



ALACHUA CRA

COMMUNITY REDEVELOPMENT AGENCY

Community Redevelopment Agency Advisory Board Meeting Agenda April 18, 2022

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

Executive Director Mike DaRoza

Community Redevelopment Agency Advisory Board Meeting 3:00 PM

Meeting Date: April 18, 2022

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 January 10, 2022 CRAAB Meeting
- B. Holidays Nights Update
- C. Wayfinding and Signage Update
- D. Business Façade Grant Program Application: A request by Rick Robertson, applicant and

property owner, requesting the approval of a Business Facade Grant Application for Project improvements to a building located at 14841 Main Street.

- E. Business Facade Grant Policies and Procedures Update

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN



Board/Committee Agenda Item

MEETING DATE: 4/18/2022

SUBJECT: Approval of the Minutes of the January 10, 2022 CRAAB Meeting

PREPARED BY: Kenyata Curtis, Planning Assistant

RECOMMENDED ACTION:

Approve the Minutes of the January 10, 2022 CRAAB Meeting

Summary

Approval of the Minutes of the January 10, 2022 CRAAB Meeting

ATTACHMENTS:

Description

- ▢ Minutes CRAAB January 10, 2022



ALACHUA CRA

COMMUNITY REDEVELOPMENT AGENCY

Community Redevelopment Agency Advisory Board Meeting Minutes January 10, 2022

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

Executive Director Mike DaRoza

Community Redevelopment Agency Advisory Board Meeting 3:00 PM

Meeting Date: January 10, 2022

Meeting Location: James A. Lewis Commission Chambers

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CRA ADVISORY BOARD MEETING

CALL TO ORDER

Chair Rudy Rothseiden called the meeting to order. Member Bryan Boukari was not present at roll call.

APPROVAL OF THE AGENDA

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

Passed by unanimous consent.

I. OLD BUSINESS

None.

None.

II. NEW BUSINESS

A. Approval of the Minutes of the November 15, 2021 CRAAB Meeting

Vice Chair Harris moved to approve the minutes as amended; seconded by Member Rick Robertson.

Passed by unanimous consent.

B. Holiday Nights

CRA Coordinator Lindsay Rizzo presented the Staff Update.

Chair Rothseiden shared his support for the activities held during Fa La La La Fridays. He also suggested combining other holiday activities held other than on Fridays to have a greater impact from the community.

Vice Chair Harris suggested sharing information of amenity locations ahead of time.

Member Boukari arrived at 3:15 p.m.

Member Bingham shared his support for the marketing of the Fa La La Fridays.

CRA Coordinator Rizzo responded.

Chair Rothseiden shared his gratitude for the hard work of the CRA Staff. He suggested diversity in the decorations.

CRA Coordinator Rizzo responded.

Member Boukari shared his support for the hard work and success of Fa La La La Fridays.

Member Robertson shared his support for the decorations for Fa La La La Fridays.

C. Staff Updates

CRA Coordinator Rizzo presented the Staff Update.

Chair Rothseiden clarified the maximum amount of funds the CRA can receive from USDA.

CRA Coordinator Rizzo responded.

Vice Chair Harris asked if there were available funds for billboards in the Visit Gainesville Program.

CRA Coordinator Rizzo responded.

III. BOARD COMMENTS/DISCUSSION

Vice Chair Harris shared her support for the future growth of Fa La La La Fridays.

CRA Coordinator Rizzo responded.

The Board commended the CRA for the hard work they put into Holiday Nights.

Chair Rothseiden asked about the façade grant status of Salvie Areola.

CRA Coordinator Rizzo responded.

IV. CITIZENS COMMENTS

None.

ADJOURN

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

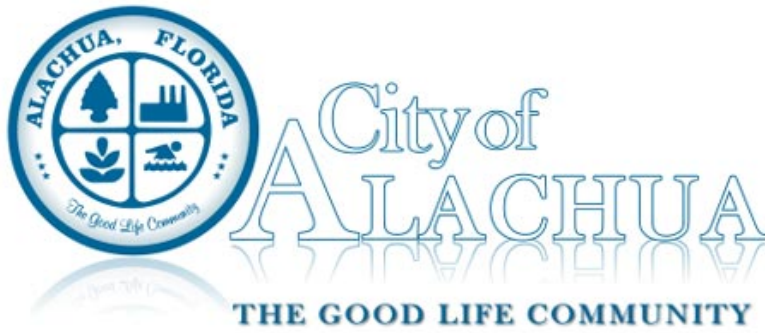
Passed by unanimous consent.

ATTEST:

CRA ADVISORY BOARD
OF ALACHUA, FLORIDA

CRA Advisory Board Chair

Staff Liaison



Board/Committee Agenda Item

MEETING DATE: 4/18/2022

SUBJECT: Holidays Nights Update

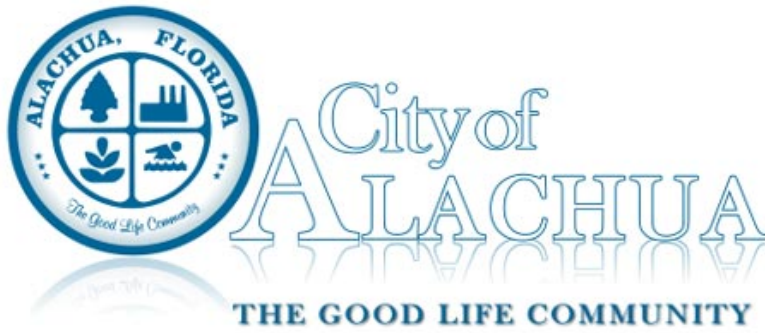
PREPARED BY: Lindsay Rizzo, Community Redevelopment Agency

RECOMMENDED ACTION:

Hear update.

