



ALACHUA CRA

COMMUNITY REDEVELOPMENT AGENCY

Community Redevelopment Agency Advisory Board Meeting Agenda July 19, 2021

Chair Rudy Rothseiden
Vice Chair Kelly Harris
Member Marvin Bingham, Jr.
Member Bryan Boukari
Member Rick Robertson

Executive Director Adam Boukari

Community Redevelopment Agency Advisory Board Meeting 3:00 PM

Meeting Date: July 19, 2021

Meeting Location: James A. Lewis Commission Chambers

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.

CRA ADVISORY BOARD MEETING

CALL TO ORDER

APPROVAL OF THE AGENDA

I. OLD BUSINESS

II. NEW BUSINESS

- A. Approval of the Minutes of the June 21, 2021 CRA Advisory Board Meeting
- B. CRA Staff Updates
- C. Business Façade Grant Program Application: A request by Chris Korosic, applicant and property owner, requesting the approval of a Business Facade Grant Application for Project improvements

to a building located at 14906 Main Street.

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN



Board/Committee Agenda Item

MEETING DATE: 7/19/2021

SUBJECT: Approval of the Minutes of the June 21, 2021 CRA Advisory Board Meeting

PREPARED BY: Lindsay Rizzo, Community Redevelopment Agency Coordinator

RECOMMENDED ACTION:

Approve the Minutes of the June 21, 2021 CRA Advisory Board Meeting.

Summary

Approval of the Minutes of the June 21, 2021 CRA Advisory Board Meeting

ATTACHMENTS:

Description

- ☐ Minutes of the CRAAB June 21, 2021 Meeting



ALACHUA CRA

COMMUNITY REDEVELOPMENT AGENCY

Community Redevelopment Agency Advisory Board Meeting Minutes June 21, 2021

Chair Rudy Rothseiden
Vice - Chair Kelly Harris
Member Marvin Bingham, Jr.
Member Bryan Boukari
Member Rick Robertson

Executive Director Adam Boukari

Community Redevelopment Agency Advisory Board Meeting 3:00 PM

Meeting Date: June 21, 2021

Meeting Location: James A. Lewis Commission Chambers

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.

CRA ADVISORY BOARD MEETING

CALL TO ORDER

Chair Rudy Rothseiden called the meeting to order. Member Bryan Boukari was absent for roll call.

APPROVAL OF THE AGENDA

Vice Chair Kelly Harris moved to approve the agenda; seconded by Member Marvin Bingham, Jr.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

A. Approval of the Minutes of the May 17, 2021 CRAAB Meeting

Member Bingham moved to approve the minutes; seconded by Vice Chair Harris.

Passed by unanimous consent.

B. CRA Staff Updates

CRA Coordinator Lindsay Rizzo presented the Updates.

Member Boukari arrived at 3:08 p.m.

Vice Chair Harris inquired about signage to encourage parking on the South side of Main Street for the Holiday Nights event.

Chair Rothseiden inquired about the cost of a professional design team potentially being used for decorating Main Street.

Vice Chair Harris inquired about the overtime budgeted for Public Services.

CRA Coordinator Lindsay Rizzo responded.

Member Rick Robertson clarified the location of "Towne Center."

Chair Rothseiden asked about replacing Bradford Pear trees on Main Street.

Member Robertson suggested Crape Myrtle trees.

Member Boukari shared the history of a previous horticulture study that was completed and suggested reviewing before proceeding with a new study.

Member Robertson suggested getting a quote from Landscapes Unlimited Nursery.

Member Robertson inquired about the cost for the proposed marketing campaign. He suggested comparing cost between TV20 and Cox Cable.

Chair Rothseiden inquired about the audience the campaign would reach. He also suggested using the videographer from a previous event.

Discussion about the condition of Bradford Pear trees and landscaping on Main Street ensued.

Member Boukari suggested that the new banners have the CRA logo on them.

Chair Rothseiden shared his support for the billboards new design.

Vice Chair Harris recommended September 26, 2021 for the matching arts grant event.

Member Boukari suggested a plein air event because of possible weather changes.

Vice Chair Harris suggested multiple locations to host the art event to support a more distributed crowd.

Member Boukari suggested offering networking opportunities to local groups to help with the art event.

III. BOARD COMMENTS/DISCUSSION

Member Robertson inquired about the status of the parking lot behind Conestogas and the gateway signage to Main Street.

Member Boukari inquired about gateway signage for Main Street and suggested funding options and he also suggested marketing options for the walking overpass on Highway 441.

IV. CITIZENS COMMENTS

None.

ADJOURN

Member Boukari moved to adjourn; seconded by Vice Chair Harris.

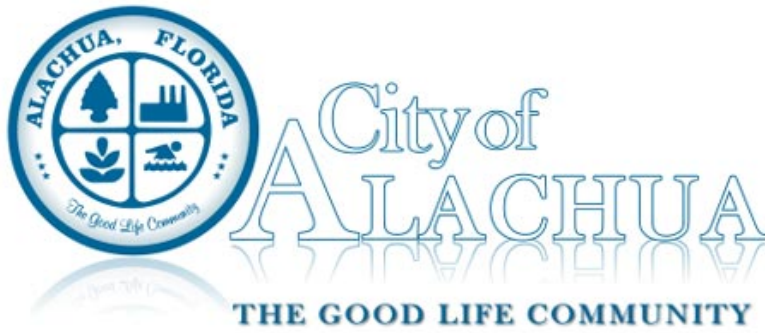
Passed by unanimous consent.

