

23718 W US HWY 27  
High Springs, Florida 32643



Telephone: (386) 454-1416  
Facsimile: (386) 454-2126  
Web: [www.highsprings.us](http://www.highsprings.us)

**HIGH SPRINGS  
COMMUNITY REDEVELOPMENT AGENCY  
AGENDA  
CITY HALL COUNCIL CHAMBERS  
23718 W US HWY 27**

**MAY 9, 2024**

**5:30 PM**

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**CRA CHAIR ANDREW MILLER  
WAYNE BLOODSWORTH  
CRA BOARD MEMBER KATHERINE WEITZ  
CRA BOARD MEMBER BYRAN WILLIAMS  
CRA BOARD MEMBER TRISTAN GRUNDER**

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**CALL TO ORDER:**

CHAIR ANDREW MILLER

**INVOCATION:**

**PLEDGE OF ALLEGIANCE:**

CHAIR ANDREW MILLER

**ROLL CALL:**

ANGELA STONE, CITY CLERK

**APPROVAL OF AGENDA:**

MAY 9, 2024

**APPROVAL OF MINUTES:**

MARCH 28, 2024

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**NEW BUSINESS ITEMS**

- 1. APPOINT A CRA EXECUTIVE DIRECTOR**
- 2. CONSIDER, DISCUSS, AND ACT ON COMMERCIAL FAÇADE IMPROVEMENT GRANT APPLICATIONS.**

**AGENDA  
CITY COMMISSION MEETING  
MAY 9, 2024  
PAGE 2 OF 2**

**CHAIR REPORT**

**STAFF REPORT**

**ANNOUNCEMENTS**

**PUBLIC COMMENTS**

**MOTION TO ADJOURN**

**PLEASE NOTE:** PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION 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 AMERICANS WITH DISABILITIES ACT, A PERSON WITH DISABILITIES NEEDING ANY SPECIAL ACCOMMODATIONS TO PARTICIPATE IN CITY COMMISSION MEETINGS, SHOULD CONTACT THE OFFICE OF THE CITY CLERK, 23718 W US HWY 27, HIGH SPRINGS, FLORIDA 32643, TELEPHONE (386) 454-1416.

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**HIGH SPRINGS  
COMMUNITY REDEVELOPMENT AGENCY  
MINUTES  
MARCH 28, 2024**

**CALL TO ORDER AND ROLL CALL**

Meeting called to order by CRA Chair Miller at 5:30 pm.

Pledge of Allegiance.

**ROLL CALL CRA BOARD:**

CRA Chair Andrew Miller – Present  
CRA Board Member Katherine Weitz – Present  
CRA Board Member Tristan Grunder – Present  
CRA Board Member Byran Williams - Present

**STAFF PRESENT:**

Angela Stone, City Clerk  
Ashley Mauldin, Executive Assistant  
Kevin Mangan, PIO  
Amy Bohannon, CRA  
Thomas Henry, Public Works Director  
Antoine Sheppard, Police Chief

**APPROVAL OF AGENDA**

Agenda approved by CRA Board Member Weitz  
Grunder Seconded  
Motion passes 4-0

**APPROVAL OF MINUTES FOR JANUARY 25, 2024, CRA MEETING**

Minutes approved by CRA Board Member Grunder  
Weitz Seconded  
Motion Passes 4-0

## **NEW BUSINESS**

### **1. DISCUSS, CONSIDER, AND ACT ON COMMERCIAL FAÇADE IMPROVEMENT GRANT APPLICATIONS.**

CRA Manager Amy Bohannon discusses and explains the Façade Grant for the Woman's Club and what the grant covers.

Member Weitz motions to approve Façade Grant for the Woman's Club.  
Grunder seconded.  
Motion passes 4-0

CRA Manager Amy Bohannon discusses and explains the Façade Grant for the Springs Building LLC and what the grant will cover.

Member Grunder motions to approve the Façade Grant for the Springs Building LLC.  
Weitz Seconded.  
Motion passes 4-0

### **2. PRESENT THE CRA ANNUAL REPORT FOR FY 2023.**

CRA Manager Amy Bohannon presents slides and discusses the CRA Annual Report.

## **CHAIR REPORT**

Discusses the farmers market progress and future events.

## **STAFF REPORT**

Amy mentions two possible grants and future classes.

## **ANNOUNCEMENTS**

None

## **PUBLIC COMMENTS**



None

**Motion to adjourn.**

**CRA Chair Andrew Miller adjourned the meeting at 5:49 pm.**



## CRA Board Agenda Item Request Form

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**MEETING DATE:** May 9, 2024

**SUBJECT:** Appoint New Executive Director

**DEPARTMENT:** CRA

**PREPARED BY:** Amy Bohannon

**RECOMMENDED ACTION:** Appointment of an Executive Director of the High Springs Community Redevelopment Agency.

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### **Summary**

The CRA Board must appoint a CRA Executive Director to administer its business and operations. The Community Redevelopment Agency Executive Director is responsible for the management and administration of the operations of the Agency. The Executive Director is a highly responsible position that oversees a wide variety of redevelopment and economic development activities that include fiscal operations, capital project administration, CRA program management, redevelopment plan implementation, property acquisition, business incentives, new business development, business attraction and retention, etc.

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**ATTACHMENTS:** None

**REVIEWED BY EXECUTIVE DIRECTOR**



## CRA Board Agenda Item Request Form

**MEETING DATE:** May 9, 2024

**SUBJECT:** Present Façade Improvement Grant Applications to CRA Board for Approval

**AGENDA SECTION:** Business Items

**DEPARTMENT:** CRA

**PREPARED BY:** Amy Bohannon, CRA Manager

**RECOMMENDED ACTION:** Please review the submitted Façade Grant Applications and decide whether to Approve or Disapprove each application.

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### Summary

With the recent roll out of the updated and increased commercial façade improvement grant program, two more applications have been submitted for consideration.

