

## **Regular City Commission Meeting Agenda April 24, 2017**

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**Mayor Gib Coerper**  
**Vice Mayor Robert Wilford**  
Commissioner Gary Hardacre  
Commissioner Ben Boukari, Jr.  
Commissioner Shirley Green Brown

**City Manager Traci L. Gresham**  
City Attorney Marian Rush

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The City Commission will conduct a  
**Regular City Commission Meeting**  
**At 6:00 PM**  
to address the item(s) below.

**Meeting Date:** April 24, 2017

**Meeting Location:** James A. Lewis Commission Chambers, City Hall

### **CITY COMMISSION MEETING**

**Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.**

**CALL TO ORDER**

**INVOCATION**

**PLEDGE TO THE FLAG**

**APPROVAL OF THE AGENDA**

**APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY  
TITLE ONLY**

## **I. SPECIAL PRESENTATIONS**

- A.** Administration of the Oath of Office for Seat 5
- B.** Election of Vice-Mayor
- C.** Fiscal Analysis Report for the Periods Ended February 28 and March 31, 2017

## **II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA**

(Please Limit to 3 Minutes. Any citizen who is unable to speak at this time will have an opportunity to speak at the end of the meeting)

## **III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS**

## **IV. PUBLIC HEARINGS AND ORDINANCES**

(Presentations, other than the applicant, please limit to **3 Minutes**)

- A.** Second Public Hearing – Small Cities Community Development Block Grant (CDBG) Economic Development Application for Federal Fiscal Year (FFY) 2016 Grant Cycle

## **V. AGENDA ITEMS**

- A.** NW 167th Blvd and NW 163rd Lane Road Dedications and Easement Agreements
- B.** Resolution 17-16 Amending the Fiscal Year 2016-2017 Budget for the Receipt of Unanticipated Revenue; Establishing the Wild Spaces Public Places (WSPP) Special Revenue Fund to Appropriate Revenues and Expenses Related to the 1/2 Cent Sales Surtax; Establishing the Mill Creek Sink Capital Projects Fund to Appropriate Revenues and Expenses related to the Suwannee River Water Management District (SRWMD) Mill Creek Sink Grant; Increasing the Project Legacy Capital Projects Fund to Appropriate Revenues and Expenses Related to Interest Received; Providing an Effective Date.
- C.** Resolution 17-11, Waiving the application fee for voluntary annexations.
- D.** Resolution 17-17: Progress Boulevard Extension Off-Site Tree Removal Request

## **VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA**

(Please Limit to 3 Minutes. Any citizen who did not speak during the Citizen Comments period at the beginning of the meeting may do so at this time.)

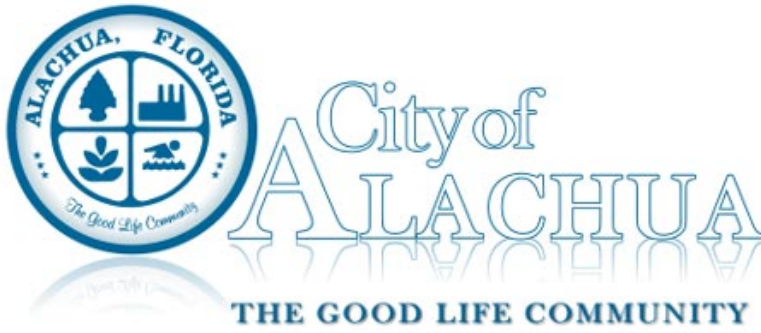
## **VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY**

## **VIII.COMMISSION COMMENTS/DISCUSSION**

## **ADJOURN**

# **CONSENT AGENDA**

## **CONSENT AGENDA ITEMS**



## Commission Agenda Item

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**MEETING DATE:** 4/24/2017

**SUBJECT:** Administration of the Oath of Office for Seat 5

**PREPARED BY:** Alan Henderson, Deputy City Clerk

**RECOMMENDED ACTION:**

Administer the Oath of Office.

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### Summary

The City Manager will swear in Commissioner Ben Boukari, Jr., who qualified for Seat 5 on the City Commission without opposition. As a sitting member of the City Commission, Mr. Boukari will be invited to the podium for the administration of the Oath of Office.

Subsequent to the Oath, Mr. Boukari will resume his seat on the Commission.

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### **ATTACHMENTS:**

Description

▣ Oath of Office



# City of Alachua

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## OATH OF OFFICE

I, Ben Boukari, Jr., swear that I will support, protect, and defend the Constitution and the government of the United States, The State of Florida, and the Charter of the City of Alachua, Florida;

I swear that I am duly qualified to hold office under the constitution of the state;

I swear that I will well and faithfully perform the duties of the City Commission, which I am now about to enter.

So help me God.

---

Ben Boukari, Jr.

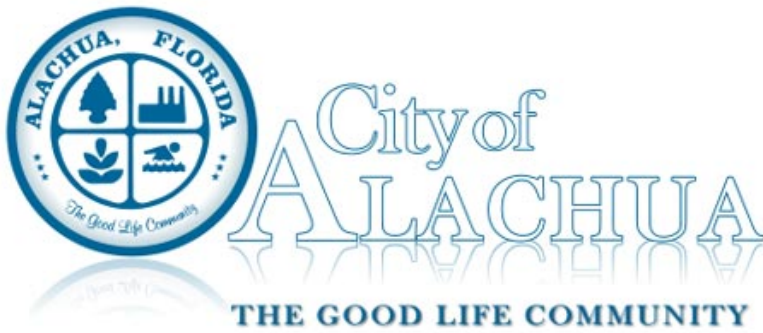
Sworn to and subscribed before me on this 24<sup>th</sup> day of April 2017, A.D.

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Traci L. Gresham  
City Clerk

(SEAL)





## Commission Agenda Item

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**MEETING DATE:** 4/24/2017

**SUBJECT:** Election of Vice-Mayor

**PREPARED BY:** Alan Henderson, Deputy City Clerk

**RECOMMENDED ACTION:**

Conduct the election of the Vice Mayor.

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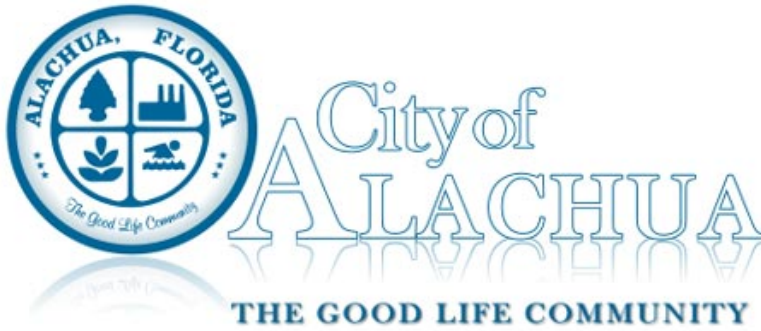
### Summary

According to the City Charter, the City Commission shall elect from among its members a Vice Mayor annually at the first City Commission meeting after the City election.

Furthermore, Rule 7 of the Commissioners Rules of Procedure provide the City Manager call for nominations for Vice Mayor; nominations do not require a second.

The City Manager conducts a roll-call vote if there is more than one nomination. Subsequent to the election, the new Vice Mayor will assume his or her seat.

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## Commission Agenda Item

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**MEETING DATE:** 4/24/2017

**SUBJECT:** Fiscal Analysis Report for the Periods Ended February 28 and March 31, 2017

**PREPARED BY:** Robert A. Bonetti, Finance & Administrative Services Director

**RECOMMENDED ACTION:**

Receive the presentation.

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### Summary

The Finance and Administrative Services Department periodically prepares fiscal analysis reports for the purpose of conveying the City's general fiscal operating condition to the City Commission and the residents of the City of Alachua.

These reports, where applicable, may identify potential fiscal trends and, if necessary, assist in identifying and evaluating options for any required corrective action.

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**FINANCIAL IMPACT:** No

**BUDGETED:** No

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**ATTACHMENTS:**

Description

- ▢ 2017 03 31 Presentation
- ▢ Fiscal Analysis 20170228
- ▢ Fiscal Analysis 20170331

# CITY OF ALACHUA



## FISCAL ANALYSIS REPORT

FISCAL YEAR 2016/2017  
THROUGH MARCH 31, 2017

APRIL 24, 2017

## KEY TERMS



- **Fiscal year: period beginning October 1, 2016 and ending September 30, 2017.**
- **Amended budget: budget including all changes since the beginning of the fiscal year.**
- **Period benchmark: percentage of fiscal year that has transpired - 50%.**
- **Encumbrances: Funds committed for future expenses.**

# ALL FUNDS SUMMARY



	<b>FY 16/17 AMENDED BUDGET</b>	<b>PERCENT OF TOTAL BUDGET</b>
<b>GENERAL FUND</b>	12,571,715	25.34%
<b>SPECIAL REVENUE FUNDS</b>	727,351	1.47%
<b>DEBT SERVICE FUND</b>	976,966	1.97%
<b>CAPITAL PROJECTS FUNDS</b>	7,540,163	15.20%
<b>ENTERPRISE FUNDS</b>	21,121,425	42.58%
<b>INTERNAL SERVICE FUNDS</b>	<u>6,665,533</u>	<u>13.44%</u>
	<b>49,603,153</b>	<b>100.00%</b>

# GENERAL FUND



- **Primary Revenue Source: Taxes**
  
- **Programs Funded:**
  - **All General Governmental Functions:**
    - **City Commission**
    - **City Manager (City Manager, Human Resources, Special Expense)**
    - **City Attorney**
    - **Deputy City Clerk**
    - **Community Planning & Development (Community Plan./Dev., Building Inspections)**
    - **Compliance & Risk Management**
    - **Finance & Admin. Svcs. (Finance, Grants, Purchasing, Facilities, Information & Tech.)**
    - **Recreation**
    - **Police**
    - **Public Works**
    - **Fire Services**
    - **Residential Waste Collection**

# GENERAL FUND



- **Sources of Funding (77%) –**

- Current Revenues: \$ 7.6M (61%)
- Budgeted Balances: \$ 2.0M (16%)

- **Uses of Funding (68%) –**

- Expenses: \$7.4M (58%)
- Encumbrances: \$1.3M (10%)

# SPECIAL REVENUE FUNDS



- **Primary Revenue Source: Intergovernmental Revenue**
- **Programs Funded:**
  - Law Enforcement Training
  - APD Explorers
  - T K Basin
  - Donation
  - Community Redevelopment Agency (CRA)



# SPECIAL REVENUE FUNDS



- **Sources of Funding (109%) –**

- Current Revenues: \$ 525K (72%)
- Budgeted Balances: \$ 266K (37%)

- **Uses of Funding (31%) –**

- Expenses: \$ 163K (22%)
- Encumbrances: \$ 63K ( 9%)

# DEBT SERVICE FUND



- **Primary Revenue Source: Inter-fund Transfers**
- **Programs Funded:**
  - Section 108 Debt Payments
  - Series 2016 Debt Payments
  - APD 2016 Capital Lease

# DEBT SERVICE FUND



- **Sources of Funding (100%) –**

- Current Revenues: \$ 719K (74%)
- Budgeted Balances: \$ 258K (26%)

- **Uses of Funding (65%) –**

- Expenses: \$ 635K (65%)
- Encumbrances: \$ 0 ( 0%)

# CAPITAL PROJECTS FUNDS



- **Primary Revenue Source: Intergovernmental Revenue**
- **Programs Funded:**
  - **Heritage Oaks**
  - **San Felasco**
  - **Project Legacy**
  - **Municipal Complex**
  - **CDBG – Neighborhood Revitalization**

# CAPITAL PROJECTS FUNDS



- **Sources of Funding (90%) –**

- Current Revenues: \$ 2.2M (29%)
- Budgeted Balances: \$ 4.6M (61%)

- **Uses of Funding (87%) –**

- Expenses: \$ 4.4M (59%)
- Encumbrances: \$ 2.1M (28%)

# ENTERPRISE FUNDS



- **Primary Revenue Source: Charges for Services**
- **Programs Funded:**
  - **Electric**
  - **Water**
  - **Waste Water**
  - **Mosquito**

# ENTERPRISE FUNDS



- **Sources of Funding (59%) –**

- Current Revenues: \$ 8.3M (39%)
- Budgeted Balances: \$ 4.1M (20%)

- **Uses of Funding (46%) –**

- Expenses: \$ 9.2M (44%)
- Encumbrances: \$ 321K ( 2%)

# INTERNAL SERVICE FUNDS



- **Primary Revenue Source: Charges for Services**
  
- **Programs Funded:**
  - **Utility Administration**
  - **Utility Billing**
  - **Utility Operations**
  - **Warehouse Operations**
  - **Water Distribution/Collection**
  - **Compliance and Risk**
  - **Public Services Operations Center**



# INTERNAL SERVICE FUNDS



- **Sources of Funding (92%) –**

- Current Revenues: \$ 1.7M (25%)
- Balances: \$ 4.5M (67%)

- **Uses of Funding (65%) –**

- Expenses: \$ 934K ( 14%)
- Encumbrances: \$ 3.4M (51%)

# ALL FUNDS SUMMARY



- **Amended FY 16/17 Budget = \$ 49,603,153**
- **Sources of Funding (74%) –**
  - Current Revenues: \$ 21.0M (42%)
  - Budgeted Balances: \$ 15.7M (32%)
- **Uses of Funding (60%) –**
  - Expenses: \$ 22.7M (46%)
  - Encumbrances: \$ 7.2M (14%)

# INVESTMENTS / CASH HOLDINGS



- **Investment portfolio total = \$ 1,541,942.56**
  - State Board of Administration (SBA) = \$ 1.0M
  - Money Market Account = \$ 508K
  - Certificate of Deposit = \$ 30K
  
- **Cash holdings total = \$ 24,129,006.35**
  - Operating Account = \$14.8M
  - CRA Account = \$ 699K
  - Customer Deposit Accounts = \$ 1.7M
  - Series 2016 Repayment Account = \$ 574K
  - Section 108 Account = \$ 103K
  - Project Legacy Account = \$ 1.5M
  - SRF Money Market account = \$ 171K
  - Heritage Oaks Account = \$ 229K
  - Series 2016 Projects = \$ 4.3M
  - Other Accounts = \$ 53K

# CONCLUSION



- **Revenues & Expenses**
- **Audit Status**



City of  
**ALACHUA**

THE GOOD LIFE COMMUNITY

**FINANCE DEPARTMENT  
FISCAL ANALYSIS  
FOR THE PERIOD ENDING  
FEBRUARY 28, 2017**

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## INTRODUCTION TO FISCAL ANALYSIS REPORT

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### **Purpose**

The fiscal analysis report is used to report the operating condition of the City, and where applicable, identify potential trends and, if necessary, recommends options for corrective action. The report first looks at all City Funds, and then looks at the major fund types (General Fund, Enterprise Funds, etc.). This report is merely a snapshot that fairly represents the City's financial position at a given point in time. While materially accurate, these are unaudited figures.

### **Defining Revenue**

Revenues are the financial resources available to the City. The City of Alachua has variety of revenue sources. These revenue sources include taxes, permits and fees, charges for services, fines and forfeitures, grants, and other miscellaneous revenues.

### **Defining Expenditure**

Expenditures constitute a use of financial resources. There are three basic types of expenditures: operating, capital and debt. Operating expenditures include the day-to-day expenses such as salaries, supplies, utilities, and equipment purchases. Capital expenditures include construction of roads, parks, buildings and the purchase of land. Debt is the expense related to principal and interest on long-term bonds and notes issued by the City. Expenditures figures within this report include encumbrances. Encumbrances are expenditure commitments that have not yet been actually incurred.

### **Defining Expenditure Function**

Expenditure functions are expenditure classifications according to the principal purposes for which expenditures are made. Examples are general government, public safety, economic environment, physical environment, transportation, and culture/recreation.

### **Defining Fund Balance**

Fund balances are the funds carried over from the previous fiscal year. The City has a variety of uses for fund balance including reserve for future capital projects, for emergencies and catastrophes, for certain bond issues, and for other contingencies and expenditures.

### **Conclusion**

The report gives a more comprehensive view by fund type of the financial operations of the City. The Finance Department welcomes any feedback you may have.

**CITY OF ALACHUA**  
**FINANCE DEPARTMENT ANALYSIS**  
**FOR THE PERIOD ENDING FEBRUARY 28, 2017**

**GENERAL FUND**

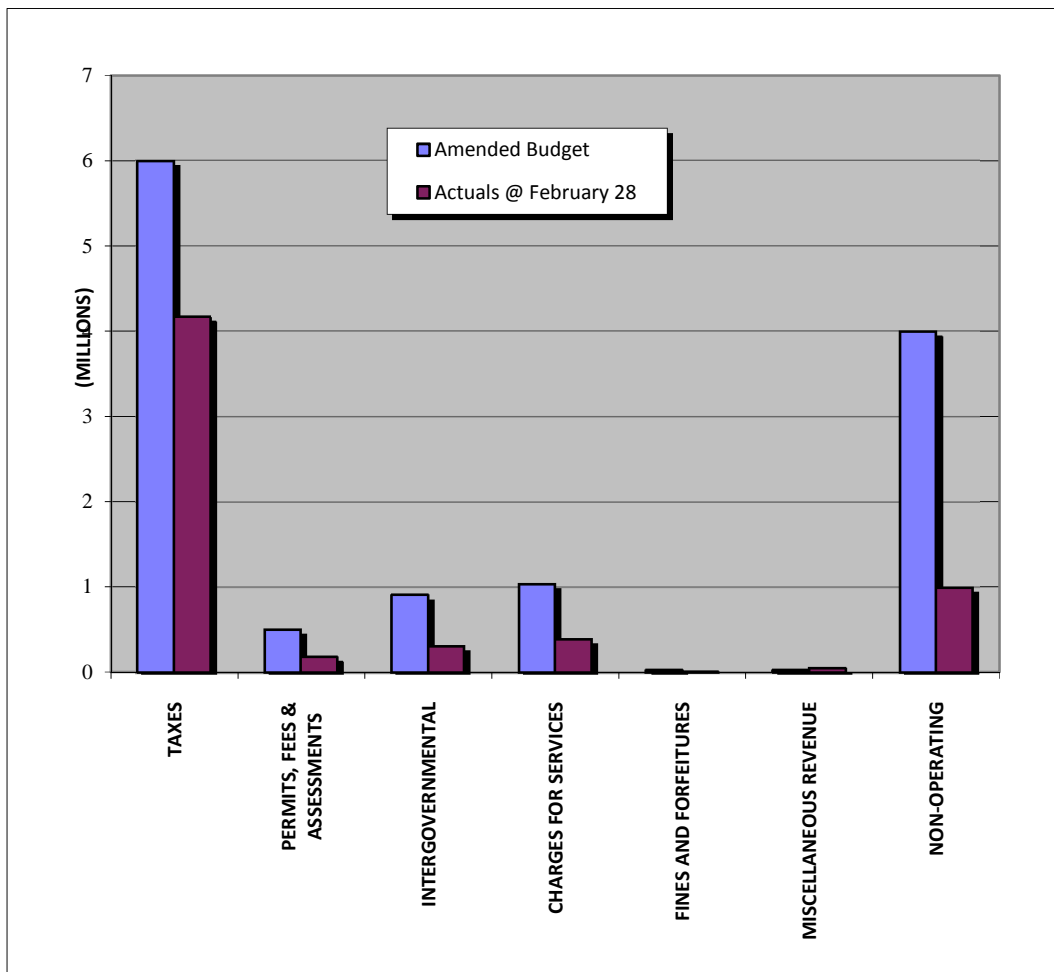
**FUND 001 - GENERAL FUND:** The General Fund is the general operating fund for the Alachua City Commission. This fund is used to account for all financial resources, except those required to be accounted for separately. These resources provide funding for programs such as Fire Services, Recreation Services, General Government Administration, Capital Improvement Projects, Law Enforcement and Planning Services to all residents of the City of Alachua.

	<b>FY 16/17 APPROVED BUDGET</b>	<b>FY 16/17 AMENDED BUDGET</b>	<b>YEAR TO DATE FY 16/17</b>	<b>PERCENT OF BUDGET COLLECTED OR EXPENDED</b>
<b>REVENUES:</b>				
TAXES	5,998,056	5,998,056	4,169,743	70%
PERMITS, FEES & ASSESSMENTS	503,800	503,800	191,579	38%
INTERGOVERNMENTAL	900,589	911,989	311,407	34%
CHARGES FOR SERVICES	1,039,350	1,039,350	398,028	38%
FINES AND FORFEITURES	32,000	32,000	9,069	28%
MISCELLANEOUS REVENUE	38,000	38,000	58,537	154%
NON-OPERATING	3,999,490	3,999,490	1,000,000	25%
	<u>12,511,285</u>	<u>12,522,685</u>	<u>6,138,363</u>	<u>49%</u>
<b>EXPENSES:</b>				
GENERAL GOVERNMENT	6,618,338	6,615,159	3,761,571	57%
PUBLIC SAFETY	3,684,620	3,699,199	1,890,686	51%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	666,300	666,300	660,214	99%
TRANSPORTATION	937,010	937,010	330,736	35%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	605,017	605,017	266,324	44%
	<u>12,511,285</u>	<u>12,522,685</u>	<u>6,909,531</u>	<u>55%</u>
<b>MAJOR EXPENDITURE CATEGORIES:</b>				
PERSONAL SERVICES	5,382,436	5,367,436	2,049,925	38%
OPERATING EXPENDITURES	3,319,985	3,329,680	2,245,963	67%
CAPITAL OUTLAY	569,792	596,221	234,399	39%
DEBT SERVICE	0	0	0	0%
GRANTS & AIDS	47,228	47,228	33,300	71%
NON-OPERATING	3,191,844	3,182,120	2,345,943	74%
POWER COSTS	0	0	0	0%
	<u>12,511,285</u>	<u>12,522,685</u>	<u>6,909,531</u>	<u>55%</u>



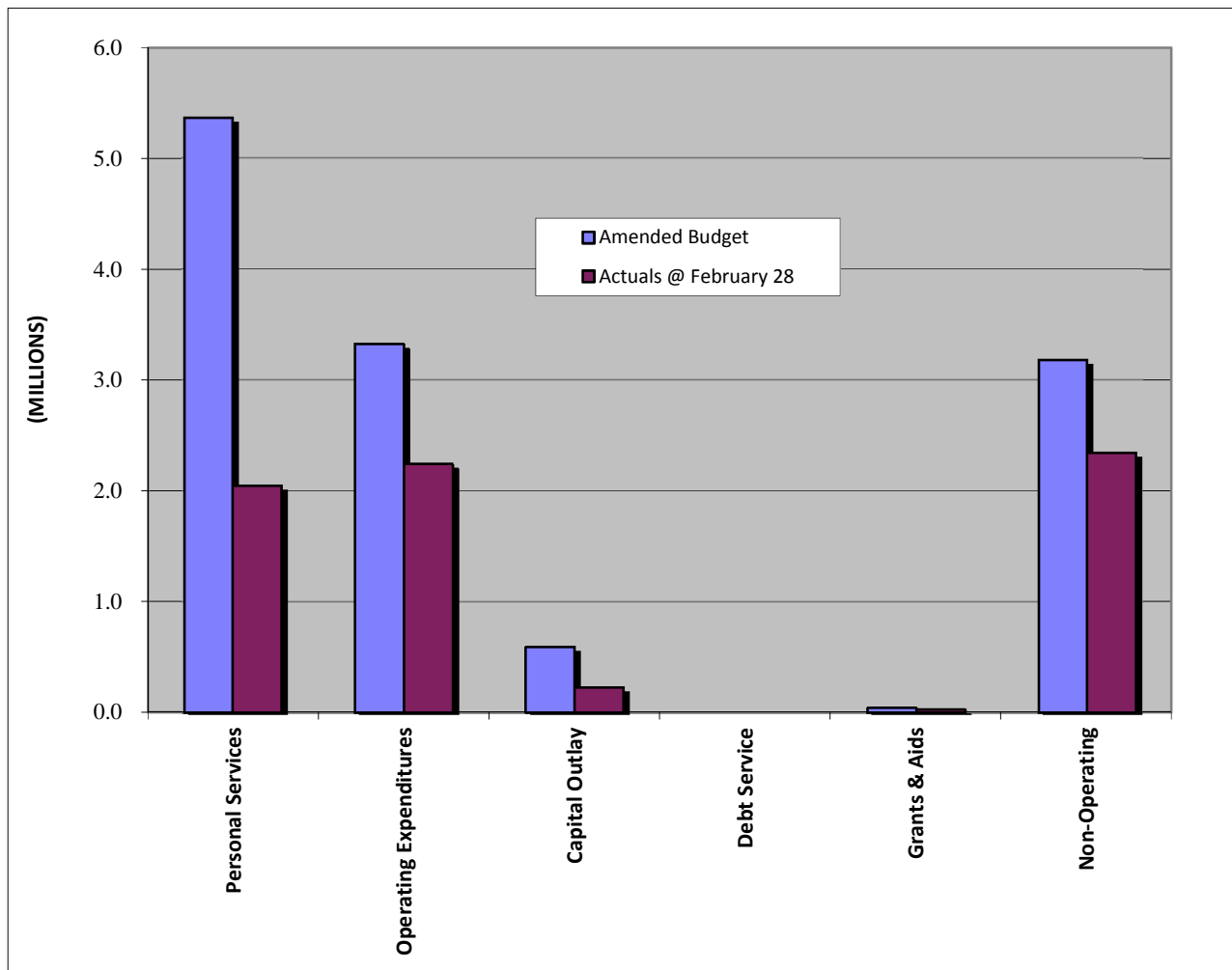
### Revenues by Major Category General Fund

As of February 28, 2017, the City of Alachua collected 49% of budgeted General Fund revenues. Tax collections are at 70%. These revenues include property taxes, local option fuel taxes, utility taxes, and communication services taxes and account for \$6.0M, or almost half, of the General Fund annual budgeted revenues. Permits, Fees & Assessments are at 38%. The Intergovernmental Revenues are at 34%. Charges for Services are at 38%, Fines & Forfeitures are at 28%, Miscellaneous Revenues are at 154% and Non-Operating Revenues are at 25%.



