

ROBERTA M. CORREA
MAYOR - COMMISSIONER

TAMMIE McCASKILL
COMMISSIONER

JUSTIN R. CAMPBELL
COMMISSIONER

WILL JONES
COMMISSIONER

RUFUS J. BOROM
COMMISSIONER



MARCIA CARTY, CPA, CGFO
INTERIM CITY MANAGER
FINANCE DIRECTOR

TERRY TURNER
BOCC REPRESENTATIVE

TERESA JACKSON
COMMUNITY REPRESENTATIVE

JANE WEST, ESQ.
CITY ATTORNEY

SUNNI KRANTZ
CITY CLERK

AGENDA
COMMUNITY REDEVELOPMENT AGENCY
October 14, 2024 at 5:00 PM

1. CALL TO ORDER

- a. Invocation
- b. Pledge of Allegiance
- c. Roll Call

2. APPROVAL OF MINUTES

- a. August 12, 2024

3. PUBLIC COMMENTS

4. REGULAR BUSINESS

- a. DIRECTION/RECOMMENDATION - Small Business Development Center Memorandum of Understanding
- b. DISCUSSION/DIRECTION - Request for extension of CRA Building Improvement Grant project deadline - Svein Arild Bakken
- c. DIRECTION - hiring of the CRA Manager
- d. REQUEST - Elevate Putnam funding
- e. DISCUSSION/RECOMMENDATION to approve sidewalk and curb replacement at 4th Street/Oak Street/Laurel Street along the East and West Sides in the amount of \$62,120.00.

5. REPORTS

- a. Small Business Development Center Report
- b. TIF/CRA Financial Report for the Year end September 30, 2024

6. ADJOURN

August 12, 2024

STAFF REPORT

DATE: October 14, 2024
TO: City of Palatka Community Redevelopment Agency
FROM: City Staff

APPLICATION REQUEST

The Clerk is requesting approval of the August 12, 2024 CRA meeting minutes.

BACKGROUND

PROJECT ANALYSIS

Staff Recommendation

Approve as read.

ATTACHMENTS

1.	2024.08.12
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TROY BELL, ICMA-CM
MPA, MS-Finance
CITY MANAGER

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**MINUTES
CITY OF PALATKA
August 12, 2024**

1. CALL TO ORDER

The following are the Minutes of the proceedings of the regular meeting of the Community Redevelopment Agency held on August 12, 2024 at City Hall 201 N. 2nd St., Palatka, FL 32177 and called to Order at 5:00 PM

a. Invocation

The invocation was led by Chaplain Mulberry.

b. Pledge of Allegiance

The Pledge of Allegiance was led by Ms. Jackson.

c. Roll Call

Present: Commissioner Justin Campbell

Commissioner Will Jones

Commissioner Rufus Borom

Teresa Jackson

Terry Turner (present via telecommunications technology)

Mayor Roberta Correa

Absent:

Commissioner Tammie McCaskill

Also Present: Troy Bell, City Manager; Sunni Krantz, City Clerk; Marcia Carty, Finance Director; Peter Willott, Public Information Officer; Eddie Cutwright, Community Affairs Director; Jason Shaw, Police Chief; Matt Newcomb, Assistant Police Chief; Allegra Kitchens, former City Commissioner; Eddie Cutwright, Community Affairs Director; Alonzo Mulberry, City Chaplain (via telecommunications technology) ; Rick Paul, Small Business Development Center; Cheryl Roach; Patti Vogt; Tim Jefferson; Jeanetta Salyer; Terrill Hill, former Mayor; Tim Jefferson; Andrea Conover; Jeanie Pierce; Tyrone Bennett

Commissioner Campbell asked to note that the City Attorney is not present.

2. APPROVAL OF MINUTES Commissioner Jones asked for June 7th workshop to reflect he appeared in the chambers.

Motion to approve A-C with the notation Commissioner Jones appeared at the June 7th workshop by Commissioner Campbell. Seconded by Commissioner Borom. The Motion Passed unanimously.

a. June 7, 2024 Workshop

b. June 10, 2024 Regular Meeting

c. June 20, 2024 Workshop

3. PUBLIC COMMENTS The floor was opened to public comment.
Hearing none, the floor was closed to public comment.

4. PRESENTATIONS

a. June 30, 2024 Quarterly Financial Report

Ms. Carty presented the quarterly financial report. Ms. Carty advised these numbers are precise as of June 30th. The agency asked questions of Ms. Carty. She advised miscellaneous expenses for this fiscal year have been \$0 for North Historic, \$0 for South Historic, and for Downtown District was \$70. Ms. Carty advised the CRA receives services from various City Departments and the CRA charges these departments on a monthly basis. Commissioner Jones asked for a further break down.

The Manager asked to add Jeanette Salyer to the CRA agenda today at item 4B.

Motion to modify the agenda as item B by Commissioner Campbell. Seconded by Commissioner Jones. The Motion Passed unanimously.

Commissioner Jones disclosed he spoke with Ms. Cebollero prior to the meeting.

Ms. Jeanette Cebollero addressed the CRA. For the past three years her organization has run the Blue Crab Festival. The festival has been incident free. They have made a \$12.8 million impact to Putnam County and \$7.9 million impact to the City of Palatka. She would like to procure an agreement to extend the festival for 3 years. She proposed the net alcohol sales come off the annual request of the City, to hopefully ask for less than a sustainable seed fund. Her request for this coming year is capped at \$150,000. She would also like to add a "Halfway to Blue Crab Event" called the "Crab Pot". Ms. Cebollero spoke regarding concern of a local vendor selling alcohol during the Blue Crab and she worked with the City and the vendor through that situation. She advised at the Halfway to Blue Crab event she can work through situations with the City. During the first year the City expended \$250,000. The first year Ms. Cebollero took a blanket fee of \$15,000 for 800 hours of work. The City sponsored the event the next year for the amount of \$75,000. In the third year, the City elected to be a sponsor for \$50,000. She spoke further to justify the request for \$150,000. This event costs \$250,000 to put on. She advised she paid \$25,000 - \$30,000 in fees on the back end for City Staff and pays \$40,000 - \$60,000 for partnerships. The first year gross alcohol revenue was \$60,000, second year was \$71,000, third year was in the high \$40,000's. This is prior to deducting the cost of the products which is \$11,000 - \$14,000 per year. Ms. Cebollero advised City Staff has been less involved as her staff has grown. She advised there are other verifiable revenue streams, such as parking to be looked at. She is also looking to add a 4th day to the festival and to add a Unity Day event the first weekend of November. Ms. Cebollero advised last year by this time she had received a sponsorship check in order to pay for entertainment. Ms. Cebollero advised in the 2nd year the City applied for Tourist Development Council (TDC) funds, while in the 3rd year, Ms. Cebollero's group applied for TDC funding. Ms. Cebollero advised this year's festival will be 16.8% more expensive due to supply and demand.

Agency discussion commenced. Commissioner Borom spoke regarding setting an initial seed. He spoke in opposition to the request for \$150,000. Commissioner Campbell pointed out we are looking to make a 3-day event, a 6-day event. Mayor Correa spoke regarding a 2019 Attorney General opinion that limited the CRA use of funds. Commissioner Campbell spoke regarding the time it takes to plan an event of this magnitude. Commissioner Borom spoke regarding next year's event should be an automatic thing in contract performance.

MINUTES

Community Redevelopment Agency

August 12, 2024

Commissioner Jones spoke regarding Staff's need to negotiate the matter.

Commissioner Campbell advised he does not want to compromise what the event has built up to be.

Mr. Bell spoke regarding the request being a significant cost to the City, although it is proposed to be offset by alcohol sales. He advocated looking at additional cost-share mechanisms. Mr. Bell advised he plans for Commission discussion at the August 29th budget workshop regarding this matter.

5. REGULAR BUSINESS

a. CRA Budget Presentation and Recommendation of Approval

Ms. Carty presented a balanced CRA budget at \$2,188,828 million. She has funded the CRA manager position between the three districts. Ms. Carty advised the administrative reimbursement needs to be calculated more finitely. The Building Improvement Grant has been increased to \$150,000. She advised she has budgeted \$75,000 in Downtown. The Manager advised in the Small Business Development Center there is funding for Elevate Putnam and SBDC (\$25,000 for SBDC and \$50,000 for Elevate Putnam). He indicated the additional funding for Elevate Putnam would be an individual to focus on retail development. The Manager advised he can provide an outline of what Elevate Putnam is asking for. Mayor Correa suggested someone from Elevate Putnam provide a presentation to the CRA and asked for a job description of the Elevate Putnam position to be paid. The Manager advised the total amount of funding Elevate Putnam needs is about \$250,000 of which they are asking for the County to contribute \$60,000.

Agency discussion commenced regarding Elevate Putnam. Commissioner Turner recommended putting the funding in the budget and the Commission can chose whether to do it or not later. Commissioner Campbell expressed the need to see the Elevate Putnam request as an agency prior to it being in a draft budget. Commissioner Borom expressed concern regarding the amount to be budgeted. Ms. Carty advised she will bring the SBDC amount back to \$25,000 and will put the \$50,000 back in Capital Outlay.

The Downtown Department total cost is \$1,518,752

Ms. Carty presented the South Historic District proposed budget. There is \$160,734 proposed in the Building Improvement Grant. The total proposed budget is \$517,846.

Ms. Carty presented the North Historic proposed budget. The Building Improvement Grant is there in the amount of \$83,661. Department total for North Historic budget is \$152,229.

Discussion commenced with Ms. Carty. Commissioner Jones spoke on the need to make the Building Improvement Grant more user-friendly. Mayor Correa spoke regarding a home improvement grant that the CRA previously had where the CRA paid the contractors directly.

Ms. Carty advised the 2023-2024 Cash balance forward is \$1,230,552. Ms. Carty advised that operating staff has advised by year end we will have spent \$1,165,592 making a net result of -\$161,0444. She advised this would be good, as it will mean we are spending monies from prior years.

Following the discussion of i - iii below, Ms. Carty advised this is a balanced budget and suggested the CRA consider approving the budget with minor adjustments. The Clerk advised this is the last regular meeting of the CRA prior to first and second public hearings on the budget in September at the Commission level.

Motion to approve the CRA budget as presented by Commissioner Jones. Second by Commissioner Borom. The

Motion was rescinded by Commissioner Jones, which was agreed to by the second.

Motion to approve the CRA budget as amended as noted in today's meeting to reflect the line item that has been by Commissioner Jones. Seconded by Commissioner Borom. The Motion Passed unanimously.

i) Presentation - Tax Increment Fund - Jonathan Griffith, Assistant City Manager

Mr. Bell presented an overview of the goals and accomplishments of the CRA. He spoke on the efforts to promote the CRA Building Improvement Grant. He expressed concerns of citizens in difficulty in applying and the residents' requirement to match dollar for dollar. He spoke regarding the desire to develop a lower tier blight removal grant program. He spoke regarding the projected revenues. The CRA has been amassing funds partly due to the fact we will have payments that need to be made in the road project and beautification of St. Johns Avenue and due to the low utilization of the Building Improvement Grant.

Mr. Bell spoke on the efforts to create a new tax increment fund district west of 4th Street and north of Reid/Main Street. The Mayor advised this will be paid for out of the general fund.

ii) North & South Tax Increment Fund District Report

Mayor Correa recused herself from the discussion regarding the North area. The gavel passed to Commissioner Jones.

Mr. Bell spoke regarding the North District's report. Ms. Annie Svetlik, who could not be present today, has provided information regarding the flooding in the 4th Street area. Mr. Bell advised Staff has found we have some flood control piping and manhole control that needs to be addressed. It is Staff's recommendation to consider bringing in an architect or engineer to look at assessing flood control piping. There is a drainage pipe that is not functioning. Mr. Bell advised an engineering assessment would take no more than 60 days. If we can use a continuing services contract, then an additional 45 days. If we put out a Request for Proposals, it would need to be advertised for 30 days and then assess how long it would take for them to be on site. In the meanwhile, Mr. Bell indicated we can look at pumping the rainwater into the street from the low lying property.

Agency discussion commenced. Commissioners Jones and Borom spoke regarding the need to assess the situation. Commissioner Borom spoke regarding the need to look at getting a Professional Engineer on Staff. Commissioner Turner spoke regarding the need for the City to determine if it is a private issue on private property or a City issue.

The gavel returned to Mayor Correa.

Mr. Bell advised there are some questions and concerns regarding South 4th Street.

Tim Jefferson 209 S 4th St., Palatka, FL 32177 - spoke regarding South 4th Street between Oak and Laurel Streets. Mr. Jefferson advised this is a busy street with boaters coming and going. The curbs and sidewalks are crumbling. They would also like to address the lighting and asked for landscaping down the road closest to the River.

Mr. Bell advised we do not have a cost assessment for the specifics presented by Mr. Jefferson at this time. He advised Staff can come back with a scope of work and what the cost would be. Commissioners Campbell, Jones and Borom asked when it comes to the CRA it comes with as much information as possible. Mayor Correa advised there is funding in the CRA budget for sidewalks.

iii) FPL Reid Street Decorative Lighting and Median Request

Mr. Bell advised the FDOT has gotten behind two medians, the one the CRA approved and a second one recommended by FDOT for safety reasons. Mr. Bell quoted the fees for the project. Staff's recommendation is for

funding consideration. This is an FDOT project and they are doing the work, however they desire to collaborate with the City. Their architects and traffic engineers submitted the recommendation of a second median, while they have abandoned median suggestions further down the road.

Agency discussion commenced. Commissioner Borom spoke regarding taking away a turn lane would cause safety concerns. Commissioner Jones expressed concern the CRA has already voted against a second median. Mayor Correa expressed support for the second median as it is the recommendation of FDOT engineers. FDOT has advised they cannot do this in phases. Commissioner Turner expressed the CRA has more experience with local conditions.

Mayor Correa summarized the Agency consensus would like additional information on why FDOT is recommending the second median, although the CRA voted no previously. Commissioner Turner asked that FDOT be notified the CRA feels that the first median will calm traffic.

b. Direction/Recommendation - Small Business Development Center Memorandum of Understanding

Commissioner Campbell expressed due to an attorney not being present, his recommendation would be to table the item.

Motion to table to the October CRA meeting by Commissioner Campbell. Seconded by Commissioner Jones. Motion Passed unanimously.

c. Discussion/Direction - Request for extension of CRA Building Improvement Grant project deadline - Svein Arild Bakken

Commissioner Campbell asked to table this item until the next CRA meeting in October due to an attorney not being present. Mayor Correa advised the applicant is out of the country and asked the item to be tabled.

Motion to table until the CRA meeting in October by Commissioner Campbell. Seconded by Commissioner Jones. The Motion Passed unanimously.

6. REPORTS

a. Small Business Development Center Report

Rick Paul 1100 Reid St., Palatka, FL 32177 - advised the CRA's cost for SBDC's services will increase from \$20,000 to \$25,000 next fiscal year and the County's price is to go from \$12,000 to \$22,000. There will be a Lenders Roundtable on October 29 at 10:30 AM. He advised next week at Sawgrass the State Small Business Development Center Conference is being held. On Tuesday, during the conference for a fee, there is about 20 seminars and webinars on breaking into government contracting, cybersecurity, meeting with vendors, etc.

7. ADJOURN

Motion to adjourn at 7:12 PM by Commissioner Campbell.

DIRECTION/RECOMMENDATION - Small Business Development Center Memorandum of Understanding

STAFF REPORT

DATE: October 14, 2024
TO: City of Palatka Community Redevelopment Agency
FROM: City Staff

APPLICATION REQUEST

The Small Business Development Center has submitted a proposed an agreement for the next fiscal year.

BACKGROUND

Notable changes to the proposed contract include, the proposed amount is \$25,000, whereas the previous contract was \$20,000
This item was continued from the last CRA meeting.

PROJECT ANALYSIS

Per the Minutes of the June 7 CRA budget workshop:
Rick Paul SBDC - advised the SBDC has requested an increase in its annual contract from \$20,000 to \$25,000. The main causes for the increase are inflation, the funding from the University of North Florida is being reduced a little, and the County's buy-in is \$50,000 per year minimum. With this increase and the County's increase, we will almost be at the buy-in amount. This contract allows them to provide ongoing services to the community.

Staff Recommendation

Recommend approval of the SBDC contract to the City Commission.

ATTACHMENTS

1.	Proposed SBDC Agreement
2.	Current SBDC Agreement

MEMORANDUM OF AGREEMENT
October 1, 2024-September 30, 2025

PARTIES

This memorandum of agreement ("Agreement") is between the City of Palatka and the University of North Florida Board of Trustees, for and on behalf of the Florida Small Business Development Center at the University of North Florida (FSBDC).

PURPOSE

The purpose of this Agreement is to set forth the services the FSBDC will undertake in the City of Palatka in exchange for the funding provided by the City.

ACTIONS

I. **Agreement Term and Funding**

- a. The term of this Agreement is twelve months, commencing on October 1, 2024. The term may be extended upon agreement by the parties.
- b. The City of Palatka will provide the FSBDC with \$25,000 made payable in quarterly payments of \$6,250 upon invoice and due on October 15, 2024; January 15, 2025; April 15, 2025; and July 15, 2025. SBDC Invoicing shall be accompanied by the Quarterly Report for the quarter ended prior to the invoiced quarter.

II, **Services**

- a. The FSBDC will provide full-time professionally certified consultants, (including specialty markets subject matter experts) whose services are available to prospective and existing small businesses in the City of Palatka.

Consultants will:

- 1. Individually consult with small business owners and would-be entrepreneurs in the City of Palatka.
- 2. Present group training programs on a variety of business topics specifically tailored to the needs of City of Palatka businesses.
- 3. Conduct a variety of outreach activities such as participating in appropriate trade shows, making public presentations on business topics, and serving on appropriate boards and committees in the City of Palatka.
- 4. Perform all required administrative functions including quarterly reporting of FSBDC activity to the City of Palatka. Success of all consulting, outreach and training services will be tracked, reported and measured by timely input and delivery of all required data and reports in the FSBDC CRM system for stakeholders.

III. Hiring

The FSBDC will employ consultants, on a 12-month contract, and paid by the FSBDC.

IV. Supervision

Consultants will be supervised by an Assistant Director or higher within the FSBDC at UNF.

V. Location

The FSBDC will maintain an office at the Putnam County Chamber of Commerce.

VI. Oversight

Programmatic oversight of the FSBDC is provided by the University of North Florida, the Florida SBDC Network, the Association of SBDC's, the U.S. Small Business Administration, and the Florida Office of the Inspector General.

