

PUBLIC NOTICE OF THE GROVELAND COMMUNITY REDEVELOPMENT AGENCY REGULAR MEETING SCHEDULED TO CONVENE AT 6:30P.M., MONDAY, MARCH 28, 2016 AT THE E. L. PURYEAR BUILDING, 243 S. LAKE AVE.

CHAIR	TIM LOUCKS
VICE-CHAIR	KAREN McMICAN
BOARD MEMBER	JOHN GRIFFIN
BOARD MEMBER	DINA SWEATT
BOARD MEMBER	MIKE RADZIK
BOARD MEMBER	RALPH MORRIS
BOARD MEMBER	BRIGGETT BRANNON
CITY ATTORNEY	ANITA GERACI-CARVER, ESQ.
CRA LIAISON	RODNEY LUCAS
CITY/CRA MANAGER	REDMOND JONES, II
ACTING CITY CLERK	LISA CORTESE
SERGEANT-AT-ARMS	DEPUTY CHIEF JOHN FLINN

REVISED AGENDA

Call to Order

Opening Ceremonies:

- a. Pledge Allegiance
- b. Roll Call

Reports

1. Crime Stats for February - 2016
2. CRA Staff Report & Other Items (Revised)

Guest Speakers, Presentations and Proclamations

3. Presentation: Proposal for Wakeboard Cable Ski Facility by Blue Wake, LLC

Old Business

4. Approve February 22, 2016 Regular Meeting Minutes
5. Reaffirming CRA Redevelopment Plan FY2015-16

New Business

6. Approve FY2014 Annual Report (Revised)
7. Approve FY2015 Annual Report (Revised)
8. Approve Contract Agreement with Vietnam Veterans Memorial Fund, Inc. for The Wall That Heals ("TWTTH") (Revised)
9. Approve Contract Down Payment to Vietnam Veterans Memorial Fund, Inc. to secure Event for December 7 through 11, 2016
10. Seeking Direction on Professional Land Surveying Services for Green Valley West HOA Drainage Easement and Funding

Public Comments

Announcements

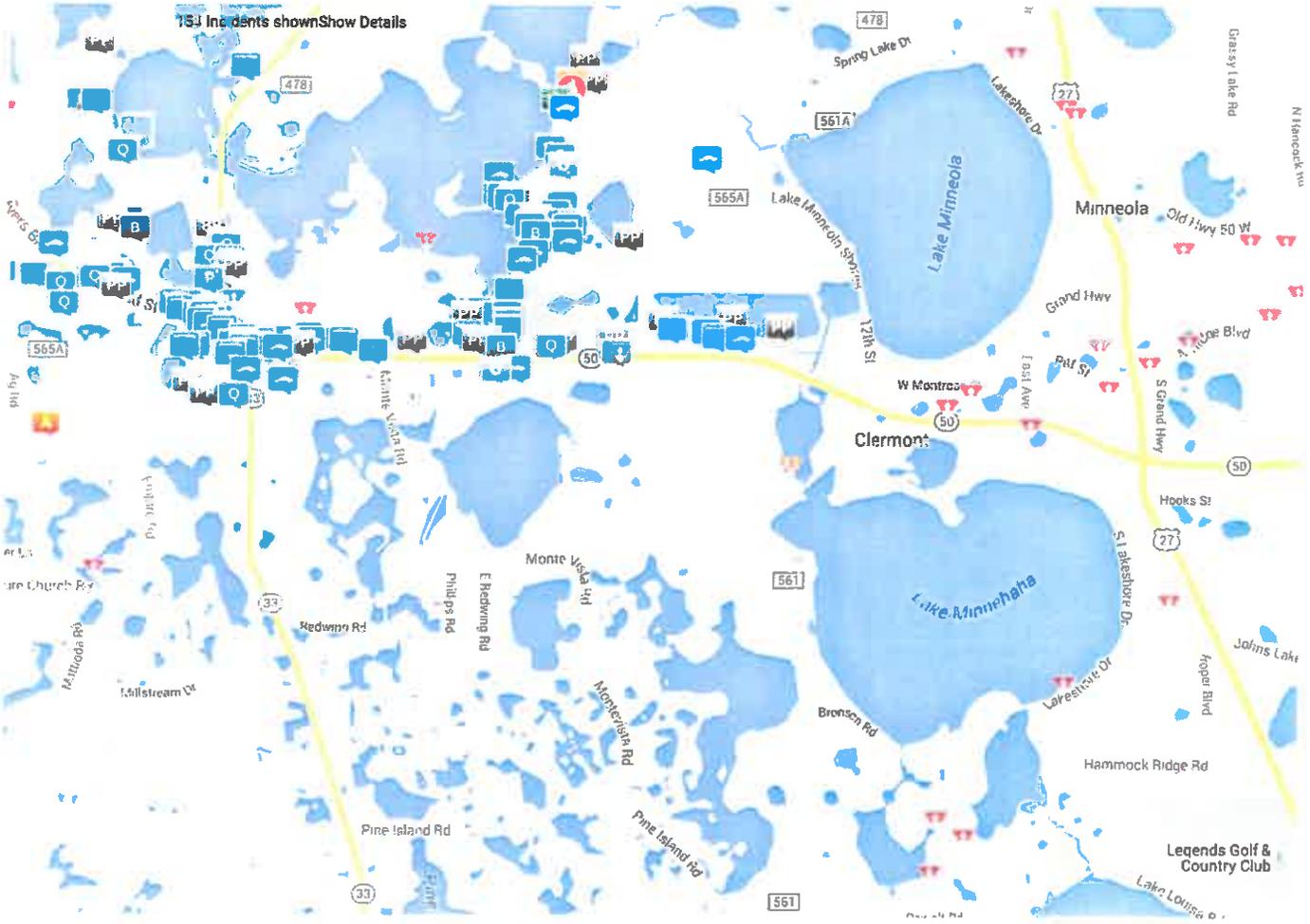
Adjournment

Groveland Code of Ordinances Sec. 2-58 (f). Any person desiring to address the council shall first secure the permission of the presiding officer and shall give his name and address for the record. All remarks shall be addressed to the council as a body and not to any member thereof unless permission to do so is first granted by the presiding officer. Unless further time is granted by the presiding officer or the council, members of the public shall limit their discussion or address to no more than five minutes. No question shall be asked a councilmember or city official except through the presiding officer.

Pursuant to the provisions of Chap. 286, F.S., Sec. 286.0105, if a person decides to appeal any decision made by this body with respect to any matter considered at this meeting, 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 may include the testimony and evidence upon which the appeal is to be based and is advised to make such arrangements at his or her own expense.

CRA CRIME STATS

February 1, 2016 through February 29, 2016



Map Report a map error

<u>Crime Type</u>	<u>Date/Time</u>	<u>Address</u>	<u>Description</u>
Assault	02/13/2016 03:10 PM	400 Block W ORANGE ST	ASSAULT
Disorder	02/06/2016 03:50 AM	700 Block HOWEY RD	VERBAL DISTURBANCE
Disorder	02/09/2016 11:33 AM	1300 Block KEY CT	NOISE COMPLAINT
Disorder	02/11/2016 06:24 AM	1100 Block SEA EAGLE AVE	NOISE COMPLAINT
Disorder	02/12/2016 05:36 PM	100 Block W BROAD ST	VERBAL DISTURBANCE
Disorder	02/14/2016 09:35 PM	200 Block W BROAD ST	VERBAL DISTURBANCE
Disorder	02/15/2016 05:13 PM	7700 Block SR 50	TRESPASSER
Disorder	02/18/2016 12:25 PM	1500 Block DOWNING ST	VERBAL DISTURBANCE
Disorder	02/18/2016 02:32 PM	100 Block MILLS ST	VERBAL DISTURBANCE
Disorder	02/18/2016 04:20 PM	100 Block MILLS ST	VERBAL DISTURBANCE
Disorder	02/20/2016 10:41 PM	1300 Block ARDMORE RD	NOISE COMPLAINT
Disorder	02/21/2016 07:58 AM	100 Block WENDELL AVE	NOISE COMPLAINT
Disorder	02/21/2016 06:29 PM	100 Block BEVERLY DR	VERBAL DISTURBANCE
Disorder	02/24/2016 09:12 PM	1300 Block HAWK NEST AVE	NOISE COMPLAINT
Disorder	02/24/2016 09:46 PM	400 Block S LAKE AVE	NOISE COMPLAINT
Disorder	02/24/2016 09:48 PM	1300 Block HAWK NEST AVE	NOISE COMPLAINT
Drugs	02/10/2016 01:36 PM	100 Block EDGE CT	NARCOTICS
Fire	02/08/2016 02:58 PM	700 Block BLUE ST	FIRE
Pedestrian Stop	02/01/2016 09:02 PM	14600 Block CR 565A	SUSPICIOUS PERSON
Pedestrian Stop	02/05/2016 01:30 AM	400 Block W ORANGE ST	SUSPICIOUS PERSON
Pedestrian Stop	02/06/2016 01:20 PM	400 Block W ORANGE ST	SUSPICIOUS PERSON
Pedestrian Stop	02/08/2016 05:10 AM	OSPREY COVE CIR & HAWK NEST AVE	SUSPICIOUS PERSON
Pedestrian Stop	02/14/2016 12:05 AM	200 Block E BROAD ST	SUSPICIOUS PERSON
Pedestrian Stop	02/14/2016 02:17 AM	100 Block GARDEN AVE	SUSPICIOUS PERSON
Pedestrian Stop	02/14/2016 03:26 AM	600 Block E BROAD ST	SUSPICIOUS PERSON
Pedestrian Stop	02/17/2016 09:22 AM	200 Block E BROAD ST	SUSPICIOUS PERSON
Pedestrian Stop	02/19/2016 07:49 PM	100 Block HOWEY RD	SUSPICIOUS PERSON
Pedestrian Stop	02/20/2016 12:39 AM	1000 Block W BROAD ST	SUSPICIOUS PERSON
Property Crime	02/01/2016 12:36 PM	400 Block HOWEY RD	VANDALISM
Theft	02/03/2016 12:00 PM	1000 Block BLUEGRASS DR	THEFT
Theft	02/03/2016 03:05 PM	400 Block W BROAD ST	FRAUD

Theft	02/03/2016 03:16 PM	100 Block SR 33	FRAUD
Theft	02/04/2016 08:00 AM	1100 Block STONEHAM DR	FRAUD
Theft	02/08/2016 05:40 PM	400 Block W ORANGE ST	THEFT
Theft	02/09/2016 02:23 PM	400 Block W ORANGE ST	FRAUD
Theft	02/10/2016 09:53 AM	400 Block W ORANGE ST	FRAUD
Theft	02/16/2016 03:43 PM	1200 Block SINGLETON CIR	FRAUD
Theft	02/24/2016 04:39 PM	600 Block E BROAD ST	THEFT
Theft from Vehicle	02/07/2016 07:50 AM	1100 Block STONEHAM DR	CAR BURGLARY
Theft from Vehicle	02/07/2016 08:45 AM	1000 Block STONEHAM DR	CAR BURGLARY
Theft from Vehicle	02/11/2016 08:17 AM	1100 Block SEA EAGLE AVE	CAR BURGLARY
Theft from Vehicle	02/12/2016 08:10 PM	1100 Block SEA EAGLE AVE	CAR BURGLARY
Theft from Vehicle	02/17/2016 07:05 PM	1500 Block DOWNING ST	CAR BURGLARY
Theft of Vehicle	02/01/2016 12:26 PM	300 Block SAVAGE WAY	STOLEN VEHICLE
Traffic	02/01/2016 11:03 AM	200 Block W BROAD ST	PARKING VIOLATIONS
Traffic	02/03/2016 11:42 AM	WRIGHT ST & SR 33	ACCIDENT
Traffic	02/04/2016 03:20 PM	VILLA CITY RD & W BROAD ST	ACCIDENT
Traffic	02/06/2016 06:46 PM	E ORANGE ST & SR 33	ACCIDENT
Traffic	02/06/2016 06:47 PM	E ORANGE ST & SR 33	ACCIDENT
Traffic	02/09/2016 09:27 PM	14600 Block CR 565A	ACCIDENT
Traffic	02/10/2016 02:51 PM	SR 50	ACCIDENT
Traffic	02/12/2016 11:58 AM	S LAKE AVE & W BROAD ST	ACCIDENT
Traffic	02/12/2016 12:34 PM	E ORANGE ST & S MAIN AVE	ACCIDENT
Traffic	02/12/2016 12:35 PM	100 Block E BROAD ST	ACCIDENT
Traffic	02/12/2016 03:32 PM	W BROAD ST	ACCIDENT
Traffic	02/14/2016 08:11 AM	600 Block E BROAD ST	ACCIDENT
Traffic	02/15/2016 09:07 AM	400 Block W ORANGE ST	PARKING VIOLATIONS
Traffic	02/15/2016 02:28 PM	ROBINSON ST & GADSON ST	HIT/RUN
Traffic	02/15/2016 03:05 PM	TIMBER VILLAGE RD & SR 50	ACCIDENT
Traffic	02/16/2016 04:27 PM	CR 565A & SR 50	ACCIDENT
Traffic	02/16/2016 05:00 PM	SR 50 & DIVISION ST	ACCIDENT
Traffic	02/17/2016 07:53 AM	MOUNT PLEASANT RD & W BROAD ST	ACCIDENT
Traffic	02/17/2016 01:17 PM	200 Block W BROAD ST	ACCIDENT
Traffic	02/18/2016 02:55 PM	CR 565A & SR 50	ACCIDENT
Traffic	02/18/2016 05:30 PM	1000 Block W BROAD ST	ACCIDENT
Traffic	02/19/2016 06:02 AM	E BROAD ST & GADSON ST	ACCIDENT

Traffic	02/19/2016 06:40 AM	WRIGHT ST & SR 33	ACCIDENT
Traffic	02/19/2016 07:53 AM	E BROAD ST & BEVERLY DR	ACCIDENT
Traffic	02/19/2016 03:20 PM	900 Block PARKWOOD ST	ACCIDENT
Traffic	02/19/2016 06:36 PM	W ORANGE ST & S LAKE AVE	ACCIDENT
Traffic	02/22/2016 03:09 PM	CR 565A & SR 50	ACCIDENT
Traffic	02/22/2016 05:35 PM	CR 565A & SR 50	ACCIDENT
Traffic	02/25/2016 01:20 AM	E ORANGE ST & SR 33	DUI ALCOHOL OR DRUGS
Vehicle Stop	02/04/2016 03:00 AM	1000 Block W BROAD ST	SUSPICIOUS VEHICLE
Vehicle Stop	02/08/2016 07:52 AM	200 Block E BROAD ST	SUSPICIOUS VEHICLE
Vehicle Stop	02/08/2016 11:07 PM	1000 Block E BROAD ST	SUSPICIOUS VEHICLE
Vehicle Stop	02/09/2016 12:40 AM	200 Block E BROAD ST	SUSPICIOUS VEHICLE
Vehicle Stop	02/11/2016 11:50 PM	7900 Block SR 50	SUSPICIOUS VEHICLE
Vehicle Stop	02/12/2016 09:46 PM	7700 Block SR 50	SUSPICIOUS VEHICLE
Vehicle Stop	02/14/2016 04:50 AM	1100 Block W BROAD ST	SUSPICIOUS VEHICLE
Vehicle Stop	02/21/2016 10:14 PM	SR 50 & GROVEMONT ESTATES RD	SUSPICIOUS VEHICLE
Vehicle Stop	02/24/2016 03:20 AM	100 Block E BROAD ST	SUSPICIOUS VEHICLE
Weapons Offense	02/23/2016 05:39 PM	DIVISION ST & SR 50	WEAPONS COMPLAINT

MONTHLY CRA STAFF REPORT (REVISED)



Date: March 22, 2016
To: CRA Board
From: Rodney Lucas, CRA Liaison
Subject: March Monthly Report

CRA Economic Development Incentive Program (CRA EDIP)

Current Applicant(s): None at this time

Next Featured Business of the Month

April	7, 2016	Firebase Tactical, 128 W. Broad St
May	5, 2016	We Are The Future Academy, 207 Groveland Farms Rd
June	2, 2016	Suds Shop Car Wash, 158 N. Main Ave
July	7, 2016	Groveland Mini Storage, 178 Groveland Farms Rd
August	4, 2016	AAA American Storage, 199 Villa City Rd
September	1, 2016	Papi's Pinchos, 133 E. Orange St

Next CRA Event(s):

The Vietnam Veterans Memorial Fund, Inc., The Wall That Heals ("TWTH"), December 7 through 11, 2016

Other Business:

- Gateway Sign – (West) Pending bid to complete the landscaping around sign.
- Staff is completing bid description for the Landscape Maintenance Contract to go out to the public. Once we receive proposals back, we will bring them to the CRA board for selection.
- RAC will be holding a Special Meeting on Tuesday, March 29, 2016 at 7pm, Lake David Center, 450 S. Lake Avenue to discuss the presentations and select a soccer club to use the Sampey Property. Then, report their decision to the CRA Board at the April 25 meeting.
- Still in discussion with the YMCA on locations in the CRA.
- Awarded \$35,932.03 in CRA Economic Development Incentives:
 - Krispy's Fried Chicken - \$12,500
 - Riffle's Air & Heat - \$10,000
 - Faith Neighborhood Center Food Pantry - \$10,000
 - My Kinda of Color Nail Salon - \$3,432.03
- Completed Agreement for lien – Krispy's Fried Chicken and (9) Lien Releases (See Attachments)

- Florida Redevelopment Association, 2016 Conference will be at the Hilton Orlando I-Drive, October 12-14, 2016.
- See Attached Information on State Infrastructure Bank

AGREEMENT FOR LIEN

THIS AGREEMENT made this 8th day of January, 2016, by the GROVELAND COMMUNITY REDEVELOPMENT AGENCY, GROVELAND, FLORIDA, (**CRA**) an agency of The City of Groveland, Florida, a Florida municipal corporation whose address is 156 S. Lake Avenue, Groveland, Florida 34736 and KRISPYS FRIED CHICKEN, INC (**OWNER**), whose address is 307 East Broad Street, Groveland, FL 34736.