Summary

Holiday Nights was created as a Signature Event to attract visitors to Main Street during November and December. Development of the event included increasing the quantity of holiday decorations which in turn also created the need to contract with a company to install the decorations. Approximately \$37,000 was spent for goods and services associated with the decorations for Holiday Nights.



Board/Committee Agenda Item

MEETING DATE: 4/18/2022

SUBJECT: Wayfinding and Signage Update

PREPARED BY: Lindsay Rizzo, Community Redevelopment Agency

RECOMMENDED ACTION:

Hear update and receive recommendations.

Summary

The Wayfinding and Signage Masterplan was created in 2019. Staff would like to receive recommendations to implement sign types.

ATTACHMENTS:

Description

- ▢ Wayfinding Signage Cost Estimates

03.5 | Signage Design

COST ESTIMATE

COST ESTIMATE

Option1 : Text Illuminated

Option2 : Text & Acrylic Backing Illuminated

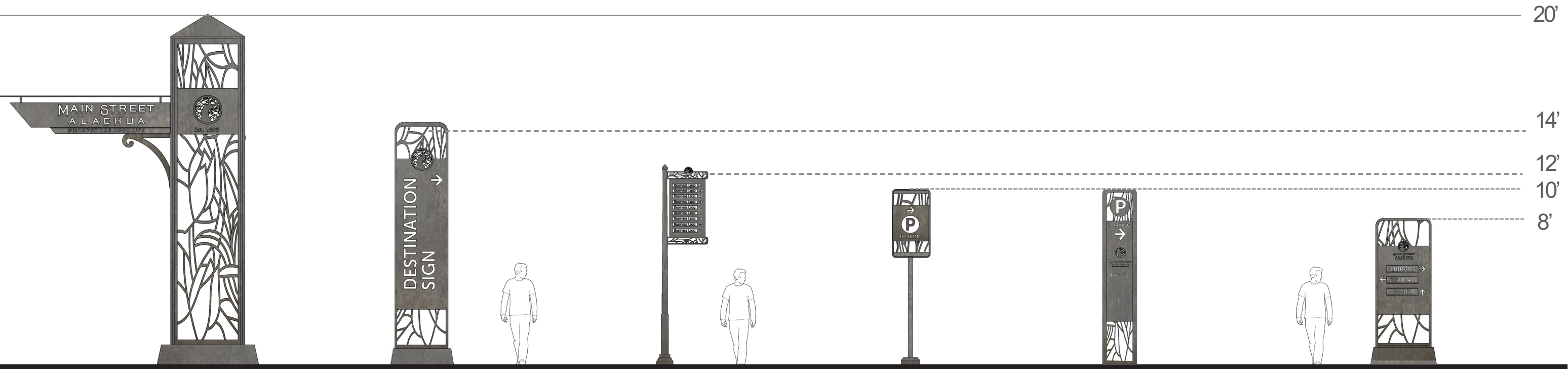
Option3 : Text & Acrylic Backing Illuminated (LED light changing)



GATEWAY TYPE 'A'

1	\$ 230,000
2	\$ 300,000
3	\$ 315,000

* Causseaux Hewett & Walpole Inc. (CHW) has no control over the cost of labor, materials, or equipment; the Contractor’s method of determining prices; or competitive bidding or market conditions. Therefore, our statements of probable cost provided herein are made on the basis of experience and represent our best judgment as landscape architects familiar with the construction industry. The firm cannot and does not guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost. If the Owner wishes greater assurances as to the construction cost, we recommend the employment of an independent cost estimator.



GATEWAYTYPE‘B’

1	\$ 44,000
2	\$ 47,000
3	\$ 50,000

DESTINATION

1	\$ 10,000
2	\$ 12,000

DIRECTIONALTYPE‘B’

1	\$ 4,000
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PARKINGTYPE‘A’

1	\$ 3,500
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PARKINGTYPE‘B’

1	\$ 4,500
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DIRECTIONALTYPE‘A’

1	\$ 5,500
2	\$ 6,000



04 IMPLEMENTATION STRATEGIES



04.1 | RECOMMENDATIONS

1 PHASING

- Develop a phasing plan to prioritize signage, fabrication, and installation over the long term.
- Focus on the most highly visible locations first.
- Develop a long-term maintenance plan for the signage system.

2 BRANDING

- Continue banner sign system and utilize CRA District branding to create a cohesive system.
- Ensure that fonts are consistent from sign to sign.
- Utilize branding guidelines to make sure that signage logo and fonts are consistent with guidelines provided.