### Expenditures by Major Category General Fund

Overall, General Fund expenditure categories were at 55%. Personal Services are at 38% with Operating Expenditures at 67%. The Capital Outlay category is at 39%, Grants & Aids are 71% and Non-Operating expenditures are at 74%. Encumbrances for legal, fire, and residential waste collection services account for about 14% of the expense line total (aprox. \$971K).



CITY OF ALACHUA  
 FINANCE DEPARTMENT ANALYSIS  
 FOR THE PERIOD ENDING FEBRUARY 28, 2017

GENERAL FUND REVENUES

REVENUE SOURCE	FY 16/17 APPROVED BUDGET	FY 16/17 AMENDED BUDGET	YEAR TO DATE FY 16/17	PERCENT COLLECTED
<b><u>TAXES</u></b>				
AD VALOREM TAXES	4,101,261	4,101,261	3,520,275	86%
LOCAL OPTION FUEL TAXES	250,162	250,162	84,913	34%
UTILITY SERVICES TAXES	1,250,000	1,250,000	447,481	36%
COMMUNICATIONS SERVICES TAXES	349,533	349,533	105,000	30%
LOCAL BUSINESS TAXES	47,100	47,100	12,074	26%
<b>SUBTOTAL</b>	<b>5,998,056</b>	<b>5,998,056</b>	<b>4,169,743</b>	<b>70%</b>
<b><u>PERMITS, FEES AND ASSESSMENTS</u></b>				
BUILDING PERMITS	209,800	209,800	94,278	45%
FRANCHISE FEES	294,000	294,000	97,301	33%
<b>SUBTOTAL</b>	<b>503,800</b>	<b>503,800</b>	<b>191,579</b>	<b>38%</b>
<b><u>INTERGOVERNMENTAL REVENUE</u></b>				
STATE-SHARED REVENUES	900,589	900,589	311,407	35%
GRANTS	0	11,400	0	0%
<b>SUBTOTAL</b>	<b>900,589</b>	<b>911,989</b>	<b>311,407</b>	<b>34%</b>
<b><u>CHARGES FOR SERVICES</u></b>				
GENERAL GOVERNMENT	102,725	102,725	6,374	6%
PUBLIC SAFETY	86,647	86,647	37,019	43%
PHYSICAL ENVIRONMENT	822,978	822,978	351,885	43%
TRANSPORTATION	0	0	0	0%
CULTURE & RECREATION	27,000	27,000	2,750	10%
OTHER CHARGES FOR SVCS	0	0	0	0%
<b>SUBTOTAL</b>	<b>1,039,350</b>	<b>1,039,350</b>	<b>398,028</b>	<b>38%</b>
<b><u>FINES &amp; FORFEITURES</u></b>				
FINES & FORFEITURES	32,000	32,000	9,069	28%
OTHER FINES & FORFEITURES	0	0	0	0%
<b>SUBTOTAL</b>	<b>32,000</b>	<b>32,000</b>	<b>9,069</b>	<b>28%</b>
<b><u>MISCELLANEOUS REVENUE</u></b>				
INTEREST EARNINGS	5,000	5,000	2,618	52%
RENTS & ROYALTIES	0	0	100	N/A+
OTHER MISCELLANEOUS REVENUE	33,000	33,000	55,820	169%
<b>SUBTOTAL</b>	<b>38,000</b>	<b>38,000</b>	<b>58,537</b>	<b>154%</b>
<b><u>NON OPERATING</u></b>				
CONTRIBUTIONS FROM ENTERPRISE	2,000,000	2,000,000	1,000,000	50%
FUND BALANCE & UNDER COLLECTION	1,999,490	1,999,490	0	0%
<b>SUBTOTAL</b>	<b>3,999,490</b>	<b>3,999,490</b>	<b>1,000,000</b>	<b>25%</b>
<b>GENERAL FUND</b>	<b>12,511,285</b>	<b>12,522,685</b>	<b>6,138,363</b>	<b>49%</b>

**CITY OF ALACHUA  
FINANCE DEPARTMENT ANALYSIS  
FOR THE PERIOD ENDING FEBRUARY 28, 2017**

**GENERAL FUND EXPENDITURES  
BY MAJOR CATEGORY**

<b>DEPARTMENT/DIVISION</b>	<b>FY 16/17 AMENDED BUDGET</b>	<b>EXPENDED TO DATE</b>	<b>PERCENT EXPENDED TO DATE</b>	<b>ENCUMBERED TO DATE</b>	<b>PERCENT ENCUMBERED TO DATE</b>	<b>PERCENT EXPENDED &amp; ENCUMBERED TO DATE</b>
<b><u>CITY COMMISSION</u></b>						
PERSONAL SERVICES	107,910	43,841	41%	0	0%	41%
OPERATING EXPENDITURES	36,888	10,757	29%	0	0%	29%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>144,798</b>	<b>54,598</b>	<b>38%</b>	<b>0</b>	<b>0%</b>	<b>38%</b>
<b><u>CITY MANAGER'S OFFICE</u></b>						
PERSONAL SERVICES	400,329	150,605	38%	0	0%	38%
OPERATING EXPENDITURES	31,806	7,804	25%	463	1%	26%
CAPITAL OUTLAY	1,300	1,150	88%	51	4%	92%
GRANTS & AIDS	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>433,435</b>	<b>159,559</b>	<b>37%</b>	<b>514</b>	<b>0%</b>	<b>37%</b>
<b><u>DEPUTY CITY CLERK</u></b>						
PERSONAL SERVICES	135,446	51,512	38%	0	0%	38%
OPERATING EXPENDITURES	37,295	21,325	57%	2,233	6%	63%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>172,741</b>	<b>72,837</b>	<b>42%</b>	<b>2,233</b>	<b>1%</b>	<b>43%</b>
<b><u>CITY ATTORNEY</u></b>						
OPERATING EXPENDITURES	171,494	73,402	43%	90,869	53%	96%
<b>TOTAL EXPENDITURES</b>	<b>171,494</b>	<b>73,402</b>	<b>43%</b>	<b>90,869</b>	<b>53%</b>	<b>96%</b>
<b><u>INFORMATION &amp; TECHNOLOGY SERVICES</u></b>						
PERSONAL SERVICES	136,034	51,278	38%	0	0%	38%
OPERATING EXPENDITURES	56,262	21,910	39%	360	1%	40%
CAPITAL OUTLAY	20,896	14,650	70%	0	0%	70%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>213,192</b>	<b>87,838</b>	<b>41%</b>	<b>360</b>	<b>0%</b>	<b>41%</b>
<b><u>FINANCE</u></b>						
PERSONAL SERVICES	424,870	161,604	38%	0	0%	38%
OPERATING EXPENDITURES	76,552	39,163	51%	10,176	13%	64%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>501,422</b>	<b>200,766</b>	<b>40%</b>	<b>10,176</b>	<b>2%</b>	<b>42%</b>

**CITY OF ALACHUA  
FINANCE DEPARTMENT ANALYSIS  
FOR THE PERIOD ENDING FEBRUARY 28, 2017**

**GENERAL FUND EXPENDITURES  
BY MAJOR CATEGORY**

<b>DEPARTMENT/DIVISION</b>	<b>FY 16/17 AMENDED BUDGET</b>	<b>EXPENDED TO DATE</b>	<b>PERCENT EXPENDED TO DATE</b>	<b>ENCUMBERED TO DATE</b>	<b>PERCENT ENCUMBERED TO DATE</b>	<b>PERCENT EXPENDED &amp; ENCUMBERED TO DATE</b>
<b><u>HUMAN RESOURCES</u></b>						
PERSONAL SERVICES	136,072	49,271	36%	0	0%	36%
OPERATING EXPENDITURES	43,278	15,786	36%	3,163	7%	44%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>179,350</b>	<b>65,057</b>	<b>36%</b>	<b>3,163</b>	<b>2%</b>	<b>38%</b>
<b><u>FACILITIES MAINTENANCE</u></b>						
PERSONAL SERVICES	310,699	107,739	35%	0	0%	35%
OPERATING EXPENDITURES	135,850	48,740	36%	4,629	3%	39%
CAPITAL OUTLAY	5,000	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>451,549</b>	<b>156,479</b>	<b>35%</b>	<b>4,629</b>	<b>1%</b>	<b>36%</b>
<b><u>GRANTS &amp; CONTRACTS</u></b>						
PERSONAL SERVICES	63,661	24,442	38%	0	0%	38%
OPERATING EXPENDITURES	6,373	2,180	34%	0	0%	34%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>70,034</b>	<b>26,622</b>	<b>38%</b>	<b>0</b>	<b>0%</b>	<b>38%</b>
<b><u>CP&amp;D-PLANNING &amp; DEVELOPMENT</u></b>						
PERSONAL SERVICES	326,648	106,569	33%	0	0%	33%
OPERATING EXPENDITURES	127,152	22,541	18%	0	0%	18%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>453,800</b>	<b>129,110</b>	<b>28%</b>	<b>0</b>	<b>0%</b>	<b>28%</b>
<b><u>COMPLIANCE &amp; RISK MANAGEMENT</u></b>						
PERSONAL SERVICES	282,946	107,361	38%	0	0%	38%
OPERATING EXPENDITURES	55,236	7,242	13%	1,859	3%	16%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>338,182</b>	<b>114,604</b>	<b>34%</b>	<b>1,859</b>	<b>1%</b>	<b>34%</b>
<b><u>CP&amp;D-BEAUTIFICATION BOARD</u></b>						
OPERATING EXPENDITURES	8,700	3,961	46%	6,154	71%	116%
<b>TOTAL EXPENDITURES</b>	<b>8,700</b>	<b>3,961</b>	<b>46%</b>	<b>6,154</b>	<b>71%</b>	<b>116%</b>

CITY OF ALACHUA  
 FINANCE DEPARTMENT ANALYSIS  
 FOR THE PERIOD ENDING FEBRUARY 28, 2017

GENERAL FUND EXPENDITURES  
 BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 16/17 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<b><u>SPECIAL EXPENSE</u></b>						
PERSONAL SERVICES	11,400	0	0%	0	0%	0%
OPERATING EXPENDITURES	110,734	9,908	9%	2,661	2%	11%
CAPITAL OUTLAY	124,980	95,646	77%	9,325	7%	84%
GRANTS & AIDS	47,228	33,300	71%	0	0%	71%
NON-OPERATING	3,182,120	2,345,943	74%	0	0%	74%
<b>TOTAL EXPENDITURES</b>	<b>3,476,462</b>	<b>2,484,798</b>	<b>71%</b>	<b>11,986</b>	<b>0%</b>	<b>72%</b>
<b><u>PS-SOLID WASTE DISPOSAL</u></b>						
OPERATING EXPENDITURES	666,300	221,243	33%	438,971	66%	99%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>666,300</b>	<b>221,243</b>	<b>33%</b>	<b>438,971</b>	<b>66%</b>	<b>99%</b>
<b><u>PS-PUBLIC WORKS</u></b>						
PERSONAL SERVICES	373,409	145,955	39%	0	0%	39%
OPERATING EXPENDITURES	255,385	94,571	37%	73,174	29%	66%
CAPITAL OUTLAY	308,216	14,870	5%	2,166	1%	6%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>937,010</b>	<b>255,396</b>	<b>27%</b>	<b>75,340</b>	<b>8%</b>	<b>35%</b>
<b><u>FIRE RESCUE SERVICES</u></b>						
OPERATING EXPENDITURES	703,616	221,692	32%	440,832	63%	94%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>703,616</b>	<b>221,692</b>	<b>32%</b>	<b>440,832</b>	<b>63%</b>	<b>94%</b>
<b><u>BUILDING INSPECTIONS</u></b>						
PERSONAL SERVICES	165,782	62,533	38%	0	0%	38%
OPERATING EXPENDITURES	28,476	2,629	9%	617	2%	11%
CAPITAL OUTLAY	2,750	2,465	90%	0	0%	90%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>197,008</b>	<b>67,627</b>	<b>34%</b>	<b>617</b>	<b>0%</b>	<b>35%</b>
<b><u>APD-PATROL &amp; ADMIN</u></b>						
PERSONAL SERVICES	1,885,356	772,137	41%	0	0%	41%
OPERATING EXPENDITURES	377,337	146,105	39%	32,532	9%	47%
CAPITAL OUTLAY	133,079	66,918	50%	22,523	17%	67%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>2,395,772</b>	<b>985,160</b>	<b>41%</b>	<b>55,054</b>	<b>2%</b>	<b>43%</b>

CITY OF ALACHUA  
 FINANCE DEPARTMENT ANALYSIS  
 FOR THE PERIOD ENDING FEBRUARY 28, 2017

GENERAL FUND EXPENDITURES  
 BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 16/17 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<b><u>APD-COMMUNICATIONS</u></b>						
PERSONAL SERVICES	356,306	105,372	30%	0	0%	30%
OPERATING EXPENDITURES	12,000	6,338	53%		0%	53%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>368,306</b>	<b>111,709</b>	<b>30%</b>	<b>0</b>	<b>0%</b>	<b>30%</b>
<b><u>APD-SCHOOL CROSSING GUARDS</u></b>						
OPERATING EXPENDITURES	27,789	5,988	22%	0	0%	22%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>27,789</b>	<b>5,988</b>	<b>22%</b>	<b>0</b>	<b>0%</b>	<b>22%</b>
<b><u>APD-EXPLORERS PROGRAM</u></b>						
OPERATING EXPENDITURES	2,000	156	8%	0	0%	8%
<b>TOTAL EXPENDITURES</b>	<b>2,000</b>	<b>156</b>	<b>8%</b>	<b>0</b>	<b>0%</b>	<b>8%</b>
<b><u>APD-RESERVE PROGRAM</u></b>						
OPERATING EXPENDITURES	4,708	1,849	39%	0	0%	39%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>4,708</b>	<b>1,849</b>	<b>39%</b>	<b>0</b>	<b>0%</b>	<b>39%</b>
<b><u>PARKS &amp; RECREATION</u></b>						
PERSONAL SERVICES	250,568	109,705	44%	0	0%	44%
OPERATING EXPENDITURES	354,449	115,664	33%	36,318	10%	43%
CAPITAL OUTLAY	0	4,637	NA+	0	0%	NA+
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>605,017</b>	<b>230,006</b>	<b>38%</b>	<b>36,318</b>	<b>6%</b>	<b>44%</b>
<b>GENERAL FUND</b>	<b>12,522,685</b>	<b>5,730,457</b>	<b>46%</b>	<b>1,179,074</b>	<b>9%</b>	<b>55%</b>

**CITY OF ALACHUA  
FINANCE DEPARTMENT ANALYSIS  
FOR THE PERIOD ENDING FEBRUARY 28, 2017**

**SPECIAL REVENUE FUNDS**

**FUND VARIOUS - SPECIAL REVENUE FUNDS:** Special Revenue Funds are used to account for the proceeds of specific revenue sources that are designated for specified purposes or are restricted in use.

	<b>FY 16/17 APPROVED BUDGET</b>	<b>FY 16/17 AMENDED BUDGET</b>	<b>YEAR TO DATE FY 16/17</b>	<b>PERCENT OF BUDGET COLLECTED OR EXPENDED</b>
<b>REVENUES:</b>				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	6,650	6,650	4,967	75%
INTERGOVERNMENTAL REVENUE	266,222	266,222	276,391	104%
CHARGES FOR SERVICES	2,800	2,800	1,050	38%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	200	200	16,322	8161%
NON-OPERATING	447,380	451,479	185,416	41%
	<b>723,252</b>	<b>727,351</b>	<b>484,145</b>	<b>67%</b>
<b>EXPENSES:</b>				
GENERAL GOVERNMENT	0	0	0	0%
PUBLIC SAFETY	10,518	10,518	1,727	16%
ECONOMIC ENVIRONMENT	644,560	648,659	181,051	28%
PHYSICAL ENVIRONMENT	17,920	17,920	1,618	9%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	50,254	50,254	25,683	51%
	<b>723,252</b>	<b>727,351</b>	<b>210,079</b>	<b>29%</b>
<b>MAJOR EXPENDITURE CATEGORIES:</b>				
PERSONAL SERVICES	18,810	75,239	2,519	3%
OPERATING EXPENDITURES	309,062	229,985	103,051	45%
CAPITAL OUTLAY	256,100	278,748	54,870	20%
DEBT SERVICE	99,280	99,280	49,640	50%
GRANTS & AIDS	30,000	30,000	0	0%
NON-OPERATING	10,000	14,099	0	0%
	<b>723,252</b>	<b>727,351</b>	<b>210,079</b>	<b>29%</b>



CITY OF ALACHUA  
 FINANCE DEPARTMENT ANALYSIS  
 FOR THE PERIOD ENDING FEBRUARY 28, 2017

SPECIAL REVENUE FUNDS REVENUE

REVENUE SOURCE	FY 16/17 APPROVED BUDGET	FY 16/17 AMENDED BUDGET	RECEIVED TO DATE FY 16/17	PERCENT COLLECTED
<b><u>PERMITS, FEES AND ASSESSMENTS</u></b>				
SPECIAL ASSESSMENTS	6,650	6,650	4,967	75%
<b>SUBTOTAL</b>	<b>6,650</b>	<b>6,650</b>	<b>4,967</b>	<b>75%</b>
<b><u>INTERGOVERNMENTAL REVENUE</u></b>				
FEDERAL GRANTS	0	0	0	0%
STATE GRANTS	0	0	0	0%
GRANTS FROM OTHER LOCAL UNITS	0	0	0	0%
PAYMENTS FROM LOCAL UNITS (FOR CRA)	266,222	266,222	276,391	104%
<b>SUBTOTAL</b>	<b>266,222</b>	<b>266,222</b>	<b>276,391</b>	<b>104%</b>
<b><u>CHARGES FOR SERVICES</u></b>				
ADDT'L CRT COSTS-\$2 FOR LEO TRAINING	2,800	2,800	1,050	38%
OTHER MISCELLANEOUS CHARGES	0	0	0	0%
<b>SUBTOTAL</b>	<b>2,800</b>	<b>2,800</b>	<b>1,050</b>	<b>38%</b>
<b><u>MISCELLANEOUS REVENUE</u></b>				
INTEREST INCOME	200	200	127	63%
RENTALS AND LEASES	0	0	3,045	NA+
CONTRIBUTIONS AND DONATIONS	0	0	13,150	NA+
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
<b>SUBTOTAL</b>	<b>200</b>	<b>200</b>	<b>16,322</b>	<b>8161%</b>
<b><u>NON OPERATING</u></b>				
DEBT PROCEEDS	0	0	0	0%
TRANSFER IN	181,317	185,416	185,416	100%
USE OF FUND BALANCE/UNDERCOLLECTION	266,063	266,063	0	0%
<b>SUBTOTAL</b>	<b>447,380</b>	<b>451,479</b>	<b>185,416</b>	<b>41%</b>
<b>SPECIAL REVENUE FUNDS</b>	<b>723,252</b>	<b>727,351</b>	<b>484,145</b>	<b>67%</b>

CITY OF ALACHUA  
 FINANCE DEPARTMENT ANALYSIS  
 FOR THE PERIOD ENDING FEBRUARY 28, 2017

SPECIAL REVENUE FUNDS EXPENDITURES  
 BY MAJOR CATEGORY

SPECIAL REVENUE FUND	FY 16/17 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<b><u>ADDT'L COURT COST-\$2 FOR LEO TRAINING FUND</u></b>						
OPERATING EXPENDITURES	2,800	1,727	62%	0	0%	62%
<b>TOTAL EXPENDITURES</b>	<b>2,800</b>	<b>1,727</b>	<b>62%</b>	<b>0</b>	<b>0%</b>	<b>62%</b>
<b><u>EXPLORER SPECIAL REVENUE FUND</u></b>						
OPERATING EXPENDITURES	6,800	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>6,800</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>	<b>0%</b>
<b><u>TK BASIN SPECIAL ASSESSMENT</u></b>						
OPERATING EXPENDITURES	17,920	643	4%	974	5%	9%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>17,920</b>	<b>643</b>	<b>4%</b>	<b>974</b>	<b>5%</b>	<b>9%</b>
<b><u>DONATION FUND</u></b>						
OPERATING EXPENDITURES	28,524	3,036	11%	0	0%	11%
CAPITAL OUTLAY	22,648	22,647	100%	0	0%	100%
NON OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>51,172</b>	<b>25,683</b>	<b>50%</b>	<b>0</b>	<b>0%</b>	<b>50%</b>
<b><u>CRA FUND</u></b>						
PERSONAL SERVICES	75,239	2,519	3%	0	0%	3%
OPERATING EXPENDITURES	173,941	61,723	35%	34,948	20%	56%
CAPITAL OUTLAY	256,100	2,299	1%	29,923	12%	13%
DEBT SERVICE	99,280	49,640	50%	0	0%	50%
AIDS TO PRIVATE ORGANIZATIONS	30,000	0	0%	0	0%	0%
NON OPERATING	14,099	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>648,659</b>	<b>116,180</b>	<b>18%</b>	<b>64,871</b>	<b>10%</b>	<b>28%</b>
<b>SPECIAL REVENUE FUNDS</b>	<b>727,351</b>	<b>144,234</b>	<b>20%</b>	<b>65,846</b>	<b>9%</b>	<b>29%</b>

**CITY OF ALACHUA**  
**FINANCE DEPARTMENT ANALYSIS**  
**FOR THE PERIOD ENDING FEBRUARY 28, 2017**

**DEBT SERVICE FUND**

**FUND 070 - DEBT SERVICE FUND:** The Debt Service Fund is used to account for the accumulation of resources for, and the payment of the City's general long-term debt, interest, and other related debt service charges. Debt obligations related to the Enterprise funds are accounted for in those specific funds.

