

SPECIAL MEETING
APALACHICOLA CITY COMMISSION
TUESDAY, MAY 25, 2021 - 4PM
BATTERY PARK COMMUNITY CENTER
1 BAY AVE., APALACHICOLA, FLORIDA 32320

Agenda

You are welcome to comment on any matter under consideration by the Apalachicola City Commission when recognized to do so by the Mayor. Once recognized please rise to the podium, state your name for the record and adhere to the five minute time limit for public comment. Comments may also be sent by email to the City Manager or to Commissioners.

I. Call to Order

- Invocation
- Pledge of Allegiance

II. Agenda Adoption

III. City Commission to consider Resolution regarding the donation of City-owned lots to the Franklin County Community Development & Land Trust Corporation (FCCD<C)

IV. Adjournment

Any person who desires to appeal any decision at this meeting will need a record of the proceeding and for this purpose, may need to ensure that a verbatim record of the proceeding is made which includes testimony and evidence upon which the appeal is based. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office 48 hours in advance of the meeting.

RESOLUTION NO. 2021-06

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF APALACHICOLA, FLORIDA, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT FOR THE SALE OF 24 CITY LOTS TO THE FRANKLIN COUNTY COMMUNITY DEVELOPMENT & LAND TRUST CORPORATION UNDER CERTAIN CONDITIONS; SETTING FORTH THE CONDITIONS FOR THE SALE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City desires to support and promote the development of affordable housing within its jurisdiction;

WHEREAS, the Franklin County Community Development & Land Trust Corporation (FCCDLTC) has requested that the City enter into an Agreement for the sale of twenty four (24) City Lots identified by Parcel ID as 01-09S-08W-8330-0222-0010 (lots 1-12), 01-09S-08W-8330-0222-0150 (lots 15-20) & 01-09S-08W-8330-0222-0230 (lots 23-28) (see attached) for the purpose of developing affordable housing.

WHEREAS, The FCCDLTC must demonstrate ownership or control of the Lots in order to apply for certain grant funding and the City desires to support this effort; and

NOW, THEREFORE LET IT BE RESOLVED that the City Commission of Apalachicola as follows:

1. That the City shall enter into an Agreement to sell the Lots (24) identified above to the FCCDLTC under the following conditions:
 - a. That the purchase price reflected in the Agreement and on the Deed shall be \$10 good and valuable consideration.
 - b. That the Deed conveying the property shall contain a reversionary clause stating that development on the Lots transferred shall begin no later than 24 months from the date of purchase.
 - c. That the FCCDLTC may close on the lots under the agreement in up to 3 separate transactions over a period of two years from the date of the first closing.
 - d. That the Agreement to sell lots to the FCCDLTC is contingent upon successfully receiving the grant funding applied for on June

4, 2021. If the grant funding is not awarded the Agreement shall automatically terminate.

e. If the grant funding is awarded then the Closing under the Agreement shall occur within 30 days of award.

2. The City hereby authorizes the City Manager, Travis Wade, to execute an Agreement for the purchase and sale containing the conditions and contingencies set forth above.

Dated this the 25th day of May, in a Special Meeting of the City of Apalachicola Commission.

This resolution shall become effective immediately upon adoption and entered upon the journal by the Clerk.

So done this 25th day of May, 2021.

By: Brenda Ash, Mayor Pro Tem

ATTEST:

By: Deborah Guillotte, City Clerk

Franklin County Community Development & Land Trust Corp.