ATTEST:

CRA ADVISORY BOARD
OF ALACHUA, FLORIDA

CRA Advisory Board Chair

Staff Liaison



Board/Committee Agenda Item

MEETING DATE: 7/19/2021
SUBJECT: CRA Staff Updates

PREPARED BY: Lindsay Rizzo, Community Redevelopment Agency Coordinator

RECOMMENDED ACTION:

Receive the staff updates and provide input.

Summary

Holiday Nights

In 2020 the CRA created the Shop Dine and Stroll Committee dedicated to the design and management of events on Main Street. This committee is open to anyone interested in assisting the development, planning, design and management of events. The first event hosted by the Shop Dine and Stroll Committee was Holiday Nights.

The first meeting to discuss Holiday Nights for the upcoming 2021 season was held July 12, 2021 at the Chamber Welcome Center on Main Street. During the meeting several details were discussed including the dates, times, street closures, horse and carriages, music, Santa Claus, marketing and decorations. The event will take place the entire month of December, however, there will be special events on Friday evenings from 5-8pm.

Parking Lot Update

The City of Alachua Community Redevelopment Agency has applied for financial assistance from the Rural Business Services (RBS) of the United States Department of Agriculture (USDA) under its Rural Business Development Grant (RBDG) for the construction of a parking lot with underground water retention and utilities.

The project proposes the development of a new parking lot and utility improvements within the historic downtown core of Alachua, Florida. The parking lot will be comprised of 40 parking spaces (including two (2) handicap accessible spaces). Pedestrian connections to access historic Main Street will be included with the project. The project will include the conversion of existing overhead electrical service to underground service, enhancing business' current service and creating areas for potential new restaurants and cafes to establish courtyard dining and seating behind existing buildings. The project will improve stormwater drainage by providing an underground stormwater to accommodate stormwater runoff from proposed impervious areas and to improve existing stormwater conditions. In addition, other aesthetic improvements will be provided through enhanced landscaping and waste receptacle screening.

On July 15, 2021 the CRA signed the "Letter of Intent to Meet Conditions" and the "Request for Obligation of Funds" provided by the RBS. The CRA is waiting for the RBS to return additional signature forms. The RBS has not provided a date for notification of award status.

Matching Grant Application for City Art Projects / Events

The Community Redevelopment Agency was awarded a matching grant from Alachua County of up to \$3,000 to be used on expenses made between Oct. 1 and before Sept. 30, 2021. The Alachua County Matching Grant for City Art Projects / Events will provide funding for: visual art supplies, music supplies, advertising, studio time, printing, costumes, equipment, and other project-related expenses.

The grant application proposed hosting an event on Main Street that would feature local artists, art vendors, and musicians.

The event details as stated in the grant application are as follows:

- Plein air artists on Main Street with no traffic or booths blocking the view of the streetscape
- Local Art Vendors along NW 148th Place
- Local musical groups located in various areas along the street
- Painting lesson: a professional artist will give a lesson in the closed street with easels and chairs set at a location of the artist's choosing

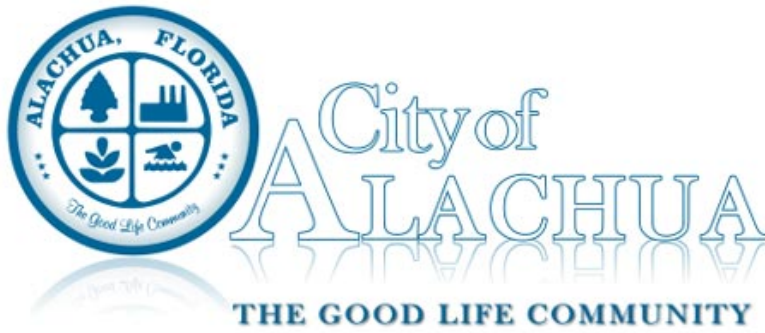
Artists, musicians and vendors will be invited to sit at locations along Main Street. The public will be invited to meander the street enjoying the art show and the Main Street shops and restaurants.

Proposed Date:

September 17 prior to a home game against Alabama at 3:30 pm on September 18.

We've Noticed

The CRAAB "We've Noticed" program provides an opportunity for the CRAAB to recognize a resident or business owner within the CRA for making improvements to their property. Staff requests the CRAAB consider any property (properties) which could be recognized for making such improvements. Recognition will be provided through social media.



Board/Committee Agenda Item

MEETING DATE: 7/19/2021

SUBJECT: Business Façade Grant Program Application: A request by Chris Korosic, applicant and property owner, requesting the approval of a Business Façade Grant Application for Project improvements to a building located at 14906 Main Street.