**Application 1:** Kelly Barber with Two Finger Properties, LLC submitted a Façade Improvement Grant Application on March 26, 2024. The request will help with the cost of installing a new 5 ft wide awning at Decades and Good News Arts. The awning will span the length of the building (Approx. 50 ln ft.) at 18559 High Springs Main ST. Request is for \$10,000.

**Application 2:** Bridgette Aybar with Marry Me Minimnies, LLC submitted a Façade Grant Application on March 28, 2024. She is leasing the property at 18575 High Springs Main ST from The Barber Group. The request will help with the cost of caulking cracks in the joints, windows, and trim as well as painting the exterior of the storefront. These repairs will protect the building and provide a better aesthetic. Request is for approximately \$500.

**ATTACHMENTS:** Submitted Façade Grant Applications: Two Fingers Properties LLC and Marry Me Minimnies LLC.

**REVIEWED BY EXECUTIVE DIRECTOR:**

23666 NW 185<sup>th</sup> RD, Suite 2  
High Springs, Florida 32643



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RECEIVED  
MAR 26 2024

## **Community Redevelopment Agency**

### **COMMERCIAL FAÇADE IMPROVEMENT GRANT MATCHING PROGRAM APPLICATION (Revised)**

#### **I. Applicant / Business Information**

**Applicants' Name:** Two Finger Properties, LLC

Mailing Address: 18575 High Springs Main St, Suite 50

City / State / Zip Code: High Springs, FL 32643

Phone / Fax / Email: [kelly.barber@raymondjames.com](mailto:kelly.barber@raymondjames.com)

**Property Address:** 18559 High Springs Main St, High Springs, FL 32643

High Springs, FL 32643

**Business Name:** \* Decades / Good News Arts

Business Owner: Jody and Reva Huey / Jessica Caldes

City / State / Zip Code: High Springs, FL 32643

Phone / Fax / Email: 386-454-8525 / 706-254-6750

**Property Owner:** Two Finger Properties, LLC

Mailing Address: 18575 High Springs Main St, Suite 50

City / State / Zip Code: High Springs, FL 32643

Phone / Fax / Email: / 352-339-6297

\*If the business is a partnership, attach a sheet listing name, address, and telephone number of each partner. N/A

\*If the business is a corporation, attach a sheet listing name, address, and telephone number of each shareholder and officer who owns any portion of the corporate stock. Publicly held companies are exempt. N/A

## II. Description of Façade Improvement

Please provide a brief description of the planned façade improvement: [attach sheets as necessary]

New windows for the building will provide better aesthetics along with better energy costs as they are insulated.

Attach a drawing or rendering of the planned façade improvements, as well as any additional descriptive material. ON THE BID IT MENTIONS ELEVATIONS ON PAGES 2 & 3- THESE CAN BE USED FOR THIS

Attach at least three (3) photos of the building façade in its current condition.

## III. Cost of the Façade Improvements

Please provide cost estimates for the planned façade improvements.

Architectural Façade Renovation: \$ \_\_\_\_\_

Replacement or Installation of Windows and/or Doors: \$ \_\_\_\_\_

Replacement or Installation of Permanent Awnings: 29,400 -

Other: Click here to enter text. \$ \_\_\_\_\_

Total Project Cost: \$ 29,400 -

Grant Funds Requested: (See page 4 for grant limits) \$ 10,000 -

Please attach an itemized listing of costs or estimates from a minimum of three (3) licensed contractors.



#### IV. Applicant's Acknowledgements

Please read and initial all of the following:

YB The undersigned applicant agrees to enter into a Façade Improvement Agreement with the Community Redevelopment Agency should it receive a grant from this Program.

KB The undersigned applicant agrees to utilize any grant funds received in strict conformance with the guidelines set forth by the Community Redevelopment Agency.

YB The undersigned applicant acknowledges that the grant application must receive approval by the Community Redevelopment Agency before any construction can commence. No grants will be awarded on an application if work has been started or completed.

YB The undersigned acknowledges that if the grant application is for buildings/properties within the Historic District must receive all applicable Certificates of Appropriateness from the Historic Preservation Board before the grant application is considered for funding.

YB The undersigned applicant acknowledges he/she will be required to obtain proper permitting through the Planning, Development and Codes Department before any application will receive an "approved" grant award. This includes any changes required to obtain a building permit. Variances and/or zoning change requests must be handled prior to award approval.

YB The undersigned acknowledges that "cash receipts" submitted for reimbursement will not be accepted due to auditing requirements - NO EXCEPTIONS. The undersigned applicant shall pay for materials and services by check, money order or by credit card. Verification of payment shall be submitted with reimbursement request and Affidavit of Construction Completion.

YB Only properties located within the Community Redevelopment District are eligible for this grant.

YB All grant recipients must complete a W-9 Tax Form and will receive a 1099 Tax Form for their award.

YB The project must be completed in a timely fashion in strict accordance with the timeframe specified by the Community Redevelopment Agency within the Façade Improvement Agreement. In the event an extension is needed beyond the timeframe set in the Façade Improvement Agreement, the Grant Recipient must petition the Community Redevelopment Agency for approval documenting the reason for delay.

YB The Community Redevelopment Agency shall disburse funds to the grant recipient only upon demonstration that the work has been completed, but the entire project is not required to be completed prior to the distribution of funds. The Community Redevelopment Agency may distribute funds throughout the project.

YB The Community Redevelopment Agency shall have no liability for workmanship, design, or construction related to the project receiving grant funds under this program.

✓ The undersigned applicant agrees to allow the CRA to photograph the project for use in future publications should the undersigned receive a grant under this program.

## V. Funding

✓ Under this grant program the applicant may request up to \$10,000.

✓ Grant funds can be used for up to 50% of total project costs, not to exceed \$10,000.

✓ Applicants must match grant funds dollar-for-dollar for goods and/or services.

✓ Work done by owner or applicant will not be funded for labor.

✓ Applications will be evaluated by the Community Redevelopment Agency at a public meeting and scope and amount of grant will be determined on a case-by-case basis.

✓ The Community Redevelopment Agency may make disbursements of funds to the Grant Recipient based upon the percentage of project completion.

