

TAB 3



## City of Palmetto Agenda Item

Meeting Date

5/3/10

**COPY**

Presenter:

Jeff Burton

Department:

CRA

Title:

**SF #10-05 600 Palmetto LC**  
**Jim Wade**

Storefront Grant Application to upgrade glass entrance doors to be ADA compatibility and decorative fencing.

<b>Budgeted Amount:</b>	\$250,000 .00	<b>Budget Page No(s):</b>	186	<b>Available Amount:</b>	193697.0 1	<b>Expenditure Amount:</b>	\$7,812.4 7
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**Additional Budgetary Information:**

<b>Funding Source(s):</b>	FY10	<b>Sufficient Funds Available:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Budget Amendment Required:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Source:</b>	
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<b>City Attorney Reviewed:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<b>Advisory Board Recommendation:</b>	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> N/A	<b>Consistent With:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	CRA Plan Florida Statute 163
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**Potential Motion/ Direction Requested:**

Recommend approval of funding Storefront Grant SF 10-05 600 Palmetto LC in the amount of \$7812.47. Funds to be taken from 1905598211 Storefront Grant

<b>Staff Contact:</b>	Jeff Burton	CRA Interim Administrator	4-15-2010
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**Attachments:**

Storefront grant application package

**STOREFRONT GRANT APPLICATION**

**SF #10-05**

**600 Palmetto LC**

**Jim Wade**

**600 8<sup>th</sup> Avenue, Palmetto, FL**

**COPY**

<b>Item</b>	<b>Selected Vendor</b>	<b>Quote/Estimate</b>
<b>Fencing</b> <b>Owner purchased fencing material &amp; Contractor</b> <b>Installed per attached agreement</b>	<b>Goodwood &amp; Stone Builders</b>	<b>\$2082.14*</b>
<b>Automatic Entry</b> <b>Door with ADA access</b> <b>Door Replacement</b>	<b>Downs Glass</b>	<b>\$11,285.79**</b>
<b>Installation, Electrical</b>	<b>Goodwood &amp; Stone</b>	<b>\$2,272.00*</b>
<b>Total Project Cost</b>		<b>\$15,624.93</b>
<b>Amount of request (50%) - of project cost</b>		<b>\$7,812.47</b>

**\*Only 1 quote required**

**\*\*3 quotes required -lowest selected**

**600 Palmetto LC was awarded \$21,095.86 in November 2005, leaving a balance of \$28,904.14 out of the \$50,000 allowable Storefront Grant Program for a 60 month period.**

**COPY**

# palmetto CRA

## Façade Enhancement Grant Program 2009-2010

## **PALMETTO'S FAÇADE ENHANCEMENT GRANT PROGRAM**

**COPY**

### **INTENT**

It is the goal of the Palmetto Community Redevelopment Agency (CRA), under Part III, Chapter 163, Florida Statutes to eliminate slum and blight in the Community Redevelopment District. This Façade Enhancement Grant Program includes the objectives of: (1) strengthening downtown as a multi-use center; (2) strengthening the City's contribution to the well-being of the community; (3) improving the physical image within the district; and (4) enabling successful on-going revitalization.

### **PROGRAM DESCRIPTION**

In order to carry out these goals and objectives, the CRA will provide assistance to owners of commercial property located in the CRA District. Map of the CRA District can be found at [www.palmettofl.org](http://www.palmettofl.org). It is the intent of this grant program to fund a portion of the applicant's cost for exterior, non-structural improvements, which will increase the aesthetic appeal of the structure. This program is not intended to fund new construction or routine maintenance and/or repairs of the structure. It is not intended to improve structures which are used primarily as residential units. Also, under the Constitution of the State of Florida Article I Section 3, religious organizations cannot be funded with public monies and therefore do not qualify for participation under this program. Page 6 shows examples of some, but is not limited to, improvements of eligible façade enhancements.

Applicants are to complete the attached application form and submit it with all required attachments to the CRA Board in order to be considered for assistance.

### **ELIGIBILITY**

Applications will only be considered if they meet all of the following eligibility criteria:

- Application must be initiated by owner.
- Businesses must have the appropriate local business tax receipt(s) and be in compliance with city codes at completion of the project. All required governmental approvals (i.e.: Planning and Zoning, SWFWMD, etc) and permits must be properly issued, and final inspections must be performed as appropriate.
- Buildings that are partially in and partially out of the CRA district are eligible for funding for the portion that is only within the CRA district.
- Projects must be visible from the street, sidewalk, and/or parking lot.
- Projects must be completed within 90 days of award, unless a written extension is requested of and granted by the CRA Board.
- Non-profit organizations, with the exception of religious organizations, or other organizations that do not pay ad-valorem taxes are eligible for funding.

**COPY**

- Property must be current in water/sewer/garbage and tax bills, and without City liens, and verified by CRA staff. Previous delinquent status of public utilities, taxes, etc. will be considered in prioritizing applications for funding.
- All building materials and colors, as well as plant materials, shall be subject to CRA approval.
- Labor expenses are eligible only when performed by a licensed contractor in good standing in Manatee County. All quotes/bills/invoices must reflect the contractor's license number.
- Funding is limited to \$50,000 for any applicant /business/ individual, per building during any 60 month period, and subject to available CRA funds.
- Improvements can be initiated, provided required procurement procedures are followed, not more than 90 days before the submission of an application for funding. All competitive bids/quotes must be dated prior to the commencement of the associated improvements. The submission of an application does not, in any way, imply an award of grant funding.

