

110 NW 1st Avenue
High Springs, Florida 32643



Telephone: (386) 454-1416
Facsimile: (386) 454-2126
Web: highsprings.us

**HIGH SPRINGS
COMMUNITY REDEVELOPMENT AGENCY
AGENDA
City Hall
110 NW 1st Avenue**

FEBRUARY 18, 2016

5:30 PM

CALL TO ORDER: CHAIR JASON EVANS

INVOCATION:

PLEDGE OF ALLEGIANCE: CHAIR JASON EVANS

ROLL CALL: JENNY L. PARHAM, CITY CLERK

APPROVAL OF MINUTES: DECEMBER 8, 2015 CRA BUDGET WORKSHOP,
DECEMBER 8, 2015 CRA MEETING

BUSINESS ITEMS

1. **DISCUSS AND CONSIDER CRA BOARD MEMBERSHIP CHANGE.**
2. **CONSIDER MOMS PROGRAM GRANT APPLICATION.**
3. **CRA EXTENSION PLAN UPDATE.**
4. **BEAUTIFICATION/ VISUAL ENVIRONMENT PROJECTS.**
5. **GRANT UPDATES.**
6. **DISCUSSION ON THE HIGH SPRINGS COMMUNITY GARDEN.**
7. **UPCOMING EVENTS.**
8. **CHAIR REPORT.**
9. **EXECUTIVE DIRECTOR REPORT.**

ADJOURN.

PLEASE NOTE: PURSUANT TO SECTION 286.015, FLORIDA STATUTES, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE COMMUNITY REDEVELOPMENT AGENCY WITH RESPECT TO ANY MATTER CONSIDERED DURING THIS MEETING HE OR SHE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT, A PERSON WITH DISABILITIES NEEDING ANY SPECIAL ACCOMMODATIONS TO PARTICIPATE IN COMMUNITY REDEVELOPMENT AGENCY MEETINGS, SHOULD CONTACT THE OFFICE OF THE CITY MANAGER, 110 N.W. 1ST AVENUE, HIGH SPRINGS, FLORIDA 32643, TELEPHONE (386) 454-1416.

HIGH SPRINGS
COMMUNITY REDEVELOPMENT AGENCY
MEETING MINUTES
DECEMBER 8, 2015

Meeting called to order by Chair Jason Evans at 5:44 p.m.

Invocation by

Pledge of Allegiance.

ROLL CALL:

Chair Jason Evans- Present
Vice Chair Scott Jamison- Arrived at 5:49 p.m.
Member Gloria James- Present
Member Byran Williams- Present
Member Sue Weller- Present
Member Sylvia Newcomb- Absent

STAFF PRESENT:

Amanda Rodriguez, CRA Executive Director
Angela Stone, Assistant City Clerk
Courtney Johnson, City Attorney

APPROVAL OF MINUTES OF THE OCTOBER 18, 2015 CRA MEETING.

**Motion Member Weller to approve the minutes of the October 18, 2015 CRA Meeting.
Second Member James
Motion carried 4-0.**

BUSINESS ITEMS:

DISCUSS AND CONSIDER RECOMMENDATION FOR ALLOCATION OF UNSPENT CARRYOVER CRA FUNDS.

CRA Executive Director, Amanda Rodriguez gave her recommendation for the allocation of unspent CRA Funds.

**Motion Member Weller to reallocate the unspent carryover CRA Funds of \$85,000.00 to the Downtown Sidewalk Project, \$63,746.00 for the Downtown Parking Project and up to \$86,000.00 to Grants to Others.
Second Member Williams
Motion 4-0.**

CONSIDER APPROVAL OF AMENDED CRA BUDGET.

Ms. Rodriguez stated that she is requesting that Repair and Maintenance be increased to \$14,000.00 , and the utilities be increased as well. These are the only two changes besides what was previously allocated.

Motion Member Weller to approve the amended CRA Budget as presented.

Second Member Williams.

Motion carried 5-0.

Consensus to have the CRA Director come back with a cost for a sign at James Paul Park and a mural on the water tower.

DISCUSSION OF DOWNTOWN SIDEWALK PROJECT.

Ms. Rodriguez spoke of DOT's project plan. She suggested that we need to go out in January for an RFP for a design for the sidewalks. She spoke of the cost.

Member Weller stated that we need to have this sidewalk project done. She asked about a pedestrian crossing sign. Ms. Rodriguez stated the DOT project plans are their 60% plans and we can make suggestions.

Member Weller asked about reducing the speed limit. Ms. Rodriguez stated that this would be separate, but she can find out who we need to speak to on this issue.

DISCUSSION OF SETTING POLICY.

Ms. Rodriguez spoke of the amendment for the Certificate of Appropriateness and that they must obtain prior to designation of funds.

Chair Evans states that this will clean this up; that way if they need approval by the Historic Board they will have that before they come to the CRA.

Member Weller stated this way the applicant will not have to go back and forth.

Vice Chair Jamison questioned the city manager being able to sign off on certain items. Ms. Rodriguez stated that is part of the LDC.

Attorney Johnson stated that is on the next commission meeting agenda for discussion for the commission.

Motion Member Weller to approve the amendment to the Grant Application as it pertains to the Certificate of Appropriateness.

Second Member James.

Motion carried 5-0.

CHAIR REPORT.

Chair Evans stated that Ms. Rodriguez is doing a great job. Spoke of the murals being almost complete. He states that he thinks this will be a good year.

EXECUTIVE DIRECTOR REPORT.

Advised that the Historic Board meets next Tuesday and they will be talking about the grant applications recommended to them.

Advised that there is a Farmers Market Day with Santa on December 17th.

Advised that Music in the Park is having two events in December; they are partnering with the Gift Goes On Event on December 19th at the Old School and a Holiday Party on December 20th at the Diner.

Advised that Music in the Park will have a special event in January at the Women's Club called An Essence of a Song and will have five female performers.

Advised she will be out of town from December 18th -26th.

Member Weller questioned the progress with the Painted Lady. Ms. Rodriguez stated that they are painting and will be asking for an extension.

Motion Member Weller to adjourn.

Chair Evans adjourned the meeting at 6:09 p.m.

HIGH SPRINGS
COMMUNITY REDEVELOPMENT AGENCY
BUDGET WORKSHOP
MINUTES
December 8, 2015

Meeting called to order by Chair Jason Evans at 5:34 p.m.

Invocation by Byran Williams.

Pledge of Allegiance.

ROLL CALL:

Chair Jason Evans- Present
Vice Chair Scott Jamison-Absent
Member Gloria James- Present
Member Byran Williams-Present
Member Sue Weller- Present
Member Sylvia Newcomb-Absent

STAFF PRESENT:

Amanda Rodriguez, CRA Executive Director
Angela Stone, Assistant City Clerk
Courtney Johnson, City Attorney

BUSINESS ITEMS:

DISCUSSION ON ALLOCATION OF UNSPENT CARRYOVER CRA FUNDS.

Executive Director, Amanda Rodriguez gave an overview of the allocation of the unspent carryover CRA funds.

Member Weller questioned the discrepancy in the cover letter and the backup documents. Ms. Rodriguez stated it is an addition error. She added that they will not have the actual numbers until the audit is complete; but the numbers are very close. She stated that at the Annual Report time they will adjust to the actuals.

Member Weller questioned downtown parking. Ms. Rodriguez stated that this includes what was pledged for the Farmer's Market Pavilion parking and to finish striping downtown.

Member Weller spoke of the Springs Institute putting a mural downtown. Ms. Rodriguez stated that there is \$5,000 allocated for murals, and it should not cost more than that.

Member Weller asked about a sign for James Paul Park. Ms. Rodriguez said that there is additional in professional services and we can allocate funds to that.

**CRA
BUDGET WORKSHOP MINUTES
DECEMBER 8, 2015
PAGE 2 OF 2**

Member Weller stated that a few years ago there was talk about painting the water tower with a scene. She stated that she would like to see what that would cost.

Member James asked about the downtown sidewalks. Ms. Rodriguez stated that DOT will be working on handicap ramps and crosswalks and it may be a good idea to work on the sidewalks at the same time to limit the disturbance to the businesses.

**Motion Member Weller to adjourn.
Chair Evans adjourned the meeting at 5:43 p.m.**

Select Year:

The 2015 Florida Statutes

Title XI
COUNTY ORGANIZATION AND
INTERGOVERNMENTAL RELATIONS

Chapter 163
INTERGOVERNMENTAL
PROGRAMS

View Entire
Chapter

163.357 Governing body as the community redevelopment agency.—

(1)(a) As an alternative to the appointment of not fewer than five or more than seven members of the agency, the governing body may, at the time of the adoption of a resolution under s. [163.355](#), or at any time thereafter by adoption of a resolution, declare itself to be an agency, in which case all the rights, powers, duties, privileges, and immunities vested by this part in an agency will be vested in the governing body of the county or municipality, subject to all responsibilities and liabilities imposed or incurred.

(b) The members of the governing body shall be the members of the agency, but such members constitute the head of a legal entity, separate, distinct, and independent from the governing body of the county or municipality. If the governing body declares itself to be an agency which already exists, the new agency is subject to all of the responsibilities and liabilities imposed or incurred by the existing agency.

(c) A governing body which consists of five members may appoint two additional persons to act as members of the community redevelopment agency. The terms of office of the additional members shall be for 4 years, except that the first person appointed shall initially serve a term of 2 years. Persons appointed under this section are subject to all provisions of this part relating to appointed members of a community redevelopment agency.

(d) As provided in an interlocal agreement between the governing body that created the agency and one or more taxing authorities, one or more members of the board of commissioners of the agency may be representatives of a taxing authority, including members of that taxing authority's governing body, whose membership on the board of commissioners of the agency would be considered an additional duty of office as a member of the taxing authority governing body.

(2) Nothing in this part prevents the governing body from conferring the rights, powers, privileges, duties, and immunities of a community redevelopment agency upon any entity in existence on July 1, 1977, which has been authorized by law to function as a downtown development board or authority or as any other body the purpose of which is to prevent and eliminate slums and blight through community redevelopment plans. Any entity in existence on July 1, 1977, which has been vested with the rights, powers, privileges, duties, and immunities of a community redevelopment agency is subject to all provisions and responsibilities imposed by this part, notwithstanding any provisions to the contrary in any law or amendment thereto which established the entity. Nothing in this act shall be construed to impair or diminish any powers of any redevelopment agency or other entity as referred to herein in existence on the effective date of this act or to repeal, modify, or amend any law establishing such entity, except as specifically set forth herein.

History.—s. 2, ch. 77-391; s. 75, ch. 79-400; s. 2, ch. 83-231; s. 5, ch. 84-356; s. 3, ch. 2006-307.

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Fwd: Relocating Clock

Amanda Rodriguez

Mon 2/15/2016 2:47 PM

To: Julia Hoffman <jhoffman@highsprings.us>

Can you print this email for me? Thanks!

Amanda Rodriguez
Executive Director
City of High Springs CRA

-- -- -- Florida has a very broad public records law. Most written communication, including e-mail addresses, to or from the City regarding City business are public records available to the public and Media upon request. Your e-mail communication may be subject to public disclosure. -- -- --

Sent from my iPhone

Begin forwarded message:

From: <marnew321@windstream.net>
Date: February 5, 2016 at 3:38:43 PM EST
To: <arodriguez@highsprings.us>
Subject: Re: Relocating Clock

Amanda,

It is my understanding that you and the City of High Springs are requiring a letter from me for the downtown clock to be moved. The conversation that I've had is that there is a constant problem with ants and the mechanisms of the clock, creating a problem for the City to keep the clock working. I'm sure that neither of my parents dreamed of any such problem occurring.

