

23718 W US HWY 27  
High Springs, Florida 32643



Telephone: (386) 454-1416  
Facsimile: (386) 454-2126  
Web: [www.highsprings.us](http://www.highsprings.us)

**HIGH SPRINGS  
COMMUNITY REDEVELOPMENT AGENCY  
AGENDA  
CITY HALL COUNCIL CHAMBERS  
23718 W US HWY 27**

**MARCH 28, 2024**

**5:30 PM**

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**CRA CHAIR ANDREW MILLER  
CRA BOARD MEMBER KATHERINE WEITZ  
CRA BOARD MEMBER BYRAN WILLIAMS  
CRA BOARD MEMBER TRISTAN GRUNDER**

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**CALL TO ORDER:**

**CHAIR ANDREW MILLER**

**INVOCATION:**

**PLEDGE OF ALLEGIANCE:**

**CHAIR ANDREW MILLER**

**ROLL CALL:**

**ANGELA STONE, CITY CLERK**

**APPROVAL OF AGENDA:**

**MARCH 28, 2024**

**APPROVAL OF MINUTES:**

**JANUARY 25, 2024**

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**NEW BUSINESS ITEMS**

- 1. CONSIDER, DISCUSS, AND ACT ON COMMERCIAL FAÇADE IMPROVEMENT GRANT APPLICATIONS.**
- 2. PRESENT THE CRA ANNUAL REPORT FOR FY 2023**

**AGENDA  
CITY CRA MEETING  
MARCH 28, 2024  
PAGE 2 OF 2**

**CHAIR REPORT**

**STAFF REPORT**

**ANNOUNCEMENTS**

**PUBLIC COMMENTS**

**MOTION TO ADJOURN**

**PLEASE NOTE:** PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED DURING THIS MEETING, HE OR SHE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, A PERSON WITH DISABILITIES NEEDING ANY SPECIAL ACCOMMODATIONS TO PARTICIPATE IN CITY COMMISSION MEETINGS, SHOULD CONTACT THE OFFICE OF THE CITY CLERK, 23718 W US HWY 27, HIGH SPRINGS, FLORIDA 32643, TELEPHONE (386) 454-1416.

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**HIGH SPRINGS  
COMMUNITY REDEVELOPMENT AGENCY  
MINUTES  
JANUARY 25<sup>TH</sup>, 2024**

Meeting called to order by Chair Miller at 5:30pm

Pledge of Allegiance.

**ROLL CALL:**

Chair Andrew Miller – Present  
Member Byran Williams-Present  
Member Katherine Weitz- Present  
Member Tristan Grunder- Present

**STAFF PRESENT:**

Ashley Stathatos, City Manager  
Angela Stone, City Clerk  
Jami Echeverri, Assistant City Clerk  
Kristyn Adkins, Planning Technician  
Allan Alligood, Building Official  
Antoine Shepherd, Police Chief

**Approval of Agenda: Approval of Agenda for January 25, 2024 CRA Meeting.**

**Approval of Consent Agenda:**

**Approval of Minutes from August 24, 2023 CRA meeting.**

**Member Weitz motioned to approve minutes from the August 24, 2023 CRA meeting.**

**Member Grunder seconded**

**4-0**

**Discuss, Consider, and Act on CRA plan update.**

Tom Kohler, with GAI consultants, presented a brief updated CRA plan to the board.

Chair Miller asked where in the process Rails to Trails is. Mr. Kohler advised that he was unaware at this time.

**Public Comment: None**

Member Weitz motioned to move forward with getting the CRA plan updated and on the way to the county for approval

Member Grunder seconded

4-0

### **Update on Police Station Appropriation**

Chief Sheppard gave an update on the police appropriation grant and its progress and their trip to Tallahassee to discuss it.

Member Weitz asked if this could be discussed at the Legislative Active Days.

City Manager Stathatos advised in a group setting likely not but if an opportunity for a one-on-one meeting arises it would be appropriate.

Public Comment: None

### **Discuss, Consider, and Act on Farmer's Market**

Staff Bohannon gave an update on the surveys conducted for the farmers market and asked the board for potential ideas for going forward. Chair Miller asked Staff Bohannon her thoughts on what she would like to see moving forward. She advised she would like to see it energized. Bring in more events, music, better signage etc.

City Manager Stathatos also suggested updated rental contracts and specifications for what is sold at the market.

### **Public Comment:**

Sharon Decker – has had citizens request If the farmers market could be held in the morning.  
Chris Qualman – spoke of his love and support of farmers market and his enjoyment of them. He commended a vendor on her enthusiasm and advertising of the farmers market and believes that because of people like her the diversity is a great feature of the High Springs Farmers Market.

Gale Rosenboom – a vendor of the farmer's market. She stated they get a lot of visitors because they can go after work as well as catching visitors for the springs.

Sharon Yeago – former consultant for the Farmer's Market, does not agree with current management and how the farmer's market is being ran.

Sanna Cerry - a vendor of the market since 2020 loves working at and supporting the High Springs farmers market and supports the variety and diversity.

### **CHAIR REPORT:**

**STAFF UPDATE: Update on call for Façade Grants**  
Tabled Until later meeting.

**ANNOUNCEMENTS**

**PUBLIC COMMENTS**

**Member Grunder motioned to adjourn.  
Meeting Adjourned at 6:38 pm.**



## CRA Board Agenda Item Request Form

**MEETING DATE:** March 28, 2024

**SUBJECT:** Present Façade Improvement Grant Applications to CRA Board for Approval

**AGENDA SECTION:** Business Items

**DEPARTMENT:** CRA

**PREPARED BY:** Amy Bohannon, CRA Manager

**RECOMMENDED ACTION:** Please review the submitted Façade Grant Applications and decide whether to Approve or Disapprove each application.

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### Summary

With the recent roll out of the updated and increased commercial façade improvement grant program, two applications have been submitted for consideration.

**Application 1:** Carol Tate with the GFWC High Springs New Century Women's Club submitted a Façade Improvement Grant Application on January 17, 2024. The property is located at 32674 W US HWY 27, High Springs. The Women's Club is requesting this grant to help with the cost of repairing damage to the siding, window repair, and paint for the historic clubhouse that will turn 100 years old in 2025.