#### **APPLICATION RATING CRITERIA**

The following criteria may be considered, along with all required submissions, in evaluating applications:

- Small disadvantaged business (as defined by the SBA)
- Minority Business Enterprises (as defined by the SBA)
- First time applicants
- Utilization of Palmetto based contractors and businesses
- Implementation of CRA Waterfront Plan or Downtown Design Guidelines
- Enhances pedestrian/multi-modal transportation connectivity
- Located on Palmetto main/entry corridor
- Located in Historic District/Old Main Street
- Enhances, preserves or restores historic facades
- CRA contributes 25% or less of total project cost

#### **PROCUREMENT PROCEDURES**

Applicants are expected to make sound financial decisions, seeking competitive prices for projects. Evidence of compliance with the below procedures must be submitted with the grant application.

- Improvement costs in excess of \$2,500 must include at least 2 estimates or a statement of non-availability of contractors or services.
- Improvement costs in excess of \$10,000 must include at least 3 estimates or a statement of non-availability of contractors or services.



- If structure is partially in and partially out of the CRA district, estimates must be split between the portions of the structure that lies within and without of the CRA district.
- Any and all costs may be compared with current industry standards to ensure reasonable pricing.
- Property owners may complete improvements themselves, as allowed by State and local building codes, provided that the cost of improvements is not greater than the least of the competitive bids gathered in compliance with these Procurement Procedures. When property owner completes improvements themselves, labor cost will not be considered for payment.
- As it is the intent of the CRA to support strong, viable business in Palmetto, grant applications must include estimates from Palmetto-based businesses for all proposed improvements when available. Alternatively, applicants should provide statements of non-availability of local contractors or services.

### **FUNDING**

Grant amounts shall not exceed Fifty Thousand Dollars (\$50,000.00) or one-half (1/2) of the improvement cost, whichever is less and shall require an affirmative vote of a majority of a quorum of the CRA Board.

**PLEASE BE ADVISED THAT ALL GRANTS ARE AWARDED AT THE DISCRETION OF THE CRA Board AND ARE SUBJECT TO FUND AVAILABILITY. PROJECTS ARE SUBJECT TO APPROVAL BY THE BUILDING DEPARTMENT AND THE PLANNING AND ZONING BOARD AS APPLICABLE.**

### **TIMELINESS**

It is the intent of the CRA to provide access to this incentive program throughout the fiscal year 2009-2010, and to encourage the timely completion of projects in order to maximize availability of monies for commercial façade enhancement. In order to execute this intent, CRA Staff will accept and review completed applications to be submitted to the CRA Advisory Board for recommendation to the CRA Board. CRA Staff requests that all applications be submitted 7 days prior to CRA Advisory Board meeting. CRA Advisory Board Meetings for fiscal 2009-2010 are the second Tuesday of the Month. The CRA Advisory Board will then forward the recommended action to the CRA Board for the next scheduled meeting.

It is anticipated that applicants will request grant funding when they intend to make improvements to their property. Therefore, projects should be planned for completion within 90 days of award. In the event that any project, through no fault of the owner, is anticipated to take more than 90 days for issuance of a certificate of occupancy or other evidence of completion from the City of Palmetto Building Department, the applicant must change the written application appropriately on their timeline, and a completion deadline must be included. Applicants are advised that in the event they do not complete the project within the timeframe stated in the

approved application they may lose funding unless the grant period is extended by affirmative recommendation by the CRA Advisory Board to the CRA Board for approval.

**COPY**

SF10- 05

### **DISBURSEMENT OF FUNDS**

Prior to any disbursement of grant dollars, applicant must provide the CRA with proof of matching contribution by providing copies of bills and cancelled checks or receipts. Grant money will be distributed only after the applicant has submitted such documentation to the CRA and the CRA board, with an affirmative vote of a majority of a quorum, approves payment.

If the CRA Board has awarded an amount based on estimates supplied at the time of the application, and the actual costs are less than estimated, the CRA Board will reduce the award amount accordingly.

### **MAINTENANCE OF COMPLETED IMPROVEMENTS**

Improvements funded by the Commercial Revitalization Façade Grant Program will be maintained in good order. Failure to maintain these improvements will require a reimbursement to the CRA of the matching grant amount.

**Please complete the following application and submit to:**

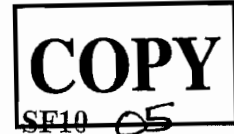
**City of Palmetto CRA  
715 4<sup>th</sup> St. W.  
Palmetto, FL 34221  
(941) 723-4988**



## Examples of eligible items under the Façade Enhancement Grant Program

The following are some examples of items eligible for funding. Improvements must be in keeping with the intent of this program. The fact that an item is on this example list does not, in and of itself, entitle payment under the Façade Enhancement Grant Program. Potential items not on the list but meeting the intent of the program will also be considered for inclusion.

- Landscaping-Florida native/drought resistant landscaping per SWFWMD list with irrigation only
- Awnings
- Compatible painting and exterior renovation
- Architectural design assistance
- Pavement treatment (Excludes maintenance and normal repair)
- Decorative fences, border treatments
- Ornamental grill work – Must be consistent with community character of the City of Palmetto
- Creation or repair of impervious surfaces(Excludes maintenance and normal repair)
- Color analysis for historic reviews
- Incentives for historic preservation designation
- Lighting (accent, safety, interior display)
- Window replacements/upgrades
- Sidewalk replacements/upgrades
- Door replacements/upgrades
- Right-of-way treatment
- Maintenance Agreements
- Pedestrian amenities (water, fountain, benches, bike racks)
- Historic residential improvements-listed on register & in compliance with all codes
- Exterior surveillance equipment when installed as part of a larger façade enhancement project



**FAÇADE ENHANCEMENT GRANT PROGRAM APPLICATION**

**APPLICANT:**

BUSINESS NAME: 600 Palmetto L.C.

