

FUNDING AGREEMENT

THIS FUNDING AGREEMENT, is entered into this ____ day of November 2025, by and between the Wauchula Community Redevelopment Agency, a Florida dependent special district, hereinafter referred to as "CRA", and Main Street Wauchula, Inc., a non-profit Florida corporation, hereinafter referred to as "MSW".

WHEREAS, the CRA and MSW have each established goals for the promotion of the City of Wauchula to the public; and

WHEREAS, the CRA and MSW wish to work in harmony in addressing the marketing/promotion and economic development needs of the City and in communicating with the public and local businesses; and

WHEREAS, the City, the CRA, and Hardee County are parties to a January 3, 2025 Interlocal Agreement relating to the use of tax increment funds to support CRA marketing, the arts, and community events held in the Wauchula Community Redevelopment District, to attract visitors to the CRA District and to revitalize and redevelop the CRA District for the benefit the citizens of the City and the broader Hardee County community; and

WHEREAS, the CRA and MSW wish to extend support for MSW in order to promote the above goals for the fiscal year 2025-2026 ending September 30, 2026; and

WHEREAS, MSW has additional resources available through the National Trust for Historic Preservation/Main Street America and the Florida Main Street program to assist in the development and promotion of the City and its Historic District.

NOW, THEREFORE, in consideration of the mutual covenants, the parties agree as follows:

1. CRA Agrees to Provide:

- a) Funding in the amount of \$35,000 for MSW to implement a Florida Main Street Program providing services that can benefit the CRA and City of Wauchula through projects such as those described in Section 2 of this Agreement. MSW's request for funds in the amount of \$35,000 has been approved by the CRA to assist the organization with fulfilling the Main Street Four Point Approach® to Revitalization of Organization, Design, Promotion, and Economic Vitality as outlined by the National Main Street Center, a subsidiary of The National Trust for Historic Preservation. The funds shall be utilized during the period October 1, 2025 to September 30, 2026.
- b) In addition, the CRA agrees to provide in-kind support to MSW by assigning the CRA Director to support MSW as its Program Director, fulfilling the duties and tasks mentioned in ADDENDUM 1 of this contract titled LETTER OF AGREEMENT between the State of Florida's Florida Main Street Program and MSW. Should at any time the CRA or MSW become dissatisfied with this arrangement of in-kind support, a thirty-day notice of termination shall be presented. At that time, the CRA shall determine whether or not to continue providing any additional funding requests to MSW.

2. MSW Agrees to Fulfill the Main Street Four Point Approach® with Services/Programs Such As:

- a) Focus on Economic Development
 - Technical support to existing businesses ensuring their success and longevity including but not limited to education, networking, and grant/funding opportunities
 - Provide a Continuing Education Grant Program
 - Provide grants for new and existing business
 - Continue partnership with City of Wauchula to offer a Utility Deposit Grant Program to attract new businesses

- Create a vibrant downtown with a Façade Grant Program
 - Provide technical support for rehabilitation/renovation to property owners promoting Secretary of Interiors Standards for Rehabilitation
 - Contact appropriate businesses/companies/corporations and promote vacant properties within the MSW program area located in Historic Downtown Wauchula.
 - Market current downtown businesses, local arts, and community events within the Wauchula Community Redevelopment District to the local community, as well as to neighboring cities/counties through social media, print media, websites, events, etc., in order to attract visitors to the CRA District and to revitalize and redevelop the CRA District.
- b) Focus on Historic Preservation
- Provide technical assistance to property owners, providing Secretary of Interior Standards of Rehabilitation education and guidance as it relates to their building renovation.
 - Continue to offer historic tours
 - Expand the historic marker program
 - Create a living history library
- c) Focus on Downtown Beautification
- Continue to offer Façade Grants to assist businesses with purchasing signage and/or improving the exterior appearance of their business/building and thus increasing business.
 - Continue to develop and implement beautification programs such as the Main Street banners, Heritage Park lighting, etc.
 - Establish a Ridgeline Lighting Program, which will outline all the rooflines in the downtown, drawing the attention of those traveling on Hwy 17 as well as enhancing the appearance for residents to enjoy.
 - Introduce a mural program, bringing more art into the downtown area.
- d) Work with the CRA to help further the goals established in the CRA Redevelopment Plan Update.
- e) Continue to develop and conduct a wide variety of targeted community events designed to attract diverse demographic groups, enhance the appeal of Downtown Wauchula, and attract visitors to the area.