**Application 2:** Christy Barber with Spring Building LLC submitted a Façade Improvement Grant Application on January 29, 2024. The property is located at 23669-23677 W US HWY 27, High Springs. The request will help with the cost of replacing old and broken windows, the front door, and possibly the awnings.

**ATTACHMENTS:** Submitted Façade Grant Applications: GFWC High Springs New Century Women's Club & Spring Building LLC

**REVIEWED BY EXECUTIVE DIRECTOR:**

23666 NW 185<sup>th</sup> RD, Suite 2  
High Springs, Florida 32643



RECEIVED

JAN 17 2024

Telephone: (386) 454-6225  
Email [cra@highsprings.gov](mailto:cra@highsprings.gov)  
Web: [www.hightsprings.us](http://www.hightsprings.us)

## ***Community Redevelopment Agency***

### **COMMERCIAL FAÇADE IMPROVEMENT GRANT MATCHING PROGRAM APPLICATION (Revised)**

#### **I. Applicant / Business Information**

**Applicants' Name:** Carole Tate

**Mailing Address:** P.O. Box 1154

**City / State / Zip Code:** High Springs , FL 32655

**Phone / Fax / Email:** 352-474-0124/catate21@gmail.com

**Property Address:** 32674 West U.S. Highway 27

**High Springs, FL 32643**

**Business Name:\***

**Business Owner:** GFWC High Springs New Century Woman's Club, Inc.

**City / State / Zip Code:** High Springs, FL 32643

**Phone / Fax / Email:** 352-474-0124/catate21@gmail.com

**Property Owner:**

**Mailing Address:** P.O. Box 1154

**City / State / Zip Code:** High Springs, FL 32643

Phone / Fax / Email: / 352-474-0124/catate21@gmail.com

\*If the business is a partnership, attach a sheet listing name, address, and telephone number of each partner. N/A

\*If the business is a corporation, attach a sheet listing name, address, and telephone number of each shareholder and officer who owns any portion of the corporate stock. Publicly held companies are exempt. N/A

## **II. Description of Façade Improvement**

Please provide a brief description of the planned façade improvement: [attach sheets as necessary]

New windows for the building will provide better aesthetics along with better energy costs as they are insulated.

Attach a drawing or rendering of the planned façade improvements, as well as any additional descriptive material. ON THE BID IT MENTIONS ELEVATIONS ON PAGES 2 & 3- THESE CAN BE USED FOR THIS

Attach at least three (3) photos of the building façade in its current condition.

## **III. Cost of the Façade Improvements**

Please provide cost estimates for the planned façade improvements.

Architectural Façade Renovation:	\$20,000
Replacement or Installation of Windows and/or Doors:	\$
Replacement or Installation of Permanent Awnings:	\$Click here to enter text.
Other:Click here to enter text.	\$Click here to enter text.
Total Project Cost:	\$Click here to enter text.
Grant Funds Requested: (See page 4 for grant limits)	\$10,000

Please attach an itemized listing of costs or estimates from a minimum of three (3) licensed contractors.



#### **IV. Applicant's Acknowledgements**

Please read and initial all of the following:

CT The undersigned applicant agrees to enter into a Façade Improvement Agreement with the Community Redevelopment Agency should it receive a grant from this Program.

CT The undersigned applicant agrees to utilize any grant funds received in strict conformance with the guidelines set forth by the Community Redevelopment Agency.

CT The undersigned applicant acknowledges that the grant application must receive approval by the Community Redevelopment Agency before any construction can commence. No grants will be awarded on an application if work has been started or completed.

CT The undersigned acknowledges that if the grant application is for buildings/properties within the Historic District must receive all applicable Certificates of Appropriateness from the Historic Preservation Board before the grant application is considered for funding.

CT The undersigned applicant acknowledges he/she will be required to obtain proper permitting through the Planning, Development and Codes Department before any application will receive an "approved" grant award. This includes any changes required to obtain a building permit. Variances and/or zoning change requests must be handled prior to award approval.

CT The undersigned acknowledges that "cash receipts" submitted for reimbursement will not be accepted due to auditing requirements - NO EXCEPTIONS. The undersigned applicant shall pay for materials and services by check, money order or by credit card. Verification of payment shall be submitted with reimbursement request and Affidavit of Construction Completion.

CT Only properties located within the Community Redevelopment District are eligible for this grant.

CT All grant recipients must complete a W-9 Tax Form and will receive a 1099 Tax Form for their award.

CT The project must be completed in a timely fashion in strict accordance with the timeframe specified by the Community Redevelopment Agency within the Façade Improvement Agreement. In the event an extension is needed beyond the timeframe set in the Façade Improvement Agreement, the Grant Recipient must petition the Community Redevelopment Agency for approval documenting the reason for delay.

CT The Community Redevelopment Agency shall disburse funds to the grant recipient only upon demonstration that the work has been completed, but the entire project is not required to be completed prior to the distribution of funds. The Community Redevelopment Agency may distribute funds throughout the project.

CT The Community Redevelopment Agency shall have no liability for workmanship, design, or construction related to the project receiving grant funds under this program.

CT The undersigned applicant agrees to allow the CRA to photograph the project for use in future publications should the undersigned receive a grant under this program.

## **V. Funding**

CT Under this grant program the applicant may request up to \$10,000.

CT Grant funds can be used for up to 50% of total project costs, not to exceed \$10,000.

CT Applicants must match grant funds dollar-for-dollar for goods and/or services.

CT Work done by owner or applicant will not be funded for labor.

CT Applications will be evaluated by the Community Redevelopment Agency at a public meeting and scope and amount of grant will be determined on a case-by-case basis.

CT The Community Redevelopment Agency may make disbursements of funds to the Grant Recipient based upon the percentage of project completion.

## **VI. Checklist**

Only completed applications will be accepted so please be sure you submit the following with this application:

   +    List of all business owners including name, address and telephone number.