WITNESSETH, that **OWNER** in consideration of a Grant from **CRA** as part of the Groveland CRA Façade Grant Program and received on the terms and conditions contained in the “Groveland Community Redevelopment Agency Façade Grant Policies and Procedures” form which is incorporated by reference as though written out at length herein, does grant to the City of Groveland in care of the **CRA** a lien in the amount of \$12,500 on the following described property located in Lake County, Florida:

FROM E LINE OF SE ¼ OF SW ¼ OF NW ¼ THAT IS 8.78 FT S |
OF CENTERLINE OF ACL RR R/W, RUN S 0-13-10 E ALONG E LINE OF |
SE ¼ OF SW ¼ OF NW ¼ A DIST OF 90.46 FT TO A POINT ON |
OLD N’LY R/W LINE OF SR 50, SAID R/W LINE BEING 40 FT FROM & |
PARALLEL WITH THE CENTERLINE OF SAID SR 50, SAID R/W LINE |
ALSO BEING A CURVE CONCAVE N’LY & HAVING A RADIUS OF 2824.93 |
FT, THENCE NW’LY ALONG SAID R/W LINE & THE ARC OF SAID CURVE |
A DIST OF 350 FT FOR POB, CONT NW’LY ALONG SAID R/W LINE & |
THE ARC OF SAID CURVE 250 FT, THENCE N 33-18-07 E 141.70 FT |
TO A POINT THAT IS 8 FT S FROM THE CENTERLINE OF ACL RR R/W |
S 56-29-24 E PARALLEL WITH THE SAID CENTERLINE 170.81 FT, S |
0-13-10 E 141.28 FT TO POB | ORB 835 PG 816

PROVIDED that, if **OWNER** performs and complies with each and every term, provision and condition of the “Groveland Community Redevelopment Agency Façade Grant Policies and Procedures” for a period of two (2) years after the date of completion of rehabilitation of the

above described property, this lien will cease and be null and void. Should OWNER materially fail to perform or comply with a term, provision, or condition of the CRA Façade Grant Policies and Procedures, the City of Groveland, on behalf of the CRA, may foreclose this lien in the same manner as a code enforcement lien in addition to pursuing its other remedies available by law. In any action to enforce the terms and conditions of this Agreement for Lien, the prevailing party shall recover from the non-prevailing party, attorney's fees and costs. Any such action shall be governed by the laws of Florida and the venue shall lie in Lake County, Florida.

WITNESS our hands and seals on the date first written above.

Signed, Sealed, and Delivered:

THE GROVELAND COMMUNITY REDEVELOPMENT AGENCY,
GROVELAND, FLORIDA

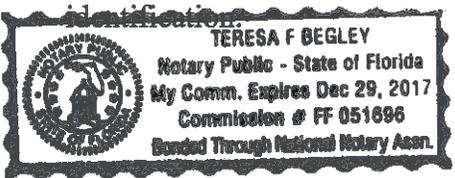
By: [Signature]
Tim Loucks

Attest: [Signature]
Teresa Begley, City Clerk

As its: CRA Board Chairman

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 19th day of JANUARY, 2016 by TIM LOUCKS as CRA Board Chairman of THE GROVELAND COMMUNITY REDEVELOPMENT AGENCY of THE CITY OF GROVELAND, a Florida municipal corporation, on behalf of the corporation. He is personally known to me or produced _____ as



[Signature]
NOTARY PUBLIC

Print Name: TERESA F. BEGLEY

My Commission Expires: 12/29/2017

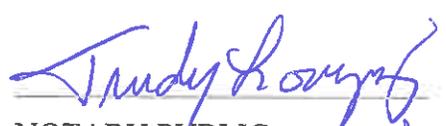

Property OWNER's Signature

DAVID L. BURNS *Prizi K...*
Property OWNER's Printed Signature

STATE OF FLORIDA
COUNTY OF LAKE

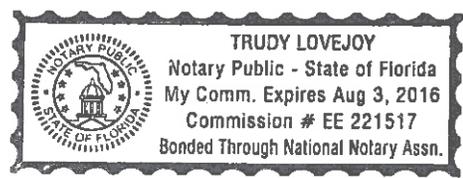
The foregoing instrument was acknowledged before me this 8 day of January, 2016 by David Burns as Property Owner.

He is personally known to me or produced _____ as identification.


NOTARY PUBLIC

Print Name: Trudy Lovejoy

My Commission Expires: Aug. 3, 2016



Prepared by and Return to:
Law Office of Anita Geraci-Carver, P.A.
Anita Geraci-Carver, Esquire
1560 Bloxam Avenue
Clermont, FL 34711

**SATISFACTION, WAIVER
AND RELEASE OF AGREEMENT FOR LIEN**

Before me, an officer duly authorized in the State of Florida and in the County of Lake to take acknowledgments, personally appeared Tim Loucks, who was duly sworn and says that he is the Board Chairman of Lienor, **Groveland Community Redevelopment Agency**, an agency of the City of Groveland, Florida, a Florida municipal corporation whose mailing address is 156 S. Lake Avenue, Groveland, Florida 34736, for final payment received waives and releases its lien and right to a claim of lien against the property of **Dr. Ronald Stone**, which was filed on June 18, 2012 in Official Records Book 4175, Page 904, Public Records of Lake County, Florida, against the real property in Lake County, described as:

Property address: 244 West Orange Street, Groveland, Florida.
Legal description: GROVELAND FROM NE'LY COR OF BLK H RUN SW'LY ALONG LAKE ST 270 FT, NW'LY PARALLEL TO BROAD ST 150 FT FOR POB, SW'LY PARALLEL TO LAKE ST TO LAKE, BEG AGAIN AT POB, NW'LY PARALLEL TO BROAD ST 157 FT, SW'LY PARALLEL TO LAKE ST 160 FT TO LAKE, SE'LY ALONG LAKE TO INTERSECT FIRST LINE PB 2 PG 7 ORB 2420 PG 533.

in the amount of \$12,500.00

NOW, THEREFORE, the undersigned, for the good and valuable consideration cited above, does hereby acknowledge release of the Agreement for Lien and does direct said Clerk of the Court to cancel and discharge the Agreement for Lien.

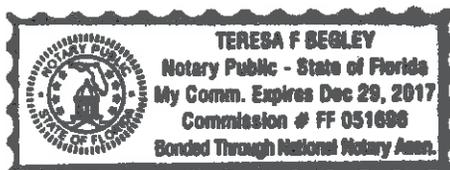
Dated: 02/22/2016

Groveland Community Redevelopment Agency

By: [Signature]
Tim Loucks, Board Chairman

STATE OF FLORIDA
COUNTY OF LAKE

Sworn to and subscribed before me this 22ND day of FEBRUARY, 2016 by Tim Loucks, Board Chairman, on behalf of Groveland Community Redevelopment Agency, an agency of the City of Groveland, Florida, a Florida municipal corporation on behalf of the corporation. He is personally known to me and did take an oath.



[Signature]
TERESA F BEGLEY, Notary Public

RETURN

Prepared by and Return to:
Law Office of Anita Geraci-Carver, P.A.
Anita Geraci-Carver, Esquire
1560 Bloxam Avenue
Clermont, FL 34711

SATISFACTION, WAIVER AND RELEASE OF AGREEMENT FOR LIEN

Before me, an officer duly authorized in the State of Florida and in the County of Lake to take acknowledgments, personally appeared Tim Loucks, who was duly sworn and says that he is the Board Chairman of Lienor, **Groveland Community Redevelopment Agency**, an agency of the City of Groveland, Florida, a Florida municipal corporation whose mailing address is 156 S. Lake Avenue, Groveland, Florida 34736, for final payment received waives and releases its lien and right to a claim of lien against the property of **Dorothy Harris, Bob Smith, and Sandra Smith**, which was filed on August 9, 2012 in Official Records Book 4198, Page 1123, Public Records of Lake County, Florida, against the real property in Lake County, described as:

Property address: 247 West Broad Street, Groveland, Florida.
Legal description: GROVELAND E'LY 20 FT OF LOT 4, W'LY 28 FT OF LOT 5 BLK
G PG | 2 PG 7 | ORB 3125 PG 1580 |

in the amount of \$12,500.00

NOW, THEREFORE, the undersigned, for the good and valuable consideration cited above, does hereby acknowledge release of the Agreement for Lien and does direct said Clerk of the Court to cancel and discharge the Agreement for Lien.

Dated: 02/22/2016

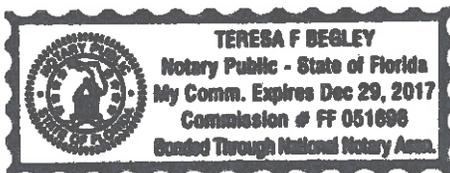
Groveland Community Redevelopment Agency

By: [Signature]
Tim Loucks, Board Chairman

STATE OF FLORIDA
COUNTY OF LAKE

Sworn to and subscribed before me this 22ND day of FEBRUARY, 2016 by Tim Loucks, Board Chairman, on behalf of Groveland Community Redevelopment Agency, an agency of the City of Groveland, Florida, a Florida municipal corporation on behalf of the corporation. He is personally known to me and did take an oath.

[Signature]
TERESA F. BEGLEY, Notary Public



INSTRUMENT #2016019466
OR BK 4744 PG 1835 - 1835 (1 PGS)
DATE: 2/24/2016 1:50:01 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$10.00

Prepared by and Return to:
Law Office of Anita Geraci-Carver, P.A.
Anita Geraci-Carver, Esquire
1560 Bloxam Avenue
Clermont, FL 34711

SATISFACTION, WAIVER AND RELEASE OF AGREEMENT FOR LIEN

Before me, an officer duly authorized in the State of Florida and in the County of Lake to take acknowledgments, personally appeared Tim Loucks, who was duly sworn and says that he is the Board Chairman of Lienor, **Groveland Community Redevelopment Agency**, an agency of the City of Groveland, Florida, a Florida municipal corporation whose mailing address is 156 S. Lake Avenue, Groveland, Florida 34736, for final payment received waives and releases its lien and right to a claim of lien against the property of **Donald E. Sewell and Roy Dubois**, which was filed on February 12, 2013 in Official Records Book 4279, Page 59, Public Records of Lake County, Florida, against the real property in Lake County, described as:

Property address: 302 West Orange Street, Groveland, Florida.
Legal description: GROVELAND LOT 1, W 7 FT OF LOT 2, BLK J PB 2 PG 7 | ORB 2166 PG 1246 ORB 2734 PG 2276 |

in the amount of \$12,500.00

NOW, THEREFORE, the undersigned, for the good and valuable consideration cited above, does hereby acknowledge release of the Agreement for Lien and does direct said Clerk of the Court to cancel and discharge the Agreement for Lien.

Dated: 02/24/2016

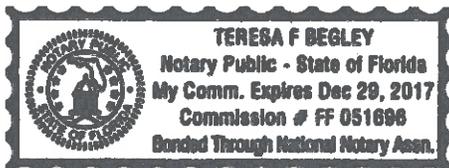
Groveland Community Redevelopment Agency

By: [Signature]
Tim Loucks, Board Chairman

STATE OF FLORIDA
COUNTY OF LAKE

Sworn to and subscribed before me this 22ND day of FEBRUARY, 2016 by Tim Loucks, Board Chairman, on behalf of Groveland Community Redevelopment Agency, an agency of the City of Groveland, Florida, a Florida municipal corporation on behalf of the corporation. He is personally known to me and did take an oath.

[Signature]
TERESA F BEGLEY, Notary Public



INSTRUMENT #2016019467
OR BK 4744 PG 1836 - 1836 (1 PGS)
DATE: 2/24/2016 1:50:01 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$10.00

Prepared by and Return to:
Law Office of Anita Geraci-Carver, P.A.
Anita Geraci-Carver, Esquire
1560 Bloxam Avenue
Clermont, FL 34711

SATISFACTION, WAIVER AND RELEASE OF AGREEMENT FOR LIEN

Before me, an officer duly authorized in the State of Florida and in the County of Lake to take acknowledgments, personally appeared Tim Loucks, who was duly sworn and says that he is the Board Chairman of Lienor, **Groveland Community Redevelopment Agency**, an agency of the City of Groveland, Florida, a Florida municipal corporation whose mailing address is 156 S. Lake Avenue, Groveland, Florida 34736, for final payment received waives and releases its lien and right to a claim of lien against the property of **Anselmo Gozalez and Martha Chapa**, which was filed on September 15, 2011 in Official Records Book 4073, Page 71, Public Records of Lake County, Florida, against the real property in Lake County, described as:

Property address: 1210 W. Broad Street, Groveland, Florida.
Legal description: GROVELAND, ANDERSON'S SUB LOT 6 - LESS S 188.63 FT &
LESS R/W | OF SR 50 - PG 4 PG 17 ORB 3160 PG 1742

in the amount of \$11,415.00

NOW, THEREFORE, the undersigned, for the good and valuable consideration cited above, does hereby acknowledge release of the Agreement for Lien and does direct said Clerk of the Court to cancel and discharge the Agreement for Lien.

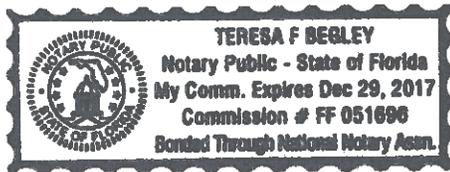
Dated: 02/22/2016

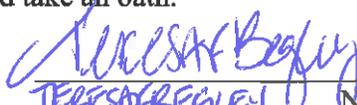
Groveland Community Redevelopment Agency

By: 
Tim Loucks, Board Chairman

STATE OF FLORIDA
COUNTY OF LAKE

Sworn to and subscribed before me this 22ND day of FEBRUARY, 2016 by Tim Loucks, Board Chairman, on behalf of Groveland Community Redevelopment Agency, an agency of the City of Groveland, Florida, a Florida municipal corporation on behalf of the corporation. He is personally known to me and did take an oath.




TERESA F BEGLEY, Notary Public

Prepared by and Return to:
Law Office of Anita Geraci-Carver, P.A.
Anita Geraci-Carver, Esquire
1560 Bloxam Avenue
Clermont, FL 34711

SATISFACTION, WAIVER AND RELEASE OF AGREEMENT FOR LIEN

Before me, an officer duly authorized in the State of Florida and in the County of Lake to take acknowledgments, personally appeared Tim Loucks, who was duly sworn and says that he is the Board Chairman of Lienor, **Groveland Community Redevelopment Agency**, an agency of the City of Groveland, Florida, a Florida municipal corporation whose mailing address is 156 S. Lake Avenue, Groveland, Florida 34736, for final payment received waives and releases its two liens and rights to the claims of lien against the property of **GJCB Properties, Inc.**, which were filed on November 27, 2012 in Official Records Book 4243, Page 1880 and Official Records Book 4243, Page 1883, both in the Public Records of Lake County, Florida, against the real property in Lake County, described as:

Property address: 136 S. Main Avenue, Groveland, Florida.
Legal description: GROVELAND LOT 5 BLK I PB 2 PG 7 | ORB 4141 PG 1039 ||

in the amount of \$12,500.00

NOW, THEREFORE, the undersigned, for the good and valuable consideration cited above, does hereby acknowledge release of the Agreement for Lien and does direct said Clerk of the Court to cancel and discharge the Agreement for Lien.