PREPARED BY: Lindsay Rizzo, Community Redevelopment Agency Coordinator

RECOMMENDED ACTION:

Staff recommends that the Community Redevelopment Agency Advisory Board find the Business Façade Grant Program Application submitted by Chris Korosic for improvements to a building located at 14906 Main Street to be consistent with the Business Façade Grant Program Policies and Procedures and transmits the application to the City of Alachua Community Redevelopment Agency with a recommendation to approve, upon making the following motion:

Based upon Staff's recommendation, this Board find the Business Façade Grant Program Application submitted by Chris Korosic for improvements to a building located at 14906 Main Street to be consistent with the Business Façade Grant Program Policies and Procedures and transmits the application to the City of Alachua Community Redevelopment Agency with a recommendation to approve.

Summary

This application is a request by Chris Korosic, applicant and property owner, requesting the approval of a Community Redevelopment Agency (CRA) Business Façade Grant Application for Project improvements to a building located at 14906 Main Street. The Project improvements proposed by the applicant include the following: (1) replace awning cloth.

Resolution CRA19-01 established the Business Façade Grant Program (the Program) as well as the Program's Policies and Procedures. The general purpose of the Program is to provide assistance to rehabilitate the facades of commercial buildings within the Community Redevelopment Area. In order to be eligible for the Program, projects must improve the aesthetics of the exterior façade of a commercial building and facilitate redevelopment consistent with the CRA Community Redevelopment Plan. Project improvements must also be compatible and complimentary to buildings located on either side of the street in the area surrounding the Project building.

To support that the Project meets the requirements of the Program Policies and Procedures, the applicant has submitted a color sample of the proposed awning fabric. The applicant has also submitted pictures of the existing building and its current condition.

Staff has reviewed the application and supporting materials submitted by the applicant, and finds that the application meets the requirements of the Business Façade Grant Program Policies and Procedures, including applicant and property eligibility; property and occupant requirements; project requirements; and the minimum requirements for applications and supporting materials. The application and supporting materials are attached to this agenda item.

Additionally, the Program Policies and Procedures establishes a Funding Priority Rating Sheet (the Rating Sheet). In order to be eligible to receive Program funding, a Project must receive a minimum of 30 points. Staff has reviewed and rated the Project improvements proposed by this application. Based upon Staff's evaluation, the Project earned 75 points and is

therefore eligible for participation in the Program. Staff's rating for the Project is attached to this agenda item for the CRAAB's reference.

The Program provides a 50% matching grant between \$500 and \$5,000 for actual Project costs. The total estimated Project costs is \$1877.85, therefore, the maximum grant award is \$938.93.

ATTACHMENTS:

Description

- ▣ Korosic Application
- ▣ Presentation for Korosic
- ▣ Funding Priority Rating Sheet- Korosic



ALACHUA CRA

COMMUNITY REDEVELOPMENT AGENCY

Business Façade Grant Program Application

CONTACT INFORMATION:

Applicant Information

Applicant name: CHRIS KOROSIC
Mailing Address: 15710 NW US HWY 441
ALACHUA FL 32615
Phone/Cell #: 352-256-7227
Email: CKOROSIC@GMAIL.COM

Property Owner Information

If the applicant is not the property owner, a Property Owner Authorization Form must be completed and submitted with this Application.

Property Owner Name: CHRIS KOROSIC
Mailing Address: " "
Phone/Cell #: " "
Email: " "

Business Owner Information

Business Owner Name: ROBIN WILLIAMS
Mailing Address: 14906 MAIN ST
ALACHUA, FL 32615
Phone/Cell #: 478-361-5185
Email: WILLIAMSEMPIREN20@GMAIL.COM
City Local Business Tax Receipt Number:

SITE IDENTIFICATION AND HISTORY

Name of business or site: RAINBOW
If property is not occupied will it be occupied upon completion of the project?
Location Address: 14906 MAIN ST
Year building was constructed: 1890?
Tax Parcel Number: 03628 000 000
Existing Use: OFFICE
Proposed Use: " "

What is the current condition of the building façade? Response may be separately attached.

Awning Torn - 20 yrs old

SCOPE OF WORK

Provide a 1-2 paragraph summary of the proposed improvements and how the proposed improvements will enhance the Community Redevelopment Area. Response may be separately attached.

REPLACE AWNING COVERS ON EXISTING FRAME

REQUIRED MATERIALS TO SUBMIT WITH APPLICATION

Please include the following attachments with your application before you submit:

- ☒ Current photos of building and issues that will be resolved under the Program.
- ☐ Signed and sealed plans (if required by City Building Department for the type of work proposed).
- ☐ Sketches, drawings, plans or architectural renderings which clearly depict the proposed improvements.
- ☒ Information regarding project components such as color swatches, pictures of added features, etc.
- ☒ Proof property taxes are current.
- ☒ A copy of Local Business Tax Receipt.
- ☒ Proof property is current in utility bills.
- ☒ Copy of a lease or rental agreement that indicates building will be occupied after rehabilitation (if applicable).
- ☒ Two written contractor estimates if purchase or labor is \$1,000 or greater (staff will review for reasonableness of cost).