## VI. Checklist

Only completed applications will be accepted so please be sure you submit the following with this application:

✓ List of all business owners including name, address and telephone number.

✓ Drawings or renderings of the planned façade improvements, as well as any additional descriptive material. Additional drawings or renderings may be required at the request of the Community Redevelopment Agency depending on the scope and nature of the project.

✓ Three (3) current photographs of the façade in its current condition.

\* ✓ Itemized list of costs or estimates from a minimum of (3) licensed contractors.

✓ Applicable Certificates of Appropriateness.

✓ Completed W-9 Tax Form.

*We asked several businesses for estimates and only had one actually submit an estimate to us.*

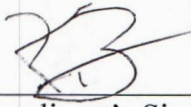


**VII. Applicant's Signature**

Kelly Barber for Two Finger Properties, LLC

Applicant's Name

3-26-24  
Date

  
Applicant's Signature

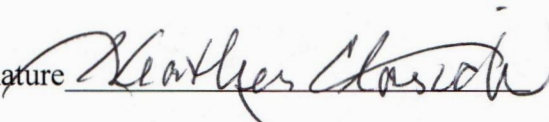
3-26-24  
Date

STATE OF FLORIDA  
COUNTY OF ALACHUA

Sworn to and subscribed before me by Kelly Barber who is personally known to

me or produced \_\_\_\_\_ as identification, this 26<sup>th</sup> day of March,

2024.

Notary's Signature 

SEAL:



HEATHER N. CLARICH  
Commission # HH 117131  
Expires May 25, 2025  
Bonded Thru Budget Notary Services





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
TWO FINGER PROPERTIES, LLC

### Filing Information

**Document Number** L18000135799  
**FEI/EIN Number** 83-0773328  
**Date Filed** 05/31/2018  
**State** FL  
**Status** ACTIVE

### Principal Address

15806 NW 78TH AVE.  
ALACHUA, FL 32615

### Mailing Address

18575 High Springs Main Street  
Suite #50  
High Springs, FL 32643

Changed: 02/06/2024

### Registered Agent Name & Address

BARBER, KELLY D  
15806 NW 78TH AVE.  
ALACHUA, FL 32615

### Authorized Person(s) Detail

#### **Name & Address**

Title MBR

BARBER, KELLY D  
15806 NW 78TH AVE.  
ALACHUA, FL 32615

Title MBR

MITCHELL, JOHN A  
916 NW 124TH DR.  
NEWBERRY, FL 32669

### Annual Reports

Report Year	Filed Date
2022	03/04/2022
2023	02/09/2023
2024	02/06/2024

### Document Images

[02/06/2024 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/09/2023 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[03/04/2022 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/19/2021 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/12/2020 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/07/2019 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[05/31/2018 -- Florida Limited Liability](#)

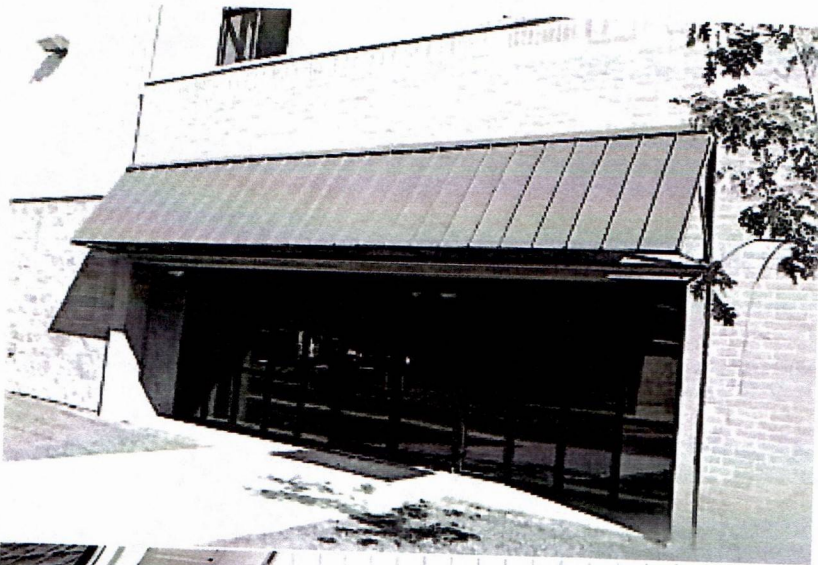
[View image in PDF format](#)











- New awnings will look similar to these
- Black metal

# ESTIMATE

J & S Roofing and Construction Inc  
5216 SW 91st Drive,  
Suite A  
Gainesville, FL 32608  
(352) 672-2048

**Sales Representative**  
Jason Hulst  
(352) 317-8363  
jason@jandsconstruct.com



**High Springs Awnings**  
**Job #2251 - Two Finger Properties, LLC**  
**18555 & 18556 High Springs Main St**  
**High Springs, FL 32643**

<b>Estimate #</b>	3786
<b>Date</b>	3/4/2024

Item	Description	Qty
Install New Metal Awnings	<p>Scope of Work: Install New Store Front Awning.</p> <p>Project / Building Description Good News Arts &amp; Decades 18555 &amp; 18556 High Springs Main St High Springs, FL 32643</p>	
Demo	<p>Remove large existing store front awning and dispose of.</p> <p>Note:</p> <ul style="list-style-type: none"> <li>- This scope of work includes the demo and removal of existing awning only.</li> <li>- This does not include any additional repairs, work prep, OR unforeseen issues to exterior wall that may prevent the new awning from being installed. This is an unknown until the existing awning is completely removed.</li> <li>- Any repairs or additional work needed outside of installing the new awning will be an additional charge. In the event there is additional unforeseen work needed, it will be brought to the owners attention in a timely manner prior to any additional work being completed.</li> <li>- Any painting or touch-up paint needed will be an additional charge or the responsibility of the owner to facilitate.</li> </ul>	0.00