	<b>FY 16/17 APPROVED BUDGET</b>	<b>FY 16/17 AMENDED BUDGET</b>	<b>YEAR TO DATE FY 16/17</b>	<b>PERCENT OF BUDGET COLLECTED OR EXPENDED</b>
<b>REVENUES:</b>				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL	0	0	0	0%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	0	0	24	NA+
NON-OPERATING	976,966	976,966	718,502	74%
	<u>976,966</u>	<u>976,966</u>	<u>718,526</u>	<u>74%</u>
<b>EXPENSES:</b>				
GENERAL GOVERNMENT	976,966	976,966	401,856	41%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	0	0	0	0%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	<u>976,966</u>	<u>976,966</u>	<u>401,856</u>	<u>41%</u>
<b>MAJOR EXPENDITURE CATEGORIES:</b>				
PERSONAL SERVICES	0	0	0	0%
OPERATING EXPENDITURES	0	0	0	0%
CAPITAL OUTLAY	0	0	0	0%
DEBT SERVICE	976,966	976,966	401,856	41%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	0	0	0	0%
POWER COSTS	0	0	0	0%
	<u>976,966</u>	<u>976,966</u>	<u>401,856</u>	<u>41%</u>

**CITY OF ALACHUA  
FINANCE DEPARTMENT ANALYSIS  
FOR THE PERIOD ENDING FEBRUARY 28, 2017**

**DEBT SERVICE FUND REVENUES**

<b>REVENUE SOURCE</b>	<b>FY 16/17 APPROVED BUDGET</b>	<b>FY 16/17 AMENDED BUDGET</b>	<b>YEAR TO DATE FY 16/17</b>	<b>PERCENT COLLECTED</b>
<b><u>MISCELLANEOUS REVENUE</u></b>				
INTEREST EARNINGS	0	0	24	NA+
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
<b>SUBTOTAL</b>	<b>0</b>	<b>0</b>	<b>24</b>	<b>0%</b>
<b><u>NON OPERATING</u></b>				
CONTRIBUTIONS FROM ENTERPRISE	57,975	57,975	57,975	100%
DEBT PROCEEDS	0	0	0	0%
TRANSFER IN-GF	660,527	660,527	660,527	100%
FUND BALANCE & UNDER COLLECTION	258,464	258,464	0	0%
<b>SUBTOTAL</b>	<b>976,966</b>	<b>976,966</b>	<b>718,502</b>	<b>74%</b>
 <b>DEBT SERVICE FUND</b>	 <b>976,966</b>	 <b>976,966</b>	 <b>718,526</b>	 <b>74%</b>

CITY OF ALACHUA  
 FINANCE DEPARTMENT ANALYSIS  
 FOR THE PERIOD ENDING FEBRUARY 28, 2017

DEBT SERVICE FUND EXPENDITURES  
 BY MAJOR CATEGORY

DEBT OBLIGATION	FY 16/17 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<b><u>OTHER DEBT COSTS</u></b>						
DEBT SERVICE	750	0	0%	0	0%	0%
	<b>750</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>	<b>0%</b>
<b><u>SECTION 108 LOAN</u></b>						
DEBT SERVICE	165,643	7,621	5%	0	0%	5%
<b>TOTAL EXPENDITURES</b>	<b>165,643</b>	<b>7,621</b>	<b>5%</b>	<b>0</b>	<b>0%</b>	<b>5%</b>
<b><u>CAPITAL LEASE - MOTOROLA</u></b>						
DEBT SERVICE	93,686	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>93,686</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>	<b>0%</b>
<b><u>ALACHUA COUNTY TDC</u></b>						
DEBT SERVICE	83,333	83,333	100%	0	0%	100%
<b>TOTAL EXPENDITURES</b>	<b>83,333</b>	<b>83,333</b>	<b>100%</b>	<b>0</b>	<b>0%</b>	<b>100%</b>
<b><u>SERIES 2016 CAPITAL IMPROVEMENT</u></b>						
DEBT SERVICE	633,554	310,902	49%	0	0%	49%
<b>TOTAL EXPENDITURES</b>	<b>633,554</b>	<b>310,902</b>	<b>49%</b>	<b>0</b>	<b>0%</b>	<b>49%</b>
<b>DEBT SERVICE FUND</b>	<b>976,966</b>	<b>401,856</b>	<b>41%</b>	<b>0</b>	<b>0%</b>	<b>41%</b>

**CITY OF ALACHUA  
FINANCE DEPARTMENT ANALYSIS  
FOR THE PERIOD ENDING FEBRUARY 28, 2017**

**CAPITAL PROJECTS FUNDS**

**FUND 3XX - CAPITAL PROJECTS FUNDS:** Capital Project Funds are used to account for financial resources to be used for the acquisition, construction, or improvement of major capital facilities (other than those financed by the Enterprise Funds or Special Assessments).

	<b>FY 16/17 APPROVED BUDGET</b>	<b>FY 16/17 AMENDED BUDGET</b>	<b>YEAR TO DATE FY 16/17</b>	<b>PERCENT OF BUDGET COLLECTED OR EXPENDED</b>
<b>REVENUES:</b>				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL REVENUE	353,545	353,545	373,349	106%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	0	0	10,727	NA+
NON-OPERATING	7,186,618	7,186,618	1,824,126	25%
	<u>7,540,163</u>	<u>7,540,163</u>	<u>2,208,202</u>	<u>29%</u>
<b>EXPENSES:</b>				
GENERAL GOVERNMENT	324,126	324,126	0	0%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	333,940	333,940	212,670	64%
TRANSPORTATION	353,545	353,545	329,985	93%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	6,528,552	6,528,552	6,012,826	92%
	<u>7,540,163</u>	<u>7,540,163</u>	<u>6,555,481</u>	<u>87%</u>
<b>MAJOR EXPENDITURE CATEGORIES:</b>				
PERSONAL SERVICES	0	0	0	0%
OPERATING EXPENDITURES	462,200	462,200	12,987	3%
CAPITAL OUTLAY	7,077,963	7,077,963	6,542,494	92%
DEBT SERVICE	0	0	0	0%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	0	0	0	0%
POWER COSTS	0	0	0	0%
	<u>7,540,163</u>	<u>7,540,163</u>	<u>6,555,481</u>	<u>87%</u>

CITY OF ALACHUA  
 FINANCE DEPARTMENT ANALYSIS  
 FOR THE PERIOD ENDING FEBRUARY 28, 2017

CAPITAL PROJECTS FUNDS REVENUE

REVENUE SOURCE	FY 16/17 APPROVED BUDGET	FY 16/17 AMENDED BUDGET	RECEIVED TO DATE FY 16/17	PERCENT COLLECTED
<b><u>INTERGOVERNMENTAL REVENUE</u></b>				
FEDERAL GRANTS	353,545	353,545	373,349	106%
STATE GRANTS	0	0	0	0%
GRANTS FROM OTHER LOCAL UNITS	0	0	0	0%
<b>SUBTOTAL</b>	<b>353,545</b>	<b>353,545</b>	<b>373,349</b>	<b>106%</b>
<b><u>MISCELLANEOUS REVENUE</u></b>				
INTEREST INCOME	0	0	10,727	NA+
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
<b>SUBTOTAL</b>	<b>0</b>	<b>0</b>	<b>10,727</b>	<b>0%</b>
<b><u>NON OPERATING</u></b>				
DEBT PROCEEDS	0	0	0	0%
TRANSFERS IN	2,574,126	2,574,126	1,824,126	71%
USE OF FUND BALANCE	4,612,492	4,612,492	0	0%
<b>SUBTOTAL</b>	<b>7,186,618</b>	<b>7,186,618</b>	<b>1,824,126</b>	<b>25%</b>
 <b>CAPITAL PROJECTS FUNDS</b>	 <b>7,540,163</b>	 <b>7,540,163</b>	 <b>2,208,202</b>	 <b>29%</b>

CITY OF ALACHUA  
 FINANCE DEPARTMENT ANALYSIS  
 FOR THE PERIOD ENDING FEBRUARY 28, 2017

CAPITAL PROJECTS FUNDS EXPENDITURES  
 BY MAJOR CATEGORY

CAPITAL PROJECT	FY 16/17 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<b>HERITAGE OAKS</b>						
OPERATING EXPENSES	120,066	0	0%	0	0%	0%
CAPITAL OUTLAY	213,874	208,108	97%	4,562	2%	99%
<b>TOTAL EXPENDITURES</b>	<b>333,940</b>	<b>208,108</b>	<b>62%</b>	<b>4,562</b>	<b>1%</b>	<b>64%</b>
<b>SAN FELASCO CONSERVATION CORRIDOR</b>						
OPERATING EXPENDITURES	6,508	1,400	22%	0	0%	22%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>6,508</b>	<b>1,400</b>	<b>22%</b>	<b>0</b>	<b>0%</b>	<b>22%</b>
<b>MUNICIPAL COMPLEX</b>						
OPERATING EXPENDITURES	324,126	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>324,126</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>	<b>0%</b>
<b>CDBG - NEIGHBORHOOD REVITALIZATION</b>						
OPERATING EXPENDITURES	11,500	11,587	101%	0	0%	101%
CAPITAL OUTLAY	342,045	318,398	93%	0	0%	93%
<b>TOTAL EXPENDITURES</b>	<b>353,545</b>	<b>329,985</b>	<b>93%</b>	<b>0</b>	<b>0%</b>	<b>93%</b>
<b>PROJECT LEGACY</b>						
CAPITAL OUTLAY	6,522,044	3,362,116	52%	2,649,309	41%	92%
<b>TOTAL EXPENDITURES</b>	<b>6,522,044</b>	<b>3,362,116</b>	<b>52%</b>	<b>2,649,309</b>	<b>41%</b>	<b>92%</b>
<b>CAPITAL PROJECT FUNDS</b>	<b>7,540,163</b>	<b>3,901,610</b>	<b>52%</b>	<b>2,653,871</b>	<b>35%</b>	<b>87%</b>



**CITY OF ALACHUA**  
**FINANCE DEPARTMENT ANALYSIS**  
**FOR THE PERIOD ENDING FEBRUARY 28, 2017**

**ENTERPRISE FUNDS**

**FUND 010, 020, 030, 042 - ENTERPRISE FUNDS:** Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business enterprises in which the intent of the governing body is that all costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges. The City's Electric, Water, Wastewater, and Mosquito Control services reside in Enterprise funds.

	<b>FY 16/17 APPROVED BUDGET</b>	<b>FY 16/17 AMENDED BUDGET</b>	<b>YEAR TO DATE FY 16/17</b>	<b>PERCENT OF BUDGET COLLECTED OR EXPENDED</b>
<b>REVENUES:</b>				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL REVENUE	0	0	0	0%
CHARGES FOR SERVICES	16,710,202	16,710,202	7,013,814	42%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	276,320	276,320	137,972	50%
NON-OPERATING	4,134,903	4,134,903	0	0%
	<b>21,121,425</b>	<b>21,121,425</b>	<b>7,151,786</b>	<b>34%</b>

<b>EXPENSES:</b>				
GENERAL GOVERNMENT	0	0	0	0%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	21,121,425	21,121,425	6,503,552	31%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	<b>21,121,425</b>	<b>21,121,425</b>	<b>6,503,552</b>	<b>31%</b>

**MAJOR EXPENDITURE CATEGORIES:**

PERSONAL SERVICES	1,426,180	1,426,180	536,055	38%
OPERATING EXPENDITURES	1,467,914	1,484,114	637,640	43%
CAPITAL OUTLAY	3,078,826	3,062,626	178,002	6%
DEBT SERVICE	1,180,911	1,180,911	293,481	25%
NON-OPERATING	4,690,094	4,690,094	2,483,597	53%
POWER COSTS	9,277,500	9,277,500	2,374,778	26%
	<b>21,121,425</b>	<b>21,121,425</b>	<b>6,503,552</b>	<b>31%</b>

CITY OF ALACHUA  
 FINANCE DEPARTMENT ANALYSIS  
 FOR THE PERIOD ENDING FEBRUARY 28, 2017

ENTERPRISE FUNDS REVENUE

REVENUE SOURCE	FY 16/17 APPROVED BUDGET	FY 16/17 AMENDED BUDGET	RECEIVED TO DATE FY 16/17	PERCENT COLLECTED
<b><u>INTERGOVERNMENTAL REVENUE</u></b>				
GRANTS FROM LOCAL UNITS	0	0	0	0%
<b>SUBTOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>
<b><u>CHARGES FOR SERVICES</u></b>				
PHYSICAL ENVIRONMENT-ELECTRIC	12,964,838	12,964,838	5,438,504	42%
PHYSICAL ENVIRONMENT-WATER	1,487,971	1,487,971	643,221	43%
PHYSICAL ENVIRONMENT-WASTEWATER	2,199,393	2,199,393	907,792	41%
PHYSICAL ENVIRONMENT-MOSQUITO	58,000	58,000	24,296	42%
<b>SUBTOTAL</b>	<b>16,710,202</b>	<b>16,710,202</b>	<b>7,013,814</b>	<b>42%</b>
<b><u>MISCELLANEOUS REVENUE</u></b>				
INTEREST EARNINGS	3,820	3,820	3,285	86%
RENTS & ROYALTIES	29,100	29,100	29,420	101%
OTHER MISCELLANEOUS REVENUE	243,400	243,400	105,268	43%
<b>SUBTOTAL</b>	<b>276,320</b>	<b>276,320</b>	<b>137,972</b>	<b>50%</b>
<b><u>NON OPERATING</u></b>				
DEBT PROCEEDS	0	0	0	0%
TRANSFERS IN	0	0	0	0%
FUND BALANCE & UNDER COLLECTION	4,134,903	4,134,903	0	0%
<b>SUBTOTAL</b>	<b>4,134,903</b>	<b>4,134,903</b>	<b>0</b>	<b>0%</b>
<b>ENTERPRISE FUNDS</b>	<b>21,121,425</b>	<b>21,121,425</b>	<b>7,151,786</b>	<b>34%</b>

CITY OF ALACHUA  
 FINANCE DEPARTMENT ANALYSIS  
 FOR THE PERIOD ENDING FEBRUARY 28, 2017

ENTERPRISE FUNDS EXPENDITURES  
 BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 16/17 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<b><u>ELECTRIC UTILITY</u></b>						
PERSONAL SERVICES	849,122	330,078	39%	0	0%	39%
OPERATING EXPENDITURES	421,722	135,056	32%	72,771	17%	49%
CAPITAL OUTLAY	1,842,942	5,166	0%	4,009	0%	0%
DEBT SERVICE	465,770	15,044	3%	0	0%	3%
NON OPERATING	3,420,179	1,872,152	55%	0	0%	55%
POWER COSTS	9,277,500	2,374,778	26%	0	0%	26%
<b>TOTAL EXPENDITURES</b>	<b>16,277,235</b>	<b>4,732,274</b>	<b>29%</b>	<b>76,780</b>	<b>0%</b>	<b>30%</b>
<b><u>WATER UTILITY</u></b>						
PERSONAL SERVICES	189,780	65,807	35%	0	0%	35%
OPERATING EXPENDITURES	397,718	144,259	36%	34,279	9%	45%
CAPITAL OUTLAY	729,371	7,191	1%	57,267	8%	9%
DEBT SERVICE	170,850	62,818	37%	0	0%	37%
NON OPERATING	761,668	355,834	47%	0	0%	47%
<b>TOTAL EXPENDITURES</b>	<b>2,249,387</b>	<b>635,909</b>	<b>28%</b>	<b>91,546</b>	<b>4%</b>	<b>32%</b>
<b><u>WASTEWATER UTILITY</u></b>						
PERSONAL SERVICES	379,790	139,976	37%	0	0%	37%
OPERATING EXPENDITURES	639,364	211,391	33%	38,394	6%	39%
CAPITAL OUTLAY	487,113	0	0%	104,369	21%	21%
DEBT SERVICE	544,291	215,619	40%	0	0%	40%
NON OPERATING	489,122	248,549	51%	0	0%	51%
<b>TOTAL EXPENDITURES</b>	<b>2,539,680</b>	<b>815,534</b>	<b>32%</b>	<b>142,764</b>	<b>6%</b>	<b>38%</b>
<b><u>MOSQUITO CONTROL</u></b>						
PERSONAL SERVICES	7,488	195	3%	0	0%	3%
OPERATING EXPENDITURES	25,310	1,489	6%	0	0%	6%
CAPITAL OUTLAY	3,200	0	0%	0	0%	0%
NON OPERATING	19,125	7,063	37%	0	0%	37%
<b>TOTAL EXPENDITURES</b>	<b>55,123</b>	<b>8,746</b>	<b>16%</b>	<b>0</b>	<b>0%</b>	<b>16%</b>
<b>ENTERPRISE FUNDS</b>	<b>21,121,425</b>	<b>6,192,463</b>	<b>29%</b>	<b>311,089</b>	<b>1%</b>	<b>31%</b>

**CITY OF ALACHUA  
FINANCE DEPARTMENT ANALYSIS  
FOR THE PERIOD ENDING FEBRUARY 28, 2017**

**INTERNAL SERVICE FUND**

**FUND 700 - INTERNAL SERVICE FUND:** The Internal Service Fund is used to account for the provision of goods or services by Utility Administration, Utility Operations, Utility Billing, Warehouse Operations, and postage services for the City's utility system and other departments.

	<b>FY 16/17 APPROVED BUDGET</b>	<b>FY 16/17 AMENDED BUDGET</b>	<b>YEAR TO DATE FY 16/17</b>	<b>PERCENT OF BUDGET COLLECTED OR EXPENDED</b>
<b>REVENUES:</b>				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL REVENUE	0	0	0	0%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	0	0	930	NA+
NON-OPERATING	6,665,533	6,665,533	1,101,496	17%
	<u>6,665,533</u>	<u>6,665,533</u>	<u>1,102,426</u>	<u>17%</u>
<b>EXPENSES:</b>				
GENERAL GOVERNMENT	6,157,947	6,157,947	4,075,155	66%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	507,586	507,586	161,594	32%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	<u>6,665,533</u>	<u>6,665,533</u>	<u>4,236,749</u>	<u>64%</u>
<b>MAJOR EXPENDITURE CATEGORIES:</b>				
PERSONAL SERVICES	1,414,367	1,401,867	460,496	33%
OPERATING EXPENDITURES	434,168	446,668	145,048	32%
CAPITAL OUTLAY	4,610,303	4,610,303	3,543,516	77%
DEBT SERVICE	156,695	156,695	87,690	56%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	50,000	50,000	0	0%
POWER COSTS	0	0	0	0%
	<u>6,665,533</u>	<u>6,665,533</u>	<u>4,236,749</u>	<u>64%</u>

CITY OF ALACHUA  
 FINANCE DEPARTMENT ANALYSIS  
 FOR THE PERIOD ENDING FEBRUARY 28, 2017

INTERNAL SERVICE FUND REVENUES

REVENUE SOURCE	FY 16/17 APPROVED BUDGET	FY 16/17 AMENDED BUDGET	YEAR TO DATE FY 16/17	PERCENT COLLECTED
<b><u>PERMITS, FEES &amp; ASSESSMENTS</u></b>				
OTHER LICENSES, FEES, AND PERMITS	0	0	0	0%
<b>SUBTOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>
<b><u>INTERGOVERNMENTAL REVENUE</u></b>				
OTHER FEDERAL GRANTS	0	0	0	0%
<b>SUBTOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>
<b><u>MISCELLANEOUS REVENUE</u></b>				
INTEREST EARNINGS	0	0	262	NA+
RENTS & ROYALTIES	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	0	0	668	NA+
<b>SUBTOTAL</b>	<b>0</b>	<b>0</b>	<b>930</b>	<b>NA+</b>
<b><u>NON OPERATING</u></b>				
CONTRIBUTIONS FROM ENTERPRISE	0	0	0	0%
SERIES 2016 DEBT PROCEEDS	0	0	0	0%
INTERFUND TRANSFER	2,202,993	2,202,993	1,101,496	50%
FUND BALANCE & UNDER COLLECTION	4,462,540	4,462,540	0	0%
<b>SUBTOTAL</b>	<b>6,665,533</b>	<b>6,665,533</b>	<b>1,101,496</b>	<b>17%</b>
<b>INTERNAL SERVICE FUND</b>	<b>6,665,533</b>	<b>6,665,533</b>	<b>1,102,426</b>	<b>17%</b>

**CITY OF ALACHUA**  
**FINANCE DEPARTMENT ANALYSIS**  
**FOR THE PERIOD ENDING FEBRUARY 28, 2017**

**INTERNAL SERVICE FUND EXPENDITURES**  
**BY MAJOR CATEGORY**

DEPARTMENT/DIVISION	FY 16/17 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<b><u>FINANCE / UTILITY OPERATIONS</u></b>						
PERSONAL SERVICES	233,256	93,465	40%	0	0%	40%
OPERATING EXPENDITURES	29,880	5,080	17%	0	0%	17%
CAPITAL OUTLAY	20,000	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>283,136</b>	<b>98,546</b>	<b>35%</b>	<b>0</b>	<b>0%</b>	<b>35%</b>
<b><u>FINANCE / UTILITY BILLING</u></b>						
PERSONAL SERVICES	280,819	101,950	36%	0	0%	36%
OPERATING EXPENDITURES	137,812	65,694	48%	8,594	6%	54%
CAPITAL OUTLAY	11,875	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>430,506</b>	<b>167,644</b>	<b>39%</b>	<b>8,594</b>	<b>2%</b>	<b>41%</b>
<b><u>PUBLIC SERVICES / UTILITY ADMINISTRATION</u></b>						
PERSONAL SERVICES	501,838	155,072	31%	0	0%	31%
OPERATING EXPENDITURES	117,654	23,281	20%	8,327	7%	27%
CAPITAL OUTLAY	29,754	0	0%	7,740	26%	26%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>649,246</b>	<b>178,353</b>	<b>27%</b>	<b>16,067</b>	<b>2%</b>	<b>30%</b>
<b><u>PUBLIC SERVICES-WAREHOUSE OPERATIONS</u></b>						
PERSONAL SERVICES	51,643	17,005	33%	0	0%	33%
OPERATING EXPENDITURES	17,972	6,326	35%	0	0%	35%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>69,615</b>	<b>23,331</b>	<b>34%</b>	<b>0</b>	<b>0%</b>	<b>34%</b>
<b><u>ISF - COMPLIANCE AND RISK MANAGEMENT</u></b>						
PERSONAL SERVICES	30,075	10,521	35%	0	0%	35%
<b>TOTAL EXPENDITURES</b>	<b>30,075</b>	<b>10,521</b>	<b>35%</b>	<b>0</b>	<b>0%</b>	<b>35%</b>
<b><u>PUBLIC SERVICES-WATER DISTRIBUTION/COLLECTION</u></b>						
PERSONAL SERVICES	304,236	82,483	27%	0	0%	27%
OPERATING EXPENDITURES	143,350	9,016	6%	18,729	13%	19%
CAPITAL OUTLAY	60,000	0	0%	51,365	86%	86%
<b>TOTAL EXPENDITURES</b>	<b>507,586</b>	<b>91,499</b>	<b>18%</b>	<b>70,095</b>	<b>14%</b>	<b>32%</b>
<b><u>DEBT SERVICE FUND - SERIES 2016</u></b>						
DEBT SERVICE	156,695	87,690	56%	0	0%	56%
<b>TOTAL EXPENDITURES</b>	<b>156,695</b>	<b>87,690</b>	<b>56%</b>	<b>0</b>	<b>0%</b>	<b>56%</b>

CITY OF ALACHUA  
 FINANCE DEPARTMENT ANALYSIS  
 FOR THE PERIOD ENDING FEBRUARY 28, 2017

INTERNAL SERVICE FUND EXPENDITURES  
 BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 16/17 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<b><u>INTERNAL SERVICE FUND RESERVES</u></b>						
NON-OPERATING	50,000	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>50,000</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>	<b>0%</b>
<b><u>CP OPS/WAREHOUSE</u></b>						
CAPITAL OUTLAY	4,488,674	31,961	1%	3,452,449	77%	78%
OTHER DEBT COSTS	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>4,488,674</b>	<b>31,961</b>	<b>1%</b>	<b>3,452,449</b>	<b>77%</b>	<b>78%</b>
<b>INTERNAL SERVICE FUND</b>	<b>6,665,533</b>	<b>689,544</b>	<b>10%</b>	<b>3,547,205</b>	<b>53%</b>	<b>64%</b>

**CITY OF ALACHUA  
FINANCE DEPARTMENT ANALYSIS  
FOR THE PERIOD ENDING FEBRUARY 28, 2017**

**ALL CITY FUNDS**

	<b>FY 16/17 APPROVED BUDGET</b>	<b>FY 16/17 AMENDED BUDGET</b>	<b>YEAR TO DATE FY 16/17</b>	<b>PERCENT OF BUDGET COLLECTED OR EXPENDED</b>
<b>REVENUES:</b>				
TAXES	5,998,056	5,998,056	4,169,743	70%
PERMITS, FEES & ASSESSMENTS	510,450	510,450	196,546	39%
INTERGOVERNMENTAL	1,520,356	1,531,756	961,147	63%
CHARGES FOR SERVICES	17,752,352	17,752,352	7,412,892	42%
FINES AND FORFEITURES	32,000	32,000	9,069	28%
MISCELLANEOUS REVENUE	314,520	314,520	224,512	71%
NON-OPERATING	23,410,890	23,414,989	4,829,540	21%
	<u>49,538,624</u>	<u>49,554,123</u>	<u>17,803,448</u>	<u>36%</u>

<b>EXPENSES:</b>				
GENERAL GOVERNMENT	14,077,377	14,074,198	8,238,583	59%
PUBLIC SAFETY	3,695,138	3,709,717	1,892,413	51%
ECONOMIC ENVIRONMENT	644,560	648,659	181,051	28%
PHYSICAL ENVIRONMENT	22,647,171	22,647,171	7,539,648	33%
TRANSPORTATION	1,290,555	1,290,555	660,722	51%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	7,183,823	7,183,823	6,304,832	88%
	<u>49,538,624</u>	<u>49,554,123</u>	<u>24,817,249</u>	<u>50%</u>