3. MSW agrees to provide monthly, or as needed, reports to the CRA through the CRA Director or MSW Board Members.
4. MSW acts as an independent contractor to provide these agreed to services and not as an agent or employee of the CRA. MSW shall save and hold the CRA harmless from all suits, claims or causes of action arising from the conduct of MSW in carrying out the terms of this Funding Agreement, whether the suit, claim or cause of action sounds in tort, contract, federal, state or local law violations or any other action brought against the CRA for conduct of MSW. MSW shall indemnify the CRA for any losses that the CRA sustains as a result of MSW conduct in performing this Agreement.

As Assurance of MSW's intent to indemnify and save the CRA harmless from all actions, suits or claims arising from the conduct of MSW, MSW shall maintain general liability insurance naming the City of Wauchula and the CRA as additional insureds. General liability coverage amounts shall not be less than \$1,000,000 per occurrence. Said policy may not be canceled or changed without thirty days prior written notice to the CRA.

5. In addition to maintaining liability insurance, MSW agrees to maintain volunteer insurance and board of directors' insurance.
6. This Funding Agreement may be reviewed annually at the discretion of the CRA.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement effective the date first stated above.

WAUCHULA COMMUNITY
REDEVELOPMENT AGENCY:

By: _____
Richard Keith Nadaskay, Jr.,
Chairman of the Board of Directors of the CRA

MAIN STREET WAUCHULA, INC.,
a Florida not-for-profit corporation

By: _____
Jessica Newman, Executive Director



FLORIDA MAIN STREET

LETTER OF AGREEMENT

**Florida Main Street Communities
January 2025 – December 2025**

THIS AGREEMENT, which incorporates Rule 1A-36 Florida Administrative Code (F.A.C.) is entered into and executed by the Florida Main Street (FMS) Program and the local Main Street program, hereinafter referred to as the Local Program. A copy of Rule 1A-36 may be obtained from the Bureau of Historic Preservation, or online at <https://www.flrules.org/gateway/ChapterHome.asp?Chapter=1A-36>.

THIS AGREEMENT is for the purpose of implementing the Main Street Program in the local community, as well as maintaining the Main Street designation and affiliation with the FMS network.

Local Program not conducted in accordance with the requirements of this agreement, will be notified by the Division in writing of noncompliance and will be allowed 90 days from the date of notification to bring the Local Program back into compliance with cited requirements. All training and technical assistance to the Local Program to be provided pursuant to the Florida Main Street Agreement will be postponed during this 90-day period or until the Local Program is brought back into compliance. If, after the 90-day period has expired, the Local Program remains in non-compliance, it will be designated inactive and will not be eligible to receive on-site training and technical assistance from the Florida Main Street Program until such time as corrective actions are taken by the Local Program and it is once again conducted in accordance with the cited requirements.

SECTION I

The State agrees to do as follows:

1. Designate a Program Coordinator and staff to handle all communications between the Local Program, Florida Department of State, Division of Historical Resources and the National Main Street Center (NMSC)
2. Conduct quarterly meetings and workshops to further develop the professional skills of Local Program Executive Directors, board members and volunteers
3. Conduct annual two two-day statewide Main Street Basic Training and orientations that include the Main Street Four-Point Approach™ and historic preservation training for all Executive Directors, board members and volunteers.
4. Conduct a multi-day FMS Annual Conference that focuses on current downtown revitalization and historic preservation issues
5. Communicate with Local Program regularly, disseminate information from NMSC, and maintain sub-licensing agreements per requirements set forth by NMSC

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6. Collect and publish economic development key reinvestment statistics both statewide and by Local Program
7. Advance the Main Street Approach to revitalization and historic preservation goals of Active Local Programs and of the FMS program through the Secretary of State's Florida Main Street Awards Program
8. Provide on-site technical assistance services by Program Coordinator, other state agencies, and professional consultants with expertise in a range of disciplines relating to historic preservation and downtown revitalization. Accredited Local Programs are eligible based upon availability of resources.
9. Confirm eligibility for a registration scholarship to the National Main Street Annual Conference

SECTION II

The Local Program agrees to:

Please read the following items carefully and initial where indicated.