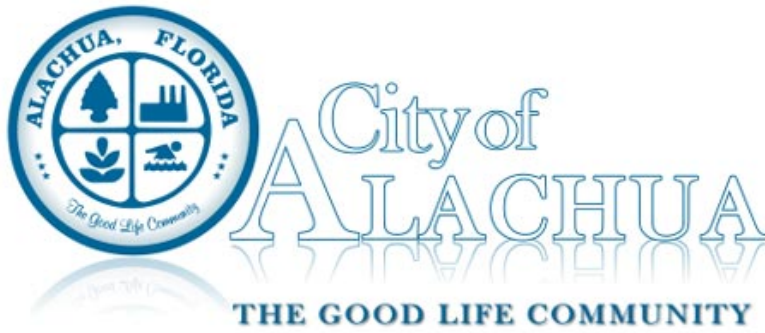
3 VISIBILITY & FUNCTIONALITY

- Existing trees may need to be removed or selectively pruned in order to ensure signage is visible from major roadways.
- Coordinate locations of signs to ensure optimized visibility from major roadways.
- Utilize removeable panels on directional signage for increased flexibility.
- Signage located within the FDOT ROW shall be coordinated with and approved by FDOT.
- Lighting is crucial to highlighting the signage from major highways to attract visitors from major corridors and also so that visitors can find their way at night.

4 ACCESSIBILITY & SAFETY

- Signage should comply with ADA standards in order to ensure users of all abilities can enjoy safely.
- Signage shall be located taking sight distance and pedestrian/vehicular/bicycle safety standards into consideration.





Board/Committee Agenda Item

MEETING DATE: 4/18/2022

SUBJECT: Business Façade Grant Program Application: A request by Rick Robertson, applicant and property owner, requesting the approval of a Business Façade Grant Application for Project improvements to a building located at 14841 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 Rick Robertson for improvements to a building located at 14841 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 Rick Robertson for improvements to a building located at 14841 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 Rick Robertson, 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 14841 Main Street. The Project improvements proposed by the applicant include the following: replace awning cloth, remove peeling stucco, and paint.

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 color samples. 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.

The Program provides a 50% matching grant between \$500 and \$5,000 for actual Project costs. The total estimated Project costs is \$4,695.45, therefore, the maximum grant award is \$2,347.72.

ATTACHMENTS:

Description

- ▢ Application Packet
- ▢ Before Photos

LEASE AGREEMENT

This lease is made and entered into this 15th day of APRIL 2022, by and between Ricky L. Robertson and Donna J. Robertson, whose address is Connestoga's, Restaurant, Main Street, Alachua, Florida, hereinafter called Lessor, and GOLDI GARTER, (a Florida corporation), whose principal place of business is 135 SE. BALD EAGLE RD. LAKE CITY, FL 32023, hereinafter called Lessee.

1. PREMISES: Lessor hereby leases to Lessee, and Lessee leases from Lessor, for the terms and conditions hereinafter set forth, those certain premises located at 14841 MAIN ST ALACHUA, FL 32615, Alachua County, Florida, and more particularly described in Exhibit "A" attached as an exhibit and made a part of this lease, together with the building and other improvements constructed thereon as hereinafter provided and together with the right to use all adjoining parking areas, driveways, sidewalks, roads, alleys and means of ingress and egress insofar as Lessor has the power to lease or license the use thereof.

2. TERM: The term of this Lease shall be 14 months commencing on APRIL 1 2022 and continuing until MAY 31, 2023, unless sooner terminated as hereinafter provided.

3. RENTAL: Lessee shall pay to Lessor annual rent in the amount of \$ — SEE ATTACHED ADDITION TO LEASE RR plus sales tax, for the demised premises, payable in equal monthly installments of — on the first day of each and every calendar month for the then current month during the term of this Lease. Such rentals shall be payable at the address of the Lessor as set forth in this Lease or at such other place to which Lessor shall have given Lessee notice, plus sales tax. Initially, payment shall be made at Connestoga's Restaurant, Main Street, Alachua, Florida. A late fee of ten percent (10%) of the monthly rental — will be due with the monthly rental payment if not received by Lessor within five (5) days from date due.

4. SECURITY DEPOSIT. Lessee shall pay to Lessor, simultaneously with execution of this agreement a security and damage deposit in the amount of \$1500.00 to secure Lessee's full and faithful performance under this Lease and as security for any damages to the leased premises. This deposit is not being held in an interest bearing account and will be refunded, without interest, upon termination of this Lease, less any such sums due Lessor under this Lease, or any extensions thereof, and less any sums for damages to the leased premises.

5. OPTION TO RENEW: Provided Lessee is not in default, Lessor grants Lessee an option to extend the initial term of this Lease for 4 additional period(s) of ONE year(s) each, provided however, the rent for the option period shall be mutually agreed upon at least sixty (60) days prior to the renewal date.

6. ASSIGNMENT, ALTERATIONS OR IMPROVEMENTS: The Lessee shall not assign this Lease, nor sub-let the premises, or any part thereof nor use the same, or any part thereof, nor permit the same, or any part thereof, to be used for any other purpose than as KITCHEN AND OR RESTAURANT, nor make any alterations therein, and all additions thereto, without the written consent of the Lessor, and all additions, fixtures or improvements which may be made by Lessee, except movable office furniture, shall become the property of the Lessor and remain upon the premises as a part thereof, and be surrendered with the premises at the termination of this Lease.