VII. Reporting

The FSBDC records and reports a number of metrics on a quarterly basis. Those range from number of clients consulted, hours of consulting, and number of workshop attendees to client jobs created and retained, capital investment made, and sales increased. The FSBDC will report these metrics to the City of Palatka Board of City Commissioners and any third party the City of Palatka designates.

TIMING

Full-time FSBDC services will be provided to small businesses in the City of Palatka under this MOU. The funding provided by the City of Palatka will enable the FSBDC to provide the aforementioned services for twelve months, beginning on the program effective date.

COLLABORATION /COOPERATION

The FSBDC will collaborate, cooperate, and liaise with all entities and organizations involved in economic development, or supporting small businesses in order to create synergies that will benefit the businesses, government, and taxpayers of the City of Palatka. Subject to availability of funding, FSBDC and the City of Palatka anticipate extending the term of this Agreement beyond the current agreement term.

STATE UNIVERSITY

FSBDC is a unit within UNF, which is a constituent member of the Florida state university system established under the Constitution of Florida administered by The University of North Florida Board of Trustees, a public body corporate. FSBDC services rendered to clients and attendees must be provided on a confidential basis to the full extent provided by 15 U.S. Code Section 648, et seq. and other applicable law. The FSBDC will not at any time release the names of clients to any entity, except as may be required by order of competent judicial authority.

SBDC and the City of Palatka will allow public access to all documents, papers, letters, or other material subject to the provisions of Chapter 119, Florida Statutes, and made or received in conjunction with this Agreement. Any failure to so allow shall constitute grounds for SBDC's termination of this Agreement. IF THE CONTRACTING PARTY HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTING PARTY'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT UNF'S OFFICE OF THE GENERAL COUNSEL, 904-620-2828, generalcounsel@unf.edu, 1 UNF Drive, 1/2100, Jacksonville, FL 32224. To the extent applicable, (i) the party contracting with UNF will comply with all obligations imposed on contractors set forth in Florida Statutes Section 119.0701(2)(b), relating to public records, and (ii) the parties will be governed by and comply with the protocol established in Florida Statutes Section 119.0701(3) for public records requests.

MISCELLANEOUS

Neither FSBDC nor the City of Palatka may assign this Agreement or subcontract performance without the prior written consent of the other. This Agreement shall not be modified in any manner except by instrument executed by each party. This Agreement is governed by the laws of Florida. Any legal action arising in connection with this Agreement shall be brought in the Seventh Judicial Circuit in the State of Florida. The failure of either party to perform any obligation due to an event beyond its reasonable control shall be excused, provided no party shall recover compensation or damages. No delay or failure by either party to exercise or enforce any right or provision of this Agreement will be a waiver thereof. If any provision of this Agreement is determined to be invalid or unenforceable, such determination shall not invalidate the remainder of this Agreement. The obligations under this Agreement which by their nature would continue beyond the expiration of the term of this Agreement shall survive termination or expiration of this Agreement. This Agreement contains the entire understanding between the parties with respect to the subject matter of this Agreement. A complete, executed copy of this Agreement shall be enforceable as an original. If additional funding sources fail to contribute the minimum matching funds required to operate the SBDC program on a full-time basis in Putnam County, this MOU will terminate with 30 days' notice.'

For City of Palatka

Signed: _____ Date _____
Authorized Signatory

**The University of North Florida Board of Trustees,
For the Florida Small Business Development Center at the
University of North Florida**

Signed: _____ Date _____
Vice President, Administration & Finance

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COLLABORATION /COOPERATION

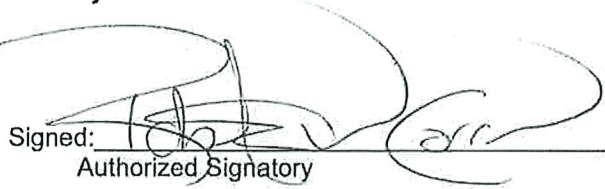
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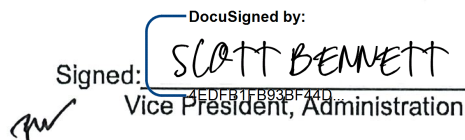
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For City of Palatka

Signed:  Date 8/24/2023
Authorized Signatory

**The University of North Florida Board of Trustees,
For the Florida Small Business Development Center at the
University of North Florida**

DocuSigned by:
Signed:  Date 9/5/2023
Vice President, Administration & Finance

DISCUSSION/DIRECTION - Request for extension of CRA Building Improvement Grant project deadline - Svein Arild Bakken
Request for extension of CRA Building Improvement Grant project deadline - Svein Arild Bakken

STAFF REPORT

DATE: October 14, 2024
TO: City of Palatka Community Redevelopment Agency
FROM: City Staff

APPLICATION REQUEST

Mr. Svein Arild Bakken of 608 Oak Street has requested an extension of his CRA Building Improvement Cost Share to March 2025.

BACKGROUND

He was awarded a \$15,000 grant on April 27, 2022 for building improvements. The cost share agreement specifies the work must be completed within eighteen (18) months from the award date (10/27/2023 deadline). Ms. Bakken has requested an extension (see attached email) due to the Certificate of Appropriateness (COA) process and due to him not being in the State for the majority of 2023.

- Grant awarded 4/27/2022
- The COA application was submitted on 4/11/23.
- Planning staff requested more information to complete the application on 5/22/2023.
- The COA application was approved on 6/22/2023.
- The grant expired on 10/27/2023.

This item was continued from the last CRA meeting.

PROJECT ANALYSIS

The last grant extension was authorized to Jeremy and Crystal Alexander for improvements to 726 St. Johns Avenue. They were awarded a grant on 2/24/2022 with an eighteen (18) month period of performance. They requested a ninety (90) day extension on 9/6/2023 and it was approved at the 10/9/2023 CRA meeting. This applicant had made significant progress towards completing the work in the cost share agreement at the time of their extension request and needed the extra time to complete the work.

Mr. Bakken's request for an extension to March 1, 2025 is effectively a sixteen (16) month extension.

Staff Recommendation

The CRA currently has an active open solicitation for Building Improvement Cost Share Applications with a deadline of 9/23/2024. If an extension is not granted Mr. Bakken could resubmit an application under the current cycle.

ATTACHMENTS

1.	Request Re_ 608 Oak Street Extension Request
2.	COA Email-Additional Information Needed HPB 23-15
3.	COA Application
4.	COA Payment Receipt
5.	608 Oak Street Cost Share Agreement

From: [Svein Arild Bakken](#)
To: [Jonathan Griffith](#)
Cc: [Sunni Krantz](#)
Subject: Re: 608 Oak Street Extension Request
Date: Wednesday, July 31, 2024 8:51:32 PM
Attachments: [image001.png](#)

Hi

I will request to extend the Grant to march 25.

Im from Norway and been here just weeks at the time, I did start some work after getting the Grant, but was beacause of this fined \$100 for starting before the approved certificate of appropriateness. I was then told specifcately Not to do anything before this was approved. I was in Florida 3 months in 23, and could not do anything in this period. The CoA was finally approved in July 23 , just days before I had to leave Florida . By then the grants 18 month period had already ended.

I hold now a permanent visa and have been here since march 24. Hoping that the Grant period can be extended to march 25, which will give me 12 aktive months.

Svein Bakken

ons. 31. jul. 2024 kl. 17:29 skrev Jonathan Griffith <jcgriffith@palatka-fl.gov>:

Mr. Bakken:

Thank you for taking my call. Your grant was awarded on 4/27/2022 allowed for 18 months to complete the work. If you would like to request an extension of the CRA we can place that on the 8/12/2024 agenda. If you would like to be placed on the agenda please get your request to Ms. Krantz (copied) by COB tomorrow.

Jonathan C. Griffith

Assistant City Manager



201 N. 2nd Street

Palatka, FL 32177

Phone: [\(386\) 329-0100](tel:(386)329-0100) ext. 211

Sunshine Nealy

From: Building and Zoning
Sent: Monday, May 22, 2023 11:07 AM
To: Svein Arild Bakken
Cc: Building and Zoning
Subject: RE: Certificate of Appropriateness

Dear Mr. Bakken,

Please provide the information below. Thank you in advance.

Provide a list of proposed materials to be used for the following.

- Windows
- Gutters
- Fence
- Glass Porch
- Roof for shed.
- Door

Also, please answer the following questions.

- Was the shed roof metal or shingle?
- What type of material are you using for the siding? Is it hardie board, etc.?

Thank you,

Sunshine Nealy

Planner

Planning Dept. | City of Palatka





APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

APPLICATION #: HPB-_____
DATE RECEIVED: _____
HEARING DATE: _____

Application Requirements

This application must be completed and submitted with an application fee and ALL required attachments.
(Checks payable to the City of Palatka)

___\$50.00 (Administrative level) ___\$200.00 (HPB level) ___\$300.00 (After the fact)

- | | |
|--|---|
| ☒ Application Fee | ☒ Photos - One (1) color photograph of the main façade of the site and photographs of any areas affected by the proposed project. |
| ☒ Site Plan with dimensions | ☒ Material(s) specifications and/or sample(s) |
| ☒ Letter of Authorization for Agent is required if any person other than the property owner makes the application and acts on behalf of the owner. | ☒ Color samples. |
| ☐ Plans – 2 copies for review drawn to scale | ☐ Demolition – Plans for what will be taking the demolished structure's place should be submitted. |
| ☒ Deed | |

Building & Site Information

1. Property Address: 608 Oak street
2. Parcel Number: 42-10-27-6850-0380-0050
3. Historic District: ☐ North or ☒ South

Property Owner/Applicant Information

Property Owner(s)

Name(s): Svein Bakken

Mailing Address: 608 Oak street

Phone Number(s): 386 530 0234 Email: bakkensveinarild@gmail.com

Applicant Name(s): +47 92680818 Norwegian phone number

Agent/Contractor(s)

Name(s): _____

Mailing Address: _____

Phone Number(s): _____ Email: _____

Applicant Name(s): _____

Description of Requested Work

Please indicate the type of work requested:

- | | | | |
|---|---|---------------------------------------|---|
| ☒ Windows | ☒ Doors | ☐ Roof | ☒ Wood Repair |
| ☒ Porch | ☒ Fence | ☐ Signage | ☒ Exterior Painting |
| ☐ Addition | ☐ Alteration | ☐ Demolition | ☐ Relocation |
| ☐ New Construction | ☒ General Maintenance | ☐ Other: _____ | |

Present Use of Property: ☒ Single Family Residence ☐ Multi-family Residence ☒ Commercial

Provide a detailed description of the proposed work to be performed: external restoration work, new type sidings, rest
according to original apperance and specifications. no alternations on building color, windows, doors or roof. interial solution and
rooms will be mostly original, baths and kitchens will be modern type, 1st floor will be used comercial, as owners buisness/office

This application submitted by:

Owner 1 (Print Name): Svein Bakken

Signature of Owner 1: _____

Date: 04.11.23

Owner 2 (Print Name): _____

Signature of Owner 2: _____

Date: _____

Print Agent Name: _____

Signature of Agent: _____

Date: _____

To Be Notarized

Name (Print Name): MARIANNE FOSSHAUG

Signature: m Fosshaug

Date: 04.11.2023

STATE OF NORWAY

County of SKIEN

Before me this day personally appeared SVEIN ARILD BAKKEN who executed the foregoing application and acknowledged to and before me executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this 11th day of April A.D. 2023

(Notary Seal)



NOTARIUS PUBLICUS

Marianne Fosshaug
e.f.

Notary Public

My commission expires: unlimited
Type of Identification Produced: passport

State of Norway at Large.



PLANNING DEPARTMENT
201 N 2ND STREET
PALATKA, FL 32177
(386) 329-0100 Ext. 327

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

APPLICATION #: HPB-_____
DATE RECEIVED: _____
HEARING DATE: _____

For Official Use Only

Date Submitted: _____ Received By: _____ Preliminary Review By: _____

Signs Posted By: _____

Required Attachments Reviewed:

- | | | | |
|---|--|--|--|
| ☐ Proposed Site Plan
changing) | ☐ LOA | ☐ Legal Description | ☐ Existing Elevations (if |
| ☐ Product Information
changing) | ☐ Plans (if addition) | ☐ Photographs | ☐ Proposed Elevations (if |

City of Palatka
201 N 2ND ST
PALATKA FL 32177-3735
(386)329-0100
CASH RECEIPT

Date: 04/24/2023 OPER ID: JPOLLACK RECEIPT NO:F000202

RECEIVED FROM: CERTIFICATE OF APPROPRIATENESS 608 OAK ST HPB 23-15

AMOUNT RECEIVED: 300.00 TYPE: CA CASH

CHANGE DUE: 0.00

TOTAL RECEIVED: 300.00

DISTRIBUTION:

AMOUNT ACCOUNT NUMBER

300.00

DESCRIPTION / FOR

CERTIFICATE OF APPROPR
AFTER THE FACT



**BUILDING IMPROVEMENT COST SHARE AGREEMENT
CITY OF PALATKA COMMUNITY REDEVELOPMENT AGENCY**

THIS AGREEMENT is entered into between the City of Palatka Community Redevelopment Agency, whose address is 201 North Second Street, Palatka, FL 32177 (hereinafter referred to as the “CRA”) and Svein Bakken whose address is 608 Oak Street, Palatka, FL 32177 (hereinafter referred to as the “Recipient”), to provide financial assistance for building improvements for real property parcel number 42-10-27-6850-0380-0050, whose physical address is 608 Oak Street, Palatka, Florida 32177.

WHEREAS, on 04/27/2022 the Recipient was awarded funding by the CRA and City Commission pursuant to the City of Palatka Community Redevelopment Agency Building Improvement Cost Share Program.

NOW, THEREFORE, in consideration of the premises and the mutual benefits to be derived here from, the CRA and the Recipient do hereby agree as follows:

1. The Recipient agrees to complete the scope of work within the awarded grant application and submit an invoice for payment within eighteen (18) months of the time of award.
2. The CRA agrees to fund the Recipient in an amount not to exceed \$15,000 toward the total project cost of \$64,000. The Recipient will provide invoices and cancelled checks as proof of payment in an amount of \$30,000 of allowable expenses to verify the match requirement of \$15,000.
3. All of the terms, conditions, and provisions of the attached City of Palatka Building Improvement Cost Share Program are incorporated herein by reference and made a specific part thereof.
4. Any overages are the responsibility of the Recipient.
5. The Recipient and any affected Recipient(s) are required to sign a Release and Hold Harmless Agreement (Attachment A) with the City of Palatka Community Redevelopment Agency, as permitted by the laws of the State of Florida.
6. The Recipient must honor contractual obligations to contractor(s).
7. The Recipient agrees to provide proof of the proper building permits and zoning compliance.
8. Prior to final reimbursement, the Recipient will be required to show proof of inspection and the closing of all applicable permits, payment of all subcontractors, satisfaction of all mechanic liens and the issuance of Certificate of Occupancy, if applicable.

9. In the event the recipient transfers, sells, conveys, or in any other manner divests itself of ownership of the property which is the subject of the Grant within three (3) years following the completion of the repairs/renovations which are funded by the Grant, the entire amount of the Grant funds shall be repaid to the City. This obligation of repayment shall be one which runs with the land and shall be evidenced by a recorded instrument which shall be satisfied upon repayment of the Grant or upon expiration of the three (3) year look-back period. For purposes of this term, "completion" shall be defined as that date when a certificate of occupancy is issued or when all required building permits obtained in association with the repairs/renovations have been "finalized". If the Recipient does not repay the grant funds, the CRA expressly reserves the right to file a lien, in the full grant amount on the subject property of the grant whose physical address is 608 Oak Street, Palatka, FL 32177.
10. City of Palatka Community Redevelopment Agency expressly reserve the right to request additional information from the Recipient and display and advertise properties that receive grant funding.

WITNESSES:

Signature

Signature

RECIPIENT:

Name (print)

Title (print)

Signature

Date

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by (name of person acknowledging).

(NOTARY SEAL)

(Signature of Notary Public-State of Florida)

(Name of Notary Typed, Printed, or Stamped)

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

COMMUNITY REDEVELOPMENT AGENCY:

ATTEST:

Mayor

City Clerk (Seal)

Date

HOLD HARMLESS, RELEASE AND INDEMNIFICATION AGREEMENT

1. The Recipient shall be fully liable for the actions of its agents, employees, partners, or sub Recipients and shall fully indemnify, defend, and hold harmless the City, and their officers, agents, and employees, from suits, actions, damages, and costs of every name and description, including attorneys' fees, arising from or relating to personal injury and damage to real or personal tangible property alleged to be caused in whole or in part by Recipient, its agents, employees, partners, or sub Recipients. Provided however, that Recipient shall not indemnify for that portion of any loss or damages proximately caused by the negligent act(s) or omission(s) of the City, or its employees subject to the limitations stated in Section 768.28, Florida Statutes.
2. Further, the Recipient shall fully indemnify, defend, and hold harmless the City and its employees from any suits, actions, damages, and costs of every name and description, including attorney's fees, arising from or relating to violation or infringement of a trademark, copyright, patent, trade secret or intellectual property right. If any product is the subject of an infringement suit or in the Recipient's opinion is likely to become the subject of such a suit, the Recipient may at its sole expense procure for the City the right to continue using the product or to modify it to become non-infringing. If the Recipient is not reasonably able to modify or otherwise secure the City the right to continue using the product, the Recipient shall remove the product and refund the City the amounts paid in excess of a reasonable rental for past use. The City shall not be liable for any royalties.
3. The Recipient's obligations under the preceding two (2) paragraphs with respect to any legal action are contingent upon the City giving the Recipient: (1) written notice of any action or threatened action; (2) the opportunity to take over and settle or defend any such action at the Recipient's sole expense; and (3) assistance in defending the action at Recipient's sole expense. The Recipient shall not be liable for any cost, expense, or compromise incurred or made by the City in any legal action without the Recipient's prior written consent, which shall not be unreasonably withheld.

Witness

(Sign)_____

Witness

(Print Name Here)_____
RECIPIENT

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of ____, 20__, by (name of person acknowledging).

(NOTARY SEAL)

(Signature of Notary Public-State of Florida)

(Name of Notary Typed, Printed, or Stamped)

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

**STATUTORY WAIVER AND RELEASE OF
LIEN UPON FINAL PAYMENT
(SECTION 713.20(5) FLORIDA STATUTES)**

The undersigned lienor, in consideration of the final payment in the amount of

\$ _____, hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished to _____ on the job of _____
Your Customer

_____, to the following described property:
Owner(s)

Job Name: _____

Job Address: _____

Legal Description: _____

DATED on _____, 20____.

