

# CITY OF APALACHICOLA

## COMMUNITY REDEVELOPMENT AGENCY

### AGENDA

July 28, 2021

5:00pm

1 Bay Drive

Apalachicola, Fl. 32320

I. CALL MEETING TO ORDER

II. AGENDA ADOPTION

III. APPROVAL OF MINUTES

Approval of Minutes from June 15, 2021 CRA Meeting (pg. 2)

IV. OLD BUSINESS

- Orman House Historical Marker Edits Review/Approval – Director Cummings *ACTION ITEM (pg. 11)*
- 5th St Pumping Station Structural Assessment/ Revised Contract- Commissioner Elliott *ACTION ITEM (See attached)*
- CRA Project Proposals - Chair Ash *ACTION ITEM (See attached)*

V. CRA DIRECTOR'S UPDATE

- Financial Report/Update- Leo Bebeau *(See attached)*
- 6th Street Restroom Project Update

VI. NEW BUSINESS

- Mayor Ash Resignation as Chair/Vice Chair becoming Chair *ACTION ITEM*
- Vice Chair selection *ACTION ITEM*

VII. PUBLIC COMMENTS

VIII. CRA BOARD MEMBERS' COMMENTS

VIII. ADJOURNMENT

# COMMUNITY REDEVELOPMENT AGENCY

## MINUTES

June 15, 2021

5:00pm

1 Bay Drive

Apalachicola, Fl. 32320

### CRA Members Present

Brenda Ash, Chair

Jeff Lockley, Co-Chair

Anita Grove

Adriane Elliott

Despina George

Leslie Coon

Sheneidra Cummings, Director

### I. CALL MEETING TO ORDER

Meeting was called to order by Chair Ash at 5:03 pm

### II. AGENDA ADOPTION

A **Motion** was made to adopt the July 20th Agenda by Commissioner **Grove**; 2<sup>ND</sup> by Commissioner **George** *with Discussion*. George suggested that *CRA Project Proposals* agenda item be moved to, *after the PUBLIC COMMENTS* section due to actionable items included in the July 20<sup>th</sup> agenda. **Chair Ash** asked the Board for any comments, none stated. **Ash** ascertained of **Grove** if she would like to amend her Motion, **Grove** agreed, and the **amended Motion** was 2<sup>nd</sup> by **Commissioner George**. No further Discussion. No objection. **Motion Carried unanimously.**

### III. APPROVAL OF MINUTES

A **Motion** was made by **Commissioner George** to approve the May 18 2021 Minutes; 2<sup>nd</sup> by **Commissioner Elliott**. Here and none, **Motion carried unanimously.**

#### IV. OLD BUSINESS

- **5th St Public Works Yard Feasibility Study: Update**

**Commissioner Elliott** discussed the cost estimate and proposal from MK Webber and provided insight regarding the additional costs that were included in the proposal for the surrounding parcels of land. Elliott stated that if the Board wanted to hold off on the proposed feasibility reports for the pump house and surrounding parcels, that the total cost would be \$4,200 i.e., for the inspection and structural report only. **Director Cummings** clarified with the Board that the basis for the feasibility reports came from varying suggestions regarding the potential use and/or retrofitting of the pumping station and surrounding parcels. Chair Ash opened the floor up for comments.

**Commissioner George** suggested that the Board moves forward with only the structural assessment. George stated that, the Members have previously allocated \$5,000 for the structural analysis would like to review the structural analysis report for the pumping house before making further decisions on the additional costs and/or properties.

**Commissioner Grove** concurred with George, and included that, soil testing should be considered.

**Member Coon** suggested to move forward with the structural assessment of the pump house and understood the need of a feasibility report on said parcel where the pumping station is located. Furthermore, **Coon** suggested to wait on obtaining the certificates of elevation and soil testing for all other parcels that were included in the estimate and focus on the outcome of the structural assessment and the projected cost to restore the pumping station.

**Commissioner Elliott** addressed the comments of fellow Board Members clarifying that the parcels of land being discussed are valuable assets to the CRA as well as to the City that can be used for an economic boost, and/or designated for affordable workforce housing, which has been the focus of the CRA. Elliott went on to state a goal of making a visible impact for redevelopment in the community implying the need to consider economically beneficial uses of the included parcels of land and the benefit for the community.