7. PERSONAL PROPERTY OF LESSEE: All personal property placed or moved in the premises above described shall be at the risk of the Lessee or owner thereof, and Lessor shall not be liable for any damage to said personal property, or to the Lessee arising from the bursting or leaking of water pipes, or from any act of negligence of any co-tenant or occupants of the building or of any other person whomsoever.

8. DEFAULT: In the event Lessee shall default in the payment of the monthly rent as provided herein, Lessor shall so notify Lessee in writing, and failure of Lessee to cure such default within fifteen (15) days after the date the rent was due shall, at the option of the Lessor, work as a forfeiture of this Lease, or Lessor may enforce the provisions of this Lease in any manner provided by law, and Lessor shall have the right without further notice or demand to reenter and remove all persons from lessor's property without prejudice to any remedies for arrears of rent or breach of covenant, or Lessor may resume possession of the property and relet the same for the remainder of the term at the best rental obtainable for the account of Lessee, who shall pay any deficiency. In the event Lessee shall default in the performance of any of the terms or provisions of the Lease other than the payment of monthly rent, Lessor shall so notify Lessee in writing. If Lessee shall fail to cure such default within thirty (30) days after receipt of such notice, or if the default is of such character as to require more than thirty (30) days to cure and Lessee shall fail to commence to do so within thirty (30) days after receipt of such notice and thereafter diligently proceed to cure such default, then in either such event Lessor may cure such default and such expense shall be added to the rent otherwise due by any such default and shall not work as a forfeiture of this Lease, or Lessor may terminate this Lease as provided by law.

If the Lessee shall abandon or vacate said premises before the end of the term of this Lease, or shall suffer the rent to be in arrears, the Lessor may, at his option, forthwith cancel this Lease or he may enter said premises as the agent of the Lessee, by force or otherwise, without being liable in any way therefore, and relet the premises with or without any furniture that may be therein, as the agent of the Lessee, at such price and upon such terms and for such duration of time as the Lessor may determine, and receive the rent therefor, applying the same to the payment of the rent due by these presents, and if the full rental herein provided shall not be realized by Lessor over and above the expenses to Lessor in such re-letting, the said Lessee shall pay any deficiency, and if more than the full rental is realized Lessor will pay over to said Lessee the excess of demand.

The said Lessee hereby pledges and assigns to the Lessor all the furniture, fixtures, goods and chattels of said Lessee, which shall or may be brought or put on said premises as security for the payment of the rent herein reserved,

and the Lessee agrees that the said lien may be enforced by distress foreclosure or otherwise at the election of the said Lessor, and does hereby agree to pay attorney's fees of at least ten percent (10%) of the amount so collected or found to be due, together with all costs and charges therefore incurred or paid by the Lessor.

9. USE OF PREMISES: It is understood by Lessee and Lessor that the demised premises will be used for the operation of a KITCHEN AND OR RESTAURANT/CAFE

10. HAZARDOUS MATERIALS: Lessee will not store, use, or dispose of any hazardous materials on the premises except the following: N/A. "Hazardous materials" include, but are not limited to, flammable, petroleum, petroleum products, explosives, asbestos, polychlorinated biphenyls (PCBs), chemicals known to cause cancer or reproductive toxicity, pollutants, contaminants, hazardous wastes, radioactive or toxic matter, and any substance declared hazardous or toxic by any law or regulations relating to storage use and disposal of hazardous materials. Lessee shall comply, at his or her sole cost, with all laws, rules, and regulations relating to storage use and disposal of hazardous materials. Lessee will be solely responsible for all claims, costs and liabilities, including attorney's fees and costs arising out of or in connection with:

- a. storage, use or disposal of any hazardous materials;
- b. the removal, clean-up, and restoration work and materials required to return the premises and any other property to the condition existing before Lessee's toxic materials were present; or
- c. failure by Lessee to provide all required information, to make all required submissions, and to take all actions required by all governmental authorities under environmental or other laws and regulations.

and further, will defend, indemnify and hold harmless Lessor, his or her agents, and employees from and against any and all claims arising therefrom. Lessee's obligations under this clause will not end with the expiration or termination of this Lease.

11. REPAIRS: Lessee hereby accepts the premises in the condition they are in at the beginning of this Lease. Lessee, during the term of this Lease or any extension or renewal of this Lease, shall, at its expense, make all repairs as shall be reasonably necessary to keep said leased premises in good condition and repair. Lessee further agrees that all damage or injury done to the premises by Lessee or by any person who may be in or upon the premises, except Lessor, Lessor's agents, servants and employees, shall be repaired by Lessee at its expense. Lessee agrees at the expiration of this Lease or upon the earlier termination thereof, to quit and surrender said premises in good condition and repair, reasonable wear and tear excepted.

12. UTILITIES AND SERVICES: Lessee agrees to pay for all water, fuel, gas, oil, heat, electricity, power, materials, and services which may be furnished to it or used by it in or about the demised premises and to keep said premises free and clear of any liens or encumbrances of any kind whatsoever created by Lessee's act or omission.