   Drawings or renderings of the planned façade improvements, as well as any additional descriptive material. Additional drawings or renderings may be required at the request of the Community Redevelopment Agency depending on the scope and nature of the project.

   +    Three (3) current photographs of the façade in its current condition.

   +    Itemized list of costs or estimates from a minimum of (3) licensed contractors.

   Applicable Certificates of Appropriateness.

   +    Completed W-9 Tax Form.

**VII. Applicant's Signature**

Carole Tate

Click here to enter text.

Applicant's Name

1/17/24  
Date

Carole Tate  
Applicant's Signature

1/17/24  
Date

STATE OF FLORIDA  
COUNTY OF ALACHUA

Sworn to and subscribed before me by Carole A. Tate who is personally known to

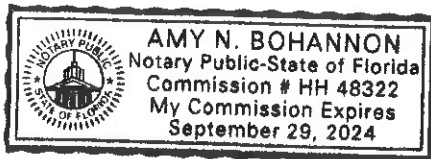
me or produced FL DL# T300-106-39-582-0 as identification, this 17 day of Jan.,

2024.

Notary's Signature

Amy N. Bohannon

SEAL:





**GENERAL FEDERATION  
of WOMEN'S CLUBS**

**GFWC HIGH SPRINGS NEW  
CENTURY WOMAN'S CLUB**

23674 West U.S. Highway 27  
High Springs, Florida 32643  
386-518-3276

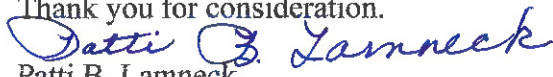
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City of High Springs, Florida Community Redevelopment Agency  
Commercial Facade Improvement-Grant Matching Program

To Whom It May Concern:

This is to confirm that Carole Tate, a member of GFWC High Springs New Century Woman's Club, has turned in paperwork for a Matching CRA Grant. Our club will be celebrating 125 years in 2025 and our clubhouse was built in 1925. We continue to try to maintain its authenticity. We are 501C3.

Thank you for consideration.

  
Patti B. Lamneck  
President





**Sterling Development Group**

**25119 NW 210 Lane**

**High Springs, FL 32643**

**12 January 2024**

**Proposal for:**

**High Springs Women's Club**

**Ms. Carol Tate**

**23674 US Highway 27**

**High Springs, FL 32643**

**Project: Siding and Painting for Rear Enclosed Screen Room and  
Store Room Addition**

**Siding Work:**

- Remove trim throughout and asphalt shingles from Gable area
- Replace rotten and/or install new dead wood as necessary
- Fir out paneled area to match plane of lap sided area
- Re-trim windows, doors and corners with James Hardie trim
- Install house wrap and new siding. Lower area and A/C Chase to be James Hardie plank. Gable end to be James Hardie Shake siding
- Install new flashing tape on windows
- Prep for painting and haul away debris
- Building Permit included
- No plumbing or electrical

**Total for siding work: \$14,965.00**

---

### Painting Options:

- Painting of new siding and trim on Rear of building only: \$1500.00
- Pressure wash and paint the entire building: \$7800.00
- Pressure wash entire building: \$600.00

Note: No wood rot replacement or general repair carpentry is included in paint entire building quote other than rear siding replacement area. Will need to be addressed separately.

Total Project Cost: \$14,965.00 plus whichever painting/washing option is elected.

Payment Terms: 33% (\$) upon proposal acceptance, 33% (\$) upon completion of siding work. Balance (\$) upon completion of painting

RSB 37 13 JAN 2024

Sterling Development: Rick Rayzor

Accepted: Carol Tate

High Springs Women's Club

## Sign and Approve

 Print

 Download

## ESTIMATE

**Blaise and Dryman & Restoration LLC** Estimate #

437

Wendy Phillips Atlas Drive

Date

Woman's Club 132088gs

01/10/2024

(386) 434-1327 (tel: (813) 367-6983)

Business / Tax #

Email: gethimroy63@gmail.com (mailto:gethimroy63@gmail.com)

813 367 6983

Description	Total
Woman's club High springs	\$9,600.00
Prep pressure wash, scrape caulk and prep exterior of building, Windows! remove all flaking or loose glazing, patch and reglaze affected area best as possible! Apply Sherwin-Williams primer and paint with Sherwin-Williams exterior super paint to customers color choice.	
Novelty siding	\$6,700.00
Install vapor barrier on existing addition on back of woman's club approximately 40 lineal feet of wall, supply and Install novelty siding and trim.	
<b>Subtotal</b>	<b>\$16,300.00</b>
<b>Total</b>	<b>\$16,300.00</b>



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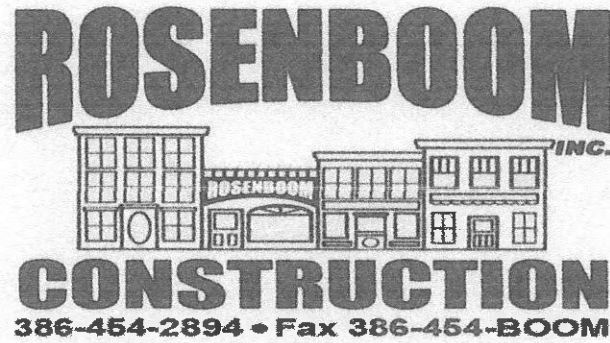
Payment due in full upon completion , Unless otherwise discuss with Blake's handyman restoration LLC

---

By signing this document, the customer agrees to the services and conditions outlined in this document.

---

Wendy Phillips



Lic # CBC1257076

Proposal to Carol Tate for work to be completed at the High Springs women's center

Remodel the rear added on section of the building this work will be completed as described .

The lower part will be prepped for application of horizontal lap siding . Prep will be firing & addition of 7/16 osb where needed in order to give a suitable & flat surface to install the siding. Siding will be hardie plank brand siding with hardie trim .

The upper part will be we'll use the same product but we use their board & batton product over the old shingles and around the box that houses the HVAC duct work. We'll repair the rotted wood on the old soffit & cover that rear section of fascia with aluminum . All of the above described work will painted to match the existing building . This estimate assumes that all the un seen structural material is solid & acceptable to be gone over .