SIGNATURE PAGE

I, Chris Korosic, attest under penalty of perjury that the information contained in this City of Alachua CRA Application for Façade Grant is true and correct to the best of my knowledge. I understand that the Alachua CRA Business Façade Grant Program benefits are contingent upon funding availability and Alachua CRA approval and are not to be construed as an entitlement or right of a property owner or Applicant. Properties within the designated Alachua CRA boundary are not eligible for grant-funded programs when the work proposed to be funded would conflict with the goals expressed in the CRA Amended Community Redevelopment Plan. I understand that all improvements funded by any grant awarded must be consistent with the information submitted with this application and considered by the CRA. I have received and reviewed the Business Façade Grant Program Policies and Procedures (the "Procedures") and I agree that all work and activities funded by any grant award will be done in accordance with the Procedures. I further agree to comply with the Florida Public Records Law Requirements attached as Exhibit C to the Procedures for all labor and materials paid for by the grant award. I further understand that I am responsible for providing construction documents and obtaining any permits required for the proposed work, and hold harmless the City of Alachua CRA for any damage associated with this Application or the Alachua CRA Business Façade Grant Program.



Signature of Applicant

CHRIS KOROSIC

Typed or printed name and title of applicant

30 June 2021

Date

Signature of Co-applicant

Typed or printed name of co-applicant

Date

 State of Florida County of Alachua

The foregoing application is acknowledged before me this 1st day of July, 2021 by Chris Korosic who is/are personally known to me, or who has/have produced driver's license as identification.



KENYATA CURTIS
Commission # GG 143994
Expires September 18, 2021
Bonded Three Sixty Thousand Dollars

Signature of Notary Public, State of Florida

TENT

Doctor

32655

Fax: 386-454-2924

windstream.net

Date: 1-18-2021

NAME: Chris Korosic ckinvestments@aol.com
ADDRESS: for 14906 Main Street
CITY: Alachua
STATE: FL
PHONE: 352-256-7227

PROPOSAL

TYPE	Replacement cover for existing awning frame.
WIDTH	Approx. 27' wide
PROJECTION	
DROP	
VALANCE	Straight, hemmed edge (no scallop)
BINDING	
FABRIC	Black Sunbrella
ACCENT COLOR	
LETTERING	None.
SPECIAL INSTRUCTIONS : Price: \$1755.00 + tax 122.85 = \$1877.85.	
50% DOWN + PERMIT REQUIRED TO START, BALANCE DUE AT INSTALLATION	

Price quotes are valid for 30 days As the material necessary to fill this order is custom made, it is understood and agreed that this order is not subject to cancellation except as noted below. It is further understood and agreed that if the Buyer breaches this contract prior to installation for any reason whatsoever, the Buyer will pay to the Tent Doctor, Inc., a sum of not less than fifty (50) percent of the total selling price herein agreed upon to be paid, as fixed, liquidated and ascertained, damages without proof of loss or damages.

I/We further agree that the Seller shall not be responsible for loss or delay, due to strikes, fires, accidents or other causes including failure of dependent third parties, beyond its control.

This instrument shall become binding on Tent Doctor, Inc. upon the acceptance thereof by Tent Doctor, Inc. or upon commencing performance of work; it being understood that this instrument upon such acceptance, contains all and the only agreements between Tent Doctor, Inc. and that no representatives of Tent Doctor, Inc. has made any representations, warranties or agreements oral or written, modifying or adding to, the terms and conditions herein set forth on the copy.

It is further understood and agreed by the parties thereto that if any payment as here and elsewhere set forth is not made in accordance with the terms hereof, the purchaser agrees to pay all cost of collection including reasonable attorney

Special conditions: Buyer agrees to pay the company installer with a check the total "balance due" a installation. Any violation of this agreement with regard to payment, the Buyer agrees to pay daily interest at a rate of 18% annum on the balance due. The seller may exercise his right to lien if the balance due plus interest is not paid within 30 days thereafter. Buyer and seller agree that the attached worksheet(s), if any, are part of this contract.

DATE: ____/____/____

BUYER SIGNATURE: _____

PLEASE PRINT NAME: _____

Thank you for calling Tent Doctor, Inc.

Made by Wade

Business Address
1625 N Magnolia Ave., Ocala, FL 34475

Billing Address
P.O. Box 1358, Anthony, FL 32617

(352) 620 - 2564

(352) 690 - 7027

madebywadewelding@gmail.com

Billing Information		Installation Location	
Name	Name		
Chris Korosic			
Address	Address		
14906 Main Street			
City, State, Zip	City, State, Zip		
Alachua, FL			
Contact: ckorosic@gmail.com	Phone Number: 352-256-7227		
Fabric		Trim	Bias
Recover existing frame with fire retardant material (required on commercial building)			50 % DEPOSIT REQUIRED ON ALL CUSTOM WORK
Permit included			
		Sales	\$ 2400.00
		Misc.	
		Sub Total	
		Sales Tax	\$ 168.00
		Sub Total	\$ 2568.00
		Deposit 50%	\$1284.00
Please allow 10-12 weeks for installation after acceptance of contract and deposit		Balance of Contract Due at Completion	