13. INSURANCE AND INDEMNITY:

a. FIRE AND CASUALTY INSURANCE: Lessee hereby covenants and agrees at all times during the term hereof, at ~~Lessee's own cost and expense, to obtain and maintain and keep in force, fire and extended coverage, vandalism and malicious mischief insurance on the building and other permanent improvements demised hereunder of~~ no less than ninety percent (90%) replacement value or the total principal balance of any mortgage subordinated to by Lessor, whichever is greater. ONLY ON LESSEE'S CONTENTS RR

b. LIABILITY INSURANCE: Lessee hereby covenants and agrees that at all times during the term hereof at Lessee's own cost and expense, to obtain and maintain and keep in force comprehensive general public liability insurance against the claims for personal injury, death or property damage occurring in, on or about the demised premises or on an occurrence basis with aggregate single limit coverage in an amount not less than ~~\$500,000~~ for bodily injury, personal injury (including death) and \$50,000.00 with respect to damage to property. RR

Lessee agrees that all of the above-noted insurance shall not be cancellable without ten (10) days written notice to Lessor. Lessor and Lessor further covenant and agree that the insurance required to be carried hereunder shall name the Lessor's lenders, if any, as additional insureds as their interests appear. MILLION LIABILITY

c. INDEMNIFICATION: Lessee shall keep, protect and save the Lessor harmless of any loss, costs, or expenses of any sort or nature, and from any liability to any person natural or artificial, on account of any damage to person or property arising out of any failure of Lessee to comply with and perform any of the requirements and provisions set forth in the Lease. Lessee further agrees to hold harmless from and to indemnify Lessor against any and all claims made by anyone injured or otherwise damaged while in or about the premises whether occasioned by Lessor's fault or otherwise except those claims arising from the act or acts of Lessor or its employees.

In the event the premises shall be destroyed or so damaged or injured by fire or other casualty during the life of this agreement, whereby the same shall be rendered untenable, then the Lessor shall have the right to render said premises tenantable by repairs within ninety (90) days therefrom. If said premises are not rendered tenantable within said time, it shall be optional with either party hereto to cancel this Lease, and in the event of such cancellation the rent shall be paid only to the date of such fire or casualty. The cancellation herein mentioned shall be evidenced in writing.

14. BANKRUPTCY: Should Lessee make an assignment for the benefit of creditors, file for voluntary bankruptcy or be adjudicated bankrupt, such action shall constitute a breach of this Lease for which Lessor, at its option, may terminate all rights of Lessee or its successors in interest under this Lease.

15. COMPLIANCE WITH LAWS: Lessee will promptly comply with all applicable and valid laws, ordinances and regulations of Federal, State, County, Municipal or other lawful authority pertaining to the use and occupancy of the leased premises.

16. ATTORNEY'S FEES: If suit is brought to enforce any covenant of this Lease or for the breach of any covenant or condition herein contained, the parties hereto agree that the losing party shall pay to the prevailing party a reasonable attorney's fee, which shall be fixed by the Court, and Court costs. Lessee agrees to pay the cost of collection and at least ten percent (10%) attorney's fee on any part of said rental that may be collected by suit or by attorney, after the same is past due.

17. LESSOR'S ACCESS TO PREMISES: Lessor shall have reasonable rights of access to the demised premises for the purpose of inspecting the condition thereof from time to time throughout the term of this Lease and any renewals thereof. Lessor shall also have the right during the last three (3) months of the Lease term or any renewal thereof to show the demised premises to any prospective tenant at reasonable times during business hours.

18. SURRENDER OF PREMISES: Lessee shall, after the last day of the term or any extension thereof, or upon any earlier termination of such term, surrender and yield up to Lessor the building and other improvements on the demised premises in good order, condition and state of repair, reasonable wear and tear excepted.

19. HOLDING OVER: In the event Lessee continues to occupy the premises after the last day of the term hereby created, or after the last day of any extension of said term, and the Lessor elects to accept said rent thereafter, a tenancy from month to month only shall be created under and subject to all other provisions contained herein.

20. INVALIDITY OF PROVISION: If any term, covenant, condition or provision of this Lease or the application thereof to any person or circumstance shall, at any time, or to any extent, be invalid or unenforceable, the remainder of this Lease or the application of such term or provision to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each term, covenant, condition and provision of this Lease shall be valid and enforceable to the fullest extent permitted by law.

21. CAPTIONS: The captions appearing in this Lease are inserted only as a matter of convenience and in no way define, limit, construe or describe the scope or intent of such paragraphs of this Lease or in any way affect this Lease.

22. COMPLETE AGREEMENT: This Lease contains a complete expression of the agreement between parties and there are no premises, representations or inducements except such as are herein provided.

23. SUCCESSORS AND ASSIGNS: The terms, conditions and covenants of this Lease shall be binding upon and shall inure to the benefit of each of the parties hereto, their heirs, personal representatives, successors or assigns, and shall run with the land; and where more than one party shall be Lessor or Lessee under this Lease, the word "Lessor" or "Lessee" whenever used in this Lease shall be deemed to include all Lessors or Lessees jointly and severally.