Balance Sheet Prev Year Comparison

05/19/21

Accrual Basis

As of April 30, 2021

	Apr 30, 21	Apr 30, 20
ASSETS		
Current Assets		
Checking/Savings		
999 · Bank Accounts		
1000 · Operating Accounts		
1001 · Centennial Bank DDA-Operating	184,899.21	2,674.44
1002 · Peoples Bank Operating Account	11,453.51	0.00
1000 · Operating Accounts - Other	16.05	0.00
Total 1000 · Operating Accounts	196,368.77	2,674.44
1010 · Escrow Accounts		
1011 · Peoples Bank-House 1-Floyd	1,135.44	0.00
1012 · Centennial Bank-House 2-Wallace	2,702.53	3,545.77
1013 · Peoples Bank-House 3-Griswold	1,373.81	0.00
1014 · Peoples Bank-House 4-Weeks/Tind	1,257.96	0.00
1015 · Peoples Bank-House 5-Birchwell	1,264.18	0.00
Total 1010 · Escrow Accounts	7,733.92	3,545.77
Total 999 · Bank Accounts	204,102.69	6,220.21
Total Checking/Savings	204,102.69	6,220.21
Other Current Assets		
1320 · Notes/loans receivables		
1321 · Loan Receivable House 1-Floyd	14,714.11	0.00
1322 · Loan Receivable House 2-Wallace	15,512.54	17,962.10
1323 · Loan receivable House 3-Griswol	35,362.50	0.00
1324 · Loan Receivable House 4 Weeks/T	65,723.57	0.00
1325 · Loan Receivable House 5 Birchwe	78,908.01	0.00
Total 1320 · Notes/loans receivables	210,220.73	17,962.10
1500 · Property held for housing use		
1501 · Lot 12 Bk 13 Kelly's Plat (SE 7	6,750.00	6,750.00
1502 · Lot 10, Bk 4 Keough's 2nd Add	5,300.00	5,300.00
1503 · Lot 3 & 4, Bk 221 (25th Ave)	11,400.00	11,400.00
1504 · Lots 20 & 21, Bk 236 (22nd Ave)	5,700.00	5,700.00
1505 · Lot 9 Bk 120 (17th St & Avenue)	19,800.00	19,800.00
1506 · Lot 6, Bk 125 (17 th St)	19,800.00	19,800.00
1507 · Lot 4, Bk 87 Keoughs 2nd Add	10,227.18	10,227.18
1508 · Lots 5&6 Bk 87 Keoughs 2nd Add	19,527.18	19,527.18
1540 · Houses held for resale		
1545 · House 3-203 13th St SE Carrabel	0.00	46,143.70
1546 · House 3-203 13th St Expenditures	0.00	4,777.77
Total 1540 · Houses held for resale	0.00	50,921.47
Total 1500 · Property held for housing use	98,504.36	149,425.83
Total Other Current Assets	308,725.09	167,387.93
Total Current Assets	512,827.78	173,608.14
TOTAL ASSETS	512,827.78	173,608.14
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
2125 · Accounts Payables-Cliff Butler	27.77	27.77
2200 · Homeowners Escrow Deposits		
2201 · House 1 Floyd Escrow Account	1,134.48	0.00
2202 · House 2 Wallace Escrow Account	2,700.19	3,545.33
2203 · House 3 Griswold Escrow Account	1,373.81	0.00
2204 · House 4 Weeks/Ti Escrow Account	1,257.96	0.00
2205 · House 5 Birchwel Escrow Account	1,094.01	0.00

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Franklin County Community Development & Land Trust Corp.

05/19/21

Balance Sheet Prev Year Comparison

Accrual Basis

As of April 30, 2021

	Apr 30, 21	Apr 30, 20
Total 2200 · Homeowners Escrow Deposits	7,560.45	3,545.33
Total Other Current Liabilities	7,588.22	3,573.10
Total Current Liabilities	7,588.22	3,573.10
Total Liabilities	7,588.22	3,573.10
Equity		
3010 · Unrestrict (retained earnings)	509,876.16	174,146.91
Net Income	-4,636.60	-4,111.87
Total Equity	505,239.56	170,035.04
TOTAL LIABILITIES & EQUITY	512,827.78	173,608.14

Franklin County Community Development & Land Trust Corp.
Profit & Loss YTD Prev Year Comparison
 January through April 2021

	<u>Jan - Apr 21</u>	<u>Jan - Apr 20</u>
Ordinary Income/Expense		
Income		
3330 · Interest Income Banks		
3331 · Centennial DDA	77.48	11.93
3333 · Centennial Escrow MMA	0.87	0.76
Total 3330 · Interest Income Banks	<u>78.35</u>	<u>12.69</u>
3340 · Client Loans Interest Income		
3341 · Kimberly Wallace	160.75	226.73
Total 3340 · Client Loans Interest Income	<u>160.75</u>	<u>226.73</u>
Total Income	<u>239.10</u>	<u>239.42</u>
Expense		
7000 · Grant & contract expense		
7010 · Contracts - program-related	4,800.00	3,600.00
Total 7000 · Grant & contract expense	<u>4,800.00</u>	<u>3,600.00</u>
8100 · Non-personnel expenses		
8135 · Internet Services	0.00	15.20
8140 · Postage, shipping, delivery	0.00	76.00
8170 · Printing & copying	14.45	0.00
Total 8100 · Non-personnel expenses	<u>14.45</u>	<u>91.20</u>
8600 · Business expenses		
8670 · Organizational (corp) expenses	61.25	61.25
Total 8600 · Business expenses	<u>61.25</u>	<u>61.25</u>
8700 · Program Expenses		
8760 · Insurance	0.00	598.84
Total 8700 · Program Expenses	<u>0.00</u>	<u>598.84</u>
Total Expense	<u>4,875.70</u>	<u>4,351.29</u>
Net Ordinary Income	<u>-4,636.60</u>	<u>-4,111.87</u>
Net Income	<u>-4,636.60</u>	<u>-4,111.87</u>

Franklin County Community Development & Land Trust Corp.