Certainly the town needs all the help it can get. I have no problem for the clock to be relocated. It was suggested that a good place might be near the locomotive. My father loved the trains so that would be appropriate. The hands are to be set at 7:00, commemorating the time of my father's death.

Also, I have been ill for quite some time. Not being able to adequately participate in the CRA bothers me. Hence, I thank the City for allowing me to serve, but I think it's time to relinquish and allow someone else to serve.

Thank you for your attention to these matters.

Sincerely,

Sylvia B. Marteny Newcomb

-- -- -- Florida has a very broad public records law. Most written communication, including e-mail addresses, to or from the City regarding City business are public records available to the public and Media upon request. Your e-mail communication may be subject to public disclosure. -- -- --

110 NW 1st Avenue
High Springs, Florida 32643
Web: www.highsprings.us



Telephone: (386) 292-3921
Facsimile: (386) 454-2126

Community Redevelopment Agency

NONPROFIT GRANT POLICY and APPLICATION

APPROVAL PROCESS

Grant Proposals will be accepted by the CRA Executive Director and reviewed for completion. The CRA Executive Director will evaluate the Grant Application and will make recommendations to the CRA Board for final approval. Funding will be assigned to complete proposals based on the following four (4) categories:

1. Qualifications of the organization to complete the project;
2. If the organizations' objective meets the goals of the CRA Plan;
3. The need for the proposed project within the community; and
4. The anticipated impact of the project in the High Springs CRA District

GRANT PROPOSAL REQUIREMENTS

To be considered for CRA funding please submit your organization's proposal and adhere to the following guidelines:

1. Prepare the written proposal with the following instructions: (a) two pages maximum, (b) double space, (c) one inch margins.
2. In one (1) paragraph, explain your requested amount and the organization's plans to spend the money.
3. In one (1) paragraph, explain how the organization's operation and program effectively correlates with the goals of the CRA Plan.
4. In one (1) paragraph, describe the needs of this project in the CRA District based on your current work; analyzed data; existing community plans; or any other additional information that will support your request.
5. Prepare a five (5) minute presentation for the CRA Board. This presentation is **MANDATORY**. Only one person from your organization will be allowed to present and answer questions from the CRA Board.

CHECKLIST OF DOCUMENTATION TO BE PROVIDED

Completed grant application

Grant proposal

IRS verification of tax-exempt status - Section 501 (c) (3) or other proof of nonprofit status

Photographs of the location or planned program/activity (6 or less)

For rehabilitation projects, provide a copy of Property Insurance Policy.

If grant funds are to be utilized for physical improvements to a leased property, please provide a copy of the lease agreement and owner's consent.

REQUIRED INFORMATION

(Failure to provide the following information may render the applicant's grant application incomplete)

Name of Organization High Springs Historical Society

Contact Name Kristina Young Title Program Director

Telephone (352) 275-1260 Email Address Kyoung78130@uphou.com OR FHCHSMOM5@gmail.org

Physical Address 23760 NW187th Ave (old address: 120 NW 2nd Ave)

City, State, Zip Code High Springs, FL 32643

Requested Grant Amount: \$ 4992.34 Total Project Cost: \$ 45,203.45

Identify the project/program location:

How will the grant funds be utilized? (Check all that apply)

Arts and Culture Infrastructure Improvement Parks/Open Space

Historic Preservation Growth and Economic Development

Other (Please specify) _____

CRA QUESTIONNAIRE *SEE ATTACHED FOR DETAILS*

1. Has the organization received previous grant money from CRA?

YES _____ NO _____ If yes, provide the following information: date awarded, amount of grant awarded and how the funds were utilized.

2. In the past three (3) years, has the organization been in default of any agreement with the CRA, City of High Springs, Alachua County or State of Florida?

YES _____ NO _____ If yes, please explain.

3. Has your organization received any complaints regarding the program/project?

YES _____ NO _____ If yes, please explain.

The applicant agrees to:

1. To comply with all federal, state and local rules and regulations with respect to the use of the grant funds.
2. To cooperate fully with the CRA in implementing the terms and conditions of any subsequent agreement, if awarded.
3. To accommodate any CRA request for information with respect to the grant.
4. To review the conflict of interest laws of the City of High Springs, Alachua County, and the State of Florida and agrees that it will fully comply in all respects with the terms and said laws and any future correspondence.
5. Applicant declares that no person or entity under its employ, presently exercising functions or responsibilities in connection with this grant application, has personal financial interests, direct or indirect, with the City of High Springs or the Community Redevelopment Agency.
6. Applicant declares that, in the performance of this Grant, no person or entity having such conflicting interest was utilized in respect to the Grant. Any conflict of interest(s) on the part of applicant and associated parties with respect to this grant application must be disclosed in writing to the CRA.
7. Applicant agrees to allow the CRA to photograph the project for use in future publications.

By signing, I certify that the information contained herein is true, complete and accurate to the best of my knowledge. Should any of the representations made herein change, I hereby acknowledge my obligation to immediately notify the CRA and update those representations.

Organization's Name: High Springs Historical Society
Applicant's Signature Title: Kristina A. Young, Program Director
Print Name: KRISTINA A. Young Date 2/10/16

(FOR OFFICIAL USE ONLY)

Date Application Received: 2/10/16

Board DECISION: Approved: _____ Denied: _____ Returned Incomplete: _____

Grant Amount Approved: _____



Consumer's Certificate of Exemption

DR-14
R. 04/11

Issued Pursuant to Chapter 212, Florida Statutes

85-8016704637C-9	04/03/2015	04/30/2020	501(C)(3) ORGANIZATION
Certificate Number	Effective Date	Expiration Date	Exemption Category

This certifies that

HIGH SPRINGS HISTORICAL SOCIETY INC
120 NW 2ND AVE
HIGH SPRINGS FL 32643-0162



is exempt from the payment of Florida sales and use tax on real property rented, transient rental property rented, tangible personal property purchased or rented, or services purchased.



Important Information for Exempt Organizations

DR-14
R. 04/11

1. You must provide all vendors and suppliers with an exemption certificate before making tax-exempt purchases. See Rule 12A-1.038, Florida Administrative Code (F.A.C.).
2. Your *Consumer's Certificate of Exemption* is to be used solely by your organization for your organization's customary nonprofit activities.
3. Purchases made by an individual on behalf of the organization are taxable, even if the individual will be reimbursed by the organization.
4. This exemption applies only to purchases your organization makes. The sale or lease to others of tangible personal property, sleeping accommodations, or other real property is taxable. Your organization must register, and collect and remit sales and use tax on such taxable transactions. Note: Churches are exempt from this requirement except when they are the lessor of real property (Rule 12A-1.070, F.A.C.).
5. It is a criminal offense to fraudulently present this certificate to evade the payment of sales tax. Under no circumstances should this certificate be used for the personal benefit of any individual. Violators will be liable for payment of the sales tax plus a penalty of 200% of the tax, and may be subject to conviction of a third-degree felony. Any violation will require the revocation of this certificate.
6. If you have questions regarding your exemption certificate, please contact the Exemption Unit of Account Management at 800-352-3671. From the available options, select "Registration of Taxes," then "Registration Information," and finally "Exemption Certificates and Nonprofit Entities." The mailing address is PO Box 6480, Tallahassee, FL 32314-6480.

COMMUNITY REDEVELOPMENT AGENCY
NON-PROFIT GRANT POLICY & APPLICATION

Organization Name: High Springs Historical Society
Contact Name: Kristina Young, Program Director
Telephone: 352-275-1260
Email Address: kyoung78130@yahoo.com or fhchsmoms@gmail.org
Address: 23760 NW 187th Ave (old address: 120 NW 2nd Ave)
City, State, Zip Code: High Springs Florida 32643
Requested Grant Amount \$ 4,992.34 Total Project Cost \$ 45,203.45 Matching/In-Kind \$40,211.11
Project Monies to be used for: Arts & Culture/Historic Preservation/Growth & Economic Development
Other: Smithsonian Institute Traveling Water Ways Exhibit - July 16 – Aug 27, 2016

The Highs Springs Community was one of six sites selected in the State of Florida to host the Smithsonian Institute Traveling Water Ways Exhibit in 2016. Our community task as host venue is to share our natural beauty with the world by partnering together to provide educational programs, events, and to create a local exhibit that will display a little taste of home. As a team, our partners consisting of all ages, demographics, individuals, businesses, churches, organizations and schools, will don wristbands to display our mutual effort to invite others to join us in learning, educating, sharing and enjoying but most importantly caring for and protecting our local water/ways. Media will be invited to seek this theme and its reach within the community. Patrons visiting our local exhibit, will take a dive to discover facts about our Floridan Aquifer; harness their security line and drop a marker or two as they envision and virtually experience our karst system, discover some local fossils and aquatic life, delight in its beauty and embark on a recreational adventure at one of our many springs. A quick reminder that a teams' watchful eye shares in the responsibility of protecting tomorrows water, today!

Creating and hosting fascinating and engaging educational programs and events will invite new visitors to our community and harnessing our team effort to market and advertise for both the events and the Smithsonian arrival will increase our reach to the world. Our collaborative networking provides

us the platform to meet our team goals about learning, educating, enjoying and protecting our local water/ways. The social media opportunity with 70+ partners; with one partner at 4500 Facebook followers; and if our partner average equaled the same; we would reach 315,000 people via social media. Several of our partners have the potential reach of 18K to 45K Facebook followers. Our High Springs Museum on Main Street Facebook page had 345 followers within its first 2wks of initiation! Our face-to-face marketing campaign kicked off with a max capacity filled room of 50 people on January 24, "Taking the Waters" hosted by the High Springs Library. Our joint programs encompass an Itchetucknee Environmental Showcase in March; a Plein Air Paint-Out, Oleno Springs Celebration, Cave Diving Safety Day in April; A Day at the Springs and River Clean-up in May; walking tours, book signing events, guest speakers, cave dive celebration and so much more during the 6weeks the Smithsonian is in town; our community could potentially experience an influx of 20,000+ visitors over the next 8 months. Additional advertising includes local newspapers; children and family oriented journals; websites:

www.floridasprings.org and www.visitgainesville.org, etc.; TV announcements; radio announcements; Florida Humanities Council and Smithsonian Institute webpage!

As new faces arrive into the community, they will have the opportunity to enjoy our good nature. Our museum will increase its hours of operation from 9-39hrs per week to share the Smithsonian Institute's Water Matters Initiative and our unique natural wonder right below our feet! Guest speakers will open the doors for higher education while walking tours will afford an increased economic impact for our downtown businesses. A widespread and diverse compilation of partners encourages a more extensive community wide economic impact! And our eight-month window will showcase a balanced view of these six facets of water: history, industry, spirituality, sense of place, physicality and usage!

