



# ALACHUA CRA

COMMUNITY REDEVELOPMENT AGENCY

## Business Façade Grant Program Application

### CONTACT INFORMATION:

#### Applicant Information

Applicant name: The Manor on Main Street  
Mailing Address: 14603 Main Street  
Alachua, FL 32615  
Phone/Cell #: 407-923-4909  
Email: k1heninger@yahoo.com

#### Property Owner Information

If the applicant is not the property owner, a Property Owner Authorization Form must be completed and submitted with this Application.

Property Owner Name: Art Nussell / Ivy House of Alachua LLC  
Mailing Address: 106 NW Main Street  
Williston, FL 32696  
Phone/Cell #: 352-843-1747  
Email: aandh-farm@centurylink.net

#### Business Owner Information

Business Owner Name: Kimberly Heninger  
Mailing Address: 14603 Main Street  
Alachua, FL 32615  
Phone/Cell #: 407-923-4909  
Email: k1heninger@yahoo.com  
City Local Business Tax Receipt Number: 2047

### SITE IDENTIFICATION AND HISTORY

Name of business or site: The Manor on Main Street  
If property is not occupied will it be occupied upon completion of the project? yes  
Location Address: 14603 Main Street Alachua, FL 32615  
Year building was constructed: 1902  
Tax Parcel Number: 03670 - 000 - 000 & 03671 - 000 - 000  
Existing Use: Event Venue  
Proposed Use: Same - (event venue)

What is the current condition of the building façade? Response may be separately attached.

Building facade paint is cracked, faded, and peeling. See photos.

*photos*

#### SCOPE OF WORK

Provide a 1-2 paragraph summary of the proposed improvements and how the proposed improvements will enhance the Community Redevelopment Area. Response may be separately attached.

Proposed improvements will include exterior painting of entire front and two sides of building. This property has historical significance because it was pivotal in putting Alachua on the map in the early 1900's. It will be a draw for tourists and locals alike, and will bring business to downtown Alachua.

#### REQUIRED MATERIALS TO SUBMIT WITH APPLICATION

Please include the following attachments with your application before you submit:

- ☐ Current photos of building and issues that will be resolved under the Program.
- ☒ Signed and sealed plans (if required by City Building Department for the type of work proposed).
- ☒ Sketches, drawings, plans or architectural renderings which clearly depict the proposed improvements.
- ☒ Information regarding project components such as color swatches, pictures of added features, etc.
- ☐ Proof property taxes are current.
- ☒ A copy of Local Business Tax Receipt.
- ☒ Proof property is current in utility bills.
- ☒ Copy of a lease or rental agreement that indicates building will be occupied after rehabilitation (if applicable).
- ☒ Two written contractor estimates if purchase or labor is \$1,000 or greater (staff will review for reasonableness of cost).

**BUDGET TABLE**

- Provide within the budget table below a description of project components (material and labor only) and the estimated cost of each component. Attach supporting documentation, quotes, and estimates to this application. Grantees will be reimbursed for 50% of the actual project costs, up to a maximum of \$5,000. Any change to the project budget and scope must be approved prior to work in order to be eligible for reimbursement. An example of how to fill out this table is located at the bottom of this page.

DESCRIPTION	ESTIMATED COST
Prep, paint, labor	20,993. <sup>00</sup>
PROJECT TOTAL	20,993. <sup>00</sup>

Notes:

**EXAMPLE BUDGET TABLE**

DESCRIPTION	ESTIMATED COST
Window Replacement Contractor's Estimate (labor & materials)	\$4,000
Paint (materials)	\$1,000
2- Replacement glass light fixtures (materials)	\$400
PROJECT TOTAL	\$5,400

## SIGNATURE PAGE

I, Kimberly Heninger, attest under penalty of perjury that the information contained in this City of Alachua CRA Application for Façade Grant is true and correct to the best of my knowledge. I understand that the Alachua CRA Business Façade Grant Program benefits are contingent upon funding availability and Alachua CRA approval and are not to be construed as an entitlement or right of a property owner or Applicant. Properties within the designated Alachua CRA boundary are not eligible for grant-funded programs when the work proposed to be funded would conflict with the goals expressed in the CRA Amended Community Redevelopment Plan. I understand that all improvements funded by any grant awarded must be consistent with the information submitted with this application and considered by the CRA. I have received and reviewed the Business Façade Grant Program Policies and Procedures (the "Procedures") and I agree that all work and activities funded by any grant award will be done in accordance with the Procedures. I further agree to comply with the Florida Public Records Law Requirements attached as Exhibit C to the Procedures for all labor and materials paid for by the grant award. I further understand that I am responsible for providing construction documents and obtaining any permits required for the proposed work, and hold harmless the City of Alachua CRA for any damage associated with this Application or the Alachua CRA Business Façade Grant Program.