**Mayor Begos** suggested that Commissioner Elliot and/or Commissioner George reach out to the Orman House State Park to determine if they had any projected use of the surrounding parcels. Begos did state that he was not aware of any future plans or projected use of the parcels however, it would be a beneficial partnership if the State Park was in agreement with the proposed ideas/plans for the redevelopment of the neighboring parcels. Begos clarified that although it is a City-owned property, that not having the support of the State Park could jeopardize a potential funding source i.e., the Division of Recreation and Parks.

**Member Lockley** did not have any comments at this time.

**Chair Ash** ascertained of the Board if they would like to move forward with the more in-depth report(s) and proposal which would include the surrounding parcels; or only the structural assessment for the pumping station. While in *Discussion*, **Commissioner**

Grove expressed her concern about moving forward with the feasibility report and that, the Board has not had a chance to weigh in on the potential uses of the surrounding parcels before deciding to move forward with the feasibility report(s) for the properties. Furthermore, Grove suggested to move forward with the structural assessment, and for the Board to decide on what economic opportunities and/or projects they would like to see there as the Committee. Chair Ash concurred with Grove and suggested that the Board move forward with the structural assessment component of the proposal from MK Webber. Ash also suggested that the Board be prepared to share some ideas on the potential use of the pumping house property and its surrounding parcels.

Commissioner George expressed a desire to see the Board move forward with the structural assessment and referenced the prior approval of funds for the project. George added that Faye Gibson, a member of the City's Recreation Committee has been in talk with the ranger at Orman House State Park and have expressed a desire to do something with the botanical gardens, the state park and the pumping station. George went on to say that b she would reach out to Ms. Gibson to see what plans have been discussed for said parcels and if Ms. Gibson would like to be placed on the agenda to inform the Board of any current plans.

Chair Ash instructed Commissioner Elliott to reach out to the Orman House State Park and also instructed Commissioner George to follow up with Ms. Gibson and the Parks and Recreation Committee and have an update for the Board at the next meeting. Commissioner Elliott encouraged fellow Board members to come up with ideas for the potential use of the parcels discussed herein and what they would like to see included in the feasibility studies. Ash concurred, adding that, all correspondences from *any* CRA Board Member should go directly to Director Cummings to disburse as needed.

- **CRA Adjunct Committee Update**

Commissioner Grove updated the Board on the progress of the Adjunct Committee and its discussion on ways to engage the community to be able to provide ideas and support in the development of the CRA plan. Grove shared that the Adjunct Committee is planning to holding a public meeting in the upcoming months for this purpose. Chair Ash clarified with Grove on her proposal to have a *public workshop*; Grove further explained the intent of the public engagement and the outdoor setting which could encourage more interaction with the community and would facilitate the exchange of ideas and feasible projects within the CRA district.

## V. CRA DIRECTOR'S UPDATE

- **Financial**

Finance Director Bebeau provided an update regarding the CRA budget referencing the adjustment that was made which reduced the account balance by \$5,000 to reflect the allotment for the structural assessment that was approved in

June's meeting. Bebeau shared that the amount of funds available for appropriation after the adjustment is \$ 171, 605.00.

**Commissioner George** asked FD Bebeau for a status update on current funded projects. **Bebeau** referred to the CRA Budget/Project List sharing the current status of funded projects. Bebeau went on to discuss the issues that the City is facing regarding the repair of the **Holy Family roof**, the likelihood of FEMA not approving the application for reimbursement as well as over 150 identified points of entry where water leaks into the building. Bebeau urged the Board to decide *how* much of an investment, *if any*, the CRA is willing to make towards the repair of the roof, and the damaged to the walls and the ceiling that were caused by water leaks. Bebeau also provided an update regarding the **Battery Park Sea Wall Project** and informed the Board that Dewberry is working on an updated package to present to City for bids and will update the CRA Board as information is available. Bebeau provided an update on the submission of both **Special Categories Grants** in which, C. Clark and C. Green received match funds from the CRA. Regarding the **6th Street Restroom Project**, Bebeau insisted that, upon his visit to the property with City Manager Wade he determined that the existing restrooms *are* feasible for conversion and could be converted to have indoor/outdoor access, and that, based on his assumptions there is adequate space to accommodate wheelchairs and allow for the restrooms to be ADA compliant. Furthermore, stating that, the projected costs would be relatively cheaper.