- Awnings to be made per shop drawings.
- This order constitutes the entire agreement between the Purchaser and Vendor. No representations or agreements have been made other than herein stated.
- All work is subject to strikes, accidents, and other delays beyond the Vendor's control.
- Goods sold, manufactured, and/or delivered to purchaser named in this order, shall remain the property of the Vendor, Made by Wade. Until the specified contract price had been made in full; the said vendor reserves the right to repossess the goods stipulated herein upon default or payment of any portion of this contract.
- Contract price is due in full upon completion of work, therefore, interest on any unpaid balance will accrue at the rate of 10% per annum.
- This material is especially manufactured and ordered for the purchaser; this order is not subject to counter demand unless written agreement with Made by Wade.
- Where goods, after delivery, are destroyed by fire, theft, or accident or other causes, the Purchaser, shall remain liable for any unpaid balance under this order; the Purchaser agrees to insure the goods set forth in this for the benefit of the Vendor as his interests may appear.
- It is understood and agreed, the responsibility for corrections, and/or adjustments ceases with Made by Wade. Following 60 days after date of completion of its work.
- The Purchaser agrees to pay all costs incurred for the collection including reasonable attorney fee.



History Register

Thursday, July 1, 2021

1/9

Account #		Service Address		Customer Name		Balance Due	
Posted	Created	Trx Info	Item Name	Meter Read	Usage	Amount	Balance
Billing Item		Rate Name	Billed Usq Due Date	Transaction Type			
29255		14906 MAIN ST		POWER OF H2O			\$0.00
06/21/21	06/24/21 11:19	Meter Read	EL-0D	7.58	7.58	\$0.00	\$0.00
06/21/21	06/24/21 11:19	Meter Read	EL-0	13445	1240	\$0.00	\$0.00
06/21/21	06/24/21 11:19	Meter Read	WA-0	1510	900	\$0.00	\$0.00
06/21/21	06/16/21 05:05	Payment Posted R21-281335		0	0	\$140.57	\$0.00
5-2-GROSS RECEIP	5-2-GROSS RE	0.00	06/25/21	Billing		\$2.64	
EL PCA COM	EL PCA RATE	0.00	06/25/21	Billing		\$8.57	
EL0-R1S0	EL R1S0	0.00	06/25/21	Billing		\$94.03	
MQ0-R0S0	MQ R0S0	0.00	06/25/21	Billing		\$1.10	
SL0-R1S100	SL R1S100	0.00	06/25/21	Billing		\$9.25	
SW0-R1S75	SW R1S75	0.00	06/25/21	Billing		\$14.27	
WA0-R1S75	WA R1S75	0.00	06/25/21	Billing		\$10.71	
06/10/21	06/10/21 09:41	Bill Calculated 04/19/21-05/17/21		0	0	\$140.57	\$140.57
5-2-GROSS RECEIP	5-2-GROSS RE	0.00	06/25/21	Billing		\$2.64	
EL PCA COM	EL PCA RATE	836.00	06/25/21	Billing		\$8.57	
EL0-R1S0	EL R1S0	836.00	06/25/21	Billing		\$94.03	
EL0-TRACKD	DEMAND TRACK	7.05	06/25/21	Billing		\$0.00	
MQ0-R0S0	MQ R0S0	0.00	06/25/21	Billing		\$1.10	
SL0-R1S100	SL R1S100	0.00	06/25/21	Billing		\$9.25	
SW0-R1S75	SW R1S75	360.00	06/25/21	Billing		\$14.27	
WA0-R1S75	WA R1S75	360.00	06/25/21	Billing		\$10.71	
05/20/21	05/19/21 12:52	Payment Posted R21-277015		0	0	\$111.55	\$0.00
5-2-GROSS RECEIP	5-2-GROSS RE	0.00	05/25/21	Billing		\$1.89	
EL PCA COM	EL PCA RATE	0.00	05/25/21	Billing		\$5.83	
EL0-R1S0	EL R1S0	0.00	05/25/21	Billing		\$67.73	
MQ0-R0S0	MQ R0S0	0.00	05/25/21	Billing		\$1.10	
SL0-R1S100	SL R1S100	0.00	05/25/21	Billing		\$9.25	
SW0-R1S75	SW R1S75	0.00	05/25/21	Billing		\$14.85	
WA0-R1S75	WA R1S75	0.00	05/25/21	Billing		\$10.90	
05/17/21	05/19/21 02:19	Meter Read	EL-0D	7.05	7.05	\$0.00	\$111.55
05/17/21	05/19/21 02:19	Meter Read	EL-0	12205	836	\$0.00	\$111.55
05/17/21	05/19/21 02:19	Meter Read	WA-0	610	360	\$0.00	\$111.55
05/06/21	05/06/21 09:53	Bill Calculated 03/22/21-04/19/21		0	0	\$111.55	\$111.55
5-2-GROSS RECEIP	5-2-GROSS RE	0.00	05/25/21	Billing		\$1.89	
EL PCA COM	EL PCA RATE	569.00	05/25/21	Billing		\$5.83	
EL0-R1S0	EL R1S0	569.00	05/25/21	Billing		\$67.73	
EL0-TRACKD	DEMAND TRACK	6.09	05/25/21	Billing		\$0.00	
MQ0-R0S0	MQ R0S0	0.00	05/25/21	Billing		\$1.10	
SL0-R1S100	SL R1S100	0.00	05/25/21	Billing		\$9.25	
SW0-R1S75	SW R1S75	430.00	05/25/21	Billing		\$14.85	