05/19/21

Balance Sheet Prev Year Comparison

Accrual Basis

As of May 20, 2021

	May 20, 21	May 20, 20
ASSETS		
Current Assets		
Checking/Savings		
999 · Bank Accounts		
1000 · Operating Accounts		
1001 · Centennial Bank DDA-Operating	184,472.96	131.21
1002 · Peoples Bank Operating Account	12,345.61	0.00
1000 · Operating Accounts - Other	16.05	0.00
Total 1000 · Operating Accounts	196,834.62	131.21
1010 · Escrow Accounts		
1011 · Peoples Bank-House 1-Floyd	1,273.44	0.00
1012 · Centennial Bank-House 2-Wallace	529.53	654.77
1013 · Peoples Bank-House 3-Griswold	1,536.31	0.00
1014 · Peoples Bank-House 4-Weeks/Tind	1,257.96	0.00
1015 · Peoples Bank-House 5-Birchwell	1,434.30	0.00
Total 1010 · Escrow Accounts	6,031.54	654.77
Total 999 · Bank Accounts	202,866.16	785.98
Total Checking/Savings	202,866.16	785.98
Other Current Assets		
1320 · Notes/loans receivables		
1321 · Loan Receivable House 1-Floyd	14,331.15	0.00
1322 · Loan Receivable House 2-Wallace	14,165.07	17,634.08
1323 · Loan receivable House 3-Griswol	35,075.00	0.00
1324 · Loan Receivable House 4 Weeks/T	65,723.57	0.00
1325 · Loan Receivable House 5 Birchwe	78,685.41	0.00
Total 1320 · Notes/loans receivables	207,980.20	17,634.08
1460 · Deposits	0.00	200.00
1500 · Property held for housing use		
1501 · Lot 12 Bk 13 Kelly's Plat (SE 7	6,750.00	6,750.00
1502 · Lot 10, Bk 4 Keough's 2nd Add	5,300.00	5,300.00
1503 · Lot 3 & 4, Bk 221 (25th Ave)	11,400.00	11,400.00
1504 · Lots 20 & 21, Bk 236 (22nd Ave)	5,700.00	5,700.00
1505 · Lot 9 Bk 120 (17th St & Avenue)	19,800.00	19,800.00
1506 · Lot 6, Bk 125 (17 th St)	19,800.00	19,800.00
1507 · Lot 4, Bk 87 Keoughs 2nd Add	10,227.18	10,227.18
1508 · Lots 5&6 Bk 87 Keoughs 2nd Add	19,527.18	19,527.18
1540 · Houses held for resale		
1545 · House 3-203 13th St SE Carrabel	0.00	46,143.70
1546 · House 3-203 13th StExpenditures	0.00	6,223.32
Total 1540 · Houses held for resale	0.00	52,367.02
Total 1500 · Property held for housing use	98,504.36	150,871.38
Total Other Current Assets	306,484.56	168,705.46
Total Current Assets	509,350.72	169,491.44
TOTAL ASSETS	509,350.72	169,491.44
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
2125 · Accounts Payables-Cliff Butler	27.77	27.77
2200 · Homeowners Escrow Deposits		
2201 · House 1 Floyd Escrow Account	1,271.52	0.00
2202 · House 2 Wallace Escrow Account	527.19	654.33
2203 · House 3 Griswold Escrow Account	1,536.31	0.00
2204 · House 4 Weeks/TI Escrow Account	1,257.96	0.00
2205 · House 5 Birchwel Escrow Account	1,264.13	0.00

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Franklin County Community Development & Land Trust Corp.