Item	Description	Qty
New Awning Material & Install	<p>New Awning Material &amp; Install</p> <ul style="list-style-type: none"> <li>- Install new 5ft wide awning. Awning will span the length of building. Total length is approx. 50lnft. Awning will be installed per Engineer specs and FI Bld codes.</li> </ul> <p>Awning Material:</p> <ul style="list-style-type: none"> <li>- Awning will be custom fabricated out of 2.5 inch x 1 1/4 aluminum box tubing and laser welded together as needed.</li> <li>- Awning will be fabricated off site and installed in sections and laser welded together.</li> <li>- Awning will be anchored / attached to wall lead anchors every two feet on center.</li> </ul> <p>Roofing material:</p> <ul style="list-style-type: none"> <li>- TCM LOK 16 inch Wide 26 Gauge Painted metal Panels (Black). These are a standing seam roofing panel with hidden fasteners.</li> <li>- Roofing panels will be installed to the awning frame and secured to metal purlins.</li> <li>- Install custom flashing with a caulk lip where roofing panels meet the existing brick wall. Color - Black.</li> </ul>	0.00
Roofing Labor & Materials	<p>Roofing Material &amp; Scope of Work:</p> <p>Once custom awning has been secured to the wall and passed all applicable inspections, new standing seam painted panels will be installed per engineering.</p> <p>Material Specs:</p> <ul style="list-style-type: none"> <li>- TCM LOK 16 inch Wide 26 Gauge Painted metal Panels (Black). These are a standing seam roofing panel with hidden fasteners (No exposed screws).</li> <li>- Roofing panels will be installed to the custom awning frame and secured to metal purlins.</li> <li>- Install custom flashing with a caulk lip where roofing panels meet the existing exterior wall. Color - Black.</li> </ul>	0.00
Stucco Restoration	There are multiple stucco patches and repairs needed once old awning has been removed.	1.00
Awning Counter Flashing	<p>Remove old existing counter flashing attached to large awning.</p> <p>In order to remove the existing counter flashing, approximately 50ft x 2ft of stucco will have to be cut out and removed. Once counter flashing has been removed, the new awning can be installed along with new counter flashing.</p> <p>New stucco will need to be installed where the old stucco was removed.</p>	1.00
Paint Exterior Wall	<p>Store Front Exterior Wall:</p> <p>Prep: Pressure wash exterior wall prior to painting. Apply two coats of exterior paint. Color of choice.</p>	1.00
Powder Coating - Awning	Powder coat new custom awning.	1.00
Permitting, Engineering, & Debris Removal	Permitting, Engineering, & Debris Removal	

Item	Description	Qty
Permit & Engineering	1 Building permit 1 Roofing Permit Engineering	1.00
Debris Removal / Dumpsters	A roll-off dumpster or dump trailer will be provided for any debris generated from this project.	1.00
<b>Proposal</b>		
Initial Scope		1.00
Proposal	<p>We hereby propose to furnish materials and labor in accordance with above specifications, for the sum of \$29,400</p> <p>A 50% deposit in the amount of \$14,700 will be due at the start of the job. The remainder of the total cost plus any additional repairs will be due upon completion and after final inspection.</p> <p>All materials are guaranteed to be as specified. All work to be completed in workmanship like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon accidents and /or delays outside of our control.</p> <p>Authorized Signature:</p> <p>Acceptance of Proposal</p> <p>The above prices, specifications, and conditions are satisfactory and are hereby accepted. You authorize to do work as specified. Payments will be made in accordance with the terms above</p> <p>Date: Signature:</p>	1.00

<b>Sub Total</b>	\$29,400.00
<b>Total</b>	\$29,400.00



## SPECIAL INSTRUCTIONS

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### Please Note:

Demo of existing awning on exterior of wall:

Due to this being an older structure, there is a chance that some of the exterior wall could be damaged when removing the large awning; However, we will do our best to minimize any damage during this process. Please also note that this cannot be guaranteed due to the age of the building and the way it is currently installed.

- Any additional repairs or work needed to the exterior wall during removal of the awning will be an additional charge.
- Any painting or touch-up paint needed once awning has been removed will be an additional charge or need to be handled by the owners. Please note that the extent of touch-ups is an unknown until existing awning has been completely removed. Please anticipate or budget for some minor touch-ups in the areas where the old awning is being removed from the building in preparation for new install.
- If there are any masonry or wood repairs needed to the exterior wall, this will be an additional charge and submitted to the owner via a change order.
- No additional repairs outside of the general scope of work listed in this quote will be made without owners' approval and both parties agreeing to a price for said work. The owner will immediately be notified if there are any major repairs needed that prevent the general scope of work from being completed.

Again, please note that these items pointed out are an unknown at this time and may not be an issue. However, please budget for some minor touchups and repairs that cannot be factored into this quote at this time.

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RECEIVED  
MAR 28 2024

## **Community Redevelopment Agency**

### **COMMERCIAL FAÇADE IMPROVEMENT GRANT MATCHING PROGRAM APPLICATION (Revised)**

#### **I. Applicant / Business Information**

**Applicants' Name:** Bridgette Aybar

**Mailing Address:** [Click here to enter text.](#) 924 SW 57<sup>th</sup> DRIVE

**City / State / Zip Code:** [Click here to enter text.](#) Gainesville, FL 32607

**Phone / Fax / Email:** 352-665-7250 / [info.minimonies@gmail.com](mailto:info.minimonies@gmail.com)

**Property Address:** [Click here to enter text.](#) 18635 High Springs Main Street  
High Springs, FL 32643

**Business Name:** \* Marry Me Minimonies, LLC

**Business Owner:** [Click here to enter text.](#) Bridgette Aybar

**City / State / Zip Code:** [Click here to enter text.](#) Gainesville, FL 32607

**Phone / Fax / Email:** 352-278-5452 / [info.minimonies@gmail.com](mailto:info.minimonies@gmail.com)

**Property Owner:** The Barber Group

**Mailing Address:** [Click here to enter text.](#) 18575 High Springs Main Street

**City / State / Zip Code:** [Click here to enter text.](#) Main Street, FL 32643

**Phone / Fax / Email:** / [Click here to enter text.](#) 386-454-8348

\*If the business is a partnership, attach a sheet listing name, address, and telephone number of each partner. N/A

\*If the business is a corporation, attach a sheet listing name, address, and telephone number of each shareholder and officer who owns any portion of the corporate stock. Publicly held companies are exempt. N/A

## II. Description of Façade Improvement

Please provide a brief description of the planned façade improvement: [attach sheets as necessary]

New windows for the building will provide better aesthetics along with better energy costs as they are insulated.