**Director Cummings** commented on the update provided by Bebeau for 6th Street Restroom referencing prior communications with Structural Engineer, Lance Watson; and shared that an on-site visit was scheduled for Friday, June 18th for the preliminary visual inspection. Cummings also informed the Board that a survey for the 2 adjoining parcels of land that house the recreation center and playground has been ordered and will provide an update to the Board at the next meeting.

**Member Lockley**, shared his discontent with the actions of Bebeau suggesting that Bebeau performed an unsolicited task *on behalf of* the CRA. Referencing the authority of the CRA Board, Lockley expressed that Bebeau's visit to the property for the purpose of determining *what* would be a better alternative, was outside of his authority and did not warrant his intervention. Lockley went on to state that the Board was not in agreement with Bebeau's course of action and would like to see the project move forward as the CRA agreed upon.

- **Orman House Historical Marker**

**Mayor Begos** provided an update on the status of the proposed edits for the Orman House historical marker sharing that, the basis of the edits is predicated on political correctness i.e., using the term "slave" versus "enslaved". Begos expressed the need to consider and refer back to the people of the Hill Community, and how *they* would like the story slavery in Apalachicola be told.

Further suggesting that, purpose of the marker is to bring attention and awareness as to what happened on the premises of the Orman House as *Apalachicola's* rather than reinforcing the Orman's history which is highlighted throughout the Orman House State Park. Begos shared his objection to removing some of the names listed in the text as proposed by the editing Counsel, stating that, retaining the names in the text makes the story more personable rather than generalizing the individuals as *only* "slaves" which could be perceived as dismissive.

**Chair Ash** ascertained of the Board their thoughts and/or opinions on voting on the use of the term "slave" versus "enslaved" in the meeting, or should the topic of discussion be tabled until July's meeting. **Commissioner Grove** suggested to table the discussion; following up with a **Motion** to table the historical marker discussion until next meeting; **2nd by Commissioner George**. No *discussion*. None opposed. **Motion carried unanimously.**

## VI. NEW BUSINESS

**Community Member Carol Barfield** approached the Board with a proposal on behalf of 6th Street Park, requesting that \$30,000 be appropriated for various repairs and improvements at the 6th Street Park and courts. (Refer to, June 15 Agenda attachment for a comprehensive list of requested repairs, upgrades etc. Barfield shared that various parts/sections of the park and /or courts have fallen into disrepair and have not been previously maintained by the City which caused foreseeable damage due to neglect. Barfield included various pictures of the park depicting areas of concern and presented it to the Board with various cost estimates for repairs and/or improvements. Barfield expressed a few main areas of concern being blight, dilapidated structures that obstruct view, as well as an urgency to install a shrubbery wall or a wooded fence around the perimeter of the open space. **Member Coon** also expressed to the Board of the benefit of having a fence extending behind the tennis court.

**Commissioner Grove** suggested that the proposed projects be broken down into smaller projects; and questioned whether the pavilion located in the park area of Franklin Square could be restored, rather than torn down. **Member Coon** commented on Grove's suggestion expressing an agreement with Barfield's claim that the pavilion is in ruin, outdated, and has visible similarities to that of a penitentiary and would need to be removed. Concurring with Barfield and Member Coon, **Chair ash** echoed their point(s) of concern noting that, she has been in discussion with CM Wade regarding lighting, and the City's responsibility to that park which has not been maintained or improved since its construction.

## VII. PUBLIC COMMENTS

**Community Member Valentina Webb** approached the Board requesting that the CRA allocate funds for the repair of the roof at Holy Family. Webb went on to share that the Holy Family building is the only historical African American School that remains erected and functional in the City. Furthermore, Webb expressed the importance to restore the structure as it located within the CRA district and is listed on the historic registry. To conclude, Webb also requested that the CRA allocate funding to purchase an over-the-door blower/fan which would deter flies and other insects from entering into the facility as the staff serve daily meals to the Seniors. Webb explained that the staff is having to prop open the door in order to create and facilitate a flow of traffic for meals and other services and having that purchased and installed would be beneficial. **Chair Ash** requested a cost estimate for the blower/fan. Webb agreed to provide the costs at upcoming meeting.