05/19/21

Balance Sheet Prev Year Comparison

Accrual Basis

As of May 20, 2021

	May 20, 21	May 20, 20
Total 2200 · Homeowners Escrow Deposits	5,857.11	654.33
Total Other Current Liabilities	5,884.88	682.10
Total Current Liabilities	5,884.88	682.10
Total Liabilities	5,884.88	682.10
Equity		
3010 · Unrestrict (retained earnings)	509,876.16	174,146.91
Net Income	-6,410.32	-5,337.57
Total Equity	503,465.84	168,809.34
TOTAL LIABILITIES & EQUITY	509,350.72	169,491.44

Franklin County Community Development & Land Trust Corp.
Profit & Loss YTD Prev Year Comparison
 January 1 through May 20, 2021

05/19/21

Accrual Basis

	<u>Jan 1 - May 20, 21</u>	<u>Jan 1 - May 20, 20</u>
Ordinary Income/Expense		
Income		
3330 · Interest Income Banks		
3331 · Centennial DDA	77.48	11.93
3333 · Centennial Escrow MMA	0.87	0.76
Total 3330 · Interest Income Banks	78.35	12.69
3340 · Client Loans Interest Income		
3341 · Kimberly Wallace	201.28	245.71
Total 3340 · Client Loans Interest Income	201.28	245.71
Total Income	279.63	258.40
Expense		
7000 · Grant & contract expense		
7010 · Contracts - program-related	6,000.00	4,800.00
Total 7000 · Grant & contract expense	6,000.00	4,800.00
8100 · Non-personnel expenses		
8135 · Internet Services	0.00	15.20
8140 · Postage, shipping, delivery	0.00	76.00
8170 · Printing & copying	14.45	44.68
Total 8100 · Non-personnel expenses	14.45	135.88
8600 · Business expenses		
8670 · Organizational (corp) expenses	61.25	61.25
Total 8600 · Business expenses	61.25	61.25
8700 · Program Expenses		
8760 · Insurance	614.25	598.84
Total 8700 · Program Expenses	614.25	598.84
Total Expense	6,689.95	5,595.97
Net Ordinary Income	-6,410.32	-5,337.57
Net Income	-6,410.32	-5,337.57

Franklin County Community Development & Land Trust Corp.

5/19/2021 11:06 PM

Register: 1001 · Centennial Bank DDA-Operating

From 01/01/2021 through 05/20/2021

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
01/22/2021	1184	Randall T Webster	7010 · Contracts - prog...	Consulting fee	1,200.00	X		187,472.48
01/31/2021		Centennial Bank	3331 · Centennial DDA	Interest Income...		X	16.00	187,488.48
02/03/2021	TXFR	FCCD<C Escro...	1012 · Centennial Ban...	Transfer Walla...		X	347.00	187,835.48
02/19/2021	1185	Randall T Webster	7010 · Contracts - prog...	Consulting fee	1,200.00	X		186,635.48
02/28/2021		Centennial Bank	3331 · Centennial DDA	Interest Income...		X	14.37	186,649.85
03/15/2021	1186	Butler Agency LLC	8670 · Organizational (...)	Reimbursement...	61.25	X		186,588.60
03/17/2021	1187	Randall T Webster	7010 · Contracts - prog...	Consultinf fee	1,200.00	X		185,388.60
03/31/2021		Centennial Bank	3331 · Centennial DDA	Interest Income...		X	15.81	185,404.41
04/19/2021	TXFR	FCCD<C Escro...	1012 · Centennial Ban...	Transfer Walla...		X	347.00	185,751.41
04/19/2021	TXFR	Centennial Bank	1012 · Centennial Ban...	Transfer Walla...		X	347.00	186,098.41
04/22/2021	1188	Randall T. Webster	7010 · Contracts - prog...	Consulting fee	1,200.00	X		184,898.41
04/28/2021	1189	Butler Agency LLC	8170 · Printing & copy...	Reimbursement...	14.45			184,883.96
04/30/2021		Centennial Bank	3331 · Centennial DDA	Interest Income...		X	15.25	184,899.21
05/11/2021		Wallace, Kimberly	-split- Kimberly Wallace Loan Receivable Hous... House 2 Wallace Escro... Loan Receivable Hous... House 2 Wallace Escro...	Wallace Loan ... Wallace Loan ... Wallace Loan ... Wallace Loan ... Wallace Loan ... Wallace Loan ...		1,200.00 38.42 308.58 253.00 347.00 253.00	186,099.21	
05/11/2021	ACH	Johnson & Johnson I...	8760 · Insurance	General Liabili...	614.25			185,484.96
05/12/2021	TXFR	Wallace, Kimberly	1012 · Centennial Ban...	Advance to pay...	600.00			184,884.96
05/20/2021	TXFR	FCCD<C Operat...	1012 · Centennial Ban...				600.00	185,484.96
05/20/2021	TXFR	FCCD<C Escro...	1012 · Centennial Ban...	Transfer Walla...			347.00	185,831.96

Franklin County Community Development & Land Trust Corp.