Attach a drawing or rendering of the planned façade improvements, as well as any additional descriptive material. ON THE BID IT MENTIONS ELEVATIONS ON PAGES 2 & 3- THESE CAN BE USED FOR THIS

Attach at least three (3) photos of the building façade in its current condition.

## III. Cost of the Façade Improvements

Please provide cost estimates for the planned façade improvements.

Architectural Façade Renovation: \$ n/a Click here to enter text.

Replacement or Installation of Windows and/or Doors: \$ n/a

Replacement or Installation of Permanent Awnings: \$ n/a Click here to enter text.

Other: Click here to enter text. Painting the exterior Click here to enter text.

Total Project Cost: Click here to enter text. \$990.48

Grant Funds Requested: (See page 4 for grant limits) Click here to enter text. 50% = \$495.24

Please attach an itemized listing of costs or estimates from a minimum of three (3) licensed contractors.



#### IV. Applicant's Acknowledgements

Please read and initial all of the following:

MA The undersigned applicant agrees to enter into a Façade Improvement Agreement with the Community Redevelopment Agency should it receive a grant from this Program.

MA The undersigned applicant agrees to utilize any grant funds received in strict conformance with the guidelines set forth by the Community Redevelopment Agency.

MA The undersigned applicant acknowledges that the grant application must receive approval by the Community Redevelopment Agency before any construction can commence. No grants will be awarded on an application if work has been started or completed.

MA The undersigned acknowledges that if the grant application is for buildings/properties within the Historic District must receive all applicable Certificates of Appropriateness from the Historic Preservation Board before the grant application is considered for funding.

MA The undersigned applicant acknowledges he/she will be required to obtain proper permitting through the Planning, Development and Codes Department before any application will receive an "approved" grant award. This includes any changes required to obtain a building permit. Variances and/or zoning change requests must be handled prior to award approval.

MA The undersigned acknowledges that "cash receipts" submitted for reimbursement will not be accepted due to auditing requirements - NO EXCEPTIONS. The undersigned applicant shall pay for materials and services by check, money order or by credit card. Verification of payment shall be submitted with reimbursement request and Affidavit of Construction Completion.

MA Only properties located within the Community Redevelopment District are eligible for this grant.

MA All grant recipients must complete a W-9 Tax Form and will receive a 1099 Tax Form for their award.

MA The project must be completed in a timely fashion in strict accordance with the timeframe specified by the Community Redevelopment Agency within the Façade Improvement Agreement. In the event an extension is needed beyond the timeframe set in the Façade Improvement Agreement, the Grant Recipient must petition the Community Redevelopment Agency for approval documenting the reason for delay.

MA The Community Redevelopment Agency shall disburse funds to the grant recipient only upon demonstration that the work has been completed, but the entire project is not required to be completed prior to the distribution of funds. The Community Redevelopment Agency may distribute funds throughout the project.

MA The Community Redevelopment Agency shall have no liability for workmanship, design, or construction related to the project receiving grant funds under this program.

MA The undersigned applicant agrees to allow the CRA to photograph the project for use in future publications should the undersigned receive a grant under this program.

## **V. Funding**

MA Under this grant program the applicant may request up to \$10,000.

MA Grant funds can be used for up to 50% of total project costs, not to exceed \$10,000.

MA Applicants must match grant funds dollar-for-dollar for goods and/or services.

MA Work done by owner or applicant will not be funded for labor.

MA Applications will be evaluated by the Community Redevelopment Agency at a public meeting and scope and amount of grant will be determined on a case-by-case basis.

MA The Community Redevelopment Agency may make disbursements of funds to the Grant Recipient based upon the percentage of project completion.

## **VI. Checklist**

Only completed applications will be accepted so please be sure you submit the following with this application:

MA List of all business owners including name, address and telephone number.

MA Drawings or renderings of the planned façade improvements, as well as any additional descriptive material. Additional drawings or renderings may be required at the request of the Community Redevelopment Agency depending on the scope and nature of the project.

MA Three (3) current photographs of the façade in its current condition.

MA Itemized list of costs or estimates from a minimum of (3) licensed contractors.

MA Applicable Certificates of Appropriateness.

MA Completed W-9 Tax Form.



**VII. Applicant's Signature**

Click here to enter text.

Bridgette Aybar

Applicant's Name

Click here to enter text.

03/28/24

Date

B. Aybar

Applicant's Signature

03/28/24

Date

STATE OF FLORIDA  
COUNTY OF ALACHUA

Sworn to and subscribed before me by Bridgette Aybar who is personally known to

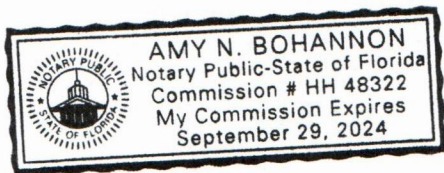
me or produced FLDL# A160074849440 as identification, this 28 day of March,

2024.

Notary's Signature

Amy N. Bohannon

SEAL:





### Current/Existing Condition :

- missing paint / chipped paint
- Holes from current signage
- Cracks in the facade
- wasp nests / dirt
- paint on sidewalk / dirt stains



### Planned Improvements :

Full Exterior Painting, which includes white paint for the exterior and black paint for the trim, front door, and the awning.

power washing the building, windows, & sidewalks

Caulking cracks, joints, windows, & trim.

which will protect the current & standing building and provide better aesthetics as well.

★ Pressure wash machine to be used to clean building, windows, & sidewalk.  
Sherwin Williams pure white to be used on exterior building.