[Signature]  
Signature of Applicant

Kimberly Heninger  
Typed or printed name and title of applicant

3/25/19  
Date

\_\_\_\_\_  
Signature of Co-applicant

\_\_\_\_\_  
Typed or printed name of co-applicant

\_\_\_\_\_  
Date

State of Florida County of Alachua

The foregoing application is acknowledged before me this 25 day of March, 2019, by Kimberly Heninger, who is/are personally known to me, or who has/have produced FL DL as identification.

NOTARY SEAL

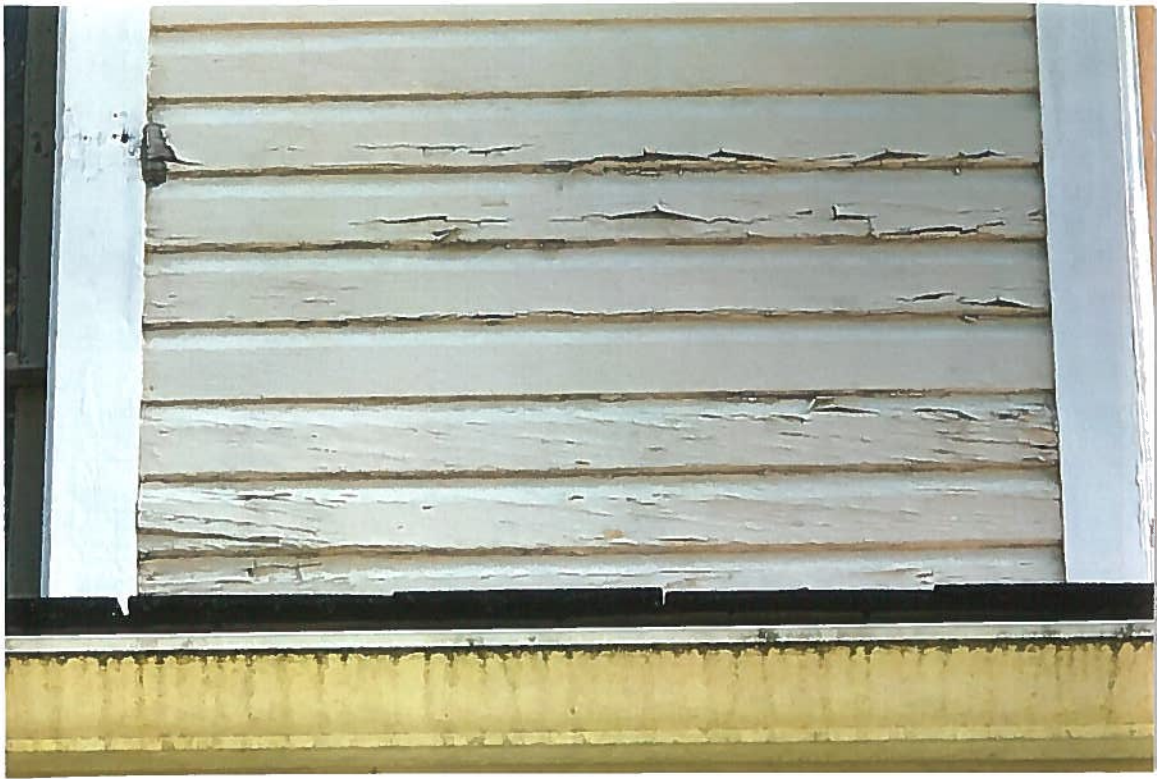


KRISTY LEE THORNTON  
Commission # GG 178433  
Expires March 17, 2022  
Bonded Thru Budget Notary Services