Lienor's Name _____
Address _____

By _____

Printed Name _____

*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.*

THE UNIVERSITY OF CHICAGO
DIVISION OF THE PHYSICAL SCIENCES
DEPARTMENT OF CHEMISTRY

RECEIVED BY THE UNIVERSITY OF CHICAGO LIBRARY

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6

14

608 Oak Street

Application, improvement Grant ITB-2022-18

Restoration of building Historical district

Seigler-Yelverton-Miller House c.1882

608 Oak street, Palatka 32177

Parcel Number: 421027685003800050



- 1. Episcopal Church
- 2. Presbyterian Church
- 3. Baptist Church
- 4. Methodist Episcopal Church, South
- 5. St. Philip's Episcopal Church, Palatka
- 6. African M. E. Church, Palatka
- 7. Catholic Chapel
- 8. Catholic Church
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- 100. Catholic Church

WHOLE EYE VIEW OF
PALATKA, FLA.

CITY OF PUTNAM COUNTY

1894

- 1. Wm. J. Winger & Co's Dock
- 2. Post Office
- 3. County Jail
- 4. County Jail
- 5. County Jail
- 6. County Jail
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- 8. County Jail
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- 100. County Jail



608 Oak street was originally
built with a full 2 story front porch

Application Grant ITB-2022-18

Restoration of historical building at 608 Oak street, Palatka 32177
Parcel Number: 421027685003800050

I hereby apply for Grant ITB-2022-18 to cover as much as possible of the costs to reimburse this projects first stage, as described below.

Applicant/owner

Svein Bakken
608 Oak st, Palatka 32177
bakkensveinarild@gmail.com
(386) 0530 0234 / +47 92680818

Property description

The 608 Oak st is a historical building, Built 1884. Latest the home of late judge Peter T. Miller, It have now been vacant since 1985 and therefore in poor condition. It was recently (July 2022) sold to me by Linda Miller for \$92,500. So it's a new home for me, I'm moving in to Palatka and will be living there as soon as water and power is on.

It is a massive restoration project, and a big building around 3000 sq ft. It will need all new water/plumbing, electricity/power, HVAC system, siding, windows, roof, most flooring must be replaced. Water and electricity are now turned off. Because this grant is set with a time frame to finish all tasks given in the scope of work within one year, I have divided this into stages.

This application describes the first stage.

I am an engineer and have a registered engineering company in FL. This company's office, BIISE Design LLC, will also be located in the 608 Oak st building, part of first floor.

It is already applied to the zoning department of Palatka to have part of the building as commercial use. I have received verbally that the area is meant for commercial use.

The roof has already been temporary repaired, because it was coming water through at several spots, a few years on this house, with no actions done, and it would be beyond repair, that's my opinion.

Scope of work first stage

All rooms needs renovations, but on the first stage of restoration, the rooms in first floor will be prioritized. There will be installed new bathroom, new washing room and new kitchen on first floor.

There will be a modern update to the building. Windows will have to be replaced due to the poor condition of the old ones. But this gives the positive outcome that new technology windows can be installed with energy conserving glass.

The outside sidings will be opened up/dismantled for inspection

Will have to replace about 50% of the sidings, due to poor condition.

Expecting to have to re install new insulation, it probably arnt any insulation at all.

This is common to old buildings, that the insulation used back then, news papers, coconut shell or other organic or mineral materials have disaggregated.

The electrical system must be installed, new breakers, and wiring.

There will be installed a full integrated ventilation HVAC system for effective cooling and also heating.

Facelift on the lot vegetation and fence

Upgrade the driveway

Facelift on the shed/garage

Repairs will be done by owner, therefore most costs below are only for the materials. It's a do-it-yourself low budget restoration, not a professional investors project.

All repairs will be executed and done according to building codes and regulations.

Licensed contractors will be used for some special details, like plumbing and HVAC.

All electrical installations will be done by certified electricians.

Stage 2, (mentioned but not included)

New roof

second floor rooms

extra baths

The goal is to do full restoration as a stage two, and set the building and lot back to its full glory.

Scope of work first stage

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Stage 2, (mentioned but not included)

New roof

second floor rooms

extra baths

The goal is to do full restoration as a stage two, and set the building and lot back to its full glory.

Budget first stage, Costs are estimates and subject to market changes

Sidings, ½ X 4" 2000ft, \$1 /ft	\$ 2,000
Structural wood, 2x4", 100ft 2x6", 50ft, \$10 /ft	\$ 1,500
Wall insulation,	\$ 1,000
Windows, 20 pcs 36x72, \$350 each	\$ 7,000
Dry wall + accessories	\$ 2,000
Paint, brushes	\$ 3,000
foundation, repair and levelling	\$ 2,000
Kitchen, 1pcs \$3000 each	\$ 3,000
Bath, 1pcs, \$3000 each	\$ 3,000
Plumbing,	\$ 2,000
Electrical, first floor,	\$ 15,000
Ventilation/HVAC, Unit and distribution ducts in house	\$ 15,000
Driveway, vegetation, fence	\$ 500
Shed, roof, paint,	\$ 2,000
accessories, screws, fuel, fees and other expenses	\$ 2,000
Expenses tools, rent or buy, jacks, nail gun, air compressor, ladders, scaffolds, etc	\$ 3,000
Total costs	\$64,000

Property value

The current property market value is \$101,020 and the assessment tax value \$93,150

Property value when finished, estimated by agent to \$365,000, from similar homes in same area.

I hereby confirm that all the information above is given as accurate and correct and to the best of my knowledge at the given time.
I hereby confirm that I have read and I do understand the requirements to the ITB-2022-18 improvement Grant



Applicant

9.19.2022

Date

Attachments

Grant Program

Grant application

Pictures of property, prior to any renovation steps

Plan layout, 1st floor and 2nd floor

copy Property Deed

copy Closing contract settlement







The property lot is quite big (0.34 A) and holds a lot of possibilities.

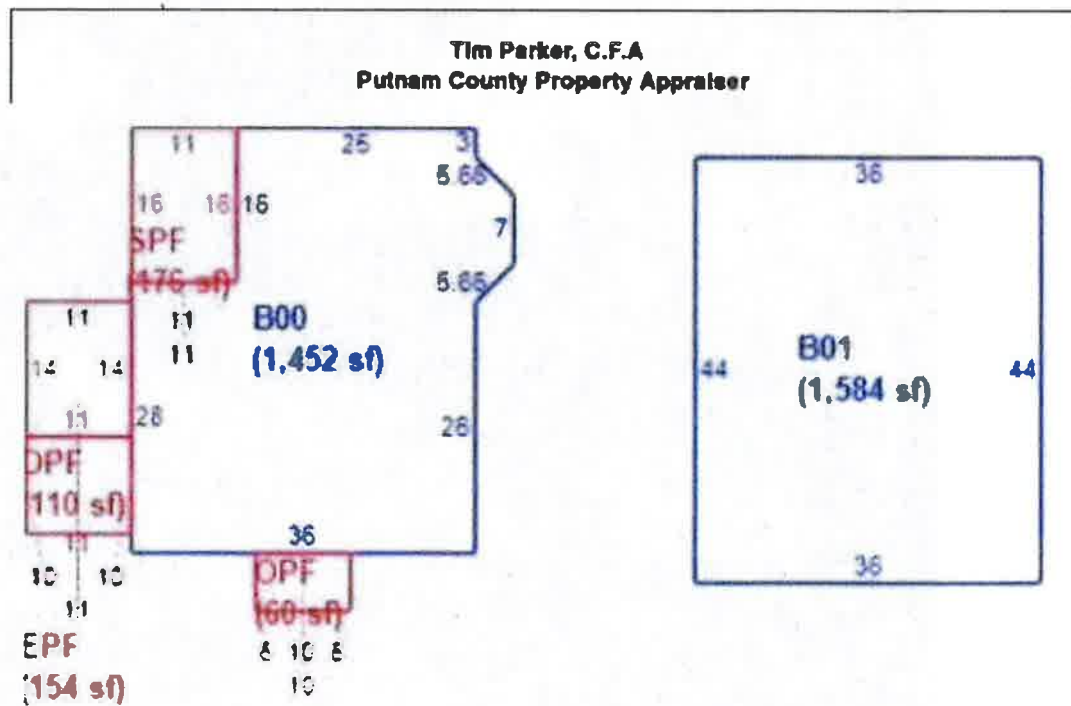


Heavy vegetations close to the Building have
damaged the Sidiangs over the years





ment Sketch for Parcel: 42-10-27-6850-0380-0050



There is a salvageable Shed/garage in the back of the lot



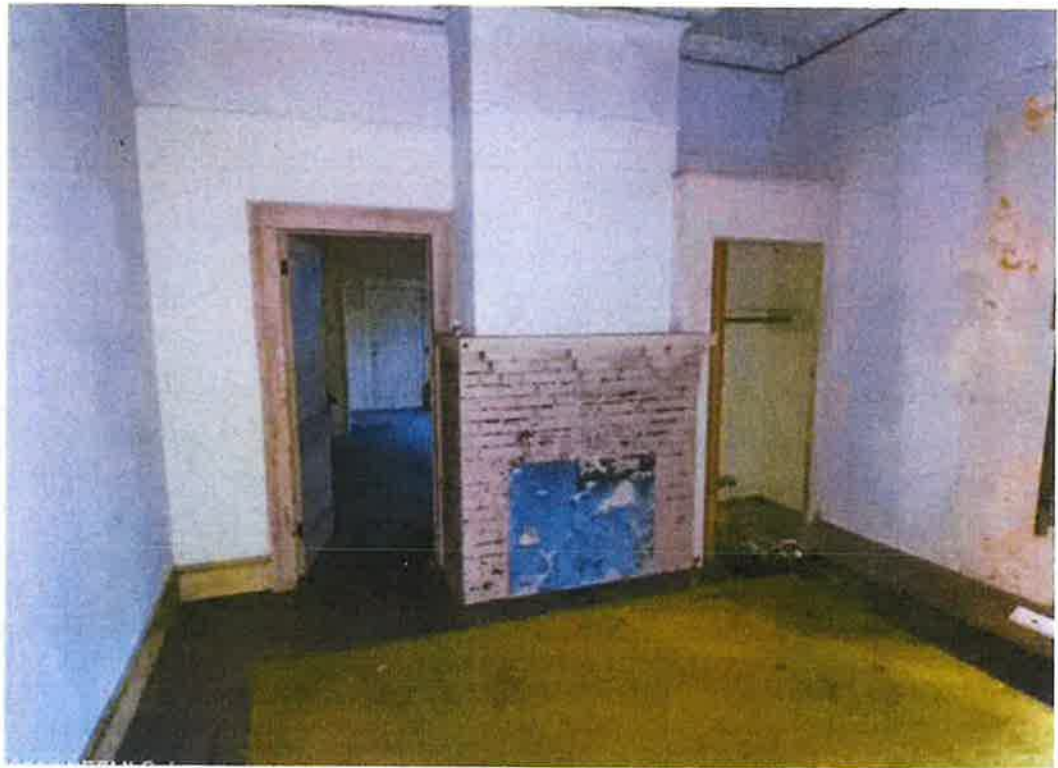
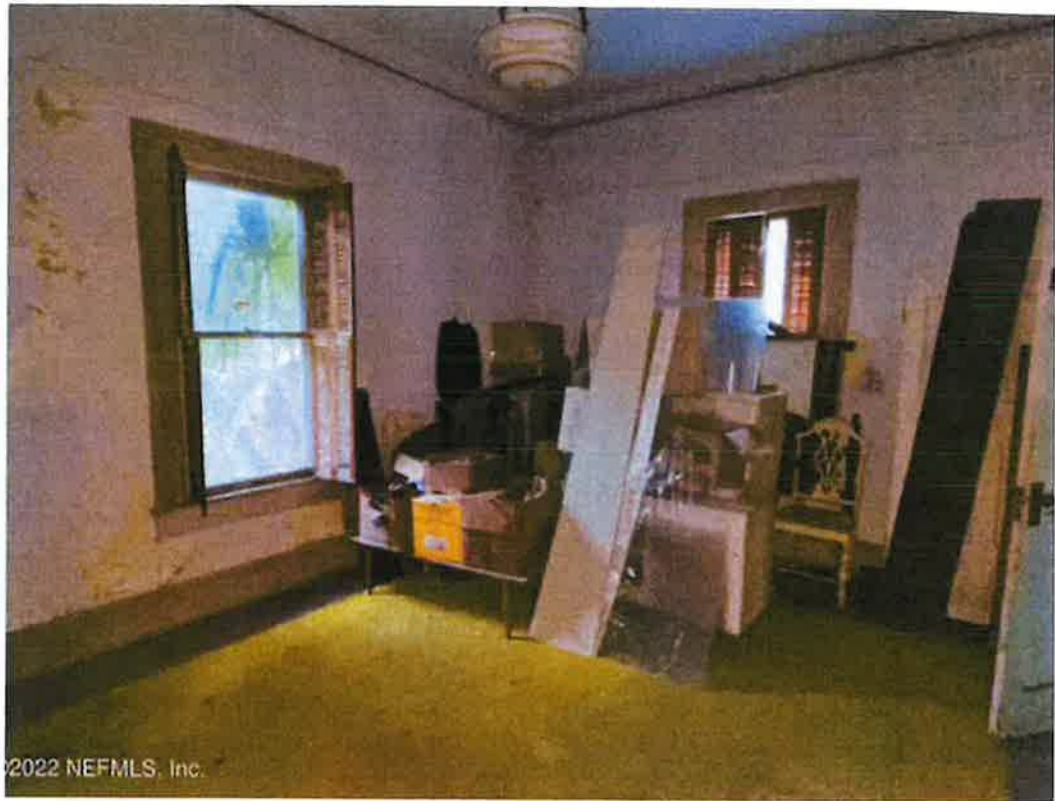


One part of the building is extra damaged.
You can see right through the wall.















The "bad" section 2. floor



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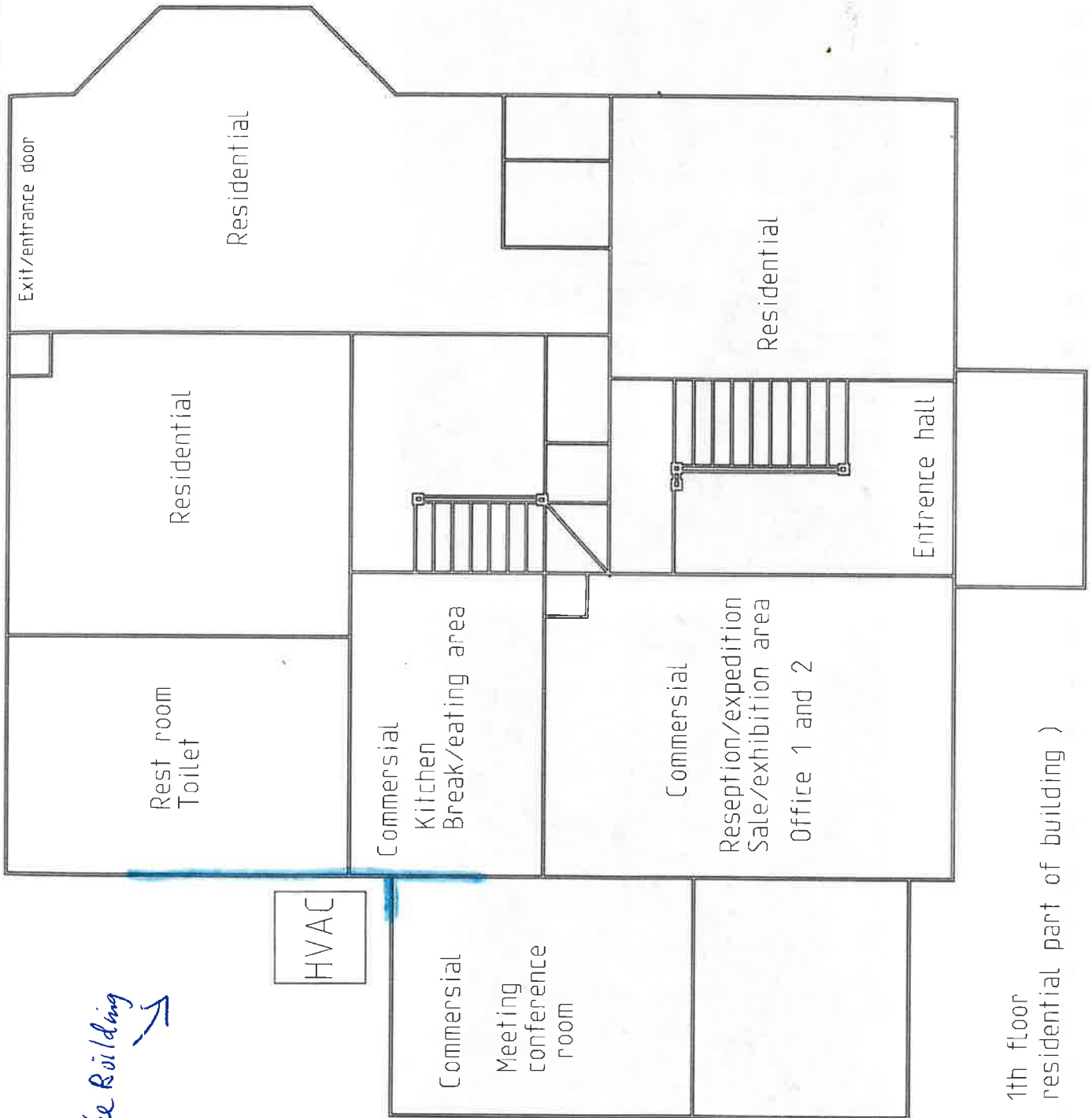