Includes a city permit , work comp & Liability insurance & removal of debris .

Cost for the above described work is 21,652.00

Thanks Scott Rosenboom

# ESTIMATE

## Prepared For

High Springs Women's Club

### Innovative Woodworks LLC.

12727 Sw. 86th. Union  
Lake Butler, Florida 32054  
Phone: (352) 235-2088  
Email: carr34@windstream.net

Estimate # 77

Date 02/08/2024

Description	Total
Double-hung window restoration	\$2,200.00
Includes stripping, priming and re-glazing, replacing any glass that is cracked or broken, repair or replace any damaged wooden parts, new sash cords and locks to function as new. Does not include staining or painting. Price is per unit.	
Side/single tilt out window restoration	\$1,800.00
Includes stripping, priming and re-glazing, repair or replace damaged wooden parts, sizing and fitting to the opening to function as new. Does not include staining or painting. Price is per unit.	
<b>Subtotal</b>	<b>\$4,000.00</b>
<b>Total</b>	<b>\$4,000.00</b>

High Springs Women's Club

Description of improvements:

Remove rotten siding

Replace with Hardie siding or pine novelty siding

Install flashing tape on windows

Pressure and paint building

Restore windows to original appearance

Vince Robinson CGC1511550 CCC1328781  
27605 NW CR 239  
Alachua, FL 32615  
(352)339-5280

Date	Estimate #
1/16/2024	24-149

Name / Address
High Springs Womens Club 23674 W. US Hwy 27 High Springs, FL 32655

Description		Total
<p>Labor and material to perform the following:</p> <p>Install 500 sq ft of hardiplank lap siding and trim on rear lower portion of building</p> <p>Install 400 sq ft of hardishake siding and trim on rear gable</p> <p>Paint all newly installed siding and trim with 1 coat of paint, additional coat of paint will be and additional charge of \$1500.00</p> <p>Estimate does not includes permit</p> <p>Sagging joist in rear building can be jacked up and shored at an additional cost to estimate</p> <p>*Contractor is responsible for debris removal and job clean up.</p> <p>*Advance payment of 50% due at job start up and balance to be paid in full at job completion.</p> <p>* THIS ESTIMATE BECOMES A BINDING CONTRACT WHEN AGREED AND SIGNED BY BOTH PARTIES**</p> <p>THANK YOU FOR YOUR BUSINESS!</p> <p>SIGNATURE_____ SIGNATURE_____</p>		15,000.00
Licensed and Insured	<p><b>Total</b> \$15,000.00</p>	

vsrccontracting@windstream.net

Description of improvements:

Remove rotten siding.

Replace it with Hardie plank.

Install flashing tape on windows.

Pressure and paint building

23666 NW 185<sup>th</sup> RD, Suite 2  
High Springs, Florida 32643



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Email [cra@highsprings.gov](mailto:cra@highsprings.gov)  
Web: [www.highsprings.us](http://www.highsprings.us)

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JAN 30 2024

## **Community Redevelopment Agency**

### **COMMERCIAL FAÇADE IMPROVEMENT GRANT MATCHING PROGRAM APPLICATION (Revised)**

#### **I. Applicant / Business Information**

**Applicants' Name:** Spring Building LLC

Mailing Address: 18575 High Springs Main Street, Suite 50

City / State / Zip Code: High Springs, FL 32643

Phone / Fax / Email: 352-339-6040 [ccbarber@yahoo.com](mailto:ccbarber@yahoo.com)

**Property Address:** 23669-23677 W US Hwy 27

High Springs, FL 32643

**Business Name:**\* Spring Building, LLC

Business Owner: 18575 High Springs Main Street, Suite 50

City / State / Zip Code: High Springs, FL 32643

Phone / Fax / Email: 352-339-6040 [ccbarber@yahoo.com](mailto:ccbarber@yahoo.com)

**Property Owner:**

Mailing Address: SAME AS BUSINESS OWNER

City / State / Zip Code: [Click here to enter text.](#)

Phone / Fax / Email: / [Click here to enter text.](#)

#### IV. Applicant's Acknowledgements

Please read and initial all of the following:

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CB The undersigned applicant agrees to utilize any grant funds received in strict conformance with the guidelines set forth by the Community Redevelopment Agency.

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CB The undersigned applicant acknowledges he/she will be required to obtain proper permitting through the Planning, Development and Codes Department before any application will receive an "approved" grant award. This includes any changes required to obtain a building permit. Variances and/or zoning change requests must be handled prior to award approval.

CB The undersigned acknowledges that "cash receipts" submitted for reimbursement will not be accepted due to auditing requirements - NO EXCEPTIONS. The undersigned applicant shall pay for materials and services by check, money order or by credit card. Verification of payment shall be submitted with reimbursement request and Affidavit of Construction Completion.

CB Only properties located within the Community Redevelopment District are eligible for this grant.

CB All grant recipients must complete a W-9 Tax Form and will receive a 1099 Tax Form for their award.

CB The project must be completed in a timely fashion in strict accordance with the timeframe specified by the Community Redevelopment Agency within the Façade Improvement Agreement. In the event an extension is needed beyond the timeframe set in the Façade Improvement Agreement, the Grant Recipient must petition the Community Redevelopment Agency for approval documenting the reason for delay.

CB The Community Redevelopment Agency shall disburse funds to the grant recipient only upon demonstration that the work has been completed, but the entire project is not required to be completed prior to the distribution of funds. The Community Redevelopment Agency may distribute funds throughout the project.

CB The Community Redevelopment Agency shall have no liability for workmanship, design, or construction related to the project receiving grant funds under this program.



**VII. Applicant's Signature**

Click here to enter text.  
Spring Building LLC - Christy Barber  
Applicant's Name

Click here to enter text.  
1/29/24  
Date

Chybe  
Applicant's Signature

1/29/24  
Date

STATE OF FLORIDA  
COUNTY OF ALACHUA

Sworn to and subscribed before me by Christy Barber who is personally known to

me or produced \_\_\_\_\_ as identification, this 29<sup>th</sup> day of January,

20 24.