2016 Current Board Members

Name	Position
Rodger Chambers	President
Gerda Godwin	Vice President
Diane Karras	Secretary/Assistant Treasurer
Jimmy Thomas	Treasurer
Samuel Viviano	Director at Large
Rupert Danyow	Director at Large

CRA Questionnaire:

1. Has the organization received previous grant money from CRA?
 - a. Yes, April 2014; \$375 City Check #041690; landscaping/benches
2. In the past three years, has the organization been in default of any agreement with the CRA, City of High Springs, Alachua County or State of Florida? NO
3. Has your organization received any complaints regarding the program/project? NO

High Springs Community Local Exhibit

**Partnering Organizations/
Exhibitors**

Requested Amount

FRONT ENTRANCE

Item	Used For	Quote #1 - L	Quote #2 - HD	Total Cost	In-Kind / Matching Funds	Grant Request
1 - 4x8 Springs Vinyl Print	Visual Effect	\$ 200.00	\$ 200.00	\$ 200.00	\$ 80.00	\$ 120.00
2 - 4x8 1/2" Plywood Sheets	Top Frame of Cave	\$ 23.38	\$ 23.38	\$ 47.76	\$ 47.76	\$ -
1 - Lighting Power Supply	Ambience	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ -
1 - Wave Spot Light	Water bubbling effect	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ -
1 - Sound Machine w/speakers	Cave Diving Regulator sounds	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ -
Karst Walls (See below for quote)						
	Total Cave Entrance	\$ 313.38	\$ 313.38	\$ 337.76	\$ 217.76	\$ 120.00

POE SPRINGS ROOM

Item	Used For	Quote #1	Quote #2	Total Cost	In-Kind / Matching Funds	Grant Request
3 - 50"x100" Spring Vinyl Print	Ambience	\$ 600.00	\$ 600.00	\$ 600.00	\$ 240.00	\$ 360.00
29 - 4x8 (132 2X4) Wall Frames	Framework for Karst Walls	\$ 377.52	\$ 377.52	\$ 377.52	\$ 377.52	\$ -
3 - Rolls Chicken Wire	Skeleton for Karst Walls	\$ 186.00	\$ 207.00	\$ 186.00	\$ -	\$ 186.00
15 - Great Stuff Expanding Foam	Spot & Wall touch ups	\$ 80.70	\$ 104.70	\$ 80.70	\$ -	\$ 80.70
1 - 5lb Box of 3# Star Drive Decking	Framework reinforcements	\$ 29.98	\$ 29.98	\$ 29.98	\$ 29.98	\$ -
80 - Cans Rustoleum Spray Paint	Create Karst Wall Look	\$ 470.40	\$ 460.80	\$ 460.80	\$ -	\$ 460.80
20 - 1x4x8 Pine Frame Supports	Ceiling/Mesh Support	\$ 37.20	\$ 37.20	\$ 37.20	\$ 37.20	\$ -
2 - 2x4x12 Pine Frame Supports	Ceiling/Mesh Support	\$ 10.54	\$ 8.54	\$ 8.54	\$ 8.54	\$ -
1 - Roll Shade Netting	Decrease Lighting/create cave	\$ 112.00	\$ 112.00	\$ 112.00	\$ -	\$ 112.00
80yds or 160 yds - Water Blue Tulle	Water Ambience	\$ 42.00	\$ 33.80	\$ 33.80	\$ -	\$ 33.80
3 - Power Supply	10unit power supply	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ -
30 - spot lights	Lighting for displays	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ -
2 - Wave Lights	Wave Lighting	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ -
4 - Foam Spray Kits	Karst Wall Creation	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ -	\$ 2,400.00
1 - Foam Spray Kit	Karst Wall Creation	\$ 340.00	\$ 320.00	\$ 320.00	\$ -	\$ 320.00
16 - 11x14 Canvas Prints/Photograph	Cave/emerging/then&now	\$ 640.00	\$ 279.04	\$ 279.04	\$ 640.00	\$ (360.96)
500FT Glowing Cave Diving Line	Create Patron barrier	\$ 50.00	\$ 50.00	\$ 50.00	\$ -	\$ 50.00
3000 @ .50ea Cave Diving Markers	Patron Markers	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 500.00	\$ 1,000.00
1 - 12volt Roll Wire	Wiring for Lighting	\$ 46.57	\$ 46.57	\$ 46.57	\$ 46.57	\$ -
1 - 22gauge 500' Conductor Wiring	Conductors for lighting	\$ 31.04	\$ 31.04	\$ 31.04	\$ 31.04	\$ -
5yds - 2" Hook Velcro	Accessory item for all	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ -
	Total Poe Springs Room	\$ 7,678.95	\$ 7,323.19	\$ 7,278.19	\$ 2,635.85	\$ 4,642.34

Total Entrance/Poe Springs

\$ 7,992.33	\$ 7,636.57	\$ 7,615.95	\$ 2,853.61	\$ 4,762.34
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High Springs Community Local Exhibit

**Partnering Organizations/
Exhibitors**

Requested Amount

Item	Costs / Quote #1	Quote #2	<u>Total Cost</u>	<u>In-Kind / Matching Funds</u>	<u>Grant Request</u>
<u>Administrative Costs</u>					
Exhibitors	\$ 10,000.00		\$ 10,000.00	\$ 10,000.00	\$ -
Speaker Fees	\$ 300.00		\$ 300.00	\$ 300.00	\$ -
Springs High School Mural Projects	\$ 100.00		\$ 100.00	\$ 100.00	\$ -
Partner Marketing - Social Media .75/1000 fans / 40 partners	\$ 90.00		\$ 90.00	\$ 90.00	\$ -
Partner Marketing - Website Marketing \$10/month / 40 partners	\$ 300.00		\$ 300.00	\$ 300.00	\$ -
Volunteer Hours / Smithsonian Institute rate/hr \$22.15	\$ -		\$ -	\$ -	\$ -
Docents - 39hrs/wk x 6wks x 50 Docents	\$ 11,700.00		\$ 11,700.00	\$ 11,700.00	\$ -
Partnering Organizations - 40org x 30hrs/wk x 6	\$ 7,200.00		\$ 7,200.00	\$ 7,200.00	\$ -
Exhibit Construction - 250hrs	\$ 5,537.50		\$ 5,537.50	\$ 5,537.50	\$ -
Administrative/Additional Supplies	\$ 300.00		\$ 300.00	\$ 300.00	\$ -
<u>Total Administrative Costs</u>	\$ 35,527.50		\$ 35,527.50	\$ 35,527.50	\$ -
<u>Marketing</u>					
5000 Exhibit Brochures	\$ 800.00	\$ 1,500.00	\$ 800.00	\$ 400.00	\$ 400.00
10,000 Wrist Bands	\$ 1,260.00	\$ 1,260.00	\$ 1,260.00	\$ 630.00	\$ 630.00
<u>Total Marketing Costs</u>	\$ 2,060.00	\$ 2,760.00	\$ 2,060.00	\$ 1,030.00	\$ 1,030.00
<u>Total Administrative/Marketing</u>	\$ 37,587.50	\$ 2,760.00	\$ 37,587.50	\$ 36,557.50	\$ 1,030.00
FHC Water/Ways Grant Monies Applied	\$ -		\$ -	\$ 800.00	\$ (800.00)
<u>Total Grant Request</u>	\$ 45,579.83	\$ 10,396.57	\$ 45,203.45	\$ 40,211.11	\$ 4,992.34

High Springs Community Local Exhibit

1st Christian Academy
Adventure Outpost
Alachua Cnty Mgrs Office -Communications/Legislative Affairs
Alachua County Today
Alachua Cty Env Prot Dept-Water Conservation
American Water Works Association
Andrews Programs Specialist
Bob Hallman
Blue Springs
Branford High School
Camp Kulaqua
Capt. Diving Darryl
Cave Country Dive Shop
City of Gainesville Parks, Recreation & Cultural Affairs
City of High Springs
CRA City of High Springs
Current Problems
Emily Williams
Florida Dept of Environmental Protection
Florida Springs Institute
Florida Springs.org
Ft. White Partnership Program
Ginnie Springs
Great Outdoors
GV Knights of Columbus
High Springs Knights of Columbus
HS Art Coop
HS Branch Library
HS CDC Community Development Corp
HS Chamber of Commerce
HS Community School
HS Farmer's Market
HS Fire Department
HS Garden Club
HS Music in the Park
HS New Century Woman's Club
HS Parks & Recreation
Ice River Springs
Ichetucknee Alliance
Ichetucknee Springs State Park
Jenny Adler Photography

**Partnering Organizations/
Exhibitors**

Karst Constructions
Karst Productions
Kent Armstrong
Kiwamis Club
Krazy Kow
Lanza Gallery
Liz Coursen
Madness & Mayhem
Mark Long
Monica Helms
National Association of Cave Divers
Nature Concepts
Our Santa Fe River, Inc.
Outdoor Fl Creations
Paleo Enterprises
Pizza 2 Go
Priest Theater
Ray Carson Photography
Rebecca Johnson
Rum 138, LLC
Santa Fe Springs Paint Out
Save Our Suwannee
Save The Manatee
Sierra Club - Suwannee St. John Group
South Moon designs
Springfed Printing
St. Bartholomew's Church
St. Madeleine's Catholic Church
Stewart J Thomas
Subway High Springs
Suwannee River Water Management District
The Observer
The Springs Eternal Project
Theme Works, Inc.
Thomas Weiler Attorney at Law
Tom Morris
Tower Garden
UF FL Museum of Nat History Pop Up Museum
UF/IFAS Ext Office Alachua Cty
Visit Gainesville
Wellness Spa of High Springs, Inc.

