

---

# COMMUNITY REDEVELOPMENT AGENCY

## CITY OF LAKE CITY

June 15, 2026 at 5:00 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.

#### Pledge of Allegiance

**Invocation** - Mayor Noah Walker

#### Roll Call

***Ladies and Gentlemen; The 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 the 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 members. That is, to be recognized and then speak from the podium.***

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

#### Minutes

- [1.](#) March 2, 2026

#### Approval of Agenda

#### Presentations

- [2.](#) Community Redevelopment Plan Update - Erik Bredfeldt, PhD, AICP; Julia Clark, Urban Planner; Alex Kozela, Urban Planner with Inspire

#### 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.*

## **Adjournment**

### **YouTube 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. March 2, 2026

---

**MINUTES**  
**CITY OF LAKE CITY**  
**Community Redevelopment Agency Workshop**  
**March 02, 2026**  
**5:00 PM at City Hall**

---

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.

**Pledge of Allegiance**

**Invocation**

**Roll Call**

Mayor/Chairman  
City Council

Noah Walker  
Chevella Young  
Ricky Jernigan  
James Carter  
Tammy Harris  
Clay Martin  
Dee Johnson  
Chief Gerald Butler  
Audrey Sikes

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

**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.**

**Persons Wishing to Address Members – None**

**Old Business**

1. Discussion: Composition and Possible Reorganization of Community Redevelopment Agency Board and/or Community Redevelopment Agency Committee (City Attorney Clay Martin)

Growth Management Director Scott Thomason reported applications for the Façade Grant Program were now open and available on the City’s website and an RFP for contractors has been issued and is progressing.

Members discussed individuals who had previously expressed interest in CRA funding before the program was formally established. Mr. Thomason clarified that no official application process existed at that time, so those interested would need to apply through the new program and would be personally notified of that process.

Members also reviewed available funding, noting the program is expected to have approximately \$250,000 available, with grants capped at \$25,000.00 per project.

City Attorney Martin explained state law requires the City Council to remain serving as the CRA Board but allows the Board to expand from five to seven members, by adding two qualified community representatives.

Members expressed support for both expanding the CRA Board and creating a citizen advisory board to provide community input, assist with reviewing grant applications, and offer recommendations on redevelopment initiatives.

Members directed staff to develop recommendations regarding board structure, membership, and appointment procedures, with the City Council expressing a preference to appoint advisory board members. Members agreed to not delay the grant program while these changes were being considered.

### **Adjournment**

Having no further business, Chairman Walker adjourned the meeting at 5:35 PM.

---

Noah Walker, Mayor/Chairman

---

Audrey Sikes, City Clerk/Secretary

**File Attachments for Item:**

2. Community Redevelopment Plan Update - Erik Bredfeldt, PhD, AICP; Julia Clark, Urban Planner; Alex Kozela, Urban Planner with Inspire