**Chair Ash** asked FD Bebeau on the status of the FEMA application regarding the roof at Holy Family. Bebeau informed the Board the project remains listed as ineligible according to FEMA. Bebeau went on to explain that due to the City accepting FEMA funds for repairs after Hurricane Michael, that, the City failed to make *any* repairs resulting in FEMA reluctance to approve the project for reimbursement. Bebeau also shared that the total funds available for repair to the roof is \$29, 000 i.e., \$4,000 in insurance funds and \$25,000 of earmarked funds from the CRA's. Chair Ash went on to ascertained of Bebeau the total price to repair the roof, Leo referenced an estimate received back in February for \$71,000 noting that, the price of material and labor has increased exponentially and suspects that the cost could range anywhere from 40% - 100% higher than was previously quoted.

## **VIII. CRA BOARD MEMBERS' COMMENTS**

- **CRA project proposals**

**Mayor Begos:** No new projects proposed; Begos noted various projects the CRA is currently working on and encouraged the Board to keep working diligently towards the improvements for the 6<sup>th</sup> Street Park, courts, and restroom projects, as well as maintaining the city's existing buildings within the CRA district.

**Member Lockley:** No new projects proposed; Lockley stated the desire to see the Board move forward with its current restroom project for 6<sup>th</sup> Street Park area.

**Commissioner Elliott** submitted a list of proposals for the Board to consider explaining each of the 5 projects proposed beginning with the revitalization of 5<sup>th</sup> Street. Elliott also mentioned the potential requirement to have the City re-zone the parcels surrounding 5<sup>th</sup> street pumping station based on the outcome of feasibility studies and to achieve its potential within the said district. Elliott also proposed property acquisition; restriping all street within the CRA district; have a

traffic study conducted for the downtown commercial area namely, Commerce Street; and community development through outreach furthermore suggesting that the CRA consider funding monthly food truck festivals/events which would increase the CRA's visibility, facilitate engagement through community interaction and promote an economic boost to the area.

**Member Coon** proposed allocating funds for the various repairs and improvements presented by community member Barfield for the 6<sup>th</sup> Street Park. Furthermore, stating that, it is an important project to see through to completion.

**Commissioner Grove** presented a list of proposals which included: Extra trash cans in the downtown area; Improvements to the Battery Park exterior Restrooms; Restriping the crosswalks on city streets; Install lighting in the Hill Community and along Commerce Street; Remove old signage; Improving the appearance of Hwy 98 by removing unpermitted signage, trimming palm trees, landscaping in the downtown area; refinishing the road at Scipio Creek Marina; Removing mold in the vacant Harbor Master house and upgrading its HVAC system; Repair docks at Scipio Creek Marina as well as the former coast guard dock; and Acquire small lots within the CRA district for stormwater drainage and retention.

**Commissioner George** expressed concern about the roof at Holy Family and the projected cost of repairs and suggested that the repair of the roof be a high priority. Furthermore, George recommended that the Board decide on one main project that would make the greatest impact then allocate the remaining funds to smaller projects. George also recommended reaching out to other CRA organizations to gain insight on any incentive programs that the CRA could fund which may promote the start of new businesses etc. Lastly, George urged fellow Board member to take a bold step and allocate large amount of funding towards the redevelopment/revitalization of the Hill's commercial district. George was in agreement with Community Member Barfield's proposal however, disagreed on the privacy fence.

**Commissioner George** ascertained of Commissioner Grove the status of the adjunct committee's efforts to formulate a vision and/or focus of the CRA plan. **Commissioner** Grove provided insight referencing the committee members' assigned tasks and stating that Mr. Willie Toliver agreed to come up with an overall vision statement however, he suggests soliciting ideas and objectives from the community in an effort to have the community's support, adoption, and reinforcement of the CRA plan.

**Director Cummings** commented on Commissioner Grove's response encouraging the Board to reflect on the proposed 3-phase objective presented by Commissioner Elliott at the CRA meeting held in March. Cumming expressed that, if adopted, would facilitate a long-range plan; and provide more of a specific and operable framework coinciding with the Adjunct Committee's efforts to develop a more practical and tailored CRA plan.