**Bold = 21 Exhibitors
Partners = 80+**

Requested Amount



13" high, 12" long 8" wide Giant Beaver



Archaeohippus horse 7 1/2" long, 3 1/2" wide, 4 1/4 high with no base



dire wolf 12 1/2" long, 7" wide, 8" high



sabercat 15"long, 8" wide, 13 3/4" high



Beardog 10 3/4" long, 3" wide, 6 3/4" high



rhino 15" long, 9 1/2" wide, 11 1/2" high



GIANT BEAVER

Castoroides ohioensis dilophidus Pleistocene

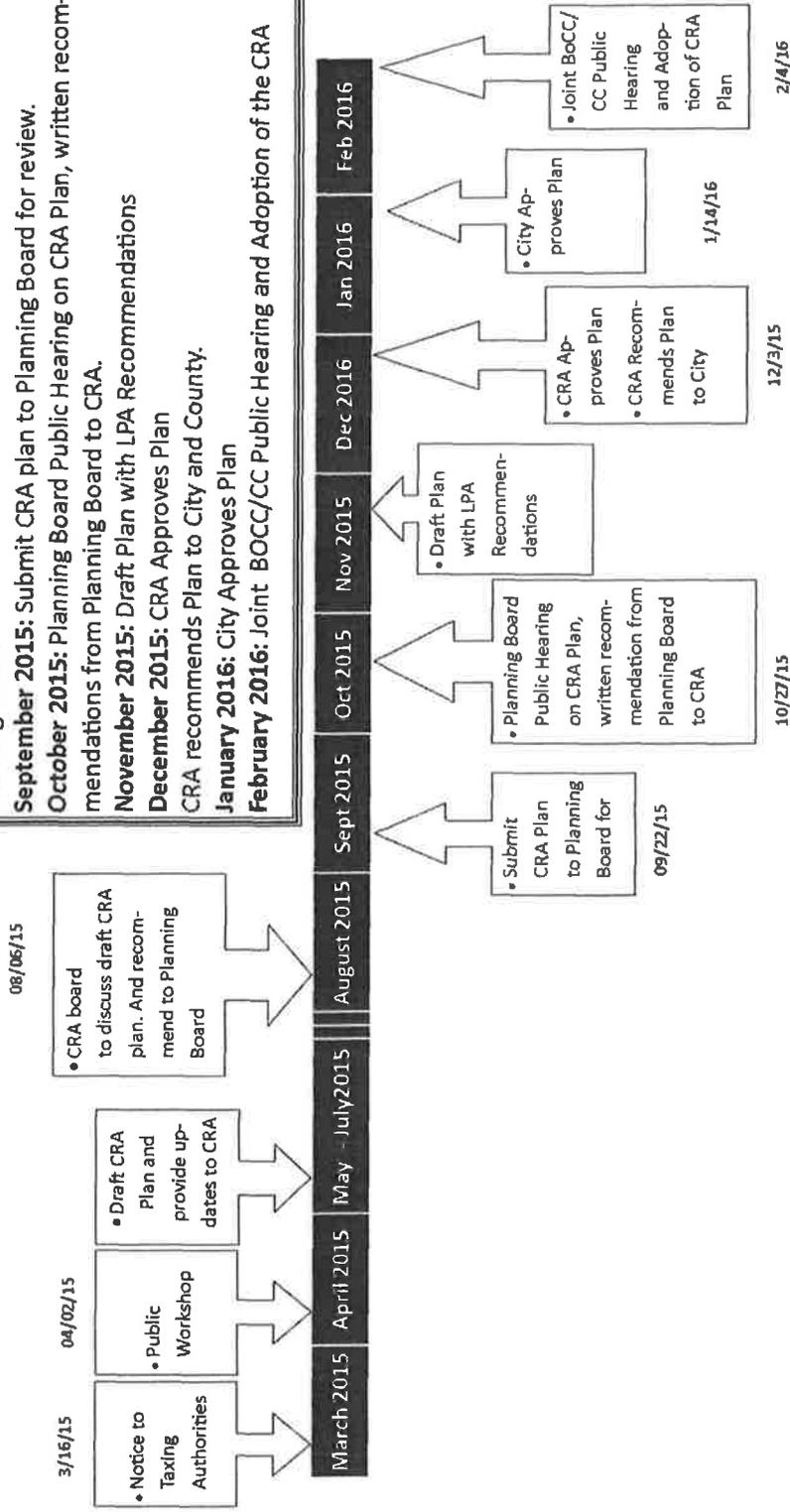
This was a truly formidable beast which weighed around 500 pounds and reached a length of eight feet. Some of the huge upper incisors measured 10 1/2 inches in length (although a good portion of this length extended into the skull and was not visible). The particular animal for which this species was first named was found in Ohio, hence it is called *Ohioensis*. Except for their great size, the giant beavers were almost identical to the modern beavers of today, but it is thought that they spent less time in the water. The upper incisors were much more curved than the lowers. This is also true of tapir canines. Giant beaver material is common in most fossil-bearing rivers in Florida, especially the Santa Fe. The fossil from which this cast was made was found in the Withlacoochee River and cast and reconstructed by Paleo Enterprises of Fort White.

High Springs CRA Timeline

(tentative)

Revised 2/24/15

CRA Plan Timeline
March 2015: Notice to Taxing Authorities, 15 days prior to public work-shop.
May 2015: Draft Plan
June 2015: Draft Plan
July 2015: Draft Plan
August 2015: CRA Board to discuss draft CRA plan. And recommend to Planning Board
September 2015: Submit CRA plan to Planning Board for review.
October 2015: Planning Board Public Hearing on CRA Plan, written recommendations from Planning Board to CRA.
November 2015: Draft Plan with LPA Recommendations
December 2015: CRA Approves Plan
 CRA recommends Plan to City and County.
January 2016: City Approves Plan
February 2016: Joint BOCC/CC Public Hearing and Adoption of the CRA





COMMUNITY REDEVELOPMENT PLAN

For the High Springs Community Redevelopment District

High Springs Community Redevelopment Agency

High Springs, Florida

PREPARED BY: HIGH SPRINGS COMMUNITY REDEVELOPMENT AGENCY

with technical assistance provided by Gainesville Community Redevelopment Agency,

Florida Redevelopment Association, and North Central Florida Regional Planning Council

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INTRODUCTION

The High Springs Community Redevelopment Agency (CRA) is a public entity created by the City of High Springs in December, 1986 to implement the community redevelopment activities outlined under Chapter 163, Florida Statutes. The CRA Board is composed of the elected City Commissioners and two appointed citizens. Each year, the board elects a Chair and a Vice Chair. In 2014, the board hired an executive director to manage the CRA. Currently, the Executive Director is Amanda Rodriguez.

Throughout its existence, the High Springs Community Redevelopment District has been served by the Redevelopment Plan. The CRA Plan serves as a primary guide for all CRA activities. This Plan supersedes and replaces the earlier version of the High Springs Community Redevelopment Plan to expire in December, 2016 and will be in effect through fiscal year 2046-47; it builds on previous efforts by identifying the Vision for the Redevelopment District and a series of objectives to help achieve this vision. Each objective is supported by a series of redevelopment initiatives which provide strategies for implementing the objective.

The High Springs Community Redevelopment Plan is intended to serve as a framework for guiding investment, economic development, and redevelopment of the High Springs Community Redevelopment District over the next 30 years. This Plan identifies redevelopment objectives, initiatives, and capital projects that may be undertaken to reverse blighted conditions within the Redevelopment District. This plan addresses visioning as well as strategies for financing, implementation, management, administration, and sustainability. These strategies will continue to be refined as they are implemented. While based on the most accurate data available at the time this plan was created, the various strategies and costs identified in this Plan will require additional study and action by the High Springs CRA as specific projects are initiated, refined, and implemented.

ABOUT HIGH SPRINGS AND THE CRA DISTRICT



The city of High Springs is located in northwest Alachua County. Our community is home to the area's largest spring, and it is gateway to the crystal-clear springs that draw visitors for swimming, snorkeling, scuba diving, canoeing and exploring. The Alachua County Library District operates a branch library in the CRA District that serves the community. Other attractions located within the District include the Old Train Depot, Old School Museum and Community Center, and a variety of restaurants and shops. High Springs has a population of 5,442 and a Median Household Income of \$53,295 (Source: 2009-2013 American Community Survey 5-Year Estimates). Demo-graphics within the CRA District are unavailable, but are consistent with the entire city.

MISSION

The mission of the CRA is to bring about the economic revitalization of an established target District, to create a re-investment environment that attracts private investors into the District, to promote improvements within the redevelopment District through renovation and restoration of buildings, as well as to new construction. The mission is also to acquire the funding necessary to make the infrastructure improvements necessary to attract investment dollars and improve the assessed taxable value of district properties, and to assist the Chamber of Commerce and High Springs merchants in their efforts to market the High Springs' businesses.

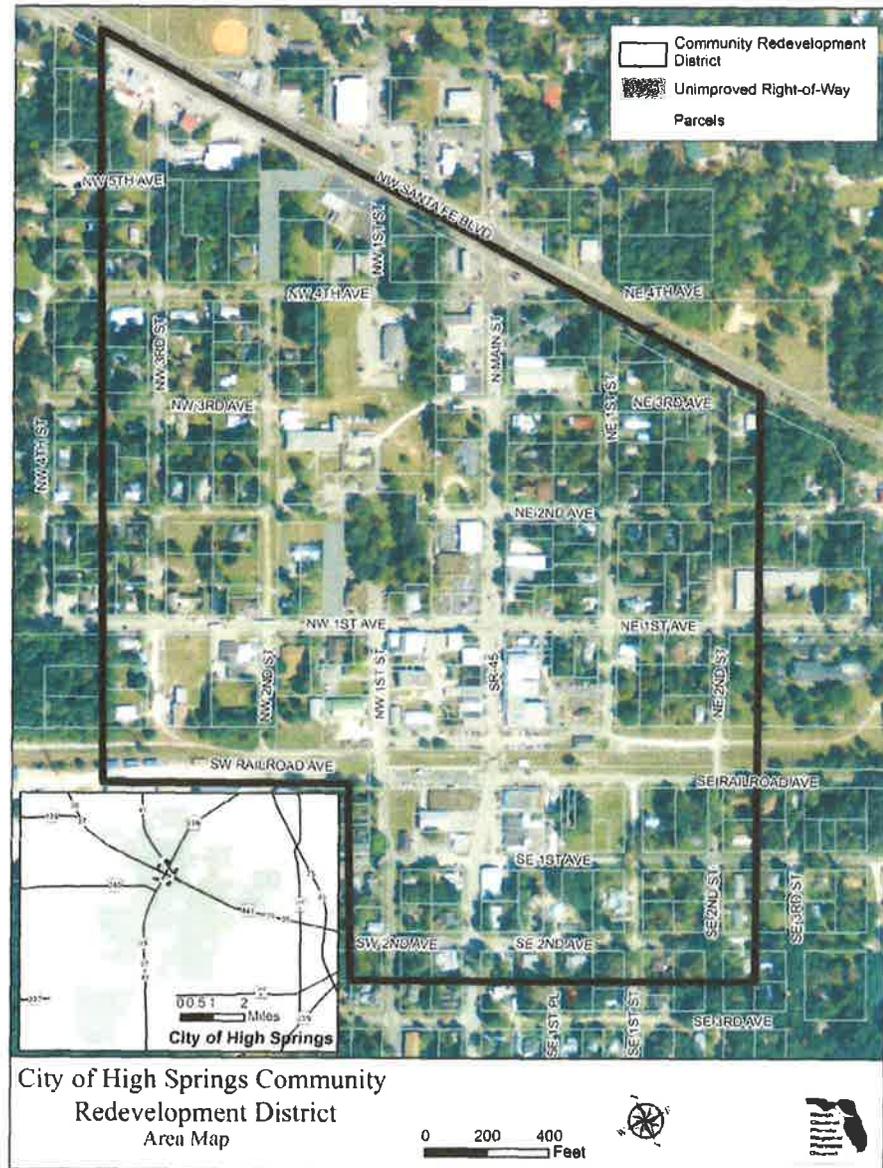
VISION

High Springs Community Redevelopment District plays an essential role in the vitality and success of High Springs as a whole. As the center of entertainment, commerce, and civic activities, the District represents the identity of High Springs to the local community, Alachua County, Florida, and the world. The CRA is committed to improving the quality of life for all citizens of the High Springs Redevelopment District; allowing for a dynamic and diverse community where people of all ages, ethnicities, and incomes have opportunities to find quality housing, jobs, goods, services, and cultural amenities. Through creativity, innovation, hard work, and persistence the CRA will bring redevelopment and reinvestment to the community through High Springs Community socially, economically, and environmentally sustainable methods, in order to help create a beautiful and vibrant district which reflects the assets and the character of the City as whole.

BOUNDARIES OF THE REDEVELOPMENT DISTRICT

Figure 1 presents the aerial view of the boundaries of the existing High Springs Community Redevelopment District. A legal description of the District, along with additional maps of the High Springs Redevelopment District, can be found in Appendix A of this document.