PROPERTY'S PHYSICAL ADDRESS: 600 8th Avenue Palmetto

PROPERTY OWNER'S NAME: 600 Palmetto L.C.

CONTACT PERSON: Jim Wade

MAILING ADDRESS: PO Box 14449

Bradenton, FL 34280

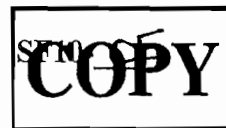
PHONE: C: 941-224-4811 H: 941-747-0249

FAX: 941-747-0249

**REQUIRED SUBMISSIONS:**

1. General Project Description –please provide detailed plans and elevations of improvements. Include descriptions or samples of proposed colors and/or materials where applicable. Please be specific.
2. Timeline - Outline total renovation timeline to include project start and end dates.
3. Occupants -Provide information on business(es) that currently occupy/will be occupying structure. Include any other information that may be helpful in review of the application.
4. Existing site information – please attach a site plan or survey of property with photographs showing existing structure and grounds.
5. Cost of Improvements – please break out an itemized list of estimates for all improvements. Attach written estimates and plans for improvements as described in **Procurement Procedures** with the application.
6. Site Control - Applicants must submit verification of site control (deed).

NOTE: Any plans that are submitted should be 8.5" x 14" or smaller. Should you need to submit plans that are larger, please provide 20 copies.



## SATISFACTION OF GRANT CRITERIA

By filing this application, the Applicant agrees and understands that this grant is given at the sole discretion of the Community Redevelopment Board. Application for funds under this program does not create an entitlement to funding. Renovations are subject to the approval of the Planning and Zoning Board, Building Department, and other Boards where applicable.

Submission of this application serves as the applicant's verification that he/she has the financial means to complete the project and is committed to maintaining the property in the renovated state.

This application and all attachments will become a part of public records.

## CERTIFICATION

Applicant hereby certifies that all the information provided to complete this application is current, accurate, and truthful and that he/she has read and understands the associated **PALMETTO'S FAÇADE ENHANCEMENT GRANT PROGRAM**. The applicant understands that, to be eligible for funding assistance, all projects must be completed within 90 days of award, unless a written extension is granted by the CRA Board. The applicant certifies that he/she shall not derive any monetary benefit from specified contractors.

*600 PALMETTO, LC*

*[Signature]*  
APPLICANT SIGNATURE

*[Signature]*  
CRA SIGNATURE

**\* PLEASE ENSURE THAT APPLICATION IS NOTARIZED ON FOLLOWING PAGE**

STATE OF FLORIDA

[Acknowledgment for Individual]  
COUNTY OF \_\_\_\_\_

**COPY**

The foregoing instrument was acknowledged before me this 2nd day of April, 2010, by Wade, James,

☐ who is personally known to me,  
☒ who produced Driver's Lic. as identification,

who did take an oath, and who acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

(Notary Seal)

Signature

Carl F. Linkoski

Print Name - NOTARY PUBLIC-STATE OF FLORIDA

My Commission Expires: 12/05/10

Commission No. \_\_\_\_\_

STATE OF FLORIDA

[Acknowledgment for Corporation or LLC]

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, as (insert title) \_\_\_\_\_ of (insert name of corporation or LLC) \_\_\_\_\_, a (insert State of incorporation) \_\_\_\_\_ corporation / limited liability company, on behalf of the corporation / limited liability company.

☐ who is personally known to me,  
☐ who produced \_\_\_\_\_ as identification,

who did take an oath, and who acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

(Notary Seal)

Signature

Print Name - NOTARY PUBLIC-STATE OF FLORIDA

My Commission Expires: \_\_\_\_\_

Commission No. \_\_\_\_\_

STATE OF FLORIDA

[Acknowledgment for Partnership]

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, as a general partner of (insert name of partnership) \_\_\_\_\_, a (insert State of organization) \_\_\_\_\_ general / limited partnership, on behalf of the partnership.

☐ who is personally known to me,  
☐ who produced \_\_\_\_\_ as identification,

who did take an oath, and who acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

(Notary Seal)

Signature

Print Name - NOTARY PUBLIC-STATE OF FLORIDA

My Commission Expires: \_\_\_\_\_

Commission No. \_\_\_\_\_

**COPY**

**FOR STAFF USE ONLY:**

Applicant: 600 Palmetto L.C. Application #: SF10-05

Submission Date: 4/5/10 Amount Requested: \$7812.47

Start Date: \_\_\_\_\_ End Date: \_\_\_\_\_ Extended End Date(s) \_\_\_\_\_

PID 278 2100106

*Submission Requirements satisfied:*

Project Description Y/N Y

Occupational License Y/N \_\_\_\_\_

Site Information Y/N Y

Matching Funding Y/N Y

Utilities/Taxes current Y/N Y

Code Enforcement review Y/N Y

Appropriate number of cost estimates Y/N Y

CRA Board Action/Date: Advisory Board 4-13-2010  
approved 4-13-2010

# CRA Façade Enhancement Grant Program

## Application Checklist

Grant # SF10-05



### Eligibility

Property Owner is Applicant (if no, explain below) - Page 7  
 Permit(s) City and/or County Obtained (if applicable)  
 Local Business Tax Receipts Current (if applicable)  
 Exterior Improvements Only - Page 2  
 Within CRA Boundary - Page 2  
 Project Timeline within 90 days of approval - Page 2  
 No Water/Sewer/Garbage Delinquencies - Page 3  
 No Palmetto City liens - Page 3

### Applicant Initials

[Signature]  
[Signature]  
[Signature]  
[Signature]  
[Signature]  
[Signature]