**Chair Ash** summarized the proposed projects furthermore, agreeing with Commissioner George urging the Board to consider the roof at Holy Family. Ash also recommended that the 6<sup>th</sup> Street Park *action item* be tabled until next meeting, July 20<sup>th</sup>. Ash suggested that Director Cummings prioritize the proposed projects and present them at the next meeting. Ash expressed that the project proposals for the Hill Community should take priority due to the fact that the Hill Community have been neglected for many years and would benefit from the CRA's investment e.g., the restoration, repairs, and/or improvements to existing parks and buildings in that area. Ash stated that she would like to see the how the proposed projects fit into the CRA Plan and the actions required to achieve said objective(s) within the CRA Plan

#### **VIII. ADJOURNMENT**

**Chair Ash** requested a Motion to Adjourn. A **Motion to Adjourn** was made by Commissioner Elliott; and 2nd by Commissioner George. None opposed. **Motion carried unanimously.**

## **HISTORICAL MARKER: Orman House Slave Shacks**

### **(Council Recommendations)**

The enslaved workforce and their families are an essential part of the Orman House story. At least 36 enslaved people lived in a number of shacks around the mansion of Thomas Orman, and their labor maintained his business operations. Orman was a cotton merchant in Apalachicola from 1834 to the 1880s. He and his wife, Sarah, were Apalachicola's largest slaveholders. Records kept about Orman from the Antebellum Era contain some names and skills of the enslaved people who lived here, but many details are unknown. Jim had coopering (barrel making) skills, while Old Harriet "had some fame as a cancer doctor and cured many bed sores so that persons from the County, as well as the town, came to her." Some of the enslaved labored in the Orman family's businesses in downtown Apalachicola. The families that lived in town included Susan and Dave, who were the parents of Bemar, Ezekiel, Dave, Susan, Flora, and an unknown child. Others listed were Antonett, Jerry and three children, "Old Mary Jones," and Milton, a manservant to Orman's son, William, before and during the Civil War. On November 29, 1863, Union troops came to liberate the enslaved. A Union officer told the Ormans that "their mothers had a better right to the children than we had." The Ormans replied "we raised their mothers." The Orman House Slave shacks speak to the reality of slavery for the enslaved.

Character count: 1,378

## HISTORICAL MARKER: Orman House Slave Shacks

### REVISED

The enslaved workforce and their families are an essential part of Apalachicola's history. In shacks around the mansion of Thomas Orman, were at least 36 documented slaves. Orman, a cotton merchant in Apalachicola from 1834 to the 1880s were Apalachicola's largest slaveholders. There was *Jim*, who had coopering (barrel making) skills, *Old Harriet*, who, "had some fame as a cancer doctor and cured many bed sores so that persons from the County, as well as the town, came to her." Also noted is that some enslaved labored in the Orman's family businesses in downtown Apalachicola. Including but not limiting to, *Susan and Dave*, parents of *Bemar, Ezekiel, Dave, Susan, Flora, and an unknown child*. As well as, "*Old Mary Jones*", *Antonett, Jerry, and their three children; and Milton*, a manservant to Orman's son before and during the Civil War. According to Orman's records, on November 29, 1863, Union troops came to liberate the enslaved. A Union officer told the Ormans that, "their mothers had a better right to the children than we had." The Ormans replied, "we raised their mothers." Slave shacks speak to the reality of slavery for the enslaved and the reluctance of slaveholders to relinquish control over enslaved laborers.

Character count: 1,231

Characters allowed: 1,235 (including spaces)



**21221\_City of Apalachicola\_Pump House\_Contract**  
MK Weber Engineering, LLC  
3200 W. 23<sup>rd</sup> Street, Panama City, FL 32405  
850-640-4298

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**Project Name:** City of Apalachicola Pump House

**Project Type:** Inspection, Structural Report & Feasibility Study

**MK Weber Project #:** 21221

**Contract Issue Date:** July 9, 2021

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**Client(s) Name:** City of Apalachicola

**Parcel ID's:** 01-09S-08W-8330-0186-0090 (Pump House)

**Project County:** Franklin

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**Consulting Engineer:** Michael K. Weber, P.E.

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**Price**

MK Weber Engineering will provide the services outlined in this contract, apart from any incurred fees which are defined and explained in the Contractual Obligation section of this contract, for the following price.