Figure 1 - High Springs Community Redevelopment District



REDEVELOPMENT OBJECTIVES AND INITIATIVES

OBJECTIVE – COMMERCIAL ACTIVITY AND ECONOMIC DEVELOPMENT

Historically, the CRA District was the central hub for business activity within the City of High Springs. As was the case in many small cities, High Springs struggled to compete in an increasingly global economy, as transit, professional, retail, industrial, and commercial uses left the city. Today, while the Redevelopment District still faces challenges, High Springs has seen many positive advancements and changes and is pursuing many exciting opportunities and smart growth. High Springs is home to numerous restaurants, entertainment opportunities, businesses, and professional offices. The District is striving to become a truly diverse mixed-use district that offers a blend of traditional small town attractions, professional offices, and world class dining.

The CRA will pursue increased commercial activity and economic development in order to grow existing businesses and attract new business opportunities, increase employment levels, raise the tax base, and improve the standard of living within the Redevelopment District. The CRA will also encourage investment in human capital through workforce development, specialized training, and educational programs. Ultimately, the goal of redevelopment is for the CRA District to become a thriving commercial district through the CRA's encouragement of private investment in industry and real estate, and the elimination of bureaucratic barriers to both public and private investment. The CRA will pursue an active role in economic development. CRA supported activities will include both traditional economic development as well as opportunities for emerging technology and industries.

COMMERCIAL ACTIVITY AND ECONOMIC DEVELOPMENT INITIATIVES

- Continue to support the Main Street business district, the traditional hub of High Springs commerce and activity. Simultaneously, support emerging commercial and mixed use.
- Support a mixture of uses and business types, including office, retail, entertainment, service, professional, etc. Encourage a wide array of commercial opportunities at a variety of scales.
- Acquire property, engage in real estate development, or otherwise assist in the redevelopment of commercial/nonresidential sites.
- Encourage new development and infill redevelopment. Where appropriate, support reuse of existing structures and better utilization of upper stories, particularly in the Main Street business district.
- Identify vacant and underutilized properties that have the greatest potential and viability for commercial/industrial redevelopment, and work to bring these properties into active use. The CRA can establish a variety of programs and tools to encourage reinvestment at such sites. This may include support to resolve related issues (for example, infrastructure or environmental) which may impact the commercial viability of a property.
- Encourage green building techniques in all commercial development.

- Assess the City's Land Development Code and other relevant regulations to determine if regulatory or procedural changes would help better facilitate commercial or mixed-use goals. Coordinate with the City as needed to facilitate increased levels of commercial infill/redevelopment and appropriate regulatory policies and procedures.
- Assist with incentives, façade grants, infrastructure costs, land assembly, disposition, and other means to encourage quality commercial development.
- Identify and provide proper incentives to retain existing businesses and attract new offerings in order to encourage desired mix of nonresidential uses (such as office, retail, entertainment, service, professional, assembly and production, etc.) Incentives may include items such as: façade grants, infrastructure costs, land assembly, disposition, and other means to encourage quality commercial development and high quality design and construction practices.
- Market the Redevelopment District to retain existing businesses, attract new investment, and reestablish the district as the center of commercial activity in High Springs. Recognizing that the District plays a unique role in the High Springs' overall commercial activity, promote connectivity and collaboration with institutions of higher learning, local business incubators, and other partners.
- Support public/public, public/private, and other partnerships. Seek opportunities to collaborate with organizations such as the Chamber of Commerce, the University of Florida, Santa Fe College, the City of High Springs, Alachua County, the private sector, non-profit organizations, and others.

- Assess regulatory procedures and policies (such as the City's Comprehensive Plan, Land Development Code, development review process, etc.) to identify potential inconsistencies between these policies/procedures and the goal of stimulating new investment, redevelopment, or economic development within the Redevelopment District. The CRA should coordinate with the City and other bodies as appropriate to identify and resolve any such impediments to redevelopment.
- Pursue economic development initiatives. This may include (but is not limited to) property acquisition, land assembly, infrastructure improvements, economic development financing, job creation/retention, business retention/expansion, small business development, micro-lending, real estate development, marketing, and the use of incentives to attract the desired form of development.
- Support traditional economic development. Additionally, encourage innovation and entrepreneurship and develop assistance techniques to attract new business and retain existing businesses. Strategies may include (but are not limited to) loans, grants, and other measures to support entrepreneurship, growth to existing businesses and increased business innovation as the leading forces in the local economy.
- Support the development of knowledge and innovative technologies as tools to produce economic benefits. Cultivate an environment that nurtures all phases of innovation, business growth, and entrepreneurship, including conception, development, production/manufacturing, etc.
- Maintain inventory and knowledge of vacant lands and buildings to accommodate future development.

- Encourage workforce development and the diversification of employment opportunities. Work with industry to support and encourage job retention, job creation, job training, and workforce development.
- Encourage commercial, office, and mixed-use development, and residential development to support these types of uses.
- Support marketing across a variety of venues and media to attract talent and industry to the Redevelopment District.
- Assist with the acquisition, demolition, and redevelopment of properties in the Redevelopment District. Assist as needed with hard and soft costs, regulatory coordination, and infrastructure improvements, and other tasks as needed. Support redevelopment in order to provide mixed-use, commercial, office, residential, manufacturing/industrial, public space, and other uses.
- Continue to develop, implement, monitor, and improve development incentive programs for all types, scales, and intensities of redevelopment projects. Incentive programs can help defray the costs of development and encourage the kinds of development that will transform the Redevelopment District into the community envisioned in this plan. Incentives may include, but are not limited to: real estate costs, TIF, and assistance with infrastructure costs.
- Support linked infrastructure. Foster increased collaboration with utility companies, City of High Springs Public Works, and other agencies; by coordinating both strategic planning and capital infrastructure improvements. The costs of new development or redevelopment can be reduced for private developers, thus encouraging private sector investment within the Redevelopment District.

- Eliminate barriers to economic development in order to support the creation, retention, and expansion of jobs and businesses and business recruitment, and both small and large business development within the Redevelopment District.

OBJECTIVE – PUBLIC INFRASTRUCTURE, PARKS, AND PUBLIC SPACES

Like many older small cities, High Springs faces issues such as aging infrastructure and service upgrades that will be needed to accommodate infill, redevelopment, and new business opportunities. Infrastructure improvements can be facilitated by increased coordination and/or participation in new partnerships with the City of High Springs Public Works Department, the utility providers, and other applicable organizations. Utilization of technologies and coordination of strategic planning across multiple departments and agencies will also assist in achieving and optimizing infrastructure improvements.

PUBLIC INFRASTRUCTURE, PARKS, AND PUBLIC SPACES INITIATIVES

- Encourage and assist Districtwide infrastructure and utilities improvements. Whenever possible, such improvements should be coordinated with both the public and the private sectors. Initiatives may include upgrades to existing infrastructure such as (though not limited to) water, wastewater, storm water, gas, electricity, high-speed communications, lighting, roadways, sidewalks, curb and gutter, and drainage.

- Build stronger relationships with utility providers and pursue coordination of strategic plans and capital improvements with all public and private utilities.
- Work with both the public and private sectors to address known deficiencies and to solve existing problems. Coordinate with Public Works, utility providers, and other government agencies to link strategic planning and to facilitate upgrades and capital improvements between multiple agencies in order to share costs and provide maximum impact to the District.
- Provide or assist with all aspects of streetscape components. If public or private roadway improvements are planned, the CRA should consider funding the incremental cost associated with implementing decorative streetscapes and upgraded street furniture.
- Support co-location of public facilities and infrastructure and consider working towards co-location of public facilities in order to save costs and take advantage of limited resources for such facilities.
- Evaluate a variety of factors when determining which infrastructure projects to pursue. The CRA may potentially give priority to infrastructure improvements in locations that are also experiencing other public or private reinvestment. Collaboration may help to reduce overall costs and generate a larger impact to the community once all projects are complete.
- Support paving, resurfacing, and reconstruction of roadways and coordinate with Public Works and the Florida Department of Transportation to facilitate such projects within the Redevelopment District.

- Support the development and redevelopment of new and existing parks, community centers, and public spaces throughout the District. Coordinate and partner with High Springs Parks and Recreation, other government agencies, community nonprofits, and private donors to create places for residents and visitors to meet, socialize, learn, etc.
- Increase multi-modal mobility by encouraging, sidewalks, bike lanes, rail trails, bike racks, etc. Coordinate with the Public Works Department and other groups in order to facilitate these improvements.
- Extend and enhance bike paths to connect to public facilities and encourage installation of trails throughout the CRA District.

OBJECTIVE – HOUSING

A residential base is important to the vitality of any city; it is a key support for both the business community and the character of the city center. The CRA will work to support safe, well-designed, high-quality housing throughout the Redevelopment District. The CRA will also work to encourage a diverse housing stock that provides livable, quality options for renters and homeowners at all price points. The CRA will support a wide diversity of housing opportunities (including infill housing, mixed-use development, single-family homes, multi-family development, senior housing etc.) in order to encourage reinvestment in existing neighborhoods and to support residential options throughout the High Springs CRA District.

HOUSING INITIATIVES

- Provide opportunities for different types of housing to support a diverse residential base. Increase the supply of quality housing options and provide a diverse inventory at a variety of price ranges. Housing options should include both rental and homeownership properties at both affordable and market rate price points. Housing inventory should include single family and multifamily options, and both attached and detached building types.
- Acquire property, engage in real estate development, or otherwise assist in redevelopment of residential sites. CRA may pursue large or small scale housing initiatives and may support infill housing opportunities.
- Strengthen and preserve the established single-family neighborhoods within the High Springs CRA District. Support higher densities and mixed use housing options in the Main Street business area and other areas where appropriate.
- Assist with incentives and tools including (but not limited to) façade grants infrastructure costs, land assembly, disposition, or other means to encourage quality housing stock, diversity in housing options, homeownership, etc.
- Support the enforcement of standards to prevent substandard housing. Coordinate with Code Enforcement and the Building Department to create, refine, and enforce high building standards.
- Promote opportunities for vacant, run-down, or non-conforming lots in residential areas to transition into infill housing. This may be achieved through lot consolidation or other means.

- Assess factors such as the City's Land Development Code and development review process to determine if regulatory or procedural changes would help facilitate infill and/or affordable housing goals, and coordinate with the City as needed to facilitate robust redevelopment activities and appropriate growth management practices.
- Provide design or other assistance for new residential development.
- Encourage green building practices, where feasible, in order to maximize sustainability and minimize resource consumption/cost.
- Promote opportunities for increase in inventory of senior housing including new construction, renovation of existing, or conversion of established units.
- Assure that in accordance with Florida Statute 163.362, replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities due to CRA projects within the CRA District will be made available.

OBJECTIVE – VISUAL ENVIRONMENT

The first impression of the overall quality of life in the CRA District, and by extension in the entire city, is expressed through the visual characteristics of the built and natural environment. In this manner, both the public realm and private properties contribute to viability of the community and its ability to attract new investment. Along public rights of way, the CRA will support improvements including (but not limited to), street trees and greenery, sidewalks, decorative lighting fixtures, and other elements that improve both the functionality and aesthetics/character of streets and public spaces. The CRA will also support property acquisition, public spaces, and cultural amenities. For private development, the CRA will support energy efficient development, creativity, innovation, and high-quality design for both large and small scale projects. The CRA should also seek a better understanding of local regulations and procedures for altering the built and natural environment. The CRA will coordinate with the City of High Springs, utility providers, and other applicable agencies to resolve code conflicts and institutional barriers that can contribute to an undesirable visual environment.

