

AVON PARK CRA BOARD

Regular Meeting

Avon Park Community Center
310 W Main Street
Avon Park, Fl 33825
April 24, 2017
5:30 PM

(Please turn off pagers and cell phones)

A. OPENING

1. Invocation
2. Pledge of Allegiance
3. Roll Call

B. CONSENT

4. Approval of Minutes of March 27, 2017 Regular Board Meeting

C. ADMINISTRATIVE

7. Alice Oldham, Rotary
8. Cost Analysis Brickell Building
9. Façade Grant Castle on Delaney

E. ADJOURN

Any person who might wish to appeal any decision made by the Avon Park CRA of the City of Avon Park, Highlands County, Florida, in public hearing or meeting is hereby advised that he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made which will include the testimony and evidence upon which such appeal is to be based. Any person with disabilities requiring accommodations in order to participate should contact the City Manager prior to the meeting at 863-452-4403.

CRA BOARD
MINUTES REGULAR MEETING
Community Center
310 W Main Street
March 27, 2017
5:30 PM

Members Present: Mayor Garrett Anderson, Deputy Mayor Brenda Gray, Councilwoman Doral Smith, and Councilman Jim Barnard, Councilman Terry Heston.

Absent: None

Others Present: City Clerk Bonnie Barwick, Public Service Director Jason Lister, City Attorney Gerald Buhr, Director of Administrative Services Bea Ramirez, City Manager Julian Deleon

Mayor Garrett Anderson called the meeting to order at 5:30PM

The invocation was given and the Pledge of Allegiance was recited. The roll was called and a quorum was present.

B-4 **Motion** by Deputy Mayor Gray, Seconded by Councilman Barnard to approve the minutes of February 27, 2017 as presented. Motion passed unanimously.

Dom Caledrone gave a presentation regarding having businesses in the Brickell Building. He suggested fixing up two small units, renting or selling them. Then fix up two more until all 10 units could be rented or sold. His idea was a deli or ice cream parlor or small business like that. Then rent or sell the back units for office space. It was pointed out that the building needed a new roof and it would cost up to \$100,000.00 with the roof and the sprinkler system. After further discussion it was agreed that Mr. Caledrone work up a cost estimate what it would take to bring the building up to code and present it to the Board.

Councilman Jim Barnard asked if Chief Batz was going to be the fire inspector. City Manager Deleon stated that Chief Batz was very busy, he had put together the specs for the new fire truck, he was recruited and also redoing the bunk area. So the City was going to keep Kerry Barnett as the Fire Inspector at this time. A member of audience addressed the Council regarding the bathrooms at Donaldson Park. He said there was a lot of vandalism going on. City Manager Deleon stated that there were cameras at the entrance to the bathrooms but it was hard to pin point who was doing the vandalism at the bathrooms. Also the Staff had repaired the doors and was getting ready to paint them. He also reported that he had been to West Palm Beach and to Wauchula and Jimmy Runner had been to Bowling Green and all the bathrooms in the Parks were very rustic.

The Board agreed that the Main Street CRA Advisory Board could have their meeting whenever they felt they needed too.

Shirley Johnson addressed the Board regarding the Façade Grant for the Lakeside Historical Cemetery. The South Side CRA Advisory Board had approved it for the amount of \$3,200.00. After further discussion regarding the cleaning and beautification of the cemetery, **Motion** made by Councilman Heston, Seconded by Councilman Barnard to approve the Façade Grant in the amount of \$3,200.00 for the Lakeside Historical Cemetery. Motion passed unanimously.

Meeting adjourned at 6:15 P.M.

Attest: Bonnie Barwick, City Clerk

Mayor Garrett Anderson

4/10/17

BRICKELL BUILDING FINANCIAL PROJECTIONS

CASH OUT:

ACQUISITION COST	\$ 325,000
REPAIR ROOF	75,000
COST PREPARE 10 UNITS X 10K EACH	<u>100,000</u>
PROJECTED CASH OUT	\$ 500,000

CASH IN:

3 YEAR PLAN

SALE 10 UNITS @ \$50,000 EACH \$ 500,000

CITY HOLDS MORTGAGE FOR
\$50,000 @ 10% INTEREST PER YEAR
WITH THREE YEAR BALLOON PAYMENT

INTEREST \$5000 PER UNIT PER YEAR \$ 416,67 mo.