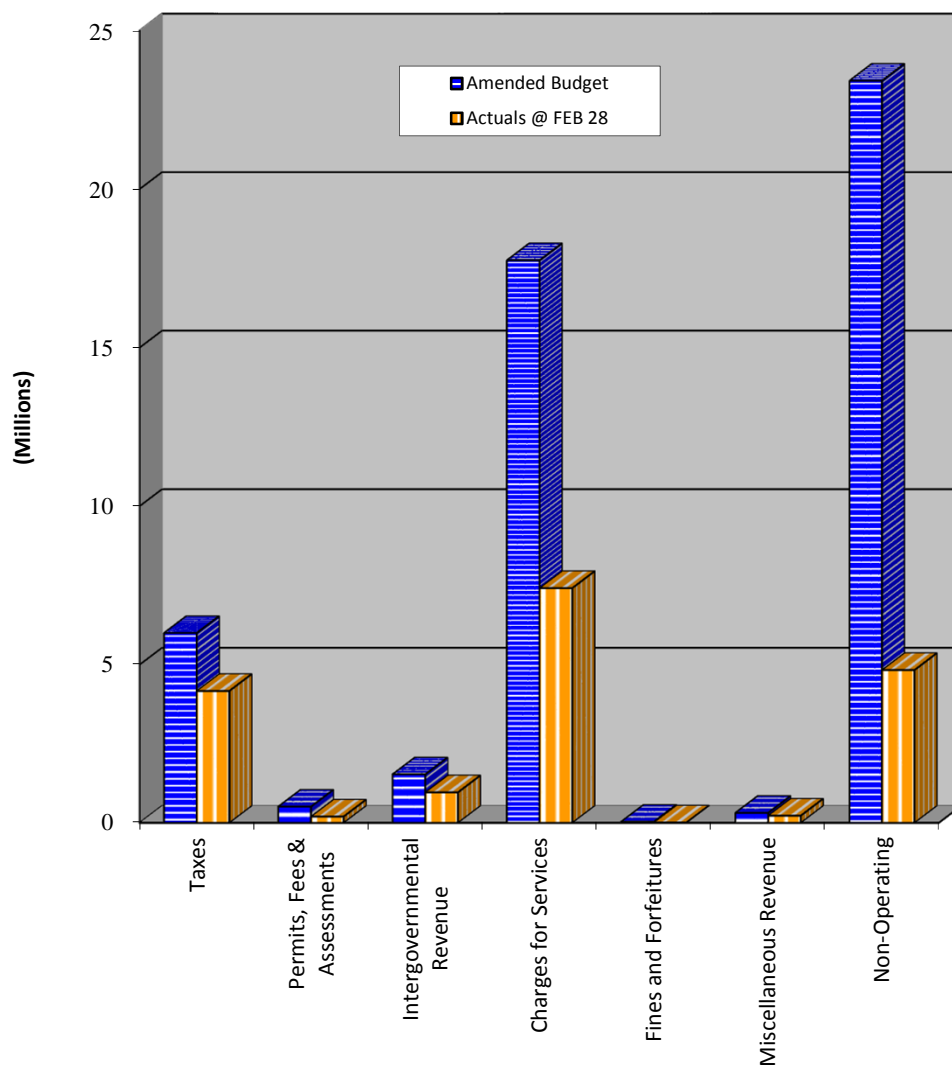
**MAJOR EXPENDITURE CATEGORIES:**

PERSONAL SERVICES	8,241,793	8,270,722	3,048,994	37%
OPERATING EXPENDITURES	5,993,329	5,952,647	3,144,689	53%
CAPITAL OUTLAY	15,592,984	15,625,861	10,553,280	68%
DEBT SERVICE	2,413,852	2,413,852	832,667	34%
GRANTS & AIDS	77,228	77,228	33,300	43%
NON-OPERATING	7,941,938	7,936,313	4,829,540	61%
POWER COSTS	9,277,500	9,277,500	2,374,778	26%
	<u>49,538,624</u>	<u>49,554,123</u>	<u>24,817,249</u>	<u>50%</u>



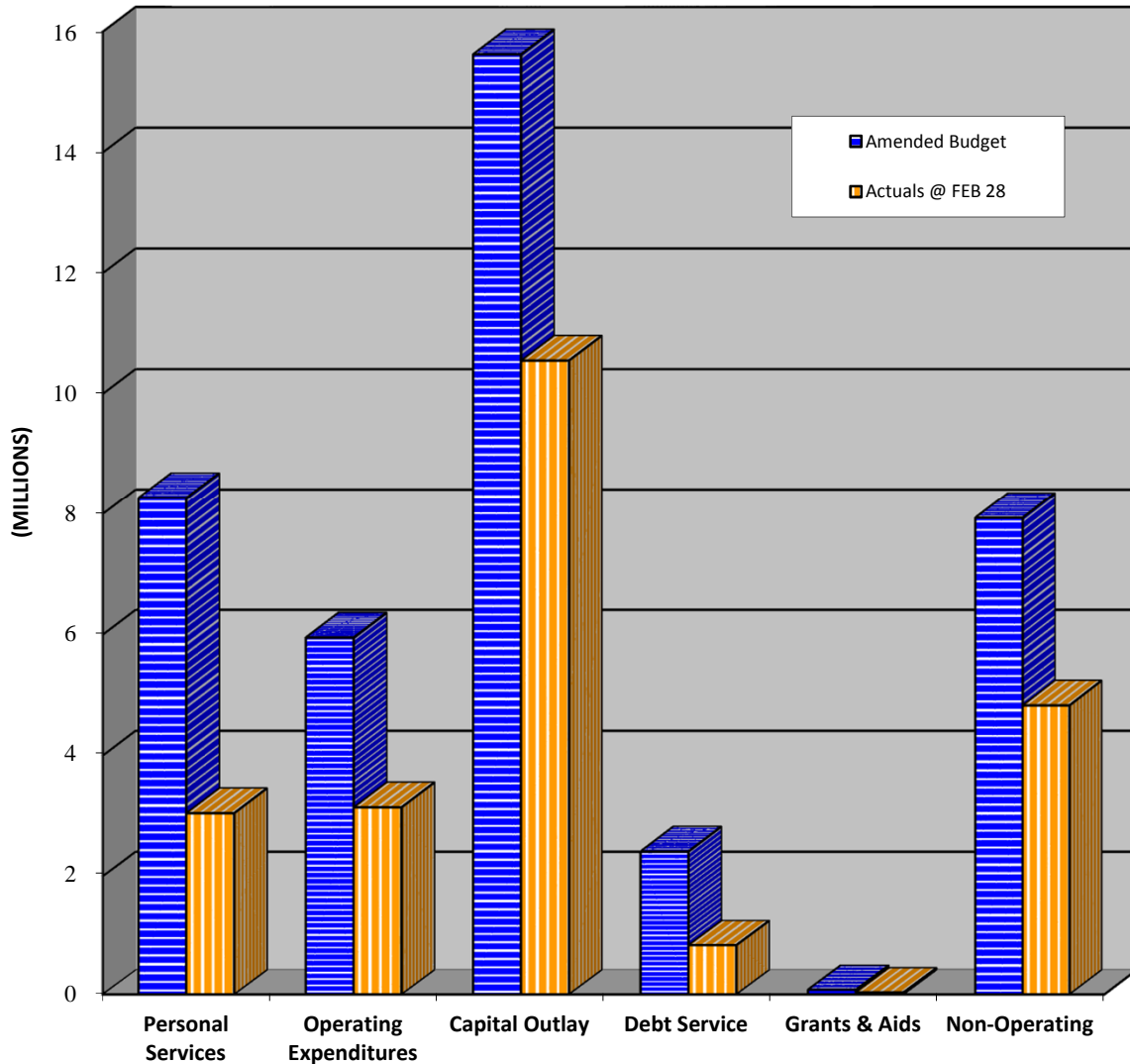
## Revenues by Major Category All City Funds

The City of Alachua's overall revenues are at 36% of budget for the fiscal year. Taxes are at 70% of budget. These include ad valorem property taxes and public utility taxes. Other revenue sources are: Permits, Fees and Assessments (39%); Intergovernmental Revenue (63%); Charges for Services (42%); Fines and Forfeitures (28%); Miscellaneous Revenue (71%); and Non-Operating Revenue (21%).



### Expenditures by Major Category All City Funds

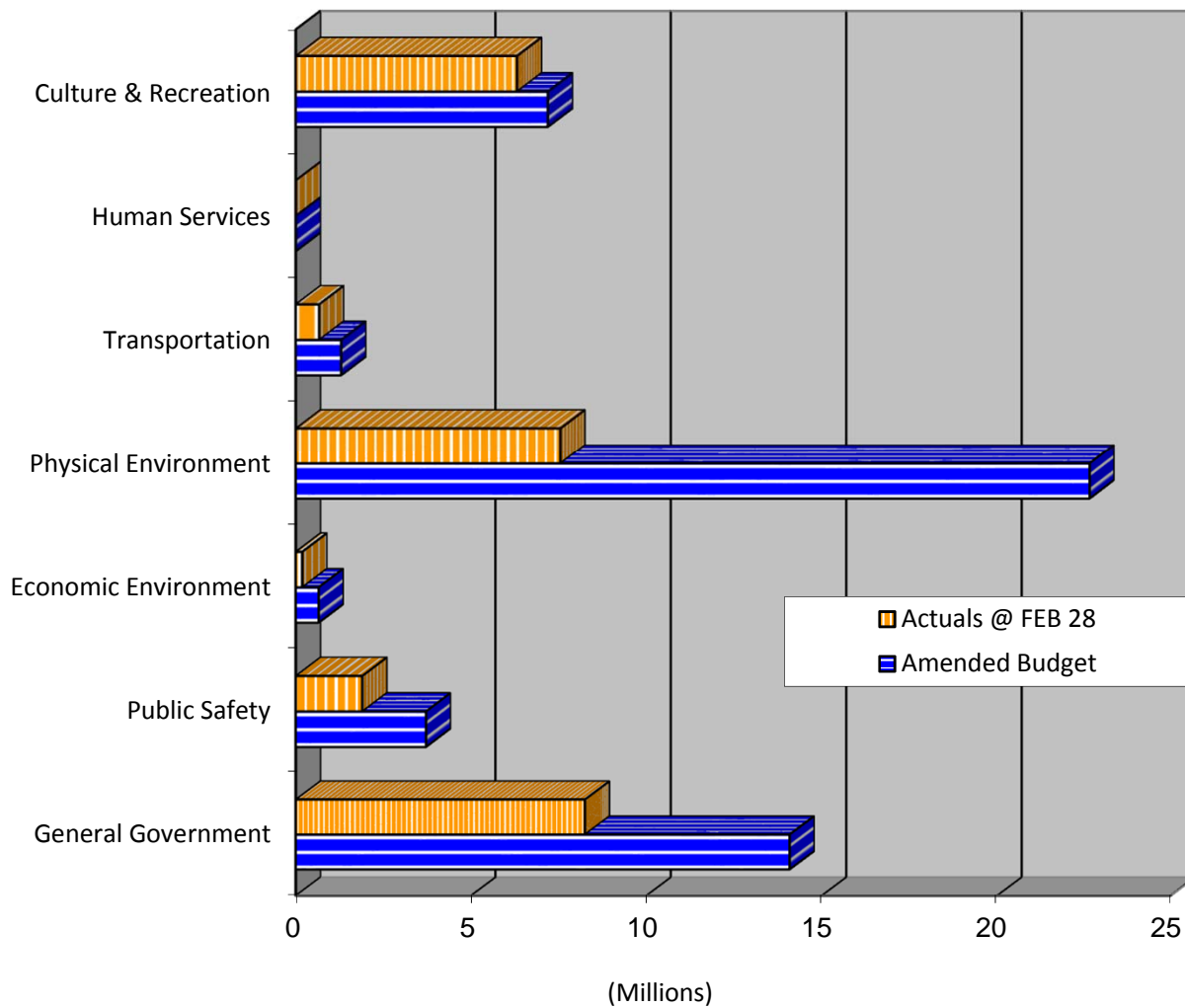
Overall, City expenditures and encumbrances are at 50% of budget for the period. The Personal Services category is at 37% of budget for the fiscal year. The Operating Expenditures category is at 53%, with encumbrances for legal, fire, and residential waste collection services of approximately \$971K. Capital Outlay is at 68%, Debt Service is 34%, Grants & Aids is 43% and Non-Operating Expenditures are at 61%. Encumbrances for future expenditures account for 31.3% (aprox. \$7.8M) of the expense line total.



\* Encumbered activity are purchase orders that are reserved for payment, but have not been paid as of the report date.

### Budget Performance by Function All City Funds

Overall, expenditures are at 50% of budget with General Government expenses at 59%, Public Safety at 51%, Economic Environment at 28%, Physical Environment at 33% (Enterprise Funds, Water Collection and Distribution & residential waste collection services), Transportation at 51%, and Culture & Recreation at 88%.



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## INVESTMENTS AND CASH

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### **Purpose**

The purpose of this section is to report the City's cash and investment holdings at the end of each month. These funds are managed in accordance with the City's Investment Policies, which are designed to ensure the prudent management of public funds, the availability of operating and capital funds when needed, and an investment return competitive with comparable funds and financial market indices.

### **Investment Objectives**

The foremost objective of the City's investment program is the safety of the principal of those funds within the portfolios. The portfolio is managed in a manner that funds are available to meet reasonably anticipated cash flow requirements in an orderly manner. The portfolio is designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints and liquidity needs. However, return on investment is insignificant in comparison to the safety and liquidity objectives described above. The City's core investments are limited to relatively low risk investment instruments in anticipation of earning fair return relative to the risk being assumed.

### **Defining Principal**

Principal, when dealing with investments can be defined as the original amount invested in a security.

### **Defining of Portfolio**

A portfolio can be defined as various investment instruments possessed by an individual or organization.

### **Defining Rate of Return on Investment**

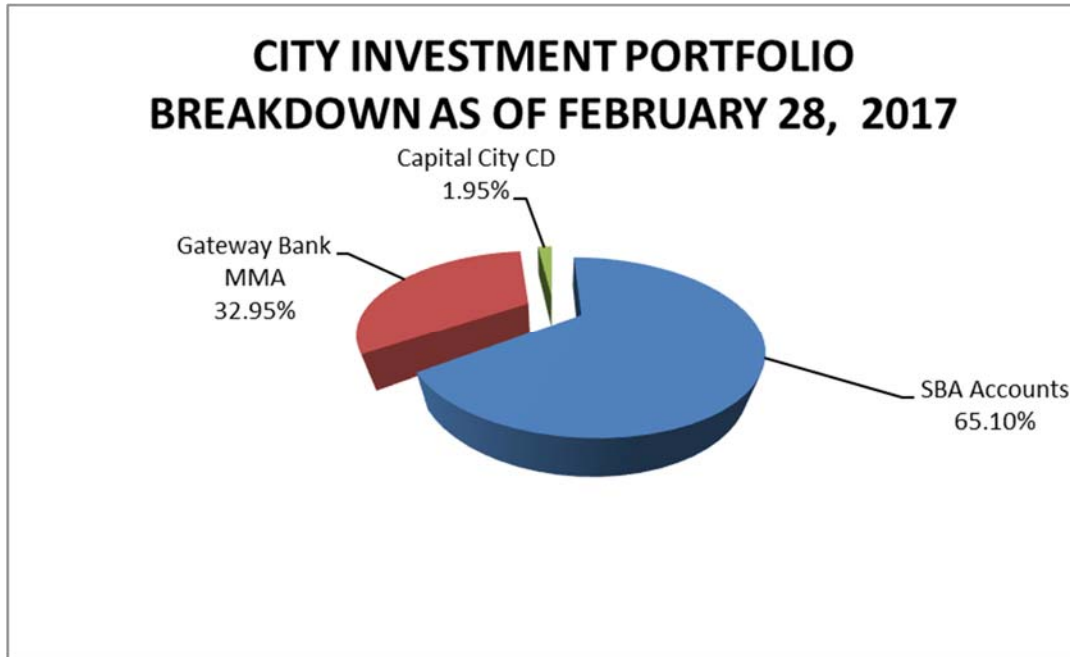
The Rate of Return on Investment refers to the benefits (the profits) to an investor or organization relative to the cost of the initial investment. It is similar to the rate of profit as a measure of profitability.

### **Conclusion**

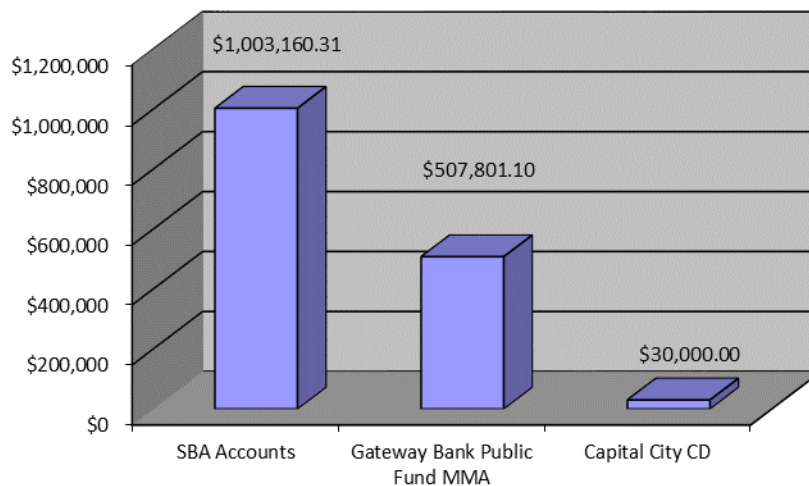
The City's cash and investments are pursuant to Section 218.415, Florida Statutes as well as the City's own adopted Investment Policy. To ensure that the City's funds are effectively managed, the Finance Director and other appropriate staff shall annually complete eight (8) hours of continuing professional education in subjects or courses of study related to investment practices and products.

## INVESTMENTS AND CASH

As of February 28, 2017, the City's investment portfolio totaled **\$1,540,961.41**. The portfolio consists of: two State Board of Administration Investment Pool (SBA) accounts, one money market account and a certificate of deposit account. The graphs below illustrate the breakdown, by percentage, of each investment.



### INVESTMENTS AS OF FEBRUARY 28, 2017



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## INVESTMENTS AND CASH

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As of February 28, 2017, the City had cash holdings in several accounts with Capital City Bank, Gateway Bank and Renasant Bank (formerly Alarion & Heritage) that totaled **\$24,788,733.55**. Each bank account has a specific purpose. The accounts are listed as follows:

- Main Operating account: This account is for the City's daily deposits (utility payments, grant revenue, etc.) and expenses (vendor payments, debt service payments, etc.).
- Payroll account: This account is for payroll-related expenses (salaries payable).
- Community Redevelopment Agency (CRA) account: This account is for deposits and expenses related to CRA activities.
- Police Forfeiture account: This account is for fines and forfeiture funds received by the Alachua Police Department. Expenditures from this account will not be permitted without Commission approval.
- Section 108 account: This account is for the pay-down of the City's Section 108 outstanding debt that was related to infrastructure within the City.
- Series 2016 Repayment: This account contains is intended to be utilized to make the annual Series 2016 Debt payments.
- Restricted Deposit account: This account is for utility customer deposits only.
- Series 2016 Projects: This account is for the proceeds and expenses related to the Series 2016 bonds.
- Explorer account: This account is for deposits and expenses related to Police Explorer activities.
- Heritage Oaks account: This account is for funds related to the completion of improvements to the Heritage Oaks subdivision Phase I.
- SRF Repayment Money Market account: This account is for the repayment of the State Revolving Fund (SRF) loan related to the construction of the waste water facility.

The bank account balances as of the end of the report period are as follows:

<b>Bank Account</b>	<b>February Balance</b>
Main Operating Account	\$15,462,610.85
Payroll Account	\$177,126.09
CRA Account	\$711,294.09
Police Forfeiture Account	\$26,170.75
Section 108 Account	\$76,594.39
Series 2016 Repayment Account	\$887,382.75
Deposit Account	\$1,656,501.58
Series 2016 Projects	\$5,532,346.76
Explorer Account	\$7,308.94
SRF Repayment Account	\$143,033.52
Heritage Oaks Account	\$108,363.83
 <b>TOTAL</b>	 <b><u><u>\$24,788,733.55</u></u></b>



City of  
**ALACHUA**

THE GOOD LIFE COMMUNITY

**FINANCE DEPARTMENT  
FISCAL ANALYSIS  
FOR THE PERIOD ENDING  
MARCH 31, 2017**

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## INTRODUCTION TO FISCAL ANALYSIS REPORT

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### **Purpose**

The fiscal analysis report is used to report the operating condition of the City, and where applicable, identify potential trends and, if necessary, recommends options for corrective action. The report first looks at all City Funds, and then looks at the major fund types (General Fund, Enterprise Funds, etc.). This report is merely a snapshot that fairly represents the City's financial position at a given point in time. While materially accurate, these are unaudited figures.

### **Defining Revenue**

Revenues are the financial resources available to the City. The City of Alachua has variety of revenue sources. These revenue sources include taxes, permits and fees, charges for services, fines and forfeitures, grants, and other miscellaneous revenues.

### **Defining Expenditure**

Expenditures constitute a use of financial resources. There are three basic types of expenditures: operating, capital and debt. Operating expenditures include the day-to-day expenses such as salaries, supplies, utilities, and equipment purchases. Capital expenditures include construction of roads, parks, buildings and the purchase of land.

Debt is the expense related to principal and interest on long-term bonds and notes issued by the City. Expenditures figures within this report include encumbrances. Encumbrances are expenditure commitments that have not yet been actually incurred.

### **Defining Expenditure Function**

Expenditure functions are expenditure classifications according to the principal purposes for which expenditures are made. Examples are general government, public safety, economic environment, physical environment, transportation, and culture/recreation.

### **Defining Fund Balance**

Fund balances are the funds carried over from the previous fiscal year. The City has a variety of uses for fund balance including reserve for future capital projects, for emergencies and catastrophes, for certain bond issues, and for other contingencies and expenditures.

### **Conclusion**

The report gives a more comprehensive view by fund type of the financial operations of the City. The Finance Department welcomes any feedback you may have.

**CITY OF ALACHUA**  
**FINANCE DEPARTMENT ANALYSIS**  
**FOR THE PERIOD ENDING MARCH 31, 2017**

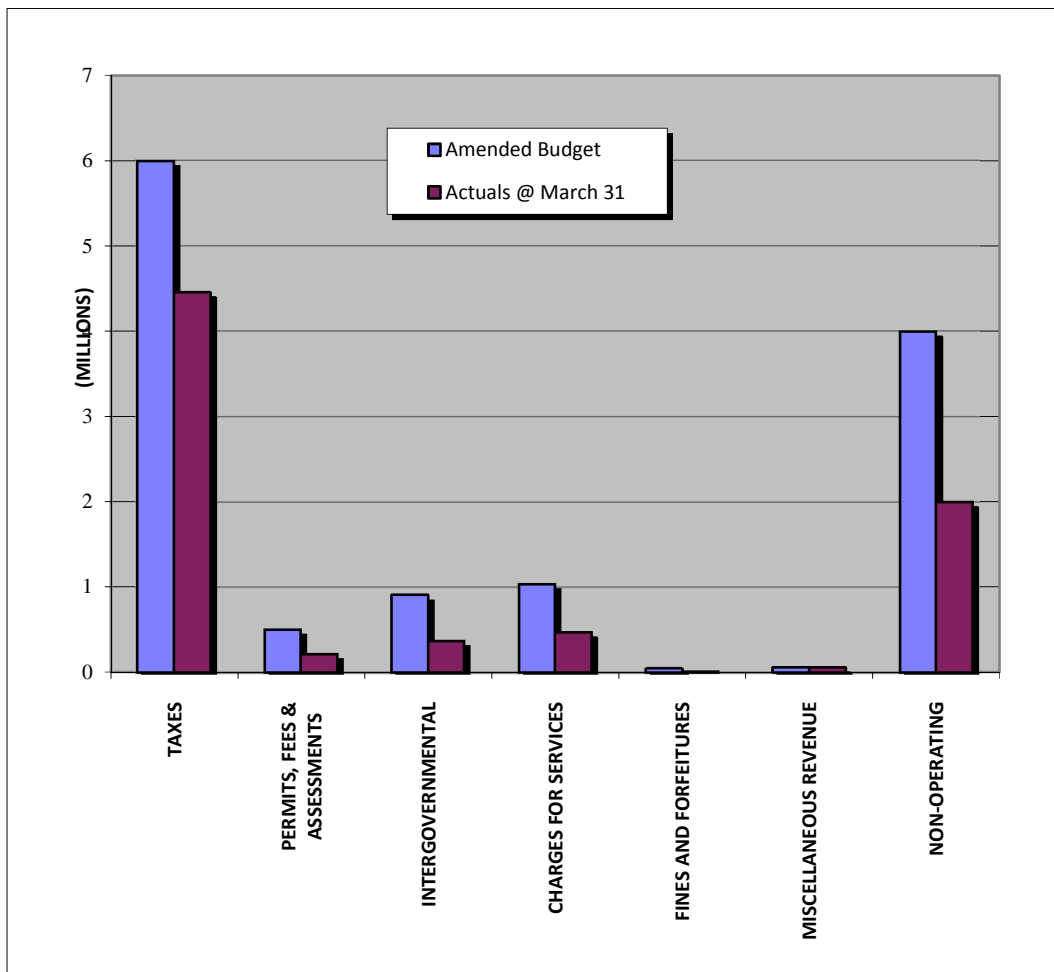
**GENERAL FUND**

**FUND 001 - GENERAL FUND:** The General Fund is the general operating fund for the Alachua City Commission. This fund is used to account for all financial resources, except those required to be accounted for separately. These resources provide funding for programs such as Fire Services, Recreation Services, General Government Administration, Capital Improvement Projects, Law Enforcement and Planning Services to all residents of the City of Alachua.