**Inspection:** \$1,600

**Structural Report:** \$2,600

**Total Project Cost:** \$4,200

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# Apalachicola CRA Project List

7/15/2021

ATTACHMENT "A"

Project	Budgeted	Committed	Paid	Balance	Notes
Franklin Square Basketball & Tennis Court	\$25,470.00	\$0.00	\$25,470.00	\$0.00	Completed
Alley Improvement:	\$17,000.00	\$0.00	\$3,785.00	\$13,215.00	Alley Cleaning Complete
Street Sign:	\$0.00	\$0.00	\$0.00	\$0.00	Request withdrawn as FEMA funds cover all necessary signs.
Flovac:	\$52,000.00	\$0.00	\$51,197.77	\$802.23	Forty Seven Monitoring Bundles Received
Historical Marker:	\$7,500.00	\$0.00	\$0.00	\$7,500.00	Application for St Paul Marker submitted; The Orman House Slave Shack submitted. Need official appropriation for historical marker for Holy Family.
Holy Family Roof	\$25,000.00	\$0.00	\$0.00	\$25,000.00	FEMA declared ineligible. Need \$90,000 for roof.
Scipio Creek Safety Upgrades	\$12,500.00	\$0.00	\$10,555.00	\$1,945.00	
CRA Plan Revisions	\$5,000.00	\$0.00	\$0.00	\$5,000.00	
Removal of Blighted Structures	\$7,500.00	\$0.00	\$0.00	\$7,500.00	
Seawall	\$25,000.00	\$0.00	\$0.00	\$25,000.00	Battery Park Insurance Proceeds available is \$38,017.00. Estimates for Seawall and Charter Captain Loading dock total \$78,105.00. Battery Park Committee has recommended that the city proceed with the repair using the insurance proceeds and \$15,088.00 from the Battery Park Boat Basin Account. Committee asks the CRA to provide the \$25,000.00 contribution if the City Commission approves use of Boat Basin Funds.
RFP Development of Architectural Plans for 6th Street Park Restrooms	\$2,500.00	\$0.00	\$0.00	\$2,500.00	
Raney Housing Matching for Grant	\$25,000.00	\$0.00	\$0.00	\$25,000.00	
Apalachicola Historic Interpretative Displays and Black History Trail Matching Grant	\$15,000.00	\$0.00	\$0.00	\$15,000.00	
Structural Study - Old Waterworks	\$5,000.00	\$0.00	\$0.00	\$5,000.00	
	\$219,470.00	\$0.00	\$91,007.77	\$119,445.00	
Cash on Hand				\$310,006.24	
Less: Obligated Funds				\$119,445.00	
Less: Balance of Director Compensation				\$10,541.00	
				\$171,605.19	
Cash Balance Forward				\$219,139.44	
Prior Year Received from City of Apalachicola	\$75,581.00	\$0.00	\$0.00	\$75,581.00	
Franklin County 20-21 Funding	\$53,822.75	\$0.00	\$0.00	\$53,822.75	
City of Apalachicola 20-21 Funding	\$60,297.00	\$0.00	\$0.00	\$60,297.00	
Underfunded 19/20; 20/21	\$34,833.00			\$34,833.00	
		Available for 2020-2021		\$443,673.19	
		Less paid		\$93,041.00	
		Less committed		\$119,445.00	
		Less: Balance of Director Compensation		\$10,541.00	
				\$220,646.19	
		Available for Appropriation		\$220,646.19	

The balances of funds for the alley clean up and the Scipio Creek electric Improvement have been added to available and removed from the appropriated total

**Tremco Incorporated**  
Panama City, Florida

**TREMCO**  
ROOFING & BUILDING MAINTENANCE

Leo Bebeau  
City of Apalachicola  
192 Coach Wagoner Blvd  
Apalachicola, FL 32320

Mr. Bebeau,

At your request we have performed visual inspections for the Holy Family Senior Center. We have provided a recommended solution, warranty information, and a not to exceed budget. If the following recommended solutions are approved, a line-item proposal will be issued through the PAEC (AEPA).

After a visual inspection of the Holy Family Senior Center, we have determined that the panels of the roof to be in excellent condition with minor deficiencies that could lead to water intrusion. The problem areas lie with the façade, with stress cracks, sealant failure around windows, vents, conduit lines and under perimeter metal. Tremco recommends repairing the roof, ensuring it is watertight, sealing all cracks, fasteners, windows, and louver vents, installing 200' of new gutter for water removal, then applying a restoration coating to the roof and facade while providing a complete building envelop warranty. \*The aesthetics of the exterior façade would not change, as an existing color match would be used. \*

Scopes of work for the roof and wall restoration and a photo report explaining the deficiencies of the façade and roof conditions are attached. A preliminary leak investigation using a controlled water test is recommended to determine the active leak locations.