Dated: 02/22/2016

Groveland Community Redevelopment Agency

By: [Signature]
Tim Loucks, Board Chairman

STATE OF FLORIDA
COUNTY OF LAKE

Sworn to and subscribed before me this 22ND day of FEBRUARY, 2016 by Tim Loucks, Board Chairman, on behalf of Groveland Community Redevelopment Agency, an agency of the City of Groveland, Florida, a Florida municipal corporation on behalf of the corporation. He is personally known to me and did take an oath.

[Signature]
TERESA F BEGLEY Notary Public



INSTRUMENT #2016019469
OR BK 4744 PG 1838 - 1838 (1 PGS)
DATE: 2/24/2016 1:50:01 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$10.00

Prepared by and Return to:
Law Office of Anita Geraci-Carver, P.A.
Anita Geraci-Carver, Esquire
1560 Bloxam Avenue
Clermont, FL 34711

SATISFACTION, WAIVER AND RELEASE OF AGREEMENT FOR LIEN

Before me, an officer duly authorized in the State of Florida and in the County of Lake to take acknowledgments, personally appeared Tim Loucks, who was duly sworn and says that he is the Board Chairman of Lienor, **Groveland Community Redevelopment Agency**, an agency of the City of Groveland, Florida, a Florida municipal corporation whose mailing address is 156 S. Lake Avenue, Groveland, Florida 34736, for final payment received waives and releases its lien and right to a claim of lien against the property of **Paul D. Brown, Trustee**, which was filed on March 24, 2009 in Official Records Book 03747, Page 1576, Public Records of Lake County, Florida, against the real property in Lake County, described as:

Property address: 140 W. Broad Street, Groveland, Florida.

Legal description: Lot 7 in Block J of THE CITY OF GROVELAND (formerly Taylorville), according to the Plat thereof, as recorded in Plat Book 2, Pages 7 and 8, Public Records of Lake County, Florida.

in the amount of \$11,900.99

NOW, THEREFORE, the undersigned, for the good and valuable consideration cited above, does hereby acknowledge release of the Agreement for Lien and does direct said Clerk of the Court to cancel and discharge the Agreement for Lien.

Dated: 02/22/2016

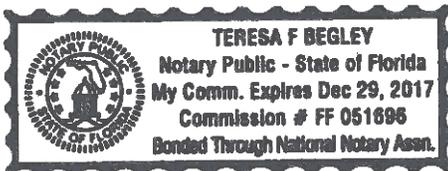
Groveland Community Redevelopment Agency

By: [Signature]
Tim Loucks, Board Chairman

STATE OF FLORIDA
COUNTY OF LAKE

Sworn to and subscribed before me this 22ND day of FEBRUARY, 2016 by Tim Loucks, Board Chairman, on behalf of Groveland Community Redevelopment Agency, an agency of the City of Groveland, Florida, a Florida municipal corporation on behalf of the corporation. He is personally known to me and did take an oath.

[Signature]
TERESA F BEGLEY Notary Public



INSTRUMENT #2016019470
OR BK 4744 PG 1839 - 1839 (1 PGS)
DATE: 2/24/2016 1:50:01 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$10.00

Prepared by and Return to:
Law Office of Anita Geraci-Carver, P.A.
Anita Geraci-Carver, Esquire
1560 Bloxam Avenue
Clermont, FL 34711

SATISFACTION, WAIVER AND RELEASE OF AGREEMENT FOR LIEN

Before me, an officer duly authorized in the State of Florida and in the County of Lake to take acknowledgments, personally appeared Tim Loucks, who was duly sworn and says that he is the Board Chairman of Lienor, **Groveland Community Redevelopment Agency**, an agency of the City of Groveland, Florida, a Florida municipal corporation whose mailing address is 156 S. Lake Avenue, Groveland, Florida 34736, for final payment received waives and releases its lien and right to a claim of lien against the property of **Scott Wynn**, which was filed on May 24, 2011 in Official Records Book 4035, Page 2475, Public Records of Lake County, Florida, against the real property in Lake County, described as:

Property address: 304 E. Broad Street, Groveland, Florida.

Legal description: FROM INTERSECTION OF SW'LY LINE OF BROAD ST & E'LY LINE OF ILLINOIS AVE RUN SW'LY ALONG R/W OF ILLINOIS AVE 85 FT, E'LY ALONG ROAD R/W TO SW'LY LINE OF BROAD ST. NW'LY ALONG R/W OF BROAD ST TO POB ORB 1661 PG 1912

in the amount of \$12,500.00

NOW, THEREFORE, the undersigned, for the good and valuable consideration cited above, does hereby acknowledge release of the Agreement for Lien and does direct said Clerk of the Court to cancel and discharge the Agreement for Lien.

Dated: 02/22/2016

Groveland Community Redevelopment Agency

By: 
Tim Loucks, Board Chairman

STATE OF FLORIDA
COUNTY OF LAKE

Sworn to and subscribed before me this 22ND day of FEBRUARY, 2016 by Tim Loucks, Board Chairman, on behalf of Groveland Community Redevelopment Agency, an agency of the City of Groveland, Florida, a Florida municipal corporation on behalf of the corporation. He is personally known to me and did take an oath.


TERESAF BEGLEY, Notary Public

INSTRUMENT #2016019471
OR BK 4744 PG 1840 - 1840 (1 PGS)
DATE: 2/24/2016 1:50:01 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$10.00

Prepared by and Return to:
Law Office of Anita Geraci-Carver, P.A.
Anita Geraci-Carver, Esquire
1560 Bloxam Avenue
Clermont, FL 34711

SATISFACTION, WAIVER AND RELEASE OF AGREEMENT FOR LIEN

Before me, an officer duly authorized in the State of Florida and in the County of Lake to take acknowledgments, personally appeared Tim Loucks, who was duly sworn and says that he is the Board Chairman of Lienor, **Groveland Community Redevelopment Agency**, an agency of the City of Groveland, Florida, a Florida municipal corporation whose mailing address is 156 S. Lake Avenue, Groveland, Florida 34736, for final payment received waives and releases its lien and right to a claim of lien against the property of **Lakeram Arjune**, which was filed on October 13, 2009 in Official Records Book 03829, Pages 0885 - 888, Public Records of Lake County, Florida, against the real property in Lake County, described as:

Property address: 227 W. Broad Street, Groveland, Florida.

Legal description: GROVELAND LOT 8, W' LY 5 FT OF LOT 9, BLK G PB 2 PG 7
ORB 2197 PG 1839

in the amount of \$10,000.

NOW, THEREFORE, the undersigned, for the good and valuable consideration cited above, does hereby acknowledge release of the Agreement for Lien and does direct said Clerk of the Court to cancel and discharge the Agreement for Lien.

Dated: 02/22/2016

Groveland Community Redevelopment Agency

By: 

Tim Loucks, Board Chairman

STATE OF FLORIDA
COUNTY OF LAKE

Sworn to and subscribed before me this 22ND day of FEBRUARY, 2016 by Tim Loucks, Board Chairman, on behalf of Groveland Community Redevelopment Agency, an agency of the City of Groveland, Florida, a Florida municipal corporation on behalf of the corporation. He is personally known to me and did take an oath.


TERESA BEGLEY, Notary Public

INSTRUMENT #2016019472
OR BK 4744 PG 1841 - 1841 (1 PGS)
DATE: 2/24/2016 1:50:01 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$10.00

Prepared by and Return to:
Law Office of Anita Geraci-Carver, P.A.
Anita Geraci-Carver, Esquire
1560 Bloxam Avenue
Clermont, FL 34711

SATISFACTION, WAIVER AND RELEASE OF AGREEMENT FOR LIEN

Before me, an officer duly authorized in the State of Florida and in the County of Lake to take acknowledgments, personally appeared Tim Loucks, who was duly sworn and says that he is the Board Chairman of Lienor, **Groveland Community Redevelopment Agency**, an agency of the City of Groveland, Florida, a Florida municipal corporation whose mailing address is 156 S. Lake Avenue, Groveland, Florida 34736, for final payment received waives and releases its lien and right to a claim of lien against the property of **William McClain**, which was filed on April 7, 2010 in Official Records Book 03892, Page 0001, Public Records of Lake County, Florida, against the real property in Lake County, described as:

Property address: 158 E. Broad Street, Groveland, Florida.
Legal description: GROVELAND LOTS 9, 10 BLK J PB 2 PG 7 ORB 1710 PG 958
ORG 1949 PG 1591

in the amount of \$12,500.00

NOW, THEREFORE, the undersigned, for the good and valuable consideration cited above, does hereby acknowledge release of the Agreement for Lien and does direct said Clerk of the Court to cancel and discharge the Agreement for Lien.

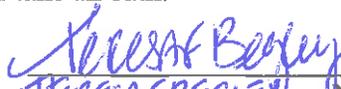
Dated: 02/22/2016

Groveland Community Redevelopment Agency

By: 
Tim Loucks, Board Chairman

STATE OF FLORIDA
COUNTY OF LAKE

Sworn to and subscribed before me this 22ND day of FEBRUARY, 2016 by Tim Loucks, Board Chairman, on behalf of Groveland Community Redevelopment Agency, an agency of the City of Groveland, Florida, a Florida municipal corporation on behalf of the corporation. He is personally known to me and did take an oath.


TERESA F. BEGLEY, Notary Public

STATE INFRASTRUCTURE BANK (SIB) PROGRAM

PROGRAM DESCRIPTION

The State Infrastructure Bank (SIB) is a revolving loan and credit-enhancement program consisting of two separate accounts. The federal account is capitalized by federal money matched with state money. The state account is capitalized with state money and bond proceeds. The SIB can provide loans and other assistance to public and private entities carrying out, or proposing to carry out, projects eligible for assistance under SIB guidelines. The SIB can also leverage funds through loans and provide credit-enhancement assistance to improve project feasibility. Loans from the SIB may bear interest at or below market interest rates, as determined by the Florida Department of Transportation (FDOT).

ELIGIBLE APPLICANTS

Participation from the federal SIB is limited to projects which meet all federal requirements pursuant to the Safe, Accountable, Flexible, Efficient Transportation Act: A Legacy for Users, Public Law 105178, Section 1511, 23 USC Section 181 note and applicable federal guidelines.

SIB participation from the state SIB is limited to a transportation facility project that is on the State Highway System or to projects that provide for intermodal connectivity with airports, seaports, rail facilities, transportation terminals and other intermodal options for increased accessibility and movement of people, cargo and freight in accordance with Section 339.55, Florida Statutes.

TYPE OF ASSISTANCE

SIB loans are used for financial assistance, which can include loans, loan guarantees, standby lines of credit, letters of credit, certificates of participation, debt-service reserve funds and bond insurance.

AVAILABLE FUNDING

Awards are based on available funds and/or bond proceeds, evaluation criteria and a competitive application process. Applications submitted do not obligate the FDOT to advance/award funds.

SOURCE OF FUNDS

Federal, state and/or bond proceeds.

APPLICATION PROCESS/DEADLINES

Application deadlines and awards for federal and state loans are on an advertised basis and can be found at the SIB Web site, www.dot.state.fl.us/financialplanning/finance/sib.shtm.

MATCHING/OTHER REQUIREMENTS

Requirements and guidelines can be found at www.dot.state.fl.us/financialplanning/finance/sib.

FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT)

State Infrastructure Bank (SIB)

Frequently Asked Questions (FAQs)

1. *What is the SIB?*

The SIB is a revolving loan and credit enhancement program and is used to leverage funds to improve project feasibility. The SIB can provide loans and other financial assistance to public or private entities. As existing loans are repaid, those repayments are revolved and available for future lending on other eligible SIB projects.

2. *Under what authority does the federally-funded SIB operate?*

The National Highway System (NHS) Act of 1995 authorized up to 10 states to establish a pilot SIB. Florida was selected as one of the original ten states to establish such a SIB. Under the Transportation Equity Act for the 21st Century (TEA-21), another SIB pilot was implemented with Florida as one of four participating states. The previous NHS Act SIB was rolled into the new pilot under TEA-21 to form the SIB program.

3. *Under what authority does the state-funded SIB operate?*

The state-funded SIB functions under Section 339.55, Florida Statutes – State-Funded Infrastructure Bank. The bonding authority functions under Section 215.617, Florida Statutes – Bonds for State-Funded Infrastructure Bank.

4. *Is the SIB a grant?*

No – the SIB cannot provide assistance in the form of a grant. The SIB is a loan program and must be repaid.

5. *How is the federally-funded account capitalized?*

The federally-funded account is capitalized by federal money matched with state money as required by law. Any interest earned is also capitalized and available for lending.

6. *How is the state-funded account capitalized?*

The state-funded account is capitalized by state money and bond proceeds. In June 2005, \$62.3 million of State Infrastructure Bank Revenue Bond Series 2005A were sold. In August 2007, \$61.3 million of State Infrastructure Bank Revenue Bond Series 2007 were sold. No additional bond sales are anticipated at this time. Any interest earned is also capitalized and available for lending.

7. *What qualifies a project for the federally-funded SIB?*

Federally-funded SIB projects must meet all federal guidelines under title 23, United State Code (USC) or capital projects as defined in Section 5302 or title 49 USC. Projects must be included in the adopted comprehensive plans of the applicable Metropolitan Planning Organization (MPO) and must conform to all federal and state laws, rules and standards.

8. *What qualifies a project for the state-funded SIB?*

State-funded SIB projects must be on the State Highway System or provide increased mobility on the State's transportation system, or provide intermodal connectivity with airports, seaports, rail facilities and other transportation terminals. Also eligible are projects of the Transportation Regional Incentive Program (TRIP) per Section 339.2819(4), Florida Statutes. Projects must be consistent, to the maximum extent feasible, with local Metropolitan Planning Organization (MPO) and local government comprehensive plans and must conform to policies and procedures within applicable Florida Statutes and other appropriate state standards for the transportation system.

The state-funded account also allows for the lending of capital costs or can provide credit enhancements for emergency loans for damages incurred on public-use commercial deepwater seaports, public-use airports, and other public-use transit and intermodal facilities that are within an area that is part of an official state declaration of emergency per Chapter 252, Florida Statutes and other applicable laws.

9. *How do you go about receiving SIB funds?*

A Letter of Interest (LOI) is required (prior to an invitation to apply) to ensure potential SIB projects meet eligibility, financial, and production criteria. If the project meets the criteria for the LOI an invitation to apply will be sent to the potential borrower. Upon review of an acceptable LOI, the Department will then invite the entity to submit a formal application.

10. *When are LOIs and Applications for SIB assistance accepted?*

LOIs and invited Applications are advertised on an annual basis and must be submitted by the project sponsor/borrower during the open advertisement periods posted on the department's SIB website.

SIB Website: <http://www.dot.state.fl.us/officeofcomptroller/PFO/sib.shtm>

11. *What is the difference between an external and an internal application?*

External applications are used by public or private entities to submit proposed SIB loan requests. Internal applications are used by FDOT district offices to submit proposed SIB loan requests.

12. *What interest rate is used for Letters of Interest and Applications?*

The SIB Program Manager can assist with an indicative interest rate for planning purposes and financial model development prior to the submittal of the LOI. As a comparator, the State and Local Government Series (SLGS) rates of similar maturities are used to aid in determining an interest rate, plus a risk premium. Upon review of an acceptable LOI, the Department will determine an interest rate for the application based on current market conditions, financial strength of the borrower, term, and risk of loan. The entity will then be invited to submit a formal application.

SLGS Website: https://www.treasurydirect.gov/govt/rates/tcir/tcir_index_opdirmnt.htm

13. If awarded, when are SIB funds available?

If a SIB Loan application is accepted and awarded, SIB funds would not be available until the following state fiscal year. For example, if an invited application is received in July 2015 and awarded, SIB funds would not be available until July 1, 2016 at the earliest. This schedule allows for awarded projects to be programmed in the department's work program, followed by the budget and legislative appropriation process.