Executed by the Lessee this 28 day of MARCH, 2022


Witness

LESSEE: 
BY: _____
Printed Name: _____

Witness

Executed by the Lessor this ____ day of _____


Witness

LESSOR: 
BY: _____

Witness

RICK ROBERTSON CONESTOGAS RESTAURANT INC

**PO BOX 117
ALACHUA FL 32616**

**PHYSICAL ADDRESS:
14920 MAIN ST.
ALACHUA FL 32615**

OFFICE PHONE 386-462-0894

ADDITION TO LEASE DATED 04/01/2022

FIRST SIX MONTHS WILL BE \$1500.00 PER MONTH STARTING JUNE 1ST 2022 ENDING NOV 30ST 2022

SECOND SIX MONTHS WILL BE \$2000.00 PER MONTH STARTING DEC 1ST 2022 ENDING MAY 31ST 2023.

STARTING JUNE 1ST 2023 RENT WILL BE \$2500.00 PER MONTH.

FIRST (JUNE 1ST 2022) AND LAST MONTHS RENT PLUS COMMERCIAL RENTAL SALES TAX OF 6.5%, WILL BE \$3727.50.

SECURITY DEPOSIT OF \$1500.00 WILL BE A TOTAL OF \$5227.50.

LESSEE HAS THE RIGHT TO CANCEL LEASE WITH 30 DAY NOTICE TO RICK ROBERTSON.

LESSOR WILL MAINTAIN ROOF FOR LEAKS.

LESSOR WILL HAVE 3 AC UNITS IN GOOD WORKING ORDER BUT DOES NOT GARAUNTEE ANY KITCHEN EQUIPMENT LEFT OVER FROM PREVIOUS LESSEE.

LESSEE WITH HAVE THE MONTHS OF APRIL AND MAY 2022 TO REPAIR AND FIX UP BUILDING AND EQUIPMENT TO GOOD OPERARTING STANDARDS.

DATE 3/28/2022

RICK ROBERTSON, LESSOR

Rick Robertson

GOLDI GARBER, LESSEE

Goldi Garber

WITNESS

Chris

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03612 000 000	14841 MAIN ST	1700

ROBERTSON, RICKY L & DONNA J
PO BOX 117
ALACHUA, FL 32616

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	189,335	0	189,335	1,489.35
LIBRARY GENERAL	1.0856	189,335	0	189,335	205.54
SCHOOL CAP36 PROJECT	1.5000	189,335	0	189,335	284.00
SCHOOL DISCRNRY & CN	0.7480	189,335	0	189,335	141.62
SCHOOL GENERAL	3.5950	189,335	0	189,335	680.66
SCHOOL VOTED	1.0000	189,335	0	189,335	189.34
CHILDREN'S TRUST	0.5000	189,335	0	189,335	94.67
SUWANNEE RIVER WATER MGT DIST	0.3615	189,335	0	189,335	68.44
CITY OF ALACHUA	5.3900	189,335	0	189,335	1,020.52
TOTAL MILLAGE					22.0463
AD VALOREM TAXES					\$4,174.14

LEGAL DESCRIPTION
OLMSTEAD SURVEY PB C-79B S 61 FT OF W 75 FT OF LOT 3 BK 1 OR 3176/0849

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
801 BOCC SOLID WASTE MGMT	1.000	@ 20.4700	20.47
650 COUNTY FIRE SERVICES	1.000	Varies	348.30
NON-AD VALOREM ASSESSMENTS			\$368.77

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS \$4,542.91

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 \$0.00				
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JOHN POWER, CFC 2021 PAID REAL ESTATE 14568
ALACHUA COUNTY TAX COLLECTOR NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-1310

ACCOUNT NUMBER	PROPERTY ADDRESS
03612 000 000	14841 MAIN ST

ROBERTSON, RICKY L & DONNA J
PO BOX 117
ALACHUA, FL 32616

PAY ONLY ONE AMOUNT	
IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	\$0.00
☐	
☐	
☐	
☐	

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

**CITY OF ALACHUA**

PO Box 9
Alachua, FL 32616-0009

FOR BILLING INFORMATION CALL: (386) 418-6110

Account Number:	31194
Billing Date:	04/07/22
Cycle:	2
Due Date:	04/25/22
BANK DRAFT:	\$121.00
Amount Due After Due Date:	\$133.10
Cutoff Date:	05/04/22

DO NOT PAY WILL BANK DRAFT ON THE 20TH

RICK ROBERTSON
PO BOX 117
ALACHUA, FL 32616

Amount Paid: _____



DETACH AND RETURN STUB WITH REMITTANCE

RICK ROBERTSON

Online Account PIN: c11f97

Account #	Service Address	Bill From	Bill To	# of Days	Due Date	TOTAL DUE
31194	14841 MAIN ST	02/14/22	03/22/22	37	04/25/22	\$121.00
Service	Prev Read	Current Read	Usage	Service		Charge
EL-0	13333	13334	80	POWER COST ADJ @ \$.01025		\$0.82
EL-0D	0	0.04	3.2	ELECTRIC USAGE		\$51.32
WA-0	34396	34450	540	DEMAND USAGE		\$23.55
				ALACHUA CARES - ROUNDUP		\$0.09
				SEWER USAGE		\$16.08
				WATER USAGE		\$11.53
				MOSQUITO SERVICE		\$1.10
				WATER UTILITY TAX		\$1.15
				GROSS RECEIPTS TAX		\$1.95
				ELECTRIC UTILITY TAX		\$7.57
				STATE SALES TAX		\$6.02
				NON - TAXABLE		-\$0.18