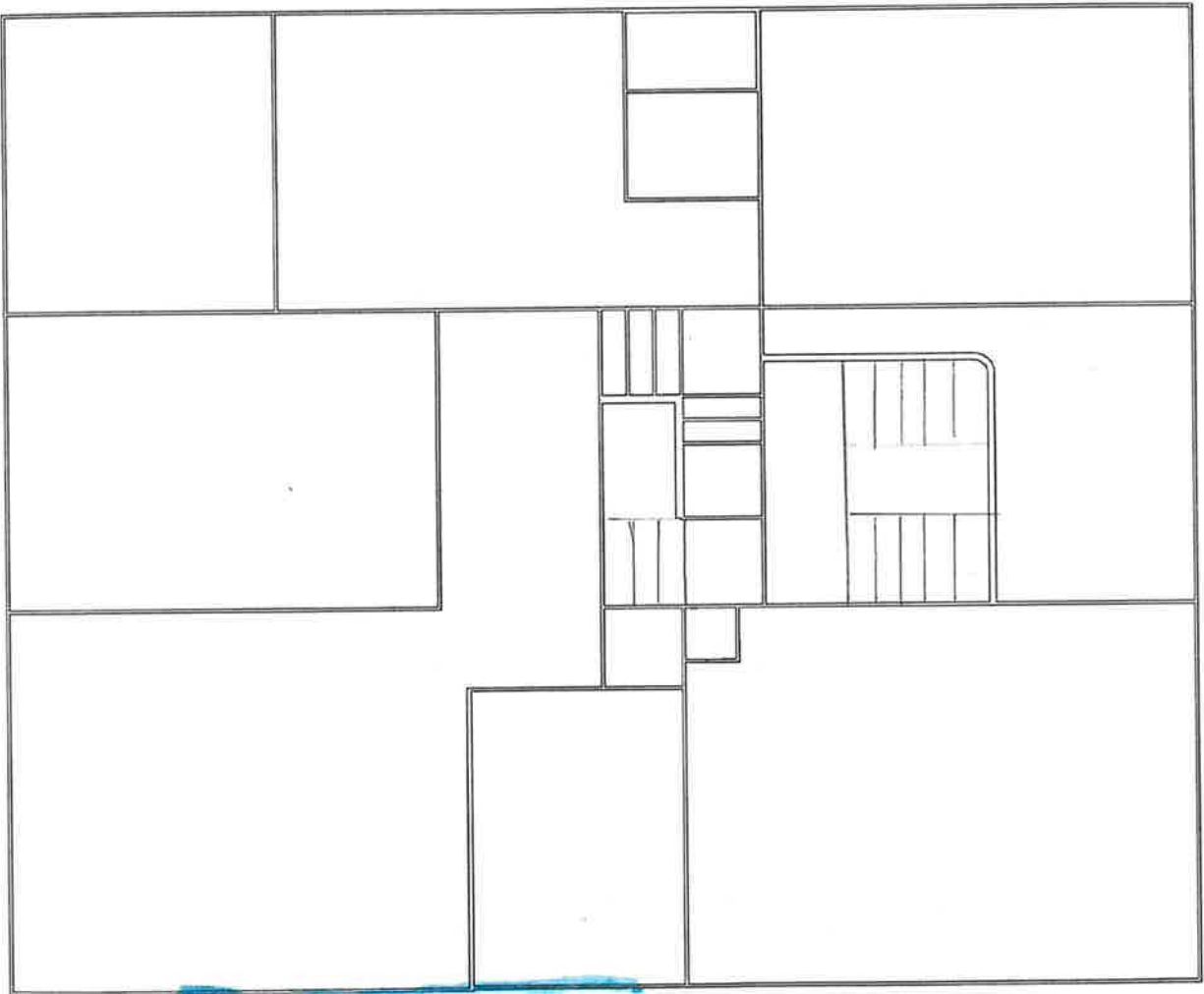


There are 2 sections of lovely stair ways

Rest/Bad part of the Building
→
"en" wall



Room layout 1th floor
(2th floor, residential part of building)



Second floor

Return to:

Name: Svein Bakken

Address: 2114 President Street
Palatka, FL 32177

This Instrument Prepared by: Walter Fortner

Address: Palatka Abstract & Title Ins. Inc
113 North 4th Street
Palatka, FL 32177
File No. 22-478

Property Appraiser's ID #:
42-10-27-6850-0380-0050

Inst: 202254017597 Date: 07/15/2022 Time: 12:17PM Doc Stamp-
Deed: 647.50 By: C/H, DC, Matt Reynolds, Putnam, County Page 1
of 2 B: 1677 P: 4

WARRANTY DEED

This Warranty Deed is executed this 11th day of July, 2022, by Tri-Couver, L.L.C., a Florida Limited Liability Company, conveying non-homestead property ("Grantor") to Svein Bakken ("Grantee").

"Grantor" and "Grantee" are used for singular or plural, as context requires.

Witnesseth, that Grantor, for the sum of \$92,500 and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

*Lot(s) 5 and 8, Block 38, Dicks Map of Palatka, according to the map or plat thereof, as recorded in Plat Book 2,
Page(s) 46, of the Public Records of Putnam County, Florida.
(Part of Campbells Subdivision Unrecorded)*

This conveyance is subject to easements, restrictions, reservations, and limitations of record, if any, and together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

And, Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land; and that Grantor will defend the same against the lawful claims of all persons whomever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

In Witness Whereof, Grantor has signed and sealed these presents the day and year above written.

Signed, sealed and delivered as to all Grantors
in the presence of:

Tri-Couver, L.L.C.

Walter Fortner
Signature of Witness 1

Linda Couver Miller
Signature of Grantor 1

Walter Fortner
Print Name of Witness 1

Linda Couver Miller, Managing Member

Mailing Address of Grantor 1

Warren Wilhite
Signature of Witness 2

WARREN WILHITE
Print Name of Witness 2

Notary Section:

STATE OF FLORIDA

COUNTY OF PUTNAM

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 11th day of July, 2022, by Linda Couver Miller, Managing Member
of Tri-Couver, L.L.C., a Florida Limited Liability Company.

Personally Known ☐ OR Produced Identification ☒

Type of Identification Produced: Driver's License

(Signature of Notary Public) Walter Fortner

(Print, Type, or Stamp Commissioned Name of Notary Public) Walter Fortner

My Commission expires:

Affix Notary SEAL



TO: DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

SETTLEMENT STATEMENT

B. TYPE OF LOAN:

1. ☐ FHA 2. ☐ FmHA 3. ☐ CONV. UNINS. 4. ☐ VA 5. ☐ CONV. INS.
 6. FILE NUMBER: 22-478 7. LOAN NUMBER:
 8. MORTGAGE INS CASE NUMBER:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME AND ADDRESS OF BUYER:

Svein Bakken

E. NAME AND ADDRESS OF SELLER:

Tri-Couver, L.L.C., a Florida Limited Liability Company

F. NAME AND ADDRESS OF LENDER:

G. PROPERTY LOCATION:

608 Oak Street
Palatka, FL 32177

H. SETTLEMENT AGENT:

Palatka Abstract & Title Ins Inc

I. SETTLEMENT DATE:

July 8, 2022

PLACE OF SETTLEMENT

113 North 4th Street
Palatka, FL 32177

J. SUMMARY OF BUYER'S TRANSACTION

1. GROSS AMOUNT DUE FROM BUYER:	
01. Contract Sales Price	92,500.00
02. Personal Property	
03. Settlement Charges to Buyer (Line 1400)	247.50
04.	
05.	
Adjustments For Items Paid By Seller in advance	
06. City/Town Taxes to	
07. County Taxes to	
08. Assessments to	
09.	
10.	
11.	
12.	
20. GROSS AMOUNT DUE FROM BUYER	92,747.50
30. AMOUNTS PAID BY OR IN BEHALF OF BUYER:	
01. Deposit or earnest money	1,994.00
02. Principal Amount of New Loan(s)	
03. Existing loan(s) taken subject to	
04.	
05.	
06.	
07.	
10.	
09.	
Adjustments For Items Unpaid By Seller	
10. City/Town Taxes to	
11. County Taxes 01/01/22 to 07/07/22	635.59
12. Assessments to	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20. TOTAL PAID BY/FOR BUYER	2,629.59
40. CASH AT SETTLEMENT FROM/TO BUYER:	
01. Gross Amount Due From Buyer (Line 120)	92,747.50
02. Less Amount Paid By/For Buyer (Line 220)	(2,629.59)
03. CASH (X FROM) (TO) BUYER	90,117.91

K. SUMMARY OF SELLER'S TRANSACTION

400. GROSS AMOUNT DUE TO SELLER:	
401. Contract Sales Price	92,500.00
402. Personal Property	
403.	
404.	
405.	
Adjustments For Items Paid By Seller in advance	
406. City/Town Taxes to	
407. County Taxes to	
408. Assessments to	
409.	
410.	
411.	
412.	
420. GROSS AMOUNT DUE TO SELLER	92,500.00
500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
501. Excess Deposit (See Instructions)	
502. Settlement Charges to Seller (Line 1400)	6,278.38
503. Existing loan(s) taken subject to	
504. Payoff of first Mortgage	
505. Payoff of second Mortgage	
506.	
507. (Deposit disb. as proceeds)	
508.	
509.	
Adjustments For Items Unpaid By Seller	
510. City/Town Taxes to	
511. County Taxes 01/01/22 to 07/07/22	635.59
512. Assessments to	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. TOTAL REDUCTION AMOUNT DUE SELLER	6,913.97
600. CASH AT SETTLEMENT TO/FROM SELLER:	
601. Gross Amount Due To Seller (Line 420)	92,500.00
602. Less Reductions Due Seller (Line 520)	(6,913.97)
603. CASH (X TO) (FROM) SELLER	85,586.03

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.

Buyer

Svein Bakken

Seller

Linda Couver Miller
Linda Couver Miller, Managing Member

E2-Visa-loan-account

Account number

2610 41

Exchange rate 10.05

NOK 722,614.71

≈ \$ 72,260.

Cards

My Economy

Information

July 2022

In 0.00

Out -977,385.51

28.07.22 Thursday

Ana Echeverri and Associates LLC
UtlandsbetalingNOK -2,073.63
Unknown

W-7 form to IRS for ITIN Svein Arild Bakken

14.07.22 Thursday

retail trailer
OverføringNOK -16,000.00
Transferretail tools
OverføringNOK -10,000.00
Transfer

13.07.22 Wednesday

car, 1998 Ford econoliner
OverføringNOK -25,000.00
Transfer

11.07.22 Monday

Capital city bank
UtlandsbetalingNOK -924,311.88
Accommodation

608 Oak st Svein Bakken

June 2022

In 1,700,000.22

Out 0.00

30.06.22 Thursday

Svein Arild Bakken
LånNOK 1,700,000.22
Unknown

Available Means

Exchange rate 10.05

Account number
2670 28

NOK 227,056.00

≈ \$ 22,700.

Cards

My Economy

Information

September 2022

In 226,000.00

Out 0.00

08.09.22 Thursday

Overførsel
Overførsel

NOK 80,000.00
Transfer

Avtale
Avtale

NOK 1,000.00
Unknown

06.09.22 Tuesday

VW
Overførsel mellom egne kontoer

NOK 145,000.00
Transfer

\$ 72,260

\$ 22,700

Total available funds \$94,960 in bank accounts

comparable for 608 S Oak St Palatka Innboles x



Deborah Berry

t: meg

[X](#) engelsk > norsk > Oversett e-posten

for 15 sep, 22:32 (for 4 dogn siden)



[Slå av for: engelsk](#) x

Svein, Here are the comparables for the homes that recently sold like yours. **\$365,000** is a good price for resale once it is fixed up. I included yours as well. This way you can see how I came up with numbers. This is for the market today. As you can see the homes sold quickly. This is a Real Close estimate. Like I said I was given wrong information when I was an investor. I try to be better.

No charge for the information.

Debbie

Debbie Berry

Broker Associate

3010 3rd St S, Ste C

Jacksonville Beach, FL 32250

Debbie.Berry@vylla.com

or

debbieberry59@gmail.com

P: 386-983-0288

vylla.com

Address: 608 S OAK ST PALATKA, FLORIDA, 32177 County: PUTNAM Country: USA**Region:** 56-PUTNAM COUNTY-NE**Legal Name of Subdiv:** PALATKA**Area:** 561-GREATER PALATKA**Subdivision:** DICKS MAP

List #:	1151891	Status:	Sold
Property Type:	Single Family Residence	List Price:	\$159,000
Lot:	5,8	Block:	38
Parcel #:	421027685003800050	Appx Lot Dim:	.34 acres
Association Fee Y/N:	N	Mobile/Mfg Home:	N
Association Fee\$:	0	Property Attached YN:	No
Association Fee:	N/A	Historic Area:	Y
Frequency:		New Const:	N
CDD Fee Y/N:	N	Gated Community:	N
Bedrooms:	7	Full Baths:	3
Half Baths:	0	Bdrms Conform:	Y
Appx Heated SqFt:	3,036	Year Built:	1900
Waterfront Y/N:	N	Nav to Ocean:	N

Intermediate Schools:

Other

Directions: From Hwy 17, turn south on 6th street, cross St. Johns Avenue, turn right Oak St. Property on the right

Remarks: Historical gem in the heart of downtown Palatka. If you have wanted to own a piece of history and bring something back to it's former glory but just couldn't find the right project now may be the perfect opportunity. The downtown area is on the verge of great things with lots of new businesses coming soon. In need of major renovation. Zoned DOWNTOWN BUSINESS, at least 50% must be used for commercial and the rest can be residential such as apartments upstairs, some uses will require special use permit or rezoning. Cash Buyers Only. Sold As Is. By appointment only. NO SIGHT UNSEEN OFFERS.

Stories: 2**Square Foot Source:** Tax Roll**Dining:** Separate Dining Room; Eating Space- Kitchen**Additional Rooms:** Entry Hall / Foyer; Separate Living Room**Type of Heating:** No Heating**Type of Cooling:** No Cooling**Utilities:** Water - Public; Sewer - Public; Cable - Available; DSL Available**Structure:** Wood Frame**Pool/Hot Tub:** No Pool**Misc Exterior:** Porch - Front; Porch - Open**Fencing:** Fenced Partial**Parking Facilities:** # Garage Spaces: 0**Approx Parcel Size:** .25 to .5 Acre**Lot Description:** Regular Lot**Lot Location:** Downtown**Presently Zoned:** Commercial; RO Residential/Office**Road Frontage:** City Street**Road Surface:** Asphalt Road**Possible Financing:** Cash**Occupancy:** At Closing**DOM:** 142**Sold Date:** 07/11/2022**Sold Price:** \$92,500**Original List Price:** \$195,000

DEBORAH BERRY, Debbie Berry
VYLLA HOME
 3010 3rd Street
 Suite C
 Jacksonville, FL 32250
 386-983-0288
debbieberry59@gmail.com

License #: 3275479

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Address: 324 EMMETT ST , PALATKA, FLORIDA, 32177 County: PUTNAM Country: USA

Region: 56-PUTNAM COUNTY-NE
Area: 561-GREATER PALATKA

Legal Name of Subdiv: DICKS MAP
Subdivision: PALATKA



List #:	1163785	Status:	Sold
Property Type:	Single Family Residence	List Price:	\$345,000
Parcel #:	421027685004500101	Appx Lot Dim:	55.09 x 149.83
Association Fee Y/N:	N	Mobile/Mfg Home:	N
Association Fee\$:	0	Property Attached YN:	No
Association Fee:	N/A	Historic Area:	Y
Frequency:		New Const:	N
CDD Fee Y/N:	N	Gated Community:	N
Bedrooms:	4	Full Baths:	3
Half Baths:	0	Bdrms Conform:	Y
Appx Heated SqFt:	2,892	Year Built:	1905
Waterfront Y/N:	N	Nav to Ocean:	N

Intermediate Schools:

Other

Directions: Heading N on Hwy 17, turn L on N Third St, L on Laurel St, L on Emmett St. Property will be on R

Remarks: Beautiful and spacious 1905 home located in Palatka's South Historic District. This 4 bedroom, plus office, 3 full bathroom home features large two story porch with Georgian columns, detached garage/workshop, ample driveway parking space for guests. First floor contains foyer/parlor with fireplace, living room with fireplace, formal dining room, main kitchen, breakfast nook, large pantry, den, spacious inside laundry room, full bathroom and one bedroom. Upstairs you will find 3 bedrooms, one with an attached kitchenette and private entrance (possible MIL, or airbnb potential), 2 full bathrooms, and an office space. This home is full of charm and gracious living space!

