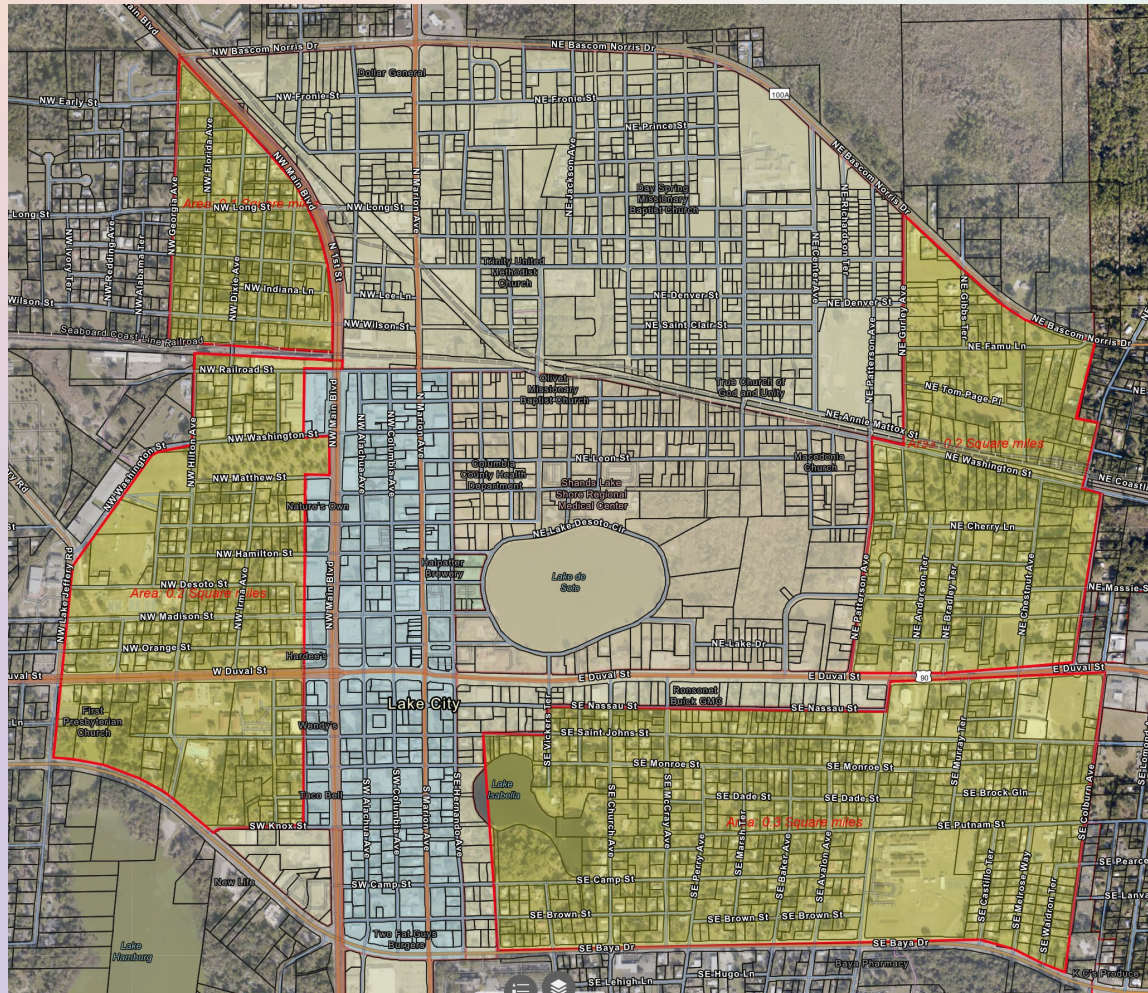
**TASK 8: NOTICE TO TAXING AUTHORITIES; COMMUNITY REDEVELOPMENT PLAN ADOPTION**



# LAKE CITY CRA PLAN UPDATE SCHEDULE



# PROPOSED EXPANSION AREAS



- Original Community Redevelopment Area
- 2011 Expansion Area
- Proposed 2025 Expansion Area



# FON CRITERIA

The area must exhibit two or more factors listed under “Blight Area” and one or more factors listed under “Slum Area”.

## ***“Blight Area”***

- ☐ Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities
- ☐ Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions
- ☐ Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
- ☐ Unsanitary or unsafe conditions
- ☐ Deterioration of site or other improvements
- ☐ Inadequate and outdated building density patterns
- ☐ Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality
- ☐ Tax or special assessment delinquency exceeding the fair value of the land
- ☐ Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality
- ☐ Incidence of crime in the area higher than in the remainder of the county or municipality
- ☐ Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality
- ☐ A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality
- ☐ Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area
- ☐ Governmentally owned property with adverse environmental conditions caused by a public or private entity
- ☐ A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized

## ***“Slum Area”***

- ☐ Inadequate provision for ventilation, light, air, sanitation, or open spaces
- ☐ High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code
- ☐ The existence of conditions that endanger life or property by fire or other causes





# Questions?

**Erik A. Bredfeldt**

[ebredfeldt@inspireplacemaking.com](mailto:ebredfeldt@inspireplacemaking.com)

352-275-6353

# THANK YOU!