CITY OF ALACHUA / PO BOX 9 / ALACHUA, FL 32616-0009

YOUR BILL MUST BE PAID BY 8:00 A.M. ON THE CUT OFF DATE ABOVE TO AVOID HAVING YOUR SERVICES DISCONNECTED WHICH WILL RESULT IN ADDITIONAL SERVICE FEES AND INCREASE IN YOUR DEPOSIT. ANY PAYMENTS MADE ON CUT OFF WILL BE CHARGED AN ADDITIONAL \$50.00 SERVICE FEE.

YOUR NEXT METER READING WILL BEGIN ON APRIL 18TH.

ANY PAST DUE BALANCES ARE SUBJECT TO IMMEDIATE DISCONNECTION.

Previous Balance:	\$0.00
Current Charges:	\$121.00
BANK DRAFT:	\$121.00

DO NOT PAY WILL BANK DRAFT ON THE 20TH

SW 7005
Pure White

TR 06

Building

SW 7048
URBAN BRONZE

Shudders

SW 6185
Escape Gray

215-C2

Inside window sills

[Get Outlook for iOS](#)

From: Daniel Horan <danielthoran@yahoo.com>
Sent: Thursday, April 7, 2022 9:35:56 PM
To: Nutralean@outlook.com <Nutralean@outlook.com>
Subject: Proposal

Horan's Rockstar Painting LLC
707 Duval St NE Live Oak FL
(386) 688-0689

Proposal for Nutralean production site,

- 1.) Painting all exterior walls and trim - \$5,300
- 2.) Interior upstairs paintings walls and trim \$1,100
- 3.) Interior downstairs walls, trim and doors \$5,682

Half to be collected when project starts

Prices subject to change pending unforeseen issues and/or add-ons

Sent from Yahoo Mail on Android

Top Tier Painting, LLC. - Jason Cain
14708 NW 214th Ave
Alachua, FL 32615
Toptierpaintingflorida@yahoo.com
(352) 317-2451

Estimate

Rick Robertson
14841 N. Main St
Alachua, FL 32615

Invoice # 1263
Invoice Date 04/09/2022
Due Date 04/09/2022

Item	Description	Unit Price	Quantity	Amount
Service	Repainting exterior of building on west and south sides. All materials and labor included	2200.00	1.00	2,200.00
NOTES: Removing loose stucco siding on West facing also included. Possible small upcharge for painting window sills a (3rd) different color as original quote reflects 2 colors. Thank you				
Subtotal				2,200.00
Total				2,200.00
Amount Paid				0.00
Balance Due				\$2,200.00



P.O. Box 485
High Springs, FL 32655
Ph: 386-454-7775 www.tentdoctor.com
email: tentdoctor@windstream.net

Date: 4-4-2022

NAME: Rick Robertson rlr@atlantic.net 352-363-9878
ADDRESS: 14865? Main Street
CITY: Alachua
STATE: FL
PHONE:

PROPOSAL	
TYPE	Remove old awning frame from wall
WIDTH	Approx. 27 ft.
PROJECTION	
DROP	
VALANCE	
BINDING	
FABRIC	
ACCENT COLOR	
LETTERING	
SPECIAL INSTRUCTIONS:	
Price: \$425. Labor only; no tax. May incur additional fees if there are unforeseen difficulties.	
50% DOWN REQUIRED TO START. BALANCE DUE AT INSTALLATION. Permit extra if required.	

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 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's fees.

Special conditions: Buyer agrees to pay the company installer with a check the total "balance due" at the time and date of 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.



P.O. Box 485
High Springs, FL 32655
Ph: 386-454-7775 www.tentdoctor.com
email: tentdoctor@windstream.net

Bid #1

Date: 4-4-2022

NAME: Rick Robertson rlr@atlantic.net
ADDRESS: 14865? Main Street
CITY: Alachua
STATE: FL
PHONE: 352-363-9878

PROPOSAL	
TYPE	3 new traditional style awnings for over door and windows
WIDTH	Each 80" wide
PROJECTION	Approx. 36"
DROP	Approx. 20"
VALANCE	None
BINDING	n/a
FABRIC	Coastline Plus vinyl black
ACCENT COLOR	black
LETTERING	None
SPECIAL INSTRUCTIONS:	
Price: \$1935.00 (645.00 each) + 135.45 tax = \$2070.45	
(removal of old awning not included)	
50% DOWN REQUIRED TO START, BALANCE DUE AT INSTALLATION. Permit extra if required.	

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.

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Special conditions: Buyer agrees to pay the company installer with a check the total "balance due" at the time and date of 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.

