

MEETING DATE

CITY OF LAKE CITY

Report to Council

COUNCIL AGENDA	
SECTION	
ITEM NO.	

SUBJECT: CRA Commercial Façade Grant Agreement – 182 NW Railroad Street

DEPT / OFFICE: CRA

Originator: Scott Thomason		
City Manager Don Rosenthal	Department Director Scott Thomason	Date 6/30/2026
<p>Recommended Action: Approve the Community Redevelopment Agency (CRA) Commercial Façade Grant Agreement with TAMS Empire, LLC for redevelopment of the property located at 182 NW Railroad Street. Reimburse TAMS Empire, LLC in the amount of \$25,000.00, subject to all terms and conditions contained.</p>		
<p>Summary Explanation & Background: The applicant, Terrance Jones, owner of TAMS Empire, LLC, has submitted an application requesting assistance through the City's Commercial Façade Grant Program for redevelopment of property located at 182 NW Railroad Street within the Community Redevelopment Agency District. The property is a commercial structure containing approximately 22,050 square feet and is currently zoned Central Business District (CBD). The applicant proposes to redevelop the property into commercial office space and food court/retail uses that will contribute to the continued revitalization of Downtown Lake City. Project Overview Applicant: TAMS Empire, LLC Property Address: 182 NW Railroad Street Parcel Number: 00-00-00-11967-000 Proposed Use: Commercial office space Retail/Food Court Total Building Area: Approximately 22,050 square feet Estimated Project Cost: \$200,000 CRA Grant Requested: \$25,000.00 Applicant Investment: \$175,000</p>		
<p>Alternatives: Deny the grant request.</p>		
<p>Source of Funds: Community Redevelopment Agency (CRA) Commercial Façade Grant Program Budget</p>		
<p>Financial Impact: \$25,000</p>		
<p>Exhibits Attached: CRA Commercial Façade Grant Application, Property Appraiser Information, Project Budget, Contractor Invoice, Evaluation Score Sheet, CRA Grant Agreement, Supporting Project Documentation</p>		