Notary's Signature Heather Clarich

SEAL:



HEATHER N. CLARICH  
Commission # HH 117131  
Expires May 25, 2025  
Bonded Thru Budget Notary Services



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
SPRING BUILDING LLC

### Filing Information

**Document Number** L21000198329  
**FEI/EIN Number** 87-2628967  
**Date Filed** 04/28/2021  
**State** FL  
**Status** ACTIVE

### Principal Address

23669 W. U.S. HWY 27  
HIGH SPRINGS, FL 32643

### Mailing Address

18575 High Springs Main Street  
SUITE 50  
HIGH SPRINGS, FL 32643

Changed: 11/08/2022

### Registered Agent Name & Address

Barber, Christy Collar  
15806 NW 78th Ave  
Alachua, FL 32615

Name Changed: 01/24/2022

Address Changed: 01/24/2022

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

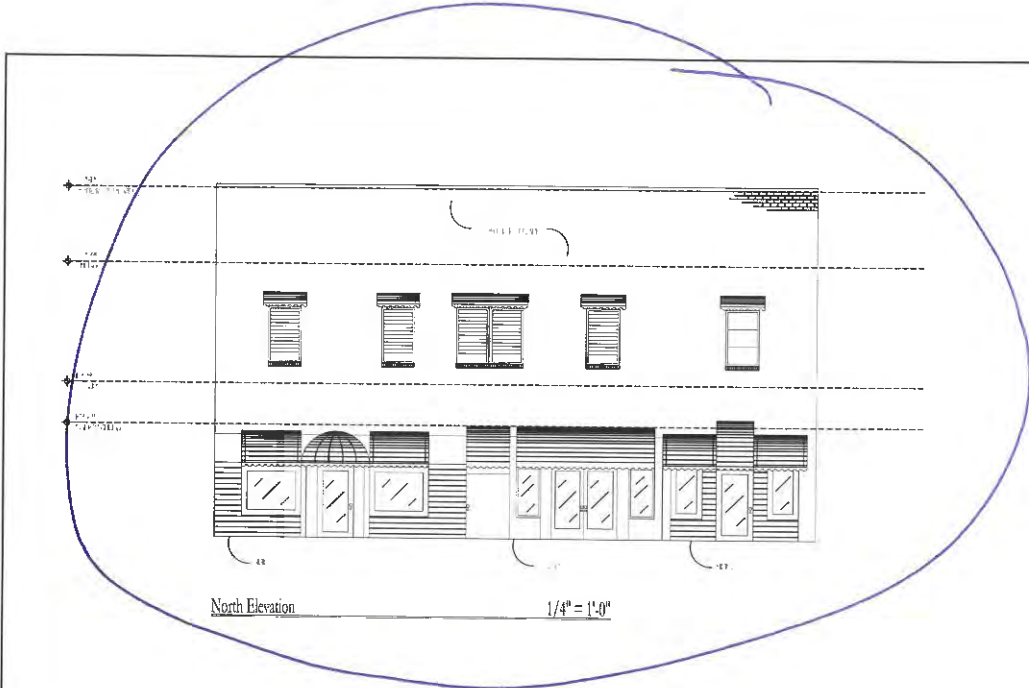
COX, MARTIN  
18245 NW 235TH ST.  
HIGH SPRINGS, FL 32643

Title AMBR

COX, JESSICA  
18245 NW 235TH ST.  
HIGH SPRINGS, FL 32643

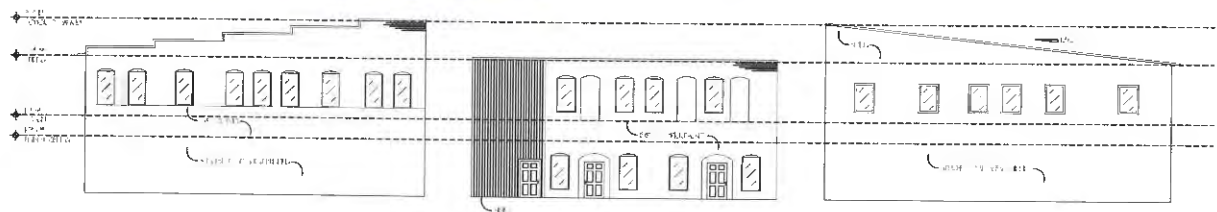
Title AMBR

BARBER, KELLY  
15806 NW 78TH AVE.  
ALACHUA, FL 32615



Front

North Elevation 1/4" = 1'-0"



East Elevation 1/8" = 1'-0"

South Elevation 1/8" = 1'-0"

West Elevation 1/8" = 1'-0"

Digitally signed  
by Jennifer A  
Langford  
Date: 2022.01.02  
18:37:44 -05'00'







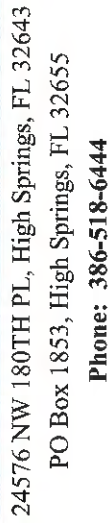








1111



Model:

**Contact:**

Lot:

Customers ORDER#:

Customers PO#:

Rev. **BOBBY**

Contact Info:

marks: THIS IS A SPECIAL / PRODUCTION ORDER. PLEASE CHECK ALL SPECIFICATIONS AND DETAILS! THIS ORDER IS NOT SUBJECT TO RETURN OR CANCELLATION ONCE APPROVED. PLEASE SIGN AND DATE BELOW AND RETURN TO INVOICE@ORMEYERS.COM.