VISUAL ENVIRONMENT INITIATIVES

- Support public art and other beautification features throughout the district.
- Pursue innovative designs, materials, construction methods and other means for cultivating a pleasant and engaging built and natural environment that is indicative of High Springs' character.

- Support and encourage improved appearance and design of both public and private projects. Strategies may include, but are not limited to, developing design guidelines, providing design assistance, façade grant, paint programs, incentives, and partnerships with both the public and private sector. The goal of these activities is to ensure durable, thoughtful, and high-quality design of the built and natural environment.
- Partner with local government or with private development undertaking right-of-way construction to help fund the incremental costs associated with implementing sidewalks, decorative lighting, signage, well designed parking areas, high quality street furniture, and other streetscape elements.
- Prioritize functional and aesthetic improvements along corridors running through the Redevelopment District. Emphasis may be given to major corridors or corridors where aesthetic improvements can occur in conjunction with infrastructure upgrades. Amenities and improvements can spur additional reinvestment on both small and large scales.
- Support the public realm. Encourage investment along corridors, in the right-of-way, in parks, and in other public places. Investment in the public realm will increase a sense of community pride, will combat negative perceptions, and will stimulate private investment in residential and commercial properties.
- Promote the use well designed, high-quality street furniture, such as street lights, benches, bicycle racks, planters, trash receptacles, and other fixtures. Coordinate with the public and private sectors to facilitate the use of such fixtures.

- Partner with the City of High Springs to provide improvements to existing and new parks and recreational facilities, including lighting, parking, bicycle parking, landscaping, new recreational equipment, and other infrastructure projects.
- Create incentives to encourage better design and/or higher quality building materials, not just development. The design incentives are intended to attract quality projects that enhance the overall visual appeal of the community. These incentives may include CRA assistance to cover the incremental costs of aesthetic upgrades for both public and private projects.
- Analyze the development review processes to identify potential inconsistencies with the intent of this Redevelopment Plan and its objectives. The CRA should coordinate with the City and other regulatory bodies as appropriate to ensure that the vision of the Redevelopment Plan is attainable through the regulatory process.
- Foster the development of the High Springs Community Redevelopment District as a destination place that features a walkable layout, ample housing choice along with a mixture of commercial and retail uses. This will reduce the need for multiple automobile trips outside the district and will attract new visitors to the District.

OBJECTIVE – FUNDING, FINANCING, MANAGEMENT, PROMOTION, AND SUSTAINABILITY

The funding and financing portion of this objective calls for creative, efficient, practical and equitable funding and financing mechanisms to properly implement this Redevelopment Plan. It is perceived that these initiatives will be tied to tax increment dollars; additionally, the CRA may also explore outside funding opportunities such as tax credits, loan funds, grants, etc. The CRA will implement programs that cover both the full physical extent of a Redevelopment District as well as the breadth of objectives outlined in this Redevelopment Plan. The CRA will coordinate proper management of the redevelopment initiatives and promotion of the Redevelopment District. The CRA will identify and pursue initiatives that have the potential to bring about the greatest impact in transforming the District and prompting additional private investment.

Likewise, while redevelopment's primary focus is encouraging new economic opportunities, high quality projects will be respectful of resource consumption and environmental impacts. Sustainable development and environmentally friendly building practices are encouraged for redevelopment projects. The use of new technologies and creativity in their application is also important in promoting sustainability and minimizing the environmental impacts of redevelopment. Additionally, attention to the social, economic, and cultural well-being of the Redevelopment District is very important in ensuring the long term sustainability of the community.

FUNDING, FINANCING, MANAGEMENT, PROMOTION AND SUSTAINABILITY INITIATIVES

- Develop and implement projects and programs that support the Mission, Vision, Objectives, and Initiatives described in this plan.
- Conduct periodic strategic planning to identify priority initiatives and create short term plans from which the CRA can fund and implement budgets.
- Identify and secure all feasible sources of funding to support the redevelopment objectives described in this Plan. Such mechanisms can include, but are not limited to: tax increment revenues, other public instruments, loans, credits, grants, public/public or public/private partnerships, and other financing mechanisms.
- Offer incentive programs or other assistance for redevelopment projects within the District. These incentives should encourage redevelopment that complies with the goals of this Plan, implements high quality design, promotes pedestrian accessibility, and enhances the residential and commercial components of the neighborhood. These programs should support all scales and intensities of development and should encourage innovative design as well as environmentally friendly building concepts. Incentive programs should also promote affordable housing options and mixed- income communities. These goals may be achieved by providing grants, loans, professional services, or other incentives, as appropriate. In such cases, restrictive covenants, façade easements, or other conditions may be required to ensure the project is consistent with the goals of this Redevelopment Plan.

- Decisions to provide incentives must support the mission, vision, objectives and initiatives indicated in this Plan and public money allocated for incentives may be returned at resale when feasible. Because of the high cost of land acquisition and limited tax increment financing capabilities, the CRA may have a multi-faceted approach to acquiring properties for redevelopment. The CRA should encourage acquisition and subsequent redevelopment by private investment and by the CRA.
- Encourage reinvestment in the District by conducting research/studies and maintaining a thorough, up-to-date understanding of the District.
- Map and index all commercial properties in the Redevelopment District to provide detailed information on zoning, parcel boundaries, size and ownership.
- Identify and inventory all substandard properties.
- Document and analyze overall parking demands and infrastructure constraints throughout the Redevelopment District.
- Document site criteria for modern mixed-use developments by business type to facilitate the understanding of contemporary developer, site, and parking requirements.
- Assist in the purchase, sale, negotiation and coordination of development.

- Support the mapping and indexing of all properties in the Redevelopment District; funding to research or obtain site development requirements; partner with the City of High Springs to negotiate acquisitions and public/private partnerships with potential developers; and funding to finance land acquisitions by the CRA (some of which will be recovered or rolled over as properties are resold).
- Branding and Promotion - Implement a logo and marketing strategy that can be used to identify the CRA on literature, banners, the internet, social media, redevelopment projects, media outlets, promotional campaigns, and other opportunities and mediums.
- Identify opportunities for partnerships between the CRA and other entities. Establishing and maintenance of partnerships will serve not only to leverage the tax increment and other revenue sources but also stimulate community interest and support. Partnerships may take several forms including financial partnering, technical support, promotion, and other partnership opportunities. Each partnership opportunity will be evaluated on a case-by-case basis for its overall value and impacts.
- Encourage and participate in maintenance of redevelopment projects in order to preserve the investments laid forth in project implementation.
- Encourage an environment that is socially, environmentally, culturally, and economically sustainable in the long term.

- Support thoughtful, sustainable development, land subdivision, and urban design that are not specific to a single use. Over time, market changes will cycle through a variety of preferred uses, and a successful District will be able to accommodate these changes. Inflexible land development and redevelopment which accommodate only the initial needs and the market forces at the time the land is developed are more likely to become future sites of blight and abandonment.
- Encourage environmentally friendly building and conservation principles in commercial, mixed-use, and residential developments in order to maximize both economic and environmental sustainability.
- Look for ways to innovatively address energy consumption, water consumption, and solid waste management issues.
- Support the use of renewable resources in building, energy generation, and landscape design.
- Consider the full life-cycle impacts of materials and techniques when designing, constructing, operating, and evaluating all projects.
- Assess the City's development review process, Land Development Code and other regulations to determine if regulatory or procedural changes could help better facilitate environmentally friendly building techniques, materials, and/or technologies and coordinate with the City as needed to support greater implementation of environmentally sustainable building projects.

- Encourage a greater mix of uses and amenities within the Redevelopment District, in order to reduce the amount of out-of-district automobile travel required for residents to fulfill their daily needs.
- Support multi-modal development and infrastructure improvements which accommodate and encourage travel by means other than automobile.
- Support the timely remediation of contaminated properties and facilitate funding from private, local, state, and federal resources.
- Encourage opportunities for access to food within the Redevelopment District. The CRA may support increasing healthy eating options by encouraging new grocery stores, sit-down restaurants, farmer's markets, community gardens, etc.
- Provide grants, incentives, gap financing or other assistance in support of projects that achieve demonstrable sustainability components.
- Coordinate with utility providers and other entities as appropriate to support programs which encourage and assist residents and businesses in implementing energy and water conserving measures.

OBJECTIVE – SENSE OF COMMUNITY, SAFETY, AND SECURITY

Community pride and identity are important to the health of the Redevelopment District. Due to the importance of the CRA's role as the center of civic activity, these factors will also impact the vitality of the High Springs as a whole. Improvements to the built and natural environment provide an opportunity to engage citizens and renew and promote a sense of pride into the community. The High Springs Community Redevelopment District should be redeveloped as a modern, accessible, and inclusive community that welcomes diversity, creativity, and innovation, while also being respectful of the past. Redevelopment activities may also provide an opportunity to impact instances of crime and the perception of crime within the District.

SENSE OF COMMUNITY, SAFETY, AND SECURITY INITIATIVES

- Improve community identity through signature projects, public artwork, marketing, enhancements to public spaces, and other activities.
- Support important historic or cultural amenities in the Redevelopment District.
- Build relationships with citizens, organizations, and community leaders.
- Support public places such as John Paul Park, the Downtown Pocket Park, the Farmer's Market Pavilion, the Old School Community Center, and other centers for social, recreation, and education opportunities. Work to create and foster high quality parks and public spaces that will

serve not only the needs of the District's residents, visitors, and patrons, but those of the entire community.

- Support private infrastructure projects to increase accessibility to all residents and visitors.
- Support private infrastructure projects to bring buildings into recommended safety compliance including fire prevention and containment.
- Support neighborhood clean-up and demolition of dangerous structures, and evaluate the potential for “amnesty” events (or similar activities) to reduce neglected appearance of private property.
- Facilitate community stakeholder involvement in CRA redevelopment.
- Develop and market CRA redevelopment initiatives as high-profile “signature” projects that can promote the District, the City of High Springs as a whole, and instill civic pride.
- Pursue maintenance and upkeep activities where appropriate.
- Evaluate crime prevention and community policing concepts and how these principles may be incorporated into redevelopment initiatives where appropriate. Partner with the High Springs Police Department on community policing initiatives, including events, special projects, promotions, and other opportunities.

NEIGHBORHOOD IMPACT ASSESSMENT

Section 163.362(3) F.S. requires community redevelopment plans include a neighborhood impact assessment describing the impact of redevelopment upon the residents of the redevelopment District and the surrounding Districts in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood.

The High Springs Community Redevelopment District contains approximately 109 acres. The CRA is comprised of a mixture of land uses such as commercial, government, and residential. As of August, 2015, there are approximately 98 residential units in the Redevelopment District. Diverse residential uses are present throughout the District.

In addition to the aforementioned residential uses, non-residential uses are prevalent throughout the Redevelopment District. The District represents a hub of office, retail, service, and other commercial uses. The District is a mixed-use district. Residential patterns vary from low density single family dwellings to medium density, multifamily developments. For both residential and non-residential uses, the condition of the building inventory is quite varied, encompassing a wide diversity in the quality and upkeep of the building stock.