LOCAL BUSINESS TAX RECEIPT

CITY OF ALACHUA
STATE OF FLORIDA

NO. 2075

The business identified below has paid the local business tax to engage in or manage the business, profession or occupation of:

UNCLASSIFIED

*doing business at 14906 MAIN ST
in the city of CITY OF ALACHUA
for the period beginning on October 01, 2020 and ending on September 30, 2021*

Issued: August 2020

POWER OF H2O, LLC
247 HENDRY CEMETERY RD
Ochlocknee, GA 31773



City Manager or Designee

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
03628 000 000		1700

No Personal or Business Checks for Delinquent Taxes.

Please Pay with Cash, Cashier's Check or Certified Funds Only.

14900 MAIN ST

KOROSIC, CHRISTOPHER A
15710 NW US HIGHWAY 441
ALACHUA, FL 32615

COM 137 FT N OF SE COR LOT 4 BLK 2 W
100 FT N 27 FT 8 IN E 100
See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.2729	79,698	0	79,698	659.33
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1825	79,698	0	79,698	94.24
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	79,698	0	79,698	119.55
SCHL DISCRNRY & CN (S01)	0.7480	79,698	0	79,698	59.61
SCHL GENERAL	3.8960	79,698	0	79,698	310.50
SCHOOL VOTED (S01)	1.0000	79,698	0	79,698	79.70
SUWANNEE RIVER WATER MGT DIST	0.3840	79,698	0	79,698	30.60
17 CITY OF ALACHUA	5.3900	79,698	0	79,698	429.57
CHILDREN'S TRUST	0.5000	79,698	0	79,698	39.85
TOTAL MILLAGE		22.8734	AD VALOREM TAXES		\$1,822.95

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

PAY ONLINE WITH E-CHECK



SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
R802 802 BOCC SOLID WASTE MGMT	1.000	@ 39.4900	39.49
C550 550 COUNTY FIRE SERVICES	1.000	Varies	159.64
NON-AD VALOREM ASSESSMENTS			\$199.13

COMBINED TAXES AND ASSESSMENTS \$2,022.08

If Paid By Please Pay	Cert #869 Bidder #3607255	If Received By Please Pay	Jul 30, 2021 \$0.00
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JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2019 PAID INDIVIDUAL TAX CERTIFICATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

14589

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
03628 000 000	14900 MAIN ST	

No Personal or Business Checks for Delinquent Taxes.

Please Pay with Cash, Cashier's Check or Certified Funds Only.

KOROSIC, CHRISTOPHER A
15710 NW US HIGHWAY 441
ALACHUA, FL 32615

IF PAID BY	PLEASE PAY
☐ Cert #869	Bidder #3607255
☐ If Received By	Please Pay
☐ Jul 30, 2021	\$0.00
☐	
☐	

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
03628 000 000		1700

No Personal or Business Checks for Delinquent Taxes.

Please Pay with Cash, Cashier's Check or Certified Funds Only.

14906 MAIN ST

KOROSIC CHRISTOPHER A
15710 NW US HIGHWAY 441
ALACHUA, FL 32615

COM 137 FT N OF SE COR LOT 4 BLK 2 W
100 FT N 27 FT 8 IN E 100
See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	7.8935	79,698	0	79,698	629.10
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1289	79,698	0	79,698	89.97
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	79,698	0	79,698	119.55
SCHL DISCRNRY & CN (S01)	0.7480	79,698	0	79,698	59.61
SCHL GENERAL	3.6670	79,698	0	79,698	292.25
SCHOOL VOTED (S01)	1.0000	79,698	0	79,698	79.70
SUWANNEE RIVER WATER MGT DIST	0.3696	79,698	0	79,698	29.46
17 CITY OF ALACHUA	5.3900	79,698	0	79,698	429.57
CHILDREN'S TRUST	0.5000	79,698	0	79,698	39.85
TOTAL MILLAGE					22.1970
AD VALOREM TAXES					\$1,769.06

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

PAY ONLINE WITH E-CHECK



SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
R802 802 BOCC SOLID WASTE MGMT	1.000	@ 62.2600	62.26
C550 550 COUNTY FIRE SERVICES	1.000	Varies	159.64
NON-AD VALOREM ASSESSMENTS			\$221.90

COMBINED TAXES AND ASSESSMENTS \$1,990.96

If Paid By Please Pay	Cert #665 Bidder #3795585	If Received By Please Pay	Jul 30, 2021 \$0.00		
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JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2020 PAID INDIVIDUAL TAX CERTIFICATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

14589

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
03628 000 000	14906 MAIN ST	

No Personal or Business Checks for Delinquent Taxes.