Stories: 2

Style: Other: Folk Victorian

Square Foot Source: Tax Roll

Bedrooms: Master Bedroom-First Floor

Dining: Separate Dining Room; Breakfast Room

Kitchen: Cooking Island; Pantry - Closet

Major Appliances: Range Gas; Dishwasher; Refrigerator

Additional Rooms: Entry Hall / Foyer; Separate Living Room; Family Room; Library/Office; Laundry/Utility (inside)

Interior Amenities: Ceiling 8+ Ft.; Wood Floors

Fireplace: Tile Fireplace

Type of Heating: Central Heating

Type of Cooling: Central Cooling

Utilities: Water - Public; Sewer - Public

Structure: Wood Frame; Off Grade

Roof: Metal

Pool/Hot Tub: No Pool

Fencing: Fenced Partial

Parking Facilities: 2 Car Space; Detached Garage; # Garage Spaces: 2; # Carport Spaces: 1; Covered Parking: Concrete; Driveway

Approx Parcel Size: Less than .25 Acre

Lot Description: Regular Lot; High & Dry

Lot Location: Urban/City

Presently Zoned: Residential

Road Frontage: City Street

Road Surface: Asphalt Road

Possible Financing: Cash; Conventional

Occupancy: At Closing

DOM: 55

Sold Date: 07/15/2022

Sold Price: \$355,000

Original List Price: \$345,000



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Address: 617 S 14TH ST, PALATKA, FLORIDA, 32177 County: PUTNAM Country: USA**Region:** 56-PUTNAM COUNTY-NE**Legal Name of Subdiv:** PARK VIEW**Area:** 561-GREATER PALATKA**Subdivision:** PARK VIEW

List #:	1158977	Status:	Sold
Property Type:	Single Family Residence	List Price:	\$365,000
Parcel #:	071027710000100170	Mobile/Mfg Home:	N
Association Fee Y/N:	N	Property Attached YN:	No
CDD Fee Y/N:	N	Historic Area:	N
		New Const:	N
		Gated Community:	N
Bedrooms:	4	Full Baths:	2
Half Baths:	0	Bdrms Conform:	Y
Appx Heated SqFt:	1,680	Year Built:	1925
Waterfront Y/N:	N	Nav to Ocean:	N

Elementary School: Moseley **Middle School:** Beasley **Intermediate Schools:** Other **High School:** Palatka**Directions:** Once on US-17 N, travel 2.7 miles and turn left onto N 9th Street (by the Dairy Queen). Follow Crill Avenue under a mile and you will turn left onto S 14th Street. The property will be 450 ft on left

Remarks: This Circa 1924 home has many of it's original features including kitchen countertops made from cypress from the St. Johns River, hardwood floors, fireplace, picture rails and a claw foot bathtub! On the first floor you have a large, parlor/ family living room, large separate dining room, a large butler's pantry, breakfast nook area with French doors and a spacious eat-in kitchen. The second floor offers four large rooms and a full bathroom right off of the main hallway. You can access the split staircase from the front room/family living area or from the back kitchen. You can sit out on the spacious deck or enjoy the relaxing hot tub/spa and listen to the birds chirping with a cup of coffee or a refreshing glass of wine. It has a large canopy oak tree that provides shade and privacy

Stories: 2**Style:** Traditional**Unit Location:** 2nd Story**Square Foot Source:** Tax Roll**Bath:** Garden Bath**Dining:** Separate Dining Room; Eating Space-Kitchen**Kitchen:** Breakfast Bar; Food Prep Island; Pantry

- Walk in; Solid Surface Countertops

Major Appliances: Range Gas; Dishwasher; Refrigerator; Washer; Dryer**Additional Equipment:** Smoke Detector**Additional Rooms:** Separate Living Room; Laundry/Utility (inside); Screened Porch

Interior Amenities: Ceiling 8+ Ft.; Window Treatment(s); French Door(s); Wood Floors; Unfurnished; Butler Pantry
Fireplace: 1 Fireplace; Mantle; Fireplace-Family Room/Den/Gr; Gas Fireplace
Energy Features: Heat Pump-Water; Forced Air; Ceiling Fan(s)

Type of Heating: Central Heating**Type of Cooling:** Central Cooling**Utilities:** Water - Public; Sewer - Public; Gas - Piped; Cable - Available**Water Heater:** Gas Water Heater**Exterior Wall:** Shingle-Composition; Wood Siding**Roof:** Metal**Pool/Hot Tub:** Hot Tub / Spa

Misc Exterior: Porch - Front; Porch - Open; Porch - Screen; Deck - Wood; Detached Shed; Sprinkler System

Fencing: Fenced Rear; PVC/Poly Fencing; 6.1 - 10' Fence

Parking Facilities: 2 Car Space; Detached Garage; # Garage Spaces: 1; Oversize Garage/Storage; No Covered Parking; RV / Boat Parking; Concrete; Driveway

Approx Parcel Size: .25 to .5 Acre**Lot Description:** Regular Lot; Sidewalks**Lot Location:** Suburban**Presently Zoned:** Residential; Single Family**Road Frontage:** City Street**Possible Financing:** Cash; Conventional**Documents on File:** Photos on File; Virtual Tour**Occupancy:** At Closing**DOM:** 4**Sold Date:** 04/25/2022**Sold Price:** \$350,000**Original List Price:** \$365,000**DEBORAH BERRY, Debbie Berry****VYLLA HOME**

3010 3rd Street

Suite C

Jacksonville, FL 32250

386-983-0288

debbieberry59@gmail.com

License #: 3275479

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Address: 308 KIRKLAND ST , PALATKA, FLORIDA, 32177 County: PUTNAM Country: USA

Region: 56-PUTNAM COUNTY-NE
Area: 561-GREATER PALATKA

Legal Name of Subdiv: PALATKA BLKS
Subdivision: PALATKA BLKS



List #:	1166332A	Status:	Sold
Property Type:	Single Family Residence	List Price:	\$449,000
Parcel #:	421027685004000024	Appx Lot Dim:	50x194
Association Fee Y/N:	N	Mobile/Mfg Home:	N
CDD Fee Y/N:	N	Property Attached YN:	No
		Historic Area:	N
		New Const:	N
		Gated Community:	N
Bedrooms:	3	Full Baths:	2
Half Baths:	1	Bdrms Conform:	Y
Appx Heated SqFt:	2,230	Year Built:	1915
Waterfront Y/N:	N	Nav to Ocean:	N

Intermediate Schools:

Room Name	Length	Width	Level	Room Features	Other	Remarks
Master Bedroom	20	20	Main			
Kitchen	12	18	Main			
Living Room	18	22	Main			

Directions: Hwy 17 (Reid St) to Downtown and turn South on to S 2nd Street. Follow S 2nd Street to River Rd (approximately 1/4 mile). Turn South in River Rd and follow the river to Kirkland St. Turn Right on Ki

Remarks: "Nothing short of a Miracle!", exclaims neighbors and business owners regarding the 14- month home renovation. Come see what folks are excited about! Located in the South Historic District, this 2 story, 1915 home features old southern charm with modern comforts. Only 3 blocks to the city's new riverfront park and boat ramp and 2 blocks to downtown's main street. Sleep well knowing you have a new roof, plumbing, electrical, windows and HVAC. The new improvements list goes on and on and on...

Stories: 2
Square Foot Source: Tax Roll
Dining: Living/Dining Combo
Kitchen: Breakfast Bar
Major Appliances: Range Electric; Self Cleaning Oven; Microwave; Dishwasher; Refrigerator; Washer; Dryer
Additional Equipment: Smoke Detector
Additional Rooms: Family Room; Laundry/Utility (inside); Storage Room

Interior Amenities: Walk-in-Closet(s); Wood Floors
Fireplace: 2 or more Fireplaces
Energy Features: Ceiling Fan(s)
Type of Heating: Central Heating
Type of Cooling: Central Cooling
Utilities: Water - Public; Sewer - Public
Water Heater: Electric Water Heater
Exterior Wall: Wood Siding
Roof: Metal
Pool/Hot Tub: No Pool

Parking Facilities: # Garage Spaces: 0; No Covered Parking
Approx Parcel Size: Less than .25 Acre
Lot Description: Level
Presently Zoned: Single Family
Possible Financing: Cash; Conventional
Documents on File: Survey on File
Occupancy: At Closing

Sold Price: \$440,000

Original List Price: \$449,000

DOM: 26
Sold Date: 07/08/2022



DEBORAH BERRY, Debbie Berry
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License #: 3275479

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Building Improvement Grant Cost Share Program

ITB 2022-18

The City of Palatka Community Redevelopment Agency (hereinafter referred to as "the CRA") hereby solicits applications for the Building Improvement Grant Cost Share Program for projects located within the City of Palatka Community Redevelopment Agency Areas. The Program is intended to encourage the redevelopment of blighted residential and commercial properties by assisting those who are attempting to improve properties which are most in need of rehabilitation or remodeling; do not necessarily depend upon grant funds to move forward; and which have a greater probability of successful completion. To be eligible for consideration projects must be located in a City of Palatka Community Redevelopment Agency Tax Increment District and advance the goals outlined in the CRA plan.

The program shall be publicly advertised and accepted by posted deadlines in two cycles. The CRA reserves the right to apportion funds between the two cycles as it sees fit. Applications, if deemed complete and eligible, are evaluated and ranked based upon competitive criteria and will be forwarded to the CRA board for funding consideration. Awards are subject to the availability of funds within the specific Tax Increment District Fund (i.e. South, North and Central) where the project resides. The CRA reserves the right to request additional information and advertise properties receiving incentives.

Program documents and applications can be downloaded from the City of Palatka website at <https://palatka-fl.gov/bids.aspx> or copies may be requested at City Hall, 201 N. 2nd Street, during normal business hours. All questions must be submitted in writing to Mandi Tucker, Project Manager/Grants Administrator at mtucker@palatka-fl.gov. Questions will be answered in the form of an addendum posted on the City of Palatka website.

Advertisement Date:	September 1, 2022
Applications Available:	https://palatka-fl.gov/bids.aspx
Deadline for Questions:	September 26, 2022
Deadline for final Addenda:	October 3, 2022
Application Deadline:	October 17 at 2 p.m.

Submittals will be opened as soon as possible after the submission deadline.

To obtain additional information please view the City of Palatka website at www.palatka-fl.gov or contact Mandi Tucker, Project Manager/Grants Administrator at 386 329 0100 or mtucker@palatka-fl.gov.

Building Improvement Grant Cost Share Program

I. Program Description

The Building Improvement Grant Cost Share Program is intended to encourage the redevelopment of blighted residential and commercial properties by assisting those who are attempting to improve properties which are most in need of rehabilitation or remodeling; do not necessarily depend upon grant funds to move forward; and which have a greater probability of successful completion. The owner will have ten (10) days from notification of award to execute the grant agreement and up to one (1) year from the date of execution of the grant agreement to complete the work. The grant program is only applicable to new work and is not retroactive. Work completed prior to grant award on the property may not be considered as match or for grant funding.

The following covenants will define the use of Tax Increment Funds in a reimbursement method. Cost share funds shall be reimbursed up to fifty percent (50%) of the total project cost to a maximum of twenty-five thousand dollars (\$25,000). Approved projects will receive reimbursement at one hundred percent (100%) completion of the project scope. Funds will be disbursed by a check payable to the applicant after the following:

- Submission of all receipts and required documentation to the Project Manager, including:
 - contractor invoicing and evidence of payment of funds;
 - release of lien letters from contractors and suppliers;
 - applicant must honor contractual obligations to contractor; hold harmless agreements must be executed; and
 - confirmation that the property is assessed and subject to ad valorem taxation
- Certification of completion by the Chief Building Official and/or closed permit reports to sufficiently document the work has been completed in accordance with all applicable codes.
- Verification that any additional criteria added by contract has been completed as proposed in a satisfactory and professional manner.
- Certification of completion of grant project by the Project Manager and submission to the Palatka City Finance Director.
- Issuance of a Certificate of Occupancy, if applicable
- Proof of applicable and appropriate insurance of the renovated property

Upon approval of a grant, the applicant and any affected contractor will be required to sign a Grant Agreement and a Release and Hold Harmless Agreement with the City of Palatka Community Redevelopment Agency, as permitted by the laws of the State of Florida. Grant funds are considered taxable income and recipients have a reporting obligation to the Internal Revenue Service. Applicants are encouraged to consult with a tax professional on the tax implications of receiving an award prior to making application. Grant funds can only be used towards building improvements and may not be used for administration expenses.

Application Cycle

The CRA shall only accept and review sealed applications during an advertised cycle beginning 30 days prior to and up to each application deadline. Applications received prior or after the herein stated deadlines will be returned to the applicant.

**Building Improvement Grant
Cost Share Program**

II. Eligibility

To be eligible for consideration projects must be located in a Tax Increment District; advance the goals outlined in the CRA plan and meet other minimum eligibility criteria. For a project to be eligible it must:

- require extensive repairs to either obtain a Certificate of Occupancy, address code violations, construction, demolition, and/or address visual blight (land clearing is not an eligible grant expense);
- be located within a Tax Increment district;
- be the subject of a complete application;
- parcel ID has not received tax increment funding in the past ten (10) years per the past incentive award date;
- receive a minimum score of 70 or greater; and
- be taxable property (non-taxable property proposed to be placed on the tax roll as a result of the project shall be eligible for funds).

III. Application Process

- a. Applicants interested in participating in the program must submit a completed and signed application along with supporting documentation to in a sealed envelope to:

City of Palatka Community Redevelopment Agency
Attention: City Clerk
201 North Second Street
Palatka, FL 32177

Submittals will be opened as soon as possible after the submission deadline.

- b. Applications must include:

- contact information (i.e. primary contact, phone number, email, mailing address);
- proof of ownership, option to purchase or agent authorization;
- project description including: scope of work, construction estimate, schedule by trade and design plans (as needed);
- proof of financial ability to fund the applicant's portion of the project;
- current taxable value per Putnam County Property Appraiser and estimated taxable value at project completion;
- acknowledgement applicant has read and understands grant requirements;
- verification of matching funds (i.e. loan approval, demonstrated savings, etc.); and
- additional information as requested.

- c. Applications will be reviewed for completeness and eligibility and submitted to the Tax Increment District Advisory Committee for evaluation. Applications deemed to be incomplete or ineligible will not be considered. Applications submitted during the designated application period shall expire upon the ending of the fiscal year.

13

136

f 16

29



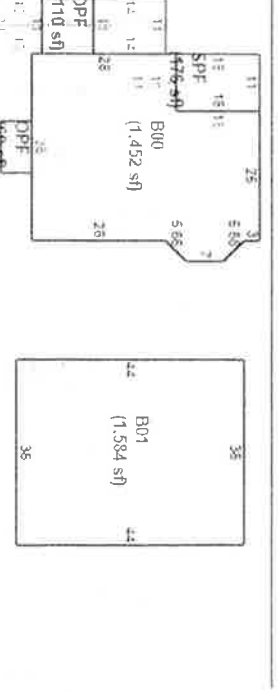
100

42-10-27-6850-0380-0050 (VID 42717)
BARKEN SVEN
2124 PRESIDENT ST
PALATKA FL 32177
608 OAK ST PALATKA 32177
DICKS MAP OF PALATKA MB2 P46, BLK 38 LOTS 5 + 8 BK45 P482,
(PT OF CAMPBELLS S/D UNREC)

Book	Page	Instrument	Sale Date	OSCD	Price
1677	0004	WD	2022-07-11	001	92,500
1677	0003	AFED	2022-07-11	1	100
1055	1027	WD	2005-09-12	021	
0968	0817	PRD	2004-01-30	021	
0779	0027	LOA	1998-12-01	V	
0000	0000	DCIF	1998-06-01	V	

Line	Code	Units	Length	Width	Sq Ft	Rate	Value
1	034-03R		360	1	360	4	1,110
2	007-03R		260	1	260	2	520
Total: 1,630							

Line	Code	Units	Length	Width	Sq Ft	Rate	Value
1	034-03R		360	1	360	4	1,110
2	007-03R		260	1	260	2	520
Total: 1,630							



Improvement Value	Use Code	Improvements	City of Palatka - Downtown Dist
1,630	00100	1	
30,000	Location	0.34	
101,020	Total Acres	0.34	
0	Zoning	DB	
0	FLUM	COM	
101,020	Parcel Value Breakdown		
Accessed	Minus (-)	Exemptions	Taxable Value
101,020	0	101,020	101,020
101,020	0	101,020	101,020
101,020	0	101,020	101,020
101,020	0	101,020	101,020

Line	Code	Units	Length	Width	Sq Ft	Rate	Value
1	034-03R		360	1	360	4	1,110
2	007-03R		260	1	260	2	520
Total: 1,630							

Line	Code	Units	Length	Width	Sq Ft	Rate	Value
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2	007-03R		260	1	260	2	520
Total: 1,630							

Code	Description	Depth	Depth	Corner	Depth	Cond	Unit Price	Adj Unit Price	Units	Just Value	CU Unit Price	CU Value	Just Value	Total
071	Downtown Palatka Comm Sq Ft	Chart	In Feet	Factor	Factor	CD50	4	2	15,000.00	30,000	0	0	0	30,000

Code	Description	Depth	Depth	Corner	Depth	Cond	Unit Price	Adj Unit Price	Units	Just Value	CU Unit Price	CU Value	Just Value	Total
071	Downtown Palatka Comm Sq Ft	Chart	In Feet	Factor	Factor	CD50	4	2	15,000.00	30,000	0	0	0	30,000

Code	Description	Depth	Depth	Corner	Depth	Cond	Unit Price	Adj Unit Price	Units	Just Value	CU Unit Price	CU Value	Just Value	Total
071	Downtown Palatka Comm Sq Ft	Chart	In Feet	Factor	Factor	CD50	4	2	15,000.00	30,000	0	0	0	30,000

Code	Description	Depth	Depth	Corner	Depth	Cond	Unit Price	Adj Unit Price	Units	Just Value	CU Unit Price	CU Value	Just Value	Total
071	Downtown Palatka Comm Sq Ft	Chart	In Feet	Factor	Factor	CD50	4	2	15,000.00	30,000	0	0	0	30,000

RESOLUTION NO. 2023-R-94

A RESOLUTION OF THE CITY OF PALATKA, FLORIDA, AUTHORIZING RATIFICATION OF THE COMMUNITY REDEVELOPMENT AGENCY'S RECOMMENDATION AND AWARD OF FOUR (4) BUILDING IMPROVEMENT COST SHARE GRANTS DURING THE SEPTEMBER 2022 ADVERTISEMENT CYCLE; RECOMMENDED CHANGES TO THE BUILDING IMPROVEMENT GRANT PROGRAM; AUTHORIZING A BUDGET AMENDMENT FOR FY 2022-2023 FROM CENTRAL TIF RESERVES TO BETTER PLACE FOR THE MILLING ST. JOHNS AVE. PROJECT; AND PROVIDING FOR SCRIVENER'S ERRORS

WHEREAS, on March 27, 2023, the Tax Increment Finance Committee met and scored the complete Building Improvement Cost Share Grant applications sending a ranked list to the Community Redevelopment Agency; and

WHEREAS, on April 10, 2023, the Community Redevelopment Agency met to review the ranked list of applications of the Building Improvement Cost Share Grant and recommended to the City Commission the three top ranked projects in the Central district of \$15,000 each and to the sole application of the South district \$12,900; and

WHEREAS, on April 10, 2023, the Community Redevelopment Agency recommended changes to the Building Improvement Cost Share Grant; and

WHEREAS, on April 10, 2023, the Community Redevelopment Agency recommended the transfer of \$177,000 from Central Tax Increment Fund reserves to Better Place for the milling of St. Johns Avenue from 3rd Street to the railroad tracks project.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Palatka, Florida, that

1. The Mayor and City Clerk are hereby authorized to execute and attest Building Cost Share Grant Agreements to the following applications with the following amounts:
 - 714 St Johns Ave., Palatka, FL 32177 in the amount of \$15,000
 - 608 Oak St., Palatka, FL 32177 in the amount of \$15,000
 - 210 St Johns Ave., Palatka, FL 32177 in the amount of \$15,000
 - 617 Emmett St., Palatka, FL 32177 in the amount of \$12,900
2. The recommended modifications to the Building Improvement Cost Share Grant is hereby accepted
3. The City Manager or designee, without public hearing, is authorized to correct any typographical scrivener's errors, which of not affect the intent of this resolution. A corrected copy shall be posted in the public record by the City Clerk.
4. That the expenditures of the FY 22-23 budget is amended as follows:

GL Line	Description	Last Approved	Recommended Amendments	As Amended
030-30-580-9-9901	Contingency-Reserve Downtown	\$334,461.00	(\$177,000.00)	\$157,451.00

GL Line	Description	Last Approved	Recommended Amendments	As Amended
101-18-519-6-6467	City Share Downtown Streetscapes	899,785.81	\$177,000.00	\$1,076,785.81

5.