5/19/2021 11:06 PM

Register: 1001 · Centennial Bank DDA-Operating

From 01/01/2021 through 05/20/2021

Sorted by: Date, Type, Number/Ref

<u>Date</u>	<u>Number</u>	<u>Payee</u>	<u>Account</u>	<u>Memo</u>	<u>Payment C</u>	<u>Deposit</u>	<u>Balance</u>
05/20/2021	TXFR	FCCD<C Escro...	1012 · Centennial Ban...	Transfer Walla...		347.00	186,178.96
05/20/2021	TXFR	FCCD<C Escro...	1012 · Centennial Ban...	Transfer Walla...	253.00		185,925.96
05/20/2021	TXFR	FCCD<C Escro...	1012 · Centennial Ban...	Transfer Walla...	253.00		185,672.96
05/20/2021	1190	Randall T. Webster	7010 · Contracts - prog...	Consulting fee	1,200.00		184,472.96

Franklin County Community Development & Land Trust Corp.

5/19/2021 11:07 PM

Register: 1002 · Peoples Bank Operating Account

From 01/01/2021 through 05/20/2021

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
02/03/2021	TXFR	Floyd, Albert Ray & ...	1011 · Peoples Bank-H...	Transfer 21/01 ...	X	382.96	6,720.12
02/03/2021	TXFR	Griswold, Kenneth &...	1013 · Peoples Bank-H...	Transfer 21/01 ...	X	287.50	7,007.62
02/03/2021	TXFR	Weeks, Jessica	1014 · Peoples Bank-H...	Transfer 20/12 ...	X	428.81	7,436.43
02/03/2021	TXFR	Birchwell, Terry L &...	1015 · Peoples Bank-H...	Transfer 21/01 ...	X	52.43	7,488.86
03/16/2021	TXFR	Floyd, Albert Ray & ...	1011 · Peoples Bank-H...	Transfer 21/02 ...	X	382.96	7,871.82
03/16/2021	TXFR	Floyd, Albert Ray & ...	1011 · Peoples Bank-H...	Transfer 21/03 ...	X	382.96	8,254.78
03/16/2021	TXFR	Griswold, Kenneth &...	1013 · Peoples Bank-H...	Transfer 21/02 ...	X	287.50	8,542.28
03/16/2021	TXFR	Griswold, Kenneth &...	1013 · Peoples Bank-H...	Transfer 21/03 ...	X	287.50	8,829.78
03/16/2021	TXFR	Weeks, Jessica	1014 · Peoples Bank-H...	Transfer 21/02 ...	X	428.81	9,258.59
03/16/2021	TXFR	Weeks, Jessica	1014 · Peoples Bank-H...	Transfer 21/03 ...	X	428.81	9,687.40
03/16/2021	TXFR	Birchwell, Terry L &...	1015 · Peoples Bank-H...	Transfer 21/02 ...	X	222.60	9,910.00
03/16/2021	TXFR	Birchwell, Terry L &...	1015 · Peoples Bank-H...	Transfer 21/03 ...	X	222.60	10,132.60
04/19/2021	TXFR	Floyd, Albert Ray & ...	1011 · Peoples Bank-H...	Transfer 21/04 ...	X	382.00	10,514.60
04/19/2021	TXFR	Griswold, Kenneth &...	1013 · Peoples Bank-H...	Transfer 21/04 ...	X	287.50	10,802.10
04/19/2021	XFR	Weeks, Jessica	1014 · Peoples Bank-H...	Transfer 21/04 ...	X	428.81	11,230.91
04/19/2021	TXFR	Birchwell, Terry L &...	1015 · Peoples Bank-H...	Transfer 21/04 ...	X	222.60	11,453.51
05/20/2021	TXFR	Floyd, Albert Ray & ...	1011 · Peoples Bank-H...	Transfer 21/05 ...		382.00	11,835.51
05/20/2021	TXFR	Griswold, Kenneth &...	1013 · Peoples Bank-H...	Transfer 21/05 ...		287.50	12,123.01
05/20/2021	TXFR	Birchwell, Terry L &...	1015 · Peoples Bank-H...	Transfer 21/05 ...		222.60	12,345.61