1. Maintain the Local Program's focus on the revitalization of the downtown/ neighborhood commercial district utilizing the Main Street Four-Point Approach®. This should be reflected in the program's annual work plan, goals and objectives, vision, and mission statement.
2. Have an annual Resolution of Support passed by the Local Program Board of Directors, stipulating commitment to continue to follow the Main Street Four-Point Approach®.
3. Maintain broad-based community support for the Local Program with strong support from both the public and private sectors through financial contributions and in-kind support.
4. Have an annual Resolution of Support passed by the city council.
5. Develop a comprehensive annual work plan, based on the Local Program's vision and mission statements and relevant to the Local Program's organizational stage. Work plan must be electronically submitted on the online reporting system (www.floridamainstreetreporting.com) by January 6th of each year of this Agreement. This Agreement becomes null and void if a work plan is not received by January 6th.
6. Possess an historic preservation ethic as evidenced by:
 - a. Having or working towards putting in place an active design assistance program;
 - b. Encouraging building renovation or rehabilitation consistent with the recommended treatments described in The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, National Park Service, U.S. Department of the Interior (revised 1990), incorporated by reference, a copy of which may be obtained from the Bureau of Historic Preservation, or online at www.nps.gov/tps/standards.htm
 - c. Encouraging public awareness of the historic properties in the Local Program Area and the importance of their preservation;
 - d. Working toward putting in place land use policies that encourage new development within the Local Program Area that is compatible with the historic character of the properties therein; and
 - e. Encouraging the adoption of a Certified Local Government as described in <http://dos.myflorida.com/historical/preservation/certified-local-governments>
7. Maintain an active board of directors and committees to include, but not limited to, organization, promotion, design, and economic vitality.
8. Employ a full-time paid professional to serve as the Main Street Executive Director (part-time Executive Director in cities with less than 5,000 population) who will be responsible for the day-to-day administration of the Main Street program in the community. A description of the Executive Director's duties and qualifications shall be agreed upon and executed by the Main Street Executive

Director and the Local Program. Executive Director job description for the Local Program must be provided electronically via email to FMS office by January 6th of each year of this Agreement.

- a. In the event the Executive Director's position is vacated during the term of this Agreement, the Local Program agrees to fill the position within a reasonable time with a person meeting the qualifications as attached, and to provide a written timeline to fill this position to the Florida Main Street Program. Florida Main Street reserves the right to suspend or cancel Main Street designation if the position is vacated for more than six (6) months. Upon replacing an Executive Director, the local program will be required to send the new Main Street Executive Director to a comprehensive Main Street basic training and orientation program (the first available).

9. Have dedicated funding for an annual operating budget sufficient to cover the cost of:

- Executive Director's salary and fringe benefits
- Rent and general office expenses
- Travel for participation in FMS Quarterly Meetings and Annual Conference
- Executive Director's professional development
- Projects as detailed in the Local Program comprehensive work plan

10. Maintain a full-time office within the designated boundaries of the Local Program.

11. Maintain key reinvestment statistics for monitoring the progress of the Local Program; submit FMS quarterly reports using the on-line system provided by FMS on or before the schedule identified on the form; and submit other information requested by FMS on or before the identified deadlines.

(Local Programs are not eligible for technical assistance services or Secretary of State Award nomination until up-to-date reports are completed and submitted to the Florida Main Street Program.)

12. Participate, as required by FMS, in quarterly meetings and the Annual Conference as scheduled throughout the year. To remain in compliance and to be eligible for National Main Street accreditation, the Local Program must have representation on all days, in their entirety. If the Executive Director cannot attend another representative from the Local Program should attend.

13. Allow funding for at least one board member to attend annual board trainings and conference.

14. Inform FMS of leadership and staff changes within 30 days of a change and provide email and telephone information.

15. Maintain active membership with the National Main Street Center.

16. Use the words "Main Street"™ either as an official part of the Local Program's name or as a tagline, such as ... "A Florida Main Street community." Agree to stop using "Main Street"™ name when no longer approved by FMS as a participating Local Program.

17. Understand National Main Street Center's name use policy, and enter into a sub-license agreement that uses language approved by NMSC to use the Main Street America™ and any other NMSC marks.

18. Implement and support the new standards and key indications adopted by NMSC as part of their 2022 Strategic Plan:

Broad based community commitment to revitalization;
Inclusive leadership and organizational capacity;
Diverse funding and sustainable program operations;
Strategy-driven programming;
Preservation-based economic development;
Demonstrated impact and results.

SECTION III

Florida Main Street and the Local Program jointly agree that:

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1. This agreement may be modified only by written amendment executed by all parties hereto and approved by the FMS Coordinator;
2. This agreement may be terminated by either party by giving written notice to the other, at least 60 days before the effective date of such termination;
3. This agreement shall not be binding upon the parties until it is approved by the Division Director
4. The term of this agreement shall be from January 1, 2025 through December 31, 2025.

IN WITNESS WHEREOF, the parties have executed this agreement.

Main Street Wauchula, Inc 11/16/25
Name of Local Program Date

By: Tiffany Southwell
President, signature

Tiffany Southwell
President, print name

[Signature]
Executive Director, signature

Jessica Newman
Executive Director, print name

Glissa Stone
Director, Division of Historical Resources

11/4/25
Date

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Bureau of Historic Preservation
R.A. Gray Building, 4th Floor
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Tallahassee, FL 32399

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