4-6-2022

Proposal

To
Rick Robertson
352-363-9878
Alachua, FL

Bid #2
4/10/22

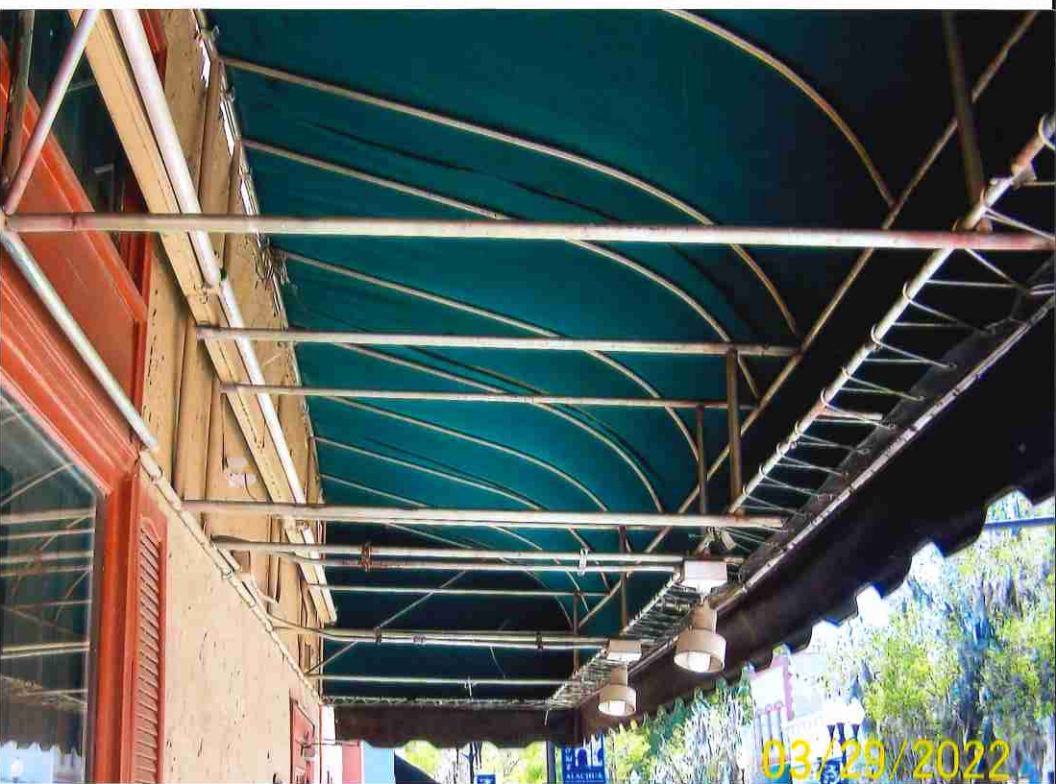
Quantity	Description	Unit Price	Total
3	Awnings for front of building as discussed	838.00	\$2514.00
	Wedge style		
	Removal of old frame not included		
	60% down payment to start		
Subtotal			
Sales Tax			175.98
Shipping & Handling			00
Total Due			2689.98

Thank you for your business!

Captain's Marine Canvas ★

Tel 352-284-9682

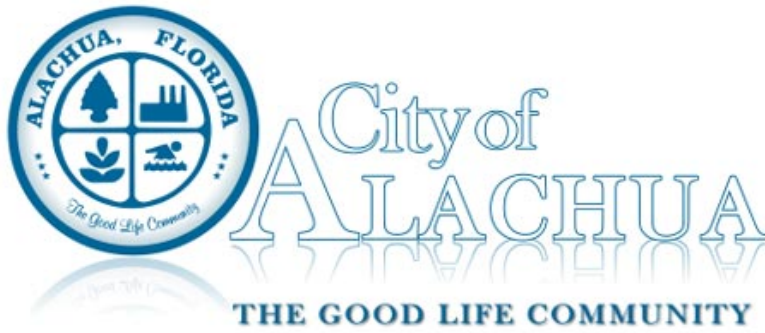
3550 NE 53 Terrace
High Springs, FL 32643











Board/Committee Agenda Item

MEETING DATE: 4/18/2022

SUBJECT: Business Facade Grant Policies and Procedures Update

PREPARED BY: Lindsay Rizzo, Community Redevelopment Agency

RECOMMENDED ACTION:

Summary

The Business Facade Grant was established in 2018. Since that time several grants have been administered. Grant users have expressed the need to review the policies and procedures.

On February 28, 2022, staff held a public meeting to receive input from past and prospective users of the facade grant. Staff then reviewed the suggestions with the City Attorney. The following suggestions will be adopted to create a more efficient Business Facade Grant.

Policies and Procedures Page 1

- The program covers 50% matching between \$500 and \$5,000.
 - o The reimbursement will be increased to match up to \$12,500.

Policies and Procedures Page 2

- Labor and materials are only eligible for reimbursement if performed by a contractor or entity other than the applicant or immediate relatives. Can materials for paint be reimbursable?
 - o Paint can be reimbursed

Policies and Procedures Page 3

- Signage is not an allowable expense.
 - o Signage will be an allowable expense in our sole discretion to approve the sign design

Policies and Procedures Page 4

- The program requires two written contractor estimates if purchase of labor is \$1,000 or greater
 - o Due to new purchasing policy, contractor estimates will be required at \$2,500?
-