### CRA Staff Initials

Bm  
Bm - see comments  
not applicable  
Bm  
Bm  
Bm  
Bm

### Required Information & Supporting Documents Attached

General Project Description - Page 7  
 Project Timeline - Page 7 yes  
 Storefront Business Name - Page 7 600 Palmetto LC  
 CRA Map Location - Page 2  
 Site Plan Survey - Page 7  
 Site Control - Page 7  
 Site Plan Photographs - Page 7

[Signature]  
[Signature]  
[Signature]  
[Signature]  
[Signature]  
[Signature]

Bm  
Bm  
Bm  
Bm  
Bm need 4-13-10  
Bm  
Bm

Project Cost Estimates (> \$10,000 submit three) \*PBB

Estimate #	Amount	*PBB
Dow NS Estimate #1	\$ 11,285.79	N
O ne co Estimate #2	\$ 12,800.00	N
Key Estimate #3	\$ 16,035.00	N

\*PBB=Palmetto-based business

[Signature]  
[Signature]  
[Signature]

Bm  
Bm  
Bm

Applicant [Print Name] Jim Wade  
600 Palmetto LC

Initials

[Signature]

CRA Staff [Print Name] Beverly Minnix

Initials

Bm

Notes: only 1 Bid required for Fencing project

### CRA Staff:

Date Completed Application Received 3-25-2010

Date for CRA Advisory Board Review 4-13-2010

Date approved denied by Advisory Board 4-13-2010

Date approved/denied by CRA BOARD \_\_\_\_\_

Additional requirement for approval/Comments

only 1 bid required for Fencing - less than  
\$2500.00 - fence installed - material (fence)  
paid by owner - Permit to be obtained  
by contractor - see proposal

**PARID: 2783100106**  
**600 PALMETTO L C**

**ID Block**

Account#	2783100106
T/R/S	34S / 17E / 14
Primary Address Location	600 W 8TH AVE PALMETTO 34221 PL
2002 Census Tract	001300
FEMA Zone Caveat	NOT A FEMA DETERMINATION
FEMA Flood Zone	X/O/N/0189 B/100
Hurricane Evacuation Zone	D
Fire District	FD07-NORTH RIVER FD
Exemption Status	No Exemption
Zoning	CG
Future Land Use	COMC
DOR Use Code	1800
DOR Description	OFFICE BUILDINGS/NONPROF/MULTI
Neighborhood Name	ALL BANKS
Neighborhood Number	7925
CRA District	P-PALMETTO CRA
CDD District	
Neighborhood Group	7001
Market Area	71
Zone/Field Reference	1
Route Number	345
Map ID	4B14.8
Acres (If Available)	2.9863
Size Disclaimer	Sq foot estimates derived from rounded exterior wall measurements
Number of Units	1
Living/Business area	51337
Total Under Roof	63087
Unit Desc	
Short Legal Desc	LOT 1, SPRINGSTEAD SUB, ALSO: BEG AT THE NE COR OF LOT 1, SPRINGSTEAD SUB; TH N, ALG THE W R/W LN OF 7TH AVE, A DIST OF 347 FT; TH N 89 DEG 47 MIN 17 SEC W, 189 FT; TH N 52.85
Unit #	
Lot ID	1
Block ID	
Subdivision Number	0000000
Subdivision Name	
City/County Tax District	0019
Tax District Name	0019 - PALMETTO

TPP Current Year Date Filed  
TPP Current Year Extension Request

**Owners**

Name	600 PALMETTO L C
Address	P O BOX 14449
City	BRADENTON
State	FL
Zip Code	34280
International Postal Code	
Country	







Required Submissions for Facade Enhancement Grant Program

General Contractor,  
Goodwood & Stone Builder

**COPY**

1. General Project Description: New glass doors to replace existing doors. The new doors will be handicapped compatible. This will allow us to negotiate new space with the State of Florida. This was a condition prior to negotiating.
2. Timeline: 3 days
3. Occupants: We currently have four tenants.
  - 1.) Feld Entertainment – owner of Barnum & Bailey Circus – Ice Shows – very large company – has existing office space on 17<sup>th</sup> Street.
  - 2.) State of Florida Vocational Rehabilitation Center – Their plan is to bring other agencies into the building as well as a regional training room for agencies below Tampa.
  - 3.) Sleek Audio – Company makes high end ear phones for sports teams as well as supplying companies all over the world. They have been in the hearing devices business locally for twenty years.
  - 4.) CAT Adjusters – This is an extension of the New Orleans office to bring in adjusters to handle claims in the event of a hurricane or other natural disasters.
4. Existing site information – Copy included – *to be delivered received 4/13/12*
5. Cost of Improvements – See attached bids
6. Site Control – Deed enclosed

**COPY**

Below you will find some of the larger expenses The 600 Corporation has expended in the last few years. These are by no means all of the expenses but, I hope the list included will show our intent to make both the grounds and buildings the most attractive in Palmetto and Manatee County. I estimate that to date we have spent \$650,000 on the grounds and improvements and we plan to continue to make changes.