	<b>FY 16/17 APPROVED BUDGET</b>	<b>FY 16/17 AMENDED BUDGET</b>	<b>YEAR TO DATE FY 16/17</b>	<b>PERCENT OF BUDGET COLLECTED OR EXPENDED</b>
<b>REVENUES:</b>				
TAXES	5,998,056	5,998,056	4,459,085	74%
PERMITS, FEES & ASSESSMENTS	503,800	503,800	222,434	44%
INTERGOVERNMENTAL	900,589	911,989	379,282	42%
CHARGES FOR SERVICES	1,039,350	1,039,350	474,325	46%
FINES AND FORFEITURES	32,000	51,030	17,320	34%
MISCELLANEOUS REVENUE	38,000	68,000	62,399	92%
NON-OPERATING	3,999,490	3,999,490	2,000,000	50%
	<b>12,511,285</b>	<b>12,571,715</b>	<b>7,614,846</b>	<b>61%</b>
<b>EXPENSES:</b>				
GENERAL GOVERNMENT	6,618,338	6,615,159	4,818,700	73%
PUBLIC SAFETY	3,684,620	3,718,229	2,217,730	60%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	666,300	666,300	660,214	99%
TRANSPORTATION	937,010	967,010	649,085	67%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	605,017	605,017	322,046	53%
	<b>12,511,285</b>	<b>12,571,715</b>	<b>8,667,775</b>	<b>69%</b>
<b>MAJOR EXPENDITURE CATEGORIES:</b>				
PERSONAL SERVICES	5,382,436	5,367,436	2,639,679	49%
OPERATING EXPENDITURES	3,319,985	3,329,680	2,383,889	72%
CAPITAL OUTLAY	569,792	645,251	514,963	80%
DEBT SERVICE	0	0	0	0%
GRANTS & AIDS	47,228	47,228	33,300	71%
NON-OPERATING	3,191,844	3,182,120	3,095,943	97%
POWER COSTS	0	0	0	0%
	<b>12,511,285</b>	<b>12,571,715</b>	<b>8,667,775</b>	<b>69%</b>

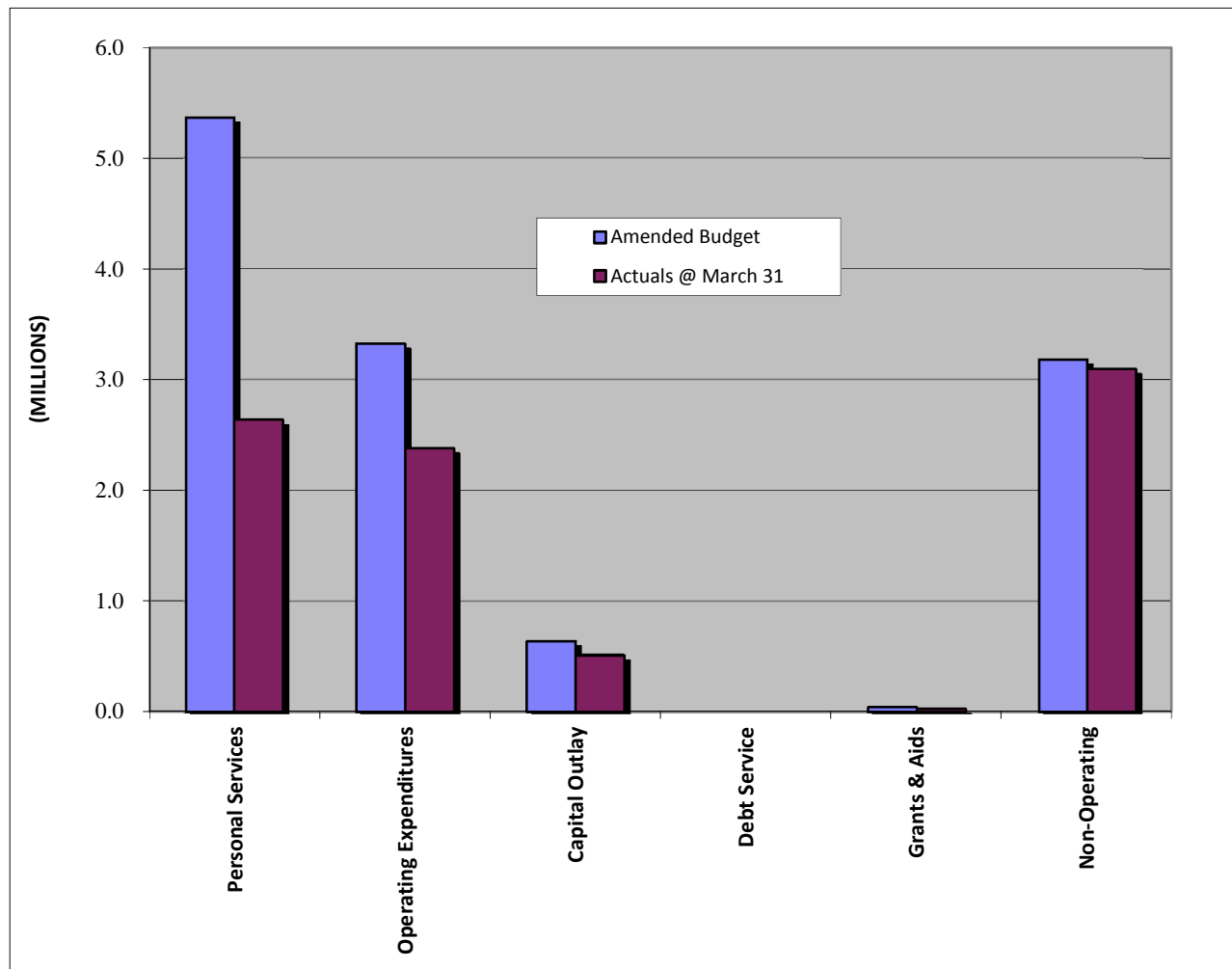
### Revenues by Major Category General Fund

As of March 31, 2017, the City of Alachua collected 61% of budgeted General Fund revenues. Tax collections are at 74%. These revenues include property taxes, local option fuel taxes, utility taxes, and communication services taxes and account for \$6.0M, or almost half, of the General Fund annual budgeted revenues. Permits, Fees & Assessments are at 44%. The Intergovernmental Revenues are at 42%. Charges for Services are at 46%, Fines & Forfeitures are at 34%, Miscellaneous Revenues are at 92% and Non-Operating Revenues are at 50%.



### Expenditures by Major Category General Fund

Overall, General Fund expenditure categories were at 69%. Personal Services are at 49% with Operating Expenditures at 72%. The Capital Outlay category is at 80%, Grants & Aids are 71% and Non-Operating expenditures are at 97%. Encumbrances for legal, fire, and residential waste collection services account for about 10% of the expense line total (aprox. \$851K).



**CITY OF ALACHUA  
FINANCE DEPARTMENT ANALYSIS  
FOR THE PERIOD ENDING MARCH 31, 2017**

**GENERAL FUND REVENUES**

<b>REVENUE SOURCE</b>	<b>FY 16/17 APPROVED BUDGET</b>	<b>FY 16/17 AMENDED BUDGET</b>	<b>YEAR TO DATE FY 16/17</b>	<b>PERCENT COLLECTED</b>
<b><u>TAXES</u></b>				
AD VALOREM TAXES	4,101,261	4,101,261	3,748,569	91%
LOCAL OPTION FUEL TAXES	250,162	250,162	104,176	42%
UTILITY SERVICES TAXES	1,250,000	1,250,000	463,804	37%
COMMUNICATIONS SERVICES TAXES	349,533	349,533	130,072	37%
LOCAL BUSINESS TAXES	47,100	47,100	12,464	26%
<b>SUBTOTAL</b>	<b>5,998,056</b>	<b>5,998,056</b>	<b>4,459,085</b>	<b>74%</b>
<b><u>PERMITS, FEES AND ASSESSMENTS</u></b>				
BUILDING PERMITS	209,800	209,800	109,120	52%
FRANCHISE FEES	294,000	294,000	113,314	39%
<b>SUBTOTAL</b>	<b>503,800</b>	<b>503,800</b>	<b>222,434</b>	<b>44%</b>
<b><u>INTERGOVERNMENTAL REVENUE</u></b>				
STATE-SHARED REVENUES	900,589	900,589	379,282	42%
GRANTS	0	11,400	0	0%
<b>SUBTOTAL</b>	<b>900,589</b>	<b>911,989</b>	<b>379,282</b>	<b>42%</b>
<b><u>CHARGES FOR SERVICES</u></b>				
GENERAL GOVERNMENT	102,725	102,725	6,867	7%
PUBLIC SAFETY	86,647	86,647	45,684	53%
PHYSICAL ENVIRONMENT	822,978	822,978	417,500	51%
TRANSPORTATION	0	0	0	0%
CULTURE & RECREATION	27,000	27,000	4,275	16%
OTHER CHARGES FOR SVCS	0	0	0	0%
<b>SUBTOTAL</b>	<b>1,039,350</b>	<b>1,039,350</b>	<b>474,325</b>	<b>46%</b>
<b><u>FINES &amp; FORFEITURES</u></b>				
FINES & FORFEITURES	32,000	32,000	11,320	35%
OTHER FINES & FORFEITURES	0	19,030	6,000	32%
<b>SUBTOTAL</b>	<b>32,000</b>	<b>51,030</b>	<b>17,320</b>	<b>34%</b>
<b><u>MISCELLANEOUS REVENUE</u></b>				
INTEREST EARNINGS	5,000	5,000	4,044	81%
RENTS & ROYALTIES	0	0	100	N/A+
OTHER MISCELLANEOUS REVENUE	33,000	63,000	58,255	92%
<b>SUBTOTAL</b>	<b>38,000</b>	<b>68,000</b>	<b>62,399</b>	<b>92%</b>
<b><u>NON OPERATING</u></b>				
CONTRIBUTIONS FROM ENTERPRISE	2,000,000	2,000,000	2,000,000	100%
FUND BALANCE & UNDER COLLECTION	1,999,490	1,999,490	0	0%
<b>SUBTOTAL</b>	<b>3,999,490</b>	<b>3,999,490</b>	<b>2,000,000</b>	<b>50%</b>
<b>GENERAL FUND</b>	<b>12,511,285</b>	<b>12,571,715</b>	<b>7,614,846</b>	<b>61%</b>

**CITY OF ALACHUA  
FINANCE DEPARTMENT ANALYSIS  
FOR THE PERIOD ENDING MARCH 31, 2017**

**GENERAL FUND EXPENDITURES  
BY MAJOR CATEGORY**

<b>DEPARTMENT/DIVISION</b>	<b>FY 16/17 AMENDED BUDGET</b>	<b>EXPENDED TO DATE</b>	<b>PERCENT EXPENDED TO DATE</b>	<b>ENCUMBERED TO DATE</b>	<b>PERCENT ENCUMBERED TO DATE</b>	<b>PERCENT EXPENDED &amp; ENCUMBERED TO DATE</b>
<b><u>CITY COMMISSION</u></b>						
PERSONAL SERVICES	107,910	55,759	52%	0	0%	52%
OPERATING EXPENDITURES	36,888	13,010	35%	0	0%	35%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>144,798</b>	<b>68,769</b>	<b>47%</b>	<b>0</b>	<b>0%</b>	<b>47%</b>
<b><u>CITY MANAGER'S OFFICE</u></b>						
PERSONAL SERVICES	400,329	195,124	49%	0	0%	49%
OPERATING EXPENDITURES	31,806	9,974	31%	309	1%	32%
CAPITAL OUTLAY	1,300	1,150	88%	51	4%	92%
GRANTS & AIDS	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>433,435</b>	<b>206,248</b>	<b>48%</b>	<b>359</b>	<b>0%</b>	<b>48%</b>
<b><u>DEPUTY CITY CLERK</u></b>						
PERSONAL SERVICES	135,446	66,686	49%	0	0%	49%
OPERATING EXPENDITURES	37,295	22,547	60%	1,234	3%	64%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>172,741</b>	<b>89,233</b>	<b>52%</b>	<b>1,234</b>	<b>1%</b>	<b>52%</b>
<b><u>CITY ATTORNEY</u></b>						
OPERATING EXPENDITURES	171,494	86,410	50%	80,869	47%	98%
<b>TOTAL EXPENDITURES</b>	<b>171,494</b>	<b>86,410</b>	<b>50%</b>	<b>80,869</b>	<b>47%</b>	<b>98%</b>
<b><u>INFORMATION &amp; TECHNOLOGY SERVICES</u></b>						
PERSONAL SERVICES	136,034	66,337	49%	0	0%	49%
OPERATING EXPENDITURES	56,262	25,361	45%	309	1%	46%
CAPITAL OUTLAY	20,896	14,650	70%	0	0%	70%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>213,192</b>	<b>106,347</b>	<b>50%</b>	<b>309</b>	<b>0%</b>	<b>50%</b>
<b><u>FINANCE</u></b>						
PERSONAL SERVICES	424,870	204,407	48%	0	0%	48%
OPERATING EXPENDITURES	76,552	42,360	55%	6,017	8%	63%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>501,422</b>	<b>246,768</b>	<b>49%</b>	<b>6,017</b>	<b>1%</b>	<b>50%</b>

CITY OF ALACHUA  
 FINANCE DEPARTMENT ANALYSIS  
 FOR THE PERIOD ENDING MARCH 31, 2017

GENERAL FUND EXPENDITURES  
 BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 16/17 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<b><u>HUMAN RESOURCES</u></b>						
PERSONAL SERVICES	136,072	63,810	47%	0	0%	47%
OPERATING EXPENDITURES	43,278	17,875	41%	3,009	7%	48%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>179,350</b>	<b>81,685</b>	<b>46%</b>	<b>3,009</b>	<b>2%</b>	<b>47%</b>
<b><u>FACILITIES MAINTENANCE</u></b>						
PERSONAL SERVICES	310,699	141,929	46%	0	0%	46%
OPERATING EXPENDITURES	135,850	54,311	40%	4,354	3%	43%
CAPITAL OUTLAY	5,000	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>451,549</b>	<b>196,240</b>	<b>43%</b>	<b>4,354</b>	<b>1%</b>	<b>44%</b>
<b><u>GRANTS &amp; CONTRACTS</u></b>						
PERSONAL SERVICES	63,661	31,347	49%	0	0%	49%
OPERATING EXPENDITURES	6,373	2,243	35%	0	0%	35%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>70,034</b>	<b>33,589</b>	<b>48%</b>	<b>0</b>	<b>0%</b>	<b>48%</b>
<b><u>CP&amp;D-PLANNING &amp; DEVELOPMENT</u></b>						
PERSONAL SERVICES	326,648	137,771	42%	0	0%	42%
OPERATING EXPENDITURES	125,737	23,973	19%	1,541	1%	20%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>452,385</b>	<b>161,744</b>	<b>36%</b>	<b>1,541</b>	<b>0%</b>	<b>36%</b>
<b><u>COMPLIANCE &amp; RISK MANAGEMENT</u></b>						
PERSONAL SERVICES	282,946	138,856	49%	0	0%	49%
OPERATING EXPENDITURES	55,236	11,184	20%	1,705	3%	23%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>338,182</b>	<b>150,039</b>	<b>44%</b>	<b>1,705</b>	<b>1%</b>	<b>45%</b>
<b><u>CP&amp;D-BEAUTIFICATION BOARD</u></b>						
OPERATING EXPENDITURES	10,115	5,039	50%	5,075	50%	100%
<b>TOTAL EXPENDITURES</b>	<b>10,115</b>	<b>5,039</b>	<b>50%</b>	<b>5,075</b>	<b>50%</b>	<b>100%</b>

CITY OF ALACHUA  
 FINANCE DEPARTMENT ANALYSIS  
 FOR THE PERIOD ENDING MARCH 31, 2017

GENERAL FUND EXPENDITURES  
 BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 16/17 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<b><u>SPECIAL EXPENSE</u></b>						
PERSONAL SERVICES	11,400	0	0%	0	0%	0%
OPERATING EXPENDITURES	110,734	45,243	41%	2,661	2%	43%
CAPITAL OUTLAY	124,980	95,646	77%	9,325	7%	84%
GRANTS & AIDS	47,228	33,300	71%	0	0%	71%
NON-OPERATING	3,182,120	3,095,943	97%	0	0%	97%
<b>TOTAL EXPENDITURES</b>	<b>3,476,462</b>	<b>3,270,132</b>	<b>94%</b>	<b>11,986</b>	<b>0%</b>	<b>94%</b>
<b><u>PS-SOLID WASTE DISPOSAL</u></b>						
OPERATING EXPENDITURES	666,300	275,989	41%	384,225	58%	99%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>666,300</b>	<b>275,989</b>	<b>41%</b>	<b>384,225</b>	<b>58%</b>	<b>99%</b>
<b><u>PS-PUBLIC WORKS</u></b>						
PERSONAL SERVICES	373,409	186,820	50%	0	0%	50%
OPERATING EXPENDITURES	255,385	113,153	44%	67,837	27%	71%
CAPITAL OUTLAY	338,216	14,870	4%	266,405	79%	83%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>967,010</b>	<b>314,843</b>	<b>33%</b>	<b>334,242</b>	<b>35%</b>	<b>67%</b>
<b><u>FIRE RESCUE SERVICES</u></b>						
OPERATING EXPENDITURES	703,616	277,281	39%	385,723	55%	94%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>703,616</b>	<b>277,281</b>	<b>39%</b>	<b>385,723</b>	<b>55%</b>	<b>94%</b>
<b><u>BUILDING INSPECTIONS</u></b>						
PERSONAL SERVICES	165,782	80,848	49%	0	0%	49%
OPERATING EXPENDITURES	28,476	4,060	14%	411	1%	16%
CAPITAL OUTLAY	2,750	2,465	90%	0	0%	90%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>197,008</b>	<b>87,373</b>	<b>44%</b>	<b>411</b>	<b>0%</b>	<b>45%</b>
<b><u>APD-PATROL &amp; ADMIN</u></b>						
PERSONAL SERVICES	1,885,356	994,906	53%	0	0%	53%
OPERATING EXPENDITURES	377,337	189,267	50%	25,037	7%	57%
CAPITAL OUTLAY	152,109	71,331	47%	34,435	23%	70%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>2,414,802</b>	<b>1,255,504</b>	<b>52%</b>	<b>59,471</b>	<b>2%</b>	<b>54%</b>



CITY OF ALACHUA  
 FINANCE DEPARTMENT ANALYSIS  
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GENERAL FUND EXPENDITURES  
 BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 16/17 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<b><u>APD-COMMUNICATIONS</u></b>						
PERSONAL SERVICES	356,306	135,087	38%	0	0%	38%
OPERATING EXPENDITURES	12,000	6,899	57%	0	0%	57%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>368,306</b>	<b>141,986</b>	<b>39%</b>	<b>0</b>	<b>0%</b>	<b>39%</b>
<b><u>APD-SCHOOL CROSSING GUARDS</u></b>						
OPERATING EXPENDITURES	27,789	7,975	29%	0	0%	29%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>27,789</b>	<b>7,975</b>	<b>29%</b>	<b>0</b>	<b>0%</b>	<b>29%</b>
<b><u>APD-EXPLORERS PROGRAM</u></b>						
OPERATING EXPENDITURES	2,000	156	8%	0	0%	8%
<b>TOTAL EXPENDITURES</b>	<b>2,000</b>	<b>156</b>	<b>8%</b>	<b>0</b>	<b>0%</b>	<b>8%</b>
<b><u>APD-RESERVE PROGRAM</u></b>						
OPERATING EXPENDITURES	4,708	1,849	39%	0	0%	39%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>4,708</b>	<b>1,849</b>	<b>39%</b>	<b>0</b>	<b>0%</b>	<b>39%</b>
<b><u>PARKS &amp; RECREATION</u></b>						
PERSONAL SERVICES	250,568	139,994	56%	0	0%	56%
OPERATING EXPENDITURES	354,449	143,420	40%	33,995	10%	50%
CAPITAL OUTLAY	0	4,637	NA+	0	0%	NA+
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>605,017</b>	<b>288,050</b>	<b>48%</b>	<b>33,995</b>	<b>6%</b>	<b>53%</b>
<b>GENERAL FUND</b>	<b>12,571,715</b>	<b>7,353,249</b>	<b>58%</b>	<b>1,314,526</b>	<b>10%</b>	<b>69%</b>

**CITY OF ALACHUA  
FINANCE DEPARTMENT ANALYSIS  
FOR THE PERIOD ENDING MARCH 31, 2017**

**SPECIAL REVENUE FUNDS**

**FUND VARIOUS - SPECIAL REVENUE FUNDS:** Special Revenue Funds are used to account for the proceeds of specific revenue sources that are designated for specified purposes or are restricted in use.