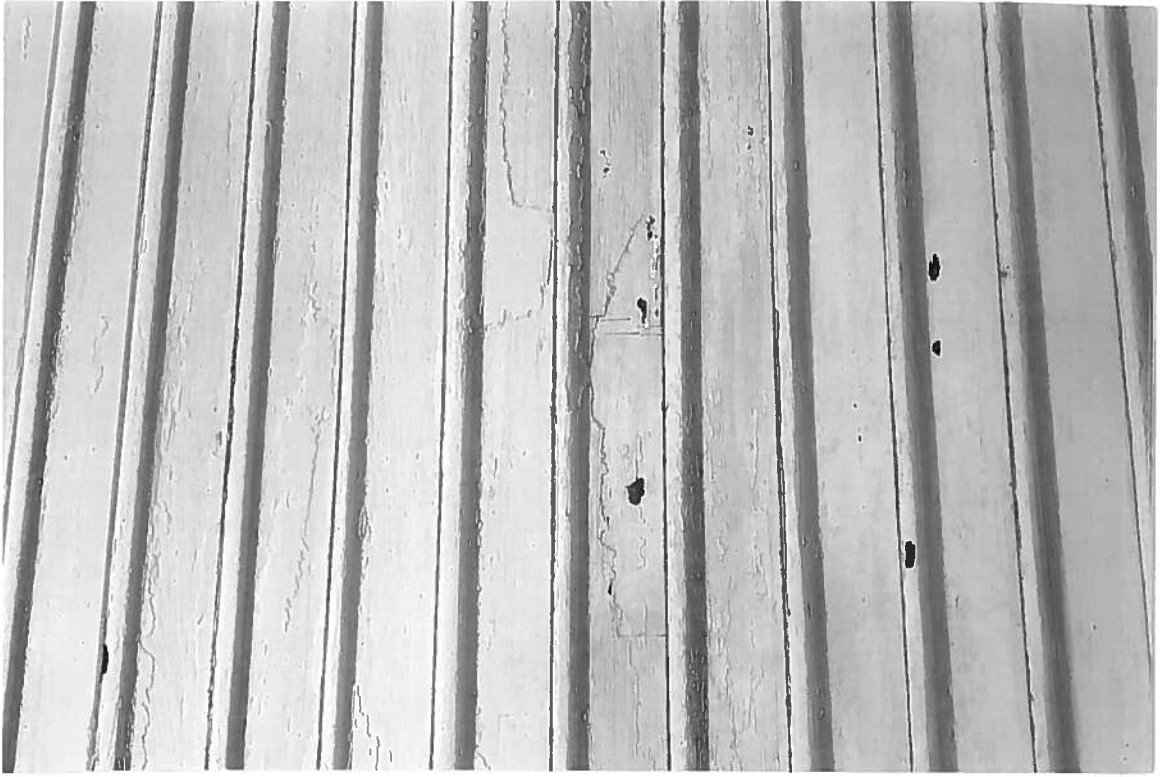
[Signature]  
Signature of Notary Public, State of Florida















**2020 Painting Services INC**

5016 NW 170th St.

Alachua, FL 32615

352 278 2460

2020paintingservices@gmail.com

**ESTIMATE****ADDRESS**

Mike Case

14603 Main st

Alachua, FL 32615

**ESTIMATE # 1234****DATE 01/20/2019**

ACTIVITY	AMOUNT
This proposal covers painting the exterior "Original" 3 side of the Manor On Main, 14603 Main st Alachua	20,993.00
20/20 Painting Services will:	
General wall and trim surfaces	
Clean all surfaces to be painted using bleach as the cleaning agent and low pressure water	
Remove and contain large, loose paint chips on all surfaces to be painted	
Seal all potential water penetration points using Shermax elastomeric joint sealant	
Spot prime raw wood areas using shelac based stain blocking primer	
Apply ONE Heavy coat of Primer RX Peel bonding primer to all walls, trim, columns, soffits and fascia, corbels, hand rails foundations and ceilings	
Apply ONE heavy coat of Duration exterior satin to all walls, trim, columns, soffits and fascia, corbels, hand rails and ceilings	
Windows	
Remove and contain large loose paint chips	
Remove and contain loose window glazing	
Replace glazing to a uniform surface	
Apply Masking liquid to all window surfaces	
Spot prime raw wood areas using shelac based stain blocking primer	
Apply ONE coat of Duration exterior satin to all window surfaces	
Cut clean edges along glass panes and mullions using a razor and peeling masking liquid	
Doors	
Doors will be cleaned of dirt and oils using mild soap and denatured alcohol	
Loose paint will be removed and contained	
Raw wood areas will be primed with Shelac based stain blocking primer	
TWO coats of Pro Industrial Acrylic semigloss to all exterior sides of pre painted doors	
Hard ware will be removed prior to painting. Owner has an option to supply new door hard ware for 20/20 Painting to replace	