14. How are the disbursements and repayments determined?

The project sponsor/borrower proposes the disbursements and repayments in the original application based on a project schedule and estimated expenditures. Final disbursements and repayments are determined after a project has been awarded, financial feasibility is determined by gaming the disbursement/repayments in the SIB finance plan and a loan agreement is negotiated and executed.

15. How much money is available for lending in the federally-funded SIB account?

The federally-funded finance plan is posted on the department's SIB website each month. During an application cycle, the ending cash balance is an indicator or an estimate of how much funding is available.

16. How much money is available for lending in the state-funded SIB account?

The state-funded finance plan is posted on the department's SIB website each month. During an application cycle, the ending cash balance is an indicator or an estimate of how much funding is available. In addition to this cash balance, the state-funded account also has the ability to leverage the existing loan portfolio to provide a recurring source of loan funds through the issuance of revenue bonds.

17. What is meant by primary repayment source and secondary repayment source?

The primary repayment source is the funds pledged to repay a potential SIB loan. The secondary repayment source is a backstop in the event the primary repayment source falls short or becomes unavailable. Consideration is given to projects having the most secure sources of funding, a higher level of financial feasibility and financial safeguards in place should project funding fall short, ensuring completion of the project and repayment of the SIB loan.

18. Can a SIB loan be subordinate to other financing?

The amount of any loan or other assistance may be subordinated to other debt financing for a project with an investment grade rating of "BBB" or higher.

19. Where are the federally-funded and state funded SIB accounts housed?

Florida's SIB program is established as escrow accounts with the Department of Financial Services. All proceeds are invested by the State Treasurer in accordance with established state investment guidelines.

20. Who can I contact if I have further SIB related questions?

You can contact the SIB Program Manager using the following information:

Jennifer G. Weeks, CPM
State Infrastructure Bank (SIB) Program Manager
Florida Department of Transportation
Office of Comptroller – Project Finance
605 Suwannee Street, MS #10
Tallahassee, FL 32399-0450

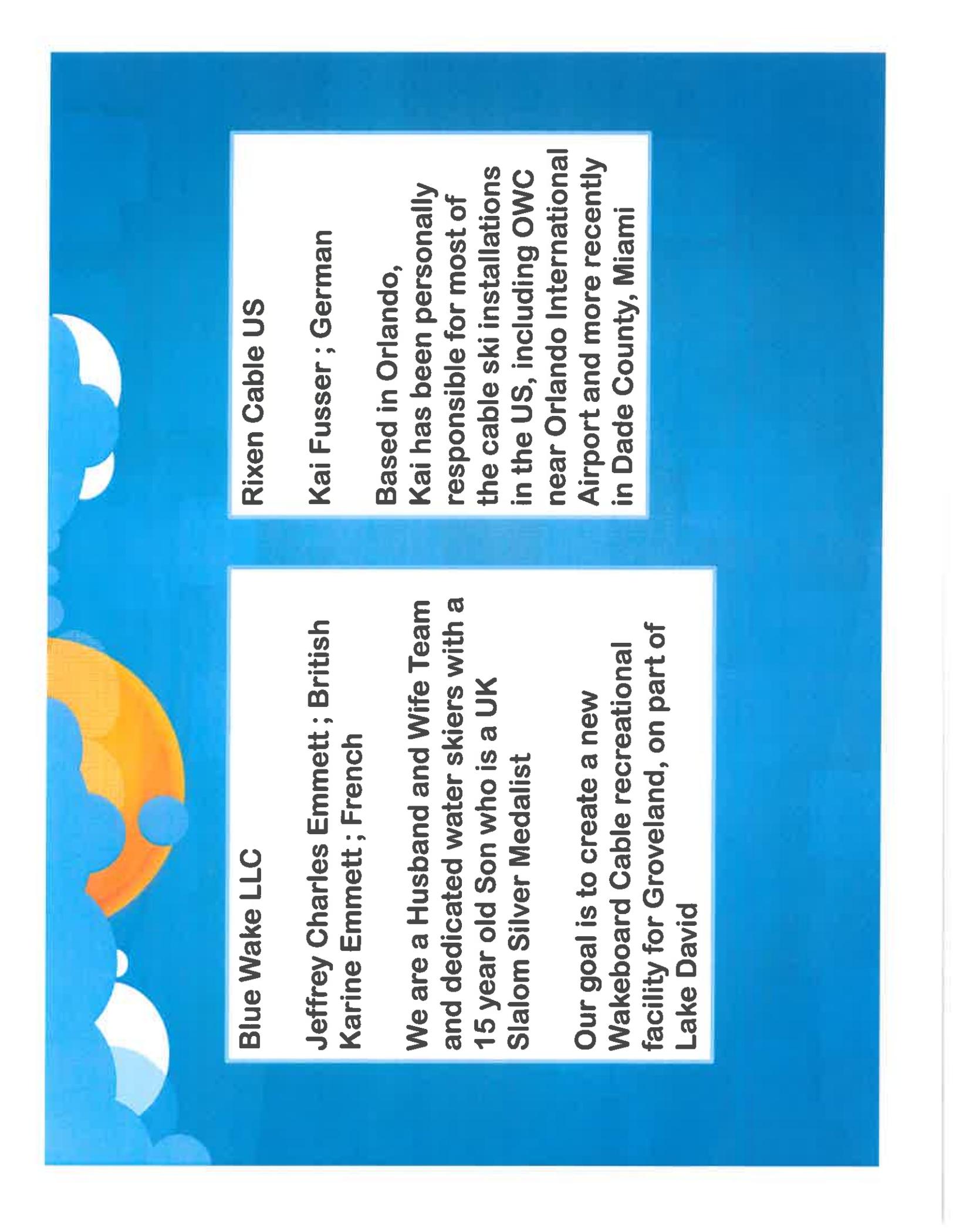
Phone: (850) 414-4459

E-Mail: jenniferg.weeks@dot.state.fl.us



Proposed Wakeboard Cable Ski Facility

Part of Lake David, Groveland
Blue Wake LLC



Blue Wake LLC

**Jeffrey Charles Emmett ; British
Karine Emmett ; French**

**We are a Husband and Wife Team
and dedicated water skiers with a
15 year old Son who is a UK
Slalom Silver Medalist**

**Our goal is to create a new
Wakeboard Cable recreational
facility for Groveland, on part of
Lake David**

Rixen Cable US

Kai Fusser ; German

**Based in Orlando,
Kai has been personally
responsible for most of
the cable ski installations
in the US, including OWC
near Orlando International
Airport and more recently
in Dade County, Miami**



Why Lake David?

- 1) Centrally located as part of an established recreational park.
- 2) Car parking, toilets, picnic shaded area and other facilities exist.
- 3) Groveland is scheduled to be a re-generation area and this facility will help draw people into Groveland for the benefit of tourism as well as the restaurants and business community
- 4) There are many local wakeboarders, knee boarders and skiers in the Groveland / Clermont area who would love to have such a facility on their doorstep. The nearest alternative is OWC, near Orlando Airport.
- 5) We would only require the smaller portion of the lake, leaving the larger area for other water users
- 6) This is very much our first choice locally, but we are aware of another opportunity, being the new retention pond required in connection with the diversion of Highway 50. That could work for us, but is a few years away, is a little on the small side and would require high infrastructure start up costs, which could affect the viability.

Draft Layout – Lake David Park



Rixen Cable Systems

2 systems would be required, a beginners single line cable supported on 2 masts where basic skills and safety can be on a one to one basis and an advanced loop supported on 5 masts, where 9 boarders can participate at any one time

Running costs are low and this can be passed onto the participants, making the whole experience very affordable for families and children





Other Rixen Installations





A Public Lake is ideal for this facility, particularly within a park where there are already other established recreational uses

Miami-Dade is just one example of co-operation between a private operator and Dade County, using a State owned lake to create a Wakeboard Cable Park for their community and tourism.

Lake David already has most of the required public facilities. All that we would require would be a small secure building necessary for our reception, our computers and for rental equipment storage.

All our operators would be fully trained and hold the appropriate Certification in cable operation and first aid. All participants will wear floatation jackets and safety helmets and will be fully briefed before taking to the water. A small rescue boat will be provided and where there are no lakeside footpaths, we will provide a floating walkway so that any fallers can walk back to the dock in complete safety.

Local Employment

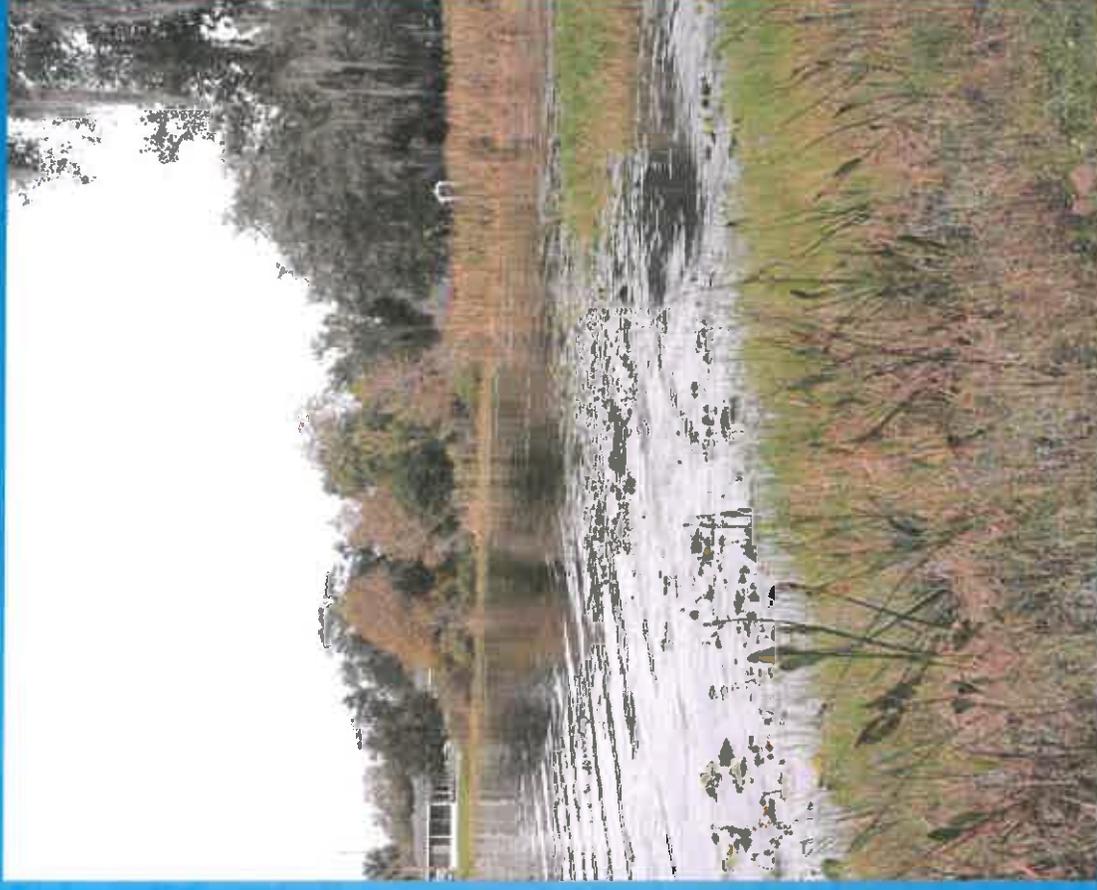
We will be giving
employment to the
following:-

A qualified Site Manager

A Receptionist

4 qualified cable operators

A maintenance operator



Environmental & Wildlife

As no tow boat is required the system is both quiet and environmentally friendly.

There will be no gas or oil costs to recover, nor will there be an emissions onto the atmosphere or pollution in the lake. There will be no spinning propellers to damage fish, other wildlife or lake margins, and the water gets aerated by the action of the wakeboarders.



Recreation and Fitness

Any form of watersport is good for fitness, health and wellbeing.

Cable skiing is a great way to introduce young and people of all ages into this sport, where whole families or groups can all ski or wakeboard and have fun together at an affordable price.



CONCLUSION

We will require many permits for this venture from the DEP and with this in mind, we must first seek support in principle from Groveland City. Lake David Park, with its central location and recreational facilities, makes for the ideal location. We have no doubt that this will bring many benefits to the local community, as well as attract additional tourism. This is very much our first choice and we hope that you will support us.



City of Groveland
Minutes
Community Redevelopment Agency
Monday, February 22, 2016

The Groveland Community Redevelopment Agency met in a regular meeting on Monday, February 22, 2016 in the E.L. Puryear Building located at 243 S. Lake Avenue. Chair Tim Loucks called the meeting to order at 6:30pm with the following members present: Board Members Mike Radzik, Dina Sweatt, Ralph Morris and Briggett Brannon. City officials present were: City Attorney Anita Geraci-Carver, City/CRA Manager Redmond Jones, CRA Liaison Rodney Lucas, Acting City Clerk Lisa Cortese, and Sergeant-at-Arms Deputy Chief John Flinn. Vice Chair Karen McMican and Board Member John Griffin were absent.

OPENING CEREMONIES

The meeting opened with the Pledge of Allegiance lead by Board Member Dina Sweatt.

Reports

- 1. Crime Stats for January – 2016**
- 2. CRA Staff Report – Rodney Lucas**

Guest Speakers, Presentations and Proclamations

- 3. Presentation by Clermont Football Club (CFC) – Groveland Athletic Complex**

Consensus from the Board to move forward with a soccer venue for the land use at the City owned property, Sampey Field.

- 4. Presentation by Rebekah Morgan, Parks & Recreation Manager – Playground Equipment**

Consensus from the Board to have the City Manager look into other funding options and bring before Council at next City Council meeting. If the funding is not enough to cover the \$40,000.00 requested, then bring back to the Community Redevelopment Agency for the difference.

OLD BUSINESS

- 5. Approve January 25, 2016 Regular Meeting Minutes**

Board Member Dina Sweatt moved to approve; seconded by Board Member Mike Radzik. The motion was approved with all members present voting aye.

- 6. Approve February 16, 2016 Special Meeting Minutes**

Board Member Dina Sweatt moved to approve; seconded by Board Member Mike Radzik. The motion was approved with all members present voting aye.

- 7. Reaffirming of Amended CRA Redevelopment Plan FY2015-16**

Consensus from the Board for staff to bring back a clean, finished plan for Board to review at a future meeting.

NEW BUSINESS

8. Discussion: Budget Line-Item Adjustment for Landscape Services

Board Member Dina Sweatt moved to approve additional \$20.00 annually to line item 349/ Landscape Services; seconded by Board Member Ralph Morris. The motion was approved with all members present voting aye.

Board Member Mike Radzik moved to have staff go out for invitation to bid with companies listed in agenda package; seconded by Board Member Dina Sweatt. Board Members Mike Radzik and Dina Sweatt amended their motion to have staff go out for hard bid to all vendors. The motion was approved with all members present voting aye.

9. Discussion: Façade Grant Lien Releases

Board Member Ralph Morris moved to approve nine lien releases; seconded by Board Member Dina Sweatt. The motion was approved with all members present voting aye.

PUBLIC COMMENT

BOARD ANNOUNCEMENTS

Board Member Briggett Brannon attended a webinar “CRA Best Practices” and will be forwarding staff the handout to forward to Board Members.

Board Member Mike Radzik moved to approve \$500.00 for Briggett Brannon to take a course with the Florida Redevelopment Academy; seconded by Board Member Ralph Morris The motion was approved with all members present voting aye.

ADJOURNMENT

Chairman Tim Loucks adjourned the meeting at 8:45pm.

Attest:



Tim Loucks, Mayor

Lisa Cortese, Acting City Clerk



REQUEST FOR CRA CONSIDERATION

MEETING DATE: March 28, 2016

AGENDA ITEM: 5

CRA GOAL: Reaffirm CRA Redevelopment Plan FY2015-16
--

PREPARED BY: Rodney Lucas, CRA Liaison/Economic Development Manager
--

DATE: March 23, 2016

DESCRIPTION: Promote, Support and Advocate the CRA Redevelopment Plan
--

BACKGROUND: Staff met with the City Attorney and discussed all changes made to the CRA Redevelopment Plan FY2015-16 based on board recommendations from the November 30, 2015 Workshop Meeting and a recent Florida Redevelopment Association webinar attended by the city attorney, all changes have been updated to the document and highlighted in yellow to reflect the changes from the Workshop meeting minutes attached.

Once reaffirmed, the CRA Board would need to send the CRA Redevelopment Plan to City Council for public comments and approval.