Redevelopment planning efforts are focused on supporting and strengthening the existing community through an improved built and natural environment and the creation of new economic opportunities. CRA planning efforts will not be directed towards the large scale demolition and removal of existing neighborhoods. Rather, plans call for a systematic improvement aimed at enhancing commercial opportunities, housing options, infrastructure, visual environment, economic development sustainability, and sense of community within the Redevelopment District. Potential negative consequences of such initiatives may include an increase of traffic, noise and general congestion. With proper planning, however, many of these worrisome side-effects can be mitigated and the full benefits of increased activity can be realized. Solutions to negative consequences should

be sought through thoughtful project design and implementation. In short, long-term adverse impacts to residential neighborhoods are not expected as a result of redevelopment activities.

Some moderate building deterioration exists in the Redevelopment District. The CRA may choose to pursue property acquisition in order to further enhance the quality of both residential and non-residential areas and for the realization of the CRA redevelopment objectives listed in this Plan. Property acquisition programs must be in the best interest of the CRA and the City in the promotion of a high-quality, affordable housing stock. In such instances redevelopment funds may be used.

In order to improve the community's building stock and to provide safe, well-designed, high-quality housing at a variety of price points, the CRA will work to support a diverse housing stock that provides livable, quality options for renters and homeowners at a variety of price points. Additionally, it is a CRA goal that all housing, whether affordable or market rate, shall adhere to the very high level of quality and of design that is expected of all redevelopment projects within the Redevelopment District. The CRA may pursue affordable housing initiatives through a variety of measures, including (but not limited to) acting as developer, coordinating with the private sector, partnering with governmental agencies, etc.

Existing properties may be temporarily impacted during the construction of any improvements. Impacts may include construction detours, noise and dust. Impacts are expected to be minimal while the benefits of redevelopment activities will be of long duration, adding to the quality of life by providing a safe and attractive district that has adequate business opportunities, lighting, sidewalks, open space, infrastructure, and other needed improvements. The CRA does not foresee any effect on the school population or the need for additional community services or facilities, not already mentioned elsewhere in this Plan, to support the residential element within the Redevelopment District.

The purpose of redevelopment activities is to create an economically sustainable, accessible and attractive community. Redevelopment activities will offer a high quality local destination with a safe transportation network, pedestrian and bike corridors, commercial and employment

opportunities, residential options, retail, entertainment, and public space/recreation facilities. Redevelopment activities will include programs and initiatives that are intended to be beneficial to District residents, property owners, businesses and visitors within the Redevelopment District as well as within the entire City and region.

IMPLEMENTATION OF REDEVELOPMENT PLAN

DURATION OF THE REDEVELOPMENT PLAN

The redevelopment initiatives and work described in this Redevelopment Plan funded through tax increment revenues must occur within 30 years after the fiscal year in which this plan, which supersedes and replaces previous plans, is approved or adopted, which is the time certain for completing all redevelopment financed by increment revenues.

FINANCIAL CONSIDERATIONS AND ESTIMATED ALACHUA COUNTY AND CITY OF HIGH SPRINGS 30 YEAR MILLAGE RATES AND REVENUE RANGES

While tax increment financing is the single source of CRA revenue enabled through state legislation, it is anticipated that a variety of funding sources will be strategically assembled to meet the many of the redevelopment objectives and initiatives identified in this Plan. When used in conjunction with these other means of funding or financing, tax increment, in effect, is capable of leveraging dollars which might not otherwise be available.

While it is impossible to accurately predict the actual millage rates and revenue over the next 30 years from October 2016 through October 2046, estimated rates and revenues based on the previous ten years have been used to compile a list of proposed projects based on estimated total revenues. These estimates are to be used for planning purposes only and are not intended for complete accuracy. Although property values have not returned to prerecession values, for estimation purposes, projections are based on increased taxable values of 1% annually. Projects will be determined based on actual revenues.

Alachua County Estimated Millage Rate: 7.5 – 10

City of High Springs Estimated Millage Rate: 5.8 – 8.5

Estimated Alachua County Tax Increment Financing Revenue: 3.45 million – 4.6 million

Estimated City of High Springs Tax Increment Financing Revenue: 2.61 million – 3.83 million

CAPITAL IMPROVEMENT PROJECTS AND ONGOING PROGRAMS

This section presents an initial work plan based on redevelopment objectives, initiatives and capital projects described within this Redevelopment Plan. The project examples represent capital improvement that may be considered in order to realize the objectives contained in this Plan and are meant to be examples of the types of projects to be undertaken within the Redevelopment District. As new opportunities arise, and budgets, funding, and strategic planning gets refined, the projects to be implemented and the sequence for implementation may change. Specific activities will be planned and detailed through annual strategic planning initiatives coordinated by the CRA.

Additional projects that serve to implement the objectives of this Redevelopment Plan are anticipated. This example list of projects may be reviewed and formalized annually as part of CRA strategic planning and/or in conjunction with the City of High Springs's capital improvements process.

The CRA will not bear the full cost burden for capital projects or ongoing programs, particularly those projects which occur on public property and/or in the public right-of-way. The CRA will partner with other public agencies such as the City of High Springs, Florida Department of Transportation, utility providers, and other groups (both public and private) pursuing capital improvements projects within the Redevelopment District. In such instances, it is envisioned that the CRA would fund the incremental cost for portions of the capital improvements or ongoing programs related to redevelopment and to CRA goals. Costs will be evaluated on a project-by- project basis.

On an annual basis, a detailed statement of the projected costs of redevelopment, including the amount to be expended on publicly funded capital projects in the High Springs CRA District and any indebtedness of the High Springs CRA proposed to be incurred for such redevelopment if such indebtedness is to be paid with increment revenues with be provide to Alachua County Board of Commissioners.

Table 1 - Projects that are planned to be funded through the High Springs Community Redevelopment Agency

Name of Improvement	Description	Estimated Cost
Signage	New signage for public facilities and parks	\$3000/Sign
Old School Community Center	Phase 2 Renovation	\$1,000,000
Rails to Trails	Converting abandoned railway to bike trail	\$23 / linear foot
Water/Water Waste	Pipes and structures	\$25 / linear foot
Façade Grants	Façade renovation of residential and commercial buildings	\$1,500,000
Sidewalks	Improved sidewalks on commercial Main Street and First Avenue	\$40 / linear foot
Recreational Facilities	Build new Civic Center adjacent to Old School Community Center	\$2,500,000

REDEVELOPMENT PLAN MODIFICATION

This Redevelopment Plan may be modified in a manner consistent with Florida Statutes 163.361. If the High Springs Community Redevelopment Agency deems that the High Springs Redevelopment Plan be amended, it shall make a recommendation to the City of High Springs.

SEVERABILITY

If any provision of the High Springs Community Redevelopment Plan is held to be unconstitutional or otherwise legally infirm, such provisions shall not affect the remaining portions of this Plan.

SAFEGUARDS, CONTROLS, RESTRICTIONS OR COVENANTS

All CRA sponsored redevelopment activities undertaken in the High Springs Redevelopment District must be consistent with this Plan, the City's Comprehensive Plan, and applicable land development regulations; all such redevelopment plans will undergo review by the CRA and other appropriate agencies.

Issues concerning restrictions on any property acquired for redevelopment purposes and then returned to use by the private sector will be addressed on a case-by-case basis to ensure that all activities necessary to perpetuate the redevelopment initiative are advanced in a manner consistent with this Plan and any amendment thereto. Such restrictions or controls may be in the form of covenants running with any land sold or leased for private use or other mechanism as appropriate.

CONSISTENCY WITH OTHER PLANS

The High Springs Redevelopment Plan conforms to the City of High Springs's Comprehensive Plan. Every effort has been made to prepare the High Springs Community Redevelopment Plan consistently with the City of High Springs's Comprehensive Plan; other plans, past studies, and reports done by or for the City of High Springs have also been extensively reviewed for consistency.

CONCLUSION

The High Springs Redevelopment Plan provides a framework for an economically, socially, and environmentally sustainable community. To realize effective redevelopment, community leaders, businesspersons, and residents alike must support the redevelopment objectives outlined in this Plan and continue to do so over time and changing administrations. Realization of the Plan is a 30-year, time certain effort and it is anticipated that the CRA will update/amend this policy document on a regular basis in order to keep the Redevelopment Plan focused and timely. The CRA may undertake an annual strategic planning program to focus and prioritize any activities and improvements within the Redevelopment District.

APPENDIX A

MAPS

Figure 2 - Zoning Map:
 High Springs CRA District
 Redevelopment District
 *Note: Zoning regulations, encompass limitations such as the type, size, height, number, and propose use of buildings. These regulations are fully enumerated in the City of High Springs Land Development Code.