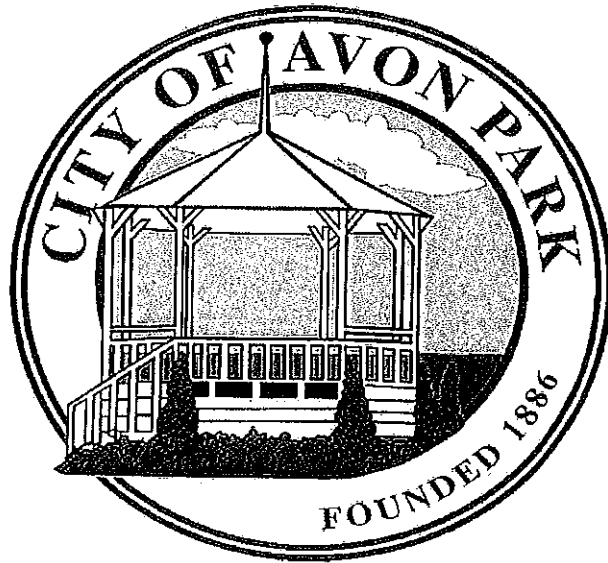
10 UNITS X \$5000 PER UNIT X 3 YEARS \$ 150,000

TOTAL PROJECTED CASH IN 3 YEARS \$ 650,000

Community Redevelopment Agency

SOUTH SIDE

FAÇADE GRANT APPLICATION



The City of Avon Park
Southside Community Redevelopment Agency
110 E. Main St., Avon Park, FL 33825
863/452-4411 – FAX 863/452-4413

Facade Grant Application

Date: 3/21/2017

Applicant's Name: Casthewon Selang

Property Address: 212 Hal McRae Blvd.

863-901-7918
Business phone cell phone home phone FAX

- Applications are based on appropriated funding designated for the CRA Program and are on a first come first served basis. Only one grant per five year period allowed.
- Application submittal does not guarantee funding. Application forms must be complete at time of submittal. Incomplete submittals will not be accepted.
- If funding is unavailable, applicant will be notified and will need to re-apply.

*****CRA funds cannot be used as a code enforcement remedy*****

Is property in compliance with code enforcement***? Yes ___ No ___
Staff initials

For home grants: Is the property Owner Occupied? Yes ___ No ___

Please provide the following:

1. Last three months of water bill
2. Last three months of electric bill

Summary of Proposed Improvements Remove & Replace Back step
Add & Repair Front Saloon and Install new
carriage At front and back - Complete paint exterior of
building.

For business grants: Is property an actively staffed business? Yes ___ No ___

Please provide the following:

1. Last three months of utility bills (water/ electric)
2. Copy of current occupational license
3. Days/ Hours of operation: Mon Thu Sat 7am - 10:30pm.
Days Hours open
4. Number of employees at location: 4

Summary of Proposed Improvements Boat liftation & Remodeling
Saloon, Decking, Stone & Carriage exterior.

Please attach the following information to the application:

1. Photographs clearly showing existing condition of the façade, including close-up showing detail, and long shots showing adjacent structures.
2. Samples of all colors, to include paint, awnings, etc., and a sample of awning material if available.
3. Include historic photo if available on historic properties.
4. Applications are based on appropriated funding designated for the CRA Program and are on a first come first served basis.

SECTION (A) GRANT TYPES:

Home Façade Grants are available for the exterior improvements of homes. Total allowable funds per home are **75% of costs up to a maximum of \$1,500** per individual home inhabited by home owner. **EXAMPLE: If a project is \$1500, then the owner would have to pay 25% of the total which is \$375.00... if the project is \$1000, home owner would pay \$250.** If approved, funds will be reimbursed to owner after job is complete with copy of cancelled check(s) or other verifiable proof of payment to contractor showing payment made to contractor(s). **Project shall be complete within 4 months of approval.**

Business Grants are available for the improvement of storefronts. Total allowable funds per business are **50% of costs up to a maximum of \$5,000** per individual storefront. Business site must be an active business with approved City Occupational License. If approved, funds will be reimbursed after job is complete with copy of cancelled check(s) or other verifiable proof of payment to contractor showing payment made to contractor(s). **Project shall be complete within 4 months of approval.**

Aside from exterior façade rehabilitation; the Southside CRA does allow for interior repairs for ADA compliance (handicap accessible) for Business Matching Grants only.