Please Pay with Cash, Cashier's Check or Certified Funds Only.

KOROSIC CHRISTOPHER A
15710 NW US HIGHWAY 441
ALACHUA, FL 32615

IF PAID BY	PLEASE PAY
☐ Cert #665	Bidder #3795585
☐ If Received By	Please Pay
☐ Jul 30, 2021	\$0.00
☐	
☐	

RENTAL AGREEMENT

Robin L. Williams & Power of H2O LLC (Tenant(s)) herein rent through Christopher Korosic

(Owner) the premises located at 14906 Main Street, Alachua, FL 32615 ON **A-MONTH-TO-MONTH- BASIS**
For a monthly rent of \$ 1,450.00 + sales tax plus maintenance of building and all systems other than structural and roofing repairs to be due

and payable on or before 1st of each and every month (subject, if premises presently occupied, to present tenant(s) vacating).
This agreement becomes effective on the 1st day of

July, 2021, and remains in effect until the end of the last day of the tenancy.

THE ABOVE LISTED TENANT(S) AGREE(S) TO:

1. Pay for all damage(s) caused willfully, accidentally, or by neglect, whether caused by the tenant(s) or invited or uninvited visitor(s) of the tenant(s). Natural disasters and reasonable wear and tear excepted.
2. Not make any alterations to the premises (painting, wallpapering, window treatments, changing locks, etc.) without first obtaining permission from the Owner or Agent for the Owner.
3. Pay a security deposit equal to one month's rent prior to occupancy, or on a payment schedule agreed to by all parties (attach a copy of the payment schedule to this agreement), and refunded only after the premises have been vacated and the Owner or Agent for the Owner is satisfied that the premises are free of damage and have been adequately cleaned.
4. Allow the Owner and/or the Agent for the Owner to visually inspect the premises when collecting the rent.
5. Inform the Owner or Agent of all damages and worn or nonworking aspects of the premises (leaky taps, faulty appliances, clogged drains, etc.) as soon as possible, and to allow entry to service personnel when they are available.
6. Ensure that all smoke and carbon monoxide detectors located in the premises are fully functioning at all times and replace the batteries (if applicable), when needed, at no cost to the Owner or Agent for the Owner.
7. Keep the premises (including the grounds) clean, free from refuse, and in good repair.
8. Be responsible for obtaining general public liability insurance and insurance for the contents of premises (personal and business possessions).
9. Owner agrees to keep in force insurance for fire and extended coverage on the building and other permanent improvements. Tenant(s) acknowledges that no insurance is provided for Tenant(s) personal or business property.
10. Give a minimum of 31 days advance notice before vacating the premises.

Pay **extra rent** of \$ 35 and \$15/per day for each day after until paid in full for rent that is not paid in full on or before 3rd day of each and month, and pay a fee of \$45 for NSF (bounced) checks. NO SMOKING, NO PETS, inside building.

Property must be kept neat and clean to landlords standards, if landlord has to correct any infraction of the rules tenant may incur expense. Tenant will not be a nuisance to the community, in the event of default by tenant, the landlord shall be entitled to all costs incurred in connection with such action, including a reasonable attorney's fee and court costs.

PLEASE READ THE ABOVE AGREEMENT CAREFULLY BEFORE SIGNING IN THE SPACE PROVIDED. BY SIGNING BELOW, YOU AGREE TO THE TERMS INDICATED ABOVE. SIGN AND DATE IN THE PRESENCE OF ALL PARTIES. Rent to be deposited to PNC Bank, Account # 1214549124 Last month's rent to be paid by the 3rd month



(Owner or Agent signature)



(Tenant signature)



ALACHUA CRA
COMMUNITY REDEVELOPMENT AGENCY

Business Facade Grant Program

CRA Meeting

July 19, 2019

Chris Korosic
14906 Main Street
Alachua, Florida

Overview

A request by Chris Korosic, of 14906 Main Street, applicant, requesting the approval of a Community Redevelopment Agency (CRA) Business Facade Grant Application for Project improvements to the building.

- (1) Replace awning cover

Total estimated project cost: \$1,877.85

Maximum grant award: \$938.93

Overview

- General purpose of the Business Façade Grant Program:
 - Provide assistance to rehabilitate the facades of the commercial buildings within the Community Redevelopment Area.
- In order to be eligible for the Program, Project must:
 - Improve aesthetics of exterior façade of a commercial building.
 - Facilitate redevelopment consistent with the CRA Community Redevelopment Plan.
- Project improvements must be compatible and complementary to buildings located on either side of the street in the area surrounding the Project building.

Overview

- Applicant has submitted:
 - Pictures of the existing structure;
 - Color samples of proposed awning

Current Images



Proposed Awning Color



Program Requirements

Proposed project meets the requirements of the Business Façade Grant Program Policies and Procedures.

- Applicant and property eligibility;
- Property and occupant requirements;
- Project requirements;
- Minimum requirements for applications and supporting materials.