## Maximum painting and maintenance llc

2332 Southeast 43 Terrace | Gainesville Florida | 32641  
352-443-5575 | maximum4painting@gmail.com | www.maximumpaintingfl.com

### RECIPIENT:

### Marry Me Minimones, LLC

18635 High Springs Main Street  
High Springs, Florida 32643

### Quote #428

Sent on Mar 21, 2024

**Total \$990.48**

Product/Service	Description	Qty.	Unit Price	Total
EXTERIOR PAINTING SERVICES	<p>Full exterior painting quote</p> <p>Commercial Building 1.5 story high top</p> <p>First at Maximum we strive to provide a safe and healthy work environment for our employees and customers. We take every necessary step to accomplish this.</p> <p>Pressure wash wall, front canopy and trim to clean finish before we start prep</p> <p>Basic labor to paint exterior with favorable site conditions. Prep up to 2 hr per 350SF - remove loose paint, spot prime Caulk all cracks throughout ,Caulk all joints Re caulk around front window and door trim</p> <p>Mask and protect other store fronts with plastic and paper</p> <p>Spray and cut 2 coats of Sherwin Williams Pure white 7005 on siding Spray and cut Canopy top and lower section Tricorn Black Paint trim and door 2 coats Tricorn Black</p> <p>Price is Labor</p> <p>Price is for labor for prep , Pressure washing and full exterior painting</p>	1	\$815.00	\$815.00



## Maximum painting and maintenance llc

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352-443-5575 | maximum4painting@gmail.com | www.maximumpaintingfl.com

Product/Service	Description	Qty.	Unit Price	Total
Materials	Total paint needed for 2 coats will be 1.5 Gallons of each My sherwin price for super paint is 41.00\$ per gallon  2 Gallons Pure white 7005 Super paint exterior satin  2 Gallons Tricorn Black Super Paint Satin	1	\$175.48	\$175.48

Total

**\$990.48**

This quote is valid for the next 30 days, after which values may be subject to change.



## Clean Quality Work

Eliam Cabrera

**Business Number** 83-3489110

7301 West University Avenue,  
Gainesville, FL, USA

352-810-6957

cleanqualitywork2019@gmail.com

INVOICE

5

DATE

03/28/2024

BALANCE DUE

USD \$1,100.00

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**BILL TO**

**Bridgette Aybar**

18635 High springs Main st

High springs, FL 32643

Info.minimonies@gmail.com

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DESCRIPTION	RATE	QTY	AMOUNT
Power wash Surfaces. Caulk and patch any where it's needed. Paint body and trim and entire door. All materials and labor cost is included in the price.	\$1,000.00	1	\$1,000.00

---

SUBTOTAL \$1,000.00

TAX (10%) \$100.00

---

TOTAL \$1,100.00

---

BALANCE DUE **USD \$1,100.00**

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## Petree custom painting & more

Michael Petree

Business Number 352-219-  
7659

6079 nw 13th terr

Bell, Florida 32619

(352)219-7659

www.petreecustompainting.co  
m

petreecustompainting@gmail.c  
om

ESTIMATE

EST00367

DATE

03/24/2024

TOTAL

USD \$1,540.00

TO

**Bridgette Aybar**

18635 main Street

High springs, Florida

Info.minimonies@gmail.com

DESCRIPTION	RATE	QTY	AMOUNT
<b>Description</b>	\$0.00	1	\$0.00
We will pressure wash the front of the building.			
* This will include adjacent concrete			
We will lay down drops to protect concrete			
We will scrape and patch as needed.			
* There is a paint bubble above the awning we will scrape and use			
Sherwin-Williams primeRX to rebond paint.			
We will apply one coat of Sherwin-Williams clear loxon			
conditioner.			
This is to ensure proper adhesion and uniform coverage of			
topcoat.			
We will then apply two coats of Sherwin-Williams exterior super			
paint satin.			
We will paint all of the blue color			
* This will include painting of the front door.			
We will clean up after ourselves			
Lastly we will walk project with homeowner to guarantee			



DESCRIPTION	RATE	QTY	AMOUNT
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satisfaction.

\* This does not include painting of the awning.

<b>Pressure wash</b>	\$200.00	1	\$200.00
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As outlined in description

<b>Prep/prime</b>	\$225.00	1	\$225.00
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As outlined in description

<b>Body color</b>	\$500.00	1	\$500.00
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As outlined in description

<b>Trim</b>	\$300.00	1	\$300.00
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As outlined in description.

\* This will include the front door

<b>Material</b>	\$315.00	1	\$315.00
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This will include all material necessary to complete the project as outlined in description

**TOTAL**

**USD \$1,540.00**

Give me a call let me know what your thinking

And if approved get you on schedule.

Thanks for opportunity.

50% deposit

50% upon completion



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
MARRY ME MINIMONIES, LLC

### Filing Information

<b>Document Number</b>	L21000083127
<b>FEI/EIN Number</b>	86-2311724
<b>Date Filed</b>	02/18/2021
<b>Effective Date</b>	02/17/2021
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

6450 SW Archer Road  
Suite 210  
Gainesville, FL 32608

Changed: 04/30/2023

### Mailing Address

6450 SW Archer Road  
Suite 210  
Gainesville, FL 32608

Changed: 04/11/2022

### Registered Agent Name & Address

AYBAR, SERGIO  
924 SW 57TH DRIVE  
GAINESVILLE, FL 32607

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

AYBAR, SERGIO  
924 SW 57TH DRIVE  
GAINESVILLE, FL 32607

Title MGR

AYBAR, BRIDGETTE N  
924 SW 57TH DRIVE  
GAINESVILLE, FL 32607

**Annual Reports**

Report Year	Filed Date
2022	04/11/2022
2023	04/30/2023

**Document Images**

[04/30/2023 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/11/2022 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/18/2021 -- Florida Limited Liability](#)

[View image in PDF format](#)



Pd #2014-  
ck 1089  
2/15/24 CB

## COMMERCIAL LEASE AGREEMENT

This Commercial Lease Agreement ("Lease") is made and effective this 15<sup>th</sup> day of February 2024, by and between Two Finger Properties ("Landlord") and Bridgette Aybar DBA Marry Me Minimories ("Tenant").