# COMMUNITY REDEVELOPMENT AGENCY & CITY COUNCIL MEETING

June 15, 2026

# Project Team



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



**Julia Clark**  
Urban Planner



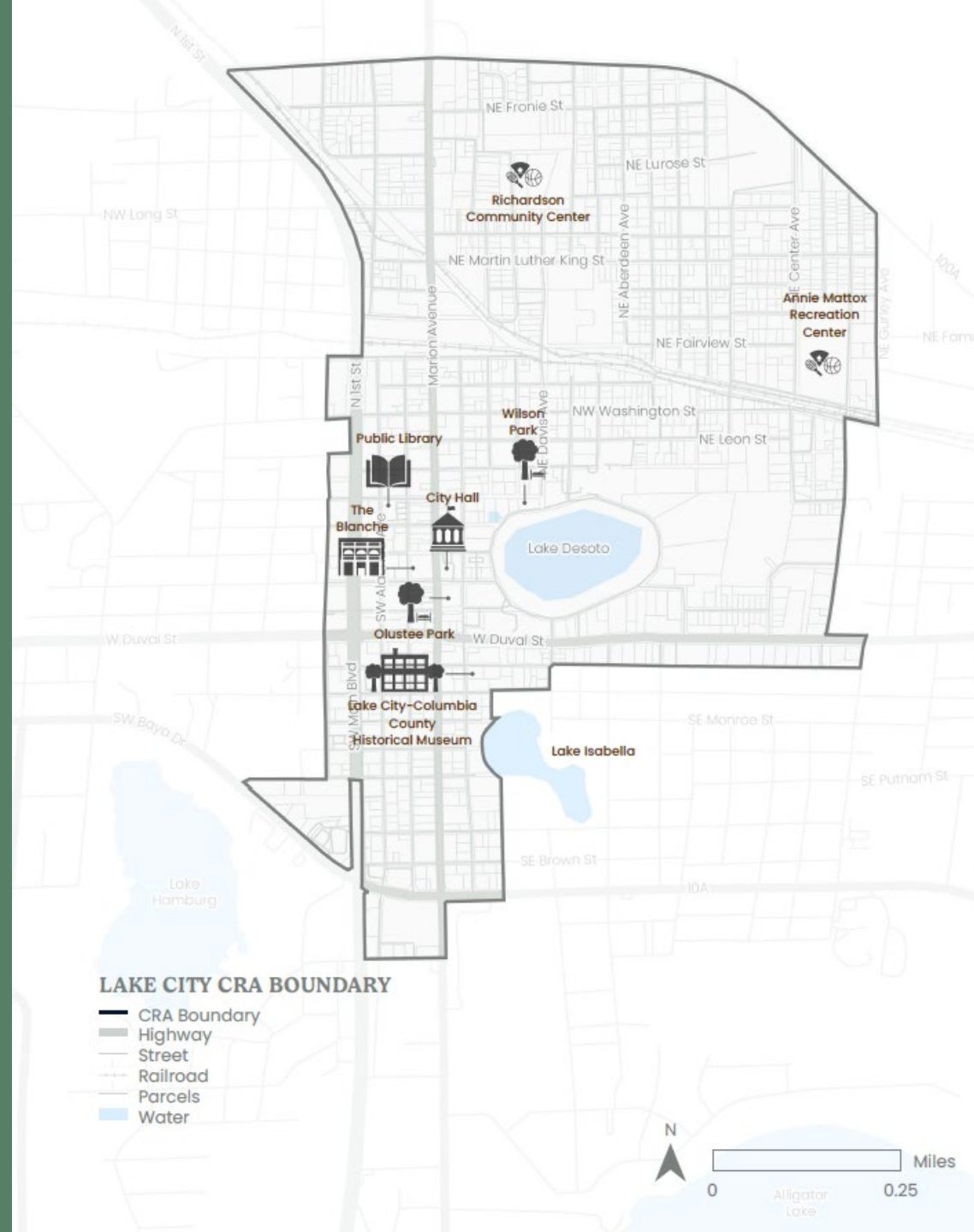
**Alex Kozela**  
Urban Planner

# Project Background

Spanning 655 acres that surround Lake De Soto, the Lake City CRA was established in 1981 to address growing redevelopment needs in the downtown Central Business District. Its first Master Plan was formulated in 1989 and was most recently updated in 2011.

Over the past year, Inspire has been working with the City of Lake City to update its existing Community Redevelopment Plan, and reconstitute it based upon current community priorities and data analysis.

# Community Redevelopment Area (CRA) Boundaries



*THE IMPORTANCE OF THE PLAN:*  
**CRA funds can only be used on  
projects outlined in the CRA  
Plan.**

# Project 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.

# Community Vision

**A connected,**

**healthy and resilient,**

**historic and distinctive,**

**economically vibrant,**

**inclusive and equitable**

**Community Redevelopment Area**



# Main Themes of the CRA Plan

HOUSING & NEIGHBORHOOD STABILITY

COMMERCIAL CORRIDOR VITALITY

ECONOMIC ACCESS & ENTREPRENEURSHIP

PUBLIC SPACES & CONNECTIVITY

IMPLEMENTATION & TRUST

# HOUSING & NEIGHBORHOOD STABILITY

**Why:** The CRA faces low homeownership, high vacancy, an aging housing stock, and challenges related to heirs' property.

**What:** Improve condition of existing housing, expand and diversify the housing stock, remove barriers to investment by clarifying property titles

**How:** Matching grants for home rehabilitation, support for new housing construction, and creation of pre-approved construction plans, legal assistance for property title issues.

# COMMERCIAL CORRIDOR VITALITY

**Why:** Downtown and commercial corridors suffer from vacant storefronts, inconsistent activity, and perceptions of neglect, undermining economic vibrancy.

**What:** Improvement the conditions of commercial buildings downtown, activating vacant spaces, encourage evening programming, and ensure new development contributed to an improved experience of Downtown.

**How:** Matching grants for storefront improvements, create a form-based code to ensure cohesive development, develop publicly owned land and support development of private property.

# ECONOMIC ACCESS & ENTREPRENEURSHIP

**Why:** Barriers to small business creation and limited access to capital hinder local entrepreneurship, especially for first-time and minority business owners.

**What:** Support local businesses and entrepreneurs and align workforce skills with local job opportunities.

**How:** Partner with workforce development entities to assess workforce dynamics, allow and support temporary site activations for growing businesses

# PUBLIC SPACES & CONNECTIVITY

**Why:** Limited park acreage, inconsistent sidewalks, and lack of bike infrastructure reduce quality of life and safe mobility.

**What:** Improve recreational opportunities and the pathways that connect them to neighborhoods and commercial areas.

**How:** Build stormwater pocket parks in flood-prone areas, fill sidewalk gaps for better connectivity, improve streets to make them safer and more pedestrian and bike friendly, build new recreational facilities including a city owned amphitheater.

# IMPLEMENTATION & TRUST

**Why:** Community skepticism about CRA operations and perceived uneven investment highlight the need for transparency and ongoing engagement.

**What:** Increase public awareness of the CRA and its programs.

**How:** Conduct outreach or education campaigns about the CRA, maintain a website to track project progress and funding, re-establish the CRA Advisory Committee.

# TAX INCREMENT FINANCING (TIF)

Tax Increment Financing (TIF) is a unique tool that allows the CRA to capture a portion of local property tax revenue. After a CRA is established, if the property values within the CRA rise, then the additional tax revenue from the increased value is separated and put into the Redevelopment Trust to be reinvested directly back into the CRA.

<b>Time Horizon</b>	<b>Total Contribution to Redevelopment Trust (from City of Lake City &amp; Columbia County)</b>
2026-2033	\$4,614,093
2034-2042	\$6,578,245
2042-2049	\$8,971,373
<i>Total</i>	\$ 20,163,711

**THANK  
YOU!**

