

## Rivers House Sub-committee

The meeting was called to order at 7 PM on December 7, 2021,

Attendance was taken and the following members were present:

Al Herndon  
Pam Lewis  
Lesley J. Davidson  
Kevin Hurley  
Dan Jollota

Agenda item: Committee to develop a recommendation for the CAC

Our recommendations were narrowed to six items.

1. The Committee does not want the house sold, moved or torn down.
2. The Committee would like for the City or a party selected by the City to make a list of what will be required to make it safe, dried in and secure.
3. The Committee would like to arrange for the Green Cove Springs Garden Club to landscape it to make it looked maintained and lived in.
4. Suggestions for its' use:

Eco-tourism - displays of flora, fauna and information about the City of Green Cove Springs vast military and tourist history, including famous people, buildings and events. Historical tours could be offered from Spring House for various groups including American Cruise Lines, school children, clubs and organizations. An example of Eco-Tourism near us is the Bronson-Mullholland House in Palatka that is used for tours, events (can be rented), etc., and is fully furnished with period antiques. It is owned by the City of Palatka. The Clarke House in Orange Park is another example of an historical home owned and operated by a City.

Community Center - Home School Programs, Summer Camps as well as Recreational Camps could use the house because it is adjacent to Spring Park, the pool and in close proximity to the St. Johns River for canoeing, fishing and paddle boating.

Provide space for small start up businesses of various types such as Mediation Facility for Mediators , small business center, small recreational rentals for daily

use in the City. These could possibly co- exist depending on the design of the home.

A small cafe' or restaurant could also share space with other small businesses and provide inside and outside dining.

#### 5. Possible funding sources to refurbish Rivers House:

CDBG Grant - This is a suggested funding source as a result of a search of the City of Green Cove Springs website. There is a current application for A CDBG-MIT. It includes parks and recreational centers, educational centers and other public properties. Some of the suggestions by the Rivers House sub-committee include these types of properties and categories.

Inter-local agreements - inter-local agreements with the County and State were used to revitalize Spring Park. The Rivers House is in Spring Park or adjacent to Spring Park considering how one views it. It is on City property and owned by the City.

RFP ( Request for Proposal) as a Public / Private Partnership. A Public / Private Partnership was used to complete the Supervisor of Elections building. The ownership of the Rivers House would be retained by the City of Green Cove Springs and could be renovated by and leased long term to a Private company or party with a legal agreement drawn up by our City Attorney or an Attorney of the City's choosing. This agreement could also be for a monetarily shared renovation by both parties.

Local Funds - Local residents that are interested in raising funds or a campaign fund for renovating Rivers House may also be an option.

Any combination of these funding sources may also work to renovate Rivers House.

#### 6. The Rivers House sub-committee would also like to see a sign made to put in the yard of the house with an e-mail to offer suggestions for it's use.

Lastly, the Rivers House sub-committee would like to see it be another Gem in Spring Park. They envision it be decorated during the holidays and have it be a part of the many events that take place in Spring Park and the City of Green Cove Springs.

Pam Lewis

River House Sub-committee Member / Acting Recording Secretary