STAFF RECOMMENDATION: Motion to reaffirm and forward to City Council.
--

REVIEWED BY CITY MANAGER:

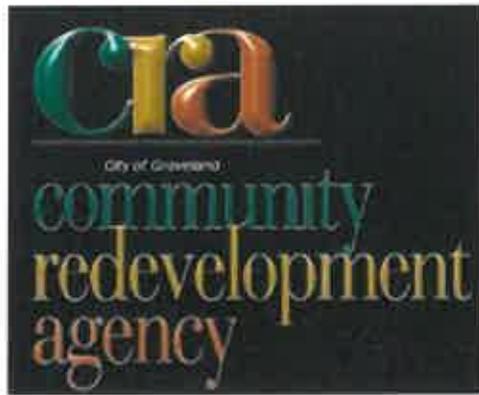
COUNCIL ACTION:

MOTION BY:

SECOND BY:

"The city with a future, watch us grow!"

CRA REDEVELOPMENT PLAN FY 2015-16



Revised March 23, 2016

In August of 2003, the City of Groveland's CRA Board approved the Redevelopment Plan. The City identified several potential projects in that Plan. Although the ultimate responsibility in approving the Redevelopment Plan falls to the City Council, the Community Redevelopment Agency is responsible for developing and implementing the Redevelopment Plan. The Plan should include priorities, goals and objectives for redevelopment in the area, as well as identifying the types of projects planned. Since its inception, the Groveland CRA Redevelopment Plan has been revised with the following:

- 2003 Original CRA Redevelopment Plan
- 2006 Downtown Groveland Redevelopment Plan Update;
- 2008 City of Groveland Streetscape Master Plan; and
- 2011 Groveland Community Plan Update.

Redevelopment Priorities, Goals and Objectives

All projects recommended for the Amended Redevelopment Plan must further the goals and objectives for the City of Groveland CRA. The goals and objectives define the scope and nature of the future growth, development, visual character, and physical improvements in the Community Redevelopment Area. The goals and objectives also provide the framework for proposed redevelopment projects and programs.

Priorities

Priorities will be determined annually by the CRA Board. The priorities established for 2015/2016 Fiscal Year are:

- 1. Remediation of flooding issues with stormwater drainage: Green Valley West, Shaky Lake, Beverly Hills (First & Florida Avenue), and Mount Pleasant area. (Goal 3)**
- 2. Research and if feasible, recruit YMCA in locating suitable property within the CRA to construct a facility. (Goal 1, 4, 5 and 7)**
- 3. Explore and seek long term flexible goals toward redevelopment opportunities with infill housing in the Blue Street/South Street area. (Goal 2 and 5)**
- 4. Explore and seek redevelopment opportunities for housing projects in the CRA. (Goal 2 and 5)**
- 5. Disposal of CRA owned property for redevelopment: Cortese Property (Package Upshaw, Rubio, Spillane and Garrett properties to sell to developer). (Goal 1 and 2)**
- 6. Adopt Economic Development Incentives. (Goal 1, 2, 3, and 5)**

- 7. Promoting Downtown CRA with Special Event: Vietnam Veterans Memorial Fund, The Wall That Heals. (Goal 1 and 7)**
- 8. Landscape maintenance service and enhancements: CRA District, to include exploring possibility of taking over maintenance from FDOT. (Goal 2 and 4)**

Goals

1. Increase the Number of Businesses, Residents and Visitors in the CRA
2. Promote Redevelopment and Encourage Private Investment in the CRA
3. Improve the Infrastructure in the CRA
4. Create and Promote a Unique Environment in the CRA
5. Create and Promote a Diverse CRA in Terms of Mixed Use and People (Income Levels, Ages, etc.)
6. Create and Promote a Human Scale Environment
7. Increase and Promote Social and Educational Opportunities in the CRA Area

Redevelopment Projects and Programs

GOALS, OBJECTIVES AND ASSOCIATED TASKS

GOAL 1: INCREASE THE NUMBER OF BUSINESSES, RESIDENTS AND VISITORS IN THE CRA

Objective: Research and if feasible, recruit YMCA to locate in the CRA, preferably in the Blue Street/South Street area.

- Tasks:**
1. YMCA presentation to CRA.
 2. Take YMCA representatives on tour of CRA.
 3. Assist YMCA in locating suitable property within the CRA to construct a facility.
 4. Bring recommendations to CRA Board for consideration.

Objective: Develop marketing strategy.

- Tasks:**
1. Research various types and best means of marketing the CRA District.
 2. Select types of marketing to utilize.
 3. Develop marketing materials.
 4. Bring recommendations to CRA Board for consideration
 5. Implement marketing strategy.

Objective: Invest in and implement way finding signage.

- Tasks:**
1. Review adopted downtown redevelopment plan.
 2. Research vendors and costs.
 3. Bring timetable for implementation to CRA Board for consideration.

Objective: Recognize and promote businesses.

- Tasks:**
1. Business of the month.
 2. List businesses on CRA website.
 3. Business card kiosk at City Hall.

GOAL 2: PROMOTE REDEVELOPMENT AND ENCOURAGE PRIVATE INVESTMENT IN THE CRA

Objective: Explore and seek redevelopment opportunities with YMCA on housing in Blue Street/South Street Infill Development: i.e. Hart property for YMCA and Housing Projects.

- Tasks:**
1. Seek grants.
 2. Create land bank and market those properties as being available for private development of and infill housing.

Objective: Explore and seek redevelopment opportunities for housing projects in the CRA.

- Tasks:**
1. Seek grants.
 2. Create land bank and market those properties as being available for private development for housing.

Objective: Disposal of CRA owned property for redevelopment: Cortese Property (Package Upshaw, Rubio, Spillane, Webb and Garrett properties to sell to developer). Consensus to not pursue the purchasing of the Cortese properties or any other properties within the CRA.

- Tasks:**
1. Develop strategy for possible acquisition of properties remaining in Cortese area as listed above.
 2. Explore issuance of a request for proposal seeking private development of the properties.
 3. Develop restrictions or covenants running with the land sold, setting length of time and conditions to ensure purposes of CRA are carried out.

GOAL 3: IMPROVE THE INFRASTRUCTURE IN THE CRA

Objective: Remediation of flooding issues with stormwater drainage: Green Valley West, Shaky Lake, Beverly Hills (First & Florida Avenue), and Mount Pleasant area.

- Tasks:**
1. Green Valley West
 - a. Seek application from HOA for grant funding, and bring for Board's consideration.
 - b. Explore CRA, in conjunction with City, obtaining engineered drawings and constructing improvements through Rick McCoy.
 - c. Contact Rick McCoy, Engineer of Record to retain his services as consultant.
 - d. Research funding mechanisms if CRA/City project.
 2. Shaky Lake, Beverly Hills and Mount Pleasant area
 - a. Determine extent of flooding.
 - b. Explore CRA, in conjunction with City, obtaining engineered drawings and constructing improvements.
 - c. Research funding mechanisms.

GOAL 4: CREATE AND PROMOTE A UNIQUE ENVIRONMENT IN THE CRA

Objective: Landscape maintenance service and enhancements: CRA District, to include exploring possibility of taking over maintenance from FDOT.

- Tasks:**
1. Determine means for additional mowing and trash pickup along roadside and sidewalks, such as using outside vendors, City staff, etc. and how often extra services will be utilized.
 2. Solicit bid proposals to maintain either entire CRA median or downtown median area through mowing, edging, trimming and utilizing pavers.
 3. Consider implementation of a grant program for local businesses to plant flowers in front of their business and maintain.
 4. Have discussions with FDOT on the following: Have representative conduct a presentation on New Trail design for SR 50 Realignment Project.

Objective: Have CRA Manager recruit and promote projects to enhance the CRA district.

- Tasks:**
1. Solicit proposals for the usage of Sampey Commerce Park Property as parkland such as Clermont Football Club or International Pro Soccer Academy, Inc.
 2. Have Mr. Jones give presentation regarding P3 Project and how it relates to the SR 50 Realignment Project including timeline.
 3. Direct Mr. Jones to bring back a CRA Beautification Plan that would include mowing the grass, edging and trimming along SR 50 for the entire CRA area, replacement of downtown Drake Elms and use of pavers.

Objective: Enforce the Sign Regulations in the CRA area in order to clean up the downtown and reduce window litter.

- Tasks:**
1. Have Code Enforcement increase enforcement
 2. Research grants to assistance with cleaning up windows.

Objective: CRA entrance features.

- Tasks:**
1. Determine location for additional entrance features.
 2. Set a timeline for construction of entrance features.

Objective: Seek to acquire train depot and incorporate train depot into trail system.

- Tasks:**
1. Communication with owners of trail depot.
 2. If there is interest in conveying to CRA, bring proposal to Board for consideration.

GOAL 5: CREATE AND PROMOTE A DIVERSE CRA IN TERMS OF MIXED USE AND PEOPLE (INCOME LEVELS, AGES, ETC.)

Objective: Adopt Economic Development Incentives.

- Tasks:**
1. Annually, review potential economic incentives and adopt resolution setting forth any economic incentives available for award.
 2. Implement strategy for creating awareness of the availability of economic incentives.
 3. Revisit or revise the Economic Development Incentives

GOAL 6: CREATE AND PROMOTE A HUMAN SCALE ENVIRONMENT

Objective: Promote creation and development of people friendly places, pedestrian walkways and public domains where people can meet freely. These can be parks, gardens, courtyards, street side cafes, and a variety of semi-covered spaces.

- Tasks:**
1. Review land development regulations for CRA District to ensure they allow for development which allows for this type of development, and if not, make recommendation to City Council for revisions.

GOAL 7: INCREASE AND PROMOTE SOCIAL AND EDUCATIONAL OPPORTUNITIES IN THE CRA AREA

Objective: Promoting Downtown CRA with Special Event: Vietnam Veterans Memorial Fund, The Wall That Heals.

- Tasks:**
1. Research vendors, costs, and availability.
 2. Bring information to CRA Board for consideration.
 3. If desirable and funding is available, host the event.

Objective: Encourage events in the CRA.

- Tasks:**
1. Solicit sponsors for Movie Night.
 2. Solicit sponsors for Community Yard Sales.
 3. Solicit sponsors for Memorial Day and other similar type events.

City of Groveland
Workshop Minutes
Community Redevelopment Agency
Monday, November 30, 2015

The Groveland Community Redevelopment Agency held a workshop on Monday, November 30, 2015 in the Lake David Center located at 450 S. Lake Avenue. Chairman Tim called the meeting to order at 6:34pm with the following members present: Board Members Mike Radzik, Dina Sweatt, and Briggett Brannon, Vice- Chair Karen McMican. City officials present were City Attorney Anita Geraci-Carver, CRA Liaison Rodney Lucas, City/CRA Manager Redmond Jones, and Sergeant-at-Arms Deputy Chief Flinn. Board Member John Griffin was absent due to a medical issue.

Mr. Lucas informed the Board that Mr. Ralph Morris contacted Mr. Jones explaining that he was not able to make tonight's meeting and asked that he be excused.

Consensus to grant an excused absence to Mr. Ralph Morris.

AGENDA

1. Discussion re: CRA Redevelopment Plan: FY2015/16

Consensus to assist the YMCA in locating suitable property within the CRA to construct a facility.

Consensus to have FDOT or their representatives give a presentation of the new trail design for the SR 50 Realignment Project.

Consensus to have Mr. Jones give a presentation regarding the P3 Project and how it relates to the SR 50 Realignment Project including a timeline.

Consensus to correct Item #3 housing language to read "YMCA or Housing" and include: Blue and South Street In-fill Development, Hart Property for YMCA and Housing Projects.

Consensus to not pursue the purchasing of the remaining Cortese Properties or any other properties within the CRA. This would remove Priority #3 and turn it into a long term flexible Goal.

Consensus to direct Mr. Jones to bring back a CRA Beautification Plan that would include mowing the grass, edging, and trimming along SR 50 for the entire CRA area, replacement of downtown Drake Elms and use of pavers.

Consensus to implement Way Finding (Directional) Signs.

Consensus to enforce the Sign Regulations in the CRA area in order to clean up the downtown and reduce window litter.

Consensus to view more proposals for the usage of the Sampey Commerce Park Property as parkland such as Clermont Football Club.

Consensus to place a topic for discussion on the next CRA Agenda to approve the funding of \$1,000 to the Green Valley West HOA to retain Engineer of Record Rick McCoy to address the drainage issues.

Consensus to revisit or revise the Economic Development Incentives.

To Be Determined Items:

- *Goal #1 - Objective #1 - Marketing material, economic incentives and Way Finding Signs*
- *Goal #2 - Objective #2 – landscape maintenance – mowing, edging, trimming and utilizing pavers for entire SR 50 CRA area – remove from CRA District*
- *Goal #3 - Green Valley West associated task – contact Rick McCoy*
- *Goal #4 - Trail Realignment – FDOT to give a presentation*

ADJOURNMENT

Chairman Loucks adjourned the meeting at 8:55pm.

Attest:



Tim Loucks, Mayor

Teresa Begley, City Clerk



REQUEST FOR CRA CONSIDERATION

MEETING DATE: March 28, 2016

AGENDA ITEM: 6
CRA GOAL: Approve FY2013-14 Annual Report
PREPARED BY: Rodney Lucas, CRA Liaison/Economic Development Manager
DATE: March 23, 2016
DESCRIPTION: Promote, Support and Advocate the CRA Annual Report

BACKGROUND: Staff in compliance with state requirements is submitting its FY2014 Annual Report – Audited to the CRA Board for approval. Staff noticed through desk audit it hadn't been completed and there were delays with the City changing out Audit companies thus, this report may have been missed. After meeting with the Finance Director, we received audited financial reports and completed the FY2014 Annual Report.

Once the annual report is approved by the board, staff will submit the report online with the Department of Financial Services, release through the local paper and the other tax revenue local governing authorities.

STAFF RECOMMENDATION: Motion to approve.

REVIEWED BY CITY MANAGER:
COUNCIL ACTION:
MOTION BY:
SECOND BY:

"The city with a future, watch us grow!"



CITY OF GROVELAND COMMUNITY REDEVELOPMENT AGENCY

FY 2013 - 14 ANNUAL REPORT



Table of Content

Community Redevelopment Agency	3
History of Groveland's CRA	3
Accomplishments: CRA Programs & Special Events	5
Financial Statement.....	7
District Map.....	9

WHAT IS THE CRA

In 1969, Florida enacted legislation (Chapter 163, Part III) that enabled local governments to create Community Redevelopment Agency districts and community redevelopment agencies to work in those districts. There are approximately 203 CRA's operating in Florida at this time. A Community Redevelopment Agency (CRA) is a dependant taxing district established by local government for the purpose of carrying out redevelopment activities including reducing or eliminating blight, improving the tax base and encouraging public and private investments in the redevelopment area.

HOW THE CRA IS FUNDED

Redevelopment activities are primarily funded by Tax Increment Revenue (TIR). TIR is calculated by "freezing" the tax base in the year CRA was created. Taxing authorities continue to receive tax revenue based on frozen tax base. When tax revenues rise as a result of redevelopment activities, this "increment" is deposited into the CRA Trust Fund for use on subsequent redevelopment activities.

CITY OF GROVELAND COMMUNITY REDEVELOPMENT AGENCY OUR VISION & MISSION

Our vision is to have "A downtown that is memorable, sustainable, prosperous and friendly". The mission is "To pursue redevelopment projects and revitalization endeavors that will enhance the economic, social and physical aspects of the CRA and result in increased private investment".

HISTORY OF GROVELAND'S CRA

In March 2002, the City of Groveland adopted a "Finding of Necessity" Report for the Groveland Redevelopment Area, finding that a blighted area as defined in Florida Statutes (Chapter 163, Part III) exists within the geographical area studied. That resolution also found that the blighted area was appropriate for rehabilitation, conservation, or redevelopment, and that there was a need to create a Community Redevelopment Agency within the City of Groveland to carry out the community redevelopment purposes.

In May 2002, the City of Groveland's Council created the Community Redevelopment Agency (CRA) with Ordinance 2002-05-15, establishing the CRA. The (7) member board is comprised of (5) City Council members. The other (2) members are chosen by the City Council from members of the public who reside or engaged in business within the CRA district. That same ordinance, enacted terms of office. The City Council members would serve on the CRA board as long as they served as City Council members. The other two members would have four year terms with a vacancy during a term being filled for the unexpired term. The CRA is charged with undertaking redevelopment functions within the specified [community redevelopment district](#). The CRA fiscal year is October 1 thru September 30. The CRA Board carries out the [CRA Plan](#) and manages the tax increment fund (TIF).