Landlord is the owner of land and improvements commonly known and numbered as 18635 High Springs Main Street, High Springs, Florida.

Landlord desires to lease the Leased Premises to Tenant, and Tenant desires to lease the Leased Premises from Landlord for the term, at the rental and upon the covenants, conditions and provisions herein set forth.

THEREFORE, in consideration of the mutual promises herein, contained and other good and valuable consideration, it is agreed:

### 1. Term.

Landlord hereby leases the Leased Premises to Tenant, and Tenant hereby leases the same from Landlord, for an "Initial Term" beginning February 15, 2024 and ending January 31, 2025. Landlord shall use its best efforts to give Tenant possession as nearly as possible at the beginning of the Lease term. If Landlord is unable to timely provide the Leased Premises, rent shall abate for the period of delay. Tenant shall make no other claim against Landlord for any such delay.

Tenant may renew the Lease for one extended term of one (1) year. Tenant shall exercise such renewal option, if at all, by giving written notice to Landlord not less than ninety (90) days prior to the expiration of the Initial Term. The renewal term shall be at the rental set forth below and otherwise upon the same covenants, conditions and provisions as provided in this Lease.

Termination upon sale of premises. Notwithstanding any other provision in this agreement, Landlord may terminate this agreement upon 45 days written notice to Tenant.

### 2. Rental.

**Tenant shall pay to Landlord during the Initial Term rental of \$16,800.00 [Annual Rent]** plus current monthly Sales and Use Tax as determined by the Florida Department of Revenue each year. For the year 2024, the Sales and Use Tax is (Florida 4.5% and Alachua County 1.5% for a total of 6%) \$84.00 per month. Therefore the monthly rent is \$1400 rent plus \$84.00 taxes for a **TOTAL MONTHLY AMOUNT DUE \$1484.00** payable to Kelly Barber at 18575 High Springs Main Street, Suite, 50, High Springs, Florida 32643. Payment is due on or before the first of each month. Rent checks are to be left in the black mailbox attached to the wall outside Suite 50.

The rental amount for any renewal lease term after the initial one year renewal shall be determined at the time of renewal.

First and last months rent is required to be submitted to Landlord on or before move-in. February rent shall be pro-rated for a total rent of \$500.00 rent plus \$30.00 sales and use tax.



Therefore, total due before move-in is \$2,014.00. (February \$530.00, last month's rent \$1484.00).

### **3. Security Deposit**

Tenant shall pay a \$500.00 security deposit. Landlord agrees to defer the initial required security deposit. Landlord and Tenant agree that Tenant will pay this \$500 security deposit in 2024 as follows - May \$100, June \$100, July \$100, August \$100, and September \$100. This deposit will be held to cover any possible damage to the property caused by Tenant or to make any necessary repairs to the Leased Premises after Tenant moves out (such as filling holes in the walls, repainting due to wear and tear caused by Tenant, etc). Failure to pay the security deposit as required is cause for lease termination.

### **4. Use**

Tenant shall not use the Leased Premises for the purposes of storing, manufacturing or selling any illegal items or substances, explosives, flammables or other inherently dangerous substance, chemical, thing or device. This is a commercial building and not for residential use. There shall be NO SMOKING inside the building.

### **5. Sublease and Assignment.**

Tenant shall not sublease all or any part of the Leased Premises, or assign this Lease in whole or in part without Landlord's consent.

### **6. Repairs.**

Tenant accepts building as is and may during the lease term make, at Tenant's expense, necessary repairs to the building to include repairs of floors, walls, ceilings, and other parts of the Lease Premises damaged or worn through normal occupancy. Landlord will maintain the electrical systems, HVAC, plumbing, and roof. Tenant agrees to notify Landlord immediately of roof leaks, water spots on ceiling, or at the first sign of termite activity. Tenant agrees to notify Landlord immediately upon first discovery of any signs of serious building problems such as foundation crack, a crack in plaster, buckling drywall or siding, etc. If Tenant does not notify Landlord in a timely manner, Tenant may be held financially responsible. Tenant is responsible for replacing the A/C filter on a regular basis. Tenant is responsible for maintaining the fire extinguishers in the building. Tenant is responsible for changing the light bulbs in the building.

Landlord shall have the right to enter upon the building at reasonable hours to inspect the same, provided Landlord shall not thereby unreasonably interfere with Tenant's business on the Leased Premises.

### **7. Alterations and Improvements.**

Tenant, at Tenant's expense, shall have the right, following Landlord's consent, to redecorate, and make additions, improvements and replacements of and to all or any part of the Leased Premises from time to time as Tenant may deem desirable, provided the same are made in a workmanlike manner and utilizing good quality materials. Tenant shall have the right to remove any personal additions to the building at any time during the term of this Lease provided that



any and all damage to the building caused by such removal shall be repaired by Tenant at Tenant's expense.

#### **8. Property Taxes.**

Landlord shall pay, all general real estate taxes and installments of special assessments coming due during the Lease term on the building. Tenant shall be responsible for paying all personal property taxes with respect to Tenant's personal property at the building.

#### **9. Insurance.**

Landlord will maintain property insurance on the building. Landlord will not be liable for any loss of Tenant's property. Tenant hereby acknowledges this and agrees to make no such claim for any loss or damage against Landlord, his agents, or employees. Tenant agrees to purchase insurance, at their own expense, sufficient to protect themselves and their property from fire, theft, burglary, breakage, electrical connections, etc. Tenant acknowledges that if they fail to procure such insurance, it is their responsibility and they alone shall bear the consequences.

If the Leased Premises or any other party of the Building is damaged by fire or other casualty resulting from any act or negligence of Tenant or any of Tenant's agents, employees or invitees, rent shall not be diminished or abated while such damages are under repair, and Tenant shall be responsible for the costs of repair not covered by insurance.