Date \_\_\_\_\_

	\$	1
	\$2.80	

**Total**

Est Delivery Date

[illegible]

\*Front Windows \$2351.08

Quote Date: 1/23/2024



Customer Name:

Address:

Phone:

Fax:

Customer Information:

Project Name: BARBER

Quote Name: CUSTOM DESIGN RENOVATIONS

Quote Number: 5043981

Order Date: Quote Not Ordered

PO Number:

Comments:

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
--------------	----------------	---------------------	-----------------------------

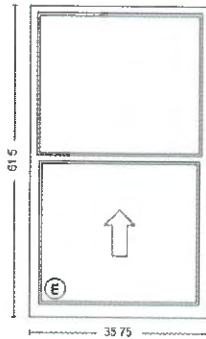
Line Item: 100-1

None Assigned

Quantity: 20

RO Size: 36.25" X 62"

Unit Size: 35.75" X 61.5"



\*\*\* PRODUCT \*\*\*

Row 1 3540 Single Hung - Vent - 1 Units - 35.75W x 61.5H

\*\*\* DIMENSIONS \*\*\*

35.75W x 61.5H

\*\*\* FRAME \*\*\*

South, Vinyl, Frame Type - Fin, Exterior Color - White

\*\*\* GLASS \*\*\*

Glazing Type - Insulated, Glass Tint - Clear, HP Low-E, Glass Strength - SSB

\*\*\* SCREEN \*\*\*

Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes

\*\*\* WRAPPING \*\*\*

Extension Jambes - None, J-Channel - None

\*\*\* NFRC \*\*\*

Series 3540::SingleHung, U-Factor::0.33, SHGC::0.23, VT::0.45

\*\*\* Performance \*\*\*

Series 3540::SingleHung, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3540 SH, Rating Type::DesignPressure, Performance Grade::LC-PG35\*, Water Rating::5.43, FL ID::41886, STC Rating::27, OITC Data::23

Side & back windows

Unit Price: \$282.04

**3540 Single Hung - Vent - 3052**

Extended Price: \$5,640.80

Units are viewed from the Exterior

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
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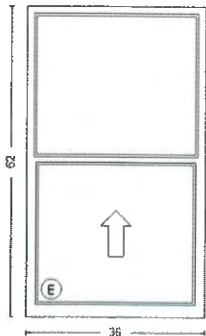
Line Item: 200-1

None Assigned

Quantity: 4

RO Size: 37.75" X 63"

Unit Size: 36" X 62"



\*\*\* PRODUCT \*\*\*

Row 1 3540 Single Hung - Vent - 1 Units - 36W x 62H

\*\*\* DIMENSIONS \*\*\*

36W x 62H

\*\*\* FRAME \*\*\*

South, Vinyl, Frame Type - Flange, Exterior Color - White

\*\*\* GLASS \*\*\*

Glazing Type - Insulated, Glass Tint - Clear, HP Low-E, Glass Strength - SSB

\*\*\* SCREEN \*\*\*

Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes

\*\*\* NFRC \*\*\*

Series 3540::SingleHung, U-Factor::0.33, SHGC::0.23, VT::0.45

\*\*\* Performance \*\*\*

Series 3540::SingleHung, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3540 SH, Rating Type::DesignPressure, Performance Grade::LC-PG35\*, Water Rating::5.43, FL ID::41886, STC Rating::27, OITC Data::23

Front

Unit Price: \$282.04

**3540 Single Hung - Vent - F25**

Extended Price: \$1,128.16

Units are viewed from the Exterior



[illegible]Accepted By:  Please Print Name

**Signature:** \_\_\_\_\_

Date: \_\_\_\_\_

**All ratings are for individual windows and doors only. Contact your sales representative for information regarding mulled or stacked units.**

**MI is not responsible for quoting errors. Verify that the quote is up-to-date and the accuracy of all information on the quote before placing an order. Line-Item Comments should not be used to alter configurations. Also verify product options and ratings on the Order Acknowledgment as it gives the most up-to-date product information and product ratings. Immediately report any differences to MI.**

**All sales are subject to and incorporate MI's Terms and Conditions of Sale and Limited Lifetime Product Warranty, which are available from MI and should be reviewed prior to placing an order. Any additional terms submitted by a customer or contained on its purchase order are rejected and shall not apply to this quote or any later sale unless expressly agreed by MI in writing. See MI's Field Testing Policy for field testing requirements and associated costs. The scope of responsibility of MI for product supplied is stated exclusively within this quote and the aforementioned documents.**

**For Information regarding MI's Product Handling Recommendations, please visit [miwindows.com/handling](http://miwindows.com/handling)**



Allgard Manufacturing, LLC is a subsidiary of MI Windows and Doors, LLC

SHEPARD WINDOW SERVICES  
184 SW MAYFAIR LANE  
LAKE CITY FL 32024

Estimate

Date	Estimate #
4/27/2023	2422

Name / Address
CHRISTY BARBER

Project				
LOCATION	Qty	Description	Each	Total
Front of building	9	8500 WHITE LOW-E W/SCREENS		
	4	3052 SH 1/1	275.00	2,475.00T
	1	25 SH 1/1	275.00	1,100.00T
	1	25 SH TWIN 1/1	630.00	630.00T
Subtotal				\$4,205.00
Sales Tax (7.5%)				\$315.38
Total				\$4,520.38



## CRA Board Agenda Item Request Form

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**MEETING DATE:** March 28, 2024

**SUBJECT:** High Springs Community Redevelopment Annual Report FY 2023

**AGENDA SECTION:** Business Items

**DEPARTMENT:** CRA

**PREPARED BY:** Amy Bohannon, CRA Manager

**RECOMMENDED ACTION:** N/A

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### **Summary**

Per Florida Statute 163.371 Community Redevelopment Agencies are required to file an annual report with the creating agency and publish the report on the CRA's website. Attached is the High Springs Annual Report for FY 2023.

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**ATTACHMENTS:** City of High Springs CRA Annual Report FY 2023

**REVIEWED BY EXECUTIVE DIRECTOR:**

2022 - 2023

# CITY OF HIGH SPRINGS CRA ANNUAL REPORT





## INTRODUCTION

A Community Redevelopment Agency (CRA) is a dependent special district in which any future increases in property values within the district are set aside to support redevelopment activities to eliminate conditions of slum and blight, improve the economic vitality of the district, and enhance the tax base through redevelopment activities and the establishment of public/private partnerships within the district. Community Redevelopment Agencies are authorized by Florida Statute (Chapter 163, Part III) and created at the local level by cities and counties for the purpose of carrying out redevelopment activities that include revitalizing dilapidated buildings and neighborhoods, improving public infrastructure and amenities, creating jobs, and enhancing the quality of life for residents.