In June 2002, Ordinance 2002-06-20 provided for the creation and administration of a Community Redevelopment Trust Fund for the Community Redevelopment Area. Money allocated to the Fund shall be used by the Community Redevelopment Agency to finance projects within the Redevelopment Area. Each year the appropriate taxing authorities, as defined in Florida Statutes, shall pay into the fund the incremental increase in ad valorem taxes levied each year, based upon the base tax year of 2002, subject to such other conditions as outlined in Florida law.

**CITY OF GROVELAND
COMMUNITY REDEVELOPMENT AGENCY BOARD**

City of Groveland
City Hall
156 S. Lake Avenue
Groveland, Florida 34736
(352) 429-2241

CRA Board members - Fiscal Year 2013/2014:

- Chair, Tim Loucks (Mayor)
- Vice Chair, John Griffin (Vice Mayor)
- Board Member, James Smith (City Council)
- Board Member, Dina Sweatt (City Council)
- Board Member, Evelyn Wilson (City Council)
- Board Member, Ralph Morris
- Board Member, Briggett Brannon

City Staff

City/CRA Manager, Redmond Jones
CRA Liaison, Rodney Lucas
CRA Administrative Support, Lisa Cortese
City Clerk, Teresa Begley
City Attorney, Anita Geraci-Carver
Sergeant at Arms, Deputy Chief John Flinn

CRA Board Meetings

All meetings are held on the 4th Monday of each month at 6:30 p.m., E. L. Puryear Building located, 243 S. Lake Avenue, Groveland, FL 34736

All meetings are open to the public.

Contact:

Redmond Jones II, City/CRA Manager
352-429-2141, Ext. 250 • E-mail: Redmond.jones@groveland-fl.gov
Rodney Lucas, CRA Liaison and Economic Development Manager
352-429-2141, Ext. 225 • E-mail: rodney.lucas@groveland-fl.gov

Website: www.groveland-fl.gov

ACCOMPLISHMENTS: CRA PROGRAMS & SPECIAL EVENTS

REDEVELOPMENT

In order to meet the CRA Board's goal to promote redevelopment in the CRA and encourage private investment in the CRA, the Board supported the City's efforts in redevelopment of inferior housing. The City received a Community Development Block Grant in the amount of \$650,000 from the State of Florida's Department of Economic Opportunity for rehabilitation of housing. Five (5) homes were located within the CRA district. The CRA Liaison oversaw the rehabilitation of the homes located within the CRA district.

FEATURED BUSINESS OF THE MONTH

The CRA Board chose a business each month to recognize and spotlight for operating a business within the CRA District. The Board spotlights the business for 30-days by placing a sandwich sign in front of the business, naming the business on the CRA website as a recipient of the Featured Business of the Month and through South Lake Tablet newspaper. This project is to encourage residents and visitors to frequent businesses within the CRA and promote economic development of the CRA district.

FAÇADE GRANT/CRA ECONOMIC DEVELOPMENT INCENTIVE PROGRAM

Facade grants were suspended in FY14 and the CRA Board established a new CRA Economic Development Incentive Program by setting-a-side \$20,000 in the fiscal year for economic incentives for business development within the CRA district. The Program is established by Resolution and has various requirements. An award is available to a new or existing, but expanding, business located in the CRA district. The CRA Board awarded one grant in the amount of \$10,000 to Timeless Boutique, a new business which opened in a vacant building located in the CRA district. The business owner made substantial internal and exterior improvements to the building.

COMMUNITY POLICING

To protect its investment in redevelopment projects, the CRA continued its innovative community policing program by providing funding for additional law enforcement and bike patrol in and around recently completed CRA projects and events. During special events, law enforcement was able to provide extra effort to enforce no parking on sidewalks and reduce speeding within the area. As the CRA district attracts new businesses and patrons, the additional community policing efforts ensures that areas improved using Tax Increment Revenue remain safe and inviting for visitors.

SPECIAL EVENTS

The CRA funded special events to encourage residents and visitors to visit the CRA district and promote business activities within the CRA District. Special events included: 4th of July Fireworks, Christmas Parade, Memorial Day, and Movie Night & Food Trucks. These events attracted over 7,000 people to the City of Groveland CRA district.

CRA DEBT SERVICE

The CRA paid \$154,042 for debt service on real property purchased in prior years by the CRA for the purpose of redevelopment of blighted properties.

Financial Statements

CITY OF GROVELAND, FLORIDA

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

ALL GOVERNMENTAL FUNDS

SEPTEMBER 30, 2014



Revenues	
Taxes	\$ 144,636
Intergovernmental	-
Miscellaneous	46,850
Total Revenues	<u>\$ 191,486</u>
<hr/>	
Expenditures	
Current:	
Community redevelopment	206,025
Debt Service	
Principal and interest	154,042
Capital Outlay	
Community redevelopment	1,000
Total Expenditures	<u>\$ 361,067</u>
<hr/>	
Excess of Revenues Over (Under) Expenditures	(169,581)
Other Financing Sources	
Interfund Transfer in (out)	148,664
	<u>148,664</u>
Net Change in Fund Balance	<u>(20,917)</u>
Fund Balance - Beginning of Year	238,037
<hr/>	
Fund Balance - Ending of Year	<u>\$ 217,120</u>
<hr/>	

***AUDITED**

**CITY OF GROVELAND, FLORIDA
BALANCE SHEET**

**ALL GOVERNMENTAL FUNDS
SEPTEMBER 30, 2014**



ASSETS

Cash and cash equivalents	241,567
TOTAL ASSETS	\$ 241,567

LIABILITIES AND FUND BALANCES

Liabilities:	
Accounts payable	\$ 18,851
Accrued interest	760
Compensated absences	4,836
TOTAL LIABILITIES	24,447

FUND BALANCE

Restricted	217,120
TOTAL LIABILITIES AND FUND BALANCE	\$ 241,567

***AUDITED**

CRA FINANCIALS

***AUDITED STATEMENTS** As a dependent district established by the City of Groveland, Florida, the Groveland CRA presents its financial statements in accordance with the reporting model required by Governmental Accounting Standards Board Statement No. 34, Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments.

This report also contains other supplementary information in addition to the basic financial statements themselves. The CRA adopts an annual budget. This report demonstrates compliance with the annual budget.

Copies of the Groveland CRA's financial statements are available at the City Clerk Office, on the website at www.groveland-fl.gov or may be requested by telephone at 352-429-2141.



REQUEST FOR CRA CONSIDERATION

MEETING DATE: March 28, 2016

AGENDA ITEM: 7
CRA GOAL: Approve FY2014-15 Annual Report
PREPARED BY: Rodney Lucas, CRA Liaison/Economic Development Manager
DATE: March 23, 2016
DESCRIPTION: Promote, Support and Advocate the CRA Annual Report

BACKGROUND: Staff in compliance with state requirements is submitting its FY2015 Annual Report – unaudited to the CRA Board for approval. We receive our unaudited financial reports from the Finance Department and prepared our CRA Annual Report to be file on or before March 31 of this year.

Once the annual report is approved by the board, staff will submit the report online with the Department of Financial Services and the other local governing authorities.

STAFF RECOMMENDATION: Motion to approve.

REVIEWED BY CITY MANAGER:
COUNCIL ACTION:
MOTION BY:
SECOND BY:

"The city with a future, watch us grow!"



City of Groveland Community Redevelopment Agency

Fy 2014/2015 Annual Report



City with a Future... Watch Us Grow



Vision / Mission

Our Vision is to have “A downtown that is memorable, sustainable, prosperous and friendly”. The mission is “To pursue redevelopment projects and revitalization endeavors that will enhance the economic, social and physical aspects of the Community Redevelopment Agency (CRA) district and result in increased private investment”.

History of Groveland’s CRA

In the heart of Florida, halfway between the Atlantic Ocean and the Gulf of Mexico lies the City of Groveland. Blessed with bass-filled lakes, near perfect climate, and Florida rare rolling hills; has long beckoned to settlers. In May of 2002, the City of Groveland created the CRA with the intent to once again capture this natural beauty and address blighted areas of town that once served as the main transportation routes, old general stores, and original settlements that have fallen into disrepair and divestment. In June 2002, Ordinance 2002-06-20 provided the formal creation and administration of the Community



Redevelopment Trust Fund for The Community Redevelopment Area. Money Allocated to the Fund shall be used by the CRA to finance

projects within the Redevelopment Area. Each year the appropriate taxing authorities, as defined in Florida Statutes, shall pay into the fund the incremental increase in ad valorem taxes levied each year, based upon the base tax year of 2002, subject to such other conditions as outlined in Florida law.

The CRA consist of a (7) member board that is comprised of (5) City Council members, with the other (2) members being appointed by the City Council. These members are chosen from members of the public who reside or are engaged in business within the CRA district.

The City Council members are allowed to serve on the CRA board as long as they serve on the City Council. The other two members would serve a four year term with a vacancy during a term being filled for the unexpired term.

The CRA is charged with undertaking redevelopment functions that included but are not limited to: reducing or eliminating blight, improving the tax base and encouraging public and private investments in the CRA district.

SR 50 Realignment and the Coast to Coast Trail



The 50 Realignment and the Coast to Coast Trail

This project once completed will create a vibrant, memorable and resilient downtown for the City of Groveland.

This project in its early concept stages with much of the transportation design work completed. However, within the proposed project, the goal is to upgrade the transportation infrastructure to a pedestrian friendly transportation system that divert heavy truck traffic away from pedestrian areas and move bicyclist into a welcoming pedestrian environment that is aimed to offer opportunity for recreational, retail, and residence experiences.

The project being proposed as a partnership between the City of Groveland, the City of Groveland Community Redevelopment Agency, the Florida Department of Transportation, and the private development community. The project is anticipated to last 3 years and estimated to have a combined project(s) cost of \$45 million dollars. The project also includes the potential for a Direct Incentive Funding from the CRA, City of Groveland Lease to Own Agreement(s) with the private investment sector, and 80% funding from the Florida Department of Transportation.

The project considers alternatives to consolidate civic uses currently scattered around the downtown district

into a municipal mall like development with a central pocket park that will highlight “coast to coast trail” access and a water feature.

These project(s) concepts include the potential development of, but are not limited to:

- A realigned State Highway
- Newly dedicated local road that will run through the heart of downtown
- A portion of the Coast to Coast Trail
- Two Large Wet Retention Ponds that will feature aeration fountains with lighting
- A proposed pedestrian / bicycle overpass
- New Municipal Complex with pocket park and water feature
- A renovated Historic Train Depot which will be outfitted for retail use to serve trail users.
- Two land clearings in partnership with private development for hotel and commercial development.
- New and Old public controlled leasing opportunities

Infill Development and Streetscape Funding Strategy

Infill Development

Each neighborhood's appearance contributes to its residents' quality of life. Attractive housing, accessible parks and well-maintained streets are key indicators of a neighborhood's livability. The CRA is working on ways to help residents maintain their neighborhoods as desirable locations to live, work and play.

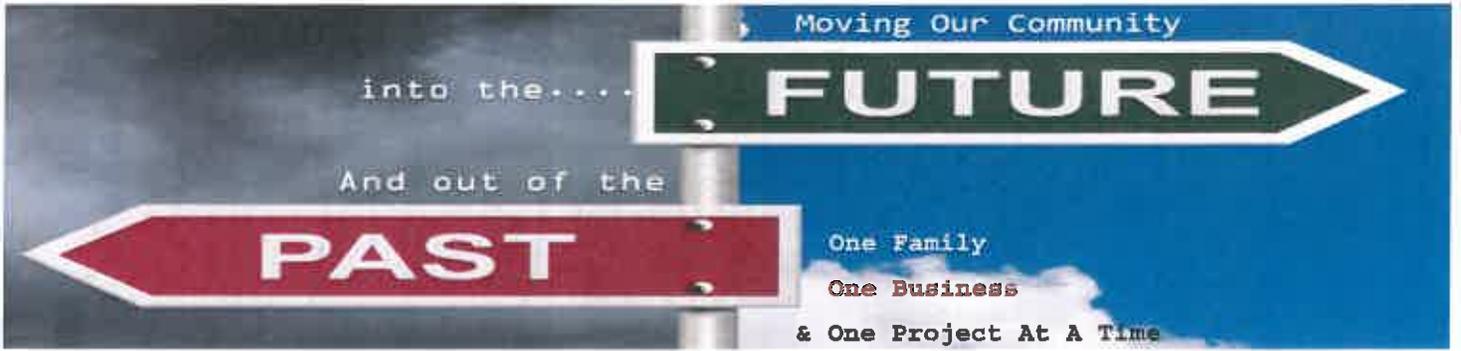
Within the CRA District we have been able to replace several of Groveland's most troubled homes with new homes. Making changes one family at a time. The result: retain property values and improve neighborhood quality and livability.



Streetscape Funding Strategy

In January 2008, the City of Groveland set out a Streetscape plan that boldly prioritizes people over vehicles, it provides for much-needed infrastructure support and major improvements to streets that has been neglected for far too long, while providing a showcase for the Downtown.

In 2015, the CRA Board and Manager devised a strategy to fund the long outstanding Streetscape Plan. Although the strategy is still conceptual, we believe through a Public Private Partnership that leverages a \$32 million transportation project and \$14 million in civic projects in a matter that will not raise local taxes; the CRA goals can be achieved funding / financing for this long lasting goal.



Before



After



Before



After



Before



After



Before



After



Community Policing

To protect its investment in redevelopment projects, the CRA continued its innovative community policing program by providing funding for additional law enforcement and bike patrol in and around recently completed CRA projects and events. During special events, law enforcement is able to provide extra effort to enforce no parking on sidewalks and reduce speeding within the project area. As the CRA district attracts new businesses and patrons, the additional community policing efforts ensure that areas improved using Tax Increment Revenue Remain safe and Inviting for visitors.

Special Events

As a change from previous years, the CRA funded select few special events aimed at encouraging business development in the District. Special events funded in FY15 included the 4th of July Fireworks Celebration, Christmas Parade, Memorial Day and Veterans Celebration and Movie Night & Food Trucks. These five events attracted over 5,000 people to the downtown District.

New CRA Economic Development Incentive Program

The CRA Board set-a-side \$20,000 each year in economic development incentive grant program each year since FY2014. The grant is based on 10% rebate for a new or existing business based on total expenditure towards expanding (Existing business expanding 25% SF) or rehabbing internal and external repairs to the business. In FY2015, awarded (1) business grant. The Board approved a new amended CRA Economic Development Incentive Resolution 2015-11-16.

FREQUENTLY ASKED QUESTIONS ?

What Is A CRA?

In 1969, Florida enacted legislation (Chapter 163, Part III) that enabled local governments to create Community Redevelopment Agency districts and community redevelopment agencies to work in those districts. There are approximately 203 CRA's operating in Florida at this time. A Community Redevelopment Agency (CRA) is a independent taxing district established by local government for the purpose of carrying out redevelopment activities including reducing or eliminating blight, improving the tax base and encouraging public and private investments in the redevelopment area.

How Is A CRA Funded?

Redevelopment activities are primarily funded by Tax Increment Revenue (TIR). TIR is calculated by "freezing" the tax base in the year CRA was created. Taxing authorities continue to receive tax revenue based on frozen tax base. When tax revenues rise as a result of redevelopment activities, this "increment" is deposited into the CRA Trust Fund for use on subsequent redevelopment activities.

What is the CRA Debt Service?

The CRA paid \$150,814 for debt service on real property purchased in prior years by the CRA for the purpose of redevelopment of blighted properties.



City of Groveland, Florida
Statement of Revenues, Expenditures, and Changes in Fund Balance
All Governmental Funds
September 30, 2015

Revenues	
Taxes	\$ 178,384
Intergovernmental	-
Miscellaneous	31,376
Total Revenues	\$ 209,760
 Expenditures	
Current	
Community Redevelopment	219,368
Debt Service	
Principal and Interest	150,814
Capital Outlay	
Community Redevelopment	3,450
Total Expenditures	\$ 373,632
Excess of Revenues Over (under) Expenditures	(163,872)
 Other Financing Sources	
Interfund Transfer in (out)	175,046
	175,046
Net Change in Fund Balance	11,174
Fund Balance – Beginning of the Year	217,120
Fund Balance – End of the Year	\$ 228,294

*** Unaudited**

* The City changed Auditing Firms this year which has delayed the CRA audited statements by the March 31st Annual required submittal date. However, the City of Groveland utilizes the reporting model as required by Governmental Accounting Standards Board Statement No. 34, Basic Financial Statements and Management’s Discussion and Analysis for State and Local Governments.