**Notes and Exceptions:**

All surfaces adjacent to the work area will be protected from damage associated with the painting

## ACTIVITY

## AMOUNT

process

All colors to match existing colors

This proposal excludes the any work on porch floor

This proposal excludes any work performed on the rear "New addition" of the building

Second story access will be with 90' boom lift

No work will be accessed by standing on the roof tiles

Fence may be removed for lift access

Proposal includes 4 hrs of wood repair, repair required beyond 4hrs will be billed at \$50/hr plus materials

Once work commences, the site will be staffed consistently until complete

All work will be performed during normal business hours Monday - Friday

This proposal excludes cleaning of the roof

Optional Roof cleaning - \$1200

TOTAL

**\$20,993.00**

Accepted By

Accepted Date



Interested in moving forward?

Let us know!

## Approve Estimate



Mike Case, Kim Heninger/ Ivy House  
14603 N. Main Street  
Alachua, FL 32615  
(352) 363-3691

Chrislyn Customworks  
6130 NW 29th Terrace  
Gainesville, FL 32653  
Phone: (352) 262-9867  
Email: chrislyncustoms@gmail.com

Estimate # 000128  
Date 01/19/2019

Description	Total
Exterior Paint	\$21,850.00
Includes all surfaces deemed "visible" from street (front of building and 2 sides roughly halfway back to start of addition) Prep surfaces with pressure wash using all required detergents, and removal of remaining loose paint. Repair/ Reattach loose siding Prime lobby and applicable areas with high bond latex primer Top coat all applicable surfaces (fascia, soffits, ceilings, windows and window trim (1st), exterior doors, gutters, downspouts, brickwork, columns, spindles and decorative carpentry) neat, using Sherwin Williams brand exterior "Supre-Prime" All-coverage, latex, exterior, wood, concrete, backrolled	
Subtotal	\$21,850.00
Total	\$21,850.00

### Notes:

All work to be performed at 14603 N Main Street, Alachua, Florida. Estimate includes all materials and labor for the scope of work outlined above. Feel free to call with any questions.





Interested in moving forward?  
Let us know!

## Approve Estimate



Mike Case, Kim Heninger/ Ivy House  
14603 N Main Street  
Alachua, FL 32615  
(352) 363-3691

### Chrislyn Customworks

6130 NW 29th Terrace  
Gainesville, FL 32653

Phone: (352) 262-9867

Email: chrislyncustoms@gmail.com

Estimate # 000128  
Date 01/19/2019

Description	Total
Exterior Paint	\$21,850.00
-Includes all surfaces deemed "visible" from street (Front of building and 2 sides roughly halfway back to start of addition) -Prep surfaces with pressure wash using all required detergents, and removal of remaining loose paint -Repair/ Reattach loose siding -Prime linings and amenable areas with high bond lasting primer -Top coat all applicable surfaces (fascia, soffits, ceilings, windows and window trim (1st), exterior doors, gutters, downspouts, brickwork, columns, spindles and decorative carpentry) neat, using Sherwin-Williams brand exterior grade "Super" paint. All surfaces to be sanded, primed, and recoated. backrolled.	
Subtotal	\$21,850.00
Total	\$21,850.00

### Notes:

All work to be performed at 14603 N Main Street, Alachua, Florida. Estimate includes all materials and labor for the scope of work outlined above. Feel free to call with any questions.



primary



secondary/dormer



trim



trim

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
03670 000 000		1700

APPLICABLE VALUES AND EXEMPTIONS BELOW

14603 MAIN ST

IVY HOUSE LLC THE  
917 E SILVER SPRINGS BLVD FL 1  
OCALA, FL 34470-6768

OLMSTEAD SURVEY PB C-79B N1/2 OF LOT  
3 & W 30 FT M/L OF S 75 F  
See Additional Legal on Tax Roll

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED	
BOARD OF COUNTY COMMISSIONERS CNTY GENERAL	8.2829	348,400	0	348,400	2,885.76	
ALACHUA CNTY LIBRARY DISTRICT LIBRARY GENERAL	1.2303	348,400	0	348,400	428.64	
SCHOOL BOARD OF ALACHUA COUNTY SCHL CAP34 PROJECT (S01)	1.5000	348,400	0	348,400	522.60	
SCHL DISCRNRY & CN (S01)	0.7480	348,400	0	348,400	260.60	
SCHL GENERAL	4.0160	348,400	0	348,400	1,399.17	
SCHOOL VOTED (S01)	1.0000	348,400	0	348,400	348.40	
SUWANNEE RIVER WATER MGT DIST	0.3948	348,400	0	348,400	137.55	
17 CITY OF ALACHUA	5.3900	348,400	0	348,400	1,877.88	
<b>TOTAL MILLAGE</b>		22.5620	<b>AD VALOREM TAXES</b>		\$7,860.60	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT [www.AlachuaCollector.com](http://www.AlachuaCollector.com) AND SIGN UP FOR E-BILLS!