The High Springs Community Redevelopment District was created by the City of High Springs in December 1986 to implement the community redevelopment activities outlined in Chapter 163, Florida Statutes. The High Springs CRA is set remain in effect through Fiscal Year 2030-2031. The CRA District currently encompasses approximately 109 acres comprised of the downtown business district and surrounding area. The five City Chamber Members serve as the CRA Board and help make decisions concerning the City of High Springs CRA district.

The Community Redevelopment Agency Plan serves as the primary guide for all CRA activities and projects. Community Redevelopment Districts must maintain an independent trust fund and expend those funds only in their designated districts. Community Redevelopment Agencies administer the projects within the CRA District. Community Redevelopment Boards direct the activities of the CRA. The High Springs CRA is funded through tax increment financing (TIF) contributions by Alachua County and the City of High Springs.

FY 2023 (October 1, 2022 - September 30, 2023) was a successful and productive year for the High Springs Community Redevelopment Agency (CRA). This report provides a brief highlight of the programs and activities supported by the CRA. The report also provides a brief financial overview of the CRA Trust Fund.



### **CRA BOARD** (FROM RIGHT TO LEFT)

**Chair Tristan Grunder**

**Vice Chair Katherine Weitz**

**Board Member Byran Williams**

**Board Member Gloria James**

**Board Member Ross Ambrose**

### **CRA STAFF**

**City Manager: Ashley Stathatos**

**Executive Director: Bruce Gillingham**

**CRA Manager: Amy Bohannon**

CURRENT CRA DISTRICT





### GAI PLAN UPDATE

GAI Consulting rewrote our High Springs CRA Plan to include the need for expansion area based on the Finding of Necessity that was completed In August 2022 and adopted by the CRA Board August 2023. The updated plan was presented to the board and approved at the August 2023 meeting. The next step will be to present the updated plan to the Alachua County Commission for hopeful approval in 2024.





This map illustrates the geographical extent of the High Springs Community Redevelopment Area (CRA) and its proposed expansion. The existing CRA is shaded in orange, while the expansion area is highlighted in green. The combined 'Expanded High Springs CRA' is delineated by a green border. Individual land parcels are shown as thin black outlines. The map features a network of streets, including NW 247th St, NW 187th Rd, and NW 188th Ave. Key landmarks such as the Post Office, City Hall, and various churches are labeled. A legend in the bottom-left corner provides a key for the map's color coding and symbols. A north arrow is positioned in the top-right corner.

- High Springs CRA
- Expansion Area
- Expanded High Springs CRA
- Parcels

## FACADE GRANT:

The grant matching program is used to assist in mitigating blight, increasing tax assessed values, and public appearance. For every dollar that the CRA put towards the facade grant, the property owner contributed at least one dollar. By leveraging CRA funds as matching grants, the money was invested back into the CRA district.

Prohibition Pizza received a \$5000 facade grant. The transformation from a rundown corner into a sophisticated centrally located Pizzeria is what this facade grant program is all about.

BEFORE



AFTER



In FY 2023 the Facade grant was rewritten and updated to increase the potential total per grant from \$5000 to \$10000. Supporting grant documents were created and will roll out in late October 2023. With the current economic environment, we believe that this increase will encourage an escalation in revitalization efforts in the business district by the private sector.



## BEAUTIFICATION

In FY 2023 many beautification projects took place. New Fall banners, reworked wreaths, landscaping, planters, and hanging baskets were placed along Main ST, HWY 27, and NW 185th RD to beautify our wonderful community and enhance the charm and appearance.

## SELF WATERING DESERT PLANTERS

The planters and hanging baskets are self-watering containers that are carefully engineered to allow the plants to soak up what they need while conserving water and other resources. By requiring less hands-on daily maintenance, the planters are a conscientious environmental decision for our beautiful community.



## FALL BANNERS

Fall Banners were added to our banner program. The festive banners helped enhance the beauty and sense of Autumn in our CRA Business District.



## LANDSCAPING

Landscaping improvements were made throughout downtown. These improvements were planned in FY 2022 and were funded and completed in Spring 2023. Dead and outdated trees and shrubs were removed and replaced with new native plants. River rock and irrigation were added to finish out the function and design of the newly landscaped spaces.

## FLASHING LED LIGHT AT CROSSING

LED Flashing Crosswalk System was planned for in FY 2022 and funded and completed in FY 2023. The LED Flashing Crosswalk System was installed at NW 185th Road and High Springs Main ST. Brick pavers were added to round out project and improve the aesthetic appearance.

## HAND RAILINGS

New safety hand railings were planned for in FY 2022 and funded and installed in FY 2023. The railings are outside the Chamber of Commerce Building.



DOWNTOWN MURALS

A beautiful visual environment is absolutely essential to economic growth. It is also important for developing culture and remembering High Springs history.

Murals accomplish both goals. This year a local nonprofit, The Heart of High Springs held a festival The Walldogs Dive Into High Springs. Eleven downtown large-scale murals representing High Springs history and beauty were designed and painted during a three day festival. The murals are a representation of High Springs past, present, and future.



- 

**SANTA FE RIVER**  
South side of Air America Building
- 

**PLANT RAILROAD**  
South side of Dean Davis Building
- 

**THE EDUCATORS**  
Under Farmer's Market Pavilion
- 

**FLORIDA COWBOYS**  
South side of Duke Energy Building
- 

**INDIGENOUS INDIANS**  
East side of McCall's TV Sales & Service
- 

**CHILDRENS MURAL**  
Near HS Chamber of Commerce
- 

**AGRICULTURE**  
Under Farmer's Market Pavilion
- 

**BELLEMY ROAD**  
North side of Thompson's Flower Shop
- 

**THE PRIEST THEATER**  
South side of Prohibition Pizza
- 

**CAVE DIVING**  
Under Farmer's Market Pavilion
- 

**HIGH SPRINGS SPEEDWAY**  
South side of Dean Davis building
- 





## APPROPRIATION FOR THE PRIEST

In FY 2023 the City of High Springs applied for and acquired an appropriation grant from the State of Florida, Department of State, Division of Historical Resources.