Funding is not retroactive on projects started before CRA Board approval. Approved projects will be reviewed and monitored to insure the work is progressing in a timely fashion. Changes in the scope of approved work and or construction change orders that differ in the scope of work from the original approved plan need to be addressed with the CRA Board prior to any new work or applicant may not be reimbursed.

TYPE OF FAÇADE GRANT REQUEST

Home Façade Grant

Business Store front Grant

TOTAL COST OF PROPOSED IMPROVEMENTS
(Obtain and attach at least two bids/quotes for this project). Company license and logo must be on the quote.

\$ 13450.00

TOTAL AMOUNT OF GRANT REQUESTED
(see Section "A" Grant Types)

\$ 6735.00

I understand this application for a Façade Grant requires that I comply with the design guidelines established by the City of Avon Park CRA Board, and that the money will be granted on a reimbursable basis. Work not approved by the CRA Board will not be funded. I understand that work needs to be completed within four (4) months from the date of approval by the CRA Board.

I also understand that the work and attachments must remain as part of the real property and reside within the CRA target area. I also give my permission to the CRA Board to place a "Redevelopment by Design" sign on my property during the improvement phase for a minimum of 30 days during and after completion.

The CRA reserves the right to accept or reject any application, or part thereof.

Maxine Beadle
PRINT PROPERTY OWNER'S NAME

Maxine Beadle
PROPERTY OWNER'S SIGNATURE

3/24/17
DATE

PRINT LESSEE'S NAME

LESSEE'S SIGNATURE

DATE

FACADE GRANT GUIDELINES

The Design guidelines and CRA requirements call for the following:

1. Changes to the façade of (building or residence) will not remove, alter, damage or cover up significant architectural features of the building which are original or which reflect a major alteration that is itself architecturally coherent, or which help create a unified and attractive appearance to the building and those adjacent to it.
2. Changes to facades will either: (A) partially or fully restore the appearance of the building based on actual evidence, including photographs, written documentation, data on the building site or other data or, (B) represent a modern treatment, if appropriate, that blends into and is compatible with the building and those adjacent to it.
3. In general, repair and preservation of existing structures and facades is encouraged, unless those alterations will result in an incoherent, unattractive or inharmonious appearance.
4. For facades that have been substantially altered previously, and for which a modern treatment is chosen, such a treatment will conform to the features, material rhythms, colors and general appearance of the building and those adjacent to it, particularly if the building is in a row of other buildings with identical or similar design.
5. Paint colors will be selected from the approved designated color chart adopted for the CRA area.
6. Surface cleaning of structures will be undertaken with the gentlest means possible. Cleaning methods that damage the historic building materials, particularly sandblasting, shall not be undertaken. July 2008
7. Self help projects require an estimated cost for the materials to be used to complete the project. **The program will not reimburse for labor provided by the applicant.** If you are a contractor seeking façade funds, the CRA will not pay for material mark-up costs.
8. **Façade grants apply to the exterior of the building only**, generally including paint, roofing, awnings, etc. **The Southside CRA does allow for interior repairs for ADA compliance (handicap accessible) for Business Matching Grants only.**
9. Excluded from this grant are items such as signage, parking, sidewalks, and landscaping. However, these items may be considered on a case-by-case basis depending on the nature and scope of the project.

Contractor Agreement

THIS AGREEMENT made day of 01/17, 2017 by and between QUEST CONSTRUCTION , hereinafter called the Contractor and MS. DAHLIA HAYLES , hereinafter called the Owner.