**PAY ONLINE WITH E-CHECK**

**SCAN TO PAY**

**PAY ONLY ONE AMOUNT. U**

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
C550 550 COUNTY FIRE SERVICES	1.000	Varies	480.10
<b>NON-AD VALOREM ASSESSMENTS</b>			\$480.10

**COMBINED TAXES AND ASSESSMENTS \$8,340.70**

If Paid By Please Pay	Mar 31, 2019	Apr 30, 2019	May 31, 2019
	\$8,340.70	\$8,590.92	\$8,616.50

**JOHN POWER, CFC**  
ALACHUA COUNTY TAX COLLECTOR

2018 REMINDER REAL ESTATE  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1013489

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 5830 NW 34TH BLVD • GAINESVILLE, FL 32653-211

ACCOUNT NUMBER	SITUS	MESSAGE
03670 000 000	14603 MAIN ST	

IVY HOUSE LLC THE  
917 E SILVER SPRINGS BLVD FL 1  
OCALA, FL 34470-6768

IF PAID BY	PLEASE PAY
<input type="checkbox"/> Mar 31, 2019	\$8,340.70
<input type="checkbox"/> Apr 30, 2019	\$8,590.92
<input type="checkbox"/> May 31, 2019	\$8,616.50
<input type="checkbox"/>	
<input type="checkbox"/>	



Prepared by and return to:  
Norm D. Fugate  
Attorney at Law  
Post Office Box 98  
Williston, Florida 32696

**MEMORANDUM OF LEASE**

**THIS MEMORANDUM OF LEASE** entered into this 30<sup>th</sup> day of November, 2018, by and between **IVY HOUSE OF ALACHUA LLC**, with an address of 106 NW Main Street, Williston, FL 32696 ("Lessor"), and **THE MANOR ON MAIN STREET, INC.**, with an address of 14603 Main Street Alachua, FL 32615 ("Lessee").

**WITNESSETH:**

WHEREAS, the Lessor and the Lessee have entered into a Lease Agreement dated November 30, 2018 (the "Lease") pursuant to which the Lessor leases to the Lessee that certain real property herein described; and,

WHEREAS, the Lessor and the Lessee desire to record certain basic terms of the Lease in the public records of Levy County, Florida;

NOW THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties do hereby confirm and set forth the following terms of the Lease, it being acknowledged by the parties that the Lease contains additional terms not set forth below and that the enforceability of such additional terms shall not be affected by their omission from this Memorandum of Land Lease:

1. The Lessor has leased to the Lessee pursuant to the Lease the real property described (collectively, the "Premises"), to wit:

See attached Exhibit "A"

**Parcel Identification Number: 03670-000-000  
03671-000-000**


2. Unless sooner terminated as provided in the Lease, the initial term of the Lease is for 4 years, beginning on November 30, 2018 and ending on November 30, 2022.

3. The Lease allows the Lessee to construct or place leasehold improvements upon the premises, however the Lessor's underlying fee interest shall not be subject to any construction lien related to such improvements.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease this 30th day of November, 2018.

Signed, sealed, and delivered in our presence as, as to all:

IVY HOUSE OF ALACHUA, LLC



Name and Title: Evelyn Nusel, Manager



Name and Title: Waica M. Micheletti, Manager

Witness:   
Address: 248 NW Main Street, Williston, FL 32696

Address: 248 NW Main Street, Williston, FL 32696




Witness: Joanna R. Colvin

Address: 248 NW Main Street, Williston, FL 32696

THE MANOR ON MAIN STREET, INC.