The Priest Theater is a 1910 era historic building located in downtown High Springs. It was one of the oldest running movie theaters in the state until COVID hit, upon which time it closed. In the last few years, the Priest Theater has encountered structural issues which make it uninhabitable. It now sits vacant and in blighted condition.

The Priest Theater is located on prime real estate in the heart of the downtown CRA District. Revitalization of the building will be a catalyst project that will stimulate development throughout the downtown area. As one of the longest running movie theaters in Florida, the Priest Theater is an important part of Florida's heritage. The state of Florida recognizes this and agreed to the appropriation grant of \$1,040,450 to preserve this cultural landmark. The state funds if accepted will be used to acquire the building, repair the roof, make structural improvements, etc. to prevent the collapse of the building and a loss of history.

The High Springs Commission will decide in FY 2024 whether to accept the appropriation and begin the acquisition process for the property.



## FACILITIES AND MUNICIPALITIES PLAN

GAI Consultants and city staff have been engaged in creating a master plan for the eight acres of publicly owned land around City Hall, identified in the CRA Strategic Plan as the Civic Campus. A place that can accommodate a variety of uses, for both new civic facilities and enhanced recreational open space. It was created with community input to provide a plan for High Springs future and to ensure that public land and facilities in the CRA District are utilized to their highest and best use. The Facilities Plan is complete and ready to present to the CRA Board in 2024.





# COMMUNICATION AND PROMOTIONAL ACTIVITIES

## FARMERS MARKET

The CRA sponsors the High Springs Farmers Market to create a weekly event that not only provides access to fresh, local food but also builds community and brings visitors to the CRA District.

For over twenty years, the High Springs Farmers Market has provided space for local farmers, ranchers, and bakers to sell their fresh, wholesome products. With the High Springs Farmers Market being in existence for over twenty years it has reduced in size and attendance. We decided that it was time to evaluate the market, so we conducted a Farmers Market Workshop, Farmers Market Survey, and a Vendor Survey. The data shows that residents would like more variety and farmers.

The CRA is presenting the data to the board in 2024 for evaluation. Our goal is to invigorate the market and to bring awareness and excitement thus increasing community participation and attendance. In 2024 we intend to curate the High Springs Farmers Market into a destination and a perfect fit for the High Springs Community.



## BILLBOARD

Our historical and culturally significant Downtown CRA truly is a “Gateway to the Springs” and like any tourist community this requires sharing all that we have to offer. To better serve our business community and our residents, we renewed the billboard placed on I-75 Southbound, north of Lake City. In 2024 we will possibly look into alternate locations for the billboard in order to be the most effective.





## HOLIDAY POLICING INITIATIVES

The High Springs Police Department, in partnership with the High Springs CRA, developed an innovative comprehensive program to improve actual and perceived security within the CRA District. Area residents, businesses, customers, and tourists attend the many events in the downtown CRA Business District making it a destination location. Through an interlocal agreement, HSPD provided enhanced policing services to ensure the safety of all in attendance.



## EVENTS IN THE DISTRICT

This past year, the High Springs CRA district was home to many family friendly events. The High Springs CRA directly co-sponsored with the High Springs Chamber of Commerce, Kiwanis, the City of High Springs Police Department, and City Departments to strive to provide safe downtown events and initiatives. Below are several events that were held in the High Springs CRA District during FY 2023.

- WALL DOGS DIVE INTO HIGH SPRINGS (HEART OF HIGH SPRINGS)
- PIONEER DAYS (CHAMBER OF COMMERCE)
- FALL FESTIVAL (CHAMBER OF COMMERCE)
- ART WALKS (LANZA, UNIQUE NOTIONS)
- CHRISTMAS PARADE (CHAMBER OF COMMERCE)
- CHRISTMAS TREE LIGHTING (CHAMBER OF COMMERCE)
- CAR SHOWS (LYONS CLUB, HIGH SPRINGS BREWERY)
- PUMPKIN CARVING CONTEST (KIWANIS)
- AND MANY OTHER EVENTS IN THE CRA DISTRICT



## FINANCIALS

### PROJECTS STARTED & COMPLETED

• CRA Strategic Plan Update	\$14,700
• Municipalities Plan	\$38,700
• Priest Theater Appraisal	\$2850
• Farmers Market Consultant	\$4000
• LED Flashing Crosswalk and Brick Pavers	\$14,000
• Downtown Landscaping Improvements	\$13,000
• Self-Watering Planters and Plants	\$8000
• CRA Building Improvements	\$5300
• Chamber Rails and Sidewalk Repair	\$11,500
• Facade Improvement Grant Program	\$5000
• Fall Banners for Antique Light Poles	\$5100
• Holiday Decorations	\$20,000
• Policing Initiatives	\$9500
• Communication and Promotional Activities	\$7000

<b>TOTAL COST OF ALL PROJECTS</b>	<b>\$158,650</b>
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<b>Total Expenditures from Redevelopment Trust Fund</b>	<b>\$299,525</b>
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1989, Original Assessed Property Value	\$3,382,000
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January 1, 2023 Total Assessed Property Value	\$25,779,357
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The official budget and latest financial audit can be found on the City of High Springs website: [www.highsprings.gov](http://www.highsprings.gov)



## LOOKING FORWARD

The future fiscal year in the CRA District is full of promise. With the changes to the facade grant program the downtown businesses should be looking their best. We will continue to implement the vision the community created during the planning process and keep the CRA Strategic plan on track.

The CRA Strategic Plan serves as the guide to CRA projects and accomplishments. The focus areas of our plan include Economic Development, Sense of Place and Appearance, Transportation, Access & Mobility, Civic and Open Spaces, Environmental Sustainability, & Keepers of the Vision.

The High Springs CRA will strive to maximize the quality and impact of redevelopment for the benefit of High Springs citizens, visitors, our CRA, the City of High Springs, and Alachua County.