**Restoration Solution:**

Alumantation 301 Restoration Coating - Roof  
Solargard Hy-Build (Blastomeric Coating) - Façade

**NTE Budget:**

\$90,000 - Roof - 12-year QA Warranty.

~~\$175,000 - Gutter and gutter installation - 10-year QA Warranty~~

~~\$2,000 - Leak Investigation~~

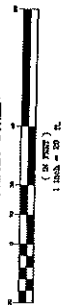
12-year Full-Building envelop warranty is purchased together with inspections in years 2, 5, and 10.

Sincerely,

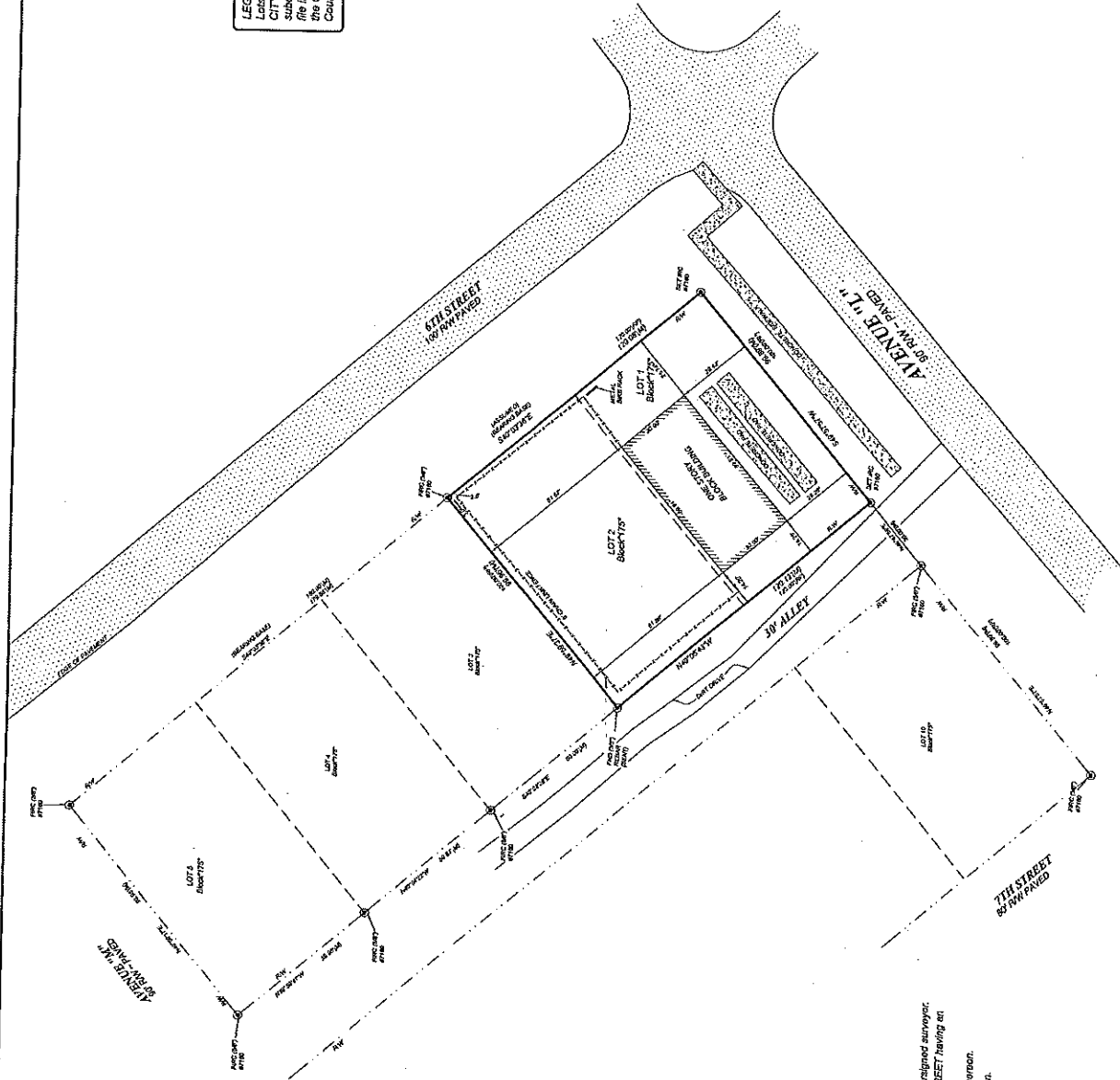
Brian Blaydes  
Field Advisor  
Tremco, Incorporated