	<b>FY 16/17 APPROVED BUDGET</b>	<b>FY 16/17 AMENDED BUDGET</b>	<b>YEAR TO DATE FY 16/17</b>	<b>PERCENT OF BUDGET COLLECTED OR EXPENDED</b>
<b>REVENUES:</b>				
TAXES	0	0	39,648	NA+
PERMITS, FEES & ASSESSMENTS	6,650	6,650	5,809	87%
INTERGOVERNMENTAL REVENUE	266,222	266,222	276,391	104%
CHARGES FOR SERVICES	2,800	2,800	1,332	48%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	200	200	16,663	8332%
NON-OPERATING	447,380	451,479	185,416	41%
	<b>723,252</b>	<b>727,351</b>	<b>525,260</b>	<b>72%</b>
<b>EXPENSES:</b>				
GENERAL GOVERNMENT	0	0	0	0%
PUBLIC SAFETY	10,518	10,518	2,522	24%
ECONOMIC ENVIRONMENT	644,560	648,659	196,068	30%
PHYSICAL ENVIRONMENT	17,920	17,920	1,618	9%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	50,254	50,254	26,013	52%
	<b>723,252</b>	<b>727,351</b>	<b>226,221</b>	<b>31%</b>
<b>MAJOR EXPENDITURE CATEGORIES:</b>				
PERSONAL SERVICES	18,810	75,239	9,501	13%
OPERATING EXPENDITURES	309,062	229,985	112,211	49%
CAPITAL OUTLAY	256,100	278,748	54,870	20%
DEBT SERVICE	99,280	99,280	49,640	50%
GRANTS & AIDS	30,000	30,000	0	0%
NON-OPERATING	10,000	14,099	0	0%
	<b>723,252</b>	<b>727,351</b>	<b>226,221</b>	<b>31%</b>

CITY OF ALACHUA  
 FINANCE DEPARTMENT ANALYSIS  
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SPECIAL REVENUE FUNDS REVENUE

REVENUE SOURCE	FY 16/17 APPROVED BUDGET	FY 16/17 AMENDED BUDGET	RECEIVED TO DATE FY 16/17	PERCENT COLLECTED
<b><u>PERMITS, FEES AND ASSESSMENTS</u></b>				
SPECIAL ASSESSMENTS	6,650	6,650	5,809	87%
<b>SUBTOTAL</b>	<b>6,650</b>	<b>6,650</b>	<b>5,809</b>	<b>87%</b>
<b><u>TAXES</u></b>				
DISCRETIONARY SALES SURTAX	0	0	39,648	NA+
<b>SUBTOTAL</b>	<b>0</b>	<b>0</b>	<b>39,648</b>	<b>NA+</b>
<b><u>INTERGOVERNMENTAL REVENUE</u></b>				
FEDERAL GRANTS	0	0	0	0%
STATE GRANTS	0	0	0	0%
GRANTS FROM OTHER LOCAL UNITS	0	0	0	0%
PAYMENTS FROM LOCAL UNITS (FOR CRA)	266,222	266,222	276,391	104%
<b>SUBTOTAL</b>	<b>266,222</b>	<b>266,222</b>	<b>276,391</b>	<b>104%</b>
<b><u>CHARGES FOR SERVICES</u></b>				
ADDT'L CRT COSTS-\$2 FOR LEO TRAINING	2,800	2,800	1,332	48%
OTHER MISCELLANEOUS CHARGES	0	0	0	0%
<b>SUBTOTAL</b>	<b>2,800</b>	<b>2,800</b>	<b>1,332</b>	<b>48%</b>
<b><u>MISCELLANEOUS REVENUE</u></b>				
INTEREST INCOME	200	200	168	84%
RENTALS AND LEASES	0	0	3,045	NA+
CONTRIBUTIONS AND DONATIONS	0	0	13,450	NA+
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
<b>SUBTOTAL</b>	<b>200</b>	<b>200</b>	<b>16,663</b>	<b>8332%</b>
<b><u>NON OPERATING</u></b>				
DEBT PROCEEDS	0	0	0	0%
TRANSFER IN	181,317	185,416	185,416	100%
USE OF FUND BALANCE/UNDERCOLLECTION	266,063	266,063	0	0%
<b>SUBTOTAL</b>	<b>447,380</b>	<b>451,479</b>	<b>185,416</b>	<b>41%</b>
<b>SPECIAL REVENUE FUNDS</b>	<b>723,252</b>	<b>727,351</b>	<b>525,260</b>	<b>72%</b>

CITY OF ALACHUA  
 FINANCE DEPARTMENT ANALYSIS  
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SPECIAL REVENUE FUNDS EXPENDITURES  
 BY MAJOR CATEGORY

SPECIAL REVENUE FUND	FY 16/17 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<b><u>ADDT'L COURT COST-\$2 FOR LEO TRAINING FUND</u></b>						
OPERATING EXPENDITURES	2,800	2,522	90%	0	0%	90%
<b>TOTAL EXPENDITURES</b>	<b>2,800</b>	<b>2,522</b>	<b>90%</b>	<b>0</b>	<b>0%</b>	<b>90%</b>
<b><u>EXPLORER SPECIAL REVENUE FUND</u></b>						
OPERATING EXPENDITURES	6,800	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>6,800</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>	<b>0%</b>
<b><u>TK BASIN SPECIAL ASSESSMENT</u></b>						
OPERATING EXPENDITURES	17,920	820	5%	798	4%	9%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>17,920</b>	<b>820</b>	<b>5%</b>	<b>798</b>	<b>4%</b>	<b>9%</b>
<b><u>DONATION FUND</u></b>						
OPERATING EXPENDITURES	28,524	3,366	12%	0	0%	12%
CAPITAL OUTLAY	22,648	22,647	100%	0	0%	100%
NON OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>51,172</b>	<b>26,013</b>	<b>51%</b>	<b>0</b>	<b>0%</b>	<b>51%</b>
<b><u>CRA FUND</u></b>						
PERSONAL SERVICES	75,239	9,501	13%	0	0%	13%
OPERATING EXPENDITURES	173,941	72,142	41%	32,564	19%	60%
CAPITAL OUTLAY	256,100	2,299	1%	29,923	12%	13%
DEBT SERVICE	99,280	49,640	50%	0	0%	50%
AIDS TO PRIVATE ORGANIZATIONS	30,000	0	0%	0	0%	0%
NON OPERATING	14,099	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>648,659</b>	<b>133,581</b>	<b>21%</b>	<b>62,487</b>	<b>10%</b>	<b>30%</b>
<b>SPECIAL REVENUE FUNDS</b>	<b>727,351</b>	<b>162,936</b>	<b>22%</b>	<b>63,285</b>	<b>9%</b>	<b>31%</b>

**CITY OF ALACHUA  
FINANCE DEPARTMENT ANALYSIS  
FOR THE PERIOD ENDING MARCH 31, 2017**

**DEBT SERVICE FUND**

**FUND 070 - DEBT SERVICE FUND:** The Debt Service Fund is used to account for the accumulation of resources for, and the payment of the City's general long-term debt, interest, and other related debt service charges. Debt obligations related to the Enterprise funds are accounted for in those specific funds.

	<b>FY 16/17 APPROVED BUDGET</b>	<b>FY 16/17 AMENDED BUDGET</b>	<b>YEAR TO DATE FY 16/17</b>	<b>PERCENT OF BUDGET COLLECTED OR EXPENDED</b>
<b>REVENUES:</b>				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL	0	0	0	0%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	0	0	50	NA+
NON-OPERATING	976,966	976,966	718,502	74%
	<u>976,966</u>	<u>976,966</u>	<u>718,552</u>	<u>74%</u>
<b>EXPENSES:</b>				
GENERAL GOVERNMENT	976,966	976,966	634,712	65%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	0	0	0	0%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	<u>976,966</u>	<u>976,966</u>	<u>634,712</u>	<u>65%</u>
<b>MAJOR EXPENDITURE CATEGORIES:</b>				
PERSONAL SERVICES	0	0	0	0%
OPERATING EXPENDITURES	0	0	0	0%
CAPITAL OUTLAY	0	0	0	0%
DEBT SERVICE	976,966	976,966	634,712	65%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	0	0	0	0%
POWER COSTS	0	0	0	0%
	<u>976,966</u>	<u>976,966</u>	<u>634,712</u>	<u>65%</u>

**CITY OF ALACHUA  
FINANCE DEPARTMENT ANALYSIS  
FOR THE PERIOD ENDING MARCH 31, 2017**

**DEBT SERVICE FUND REVENUES**

<b>REVENUE SOURCE</b>	<b>FY 16/17 APPROVED BUDGET</b>	<b>FY 16/17 AMENDED BUDGET</b>	<b>YEAR TO DATE FY 16/17</b>	<b>PERCENT COLLECTED</b>
<b><u>MISCELLANEOUS REVENUE</u></b>				
INTEREST EARNINGS	0	0	50	NA+
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
<b>SUBTOTAL</b>	<b>0</b>	<b>0</b>	<b>50</b>	<b>NA+</b>
<b><u>NON OPERATING</u></b>				
CONTRIBUTIONS FROM ENTERPRISE	57,975	57,975	57,975	100%
DEBT PROCEEDS	0	0	0	0%
TRANSFER IN-GF	660,527	660,527	660,527	100%
FUND BALANCE & UNDER COLLECTION	258,464	258,464	0	0%
<b>SUBTOTAL</b>	<b>976,966</b>	<b>976,966</b>	<b>718,502</b>	<b>74%</b>
 <b>DEBT SERVICE FUND</b>	 <b>976,966</b>	 <b>976,966</b>	 <b>718,552</b>	 <b>74%</b>

CITY OF ALACHUA  
 FINANCE DEPARTMENT ANALYSIS  
 FOR THE PERIOD ENDING MARCH 31, 2017

DEBT SERVICE FUND EXPENDITURES  
 BY MAJOR CATEGORY

DEBT OBLIGATION	FY 16/17 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<b><u>OTHER DEBT COSTS</u></b>						
DEBT SERVICE	750	750	100%	0	0%	100%
	<b>750</b>	<b>750</b>	<b>100%</b>	<b>0</b>	<b>0%</b>	<b>100%</b>
<b><u>SECTION 108 LOAN</u></b>						
DEBT SERVICE	165,643	7,621	5%	0	0%	5%
<b>TOTAL EXPENDITURES</b>	<b>165,643</b>	<b>7,621</b>	<b>5%</b>	<b>0</b>	<b>0%</b>	<b>5%</b>
<b><u>CAPITAL LEASE - MOTOROLA</u></b>						
DEBT SERVICE	93,686	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>93,686</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>	<b>0%</b>
<b><u>ALACHUA COUNTY TDC</u></b>						
DEBT SERVICE	83,333	83,333	100%	0	0%	100%
<b>TOTAL EXPENDITURES</b>	<b>83,333</b>	<b>83,333</b>	<b>100%</b>	<b>0</b>	<b>0%</b>	<b>100%</b>
<b><u>SERIES 2016 CAPITAL IMPROVEMENT</u></b>						
DEBT SERVICE	633,554	543,007	86%	0	0%	86%
<b>TOTAL EXPENDITURES</b>	<b>633,554</b>	<b>543,007</b>	<b>86%</b>	<b>0</b>	<b>0%</b>	<b>86%</b>
<b>DEBT SERVICE FUND</b>	<b>976,966</b>	<b>634,712</b>	<b>65%</b>	<b>0</b>	<b>0%</b>	<b>65%</b>

**CITY OF ALACHUA**  
**FINANCE DEPARTMENT ANALYSIS**  
**FOR THE PERIOD ENDING MARCH 31, 2017**

**CAPITAL PROJECTS FUNDS**

**FUND 3XX - CAPITAL PROJECTS FUNDS:** Capital Project Funds are used to account for financial resources to be used for the acquisition, construction, or improvement of major capital facilities (other than those financed by the Enterprise Funds or Special Assessments).

	<b>FY 16/17 APPROVED BUDGET</b>	<b>FY 16/17 AMENDED BUDGET</b>	<b>YEAR TO DATE FY 16/17</b>	<b>PERCENT OF BUDGET COLLECTED OR EXPENDED</b>
<b>REVENUES:</b>				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL REVENUE	353,545	353,545	373,349	106%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	0	0	12,816	NA+
NON-OPERATING	7,186,618	7,186,618	1,824,126	25%
	<u>7,540,163</u>	<u>7,540,163</u>	<u>2,210,291</u>	<u>29%</u>
<b>EXPENSES:</b>				
GENERAL GOVERNMENT	324,126	324,126	0	0%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	333,940	333,940	212,670	64%
TRANSPORTATION	353,545	353,545	329,985	93%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	6,528,552	6,528,552	6,012,826	92%
	<u>7,540,163</u>	<u>7,540,163</u>	<u>6,555,481</u>	<u>87%</u>
<b>MAJOR EXPENDITURE CATEGORIES:</b>				
PERSONAL SERVICES	0	0	0	0%
OPERATING EXPENDITURES	462,200	462,200	12,987	3%
CAPITAL OUTLAY	7,077,963	7,077,963	6,542,494	92%
DEBT SERVICE	0	0	0	0%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	0	0	0	0%
POWER COSTS	0	0	0	0%
	<u>7,540,163</u>	<u>7,540,163</u>	<u>6,555,481</u>	<u>87%</u>



CITY OF ALACHUA  
 FINANCE DEPARTMENT ANALYSIS  
 FOR THE PERIOD ENDING MARCH 31, 2017

CAPITAL PROJECTS FUNDS REVENUE

REVENUE SOURCE	FY 16/17 APPROVED BUDGET	FY 16/17 AMENDED BUDGET	RECEIVED TO DATE FY 16/17	PERCENT COLLECTED
<b><u>INTERGOVERNMENTAL REVENUE</u></b>				
FEDERAL GRANTS	353,545	353,545	373,349	106%
STATE GRANTS	0	0	0	0%
GRANTS FROM OTHER LOCAL UNITS	0	0	0	0%
<b>SUBTOTAL</b>	<b>353,545</b>	<b>353,545</b>	<b>373,349</b>	<b>106%</b>
<b><u>MISCELLANEOUS REVENUE</u></b>				
INTEREST INCOME	0	0	12,816	NA+
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
<b>SUBTOTAL</b>	<b>0</b>	<b>0</b>	<b>12,816</b>	<b>0%</b>
<b><u>NON OPERATING</u></b>				
DEBT PROCEEDS	0	0	0	0%
TRANSFERS IN	2,574,126	2,574,126	1,824,126	71%
USE OF FUND BALANCE	4,612,492	4,612,492	0	0%
<b>SUBTOTAL</b>	<b>7,186,618</b>	<b>7,186,618</b>	<b>1,824,126</b>	<b>25%</b>
 <b>CAPITAL PROJECTS FUNDS</b>	 <b>7,540,163</b>	 <b>7,540,163</b>	 <b>2,210,291</b>	 <b>29%</b>

CITY OF ALACHUA  
 FINANCE DEPARTMENT ANALYSIS  
 FOR THE PERIOD ENDING MARCH 31, 2017

CAPITAL PROJECTS FUNDS EXPENDITURES  
 BY MAJOR CATEGORY

CAPITAL PROJECT	FY 16/17 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<b><u>HERITAGE OAKS</u></b>						
OPERATING EXPENSES	120,066	0	0%	0	0%	0%
CAPITAL OUTLAY	213,874	208,108	97%	4,562	2%	99%
<b>TOTAL EXPENDITURES</b>	<b>333,940</b>	<b>208,108</b>	<b>62%</b>	<b>4,562</b>	<b>1%</b>	<b>64%</b>
<b><u>SAN FELASCO CONSERVATION CORRIDOR</u></b>						
OPERATING EXPENDITURES	6,508	1,400	22%	0	0%	22%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>6,508</b>	<b>1,400</b>	<b>22%</b>	<b>0</b>	<b>0%</b>	<b>22%</b>
<b><u>MUNICIPAL COMPLEX</u></b>						
OPERATING EXPENDITURES	324,126	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>324,126</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>	<b>0%</b>
<b><u>CDBG - NEIGHBORHOOD REVITALIZATION</u></b>						
OPERATING EXPENDITURES	11,500	11,587	101%	0	0%	101%
CAPITAL OUTLAY	342,045	318,398	93%	0	0%	93%
<b>TOTAL EXPENDITURES</b>	<b>353,545</b>	<b>329,985</b>	<b>93%</b>	<b>0</b>	<b>0%</b>	<b>93%</b>
<b><u>PROJECT LEGACY</u></b>						
CAPITAL OUTLAY	6,522,044	3,878,886	59%	2,132,539	33%	92%
<b>TOTAL EXPENDITURES</b>	<b>6,522,044</b>	<b>3,878,886</b>	<b>59%</b>	<b>2,132,539</b>	<b>33%</b>	<b>92%</b>
<b>CAPITAL PROJECT FUNDS</b>	<b>7,540,163</b>	<b>4,418,380</b>	<b>59%</b>	<b>2,137,101</b>	<b>28%</b>	<b>87%</b>

**CITY OF ALACHUA**  
**FINANCE DEPARTMENT ANALYSIS**  
**FOR THE PERIOD ENDING MARCH 31, 2017**

**ENTERPRISE FUNDS**

**FUND 010, 020, 030, 042 - ENTERPRISE FUNDS:** Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business enterprises in which the intent of the governing body is that all costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges. The City's Electric, Water, Wastewater, and Mosquito Control services reside in Enterprise funds.

	<b>FY 16/17 APPROVED BUDGET</b>	<b>FY 16/17 AMENDED BUDGET</b>	<b>YEAR TO DATE FY 16/17</b>	<b>PERCENT OF BUDGET COLLECTED OR EXPENDED</b>
<b>REVENUES:</b>				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL REVENUE	0	0	0	0%
CHARGES FOR SERVICES	16,710,202	16,710,202	8,158,981	49%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	276,320	276,320	148,344	54%
NON-OPERATING	4,134,903	4,134,903	0	0%
	<b>21,121,425</b>	<b>21,121,425</b>	<b>8,307,325</b>	<b>39%</b>
<b>EXPENSES:</b>				
GENERAL GOVERNMENT	0	0	0	0%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	21,121,425	21,121,425	9,535,321	45%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	<b>21,121,425</b>	<b>21,121,425</b>	<b>9,535,321</b>	<b>45%</b>
<b>MAJOR EXPENDITURE CATEGORIES:</b>				
PERSONAL SERVICES	1,426,180	1,426,180	693,817	49%
OPERATING EXPENDITURES	1,467,914	1,491,114	743,408	50%
CAPITAL OUTLAY	3,078,826	3,055,626	193,141	6%
DEBT SERVICE	1,180,911	1,180,911	988,443	84%
NON-OPERATING	4,690,094	4,690,094	4,034,346	86%
POWER COSTS	9,277,500	9,277,500	2,882,166	31%
	<b>21,121,425</b>	<b>21,121,425</b>	<b>9,535,321</b>	<b>45%</b>

CITY OF ALACHUA  
 FINANCE DEPARTMENT ANALYSIS  
 FOR THE PERIOD ENDING MARCH 31, 2017

ENTERPRISE FUNDS REVENUE

REVENUE SOURCE	FY 16/17 APPROVED BUDGET	FY 16/17 AMENDED BUDGET	RECEIVED TO DATE FY 16/17	PERCENT COLLECTED
<b><u>INTERGOVERNMENTAL REVENUE</u></b>				
GRANTS FROM LOCAL UNITS	0	0	0	0%
<b>SUBTOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>
<b><u>CHARGES FOR SERVICES</u></b>				
PHYSICAL ENVIRONMENT-ELECTRIC	12,964,838	12,964,838	6,326,670	49%
PHYSICAL ENVIRONMENT-WATER	1,487,971	1,487,971	746,295	50%
PHYSICAL ENVIRONMENT-WASTEWATER	2,199,393	2,199,393	1,056,842	48%
PHYSICAL ENVIRONMENT-MOSQUITO	58,000	58,000	29,174	50%
<b>SUBTOTAL</b>	<b>16,710,202</b>	<b>16,710,202</b>	<b>8,158,981</b>	<b>49%</b>
<b><u>MISCELLANEOUS REVENUE</u></b>				
INTEREST EARNINGS	3,820	3,820	4,951	130%
RENTS & ROYALTIES	29,100	29,100	29,271	101%
OTHER MISCELLANEOUS REVENUE	243,400	243,400	114,122	47%
<b>SUBTOTAL</b>	<b>276,320</b>	<b>276,320</b>	<b>148,344</b>	<b>54%</b>
<b><u>NON OPERATING</u></b>				
DEBT PROCEEDS	0	0	0	0%
TRANSFERS IN	0	0	0	0%
FUND BALANCE & UNDER COLLECTION	4,134,903	4,134,903	0	0%
<b>SUBTOTAL</b>	<b>4,134,903</b>	<b>4,134,903</b>	<b>0</b>	<b>0%</b>
<b>ENTERPRISE FUNDS</b>	<b>21,121,425</b>	<b>21,121,425</b>	<b>8,307,325</b>	<b>39%</b>

CITY OF ALACHUA  
FINANCE DEPARTMENT ANALYSIS  
FOR THE PERIOD ENDING MARCH 31, 2017

ENTERPRISE FUNDS EXPENDITURES  
BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 16/17 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<b><u>ELECTRIC UTILITY</u></b>						
PERSONAL SERVICES	849,122	427,748	50%	0	0%	50%
OPERATING EXPENDITURES	428,722	162,108	38%	74,326	17%	55%
CAPITAL OUTLAY	1,835,942	10,474	1%	4,009	0%	1%
DEBT SERVICE	465,770	465,770	100%	0	0%	100%
NON OPERATING	3,420,179	3,146,166	92%	0	0%	92%
POWER COSTS	9,277,500	2,882,166	31%	0	0%	31%
<b>TOTAL EXPENDITURES</b>	<b>16,277,235</b>	<b>7,094,432</b>	<b>44%</b>	<b>78,334</b>	<b>0%</b>	<b>44%</b>
<b><u>WATER UTILITY</u></b>						
PERSONAL SERVICES	189,780	83,259	44%	0	0%	44%
OPERATING EXPENDITURES	397,718	170,726	43%	30,437	8%	51%
CAPITAL OUTLAY	729,371	0	0%	57,267	8%	8%
DEBT SERVICE	170,850	148,751	87%	0	0%	87%
NON OPERATING	761,668	533,751	70%	0	0%	70%
<b>TOTAL EXPENDITURES</b>	<b>2,249,387</b>	<b>936,487</b>	<b>42%</b>	<b>87,704</b>	<b>4%</b>	<b>46%</b>
<b><u>WASTEWATER UTILITY</u></b>						
PERSONAL SERVICES	379,790	182,615	48%	0	0%	48%
OPERATING EXPENDITURES	639,364	270,509	42%	33,158	5%	47%
CAPITAL OUTLAY	487,113	0	0%	121,391	25%	25%
DEBT SERVICE	544,291	373,922	69%	0	0%	69%
NON OPERATING	489,122	343,835	70%	0	0%	70%
<b>TOTAL EXPENDITURES</b>	<b>2,539,680</b>	<b>1,170,882</b>	<b>46%</b>	<b>154,549</b>	<b>6%</b>	<b>52%</b>
<b><u>MOSQUITO CONTROL</u></b>						
PERSONAL SERVICES	7,488	195	3%	0	0%	3%
OPERATING EXPENDITURES	25,310	2,144	8%	0	0%	8%
CAPITAL OUTLAY	3,200	0	0%	0	0%	0%
NON OPERATING	19,125	10,594	55%	0	0%	55%
<b>TOTAL EXPENDITURES</b>	<b>55,123</b>	<b>12,933</b>	<b>23%</b>	<b>0</b>	<b>0%</b>	<b>23%</b>
<b>ENTERPRISE FUNDS</b>	<b>21,121,425</b>	<b>9,214,734</b>	<b>44%</b>	<b>320,587</b>	<b>2%</b>	<b>45%</b>

**CITY OF ALACHUA**  
**FINANCE DEPARTMENT ANALYSIS**  
**FOR THE PERIOD ENDING MARCH 31, 2017**

**INTERNAL SERVICE FUND**

**FUND 700 - INTERNAL SERVICE FUND:** The Internal Service Fund is used to account for the provision of goods or services by Utility Administration, Utility Operations, Utility Billing, Warehouse Operations, and postage services for the City's utility system and other departments.