New Parking Lot \$38,000

Demolish Drive Thru \$5,000 /Curbing and filling holes \$4,200

Trees and shrubs \$8,000

Paint Building \$37,000

Asphalt Repairs \$17,000/ Restriping \$2,000

Demolition of old house \$4,500

Removal of 45 trees \$3,500 Palmettos

Sprinkler System \$11,000

Repair Well \$3,000

Demo side walk/provide new \$68,000

Remove old parking lot lights/provide new \$11,000

**COPY**

VERIFICATION OF STATUS OF UTILITY ACCOUNTS

Date of Request: 4/1/10 Commercial Revitalization Application # SP - 10-05

Customer Service Representative:

Please provide the requested information and return to:

Palmetto CRA  
715 4<sup>th</sup> Street West  
Palmetto, FL 34221  
Attention: Tanya Lukowiak

Property Address: 600 8<sup>th</sup> AVE. WEST

Property Owner Name and Mailing Address:

Jim Wade, 600 Palmetto L.C.  
P.O. Box 14449  
Bradenton, FL 34230

Thank you, Jenny Silverio

Please indicate with a (✓):

Services provided:

☒ Water  
☒ Sewer  
☒ Garbage

Status:

☒ Utility Account is ~~paid in full to date~~ current  
☐ Utility Account is delinquent in the amount of \$ \_\_\_\_\_ as of \_\_\_\_\_

Additional comments: (Please note repeated or extended delinquencies as evidenced throughout the past 24 month period.)

account is paid in a timely fashion

Customer Service Representative:

Penny Johnston  
Print Name

Penny Johnston  
Signature

4-1-10  
Date

**COPY**

VERIFICATION OF CODE/BUILDING ORDINANCE COMPLIANCE

Date of Request: 4/1/10 Commercial Revitalization Application # SF - 10-05

Please provide the requested information and return to:

Palmetto CRA  
715 4<sup>th</sup> Street West  
Palmetto, FL 34221  
Attention: Tanya Lukowiak

Property Address: 600 8<sup>th</sup> Ave. West

Property Owner Name and Mailing Address:

Jim Wade, 600 Palmetto L.C.  
P.O. Box 14449  
BRADENTON, FL 34280

Thank you, Jerry Silverio

.....

Please indicate with a (✓):

☒ Property is within compliance with all applicable codes and building ordinances

☐ Property will be in compliance with all applicable codes and building ordinances upon completion of projected improvements.

☐ Property is not within compliance with applicable codes and building ordinances

Additional comments: (Please note repeated or extended violations as evidenced throughout the past 24 month period.) \_\_\_\_\_

Building/Code Enforcement Representative:

WHITNEY EWING  
Print Name

Whitney Ewing  
Signature

4/1/10  
Date

COPY

BK 1561 PG 6679 DOC STAMPS \$7875.00 EXTH 1141935 1 of 3

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 15<sup>th</sup> day of July, 1998, between SOUTHEAST TRUST BANK, N.A., successor by merger to First of America Bank-Florida, FSB, party of the first part, and 600 PALMETTO, L.C., a Florida limited liability company, party of the second part, whose post office address is P.O. Box 5027, Sarasota, FL 34277, witnesseth:

THAT the said party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, their heirs and assigns forever, the following described land, to wit:

SEE ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION

THIS PROPERTY, OR ANY PART OF IT, SHALL NOT FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE HEREOF BE USED AS A BANK, SAVINGS AND LOAN ASSOCIATION, OR CREDIT UNION. ALSO, SUCH PROPERTY, OR ANY PART OF IT, SHALL NOT BE USED FOR SECURITIES, PENSIONS, TRUST SERVICES, LEASING OR FINANCING BY ANY CORPORATION OR OTHER ENTITY OR ORGANIZATION THAT IS OWNED OR CONTROLLED BY A BANK, SAVINGS AND LOAN ASSOCIATION, OR CREDIT UNION.

SUBJECT TO Taxes for the current and subsequent years.

SUBJECT TO Easements, Restrictions and Reservations of Record.

TO HAVE AND TO HOLD the same unto the said party of the second part in fee simple.

AND the said party of the first part does hereby covenant with the said party of the second party that except as above noted, that at the time of the delivery of this deed the premises were free from all encumbrances made by them, and that they will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under them, but against none other.

**COPY**

IN WITNESS WHEREOF, the said party of the first part, has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in our presence:

Print Name: LAWRENCE U. RICKER

SOUTHEAST BANK, N.A.

Print Name: JAN H. RICKER

By: CHARLES O. MURPHY,  
CEO/Suncoast

STATE OF FLORIDA  
COUNTY OF SARASOTA

I HEREBY CERTIFY that the foregoing was acknowledged before me this 15th day of July, 1998, by CHARLES O. MURPHY, as CEO/Suncoast of SOUTHEAST BANK, N.A., who is personally known to me: ✓ or who produced a Driver's License as identification:       .

(NOTARIAL SEAL)

JAN H. RICKER  
Notary Public, State of Florida  
My Comm. Expires May 19, 2001  
No. CC 625319

JAN H. RICKER  
(Type, Print or Stamp Name)  
I am a Notary Public in and for  
the State of Florida and my  
commission expires:       .

EXHIBIT "A"

COPY

BK 1561 PG 6681 FILED AND RECORDED 07/17/98 4:46PM 3 of 3  
R.D. SHORE CLERK OF CIRCUIT COURT MANATEE COUNTY FL

Lot 1, SPRINGSTEAD SUBDIVISION as recorded in Plat Book 1, Page 249, Public Records of Manatee County, Florida. Together with the following described lands: Begin at the Northeast corner of said Lot 1; thence North, along the West right-of-way line of 7th Avenue, a distance of 347.00 feet; thence North  $89^{\circ}47'17''$  West, 189.00 feet; thence North 52.85 feet; thence North  $89^{\circ}47'17''$  West, 180.00 feet to a point on the East right-of-way line of 8th Avenue; thence South along said East right-of-way line, a distance of 210.00 feet; thence South  $89^{\circ}48'41''$  East, 180.00 feet; thence South 190.00 feet to a point on the Westerly extension of the North line of said Lot 1; thence South  $89^{\circ}48'41''$  East, along said extension and said North line, a distance of 189.00 feet to the Point of Beginning.