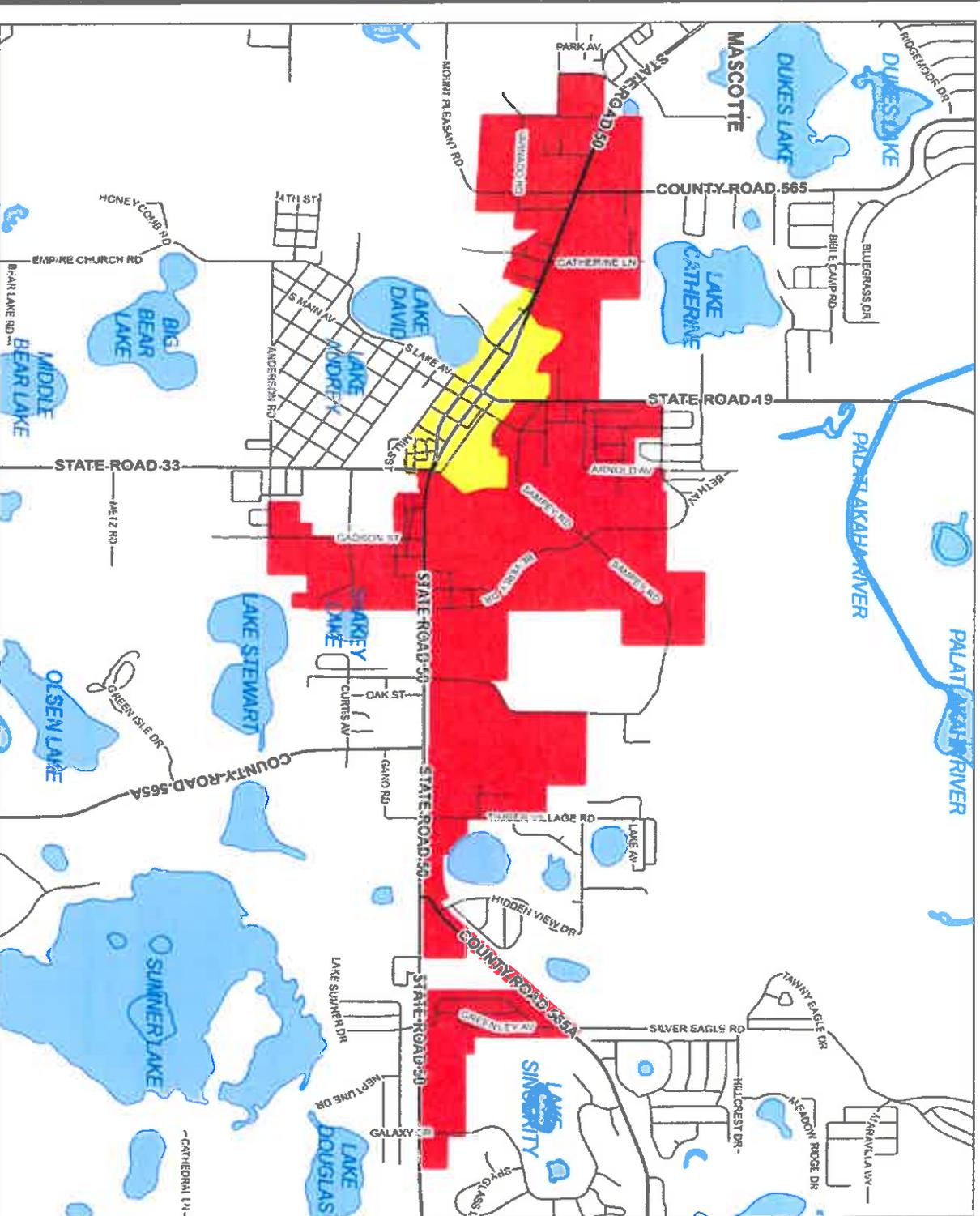
City of Groveland, Florida
Balance Sheet
All Governmental Funds
September 30, 2015

Assets		236,982
Cash and cash equivalents		\$ 236,982
Total Assets		
Liabilities and Fund Balances		
Liabilities		
Accounts Payable		\$ 3,091
Accrued Interest		760
Compensated Absences		4,837
Total Liabilities		\$ 8,688
Fund Balance		
Restricted		\$ 228,294
Total Liabilities and Fund Balance		\$ 236,982

• Unaudited

* The City changed Auditing Firms this year which has delayed the CRA audited statements by the March 31st Annual required submittal date. However, the City of Groveland utilizes the reporting model as required by Governmental Accounting Standards Board Statement No. 34, Basic Financial Statements and Management’s Discussion and Analysis for State and Local Governments.

P:\Community Dev\GIS\Current_2009\MapDocs\MapDocs\Boundary\wcrout_spatial.mxd



LEGEND

- CRA BOUNDARY
- DOWNTOWN OVERLAY DISTRICT

**CITY OF GROVELAND
COMMUNITY
REDEVELOPMENT
AREA MAP**

SOURCES: GROVELAND GIS AND LAKE COUNTY

NOTE - THIS MAP AND DIGITAL DATA IS FOR PLANNING PURPOSES ONLY. REFER TO THE AERIAL LOCATION OF A FEATURE.

FEET

0 1,500 3,000

N

CITY OF GROVELAND
505 S. MAIN STREET
GROVELAND, FL 32707
WWW.GROVELANDFL.GOV

LAST Updated April 16, 2009

The People behind the City of Groveland Community Redevelopment Agency

COMMUNITY REDEVELOPMENT AGENCY BOARD

Current CRA Board members:

- Chair, Tim Loucks (Mayor)
- Vice Chair, Karen McMican (Vice Mayor)
- Board Member, Mike Radzik (City Council)
- Board Member, Dina Sweatt (City Council)
- Board Member, John Griffin (City Council)
- Board Member, Ralph Morris
- Board Member, Briggett Brannon

City Staff

City/CRA Manager, Redmond Jones
 CRA Liaison, Rodney Lucas
 CRA Administrative Support, Lisa Cortese
 City Clerk, Teresa Begley
 City Attorney, Anita Geraci-Carver
 Sergeant at Arms, Deputy Chief John Flinn

CRA Board Meetings

All meetings are held on the 4th Monday of each month at 6:30 p.m., E. L. Puryear Building located, **243 S. Lake Avenue, Groveland, FL 34736**

All meetings are open to the public.

Contact:

Redmond Jones II, City/CRA Manager
 352-429-2141, Ext. 250 • E-mail: Redmond.jones@groveland-fl.gov

Rodney Lucas, CRA Liaison and Economic Development Manager
 352-429-2141, Ext. 225 • E-mail: rodney.lucas@goverland-fl.gov

Website: www.groveland-fl.gov



“ One of the most important practices of leadership is giving life and work a sense of meaning and purpose by offering an exciting vision.”

*James M. Kouzes and Barry Z. Posner
The Leadership Challenge*



City with a Future... Watch Us Grow



REQUEST FOR CRA CONSIDERATION

MEETING DATE: March 28, 2016

AGENDA ITEM: 8

PREPARED BY: Rodney Lucas, CRA Liaison/Economic Development Manager
--

DATE: March 23, 2016

BACKGROUND: Approve the Contract Agreement with Vietnam Veterans Memorial Fund, Inc. to provide The Wall That Heals, December 7 through 11 at Lake David Gazebo. The contract overall is 5 pages long and to the point with the above agency mutually agreeing to terms to provide the wall and video system at the instruction of volunteers. Staff will volunteer as point of contact during the wall's stay.

Attached for the board's review and consideration is the following:

- A contract from the Vietnam Veterans Memorial Fund, Inc.
- See Attached Final Contract viewed by Anita

STAFF RECOMMENDATION: Motion to approve.

REVIEWED BY CITY MANAGER:

COUNCIL ACTION:

MOTION BY:

SECOND BY:

"The city with a future, watch us grow!"

AGREEMENT

This agreement ("Agreement") is entered into as of the date that the last party executes this Agreement in the space indicated below by and between the Vietnam Veterans Memorial Fund, Inc., a non-profit District of Columbia corporation ("VVMF") and The City of Groveland (the "Host"). VVMF and the Host are referred to herein individually as a "Party" and collectively as the "Parties."

RECITALS

A. WHEREAS, VVMF is a non-profit corporation organized under the laws of the District of Columbia; and

B. WHEREAS, VVMF has the right to display a scale replica of the Vietnam Veterans Memorial located in the District of Columbia, including a museum tent and museum trailer, commonly referred to by VVMF as The Wall That Heals ("TWTH") in various locations throughout the world; and

C. WHEREAS, the Host desires to temporarily display TWTH at in the Community Redevelopment Agency District in the City of Groveland (the "Display Site") for the period commencing on *December 7, 2016* and concluding on *December 11, 2016* (the "Display Period"); and

D. WHEREAS, the Parties desire to set forth the terms and conditions under which VVMF will provide TWTH for display at the Display Site during the Display Period.

NOW, THEREFORE, in consideration of the foregoing and the mutual agreements set forth herein, the Parties hereto agree as follows:

I. Obligations of VVMF.

A. Display. At its sole cost, VVMF shall provide and arrange for the transport of TWTH to and from the Display Site. In addition, VVMF will provide no less than two (2) copies of the Vietnam Veterans Memorial Directory of Names to be used in connection with TWTH at the Display Site.

B. Representatives. VVMF shall provide at least one (1) representative to accompany TWTH ("the VVMF Representative(s)") during the Extended Period (as defined in Section II.C herein). The VVMF Representative(s) will direct and instruct volunteers to be provided by the Host pursuant to Section II.E in the set-up, display, maintenance, security, and take-down of TWTH and will be responsible for the means and methods used for such set-up, display, maintenance, security and take-down. In addition, the VVMF Representative(s) will provide a general instructive overview of TWTH to be used by the volunteers in answering questions from the visitors of TWTH.

C. Donation Boxes. VVMF shall maintain up to four (4) donation boxes at the Display Site throughout the Display Period to collect any and all donations or contributions from visitors to TWTH. The location of the donation boxes at the Display Site shall be within the

VVMF's sole discretion. All donations or contributions will be the sole property of VVMF and will be used by it to further its charitable purposes as may be directed by its Board of Directors.

D. Insurance. VVMF shall maintain insurance on all displays and equipment owned and operated by its employees. VVMF shall provide as requested proof of such insurance, however VVMF will not add any entity as an additional insured.

II. Obligations of the Host.

A. Display. The Host hereby agrees to display TWTH at the Display Site during the Display Period pursuant to and in accordance with the terms and conditions herein.

B. Promotion. The Host shall reasonably promote and publicize the display of TWTH at the Display Site prior to and during the Display Period at its sole cost and obligation.

C. Display Site. The Host shall provide and arrange for the Display Site at which TWTH is to be displayed at its sole cost and obligation for the period commencing one (1) business day prior to the commencement of the Display Period and concluding one (1) business day following the conclusion of the Display Period (the "Extended Period"). The Display Site shall be an area measuring no less than two hundred fifty (250) feet by seventy-five (75) feet in area for the display of TWTH. The Host shall also provide additional space necessary to accommodate: (1) ceremonies conducted in connection with TWTH, (2) persons visiting TWTH, (3) an information tent measuring twenty feet (20') by twenty feet (20') and a museum trailer measuring eight feet (8') by fifty-three feet (53') which VVMF provides at its sole discretion, (4) VVMF's donation boxes, (5) displays of flags and pictorial and other exhibits, and (6) other related displays and accessories. Other displays related or otherwise, are to be no closer than three hundred feet (300') from The Wall, the trailer, and the information tent without prior written approval from VVMF. The Host shall also supply electricity for operation of replica lighting and other display elements, as needed, at its sole cost. The Display site shall be free and open to the public twenty-four (24) hours per day, unless the Host obtains prior written approval from VVMF. The Host shall notify VVMF in writing of the location and boundaries of the specific Display Site as well as the approximate size of the Display Site no later than thirty (30) business days prior to the commencement of the Display Period. VVMF shall have sole discretion as to the location of all elements of TWTH.

D. Site Fee/Expenses. The Host shall pay a "Site Fee" of no less than \$7,500 to compensate VVMF for costs associated with display of TWTH. One-half of the Site Fee is due immediately upon the execution of this Agreement and the balance due no less than thirty (30) days prior to the commencement of the Display Period. In addition, should Host prohibit use of VVMF's donation boxes as outlined in Sections I.C and II.C, Host shall pay an additional contribution of \$4,000 to offset loss of donations from visitors. This contribution is due upon commencement of Extended Period. If Host does not prohibit use of VVMF's donation boxes as outlined in Sections I.C. and II.C, then the total amount due and payable by Host to VVMF is \$7,500.

E. Volunteers/Services. The Host shall provide and arrange for volunteer and/or professional services in connection with TWTH at its sole cost and obligation and shall supervise all volunteers and/or professional service providers. Furthermore, the Host shall be solely responsible for the actions and/or omissions of all such volunteers and/or professional services in connection with TWTH, except to the extent that such persons act under and in accordance with the specific instructions of the VVMF Representative(s). Based on good faith negotiations between the

parties, the Host shall be responsible for providing sufficient volunteers during the Extended Period to assist with TWTH, including but not limited to the set-up, display, maintenance, and take-down of TWTH. The VVMF Representative(s) shall provide direction for the means and methods used by the volunteers. During the Extended Period, on a twenty-four (24) hour basis, the Host shall provide sufficient and reasonable security for the protection, safekeeping and display of TWTH and the visitors to TWTH, including provision of first-aid personnel and equipment and means for direct communications with local law enforcement officials.

F. Solicitation. The Host hereby agrees that it will not itself or permit others (other than VVMF) to solicit or accept contributions of any kind in connection with or in the proximity of TWTH or the Display Site. The Host further hereby agrees that it will not itself or permit others (other than VVMF) to sell any item in connection with or in the proximity of TWTH or the Display Site. This is to include admission of any kind to the display area without prior written approval of VVMF.

G. Promotion of the Purposes of VVMF/TWTH. The Host acknowledges and agrees to use its reasonable best efforts to promote and protect the purposes, objectives and high level of integrity and reputation of VVMF and TWTH. The Host also acknowledges and agrees that it will abstain from and will use its reasonable and best efforts to cause others to abstain from acting in any manner which may be derogatory, offensive, hostile or adverse to the character, reputation or interests of VVMF or TWTH, including without limitation, demonstrations, protests, marches, rallies or other assemblages of people, at or near the Display Site, without regard to the objectives or purposes of such assemblages of people.

H. Authority. The Host hereby represents and warrants that it has the legal right and authority to enter into this Agreement and to perform its obligations hereunder.

IV. Miscellaneous.

A. Title to Property. All rights, title and interests to TWTH, including but not limited to all intellectual property rights, shall remain and be the sole property of VVMF. In addition, all donations and contributions made by or left by any persons visiting TWTH, whether in the form of property or money, shall be the sole property of VVMF.

B. Entire Agreement. This Agreement constitutes the entire agreement among the Parties and supersedes any prior agreements or representations by or among the Parties, written or oral, to the extent they related in any way to the subject matter hereof.

C. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

D. Headings. The section headings contained in this Agreement are inserted for convenience only and shall not affect in any way the meaning or interpretation of this Agreement.

E. Notices. All notices, requests, demands, claims and other communications hereunder shall be in writing. Any notice, request, demand, claim or other communication

hereunder shall be deemed duly given if (and then two business days after) it is sent by registered or certified mail, return-receipt requested, postage prepaid, and addressed to the intended recipient as set forth below:

If to VVMF: Lee Allen
Vietnam Veterans Memorial Fund, Inc.
1235 South Clark Street, Suite 910
Arlington, VA 22202

Copy to: Terrence O'Donnell, Esq.
Williams & Connolly
725 Twelfth Street, N.W.
Washington, D.C. 20005

If to Host: City Manager/CRA Manager
City of Groveland
156 S. Lake Avenue
Groveland FL 34736

F. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida without giving effect to any choice or conflict of law provision or rules that would cause the application of the laws of any jurisdiction other than the State of Florida. Venue shall be in Lake County, Florida.