PASSED AND ADOPTED by the City Commission of the City of Palatka, Florida this 27th day of April, 2022.

CITY OF PALATKA

BY: 
ITS MAYOR



Ann Defant
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS:

Valerie Bland Jones
CITY ATTORNEY

STAFF REPORT

DATE: October 14, 2024
TO: City of Palatka Community Redevelopment Agency
FROM: City Staff

APPLICATION REQUEST

Discussion on the hiring of a CRA Manager.

BACKGROUND

The CRA is not being managed effectively, since there is no fulltime personnel hired as a CRA Manager. The CRA Manager position was budgeted for 2023-2024, but it was decided during the December 11, 2023, meeting, to hold off filling the position after the discussion of the hybrid position of CRA/Main Street Manager. During the budget workshop, it was requested to budget for the CRA Manager for the fiscal year 2024-2025.

PROJECT ANALYSIS

Management seeks guidance from the Board as to when the position can be filled and if it can be posted. Management considers this position vital and critical to the success of CRA in order to meet the goals and objectives of the Board. The marketing of the districts, recruiting of businesses, removal of blight, confirming adherence to the Redevelopment Plan, plus the development of the districts would be the primary focus the CRA Manager would focus on.

Staff Recommendation

Place the ad, secure resumes, screen the applicants, and bring back the shortlist to the CRA Board, with the intent of hiring a CRA Manager.

ATTACHMENTS

1.	CRA Manager Discussion December 11 2023
2.	CRA Manager Job Description

CRA Director Essential Functions

Serves as the administrator for a seven-member policy board which oversees the renewal and redevelopment of the City of Palatka's three Tax Increment Districts.

1. Coordinates with other public and private entities related to the redevelopment effort.
2. Provides the CRA Board current information regarding changes to Chapter 163, Part III, FS and networks with other CRA's in Florida and with the Florida Redevelopment Association on matters related to the redevelopment effort.
3. Prepares and submits reports required by the CRA and other agencies pertaining to CRA and Main Street projects.
4. Acts as a public spokesperson for the CRA.
5. Prepares and develops plans either in-house, or through coordination with outside consultants.
6. Coordinates downtown development and responsible for marketing the CRA District.
7. Responsible for acquiring grants-in-aid from State, Federal, and private foundations for activities related to the redevelopment effort.
8. Supervises the execution of the Redevelopment Plan pursuant to Chapter 163, Part III, Florida Statutes.
9. Provide administrative support to other City boards as required.
10. Managing administrative aspects of the program.
11. Developing, in conjunction with the Board, appropriate downtown revitalization strategies.
12. Encouraging a cooperative climate with other downtown or community organizations.
13. Helping to build productive relationships with appropriate public entities.
14. Serving as an advocate for downtown issues at local and state/city levels.

CRA Performance Metrics

1. Measure blight and monitor removal and intervention methods through coordination with Code Enforcement
 - a. # of code violations within the districts
 - b. # of abatement actions by the City within the district
 - c. # of vacant underutilized spaces
2. Development and Sale Analysis
 - a. # and location of real estate transactions by district
 - b. # and location of building permits by district
 - c. Private investment totals by district and by parcel from building permit data
3. Fiscal analysis and tracking economic growth
 - a. Taxable value per acre
 - b. Economic productivity of parcels by land use types
 - c. Analysis and tracking of development patterns over multiple years to show net impact on civic finances.
 - d. Taxable value comparison to the City and County assessor role as a whole
 - e. Tax increment growth year over year and return on investment analysis for specific projects and public/private partnerships.
 - f. Number of public-private partnerships and degree of public to private funding leverage
 - g. Job creation
 - h. New Business Creation



Job Title: CRA Manager
Department: CRA
FLSA: Exempt
Pay Grade:
Effective: September 2023
Revised: September 2023

Position Summary Essential Duties and Responsibilities:

The *CRA Manager* is responsible for administrative work in administering the economic renewal and redevelopment of CRA District in Palatka. The person is responsible for analyzing, synthesizing, and developing revitalization strategies and recommendations in consultation with the appropriate official and advisory bodies and coordinating their implementation to achieve project goals as defined and determined by the CRA Board. This position reports to the City Manager or their designee.

The purpose of the CRA revitalization effort is to develop and implement a strategy for economic development and historic preservation in the CRA business district. There are four general work elements that guide this approach to CRA revitalization.

- Organization of CRA District interests in a unified manner working towards common end objectives.
- Approaching design issues, a means to create or preserve an attractive and sympathetic physical setting and using proper preservation techniques.
- Coordination of promotional activities to attract new economic life and develop new vigor in the community.
- Structuring of economic opportunities through reuse of existing buildings and underutilized space, attracting new business opportunities and development of viable marketplace enterprises.

ESSENTIAL JOB FUNCTIONS

Serves as the administrator for a seven-member policy board which oversees the renewal and redevelopment of the City of Palatka's three Tax Increment Districts, and performs the following functions:

1. Coordinates with other public and private entities related to the redevelopment effort.
2. Provides the CRA Board current information regarding changes to Chapter 163, Part III, FS and networks with other CRA's in Florida and with the Florida Redevelopment Association on matters related to the redevelopment effort.
3. Prepares and submits reports required by the CRA and other agencies pertaining to CRA and Main Street projects.
4. Acts as a public spokesperson for the CRA District.
5. Prepares and develops plans either in-house, or through coordination with outside consultants.
6. Coordinates downtown development and responsible for marketing the CRA District.



7. Responsible for acquiring grants-in-aid from State, Federal, and private foundations for activities related to the redevelopment effort.
8. Supervises the execution of the Redevelopment Plan pursuant to Chapter 163, Part III, Florida Statutes.
9. Provide administrative support to other City boards as required.
10. Developing, in conjunction with the Board, appropriate downtown revitalization strategies.
11. Assisting business and property owners with business and property improvement projects.
12. Encouraging a cooperative climate with other downtown or community organizations.
13. Helping to build productive relationships with appropriate public entities.
14. Developing and maintaining a data system to track the progress of the local program.
15. Serving as an advocate for CRA District issues at local and state/city levels.
16. Other duties as assigned.

Related to each of those major functions, the Manager has several more specific areas of responsibility. Those include:

- 17. Managing administrative aspects of the program**
 - a. Record keeping
 - b. Preparing and filing reports
- 18. Developing, in conjunction with the Board appropriate downtown revitalization strategies:**
 - a. Identification of unique assets and resources
 - b. Identification of concerns and issues
 - c. Development of a work plan that focuses on all four program areas
- 19. Developing and conducting, in conjunction with the Board and organization committee, ongoing public awareness and education programs**
 - a. Fostering public understanding of CRA District mission and goals
 - b. Keeping the program in a positive light in the public eye
 - c. Developing a cooperative relationship with the media
- 20. Assisting business and property owners with business and property improvement projects**
 - a. Providing ongoing communication, advice and guidance
 - b. Coordinating technical services of state/city program
 - c. Personal consulting or finding additional professional consultation as appropriate
 - d. Providing contact information on available resources statewide
 - e. Educating property owners about available grants
- 21. Encouraging a cooperative climate with other downtown or community organizations**
 - a. Building opportunities for partnership with the local Community organizations
 - b. Identifying and maintaining contact with other key downtown/neighborhood organizations
- 22. Developing and maintaining a data system to track the progress of the local program**
 - a. Developing a data system on reinvestment in community
 - b. Developing a data system on available properties
 - c. Developing a data system on businesses, jobs and property owners



23. Working toward developing skills as a downtown management professional

- a. Attending Main Street Program training opportunities
- b. Attending conferences or workshops on downtown revitalization

Knowledge, Skills and Abilities:

- Direct experience in economic development, real estate development, real-estate sales, financing and investment analysis.
- Experience with grants-in-aid from State, Federal, and private foundations for activities related to the redevelopment effort.
- Florida Redevelopment Association Administrator or Professional (member) preferred.
- Should have extensive knowledge of Community Redevelopment Agencies and how they function.
- Experience working with Tax Increment Financing (TIF) and budgeting
- Thorough knowledge of principals, methods and practices of urban planning.
- Understanding of the issues involved in commercial revitalization from the various points of view of merchants, public agencies, property owners and community organizations.
- Professional writing and verbal communication skills enabling the Manager to articulate local program goals and technical information clearly in group situations and on a one-to-one basis .
- Be an energetic, self-motivated, imaginative and accomplished organizer capable of functioning effectively in an independent situation, while maintaining a sense of the overall goals of the downtown revitalization project.

Education and/or Experience:

- Bachelor's degree in Business Administration, Public Administration, Urban Planning or closely related field. Master's Degree a plus. Any equivalent combination of training and experience which provides the required knowledge, skills and abilities may be substituted for the education requirements
- Minimum of Five (5) years progressively responsible redevelopment experience or closely related field.
- Computer literate with Microsoft Office programs and using the Internet.

Environment & Physical Requirements

- Able to operate a motor vehicle
- Office environment (Reasonable accommodation will be made for otherwise qualified individuals with a disability)

The above statements are intended to describe the general nature and level of work being performed by individuals assigned to this position. They are not intended to be an exhaustive list of all duties, responsibilities, and skills required of personnel in this position.

An individual must be able to perform the essential functions of the job with or without reasonable accommodation. To perform this job successfully, the incumbent(s) will possess the skills, aptitudes, and abilities to perform each duty proficiently. Some requirements may exclude individuals who pose a direct threat or significant risk to the health or safety of themselves or others. The requirements listed in this document are the minimum levels of knowledge, skills, or abilities.

REQUEST - Elevate Putnam funding

STAFF REPORT

DATE: October 14, 2024
TO: City of Palatka Community Redevelopment Agency
FROM: City Staff

APPLICATION REQUEST

Attached please find Elevate Putnam's request to be on the agenda for this meeting.

BACKGROUND

Elevate Putnam has provided backup that follows this summary sheet.

PROJECT ANALYSIS

Staff Recommendation

Presentation by Elevate Putnam, discuss and if desired, make recommendations this board seems fitting to the City Commission.

ATTACHMENTS

1.	Memo to City of Palatka for CRA Agenda 9.27.24
2.	Elevate Putnam County Case for Investment Booklet V3 6.6.24



September 27, 2024

MEMORANDUM

To: Ms. Sunni Krantz, CMC, City of Palatka

From: Benjie Bates, Co-Chair of Elevate Putnam County Campaign
Laura Pavlus, President of Putnam Chamber
Mark Litten, VP Economic Development, Putnam Chamber

Subject: Request to be on October 14, 2024
City of Palatka CRA Meeting Agenda

We request to be added to the agenda for the October 14, 2024 City of Palatka CRA Meeting to discuss the Elevate Putnam County Campaign on behalf of the Putnam County Chamber of Commerce and to request funding support. The Elevate Putnam County Campaign is a 5-year strategic initiative to accelerate economic growth in Putnam County, Florida. The key objectives of the plan are targeted economic growth, talent attraction and development, and quality of place and brand identity.

The Putnam County Chamber of Commerce (PCCC) has a long-standing relationship with the City of Palatka to support the growth and vitality of the community. We recognize the pivotal role that the City of Palatka plays in the success of the plan objectives, and we are requesting continued partnership. Further, PCCC has engaged Retail Strategies to recruit new businesses into the county, including the City of Palatka CRA; to provide increased sales tax revenues, ad valorem tax revenues, and local development revenues.

2024 – 2028

ELEVATE

PUTNAM COUNTY

A Five-Year Strategic Initiative to Accelerate
Economic Growth in Putnam County, Florida

CASE FOR INVESTMENT

A MESSAGE FROM THE CAMPAIGN CO-CHAIRS

With unwavering enthusiasm and a steadfast commitment to the future of our beloved Putnam County, we reach out to you today as Co-Chairs of the Elevate Putnam initiative. Together, we are eager to share our comprehensive five-year strategic plan aimed at propelling our community towards unprecedented economic growth and revitalization.

Putnam County is rich in potential, blessed with abundant natural resources, breathtaking landscapes, and a resilient spirit ingrained in the fabric of its residents. However, recent years have brought forth formidable challenges, from stagnant job growth to a widening gap in per capita income compared to neighboring counties. Decisive action is needed to steer our county back onto the path of prosperity.

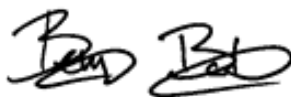
The Elevate Putnam initiative, forged upon the solid groundwork laid by the Putnam County Chamber of Commerce and the Putnam County Economic Development Council (PCEDC), stands ready to confront these challenges head-on. Our strategic blueprint focuses on three pillars: Targeted Economic Growth, Talent Attraction & Development, and Quality of Place & Brand Identity.

This is an extraordinary moment for Putnam County, as Northeast Florida experiences an unprecedented surge in growth. Highlighted in a June 2023 Bloomberg article, our region has emerged as a beacon for companies seeking new horizons. The article's reference to a staggering \$100 billion wealth migration to the Southeast underscores the immense economic potential and opportunity that lies within our grasp.

The success of the Elevate Putnam initiative hinges upon the collective efforts of our entire community. As residents, business owners, and stakeholders, your support and investment are essential to realizing our vision for a prosperous Putnam County. Together, we have the power to create 750 additional jobs, attract \$500 million in new capital investment, and position Putnam County as a premier destination for businesses and talent.

We invite you to embark on this transformative journey towards economic revitalization and community prosperity. Your active participation in the Elevate Putnam initiative will not only shape the destiny of our county but also leave an enduring legacy for generations to come.

Thank you for your steadfast commitment to Putnam County. Together, let us elevate Putnam to unprecedented heights of success.



Benjie Bates
Bates, Hewett & Floyd



Charlie Douglas
Douglas Law Firm

CAMPAIGN CO-CHAIRS



Benjie Bates
Bates, Hewett & Floyd



Charlie Douglas
Douglas Law Firm



Karla Flagg
*Karl N. Flagg Serenity
Memorial Chapel*



Jerry McClellan
Seminole Electric



Jini McCool Robbins
J&B Glass



Joe Pickens
St. Johns River State College

In Memory of Danny Martinez



Danny Martinez moved to Palatka in the 1950s with his wife Katherine, where he began working as a Research Chemical Engineer for Hudson Pulp & Paper Corp. In 1979 when Georgia-Pacific acquired Hudson, Martinez became plant manager. Danny and his wife were involved with numerous organizations across Putnam County including Haven Hospice, Rodeheaver Boys Ranch, Boy Scouts of America, and many more. Community members say that Martinez was one of the most significant leaders to come through Putnam County. He was lovingly nicknamed Martinez “The Godfather” because he listened methodically, was a purpose driven leader and included everyone in his decisions. His memory will forever be cherished, and his legacy will continue to inspire us all.



PUTNAM COUNTY BUSINESS PARK

CHAMBER ACHIEVEMENTS AND ECONOMIC MILESTONES

Founded in 1930, the Putnam County Chamber of Commerce is nearing 100 years of dedicated service to the community. With a commitment to excellence, we've maintained Accreditation since 1987, earning the prestigious Five-Star Accreditation since 2015. Our chamber is comprised of nearly 400 dedicated members, each contributing to our collective mission. Additionally, we are honored to have received the #1 Chamber in the US award twice from the Association of Chamber of Commerce Executives, recognizing our unwavering dedication to driving economic growth and prosperity in Putnam County.

The Chamber serves as the cornerstone of economic development in Putnam County, dedicated to fostering growth and prosperity through a range of strategic initiatives. Our mission encompasses:



Job Creation
Facilitating the development of high-quality, competitive-wage employment opportunities within our community.



Workforce Development
Collaborating on workforce initiatives aimed at enhancing skills and education levels, ensuring a highly qualified workforce capable of meeting current and future demands.



Business Expansion
Cultivating an environment conducive to the health and expansion of existing businesses, driving sustained growth.



Partnership Enhancement
Strengthening and expanding relationships at regional, state, and federal levels to bolster economic opportunities for our community.



Business Support
Providing comprehensive resources and a nurturing environment to empower local businesses to thrive and succeed.



Government Collaboration
Maintaining close ties with governmental entities and fostering coordinated economic development activities through the Putnam County Economic Development Council.



Market Outreach
Actively promoting Putnam County as an attractive investment destination for target industries across the United States and around the globe.

Together, we strive to propel Putnam County forward as a vibrant hub of innovation, opportunity, and prosperity.

MISSION STATEMENT:

The Putnam County Chamber of Commerce is the principal leader in the promotion of commerce. Our mission is to be a creative force that promotes a better quality of life, excellence in leadership, coordination, and responsible development of business enterprises.

RECENT ECONOMIC DEVELOPMENT SUCCESS:



CertainTeed
\$235 million capital investment, creating 115 primary jobs
Announced 2023



Seminole Electric
\$800 million gas generation unit capital investment
Completed 2023



Florida Power & Light
\$360 million capital investment, generating 200 temporary construction jobs
Completed 2022

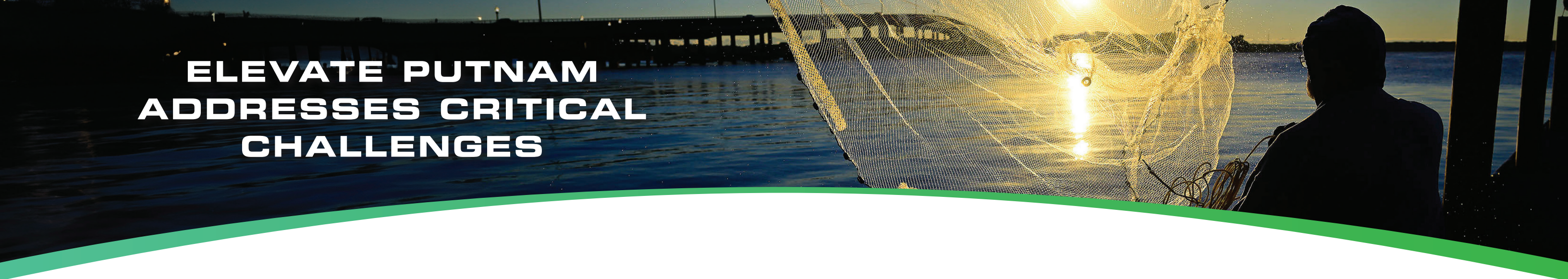


Georgia-Pacific
\$800 million capital investment expansion, creating 80 primary jobs
Completed 2021



COMARCO
\$12 million capital investment, resulting in the creation of 120 jobs
Completed 2020





ELEVATE PUTNAM ADDRESSES CRITICAL CHALLENGES

Economic Recovery Disparities:

Despite Putnam County's long history of economic dynamism, it has not fully recovered from the loss of key industries during the Great Recession of 2008-2012 with neighboring counties experiencing economic booms.