Witnesseth, that the Contractor and the Owner for the consideration names as follows:

Article 1. Scope of the Work

DEMO EXISTING BATHROOM AND REMEDIATE AND PURCHASE ALL MATERIALS AND FURNISHED LABOR TO COMPLETE SCOPE OF WORK AS PER INVOICE (INV. 1934 AND 1935)

Article 2. Time of Completion

The work to be performed under this Contract shall be commenced on or before 01/25/20017, and shall be substantially completed on or before 02/2017 Time is of the essence. The following constitutes substantial commencement of work pursuant to this proposal and contract: PLEASE NOTE DUE TO UNFORSEEN CONDITIONS WHICH IS BEYON THE CONTRACTOR AWARENESS PROJECT COULD BE DELAYED

Article 3. The Contract Price

The Owner shall pay the Contractor for the material and labor to be performed under the Contract the sum of FOURTEEN THOUSAND FIVE HUNDRED AND SEVENTY DOLLARS Dollars (\$14,570.00), subject to additions and deductions pursuant to authorized change order.

Article 4. Progress Payments

Payments of the Contract Price shall be paid in the manner following:

50% DUE UPON COMENCEMENT OF WORK TO EQUAL \$6725.00
50% DUE UPON COMPLETION OF WORKL TO EQUAL \$6725.00

Article 5. General Provisions

Any alteration or deviation from the above specifications, including but not limited to any such alterations of deviation involving additional material and/or labor costs, will be executed only upon written order for same, signed by Owner and Contractor, and if there is any charge for such alteration or deviation, the additional charge will be added to the contract price of this contract. If payment is not made when due, Contractor may suspend work on the job until such time as all payments due have been made. A failure to make payments for a period in excess of 5 days from the due date of the payment shall be deemed a material breach of this contract.

In addition, the following general provisions apply:

1. All work shall be completed in a workman-like manner and in compliance with all building codes and other applicable laws.
2. The contractor shall furnish a plan and scale drawing showing the shape, size dimensions, and construction and equipment specifications for home improvements, a description of the work to be done and description of materials to be used and the equipment to be used or installed, and the agreed consideration for the work.
3. To the extent required by law all work shall be performed by individuals duly licensed and authorized by law to perform said work.
4. Contractor may at its discretion engage sub-contractors to perform work hereunder,

- provided Contractor shall fully pay said sub-contractor and in all instances remain responsible for the proper completion of this Contract.
5. Contractor shall furnish Owner appropriate releases or waivers of lien for all work performed or materials provided at the time the next periodic payment shall be due.
 6. All change orders shall be in writing and signed both by Owner and Contractor, and shall be incorporated in, and become part of the contract.
 7. Contractor warrants it is adequately insured for injury to its employees and others incurring loss or injury as a result of the acts of Contractor or its employees or sub-contractors.
 8. Contractor shall at its own expense obtain all permits necessary for the work to be performed.
 9. Contractor agrees to remove all debris and leave the premises in broom clean condition.
 10. In the event Owner shall fail to pay any periodic or installment payment due hereunder, Contractor may cease work without breach pending payment or resolution of any dispute.
 11. All disputes hereunder shall be resolved by binding arbitration in accordance with rules of the American Arbitration Association.
 12. Contractor shall not be liable for any delay due to circumstances beyond its control including strikes, casualty or general unavailability of materials.
 13. Contractor warrants all work for a period of 12 months following completion.

Article 6. Additional Terms

Name and Registration No. of any Salesperson who solicited or negotiated this contract:

10/10/2017

Signed this _____ day of _____, 20____.

Signed in the presence of: _____

Witness

Witness

Name of Owner: ~~XXXXXXXXXX~~

By (Signature): _____

Name of Contractor: _____

Vanoy Vanoy

By (Signature): _____

Street Address: _____

2495 NW 23rd Ave Del

City/State/Zip: _____

Aurora, CO 80025

Telephone No.: _____

863-223-9884

Contractor's Licenser No.: _____

CG 01506583

State Certified G. C # 1516583
P.O BOX 1551
AVON PARK, FL 33826
(863)273-9985
questconstructionllc@yahoo.com