	<b>FY 16/17 APPROVED BUDGET</b>	<b>FY 16/17 AMENDED BUDGET</b>	<b>YEAR TO DATE FY 16/17</b>	<b>PERCENT OF BUDGET COLLECTED OR EXPENDED</b>
<b>REVENUES:</b>				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL REVENUE	0	0	0	0%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	0	0	1,065	NA+
NON-OPERATING	6,665,533	6,665,533	1,652,244	25%
	<u>6,665,533</u>	<u>6,665,533</u>	<u>1,653,309</u>	<u>25%</u>
<b>EXPENSES:</b>				
GENERAL GOVERNMENT	6,157,947	6,157,947	4,095,470	67%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	507,586	507,586	206,556	41%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	<u>6,665,533</u>	<u>6,665,533</u>	<u>4,302,026</u>	<u>65%</u>
<b>MAJOR EXPENDITURE CATEGORIES:</b>				
PERSONAL SERVICES	1,414,367	1,401,867	595,865	43%
OPERATING EXPENDITURES	434,168	446,668	190,003	43%
CAPITAL OUTLAY	4,610,303	4,610,303	3,346,918	73%
DEBT SERVICE	156,695	156,695	169,241	108%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	50,000	50,000	0	0%
POWER COSTS	0	0	0	0%
	<u>6,665,533</u>	<u>6,665,533</u>	<u>4,302,026</u>	<u>65%</u>

**CITY OF ALACHUA  
FINANCE DEPARTMENT ANALYSIS  
FOR THE PERIOD ENDING MARCH 31, 2017**

**INTERNAL SERVICE FUND REVENUES**

<b>REVENUE SOURCE</b>	<b>FY 16/17 APPROVED BUDGET</b>	<b>FY 16/17 AMENDED BUDGET</b>	<b>YEAR TO DATE FY 16/17</b>	<b>PERCENT COLLECTED</b>
<b><u>PERMITS, FEES &amp; ASSESSMENTS</u></b>				
OTHER LICENSES, FEES, AND PERMITS	0	0	0	0%
<b>SUBTOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>
<b><u>INTERGOVERNMENTAL REVENUE</u></b>				
OTHER FEDERAL GRANTS	0	0	0	0%
<b>SUBTOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>
<b><u>MISCELLANEOUS REVENUE</u></b>				
INTEREST EARNINGS	0	0	397	NA+
RENTS & ROYALTIES	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	0	0	668	NA+
<b>SUBTOTAL</b>	<b>0</b>	<b>0</b>	<b>1,065</b>	<b>NA+</b>
<b><u>NON OPERATING</u></b>				
CONTRIBUTIONS FROM ENTERPRISE	0	0	0	0%
SERIES 2016 DEBT PROCEEDS	0	0	0	0%
INTERFUND TRANSFER	2,202,993	2,202,993	1,652,244	75%
FUND BALANCE & UNDER COLLECTION	4,462,540	4,462,540	0	0%
<b>SUBTOTAL</b>	<b>6,665,533</b>	<b>6,665,533</b>	<b>1,652,244</b>	<b>25%</b>
 <b>INTERNAL SERVICE FUND</b>	 <b>6,665,533</b>	 <b>6,665,533</b>	 <b>1,653,309</b>	 <b>25%</b>

**CITY OF ALACHUA**  
**FINANCE DEPARTMENT ANALYSIS**  
**FOR THE PERIOD ENDING MARCH 31, 2017**

**INTERNAL SERVICE FUND EXPENDITURES**  
**BY MAJOR CATEGORY**

DEPARTMENT/DIVISION	FY 16/17 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<b><u>FINANCE / UTILITY OPERATIONS</u></b>						
PERSONAL SERVICES	233,256	118,714	51%	0	0%	51%
OPERATING EXPENDITURES	29,880	6,168	21%	0	0%	21%
CAPITAL OUTLAY	20,000	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>283,136</b>	<b>124,881</b>	<b>44%</b>	<b>0</b>	<b>0%</b>	<b>44%</b>
<b><u>FINANCE / UTILITY BILLING</u></b>						
PERSONAL SERVICES	280,819	130,297	46%	0	0%	46%
OPERATING EXPENDITURES	137,812	82,298	60%	2,313	2%	61%
CAPITAL OUTLAY	11,875	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>430,506</b>	<b>212,595</b>	<b>49%</b>	<b>2,313</b>	<b>1%</b>	<b>50%</b>
<b><u>PUBLIC SERVICES / UTILITY ADMINISTRATION</u></b>						
PERSONAL SERVICES	501,838	201,746	40%	0	0%	40%
OPERATING EXPENDITURES	117,654	25,266	21%	20,710	18%	39%
CAPITAL OUTLAY	29,754	1,014	3%	7,740	26%	29%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>649,246</b>	<b>228,026</b>	<b>35%</b>	<b>28,450</b>	<b>4%</b>	<b>40%</b>
<b><u>PUBLIC SERVICES-WAREHOUSE OPERATIONS</u></b>						
PERSONAL SERVICES	51,643	21,899	42%	0	0%	42%
OPERATING EXPENDITURES	17,972	7,346	41%	0	0%	41%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>69,615</b>	<b>29,245</b>	<b>42%</b>	<b>0</b>	<b>0%</b>	<b>42%</b>
<b><u>ISF - COMPLIANCE AND RISK MANAGEMENT</u></b>						
PERSONAL SERVICES	30,075	13,920	46%	0	0%	46%
<b>TOTAL EXPENDITURES</b>	<b>30,075</b>	<b>13,920</b>	<b>46%</b>	<b>0</b>	<b>0%</b>	<b>46%</b>
<b><u>PUBLIC SERVICES-WATER DISTRIBUTION/COLLECTION</u></b>						
PERSONAL SERVICES	304,236	109,288	36%	0	0%	36%
OPERATING EXPENDITURES	143,350	15,449	11%	30,454	21%	32%
CAPITAL OUTLAY	60,000	0	0%	51,365	86%	86%
<b>TOTAL EXPENDITURES</b>	<b>507,586</b>	<b>124,737</b>	<b>25%</b>	<b>81,819</b>	<b>16%</b>	<b>41%</b>
<b><u>DEBT SERVICE FUND - SERIES 2016</u></b>						
DEBT SERVICE	156,695	169,241	108%	0	0%	108%
<b>TOTAL EXPENDITURES</b>	<b>156,695</b>	<b>169,241</b>	<b>108%</b>	<b>0</b>	<b>0%</b>	<b>108%</b>



CITY OF ALACHUA  
 FINANCE DEPARTMENT ANALYSIS  
 FOR THE PERIOD ENDING MARCH 31, 2017

INTERNAL SERVICE FUND EXPENDITURES  
 BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 16/17 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<b><u>INTERNAL SERVICE FUND RESERVES</u></b>						
NON-OPERATING	50,000	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>50,000</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>	<b>0%</b>
<b><u>CP OPS/WAREHOUSE</u></b>						
CAPITAL OUTLAY	4,488,674	30,947	1%	3,255,851	73%	73%
OTHER DEBT COSTS	0	0	0%	0	0%	0%
<b>TOTAL EXPENDITURES</b>	<b>4,488,674</b>	<b>30,947</b>	<b>1%</b>	<b>3,255,851</b>	<b>73%</b>	<b>73%</b>
<b>INTERNAL SERVICE FUND</b>	<b>6,665,533</b>	<b>933,593</b>	<b>14%</b>	<b>3,368,433</b>	<b>51%</b>	<b>65%</b>

**CITY OF ALACHUA  
FINANCE DEPARTMENT ANALYSIS  
FOR THE PERIOD ENDING MARCH 31, 2017**

**ALL CITY FUNDS**

	<b>FY 16/17 APPROVED BUDGET</b>	<b>FY 16/17 AMENDED BUDGET</b>	<b>YEAR TO DATE FY 16/17</b>	<b>PERCENT OF BUDGET COLLECTED OR EXPENDED</b>
<b>REVENUES:</b>				
TAXES	5,998,056	5,998,056	4,498,732	75%
PERMITS, FEES & ASSESSMENTS	510,450	510,450	228,244	45%
INTERGOVERNMENTAL	1,520,356	1,531,756	1,029,022	67%
CHARGES FOR SERVICES	17,752,352	17,752,352	8,634,638	49%
FINES AND FORFEITURES	32,000	51,030	17,320	34%
MISCELLANEOUS REVENUE	314,520	344,520	241,338	70%
NON-OPERATING	23,410,890	23,414,989	6,380,288	27%
	<u>49,538,624</u>	<u>49,603,153</u>	<u>21,029,582</u>	<u>42%</u>

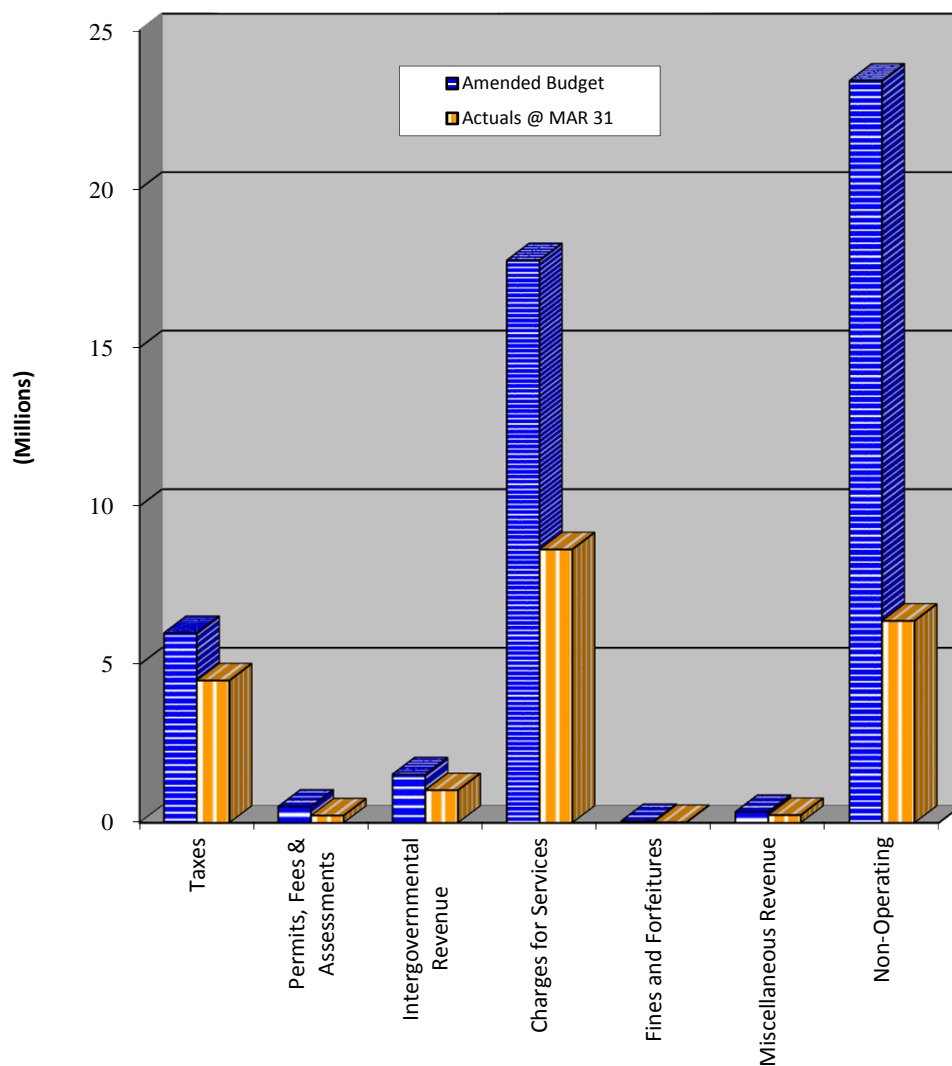
<b>EXPENSES:</b>				
GENERAL GOVERNMENT	14,077,377	14,074,198	9,548,881	68%
PUBLIC SAFETY	3,695,138	3,728,747	2,220,252	60%
ECONOMIC ENVIRONMENT	644,560	648,659	196,068	30%
PHYSICAL ENVIRONMENT	22,647,171	22,647,171	10,616,379	47%
TRANSPORTATION	1,290,555	1,320,555	979,071	74%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	7,183,823	7,183,823	6,360,884	89%
	<u>49,538,624</u>	<u>49,603,153</u>	<u>29,921,536</u>	<u>60%</u>

**MAJOR EXPENDITURE CATEGORIES:**

PERSONAL SERVICES	8,241,793	8,270,722	3,938,861	48%
OPERATING EXPENDITURES	5,993,329	5,959,647	3,442,499	58%
CAPITAL OUTLAY	15,592,984	15,667,891	10,652,386	68%
DEBT SERVICE	2,413,852	2,413,852	1,842,036	76%
GRANTS & AIDS	77,228	77,228	33,300	43%
NON-OPERATING	7,941,938	7,936,313	7,130,289	90%
POWER COSTS	9,277,500	9,277,500	2,882,166	31%
	<u>49,538,624</u>	<u>49,603,153</u>	<u>29,921,536</u>	<u>60%</u>

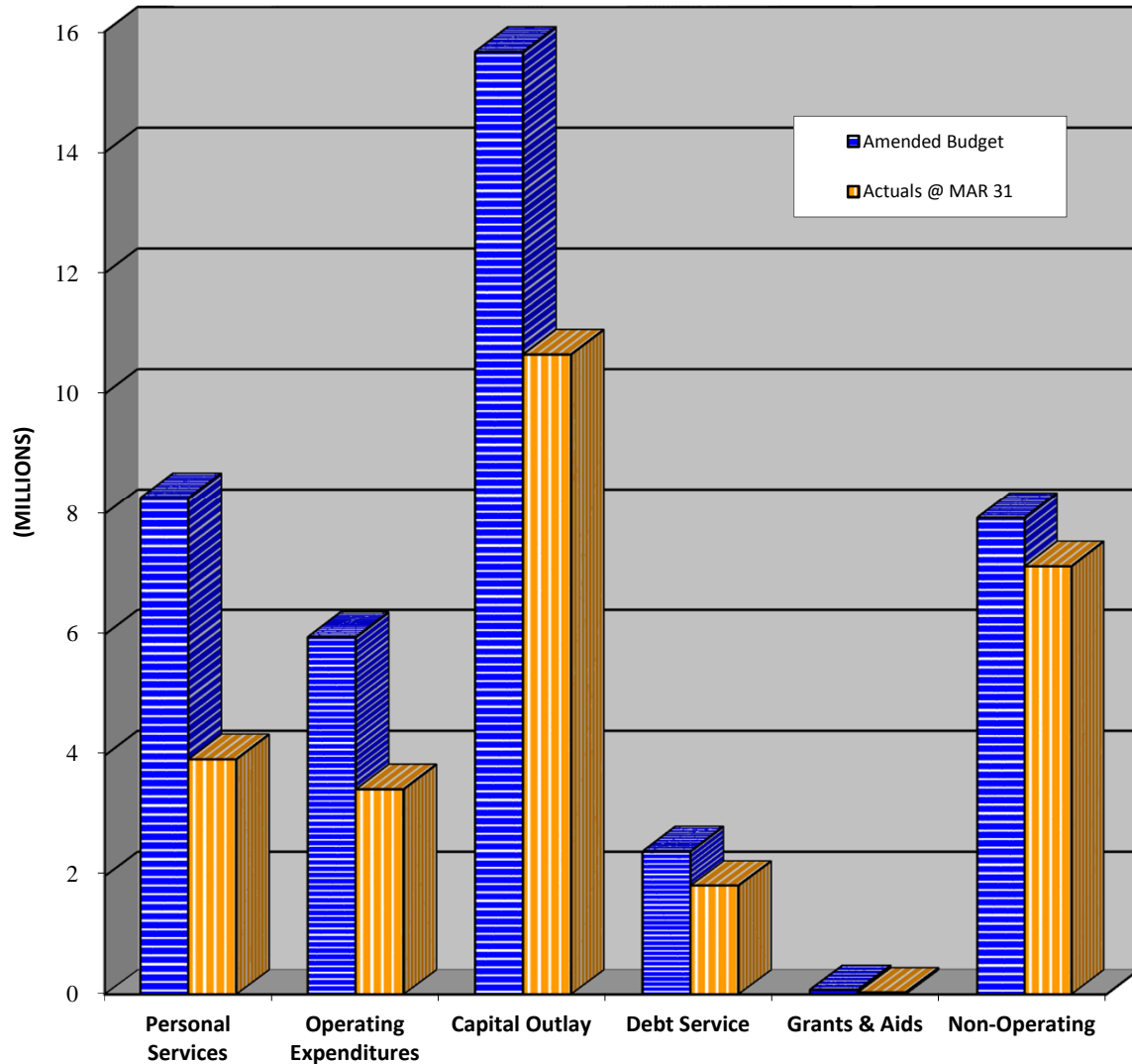
## Revenues by Major Category All City Funds

The City of Alachua's overall revenues are at 42% of budget for the fiscal year. Taxes are at 75% of budget. These include ad valorem property taxes and public utility taxes. Other revenue sources are: Permits, Fees and Assessments (45%); Intergovernmental Revenue (67%); Charges for Services (49%); Fines and Forfeitures (34%); Miscellaneous Revenue (70%); and Non-Operating Revenue (27%).



### Expenditures by Major Category All City Funds

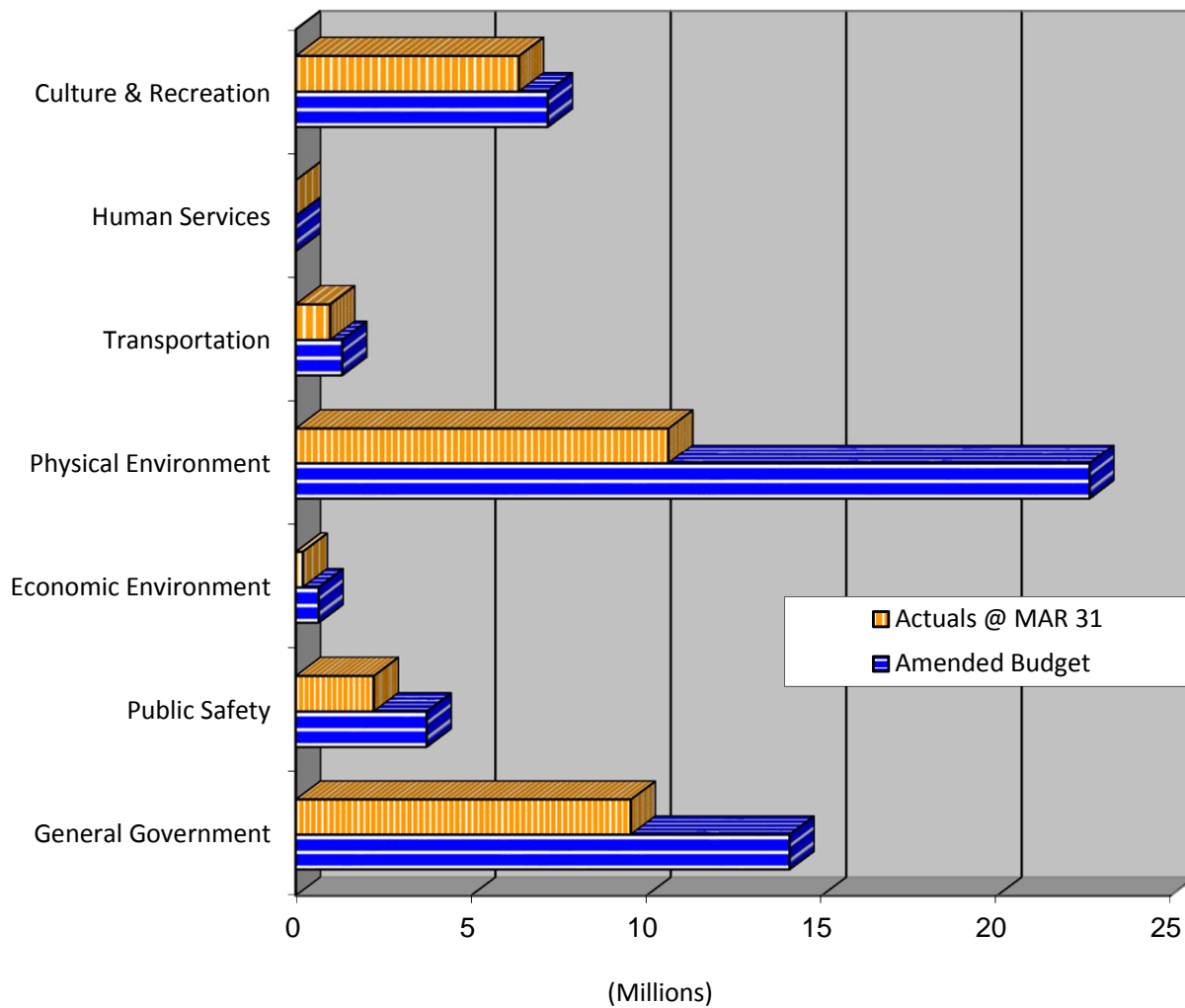
Overall, City expenditures and encumbrances are at 60% of budget for the period. The Personal Services category is at 48% of budget for the fiscal year. The Operating Expenditures category is at 58%, with encumbrances for legal, fire, and residential waste collection services of approximately \$851K. Capital Outlay is at 68%, Debt Service is 76%, Grants & Aids is 43% and Non-Operating Expenditures are at 90%. Encumbrances for future expenditures account for 24% (aprox. \$7.2M) of the expense line total.



\* Encumbered activity are purchase orders that are reserved for payment, but have not been paid as of the report date.

### Budget Performance by Function All City Funds

Overall, expenditures are at 60% of budget with General Government expenses at 68%, Public Safety at 60%, Economic Environment at 30%, Physical Environment at 47% (Enterprise Funds, Water Collection and Distribution & residential waste collection services), Transportation at 74%, and Culture & Recreation at 89%.



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## INVESTMENTS AND CASH

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### **Purpose**

The purpose of this section is to report the City's cash and investment holdings at the end of each month. These funds are managed in accordance with the City's Investment Policies, which are designed to ensure the prudent management of public funds, the availability of operating and capital funds when needed, and an investment return competitive with comparable funds and financial market indices.

### **Investment Objectives**

The foremost objective of the City's investment program is the safety of the principal of those funds within the portfolios. The portfolio is managed in a manner that funds are available to meet reasonably anticipated cash flow requirements in an orderly manner. The portfolio is designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints and liquidity needs. However, return on investment is insignificant in comparison to the safety and liquidity objectives described above. The City's core investments are limited to relatively low risk investment instruments in anticipation of earning fair return relative to the risk being assumed.

### **Defining Principal**

Principal, when dealing with investments can be defined as the original amount invested in a security.

### **Defining of Portfolio**

A portfolio can be defined as various investment instruments possessed by an individual or organization.

### **Defining Rate of Return on Investment**

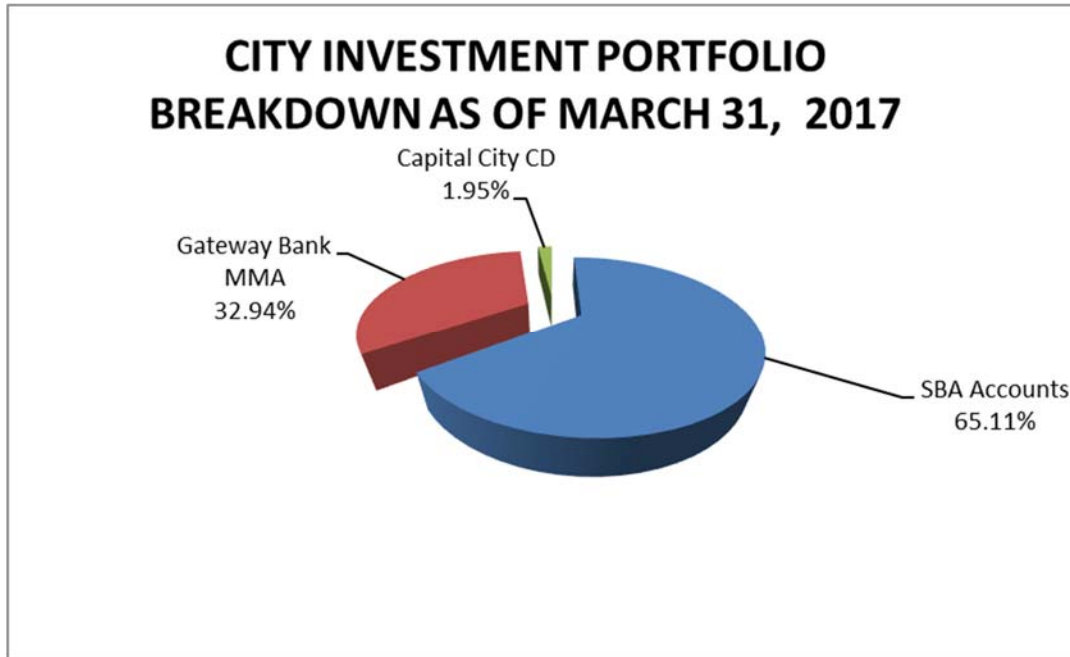
The Rate of Return on Investment refers to the benefits (the profits) to an investor or organization relative to the cost of the initial investment. It is similar to the rate of profit as a measure of profitability.

### **Conclusion**

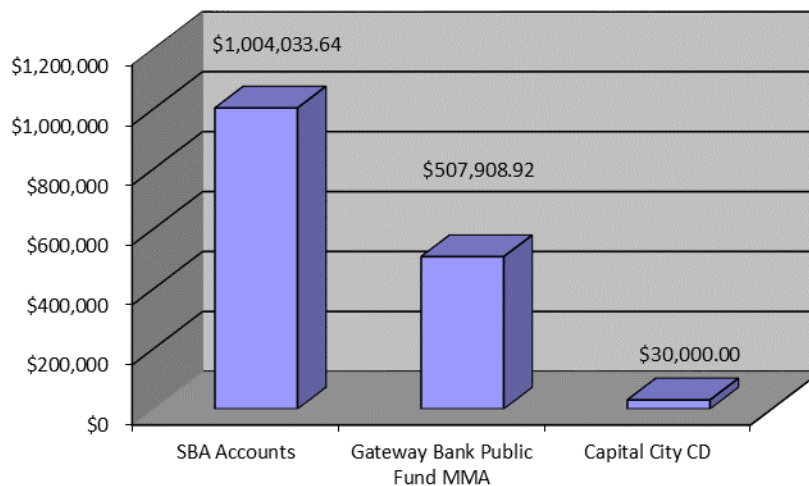
The City's cash and investments are pursuant to Section 218.415, Florida Statutes as well as the City's own adopted Investment Policy. To ensure that the City's funds are effectively managed, the Finance Director and other appropriate staff shall annually complete eight (8) hours of continuing professional education in subjects or courses of study related to investment practices and products.

## INVESTMENTS AND CASH

As of March 31, 2017, the City's investment portfolio totaled **\$1,541,942.56**. The portfolio consists of: two State Board of Administration Investment Pool (SBA) accounts, one money market account and a certificate of deposit account. The graphs below illustrate the breakdown, by percentage, of each investment.