High Poverty Rate:

Putnam County ranks 64th among Florida's 67 counties in the number of persons living in poverty per capita.

Disparate Per Capita Income:

Putnam County's per capita income in 2022 was \$22,815, 35% lower than Florida's average and 39% lower than the national average.

Lagging Wage Rates:

Putnam County's 2023 weekly wage rates were \$874, 30% lower than neighboring counties such as Jacksonville/Duval County, 18% lower than St. Johns County, and 26% lower than Florida's statewide average.

Higher Than Average Unemployment:

Putnam County's unemployment rate at 4.3%, as of March 2024, is 28% higher than Florida's average, 20% higher than Duval County, and 12% higher than the US average.

Increasingly Longer Commute Trends:

Over 58% of Putnam County's workforce commute to work outside of the county.

Higher than Average Median Age:

The median age in Putnam County is 45 years old, 5% higher than Florida's average of 42.7 and 13% higher than the national average of 39.

Significant Drop in Labor Force:

From 2009 to 2020, the Putnam County labor force experienced consistent declines with a loss of nearly 20%.

Funding Discrepancy for Economic Development:

Putnam County's economic development efforts are funded significantly less than many of its peer counties in the Northeast Florida Region. On average, communities spend \$8 per capita on economic development, whereas Putnam County's existing investment is significantly lower at around \$2 per capita.

Poor Educational Performance and a Lack of New Single-Family Housing:

Challenges with educational performance and available housing options persist, impacting community growth and development, with poor performing rates and near stagnant new single-family housing permits.

Competition for Incentives and Shovel-Ready Sites:

Putnam County lacks available Shovel-Ready business and manufacturing sites with utilities or established timeline for connection in place.

Tourism and Natural Resource Utilization:

Putnam County has seen increasing hotel occupancy and hotel motel tax revenue but lacks a conference center, venue space with parking, and ample outdoor activity rental offerings.

High Vacancy in Downtowns and Commercial Corridors:

Putnam County's commercial areas and historic downtowns have high vacancy rates with a heavy need for revitalization to continue beyond the immediate waterfront areas.

ELEVATE

PUTNAM COUNTY

A FIVE-YEAR STRATEGIC INITIATIVE TO ACCELERATE
ECONOMIC GROWTH IN PUTNAM COUNTY, FLORIDA

(2024-2028)



In recent years, concerted efforts led by the Putnam County Board of Commissioners, our municipalities and Chamber Leadership have revitalized economic growth prospects. The Elevate Putnam initiative builds upon this momentum, aligning with a holistic strategic plan. This plan prioritizes improving quality of life, increasing prosperity, and reducing poverty, with a focus on enhancing support for existing businesses, addressing the skilled labor shortage, and fostering regional collaboration.

AS PART OF OUR KEY ASPIRATIONS,
ELEVATE PUTNAM AIMS TO:

1

Create an Environment for Business Growth:

Establish conditions that foster business growth and profitability within the county.



2

Enhance Market Understanding:
Deepen our understanding of existing businesses and market opportunities, enabling more targeted and effective support.



3

Champion Regional Collaboration:

Lead efforts to foster collaboration across the region, attracting additional investment and opportunities for growth.





PILLAR I: TARGETED ECONOMIC GROWTH

STRATEGIES:



Goal:

Expand and retain existing industries in Putnam County while fostering entrepreneurship and innovation.

KEY OBJECTIVES:

1

Grow Existing Businesses:

Provide support and resources to facilitate the growth of established businesses in Putnam County.

2

Attract New Firms and Capital Investment:

Implement strategies to attract new businesses and increase capital investment, thereby expanding the tax base.

3

Market Putnam County as a Business-Friendly Destination:

Aggressively market and promote Putnam County as an ideal location for businesses to thrive.

4

Support Entrepreneurial Culture:

Foster an environment conducive to high-growth entrepreneurship, providing the necessary support and infrastructure for entrepreneurs to thrive.

5

Maintain Competitive Advantages:

Continuously assess and strengthen Putnam County's competitive advantages to ensure sustained economic growth and prosperity.

Business Retention & Expansion (BRE) Program Development:

- Hire dedicated staff to focus on BRE efforts, supporting the Vice President of Economic Development on Attraction Leads.
- Establish and maintain a formal, consistent BRE program, actively engaging with existing employers in primary trade sectors.

Site & Building Inventory Management:

- Maintain an online platform for comprehensive site and building inventory, facilitating efficient access to information for potential investors and developers.

Infrastructure Development for Shovel-Ready Sites:

- Advocate for and influence the development of infrastructure necessary for the creation of "Shovel-Ready Sites," collaborating with both public and private property owners to ensure readiness for investment.

Promotion and Marketing:

- Increase internal and external advertising and promotion of Putnam County through various channels, including economic development trade publications, social media platforms, podcasts, etc.

Targeted Industry Attraction:

- Attract new employers in industries where Putnam County has demonstrated emerging competitive advantages, focusing on sectors such as advanced manufacturing, logistics and distribution, technology, and aerospace maintenance, repair, and operations (MRO).

Downtown Revitalization Support:

- Strengthen downtown areas by identifying and implementing proven programs that lead to community development and investments, securing necessary funding for initiatives such as Retail Strategies.

Entrepreneurship and Innovation Support:

- Support an environment and culture of entrepreneurship and innovation conducive to high-growth entrepreneurs, collaborating with local Small Business Development Center (SBDC) to foster entrepreneurship within the county through initiatives like business challenges and pitch competitions.

Infrastructure Enhancement:

- Ensure that fundamental advantages concerning workforce, infrastructure, and amenities are fostered to support business expansion and development, with a focus on infrastructure improvements (water, wastewater, electric, gas, and broadband) to viable development sites within the County.

Five-Year Investment: \$1,200,000



PILLAR II: TALENT ATTRACTION & DEVELOPMENT



Goal:

Forge partnerships to align education, training, business, and social services, fostering a culture of lifelong educational attainment in Putnam County.

KEY OBJECTIVES:

1

Strengthen Education-Workforce Alignment:

Enhance collaboration between education and workforce systems to ensure alignment with industry needs.

2

Revitalize Chamber Workforce Development Task Force:

Reactivate and empower the Chamber Workforce Development Task Force to drive initiatives focused on talent development.

3

Explore ACT Work-Ready Certification:

Investigate the process of obtaining an ACT Work-Ready Certified Community Designation to enhance workforce readiness.

4

Develop Home-Grown Talent:

Implement programs to nurture local talent, fostering their skills and capabilities within Putnam County.

5

Retain Top Talent:

Implement strategies to retain talented young individuals within Putnam County, creating an environment that encourages them to stay.

6

Attract Skilled Professionals:

Develop initiatives to attract skilled professionals to Putnam County, expanding the local workforce with talented individuals.

STRATEGIES:

Enhance Collaboration Between Training Providers and Employers:

- Organize regular meetings of the Task Force to facilitate communication, coordination, and collaboration between training providers and employers regarding needed training programs.

Facilitate ACT Work-Ready Certification:

- Coordinate efforts between local training providers and employers to obtain ACT Work-Ready Certification, enhancing workforce readiness in Putnam County.

Invest in Workforce Development Training:

- Ensure Chamber staff are certified in the IEDC-ACCE Workforce Development Fundamentals Course to enhance expertise in talent development initiatives.

Expand Career and Technical Education (CTE) Programs:

- Support the expansion of Career and Technical Education Programs and the development of demand-driven education and training programs.

Promote Educational Attainment and Talent Retention:

- Support all initiatives aimed at increasing educational attainment and talent retention within Putnam County.

Track Graduates' Attainment and Employment:

- Establish a system to track recent Putnam County School District (PCSD) graduates to assess baseline attainment and employment status.

Promote Internship and Apprenticeship Opportunities:

- Promote local companies offering internship opportunities and advocate for the creation of formalized internship and apprenticeship programs, as well as jobs for high school students.

Facilitate Industry and Guidance Counselor Collaboration:

- Convene industry representatives and PCSD guidance counselors to align education and training programs with industry needs.

Enhance Awareness of Workforce Development Programs:

- Increase businesses' knowledge of available workforce development programs to encourage participation and utilization.

Promote Job Opportunities in Putnam County:

- Attract new residents and workers by promoting job opportunities available in Putnam County through various channels.

Offer Leadership Development Programs:

- Provide leadership development programs such as Leadership Putnam and Campaign School to engage and train new leaders in both public and private-sector roles.

Highlight Career Opportunities in Major Industries:

- Continue to lead activities that showcase the favorable working environment and career opportunities within Putnam County's major industries.

Explore Labor Attraction Programs and Policies:

- Investigate programs and policies aimed at attracting labor to Putnam County to meet workforce demands.



PILLAR III: QUALITY OF PLACE AND BRAND IDENTITY



Goal:
Develop physical infrastructure and community branding to attract new residents and businesses while promoting innovation and fostering community pride in Putnam County.

KEY OBJECTIVES:

1

Promote Innovation in Education and Systems:

Highlight innovative initiatives in education and other systems throughout Putnam County.

2

Enhance Neighborhoods and Activity Centers:

Cultivate vibrant and attractive neighborhoods, corridors, and activity centers.

3

Improve Connectivity and Sustainability:

Expand opportunities for walking, biking, and transit use to connect people and places, while supporting the sustainability of the natural environment and agricultural assets.

4

Promote Putnam County Branding:

Encourage the use of Putnam County brand elements among local organizations and promote the county via the Elevate Putnam initiative to external audiences.

5

Foster Community Pride:

Build community pride and understanding among internal audiences, enhancing engagement and support for Putnam County's growth and development.

STRATEGIES:

Promote Local Entrepreneurship:

- Expand and promote the "Buy Local" initiative to support entrepreneurship and small business growth within Putnam County.

Support Educational Innovation:

- Actively support the implementation of the Putnam County School System Strategic Plan to foster educational innovation and excellence.

Support Innovation at St. Johns River State College:

- Provide support for St. Johns River State College and its innovation initiatives to drive educational excellence and economic development.

Promote Cultural and Historical Heritage:

- Promote and celebrate the rich cultural and historical heritage of Putnam County to enhance community pride and attract visitors.

Address Tourism Growth Challenges:

- Convene key stakeholders to discuss and address challenges impeding tourism growth, such as parking shortages, sports infrastructure, and accommodations with meeting space.

Promote Recreational Opportunities:

- Support and promote the diverse recreational opportunities in Putnam County, particularly those associated with the outdoors and the St. Johns River.

Digital Promotion of County's Beauty:

- Utilize digital platforms to showcase the natural beauty of Putnam County and beautify gateways into the county to create positive first impressions for visitors.

Revitalize Central Business Districts:

- Support the redevelopment of central business districts in Palatka and other towns within Putnam County to enhance economic vitality and community vibrancy.
- Lead a brand marketing initiative to highlight Putnam County's positive attributes and consolidate its identity.

Engage Site Selection Consultants and Influencers:

- Assume primary responsibility for communicating the Putnam brand to site selection consultants, influencers, and companies within targeted industry sectors.

Explore Tourism Growth Funding:

- Engage the Tourist Development Council and Board of County Commissioners to explore impactful usage of excess bed tax revenue to further tourism growth.

Promote Local Products and Job Opportunities:

- Develop dedicated pages on the website to showcase locally made products and job opportunities offered by local employers.

Collaborate with Ambassadors and Stakeholders:

- Coordinate and collaborate with other ambassadors and stakeholders to maximize efforts and achieve shared goals in promoting Putnam County's quality of place and brand identity.

ELEVATE PUTNAM FUNDING STRATEGY

The goals of Elevate Putnam are ambitious, align with our public and private sector community partners, and will positively impact Putnam County well beyond the five-year strategic plan. Such an aggressive plan requires broad community support to achieve our goal of \$3 million in total funding. The information below provides a summary of the investment to be made.

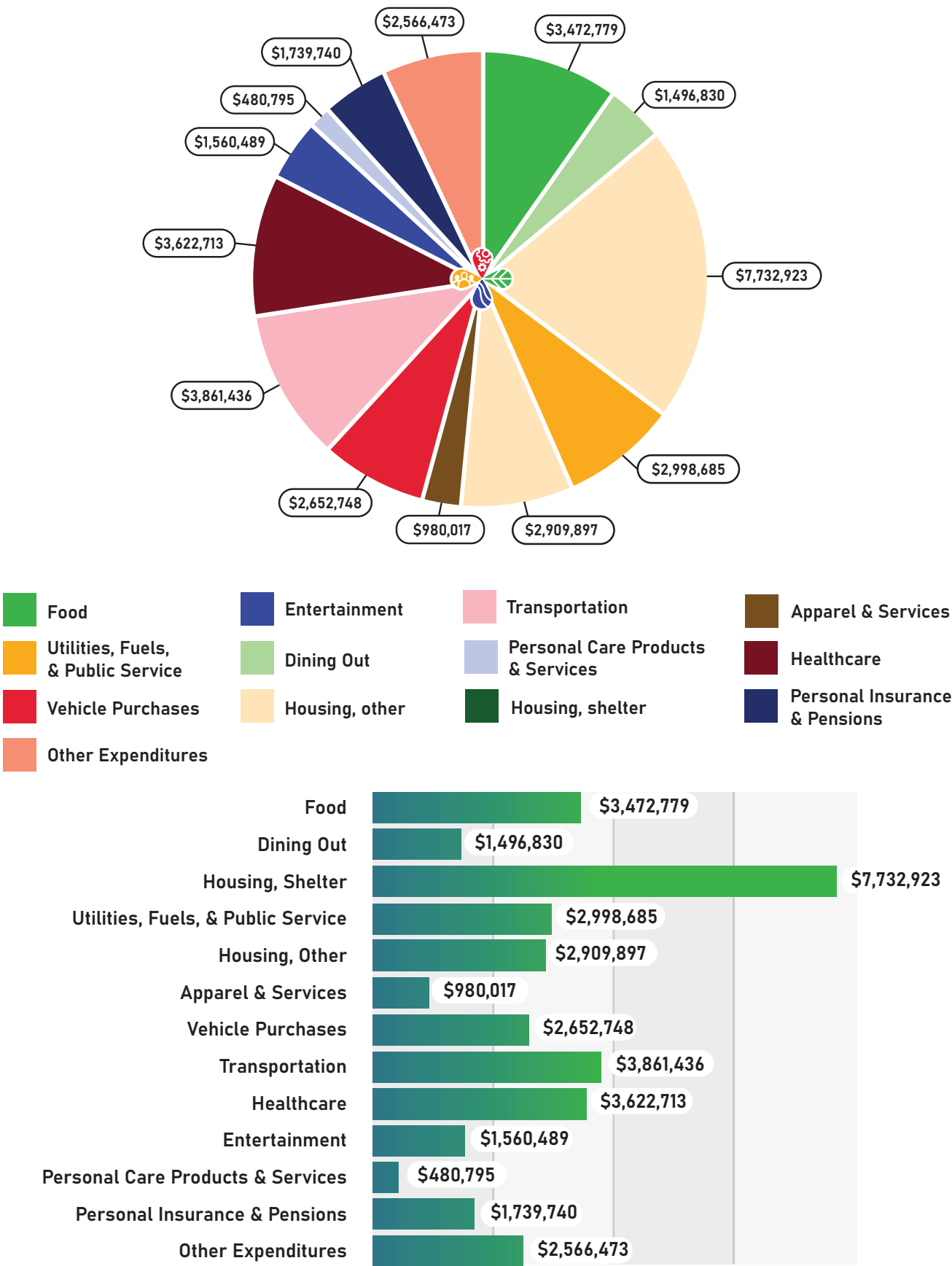
STRATEGY	ANNUAL	5-YEAR
Targeted Economic Growth	\$ 240,000	\$ 1,200,000
Talent Attraction & Development	\$ 150,000	\$ 750,000
Quality of Place & Brand Identity	\$ 210,000	\$ 1,050,000
Total Five-Year Budget	\$ 600,000	\$ 3,000,000

PROJECTED ECONOMIC IMPACT

The following indicates as to the overall economic impact on Putnam County of the Elevate Putnam outcomes of creating 750 new jobs and \$500 million in associated capital investment.

Number of New Primary Jobs	750
Primary Wage Rate Paid (hourly)	\$33.81
Total Direct Payroll	\$52,749,100
Total Payroll	\$65,264,000
Total Jobs	970
Indirect Jobs Created	220
Indirect Wage Rate Paid (hourly)	\$27.32

ANNUAL CONSUMER EXPENDITURE SPENDING BY CATEGORY



MEASURES OF SUCCESS

Elevate Putnam comes at the perfect time for our community. We've weathered economic storms through vital partnerships across healthcare, government, education, and the business community. Putnam County needs to capitalize on regional successes and take our community to its full potential.

PERFORMANCE MEASURES FOR THE PROPOSED FIVE-YEAR INITIATIVE:



- Create 750 additional jobs in Putnam County from attraction and expansion efforts.
- Secure new jobs that pay wages exceeding the current average median worker earnings of \$45,426.
- Attract \$500 million in new capital investment.
- Develop an online Scorecard of Key Performance Indicators (KPI's) that investors can always see.
- Establish an Investors Advisory Council to monitor economic development initiatives and focus financial resources to address targeted objectives.

“

For years Putnam County has been a place that exports talent to other cities, a place that people drove through. This is changing. Why? Because a group of dedicated community members who asked the question “Why not Palatka?” There are so many great characteristics: an award-winning college, a beautiful river, and a downtown with great bones.

To show others a community is worth investing in, it is important for local folks to lead the way. All cities stopped or slowed due to Covid, which created an even playing field. This is Palatka's time. It has the enthusiasm, the opportunities, the momentum, and most importantly the people.

I love “Elevate Putnam” County. And I know how pleased Danny Martinez would be to see the progress in making this community the best place for all citizens.

Quint Studer

Author of Building a Vibrant Community:
How Citizen-Powered Change is Reshaping America

”





ELEVATE

PUTNAM COUNTY



 386.328.1503  1100 REID ST, PALATKA, FL 32177

 PUTNAMCOUNTYCHAMBER.COM

DISCUSSION/RECOMMENDATION to approve sidewalk and curb replacement at 4th Street/Oak Street/Laurel Street along the East and West Sides in the amount of \$62,120.00.