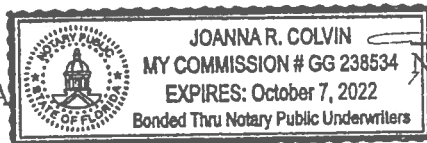
  
Name and Title: Kimberly S. Heninger, President

  
Name and Title: Michael E. Case, Vice President

STATE OF FLORIDA  
COUNTY OF LEVY

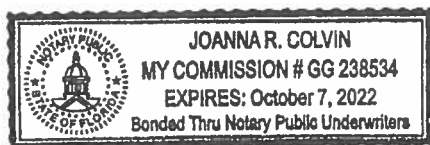
The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of November, 2018, by Evelyn Nusel and Waica M. Micheletti, as Members of Ivy House of Alachua, LLC, who ☐ are personally known to me or ☒ have provided Driver's Licenses as identification.

STATE OF FLORIDA  
COUNTY OF LEVY



  
Notary Public

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of November, 2018, by Kimberly S. Heninger, President and Michael E. Case, Vice President of The Manor on Main Street, Inc., who ☐ are personally known to me or ☒ have provided Driver's Licenses as identification.



  
Notary Public

# CITY OF ALACHUA

Receipt: 98018

02/06/2019 02:46 PM

P. O. BOX 9  
ALACHUA, FL 32616-0009

Cashier: pa\_philman  
Received Of: THE MANOR ON MAIN STREET

(386) 418-6110  
UTILITIES@CITYOFALACHUA.ORG  
WWW.CITYOFALACHUA.COM

The sum of: 365.41

UB 21923

Balance Due:	0.00	365.41
Total		365.41

TENDERED:	CHECKS	00109	365.41
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PAID

FEB 06 2019

CITY OF ALACHUA  
A



# LOCAL BUSINESS TAX RECEIPT

CITY OF ALACHUA  
STATE OF FLORIDA

NO. 2047

The business identified below has paid the local business tax to engage in or manage the business, profession or occupation of:

UNCLASSIFIED

doing business at 14603 MAIN ST  
in the city of CITY OF ALACHUA  
for the period beginning on October 01, 2018 and ending on September 30, 2019

Issued: January 2019

THE MANOR ON MAIN STREET, INC  
14603 MAIN ST  
Alachua, FL 32615

  
City Manager or Designee

## Business Façade Grant Program Property Owner Authorization

I, Marjorie Hale, understand that The Manor on Main St, Inc is the leaseholder (the "Lessee") of the property located at 1460 S Main St, Alachua, FL (the "Property") and is considering making certain improvements to the Property which may be funded in part by the City of Alachua Community Redevelopment Agency Business Façade Grant Program, hereinafter referred to as "Program." For the purposes of this authorization, hereinafter the Community Redevelopment Agency shall be referred to as "CRA" and the City of Alachua as "City".

I have reviewed the Program Policies and Procedures and the Program application to be submitted to the CRA by the Lessee. I agree and consent to the proposed improvements to the building located at the Property, as described and depicted in the Lessee's application for participation in the Program. I understand that the Lessee shall assume responsibility for completing all proposed improvements, and that I am not financially responsible for the Lessee's participation in the Program.

\* Building repainted to similar color pattern or white.  
I understand and agree that neither the CRA nor the City shall assume any responsibility or liability for the improvements proposed by the Lessee or any other part for any action or failure of any contractor or other third party acting on behalf of the Lessee, and in no way does the CRA or the City guarantee any work to be done or material to be supplied for.

I further agree to hold the CRA and the City harmless from and indemnify them for and against any and all claims which may be brought or raised against the CRA, the City, or any of its officers, representatives, agents or contractors acting on their behalf regarding any matters relevant to the participant obligations under the Program.

I affirm to the CRA and the City that the Lessee holds a valid lease which shall remain valid for no less than six (6) months following the date of application for Program funding.

I have read the above statements and acknowledge and agree that the terms stated therein are met. I have no objection to the Lessee pursuing the funding under the Program for the improvements described in the Lessee's application for participation in the Program, and I authorize the Lessee to make the proposed improvements to the building at the Property as described in the Lessee's application.

Marjorie Hale  
Signature of Property Owner

3/11/19  
Date

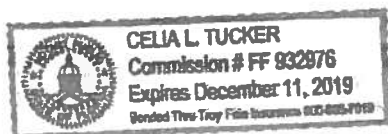
Marjorie Hale, Manager Ivy Homes of Alachua, LLC  
Typed or Printed Name of Property Owner

State of Florida

County of Levy

The foregoing application is acknowledged before me this 11 day of March, 2019 by Marjorie

Hale, who is/are personally known to me, or who has/have produced \_\_\_\_\_ as identification.



[Signature]  
Signature of Notary Public, State of Florida