PLAT OF BOUNDARY SURVEY CERTIFIED TO:  
CITY OF APALACHICOLA

GRAPHIC SCALE



**LEGAL DESCRIPTION:**  
Lots 183, Block "179" of THE  
CITY OF APALACHICOLA, a  
subdivision as per map or plat on  
file in common use at the Clerk of  
the Circuit Office in Franklin  
County, Florida



- NOTES:**
1. SURVEY SOURCES: Please plot and a field survey performed by the undersigned surveyor.
  2. BEARING REFERENCES: Necessary right-of-way boundary of 6TH STREET having an assumed bearing of South 40 degrees to minute 30 second East.
  3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
  4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
  5. This survey is dependent upon EXISTING MONUMENTATION.
  6. Not valid without the signature and the original raised seal of a Florida license surveyor and mapmaker.

I hereby certify that this was performed under my personal  
direction and supervision and that I am a duly licensed  
Professional Surveyor and Mapper in the State of Florida.  
The survey results are correct to the best of my knowledge  
and belief. This survey was performed on the 07/07/2021.  
Professional Seal and Signature (P.L.C. 30-17001/0202)

The undersigned surveyor has not been provided a current title  
commitment or other documents which would affect the  
subject property. It is the responsibility of the client to review  
the boundaries and instruments which would affect  
the boundaries.

PAUL T. RODDENBERRY  
Professional Surveyor and Mapper  
Florida Certificate No. 4021

<p><b>TR &amp; A</b></p> <p><b>CITY OF APALACHICOLA</b></p> <p><b>THURMAN RODDENBERRY &amp; ASSOCIATES, INC.</b> PROFESSIONAL SURVEYORS AND MAPPERS P.O. BOX 106 • 75 SHELBOY STREET • GONCOPPOY, FLORIDA 32038 PHONE NUMBER 904-640-3031 FAX NUMBER 904-640-1181 L.S. 11-1-2008</p>		<p>JOB NO. 21-707</p> <p>SHEET NO. 1 OF 1</p>
<p>CLIENT:</p>	<p>DRAWING NAME: 21707.DWG</p>	<p>FIELD BOOK: 163</p>
<p>DATE: 07/07/21</p>	<p>DATE OF LAST FIELD WORK: 07/06/21</p>	<p>PAGE: 1</p>
<p>LEGEND:</p>	<p>COUNTY: FRANKLIN</p>	<p>DRAWN BY: TR</p>



AUTHORIZATION FORM

July 8, 2021

**Client:** Attn: Sheneidra Cummings, Director  
Community Redevelopment Agency  
192 Coach Wagoner Blvd. (14<sup>th</sup> Street)  
Apalachicola, FL 32320

**Project:** Conversion of Existing Toilet Facilities to Allow ADA Use & Exterior Access

**Location:** 222 6<sup>th</sup> Street  
Apalachicola, FL 32320

PROFESSIONAL SERVICES:

ARCHITECTURAL DESIGN SERVICES

Phase I - Preliminary Design \$7,500.00  
Phase II - Design Development \$6,900.00

SITE PLANNING & STRUCTURAL DESIGN SERVICES

Site Planning (Client Shall Provide Survey) \$1,975.00  
Structural Design as Stated Above \$4,950.00

**TOTAL SERVICES FEE(S) \$21,325.00**

**INITIAL DEPOSIT REQUIRED TO COMMENCE DESIGN (50% FEE) \$10,662.50**

**Notes:** Credit card payments are accepted for an additional 3.5% convenience fee.  
Final plans will not be released until SCE has received payment in full for all services rendered.

The undersigned agrees to the scope of work and assumptions outlined in the cover sheet and general terms and conditions above and hereby authorizes the performance of work in the amount listed above as described herein and does so on behalf of the parcel owner and warrants that he/she has the authority to sign on behalf of the owner. Please note that any variation from the intended scope of work and/or assumptions will result in additional fees.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

*Please Note: This proposal is good for a period of up to 90 days from the date of the proposal.*

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