STAFF REPORT

DATE: October 14, 2024
TO: City of Palatka Community Redevelopment Agency
FROM: City Staff

APPLICATION REQUEST

Request for approval for the replacement of sidewalks and curbing along South 4th Street, Oak Street and Laurel Street on the East and West sides in the amount of \$62,120.00

BACKGROUND

Discussion was held at the August 12, 2024 meeting regarding the need for the replacement of sidewalks and curbs along South 4th Street between Oak and Laurel Streets.

PROJECT ANALYSIS

The City has a Continuing Services Agreement with T.L. Geck Concrete Service under ITB 2023-01 Concrete Sidewalk Replacement. A quote was received for the removal curbing and sidewalks on both sides of the street on 4th Street between NE and West side of the Street between Oak and Laurel Street.

Staff Recommendation

Approve Recommendation.

ATTACHMENTS

1.	0838_001
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Lic. SBC0031



110 Point of Woods Trail
Palatka, Florida 32177
Phone • Fax • 386-325-7071
Mobile • 386-546-7582

T.L. GECK CONCRETE SERVICE

All Types Concrete Finishing and Keystone
Walkways • Slabs • Patios • Driveways • Foundations
Block & Brick Laying, Building
Free Estimates All Work Guaranteed

36 YEARS EXPERIENCE
IN PUTNAM COUNTY

Date 10-3-2024

Proposal Submitted To	Work To Be Performed At
Name <u>City of Palatka</u>	Street <u>44 St. & Oak & Laurel St East Side</u>
Street <u>201 N. 2nd St</u>	City <u>Palatka</u> State <u>Florida</u>
City <u>Palatka</u>	Date of Plans <u>N/A</u>
State <u>Florida 32177</u>	Architect <u>as per Detail of Joe</u>
Telephone Number <u>386-329-0100</u>	<u>Thank you</u>

We hereby propose to furnish all the materials and perform all the labor necessary for the completion of

Remove All D Type curbs on both sides of street on 44 St
between on East & West side of street between Oak & Laurel St.
approx 440'-0" L.F. D Type curbs to match existing curbs we installed
a year ago. 18" Tall & 9" at base & 6" at top. Standard D Type
curbs. Remove all street brick when install new curbs and
install after curbs done. curbs flush down at each drive way
entrance all concrete 3,000 PSI concrete Fiber mix
on East side of street same location down & replace
approx. 112 L.F. of 5'0" side walk due to erosion & disat.
on West side of street same location down & replace
approx. 114 L.F. all concrete 4" thick & 3,000 PSI Fiber mix

FILL, STUMP GRINDING, CONCRETE PUMPING (EXTRA) • AT COST TO CUSTOMER

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for the above work and completed in a substantial workmanlike manner for the sum of Dollars (\$ 62,120.00), with payments to be made as follows:

\$62,120.00

Any alteration or deviation from the above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon the above work. Workman's Compensation and Public Liability Insurance on above work to be taken out by T.L. Geck

Respectfully submitted [Signature]

Per [Signature]

Note - This proposal may be withdrawn by us if not accepted within 30 days

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Accepted _____ Signature _____

NOT RESPONSIBLE FOR CRACKING

STAFF REPORT

DATE: October 14, 2024
TO: City of Palatka Community Redevelopment Agency
FROM: City Staff

APPLICATION REQUEST

Please see the attached TIF/CRA Financial Report for the Year end September 30, 2024

BACKGROUND

PROJECT ANALYSIS

Staff Recommendation

ATTACHMENTS

1.	TIF FINANCIALS 09 2024
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CITY OF PALATKA, FL
TIF/CRA FINANCIAL REPORT FOR THE YEAR ENDED SEPTEMBER 30, 2024

ACCOUNT NUMBER	ACCOUNT_DESCRIPTION	2023 BUDGET	2023 YTD	2024 BUDGET	CURRENT_ MONTH	CURRENT_ YTD	ENCUMBERD	UNREALIZED	PERCENT REALIZED
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TIF REVENUES / ESTIMATED VS. ACTUAL MONTHLY REPORT / 100.00 % Yr Complete For Fiscal Year: 2024 / 9

PROPERTY TAXES									
030-00-311-0-3100	DOWNTOWN REDEV COUN	\$288,787	\$287,382	\$355,722	\$0	\$332,808	\$0	\$22,914	93.55%
030-00-311-0-3110	DOWNTOWN REDEV CITY S	\$198,524	\$197,558	\$244,538	\$0	\$240,835	\$0	\$3,703	98.48%
030-00-311-0-3200	SOUTH HISTORIC COUNTY	\$92,209	\$92,205	\$109,900	\$0	\$106,447	\$0	\$3,453	96.85%
030-00-311-0-3220	SOUTH HISTORIC CITY SHA	\$63,388	\$63,386	\$75,549	\$0	\$77,030	\$0	-\$1,481	101.96%
030-00-311-0-3300	NORTH HISTORIC COUNTY	\$34,675	\$34,675	\$38,049	\$0	\$36,145	\$0	\$1,904	94.99%
030-00-311-0-3330	NORTH HISTORIC CITY SHA	\$23,837	\$23,837	\$26,156	\$0	\$26,156	\$0	\$0	100.00%
TOTAL		\$701,420	\$699,043	\$849,914	\$0	\$819,422	\$0	\$30,492	96.00%
OTHER REVENUES									
030-00-366-0-0003	CONTRIBUTION - BENCHES	\$0	\$0	\$0	\$0	\$2,200	\$0	-\$2,200	0.00%
030-00-365-0-2000	SALE OF HAMMOCK HALL 4	\$0	\$0	\$131,926	\$0	\$131,926	\$0	\$0	100.00%
030-00-365-0-2500	PROCEEDS FROM SALE OF	\$0	\$0	\$0	\$0	\$51,000	\$0	-\$51,000	0.00%
030-00-369-9-1003	FESTIVALS	\$0	\$350	\$0	\$0	\$0	\$0	\$0	0.00%
TOTAL		\$0	\$350	\$131,926	\$0	\$185,126	\$0	-\$53,200	140.00%
TOTAL REVENUES		\$701,420	\$699,393	\$981,840	\$0	\$1,004,548	\$0	\$22,708	102.00%
CASH BALANCE FORWARD									
030-00-301-0-0001	DOWNTOWN REDEVELOPM	\$812,337	\$0	\$923,777	\$0	\$0	\$0	\$923,777	0.00%
030-00-301-0-0002	SOUTH HISTORIC BALANCE	\$143,597	\$0	\$122,286	\$0	\$0	\$0	\$122,286	0.00%
030-00-301-0-0003	NORTH HISTORIC BALANCE	\$124,487	\$0	\$62,739	\$0	\$0	\$0	\$62,739	0.00%
TOTAL		\$1,080,421	\$0	\$1,108,802	\$0	\$0	\$0	\$1,108,802	0.00%
TOTAL REV, TRF & CASH BALANCES		\$1,781,841	\$699,393	\$2,090,642	\$0	\$1,004,548	\$0	\$1,086,094	48.00%

CITY OF PALATKA, FL
TIF/CRA FINANCIAL REPORT FOR THE YEAR ENDED SEPTEMBER 30, 2024

ACCOUNT NUMBER	ACCOUNT_DESCRIPTION	2023 BUDGET	2023 YTD	2024 BUDGET	CURRENT_ MONTH	CURRENT_ YTD	ENCUMBERD	UNREALIZED	PERCENT REALIZED
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TIF EXPENDITURES / 100.00 % Yr Complete For Fiscal Year: 2024 / 9

DOWNTOWN									
030-30-580-3-3100	PROFESSIONAL SERVICES	\$10,000	\$0	\$104,012	\$400	\$7,350	\$3,011	\$93,651	7.06%
030-30-580-3-3105	SMALL BUSINESS DEVELOP	\$12,000	\$12,000	\$12,000	\$0	\$12,000	\$0	\$0	100.00%
030-30-580-3-3109	MAINTENANCE CONTRACT	\$9,200	\$4,950	\$35,000	\$900	\$4,950	\$450	\$29,600	14.14%
030-30-580-3-3200	AUDIT EXPENSE	\$10,740	\$10,720	\$10,675	\$0	\$11,213	\$0	-\$538	105.03%
030-30-580-3-4805	FESTIVALS	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
030-30-580-3-5280	MISC EXPENSES	\$1,000	\$132	\$3,400	\$0	\$0	\$0	\$3,400	0.00%
030-30-580-3-5401	FRA ANNUAL DUES, TRAINI	\$2,500	\$644	\$4,000	\$0	\$841	\$140	\$3,019	21.02%
030-30-580-3-5402	DEO ANNUAL DUES	\$175	\$123	\$175	\$0	\$130	\$0	\$46	74.00%
030-30-580-6-6311	DOWNTOWN CHRISTMAS L	\$25,000	\$20,768	\$25,000	\$0	\$23,713	\$0	\$1,287	94.85%
030-30-580-6-6314	RECRUITMENT PROJECT	\$55,000	\$0	\$25,000	\$0	\$25,000	\$0	\$0	100.00%
030-30-580-6-6316	WAYFINDING	\$60,000	\$4,134	\$15,000	\$0	\$0	\$0	\$15,000	0.00%
030-30-580-6-6319	BUILDING IMPROVEMENT C	\$50,000	\$10,142	\$121,000	\$0	\$5,376	\$0	\$115,624	4.44%
030-30-580-6-6320	LANDSCAPING	\$40,000	\$3,646	\$40,000	\$0	\$2,857	\$0	\$37,143	7.14%
030-30-580-6-6321	SITE AMENITIES	\$7,500	\$0	\$20,000	\$3,750	\$19,330	\$0	\$670	96.64%
030-30-580-6-6328	PUBLIC ART	\$25,000	\$0	\$10,000	\$0	\$4,389	\$0	\$5,611	43.89%
030-30-580-6-6329	PROPERTY AQUISITION	\$0	\$0	\$25,000	\$0	\$12,087	\$2,299	\$10,615	48.34%
030-30-580-6-6400	CAPITAL OUTLAY	\$0	\$0	\$50,000	\$0	\$0	\$0	\$50,000	0.00%
TOTAL		\$315,615	\$67,257	\$500,262	\$5,050	\$129,235	\$5,899	\$365,128	26.00%
TRANSFERS									
030-30-580-9-9103	REIMB GENERAL-FIREWOR	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
030-30-580-9-9106	REIMB GENERAL-ADMIN EX	\$26,953	\$13,214	\$28,112	\$2,343	\$28,112	\$0	\$0	100.00%
030-30-580-9-9107	REIMB TO UTILITY FOR CR/	\$15,000	\$12,531	\$0	\$0	\$0	\$0	\$0	0.00%
030-30-580-9-9130	TRANSFER TO BETTER PLA	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
030-30-580-9-9132	TRANSFER TO UTILITY FUN	\$89,565	\$0	\$89,565	\$0	\$0	\$0	\$89,565	0.00%
030-30-580-9-9134	TRANSFER TO BETTER PLA	\$0	\$0	\$867,831	\$0	\$0	\$0	\$867,831	0.00%
TOTAL		\$651,518	\$25,745	\$985,508	\$2,343	\$28,112	\$0	\$957,396	3.00%
DOWNTOWN	DEPARTMENT TOTAL	\$967,133	\$93,002	\$1,485,770	\$7,393	\$157,347	\$5,899	\$1,322,524	11.00%

CITY OF PALATKA, FL
TIF/CRA FINANCIAL REPORT FOR THE YEAR ENDED SEPTEMBER 30, 2024

ACCOUNT NUMBER	ACCOUNT_DESCRIPTION	2023 BUDGET	2023 YTD	2024 BUDGET	CURRENT_ MONTH	CURRENT_ YTD	ENCUMBERD	UNREALIZED	PERCENT REALIZED
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TIF EXPENDITURES / 100.00 % Yr Complete For Fiscal Year: 2024 / 9

SOUTH HISTORIC									
030-31-580-3-3100	PROFESSIONAL SERVICES	\$5,000	\$0	\$17,016	\$0	\$0	\$0	\$17,016	0.00%
030-31-580-3-3200	AUDIT EXPENSE	\$3,380	\$3,322	\$3,355	\$0	\$3,474	\$0	-\$119	103.54%
030-31-580-3-5280	MISC EXPENSES	\$50	\$0	\$867	\$0	\$0	\$0	\$867	0.00%
030-31-580-3-5400	FRA ANNUAL DUES, TRAINI	\$2,000	\$148	\$3,500	\$0	\$184	\$32	\$3,283	5.27%
030-31-580-3-5402	DEO ANNUAL DUES	\$100	\$39	\$110	\$0	\$30	\$0	\$80	27.04%
030-31-580-6-6120	LAND PURCHASE	\$0	\$0	\$30,000	\$0	\$27,193	\$0	\$2,807	90.64%
030-31-580-6-6329	BUILDING IMPROVEMENT C	\$50,000	\$0	\$65,000	\$0	\$79	\$0	\$64,921	0.12%
030-31-580-6-6333	SIGNAGE	\$1,000	\$0	\$3,000	\$0	\$0	\$0	\$3,000	0.00%
030-31-580-6-6337	SITE AMENITIES	\$1,500	\$0	\$3,000	\$0	\$0	\$0	\$3,000	0.00%
030-31-580-6-6341	LANDSCAPING	\$9,000	\$0	\$4,000	\$0	\$0	\$0	\$4,000	0.00%
030-31-580-6-6342	FESTIVALS	\$3,000	\$1,488	\$0	\$0	\$0	\$0	\$0	0.00%
030-31-580-6-6343	CAPITAL OUTLAY	\$50,000	\$49,045	\$60,733	\$0	\$0	\$0	\$60,733	0.00%
030-31-580-6-6344	324 RIVER ST REPAIRS TILL	\$0	\$0	\$121,193	\$0	\$0	\$0	\$121,193	0.00%
TOTAL		\$125,030	\$54,041	\$311,774	\$0	\$30,960	\$32	\$280,782	10.00%
TRANSFERS									
030-31-580-9-9101	TRANSFER TO BETTER PLA	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
030-31-580-9-9102	TRANSFER TO UTILITY- SOI	\$27,000	\$0	\$27,000	\$0	\$0	\$0	\$27,000	0.00%
030-31-580-9-9105	REIMB GENERAL	\$5,596	\$4,334	\$8,501	\$708	\$8,501	\$0	\$0	100.00%
030-31-580-9-9107	REIMB TO UTILITY FOR CR/	\$5,000	\$3,665	\$0	\$0	\$0	\$0	\$0	0.00%
TOTAL		\$87,596	\$7,999	\$35,501	\$708	\$8,501	\$0	\$27,000	24.00%
SOUTH HISTORIC	DEPARTMENT TOTAL	\$212,626	\$62,040	\$347,275	\$708	\$39,461	\$32	\$307,782	11.00%

CITY OF PALATKA, FL
TIF/CRA FINANCIAL REPORT FOR THE YEAR ENDED SEPTEMBER 30, 2024

ACCOUNT NUMBER	ACCOUNT_DESCRIPTION	2023 BUDGET	2023 YTD	2024 BUDGET	CURRENT_ MONTH	CURRENT_ YTD	ENCUMBERD	UNREALIZED	PERCENT REALIZED
TIF EXPENDITURES / 100.00 % Yr Complete For Fiscal Year: 2024 / 9									
NORTH HISTORIC									
030-32-580-3-3100	PROFESSIONAL SERVICES	\$10,000	\$0	\$8,815	\$0	\$0	\$0	\$8,815	0.00%
030-32-580-3-3200	AUDIT EXPENSE	\$1,220	\$1,208	\$1,220	\$0	\$1,263	\$0	-\$43	103.52%
030-32-580-3-5280	MISC EXPENSES	\$4,030	\$0	\$983	\$0	\$0	\$0	\$983	0.00%
030-32-580-3-5400	FRA ANNUAL DUES, TRAINI	\$1,000	\$78	\$1,984	\$0	\$27	\$17	\$1,940	1.35%
030-32-580-3-5402	DEO ANNUAL DUES	\$50	\$14	\$16	\$0	\$16	\$0	\$0	100.00%
030-32-580-6-6319	BUILDING IMPROVEMENT C	\$35,000	\$5,066	\$50,000	\$0	\$120	\$0	\$49,880	0.24%
030-32-580-6-6320	NORTH HISTORIC EXPENSE	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
030-32-580-6-6322	GENERAL CAPITAL IMPROV	\$50,000	\$49,775	\$50,000	\$0	\$30,117	\$8,080	\$11,803	60.23%
030-32-580-6-6323	SITE AMENITIES	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
	TOTAL	\$112,800	\$56,141	\$113,018	\$0	\$31,543	\$8,097	\$73,378	28.00%
TRANSFERS									
030-32-580-9-9105	REIMB GENERAL-ADMIN EX	\$2,458	\$1,883	\$5,981	\$498	\$5,981	\$0	\$0	100.00%
030-32-580-9-9107	REIMB TO UTILITY FOR CRA	\$4,000	\$1,433	\$0	\$0	\$0	\$0	\$0	0.00%
	TOTAL	\$6,458	\$3,316	\$5,981	\$498	\$5,981	\$0	\$0	100.00%
NORTH HISTORIC	DEPARTMENT TOTAL	\$119,258	\$59,456	\$118,999	\$498	\$37,524	\$8,097	\$73,378	32.00%
ALL DISTRICTS	TOTAL EXPENDITURES	\$1,299,017	\$214,498	\$1,952,044	\$8,599	\$234,332	\$14,028	\$1,703,684	12.00%
CONTINGENCIES & RESERVES									
030-30-580-9-9901	CONTINGENCY/RESERVE-C	\$157,461	\$0	\$40,257	\$0	\$0	\$0	\$40,257	0.00%
030-31-580-9-9901	CONTINGENCY/RESERVE -	\$262,164	\$0	\$91,193	\$0	\$0	\$0	\$91,193	0.00%
030-32-580-9-9901	CONTINGENCY/RESERVE -	\$63,199	\$0	\$7,148	\$0	\$0	\$0	\$7,148	0.00%
CONTINGENCIES & RESERVES TOTAL		\$482,824	\$0	\$138,598	\$0	\$0	\$0	\$138,598	0.00%
TOTAL EXPENDITURES, TRANSFERS, CONTINGENCIES & RESERVES		\$1,781,841	\$214,498	\$2,090,642	\$8,599	\$234,332	\$14,028	\$1,842,282	11.00%