INVOICE

BILL TO
MR. TERELL
212 HALL MAC RAE DR
SEBRING FL 33825

INVOICE # 1941
DATE 03/07/2017
DUE DATE 04/06/2017
TERMS Net 30

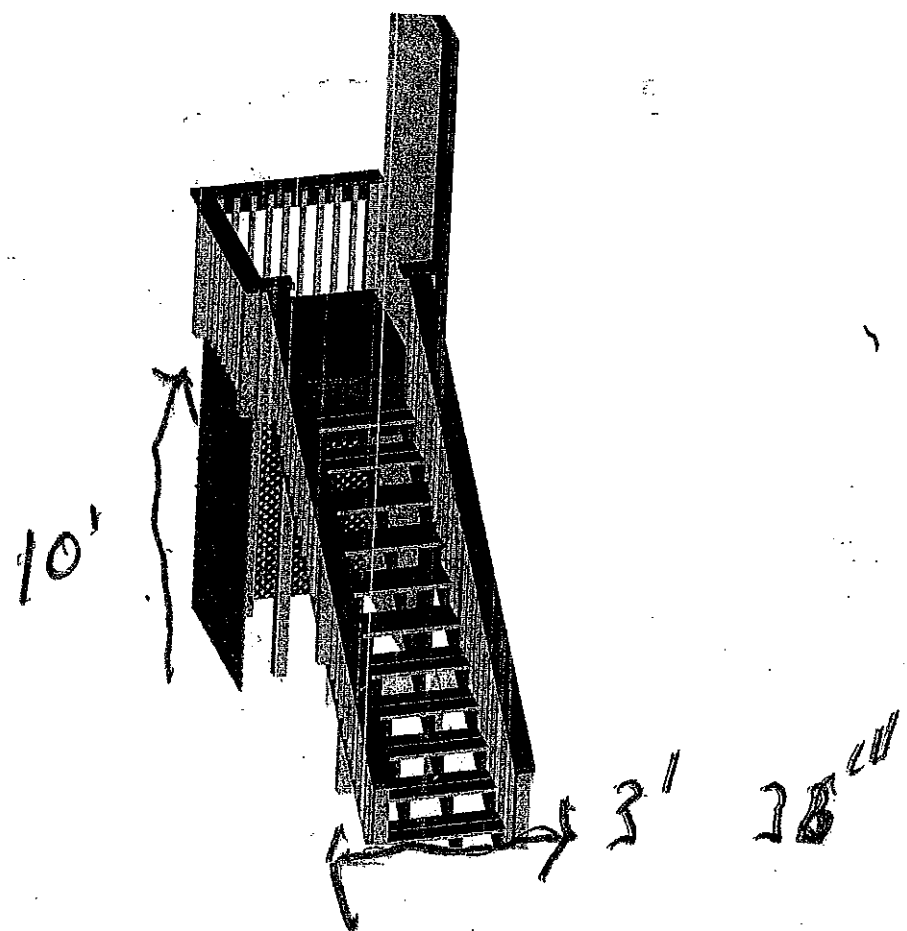
ACTIVITY	QTY	RATE	AMOUNT
REMODELING OF EXTERIOR FOR BEAUTIFICATION AND STRUCTURAL REPAIRS			
DEMO EXISTING BACK STAIRS TO INCLUDE ROOFING OVER HANG			
INSTALL NEW STRINGERS AND THREADS FOR STEPS AND SECURE TO CONCRETE STRUCTURE TO PROPER ANCHORAGE OF STEP SYSTEM.			
INSTALL NEW RAILS FOR SAFETY			
DEMO EXISTING FRONT BALCONY AND REMODEL TO INCLUDE REMOVAL OF ALL DAMAGE WOOD, STEPS, STAIR CASING, DECKING AND RAILS			
REBUILT FRONT STEPS, STAIRS, CASING, STRINGERS AND INSTALL NEW GUARD RAILS			
COMPLETELY REPAINT AFTER COMPLETION			
Services			
TOTAL LABOR AND MATERIAL TO INCLUDE PERMIT COST		13,450.00	13,450.00

WE APPRECIATE YOUR BUSINESS

BALANCE DUE

\$13,450.00

Paid *3/6/25-8*
[Signature]
CK #



Lowe's Deck Design

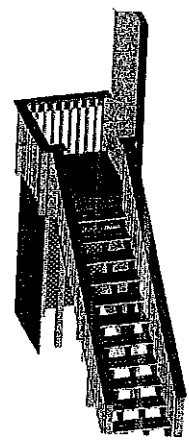
Wilson Remodeling

Print this document and take it to the Doors and Windows desk or Commercial Sales desk at your local Lowe's store.