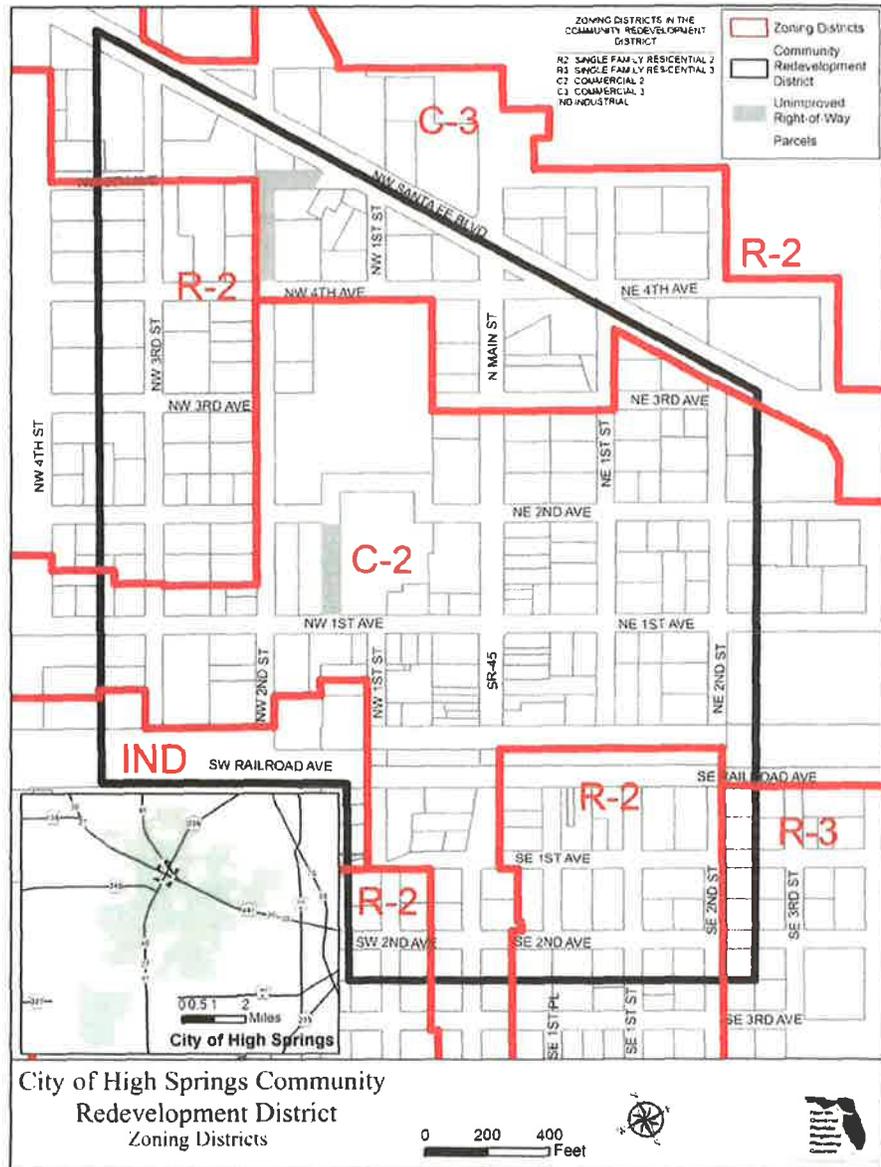


Figure 3 - Future Land Use Map: High Springs Redevelopment District

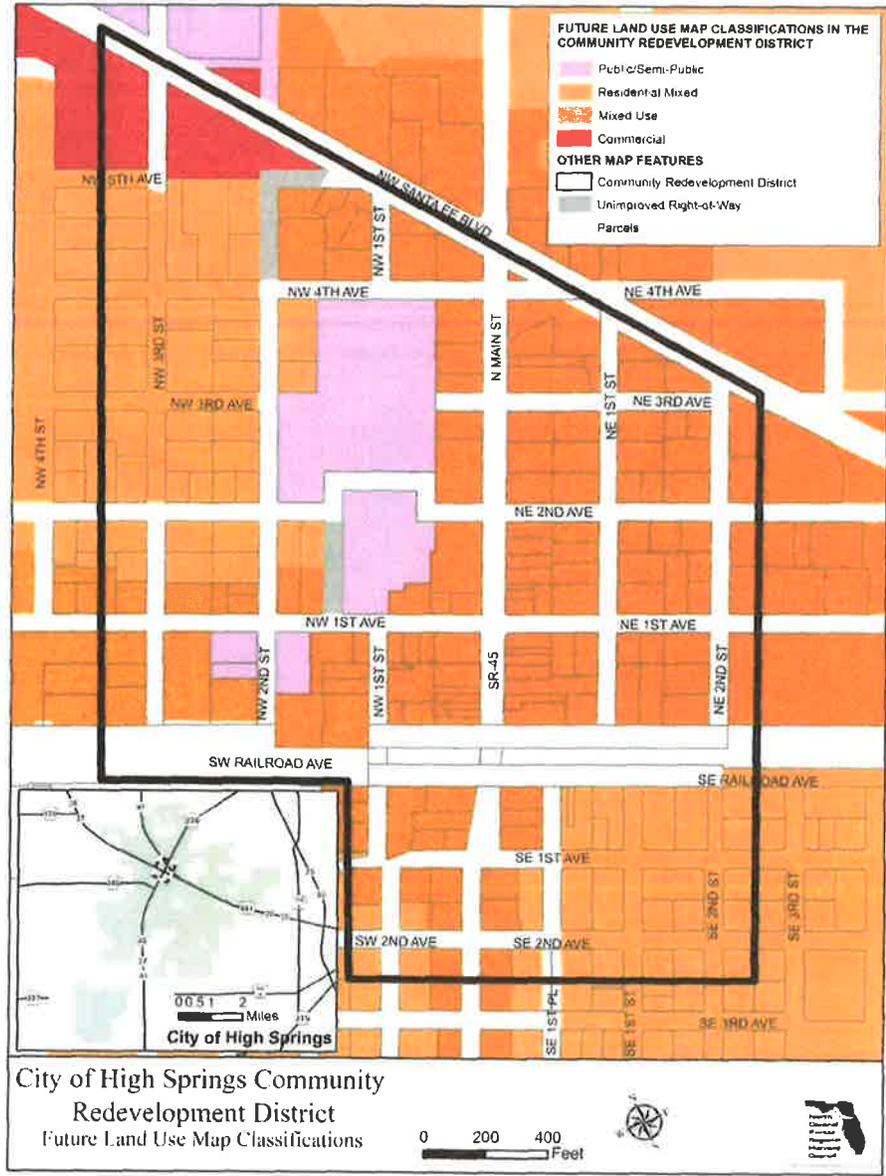
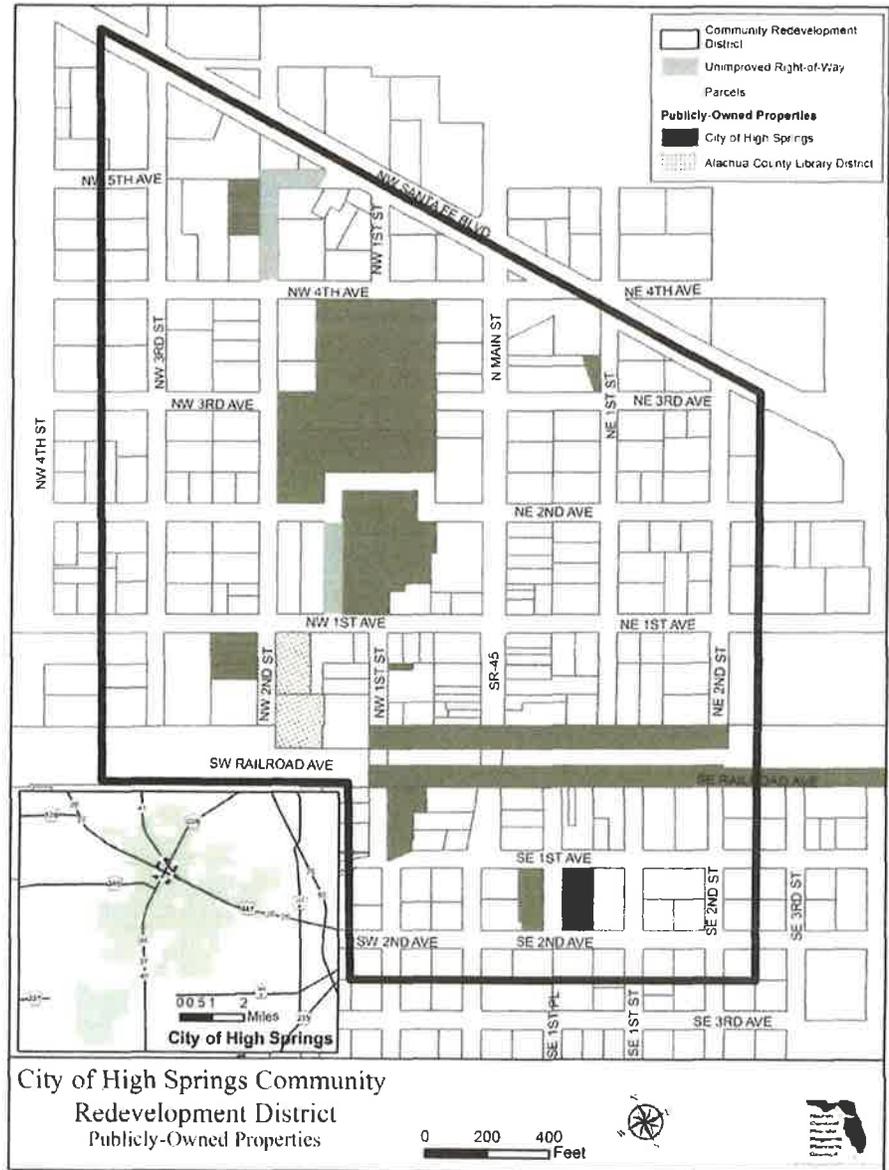


Figure 4 – Publicly Owned Property within the High Springs Redevelopment District



LEGAL DESCRIPTION

City of High Springs Community Redevelopment District

The following is a legal description of a tract of land known as the City of High Springs Community Redevelopment District, located within the City of High Springs, Section 3 of Township 8 South, Range 17 East, and Section 34 of Township 7 South, Range 17 East, Alachua County, Florida, being more particularly described as follows:

Beginning at the NE corner of said Section 3, thence South 3°00'00" East 820.19 feet along easterly line of said Section 3 to the centerline of US Highway 41/NW Santa Fe Blvd., thence North 35°00'00" West 318.74 feet along the centerline of said US Hwy 41/NW Santa Fe Blvd. to the Point of Beginning. Continue North 35°00'00" West 2,436.78 feet along the centerline of said US Highway 41/NW Santa Fe Blvd., thence South 25°00'00" West 2,433.28 feet to the southerly side of SW Railroad Ave., thence South 63°00'00" East 790.44 along southerly side of SW Railroad Ave., thence South 23°00'00" West 637.01 feet, thence South 63°00'00" East 1,305.38 feet, thence North 27°00'00" East 1,900.19 feet back to the Point of Beginning.

Containing 109.2 acres, more or less.

RE: 60% Plan

Dan McCranie <dan@mccranie-engineers.com>

Fri 2/12/2016 1:00 PM

To: Amanda Rodriguez <arodriguez@highsprings.us>;

Cc: 'Teal, Craig' <Craig.Teal@dot.state.fl.us>; 'Charron, David' <David.Charron@dot.state.fl.us>; Kaster, Aaron <Aaron.Kaster@dot.state.fl.us>;

Amanda, FDOT would need to authorize us to add to our scope of services. This could be an issue, based upon the scheduled construction date. We are just about to submit our final plans.

The new FDOT project manager (Aaron) has been copied. He, or Craig may be able to help you.

If the Department wishes, and we can submit plans 4-6 weeks later, we could perform the design.

Dan

Dan McCranie
Vice President
McCranie & Associates, Inc.
212 B Centre St.
Fernandina Beach, Fl. 32034

From: Amanda Rodriguez
Sent: Friday, February 12, 2016 12:54 PM
To: Dan McCranie
Cc: 'Teal, Craig'; 'Charron, David'
Subject: Re: 60% Plan

Dan,

Good afternoon! We are running into issues with engineering the sidewalks in conjunction with your plan. Is there any process that we can request the engineering of the sidewalks be provided as part of DOT's plan? Otherwise, our engineer believes it would be best to wait until DOT is finished with the project.

Thanks!

Amanda Rodriguez
Executive Director
Community Redevelopment Agency
City of High Springs
386-292-3921

#0073 GAINESVILLE APS
 ANIXTER INC.
 576 N E 23RD AVE
 GAINESVILLE FL 32609-3693
 352-377-0792 Fax 352-377-2582

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 Page # : 1 of 1

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 386-454-1416 Fax 386-454-4462

Quantity	UN	Product Description	FD	Unit Price	UM	Net Amount
3	ea	PLASTDFUSER FP118-8 8" NECK, ACORN SHAPE, 26" TALL		86.850	ea	260.55
1	ea	FREIGHT CHARGES ESTIMATED FREIGHT CHARGES FOR PLAST-D-FUSERS GLOBES ONLY		68.700	ea	68.70
10	ea	PHIL 429936 MHC100/U/MP/4K ELITE		25.730	ea	257.30
2	ea	GLOBAL LIGHTING PERSP GP123-8/BH1/AB41AC-CL/100WMH-MT-PS- XXXV/BK		967.000	ea	1934.00
1	ea	FREIGHT CHARGES ESTIMATED FREIGHT CHARGES FOR TWO POLE SETUPS FROM GLOBAL LIGHTING PERSPECTIVES TEXAS		162.500	ea	162.50
		Total Weight	0.0 lbs	Subtotal		2683.05
				S & H		0.00
				Tax		0.00
				Total Amount		2683.05

Amanda Rodriguez

Prices are firm until 03/13/16, subject to change without notice after 03/13/16.

SALES TAX IS AN ESTIMATE! S&H IS AN ESTIMATE!