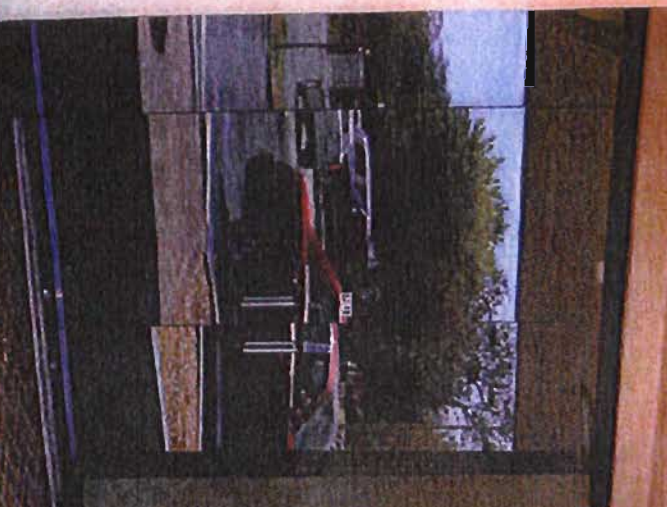
LESS AND EXCEPT any portion of the above described parcels lying within the right-of-way of U.S. 41 as it presently exists.

**COPY**



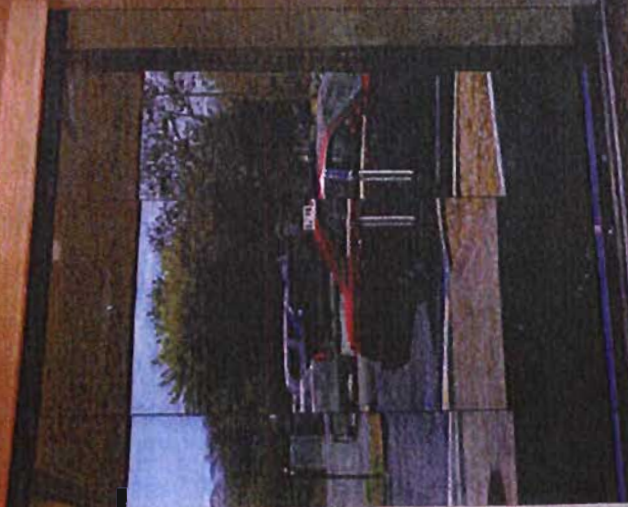


COPY





COPY









COPY

## Project(s) Summary

600 Building 600 8th Ave Palmetto  
 Contact Jim Wade  
 Contractor: MJ Rick Hager, Goodwood & Stone Builders

**COPY**

### 2 CRA Funding Grant Requests

#### 1) Fencing around Transformers South side 525 7th Ave W (Behind City Hall)

Purpose: Decoratively hide transformers and AC units and landscaping improvements  
 4' High White PVC Picket fence and general site improvements (remove old light pole bases)

Project Cost	PVC Fencing (purchased at Home Depot)	\$ 732.14	by Owner	Paid	Receipts Attached
	Labor and other materials	\$ 1,350.00	Contractor	Partial Paid	
	Materials: Concrete, additional fence section, lumber, post caps and remove old light post bases fill holes				
	<b>Total</b>	<b>\$ 2,082.14</b>			

Complete 4/10/2010

#### 2) Replace Entry Doors for ADA Access

Purpose: Provide ADA Access into elevator lobby area as a Tenant retention and acquisition enhancement

General Contractor Goodwood & Stone

Scope: Locksmithing, electrical

City of Palmetto Permit

Door Replacement Sub Contractor

Auto Door Vendor Bids 3-bids attached

Bids	Vendor	Price
1	Downs Glass	\$11,285.79
2	Key Glass	\$ 16,035.00
3	Oneco Glass	\$ 12,800.00

Low

\$ 2,257

\$ 200.00 Estimated - not eligible

\$ 11,285.79

Project Total

\$13,743

13,542.79

Start Date ASAP based on Grant; Completion Date less than 90 days

# CONSTRUCTION AGREEMENT

## Goodwood & Stone Builders LLC

7161 Drewry's Bluff  
Bradenton FL 34203  
941-915-0985

**COPY**

### PROPOSAL MADE TO

Customer Name <b>600 LC Attn Jim Wade</b>	Phone <b>941-747-0249</b>
Job Address <b>525 7th Ave W, Palmetto FL 34221</b>	Alternate Phone <b>941-224-4811</b>
Billing Address <b>PO Box 14449, Bradenton FL 34280</b>	Project Phone <b>n/a</b>

### PROPOSED WORK

- |  |       |
|--|-------|
| 1. Install Owner provided fence sections                             | \$550 |
| Provide labor and concrete as required                               |       |
| 2. Fabricate gate and install for access to Transformer inside fence | \$200 |
| 3. Purchase and install decorative Post caps                         | \$150 |
| 4. Remove 15 old light post bases and fill holes                     | \$450 |

The total price for this work is to be:

**One thousand three hundred fifty dollars and no/cents**

Contract Price

**\$1,350.00**

To be paid as follows:

**Upon completion**

All material is guaranteed to be new unless otherwise specified. All work will be performed in a neat, professional and workmanlike manner. Any alteration or deviation from the above specifications involving extra labor and/or materials costs will be performed only upon written order from the Customer or his agent and will become an extra charge over the herein agreed amount. Agreements made with mechanics or subcontractors are not recognized. No statement, arrangement or understanding, expressed or implied not contained herein will be recognized. Matching existing materials or finishes shall be limited to using locally available stock materials. Customer understands and accepts that there are limitations to matching existing finishes and that in many such occasions the differences between old and new finishes will be plainly evident.

### CONTRACTOR PROPOSAL

WE PROPOSE to furnish the materials and perform the work specified above in accordance with the specifications above for the price herein. This proposal may be withdrawn if not accepted within 15 days.

