

RESOLUTION NO CRA-2026 - 01
CITY OF LAKE CITY, FLORIDA

A RESOLUTION OF THE CITY OF LAKE CITY COMMUNITY REDEVELOPMENT AGENCY (THE "CRA") APPROVING AND RATIFYING THAT CERTAIN COMMUNITY REDEVELOPMENT AGENCY GRANT AGREEMENT BETWEEN THE CRA AND TAMS EMPIRE, LLC, A FLORIDA LIMITED LIABILITY COMPANY FOR IMPROVEMENTS TO 182 NW RAILROAD STREET, LAKE CITY, FLORIDA; MAKING CERTAIN FINDINGS OF FACT IN SUPPORT OF THE CRA APPROVING SAID AGREEMENT; MAKING CERTAIN FINDINGS OF FACT IN SUPPORT OF THE CRA APPROVING AND DISBURSING GRANT FUNDS AS A REIMBURSEMENT TO THE REFERENCED GRANT APPLICANT IN THE AMOUNT OF \$25,000.00; APPROVING AND DIRECTING DISBURSEMENT OF GRANT FUNDS TO THE REFERENCED GRANT APPLICANT IN THE AMOUNT OF \$25,000.00; REPEALING ALL PRIOR RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lake City Community Redevelopment Agency (the "CRA") has approved an expanded and enhanced façade grant program (the "Grant Program"); and

WHEREAS, TAMS Empire, LLC, a Florida limited liability company (the "Applicant") applied to be awarded funds from the Grant Program to assist with remediation of dilapidated structures located at 182 NW Railroad Street, Lake City Florida (the "Project"); and

WHEREAS, the Project is located in the jurisdictional area of the CRA; and

WHEREAS, the Project and the Applicant meet the criteria established by the Grant Program to receive grant funds from the CRA; and

WHEREAS, the Applicant and the CRA desire to ratify and adopt the terms of the proposed Community Redevelopment Agency Grant Agreement in the form of the Exhibit attached hereto (the "Agreement"); and

WHEREAS, the Applicant has completed the Project and expended Applicant's funds in furtherance thereof; and

WHEREAS, the Applicant is now due grant funds in the amount of \$25,000.00 from the Grant Program (the "Grant Funds Due"), said Grant Funds Due representing a reimbursement of monies expended by Applicant in furtherance of the Project; and

WHEREAS, ratifying and adopting the Agreement, and approving and directing payment of the Grant Funds Due to the Applicant is in the public interest and in the interests of the CRA; now therefore

BE IT RESOLVED by the City of Lake City Community Redevelopment Agency:

1. Ratifying and adopting the Agreement, and approving and directing payment of the Grant Funds Due to the Applicant is in the public interest and in the interests of the CRA; and
2. In furtherance thereof, the Agreement in the form of the Exhibit attached hereto should be and is ratified and adopted by the CRA; and
3. The City of Lake City Finance Director is the duly appointed fiscal agent of the CRA; and
4. The City of Lake City Finance Director is authorized and directed to issue payment of the Grant Funds to the Applicant as a reimbursement of monies expended by Applicant in furtherance of the Project; and
5. All prior resolutions of the CRA in conflict with this resolution are hereby repealed to the extent of such conflict; and
6. This resolution shall become effective and enforceable upon final adoption by the CRA.

APPROVED AND ADOPTED, by an affirmative vote of a majority of a quorum present of the City of Lake City Community Redevelopment Agency, at a duly called meeting, this ___ day of July, 2026.

BY THE CHAIRMAN OF THE CITY OF LAKE CITY
COMMUNITY REDEVELOPMENT AGENCY

Noah E. Walker, Chairman

ATTEST, BY THE CLERK OF THE CITY OF LAKE
CITY, FLORIDA:

Audrey E. Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Clay Martin, City Attorney



CRA Grant Agreement Document

Community Redevelopment Agency (CRA) Grant Agreement

Purpose

This Agreement establishes the terms and conditions under which the Community Redevelopment Agency (CRA) provides grant funding to the Grantee for the approved redevelopment project.

Grant Award

The CRA agrees to provide financial assistance to the Grantee for eligible project expenses as approved by the CRA Board. Disbursement of funds shall occur in accordance with CRA policies and upon submission of required documentation.

3. Grantee Responsibilities

The Grantee agrees to:

- Complete the Project as approved by the CRA.
- Comply with all applicable laws, codes, and permitting requirements.
- Submit all required reports, documentation, and proof of expenditures.
- Maintain operations and ownership as required under the terms of this Agreement.
- Provide a list of all contractors and suppliers utilized on the project.

- Allow signage to be placed on the property indicating project was completed with support from the Lake City Community Redevelopment Agency. This signage shall remain for up to 90 days after the project completion.

4. Clawback Clause

In the event that the Grantee fails to complete the approved Project, discontinues operations, or violates any terms, conditions, or reporting requirements of this Agreement, the CRA reserves the right to demand the return of all or a prorated portion of the Grant funds previously disbursed.

5. Contractor Payments

The Grantee acknowledges and agrees that **the property owner is solely responsible for paying all contractors, subcontractors, vendors, and service providers** associated with the Project. The CRA is not a party to any private contracts and assumes no responsibility or liability for payment disputes, workmanship issues, or contractual obligations between the Grantee and any third party.

6. Payment Requirements

The Grantee agrees to provide the following from contractors, subcontractors and material suppliers.

- invoices and receipts totaling entire project cost.
- A fully executed **Waiver and Release of Lien Upon Payment from any contractors or materialmen used on the project.**

NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes. A person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.

7. Termination

The CRA may terminate this Agreement for cause, including but not limited to noncompliance, fraud, or misuse of funds. Upon termination, the CRA may require repayment of disbursed funds.

9. Governing Law

This Agreement shall be governed by and interpreted in accordance with the laws of the State of Florida.

10. Acceptance

By signing below, the parties acknowledge that they have read, understood, and agree to the terms of this Agreement.

Grantee Name: Terrence Jones

Signature: [Signature]

CRA Representative: Scott Thomason

Signature: [Signature]

Total Grant Monies Provided: \$ 25,000.00

Total Matching Grant Monies Proposed: \$ 175,000.00

Minimum Grant Matching Contribution Required: \$ 6250

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

Terrance Jones

Grantee Name (Type or Print)

Terrance Jones

Grantee Signature

6/12/2026

Date

STATE OF FLORIDA
COUNTY OF COLUMBIA

I hereby certify that on this day TERRANCE JONES personally appeared before me, by means of physical presence or online notarization, who is personally known to me or who has produced FLDL as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that they executed the same for the uses and purposes therein expressed.

Witnessed by my hand and official seal, this 12 day of JUNE, 2026

(NOTARY SEAL or STAMP)



EXHIBIT TO RESOLUTION