Funding Priority Rating Sheet

- In order to be eligible to receive Program funding, a Project must receive a minimum of 30 points.
- Based upon Staff's evaluation, the Project earned **75 points** and is eligible for participation under the Program.

CRAAB Recommendation

At the July 19, 2021 CRA Advisory Meeting, the Board voted to find the application consistent with the Business Façade Grant Program Policies and Procedures and to transmit the Application to the CRA with a recommendation to approve.

Staff Recommendation

Staff recommends that the Community Redevelopment Agency Advisory Board find the Business Façade Grant Program Application submitted by Chris Korosic for improvements to a building located at 14906 Main Street to be consistent with the Business Façade Grant Program Policies and Procedures and transmits the application to the City of Alachua Community Redevelopment Agency with a recommendation to approve, upon making the following motion:

Based upon Staff's recommendation, this Board find the Business Façade Grant Program Application submitted by Chris Korosic for improvements to a building located at 14906 Main Street to be consistent with the Business Façade Grant Program Policies and Procedures and transmits the application to the City of Alachua Community Redevelopment Agency with a recommendation to approve.



ALACHUA CRA
COMMUNITY REDEVELOPMENT AGENCY

Business Facade Grant Program

CRA Meeting

July 19, 2019

Chris Korosic
14906 Main Street
Alachua, Florida

City of Alachua Community Redevelopment Agency (CRA)
 Business Façade Grant Program
 Funding Priority Rating Sheet

ABOUT

The Business Façade Grant Program Funding Priority Rating Sheet offers a point system that rates how well the proposed Project meets the objectives listed in the CRA Amended Community Redevelopment Plan and the CRA Market Study & Economic Development Implementation Plan. Projects must get a **minimum of 30 points** to be eligible for Façade Grant Program Funding.

Through the façade improvement grant program, the CRA provides assistance to businesses to improve the attractiveness of their properties, and thereby works to achieve the CRA's goal to rehabilitate, conserve, and redevelop the Community Redevelopment Area. The CRA strives to improve economic development, historic preservation, and streetscape through grant program projects.

1. Economic Development

It is the CRA's intention to incentivize business opportunities that enhance the character of the CRA Area. A diverse balance of places to shop, walk, meet and make acquaintances is an important objective for the district to achieve long-term economic resilience. As listed in the CRA Market Study & Economic Development Implementation Plan, businesses types that the CRA is focused on are specialty markets, sporting goods stores, coffee shops, bakeries, antique stores, breweries, and bed and breakfasts.

<u>Economic Development</u>	<u>Points Total</u>
Facade is visible from Main Street, US 441, or SR 235 or is located within a block of a cross-street to Main Street US 441, or SR 235.	
YES	5
NO	0
Business is a use recommended to be targeted to revitalize downtown by the <i>Alachua CRA Market Study & Economic Development Implementation Plan</i> (see page 40):	
YES	10
NO	0
TOTAL	

NOTES:

2. Historic Preservation

Rehabilitation of historic properties is an important CRA objective. As encouraged in the CRA Community Redevelopment Plan, historic properties “should be maintained and respected in a manner that upholds their integrity as cultural resources.”

The National Register of Historic Places has designated an area within the CRA as the “City of Alachua Downtown Historic District”. There are 102 buildings within this district designated as structures that add to the historical integrity or architectural qualities of the District, referred to within the Master Site File as “contributing structures”. Improvements to these structures should preserve and restore the historic nature of the building.

Structures that are not listed as contributing to the City of Alachua Downtown Historic District should be considerate to the historic nature of its surroundings, and improvements made under the Program and should complement the character of the District as a whole.

<u>Historic Preservation</u>	<u>Points Total</u>
If the property is a “contributing structure” to the City of Alachua Downtown Historic District the proposed improvements restores or preserves the historic nature of the building.	
Poor	0
Fair	10
Good	20
If structure is not a “contributing structure” to the City of Alachua Downtown Historic District, the proposed improvements respect the historic character of the Community Redevelopment Area and the Downtown Historic District.	
Poor	0
Fair	5
Good	15
TOTAL	

NOTES:

3. Streetscape & Aesthetics:

Commercial areas benefit from enhanced streetscapes for pedestrians. Such improvements can lead to better connectivity between commercial businesses within the district. Improvements that help to create a safe and pleasant experience for pedestrians include: human scale lighting, large bay windows, decorative entries, transparent windows, awnings, and a variation of façade materials. By accommodating pedestrians, the space can become a place where people want to be, further activating them.

<u>Streetscape Aesthetics and Functionality</u>	<u>Points</u>
Improvements enhances building aesthetics on a pedestrian scale and creates an overall streetscape of visual interest.	
Poor	0
Fair	10
Good	20
TOTAL	
Improvements are complementary to surrounding buildings.	
Poor	0
Fair	10
Good	20
TOTAL	

<u>Improvement</u>	<u>Points</u>
Current condition or appearance of the building façade.	
Poor	20
Fair	10
Good	0
TOTAL	

NOTES:

4.

TOTAL POINTS EARNED:	
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Notes:

Applicant: Chris Korosic

Location: 14906 Main Street, Alachua, FL