**Goodwood & Stone Builders LLC**

By 

Date 1/15/2010

### CUSTOMER'S ACCEPTANCE

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

**Authorized Signature**

By \_\_\_\_\_

Date \_\_\_\_\_

C.G.C 041945





# SPECIAL SERVICES CUSTOMER INVOICE

Store 0244 BRADENTON  
2350 CORTEZ ROAD WEST  
BRADENTON, FL 34207

Phone: (941) 753-7777  
Salesperson: JC534S  
Reviewer:

Page 1 of 1

No. 0244-390227

Name

GOODWOOD AND STONE BUILD RICK HAGGER

Home Phone

(941) 756-9730

Address

7161 DREWRY'S BLUFF

Work Phone

(941) 915-0985

City

BRADENTON

Company Name

JIM WADE

State

FL

Zip

34203

County

MANATEE

REPRINT

2009-12-30 09:03

## CUSTOMER PICKUP #1

## MERCHANDISE AND SERVICE SUMMARY

We reserve the right to limit the quantities of merchandise sold to customers

S.O. MERCHANDISE TO BE PICKED UP:				REF # W02	SKU # 515-664	Customer Pickup / Will Call	ESTIMATED ARRIVAL DATE: 01/20/2010	REF # S01	PRICE EACH	EXTENSION
REF #	SKU	QTY	UM	DESCRIPTION	TAX	PRICE EACH	EXTENSION	TAX	PRICE EACH	EXTENSION
S0101	232-659	7.00	EA	73081672 / 4X8 PORTSMOUTH FENCE KIT / 4X8 PORTSMOUTH FENCE KIT	Y	\$77.16	\$540.12*	Y	\$77.16	\$540.12*
S0102	232-659	3.00	EA	73083172 / 4X4X72 LINE POST / 4X4X72 LINE POST	Y	\$16.37	\$49.11*	Y	\$16.37	\$49.11*
S0103	232-659	2.00	EA	73083272 / 4X4X72 END POST / 4X4X72 END POST	Y	\$16.37	\$32.74*	Y	\$16.37	\$32.74*
S0104	232-659	4.00	EA	4X4X72 / CORNER POST / CORNER POST	Y	\$16.37	\$65.48*	Y	\$16.37	\$65.48*
SCHEDULED PICKUP DATE: Will be scheduled upon arrival of all S/O Merchandise				MERCHANDISE TOTAL						
				\$687.45						
				END OF CUSTOMER PICKUP - REF #W02						

## TOTAL CHARGES OF ALL MERCHANDISE & SERVICES

ORDER TOTAL	\$687.45
SALES TAX	\$44.69
TOTAL	\$732.14
BALANCE DUE	\$0.00

WILL-CALL MERCHANDISE PICKUP

Will-Call items will be held in the store for 7 days only.

Check your current order status online at

[www.homedepot.com/orders/status](http://www.homedepot.com/orders/status)

FOR WILL CALL  
MERCHANDISE PICKUP  
PROCEED TO WILL CALL OR  
SERVICE DESK AREA  
(Pro Customers, Proceed To The Pro Desk)

\* Indicates item markdown  
Customer Copy

COPY

Ordered by Rick Hagger  
Paid for by Jim Wade

THE HOME DEPOT 0244  
2350 CORTEZ RD WEST  
BRADENTON, FL 34207 (941)753-7777

SALE 0244 00097 11367 12/30/09  
33 SPOS01 09:01 AM



CUSTOMER AGREEMENT # 390227  
RECALL AMOUNT 687.45  
SALES TAX 44.69  
TOTAL \$732.14  
XXXXXXXXXXXX3346 VISA 732.14  
AUTH CODE 061734/1973186 TA  
P.O.#/JOB NAME: 600palmettolc



0244 97 11367 12/30/2009 7977

THE HOME DEPOT RESERVES THE RIGHT TO  
LIMIT / DENY RETURNS. PLEASE SEE THE  
RETURN POLICY SIGN IN STORES FOR  
DETAILS.

GUARANTEED LOW PRICES  
LOOK FOR THOUSANDS OF  
LOWER PRICES STOREWIDE

\*\*\*\*\*

ENTER FOR A CHANCE  
TO WIN A \$5,000  
HOME DEPOT GIFT  
CARD!

Share Your Opinion With Us! Complete  
the brief survey about your store visit  
and enter for a chance to win at:

[www.homedepot.com/opinion](http://www.homedepot.com/opinion)

¡PARTICIPE EN UNA  
OPORTUNIDAD DE GANAR  
UNA TARJETA DE  
REGALO DE THD  
DE \$5,000!

¡Comparta Su Opinión! Complete la breve  
encuesta sobre su visita a la tienda y  
tenga la oportunidad de ganar en:

[www.homedepot.com/opinion](http://www.homedepot.com/opinion)

User ID:  
23267 23120

Password:  
9630 23023

Entries must be entered by 01/29/2010.  
Entrants must be 18 or older to enter.