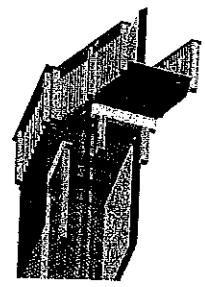
One of our associates will help you find the materials you need.

Your Deck Design's Project ID is:
606470376

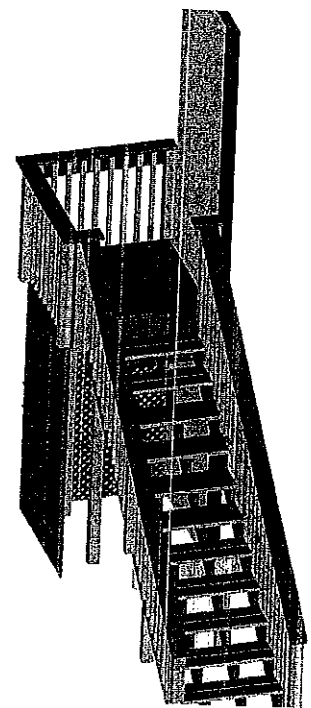
Deck layout diagram



Top view without planks



Bottom view with planks



Top view with planks

HIGHLANDS COUNTY, FLORIDA

Building Inspection Department

PERMIT FOR CONSTRUCTION

PERMIT NUMBER 17030307
 DATE 03/15/2017

COUNTY # HC02330
 STATE # CGC1516583

APPLICATION BY ...QUEST CONST & PROPERTY MNGMT

ON PROPERTY OF ...JACKSON MICHELE +

FOR A PERMIT TO ...REPLACE BACK ENTRANCE & BALCONY RAILING, REPAIR & MAINTENANCE, FBC2014

SUBDIVISIONHATCHELLS SUB OF GOV LOT 4
 LEGALLOT 0111 BLK 0050

PROPERTY ADDRESS .212 E HAL MCRAE BLVD
 AVON PARK, FL 33825

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

Conditions of the Permit: Every permit issued shall become invalid unless the work authorized by such permit is commenced within six (6) months after its issuance or if the work authorized by such permit is suspended or abandoned for a period of six (6) months after the time the work is commenced. Work shall be considered to be in active progress when the permit has received an approved inspection within 180 days.

All inspections must be scheduled by 4:30 P.M. for next day inspection.

Sebring: 863-402-6643

Do not proceed with work until indicated inspections are made.

Eric R. Longshore

Building Official

INSPECTION RECORD

TEMP ELEC/ETUG	PRE-LATH
ROUGH PLUMBING	DRYWALL/WIRE LATH
FOOTINGS	DRIVEWAY
SLAB	POOL STEEL
LINTEL/TIE-BEAM	POOL DECK
COLUMN PADS	POOL CAGE
SHEATHING	BLOCK & TIE
DRY-IN	PARK & SERVICE
FRAMING	FIRE FINAL
ROUGH-IN: (M) _____ (E) _____ (P) _____	FINAL

NOTICE: Prevention of damage to utility lines is your responsibility. Do not dig until you have cleared with all utilities.

DISPLAY THIS PERMIT NEAR STREET LINE AT LEAST 3 FT. ABOVE GROUND. PROTECT FROM WEATHER.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF

CASTLE ON DELANEY 11-74
212 HAL MICHAEL BLVD. 868-201-7918
AVON PARK, FL 33825

3/17/2017

Date
1084
63.49/631
5

Pay to the
Order of

Robert Conshackin

\$ 6225.00

Ray Brown's savings account at trust for

Dollars



Wachovia State Bank
WACHOVIA, FLORIDA 32923
WACHOVIA BLDG. 1000 W. 10TH
TALLAHASSEE, FLORIDA 32301

For Cash on Delivery

Robert Conshackin

⑆053101929⑆

⑆013159⑆ 1084

Identical Copies

MINIMUM SECURITY FEATURES