G. Resolution of Disputes. If a dispute related to this Agreement or its interpretation arises, the parties will use reasonable efforts to resolve the dispute by direct negotiations. If the parties are unable to resolve such dispute within a reasonable period, then such dispute shall be decided by compulsory arbitration in Lake County, State of Florida pursuant to the rules of the American Arbitration Association, whose decision shall be binding upon the parties. All fees and other costs and expenses payable to the arbitrator shall be paid equally by the parties to such proceeding; provided, that the parties shall be entitled to reimbursement of such fees and costs in such other proportion as the arbitrator may determine.

H. Force Majeure. If performance of this Agreement or any of the obligations hereunder by VVMF is prevented, restricted or interfered with by causes beyond its reasonable control (a "Force Majeure"), and if VVMF gives the Host prompt notice of such event, then the obligations of VVMF shall be suspended to the extent made necessary by such event. A Force Majeure shall include, but not be limited to, acts of God, fire, explosion, vandalism, severe weather conditions, traffic, Orders from a court of competent jurisdiction, acts of the military or the civil authorities, national emergencies, insurrections, riots, wars, changes in laws, regulations, ordinances, violations, breaches or non-performance of any terms of this Agreement by the Host (including without limitation this Section) and/or other similar occurrences. Upon such an event, if it cannot be re-scheduled for another display period to take place within 12 months of the contracted for Display Period, VVMF shall refund to Host within 60 days of the Display Period any portion of the Site Fee paid.

I. Amendments and Waivers. No amendment of any provision of this Agreement shall be valid unless the same shall be in writing and signed by VVMF and the Host. No waiver by any Party of any default, misrepresentation or breach of warranty or covenant hereunder, whether

intentional or not, shall be deemed to extend to any prior or subsequent default, misrepresentation or breach of warranty or covenant hereunder or affect in any way any rights arising by virtue of any such occurrence, prior or subsequent.

J. Severability. Any term or provision of this Agreement that is invalid or unenforceable in any situation in any jurisdiction shall not affect the validity or enforceability of the remaining terms and provisions hereof or the validity or enforceability of the offending term or provision in any other situation or in any other jurisdiction.

K. Termination. VVMF shall have the right to terminate this Agreement for any reason whatsoever and without liability of any kind to the Host by giving the Host written notice thereof not later than five (5) business days prior to the commencement of the Display Period. In the event VVMF so terminates this Agreement, VVMF shall promptly return to the Host any contributions made to VVMF, pursuant to Section II.D hereof. In the event that Host terminates this Agreement, VVMF shall keep all deposits as described in Section II.D.

IN WITNESS WHEREOF, the Parties sign and execute this Agreement as of the day indicated by each below.

VIETNAM VETERANS MEMORIAL
FUND, INC. (VVMF)

CITY OF GROVELAND

Signature: _____

Signature: _____

Name: _____

Name: Tim Loucks

Title: _____

Title: Chairman

Dated: _____

Dated: _____

Organization: City of Groveland CRA

Address: 156 S. Lake Ave. Groveland, FL
34736



REQUEST FOR CRA CONSIDERATION

MEETING DATE: March 28, 2016

AGENDA ITEM: 9

PREPARED BY: Rodney Lucas, CRA Liaison/Economic Development Manager
--

DATE: March 23, 2016

BACKGROUND: Approve down payment of \$3,750.00 out of \$7,500 (Remainder of balance due November 7, 2016 - \$3,750). Once the CRA board has approved the contract and our representative signs it, we need to submit the signed contract and half the contract proceeds to the Vietnam Veterans Memorial Fund, Inc.

The CRA board has set-a-side \$8,000 in the budget this year toward this event. When need to request the balance of \$3,750 be carried forward into next year budget to pay the remaining balance. (See attached invoice)

STAFF RECOMMENDATION: Motion to approve.

REVIEWED BY CITY MANAGER:

COUNCIL ACTION:

MOTION BY:

SECOND BY:

"The city with a future, watch us grow!"

FOUNDERS OF THE WALL



TO

City of Groveland
Attn: Rodney Lucas
Groveland, FL

Date: 2/23/2016
INVOICE # 2016-20

Payment Terms

½ due on contract signature
½ due on 11/07/16

Description	Unit Price
VVMF will provide The Wall That Heals, the traveling education center and staff to support the event on December 7- 11, 2016 in Groveland, Florida.	\$7,500.00
Total	\$7,500.00

Make all checks payable to Vietnam Veterans Memorial Fund

We're excited you'll be part of our 2016 schedule.

Vietnam Veterans Memorial Fund, 1035 South Clark St. Suite 910, Arlington, VA 22202

Phone (202) 393-0390



REQUEST FOR CRA CONSIDERATION

MEETING DATE: March 28, 2016

AGENDA ITEM: 10

PREPARED BY: Rodney Lucas, CRA Liaison

DATE: March 23, 2016

BACKGROUND: Rick McCoy as received two bids from two professional land surveying service companies for Green Valley West HOA Drainage Easement. Staff is seeking board's direction on choosing between Allen & Company, Inc and Blackburn.

The history of the current drainage problems dates back as early as 2003 with staff recommending the board select anyone or combination from the options offered below to bring closure and rectify the situation:

Vendor 1: Allen & Company – bid \$12,000 (See attached proposal).

Vendor 2: Blackburn – bid \$6,200 (See attached proposal)

Staff is seeking board direction in selecting one of the above companies and approving funding be set-a-side to pay for the work when completed through the GVWHOA. Legal has ask we require proof of liability insurance before work is started.

STAFF RECOMMENDATION: Staff seeking Board direction on vendor selection and funding recommendation.
--

REVIEWED BY CITY MANAGER:

COUNCIL ACTION:

MOTION BY:

SECOND BY:

"The city with a future, watch us grow!"

Attachment 1



March 4, 2016

McCoy & Associates
Attn.: Rick McCoy
732 4th Street
Clermont, FL 34711

RE: Green Valley West Drainage Easement Topo – REVISED Letter of Agreement – Exhibit B (20160096)

Dear Mr. McCoy:

We appreciate your consideration of ALLEN & COMPANY, INC. to provide professional land surveying services for the above referenced project. These services will include items listed on Exhibit "B" to be billed lump sum as shown on Exhibit "B", attached, plus out-of-pocket expenses incurred on the clients behalf. Also, included in this contract are the attached "Standard Provisions of Agreement for Professional Services".

The survey will be prepared in accordance with the minimum technical standards for surveys as set forth in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.02, Florida Statutes

The following additional provisions are included in this contract:

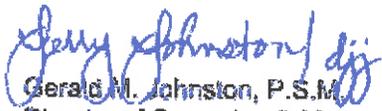
1. The terms of this agreement shall be valid for client acceptance for a period of sixty (60) days from the date of execution by Allen & Company, Inc. after which time this contract offer becomes null and void if not accepted formally (evidenced by receipt of an executed copy of this document)
2. This agreement may be terminated by either party within fifteen (15) days written notice. In the event of termination, Allen & Company, Inc. shall be compensated to the date of termination, including direct expenses then due.

3. All rates and fees quoted in this document shall be effective for a period of twelve (12) months, after which time they may be renegotiated with the client.
4. All original documents shall be retained by Allen & Company, Inc. and will remain their property. This information is proprietary and will not be shared with others without prior written consent. The client will be provided with reproducible copies of all original documents upon request, and at client expense.
5. The client will pay invoices upon receipt and understands interest charges of 1.5% per month will be applied to any unpaid balance. Allen & Company, Inc. may elect to stop work until payment is received. If work is stopped for thirty (30) days or more, Allen & Company, Inc. may be compensated for start-up costs when work resumes.
6. Upon client request, we will contract and/or coordinate with applicable transportation, environmental, geotechnical, and engineering consultants, and will rely upon their work; however, Allen & Company, Inc. assumes no liability for the accuracy of their work.

Thank you for this opportunity and we look forward to working with you on this exciting new project. Please sign, date and return a copy of this agreement as your authorization to proceed with these professional services. Should you have any questions, please do not hesitate to call.

Sincerely,

ALLEN & COMPANY, INC.


Gerald M. Johnston, P.S.M.
Director of Surveying & Mapping

BY _____

DATE: _____

EXHIBIT B

Green Valley West Drainage Easement Topo

Project Understanding.

Perform topographic survey to facilitate site drainage analysis and design to resolve drainage problems

Service Specifics:

Perform topographic survey along rear lot lines for lots highlighted in attached aerial. Ground shots will be taken along the rear lot lines at intersections of side lot lines, grade breaks, approximately 20' up the property side line and other features. All permanent improvements falling within 10' of the rear property line including but not limited to fences, retaining walls and pool decks will be located. Also visible evidence of underground utilities and trees 12" and larger will be located.

Service Total.....\$12,000.00

*The Green Valley West HOA will notify all residence 14 days in advance of our commencing work. Also a notification will be sent 48 hours in advance of commencing work.

**Daily work schedule will be from 7:30am to 4:30pm.

***A detailed designation and location of buried underground installations on and adjacent to the work area is not included in this fee. However, it's recommended such be performed prior to commencement of engineering. A fee for this will be provided at the client's request.

****A detailed survey of offsite right of ways for access and utility installation is not included in this fee.



**STANDARD PROVISIONS OF AGREEMENT
FOR PROFESSIONAL SERVICES**

The Client and Surveyor agree that the following Provisions shall be a part of their agreement:

1. Neither the Client nor Surveyor shall assign its interest in this agreement without the written consent of the other.

2. All agreements on Surveyor's part are contingent upon, and Surveyor shall not be responsible for damages or be in default or be deemed to be in default, by reason of delays in performance by reason of strikes, lock-outs, accidents, acts of God and other delays unavoidable or beyond Surveyor's reasonable control, or due to shortages or unavailability of labor at established area wage rate or delays caused by failure of Client or Client's agents to furnish information or to approve or disapprove Surveyor's work promptly or due to late or slow or faulty performance by Client, other contractors or governmental agencies the performance of whose work is precedent to or concurrent with the performance of Surveyor's work, in the case of the happening of any such cause of delay, the time of completion shall be extended accordingly.

3. In the event that any changes are made in the plans and specifications by the Client or persons other than Surveyor which affect Surveyor's work, any and all liability arising out of such changes is waived as against Surveyor and the Client assumes full responsibility for such changes unless Client has given Surveyor prior notice and has received from Surveyor written consent for such changes.

4. Surveyor is not responsible and liability is waived by client as against Surveyor for use by Client or any other person of any plans or drawings not signed by Surveyor.

5. All drafts, survey notes and other original documents or instruments of service and shall be the property of Surveyor, except when by use or production thereof documents become public property.

6. Surveyor's liability to the Client for injury or damage to persons or property arising out of work performed for the Client and for which legal liability may be found to rest upon Surveyor, other than for professional errors and omissions, will be limited to Surveyor's general liability insurance coverage for any damage on account of any error, omission or other professional negligence. Surveyor's liability will be limited to a sum not to exceed Surveyor's fee.

7. Invoices will be paid upon the closing of transaction. If closing does not occur Surveyor will be notified and Client will pay any outstanding invoices within 30 days following receipt of invoice.

8. Interest 1-1/2% per month (but not exceeding the maximum rate allowable by law) will be payable on any amounts not paid within 30 days of the billing date, payment thereafter to be applied first to accrued interest and then to the principal unpaid amount. Any attorney's fees or other costs incurred in collecting any delinquent amount shall be paid by the Client.

9. The Client shall pay the costs of checking inspection fees, zoning and annexation application fees, assessment fees, soils Surveying fees, soils testing fees, aerial topography fees, and all other fees, permits, bond premiums, title company charges, blueprints and reproductions, and all other charges not specifically covered by the terms of this agreement.

10. In the event all or any portion of the work prepared or partially prepared by Surveyor is suspended, abandoned or terminated the Client shall pay Surveyor for the work performed on an hourly basis, not to exceed any maximum contract amount specified herein.

(Initials)

1617 East Street, Winter Garden, Florida 34787 • 407/854/8333 • FAX 407/854/8336

**STANDARD PROVISIONS OF AGREEMENT
FOR PROFESSIONAL SERVICES**

11. Any Estimate of the Construction Cost prepared by Surveyor represents his judgment as a design professional and is supplied for the general guidance of the Client. Since Surveyor has no control over the cost of labor and materials, or over competitive bidding or market conditions, Surveyor does not guarantee the accuracy of such estimates as compared to contractor bids or actual cost to the Client.

12. The Client agrees that in accordance with generally accepted construction practices the construction contractor will be required to assume sole and complete responsibility for Job site conditions during the course of construction of the project including safety of all persons and property and that this requirement shall be made to apply continuously and not be limited to normal working hours.

13. In the performance of its professional services, Surveyor will use that degree of care and skill ordinarily exercised under similar conditions in similar localities and no other warranties express or implied are made or intended in any of Surveyor's proposals, contracts or reports. The Client agrees to defend, indemnify and hold harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability proximately arising from the sole negligence of Surveyor.

14. In the event the Client fails to pay Surveyor within sixty (60) days after invoices are rendered, then Client agrees that Surveyor shall have the right to consider said default a total breach of this agreement and the duties of Surveyor under this agreement terminated upon five (5) days written notice. This agreement may be terminated by either Client or Surveyor upon thirty (30) days written notice in the event of substantial failure of the other party to perform in accordance with the terms of this agreement. Client expressly agrees to hold Surveyor harmless from any liability arising out of

Surveyor's termination of its services hereunder due to Client's failure to perform and/or pay in accordance with the provisions of this agreement. In the event of termination of this agreement, Client shall then promptly pay Surveyor for all of the fees, charges and services performed by Surveyor in accordance with the compensation arrangements under this agreement or on an agreed hourly basis.

15. The Client agrees not to solicit or be solicited by any employee, former employee or sub-consultant of Allen & Company, Inc. for employment for this project or any other Client's project for one year after completion and/or termination of Allen & Company services without written consent. In event Client fails to adhere by said agreement, then Client will be liable for one year at the employee's baseable rate.

16. Should litigation be necessary to enforce any term or provision of this agreement or to collect any portion of the amount payable under this agreement, then all litigation and collection expenses, witness fees and court costs, and attorney's fees, shall be paid to the prevailing party.

17. Should any provision herein be found or deemed to be invalid, this agreement shall be construed as not containing such provisions and all other provisions which are otherwise lawful shall remain in full force and effect, and to the end the provisions of this agreement are intended to be severable.

18. Services provided within this agreement are for the exclusive use of the Client.

19. There are no understandings or agreements except as herein expressly stated.

20. All "Standard Hourly Rates" will be maintained for 60 days from the date the contract is signed.

(initials)

Re: Green Valley West - Request for Proposal - Drainage Easements

Rick McCoy [rmccoype@att.net]

Sent: Wed 3/16/2016 9:45 AM

To: pmk4423@aol.com

Cc: Teresa Studdard; Lisa Cortese; Redmond Jones; Dina Sweatt; Anita Geraci; James Huish; David Littiken; Ryan Berger; mikelbruno@aol.com

On Wednesday, March 16, 2016 6:42 AM, "pmk4423@aol.com" <pmk4423@aol.com> wrote:

Morning Rick

Been meaning to get back with you on this one. The cost of providing the requested topo would be a not to exceed price of \$6,200.00

Thanks
Pat

-----Original Message-----

From: Rick McCoy <rmccoype@att.net>

To: pmk4423 <pmk4423@aol.com>

Sent: Tue, Mar 15, 2016 4:16 pm

Subject: Re: Green Valley West - Request for Proposal - Drainage Easements

Hi Pat,

Any proposal yet for this one?

Thanks,
Rick

McCoy & Associates
732 4th Street
Clermont, Florida 34711

Scope of Work / Project Description

Pat,

Green Valley West is having drainage issues in the rear yards because they didn't grade the rear yard swale in accordance with the engineer's design. And then they built swimming pools, patios and fences and planted trees in the drainage easement. They want me to design a solution, but I don't know what's in the drainage easement that needs to be relocated. That's where you come in. I need a topo down the two (2) rear lot drainage easements between the three internal streets. There are some issues on the eastern rear yard swale adjacent to the golf course and on the western side adjacent to the Publix too, but we probably won't have to survey those easements. You can provide a proposal for surveying them too, but I doubt if they will spend the extra money for them.

What I really need is a proposal for surveying two (2) topo swaths each about 1,000' long down the back yards. The easement is 15' wide, (7.5' from each lot), and we should pick-up at least 10' on each side of the easement to understand the adjacent grades and slopes. This is only for the lots that back-up to each other.

Please contact me with any questions.

Thank you,
Rick

McCoy & Associates
732 4th Street
Clermont, Florida 34711

(352) 394-5756 Office
(352) 360-8753 Cell