COPY



# Lobby Door Replacement Project

## CONSTRUCTION AGREEMENT

### Goodwood & Stone Builders LLC

7161 Drewry's Bluff  
Bradenton FL 34203  
941-915-0985

**COPY**

### PROPOSAL MADE TO

Customer Name <b>600 Palmetto LC Jim Wade</b>	Phone <b>941-747-0249</b>
Job Address <b>600 8th Ave W , Palmetto FL 34221</b>	Alternate Phone <b>941-224-4811</b>
Billing Address <b>PO Box 14449, Bradenton FL 34280</b>	Project Phone

### PROPOSED WORK

1. Provide locksmithing (access Control), electrical Low voltage for door actuators
2. Solicit at least 3 quotes for door replacement. Door Replacement costs are not included!
3. Obtain necessary permits from City of Palmetto

The total price for this work is to be: <b>Two Thousand two hundred and seventy two dollars and No /cents</b>	Contract Price <b>\$2,272.00</b>
--	-------------------------------------

To be paid as follows:

**50% upon acceptance of agreement, balance upon completion.**

All material is guaranteed to be new unless otherwise specified. All work will be performed in a neat, professional and workmanlike manner. Any alteration or deviation from the above specifications involving extra labor and/or materials costs will be performed only upon written order from the Customer or his agent and will become an extra charge over the herein agreed amount. Agreements made with mechanics or subcontractors are not recognized. No statement, arrangement or understanding, expressed or implied not contained herein will be recognized. Matching existing materials or finishes shall be limited to using locally available stock materials. Customer understands and accepts that there are limitations to matching existing finishes and that in many such occasions the differences between old and new finishes will be plainly evident.

### CONTRACTOR PROPOSAL

WE PROPOSE to furnish the materials and perform the work specified above in accordance with the specifications above for the price herein. This proposal may be withdrawn if not accepted within 15 days.

**Goodwood & Stone Builders LLC**

By

Date

*[Signature]*  
7/3/10

### CUSTOMER'S ACCEPTANCE

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

**Authorized Signature**

By

Date

Bid 1

**DOWNSG GLASS CO., INC.**

4420 Ashton Road  
Sarasota, FL 34233  
941-955-6369  
Fax 941-955-6604

Estimate

Date	Estimate #
3/17/2010	45029

**COPY**

Name / Address
Goodwood & Stone Builders LLC 7161 Drewry's Bluff Bradenton FL 34203 915-0985 Fax:756-0117

Ship To

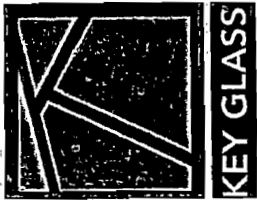
This estimate is not valid after 60 days		Rep	Terms	Project
		SL	50% Down to Order	
Item	Description	Qty	Rate	Total
YKKYHS50	YKKYHS50 door with sidelites and transom 35H door overall size 90"x107" (doors 8') Bronze frame with clear glass with standard ADA closer	1	3,525.50	3,525.50T
Labor	Labor to remove and install material	1	1,040.00	1,040.00
MISC	auto closer	1	3,025.00	3,025.00T
MISC	interior auto openers hardware	1	3,025.00	3,025.00T
Note	NOTE: wiring for above closers by others		0.00	0.00T
			<b>Subtotal</b>	<b>\$10,615.50</b>

Serving Sarasota since 1923

**Sales Tax (7.0%)**      **\$670.29**

**Total**      **\$11,285.79**

E-mail	Web Site
amber@downsglass.com	www.downsglass.com



**KEY GLASS, LLC**

*Br 2*

**BID PROPOSAL**

**COPY**

Professional ■ Dependable ■ Innovative

To:	Rick Hager- Jim Wade		
Co:	Goodwood & Stone Builders		
	7161 Drewry's Bluff		
	Bradenton, Fl. 34203		
Phone:	941-915-0985	Fax:	941-756-0117
Email:	Rhager1@verizon.net	Cell:	juwade@verizon.net

From:	Robert Larson		
Title:	Estimator / Sales		
Email:	robertlarson@keyglass.com		
Date:	March 31, 2010		
Phone:	941-755-3414	Fax:	941-751-0074

**Project: 600 8<sup>th</sup> Ave (Palmetto)      FRONT ENTRANCE**

We appreciate this opportunity to serve you and your client.

Remove and Replace one existing opening of doors and glass at the front entrance as followed:

One opening of 89 ½" x 107 ½" which now consist of a pair of ½" Clear Tempered glass doors and one sidelite.

This opening will be replaced now with a pair of doors with a transom .

The new doors and frame will be now a hurricane Impact system do to the new codes. The doors will be a Kawneer Bronze IR500 frame and the doors will be a Bronze IR350 Impact and the glass is 9/16" Clear.

The doors will consist of the following: Standard Butt Hinges, Standard Panic Hardware on one door and the other will have the panic to be electric, and Standard threshold.

This system will also have a Handi cap electric closer that will be hooked up to the one door leaf that has the electric panic.

The contractor will be responsible for a new 110 line to be run to the opening so it can be hooked up to the new system and also the proper permit that will be needed for this project.

**JOB TOTAL: \$ 16,035.00**

**SIGNATURE:** \_\_\_\_\_

- Including sales tax and no bond.

BID 3

ONECO GLASS & MIRROR, INC.  
ALL CORRESPONDENCE MUST BE SENT TO:

P.O. BOX 1536  
ROSE ME, FL 34264  
15001 AVENUE E.

(941) 753-6743 (941) 753-6743

**COPY**

CUSTOMER'S ORDER NO. 747-0249 PHONE 224-4811 DATE 3-25-10

NAME Jim Wade / Palmetto LLC

ADDRESS 600-8th Ave. - next to City Hall

SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT.	MDSE. RET'D.	PAID OUT	
<p>73 1/4 Bronze metal</p>							
<p>ACTIVE DOOR</p>							
<p>98</p>							
<p>12,800 00</p>							
<p>Double Door</p>							
<p>Handicap mechanism</p>							
<p>SR14 grey lite impact</p>							
<p>narrow stile door</p>							
<p>TAX</p>							
<p>RECEIVED BY * TOTAL</p>							

PRODUCT 6107

All other taxes and fees are the responsibility of the customer.

20486

THANK YOU

ATTN: Sandy Roell