**Tenant and Landlord shall, each at its own expense, maintain a policy or policies of comprehensive general liability insurance** with respect to the respective activities of each in the building with the premiums thereon fully paid on or before due date, issued by and binding upon some insurance company approved by Landlord, such insurance to afford minimum protection of not less than \$1,000,000 combined single limit coverage of bodily injury, property damage or combination thereof. Landlord shall be listed as an additional insured on Tenant's policy or policies of comprehensive general liability insurance, and Tenant shall provide Landlord with current Certificates of Insurance evidencing Tenant's compliance with this Paragraph. Tenant shall obtain the agreement of Tenant's insurers to notify Landlord that a policy is due to expire at least (10) days prior to such expiration.

#### **10. Utilities.**

Tenant shall pay all charges for water, sewer, gas, electricity, telephone and other services and utilities used by Tenant.

#### **11. Signs.**

Following Landlord's consent, Tenant shall have the right to place on the Leased Premises, at locations selected by Tenant, any signs which are permitted by applicable zoning ordinances and private restrictions. Landlord may refuse consent to any proposed signage that is in Landlord's opinion too large, deceptive, unattractive or otherwise inconsistent with or inappropriate to the Leased Premises or use of any other tenant. Landlord shall assist and cooperate with Tenant in obtaining any necessary permission from governmental authorities or adjoining owners and occupants for Tenant to place or construct the foregoing signs. Tenant

shall repair all damage to the Leased Premises resulting from the removal of signs installed by Tenant. This building is located within the historic district of the City of High Springs and may be subject to additional regulations as such. Please check with the City of High Springs for all applicable permits required.

#### **12. Keys.**

Landlord will provide Tenant will one key for the building. Replacement keys will be \$20 per key, payable to Landlord. All keys are to be returned to Landlord at the end of the lease.

#### **13. Default.**

If default shall at any time be made by Tenant in the payment of rent when due to Landlord as herein provided, Landlord may issue a three (3) day notice for failure to pay rent. Tenant will have three (3) days to pay rent or leave the property. The three days begins the date the notice is delivered to Tenant. Otherwise, at Landlord's choosing, Landlord may charge Tenant a \$10 per day late fee from the date rent is due as stated herein, if Landlord decides to allow Tenant to continue in this lease.

#### **14. Condemnation.**

If any legally, constituted authority condemns the Building or such part thereof which shall make the Leased Premises unsuitable for leasing, this Lease shall cease when the public authority takes possession, and Landlord and Tenant shall account for rental as of that date. Such termination shall be without prejudice to the rights of either party to recover compensation from the condemning authority for any loss or damage caused by the condemnation. Neither party shall have any rights in or to any award made to the other by the condemning authority.

#### **15. Notice.**

Any notice required or permitted under this Lease shall be deemed sufficiently given or served if sent by United States certified mail, return receipt requested, addressed as follows:

If to Landlord to:  
Kelly & Christy Barber  
18575 High Springs Main St, #50  
High Springs, Florida 32643

If to Tenant to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Landlord and Tenant shall each have the right from time to time to change the place notice is to be given under this paragraph by written notice thereof to the other party.

#### **16. Waiver.**

No waiver of any default of Landlord or Tenant hereunder shall be implied from any omission to take any action on account of such default if such default persists or is repeated, and no



express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated.

One or more waivers by Landlord or Tenant shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition.

#### 17. Memorandum of Lease.

The parties hereto contemplate that this Lease should not and shall not be filed for record, but in lieu thereof, at the request of either party, Landlord and Tenant shall execute a Memorandum of Lease to be recorded for the purpose of giving record notice of the appropriate provisions of this Lease.

#### 18. Headings.

The headings used in this Lease are for convenience of the parties only and shall not be considered in interpreting the meaning of any provision of this Lease.

#### 19. Successors.

The provisions of this Lease shall extend to and be binding upon Landlord and Tenant and their respective legal representatives, successors and assigns.

#### 20. Compliance with Law.

Tenant shall comply with all laws, orders, ordinances and other public requirements now or hereafter pertaining to Tenant's use of the Leased Premises. Landlord shall comply with all laws, orders, ordinances and other public requirements now or hereafter affecting the Leased Premises.

#### 21. Final Agreement.


This Agreement terminates and supersedes all prior understandings or agreements on the subject matter hereof. This Agreement may be modified only by a further writing that is duly executed by both parties.

#### 22. Governing Law.

This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Florida.

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first above written.

  
\_\_\_\_\_  
Kelly Barber

  
\_\_\_\_\_  
Christy Barber

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Bridgette Aybar

\_\_\_\_\_  
Tenant Printed Name

  
\_\_\_\_\_  
Tenant Signature

  
\_\_\_\_\_  
Date

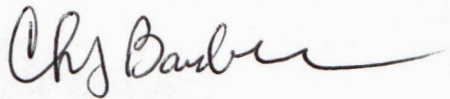
March 28, 2024

City of High Springs

Re: 18635 High Springs Main Street

As owner of the building located at 18635 High Springs Main Street, High Springs, Florida 32643, I hereby give permission to our current tenant, Bridgette Aybar, to make changes to the facade of the building. She may apply for permits and grants as needed to make these changes.

Thank you,

A handwritten signature in black ink, appearing to read "Christy Barber", with a long, sweeping horizontal line extending to the right.

Christy Barber



**FLORIDA JURAT**  
FS 117.05(13)

State of Florida

County of Alachua }

Sworn to (or affirmed) and subscribed before me by  
means of

☒ Physical Presence,

— OR —

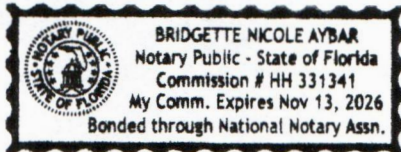
☐ Online Notarization,

this 28 day of March, 2024, by  
Day Month Year

Christy Barber Christy Barber  
Name of Person Swearing or Affirming

B. Aybar  
Signature of Notary Public — State of Florida

Bridgette Aybar  
Name of Notary Typed, Printed or Stamped



☒ Personally Known

☐ Produced Identification

Type of Identification Produced: \_\_\_\_\_

Place Notary Seal Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or  
fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Letter of acknowledgement

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_