### INVESTMENTS AS OF MARCH 31, 2017



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## INVESTMENTS AND CASH

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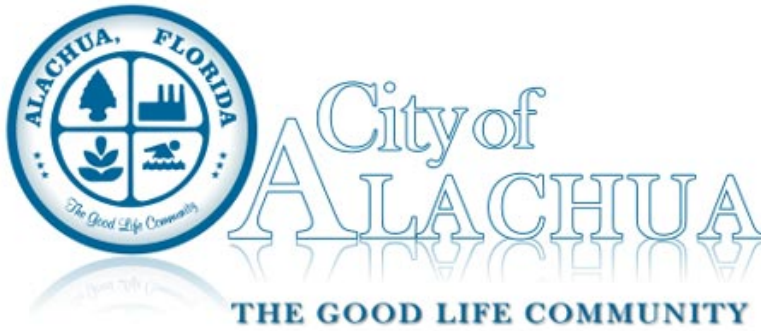
As of March 31, 2017, the City had cash holdings in several accounts with Capital City Bank, Gateway Bank and Renasant Bank (formerly Alarion & Heritage) that totaled **\$24,129,006.35**. Each bank account has a specific purpose. The accounts are listed as follows:

- Main Operating account: This account is for the City's daily deposits (utility payments, grant revenue, etc.) and expenses (vendor payments, debt service payments, etc.).
- Payroll account: This account is for payroll-related expenses (salaries payable).
- Community Redevelopment Agency (CRA) account: This account is for deposits and expenses related to CRA activities.
- Police Forfeiture account: This account is for fines and forfeiture funds received by the Alachua Police Department. Expenditures from this account will not be permitted without Commission approval.
- Section 108 account: This account is for the pay-down of the City's Section 108 outstanding debt that was related to infrastructure within the City.
- Series 2016 Repayment: This account contains is intended to be utilized to make the annual Series 2016 Debt payments.
- Restricted Deposit account: This account is for utility customer deposits only.
- Series 2016 Projects: This account is for the proceeds and expenses related to the Series 2016 bonds.
- Explorer account: This account is for deposits and expenses related to Police Explorer activities.
- Heritage Oaks account: This account is for funds related to the completion of improvements to the Heritage Oaks subdivision Phase I.
- Project Legacy account: This account is for non-bond funded expenses related to Project Legacy.
- SRF Repayment Money Market account: This account is for the repayment of the State Revolving Fund (SRF) loan related to the construction of the waste water facility.

The bank account balances as of the end of the report period are as follows:

<b>Bank Account</b>	<b>March Balance</b>
Main Operating Account	\$14,844,066.98
Payroll Account	\$19,892.88
CRA Account	\$699,090.02
Police Forfeiture Account	\$26,173.98
Section 108 Account	\$102,868.94
Project Legacy Account	\$1,500,719.26
Series 2016 Repayment Account	\$573,739.85
Deposit Account	\$1,656,501.58
Series 2016 Projects	\$4,298,162.18
Explorer Account	\$7,308.94
SRF Repayment Account	\$171,457.04
Heritage Oaks Account	<u>\$229,024.70</u>
<b>TOTAL</b>	<b><u><u>\$24,129,006.35</u></u></b>





## Commission Agenda Item

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**MEETING DATE:** 4/24/2017

**SUBJECT:** Second Public Hearing – Small Cities Community Development Block Grant (CDBG) Economic Development Application for Federal Fiscal Year (FFY) 2016 Grant Cycle

**PREPARED BY:** Diane Morgan, CMC, Grants Specialist

**RECOMMENDED ACTION:**

(1) Conduct the Second Public Hearing; (2) Approve submittal of the FFY 2016 Economic Development Small Cities CDBG Application; (3) Authorize the Mayor to execute the final grant application on behalf of the City to the DEO; and (4) Adopt Resolution 17-18.

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### Summary

On January 23rd, the Commission conducted the first of two required public hearings to determine the type of grant application that the City should submit to the Department of Economic Opportunity (DEO) in the Economic Development Category. The City is eligible to receive up to \$1,500,000 under this funding cycle; with a limit of grant funds requested at an amount of \$35,000 per new job created.

The proposed grant funded project will provide public street improvements, water lines, wastewater lines and a wastewater lift station to serve a proposed new hotel to be located at 16119 NW US HWY 441, Alachua (NW Corner of US 1-75 interchange at US Highway 441). The grant request amount will be \$1,260,000 contingent upon the business committing to create at least 36 new full time equivalent (FTE) jobs as part of their development.

Notice of the second Public Hearing and Summary of the Proposed Application was placed in the Alachua County Today on April 13, 2017.

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**FINANCIAL IMPACT:** No

**FUNDING SOURCE:** Grants

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**COMMISSION GOALS:**

Economic Development

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**ATTACHMENTS:**

Description

- ☐ Proof of Publication
- ☐ Resolution 17-18
- ☐ Draft FFY 2016 CDBG ED Application
- ☐ Map

ALACHUA COUNTY TODAY

Published Weekly

Alachua, Alachua County, FLORIDA

STATE OF FLORIDA

COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **ROBERT BOUKARI**, who on oath says that he (she) is the Manager of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being **CDBG ECONOMIC DEVELOPMENT 2ND PUBLIC HEARING**, was published in said newspaper in the issues of **April 13, 2017**.

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **13th day of April, 2017** by **Robert Boukari**, who is personally known to me.

  
(Signature of Affiant)

  
(Signature of Notary Public)



H. BRYAN BOUKARI  
MY COMMISSION # FF 220770  
EXPIRES: May 26, 2019  
Bonded Thru Budget Notary Services



# City of ALACHUA

## NOTICE OF SECOND PUBLIC HEARING

The City of Alachua is applying to the Florida Department of Economic Opportunity (DEO) for a grant under the Economic Development Category of the FFY 2016 Small Cities Community Development Block Grant (CDBG) Program in the amount of \$1,500,000. The activities, dollar amount and estimated percentage benefit to low and moderate income persons for which the City is applying are:

<b>Activity</b>	<b><u>Budget (Approximately)</u></b>	<b><u>LMI %</u></b>
Street Improvements	\$1,030,000	at least 51%
Water Lines	\$100,000	at least 51%
Sewer Lines (Lines and Lift Stations)	\$200,000	at least 51%
Administration	\$120,000	N/A
Engineering	\$50,000	N/A
<b>TOTAL BUDGET</b>	<b>\$1,500,000</b>	

The proposed grant funded project will provide public street improvements, water lines, wastewater lines and a wastewater lift station to serve a new hotel to be located at 16119 NW US HWY 441, Alachua, Florida (NW Corner of US I-75 interchange at US Highway 441). The City is proposing to provide approximately 2,500 linear feet of street improvements from US Highway 441 and NW 167th Boulevard to the proposed hotel location along with 2,300 LF of water lines, 1,000 LF of sewer lines, and one sewer lift station adjacent to the hotel property on US Highway 441. The business is committing to create at least 35 new jobs as part of their expansion. All activities will occur in public right-of-way or on publicly owned land.

The City of Alachua does not expect that anyone will be displaced as a result of CDBG-funded activities. If any persons are displaced as a result of the planned activities, the City of Alachua will assist them as described in the City's anti-displacement and relocation policy, which is available for review at City Hall.

A Public Hearing to provide citizens an opportunity to comment on the application will be held on **Monday, April 24, 2017, at 6:00 p.m. at James A. Lewis Commission Chambers, City Hall, 15100 NW 142nd Terrace, Alachua, Florida.** A draft copy of the application will be available for review in the City Manager's office at City Hall by noon on April 19, 2017. Persons wanting to submit written comments on the application should send them to Diane Morgan, Grants Specialist, by email to [dmorgan@cityofalachua.org](mailto:dmorgan@cityofalachua.org) or by mail to P.O. Box 9, Alachua, FL 32616-0009 no later than April 25, 2017.

A copy of the final application will be made available for review during normal business hours in the City Manager office at City Hall no later than April 30, 2017. The application will be submitted to DEO on or before May 15, 2017. To obtain additional information concerning the application and the Public Hearing, contact Diane Morgan, Grants Specialist, at (386) 418-6100 ext. 145 or by e-mail to [dmorgan@cityofalachua.org](mailto:dmorgan@cityofalachua.org).

The public hearing is being conducted in a handicapped accessible location. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing is asked to advise the City at least five days before the hearing by contacting Alan Henderson, Deputy City Clerk, at (386) 418-6104. If you are hearing or speech impaired, please contact the City using the Florida Relay Service, 1(800) 955-8771 (TDD) or 1(800) 955-8770 (Voice).

Any non-English speaking person wishing to attend the public hearing should contact Alan Henderson, Deputy City Clerk, at (386) 418-6104 at least five days prior to the hearing and an interpreter will be provided.

**A FAIR HOUSING/EQUAL OPPORTUNITY/HANDICAP ACCESS JURISDICTION**

**RESOLUTION 17-18**

**A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA, AUTHORIZING THE CHIEF ELECTED OFFICIAL TO MAKE APPLICATION TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY FOR A COMMUNITY DEVELOPMENT BLOCK GRANT IN THE ECONOMIC DEVELOPMENT CATEGORY, AND TO ADOPT THE CITY COMPREHENSIVE PLAN AS ITS COMMUNITY DEVELOPMENT PLAN, PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.**

**WHEREAS**, the City of Alachua is experiencing a need for physical improvements and job opportunities to benefit low-to-moderate income persons.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ALACHUA COMMISSION:**

1. That the Community Development Block Grant (CDBG) program is declared to be a workable program for providing needed physical improvements to benefit low-to-moderate income persons and increase job opportunities as indicated in the proposed FFY 2016 Economic Development CDBG application.
2. The City Commission hereby directs the Chief Elected Official, or City Manager in his absence, to sign all necessary certifications of the Community Development Block Grant application.
3. That the City Commission hereby authorizes the Chief Elected Official, or City Manager in his absence, to modify, execute and submit the attached application to the Florida Department of Economic Opportunity for state approval.
4. That the Chief Elected Official, or City Manager in his absence, is authorized and directed to submit additional information in a timely manner as may be required by the Florida Department of Economic Opportunity.
5. The proposed CDBG application is consistent with the local comprehensive plan.
6. The City Comprehensive Plan is hereby adopted as the City Community Development Plan.
7. That this Resolution shall take effect immediately upon its passage.

**DULY ADOPTED**, in regular session, this 24<sup>th</sup> day of April, 2017.

**CITY COMMISSION OF THE  
CITY OF ALACHUA, FLORIDA**

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Gib Coerper, Mayor

ATTEST:

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Traci L. Gresham, City Manager/Clerk



**DRAFT**

## Florida Small Cities Community Development Block Grant (CDBG)

### Application for Funding

Applicant: City of Alachua  
(Name of Local Government)

- |  |  |
|--|--|
| <input type="checkbox"/> Commercial Revitalization   | <input type="checkbox"/> Housing Rehabilitation          |
| <input type="checkbox"/> Neighborhood Revitalization | <input checked="" type="checkbox"/> Economic Development |

Federal Fiscal Year 2016

Application Due Date: N/A

Mailing Address: Department of Economic Opportunity  
Bureau of Community Revitalization  
107 East Madison Street – MSC 400  
Tallahassee, Florida 32399-6508

Telephone: (850) 717-8405  
Fax: (850) 922-5609  
Web: <http://www.floridajobs.org/SmallCitiesCDBG>

## Contents

Left click on the appropriate check boxes to indicate which parts of the application form are included in this application package.

- ☒ **Part 1 – General Information**
- ☒ **Part 2 – Application Profile and General Scoring Criteria (Required)**
- ☒ **Part 3 – Sources and Uses of Non-CDBG Funds**
- ☐ **Part 4 – Commercial Revitalization**
- ☒ **Part 5 – Economic Development**
- ☐ **Part 6 – Housing Rehabilitation**
- ☐ **Part 7 – Neighborhood Revitalization**
- ☒ **Part 8 – Certification and Score Summary (Required)**
- ☒ **Part 9 –Supporting Documentation (Required)**
  - ☒ **Appendix A: Maps (Required)**
  - ☒ **Appendix B: Local Governing Body’s Resolutions for Signature Delegation and Application Submission (Required)**
  - ☒ **Appendix C: Comprehensive Plan Documents (Required)**
  - ☒ **Appendix D: Public Hearing/CATF Meeting Documentation (Required)**
  - ☒ **Appendix E: Leverage Documentation**
  - ☐ **Appendix F: Grant Application Preparation Cost Documentation**
  - ☐ **Appendix G: Readiness to Proceed Documentation**
  - ☐ **Appendix H: VLI/LMI Worksheets and Survey Documentation or Census Data and Maps**
  - ☐ **Appendix I: Documentation Related to Health and Safety Impact Score**
  - ☐ **Appendix J: Joint Agreements/Contingency Funding Documentation/Interlocal Agreements**
  - ☐ **Appendix K: Housing Assistance Plan (Required for all Housing Rehabilitation Applications)**
  - ☐ **Appendix L: Historic Preservation Documents**
  - ☐ **Appendix M: Special Designation Documentation**
  - ☒ **Appendix N: Documentation for Economic Development Applications**
  - ☐ **Appendix O: Documentation for Other Community Development Activities Score (Commercial Revitalization)**
  - ☐ **Appendix P: Documentation for Demolition of Vacant Dilapidated Structures (Commercial Revitalization)**
  - ☒ **Appendix Q: Local Government Minority Contracting and Fair Housing Score Documentation**
  - ☐ **Appendix R:**

**Application Profile**  
**Table G-1**

**Local Government Contact Information:**

Local Government Name: <b>City of Alachua</b>		
Street Address: <b>15100 NW 142<sup>nd</sup> Terrace, Alachua, FL 32615</b>		
Mailing Address (if different): <b>PO Box 9</b>		
City: <b>Alachua</b>	Zip Code: <b>32616</b>	County: <b>Alachua</b>
Main Telephone: <b>(386) 418-6100</b>	Main Facsimile: <b>(386) 418-6139</b>	Federal ID Number: <b>59-6000262</b>
DUNS Number: <b>084181585</b>	Local Government's Name in DUNS: <b>Alachua, City of</b>	

Chief Elected Official: <b>Gib Coerper</b>	Title: <b>Mayor</b>
Telephone: <b>(386) 418-6100</b>	Facsimile: <b>(386) 418-6139</b>
E-mail Address: <a href="mailto:gcoerper@cityofalachua.com">gcoerper@cityofalachua.com</a>	

Local Government Financial Officer: <b>Traci L. Gresham</b>	Title: <b>City Manager</b>
Telephone: <b>(386) 418-6100</b>	Facsimile: <b>(386) 418-6139</b>
E-mail Address: <a href="mailto:tgresham@cityofalachua.com">tgresham@cityofalachua.com</a>	

Local Government Project Contact: <b>Diane Morgan</b>	Title: <b>Grants Specialist</b>
Street Address: <b>15100 NW 142<sup>nd</sup> Terrace</b>	
City: <b>Alachua</b>	Zip Code: <b>32616</b>
Direct Telephone: <b>(386) 418-6131</b>	Facsimile: <b>(386) 418-6139</b>
E-mail Address: <a href="mailto:dmorgan@cityofalachua.org">dmorgan@cityofalachua.org</a>	

### Application Profile – Table G-1 (Continued)

<b>Application Preparer Information</b>		
Preparer's Name: <b>J. Scott Modesitt, AICP, Project Development Director</b>		Organization Preparing Application: <input type="checkbox"/> Local Government <input checked="" type="checkbox"/> Private Company <input type="checkbox"/> RPC
Street Address: <b>PO BOX 7300 (3658 Erindale Drive, Valrico, Florida 33596)</b>		
City: <b>Brandon</b>	State: <b>FL</b>	Zip Code: <b>33508-6021</b>
Telephone: <b>813-685-4585</b>	Facsimile: <b>877-309-1951</b>	
E-mail Address: <b>scottm@summitpros.com</b>		

<b>Consultant Information</b>		
Consultant's Name: <b>Summit Professional Services, Inc.</b>		<input checked="" type="checkbox"/> Private Company <input type="checkbox"/> RPC
Street Address: <b>PO BOX 7300 (3658 Erindale Drive, Valrico, Florida 33596)</b>		
City: <b>Brandon</b>	State: <b>FL</b>	Zip Code: <b>33508-6021</b>
Telephone: <b>813-685-4585</b>	E-mail Address: <b>scottm@summitpros.com</b>	

<b>Demographics</b>		
U.S. Congressional District Number: <b>3</b>	Florida Senate District Number: <b>8</b>	Florida House District Number: <b>21</b>
Service Area Census Tract(s) and Block Group(s): <b>FL - Alachua County - Census Tract 18.01 - Block Group 1</b>		

<b>Application Type:</b> Indicate the application category. A completed application must include the appropriate section as listed below.	
<input type="checkbox"/> Commercial Revitalization (Part 4)	<input checked="" type="checkbox"/> Economic Development (Part 5)
<input type="checkbox"/> Housing Rehabilitation (Part 6)	<input type="checkbox"/> Neighborhood Revitalization (Part 7)



### Application Profile – Table G-1 (Continued)

<b>Funding for Planning and Design:</b> You must check the Planning and Design Funding – Neighborhood Revitalization box if you want to be considered for funding. (The maximum funding for Planning and Design is \$70,000. In addition to the total funding needed for planning and design, the dollar amounts needed for basic engineering, additional engineering and administration must be shown below.)		
<input type="checkbox"/> Planning and Design Funding – Neighborhood Revitalization		
If you will accept funding for Planning and Design, indicate the total amount being requested: \$		
Basic Engineering \$	Additional Engineering \$	Administration \$

<b>Citizen Participation – Public Hearings</b> Documentation of the citizen participation activities must be included in Appendix D of Part 9.	
List the date that the public notice for the first public hearing was published: <b>1/12/2017</b>	List the date when the first public hearing was held: <b>1/23/2017</b>
List the date that the public notice for the second public hearing was published: <b>4/13/2017</b>	List the date when the second public hearing was held: <b>4/24/2017</b>

<b>Subgrant Funding Request:</b> The maximum funding request for Neighborhood Revitalization, Commercial Revitalization and Housing Rehabilitation subgrants is based on the jurisdiction's LMI population as determined by HUD. Please see the table below. The maximum subgrant funding request for Economic Development subgrants is \$1,500,000, and the cost per job created must be less than \$35,000. At the bottom of the left column, enter the actual LMI population. (Data available on CDBG website.) At the bottom of the right column, enter the actual subgrant amount being requested.	
LMI Population	Maximum Subgrant Request
1 – 499	\$600,000.00
500 – 1,249	\$650,000.00
1,250 – 3,999	\$700,000.00
4,000 – and above	\$750,000.00
Local Government's LMI Population: <b>2,720</b>	Subgrant Funds Being Requested: \$ <b>1,259,964</b>

## Application Profile

### Table G-1 (Continued)

Answer the following questions by clicking on the correct check box.		
<b>Historic Preservation</b> Will the project impact a building, public improvement or planned open space that is 50 or more years old? If yes, documentation must be provided in Appendix L of Part 9. (See instructions.)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Interlocal Agreement</b> Will project activities require an interlocal agreement? If <b>yes</b> , the interlocal agreement(s) must be provided in Appendix J of Part 9. (See instructions.)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>State of Financial Emergency</b> Is the local government currently identified as being in a State of Financial Emergency pursuant to Section 218.50 – 218.504, Florida Statutes?  Check at <a href="http://www.leg.state.fl.us/cgi-bin/View_Page.pl?File=financial-emergencies.cfm&amp;Directory=committees/joint/Jcla/&amp;Tab=committees">http://www.leg.state.fl.us/cgi-bin/View_Page.pl?File=financial-emergencies.cfm&amp;Directory=committees/joint/Jcla/&amp;Tab=committees</a>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Grant Preparation Costs</b> The applicant may request subgrant funds for the cost of application preparation. See instructions if funds are requested.  Does the applicant wish to request subgrant funds for the cost of application preparation? If yes, documentation must be included in Appendix F of Part 9.  Amount: \$ _____	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>National Flood Insurance Program</b> Is the applicant currently participating in the National Flood Insurance Program?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

## Project Narrative — G-2

Describe the proposed project using the guidelines in the instructions. Specific directions for Commercial Revitalization and Economic Development application narratives can be found in the instructions. Use additional pages as needed.

The City of Alachua is applying for a \$1,259,964.00 CDBG Economic Development grant on behalf of Alachua Highpoint, LLC, to fund community improvements to support a new 60,000 sq ft hotel (Hampton Inn and Suites) to be located on approximately 26 acres of undeveloped land located at 16119 NW US HWY 441, Alachua, Florida (NW Corner of US I-75 interchange at US Highway 441). The hotel will have an estimated 51 rooms and will serve all of Alachua County and contiguous counties; as well US Interstate 75, Florida's major north-south corridor, allowing the opportunity to capture Florida tourism customers. The hotel developer anticipates their financial portion of the project including site development and building construction will cost an estimated \$5 million.

Alachua Highpoint, LLC, will be the operator and manager of the hotel and will create at least 36 new hospitality and management related jobs within the two-year CDBG grant period. These positions will include an administrator, front desk personnel, a night auditor, breakfast hostesses, maintenance and house men, and housekeepers. The 36 new job creation estimates are based on estimates provided by the franchisor Hilton Franchise Holding LLC for Hampton Inn and Suites per Hilton standards. For the purposes of the grant application Alachua Highpoint LLC commits to create 36 full-time equivalent net new jobs, of which 19 will be made available to members of low-to-moderate income households. A minimum of fifty-one percent (51%) of the total jobs created by Alachua Highpoint, LLC will be available to members of LMI families. It's estimated that the hotel will be open by February 2018, contingent upon the grant funding and the installation of the required public infrastructure being completed. Alachua Highpoint, LLC, commits to begin construction immediately upon approval of the grant and concurrently with the grant funded construction of the infrastructure. Employee hiring is planned four weeks prior to construction completion.

The grant being requested by the City of Alachua will provide public street improvements, water lines, wastewater lines and a wastewater lift station. The City is proposing to provide approximately 2,500 linear feet of street improvements including a turn lane and access from US Highway 441 and access from NW 167th Boulevard to the proposed hotel location along with 2,300 LF of water lines, 1,000 LF of sewer lines, and one sewer lift station adjacent to the hotel property on US Highway 441. The business is committing to create at least 36 new jobs as part of their development. All activities will occur in public right-of-way or on publicly owned land.

The total estimated amount of the grant request will be \$1,259,964 and will include construction, engineering during construction, and administration of the grant program. The total estimated construction cost for the infrastructure is \$1.5 million; with the CDBG funded infrastructure construction estimated to be \$1,109,164 (\$729,164 for the street improvements, 180,000 for the sewer line and lift station, and \$200,000 in water line construction.

In addition to CDBG funding, Alachua Highpoint, LLC will be contributing approximately \$390,000 in infrastructure funding, of which \$100,000 is being committed as leverage funds.

Without the provision of this infrastructure, Alachua Highpoint, LLC will be unable to develop the site for use as a Hampton Inn and will be unable to create the jobs proposed for the project.

The City anticipates starting construction on the proposed infrastructure within the next 10 months contingent upon the design schedule and anticipates completion of the infrastructure within one year. All activities will occur within the incorporated area of the City of Alachua. No activities

will occur within a flood-prone area.

Because this project will provide increased infrastructure facilities to an undeveloped area including expanded sewer and water service, additional commercial development is expected. Additionally, given the improved employment opportunities and courteous accommodations afforded by the hotel development, it is anticipated that additional economic development will be generated at local commercial establishments. Local government revenues and the local tax base will be improved by the additional commerce and accompanying taxes.

The cost per job to be created or retained by the Participating Parties as a direct result of the CDBG assisted activities will be less than \$35,000 per job in CDBG funds.

### General Scoring Criteria — Table G-3

<b>1. Community-Wide Needs Score (CWNS)</b> The CWNS for each non-entitlement local government is posted on the Department's website at: <a href="http://www.floridajobs.org/community-planning-and-development/assistance-for-governments-and-organizations/florida-small-cities-community-development-block-grant-program/downloads-and-information-for-applicants">http://www.floridajobs.org/community-planning-and-development/assistance-for-governments-and-organizations/florida-small-cities-community-development-block-grant-program/downloads-and-information-for-applicants</a> <b>(Transfer this score to line 1. of the Application Scoring Summary page – Part 8, page 4.)</b>		<b>Score: 150.27</b> _____
<b>2. Special Designation Score</b> Check all applicable designations below and enter a score of 20 points if all CDBG activities will be conducted within any of the boundaries of the special designation areas checked. Documentation must be included in Appendix M of Part 9. (See instructions.) <b>(Transfer this score to line 3a. of the Application Scoring Summary page.)</b>		<b>Score: 0</b> _____
<input type="checkbox"/> Rural Area of Opportunity (RAO)	<input type="checkbox"/> Rural Community as defined by §288.0656, F.S.	
<input type="checkbox"/> Area of Critical State Concern pursuant to §380.05, F.S.	<input type="checkbox"/> Florida Enterprise Zone pursuant to §290.0065, F.S.	
<b>3. Grant History Score:</b> If the applicant has not had an open CDBG contract in the NR, CR, or HR categories within five years of application deadline, claim 100 points. <b>(Transfer this score to line 3b. of the Application Scoring Summary page.)</b>		<b>Score: 0</b> _____
<b>4. CATF Score:</b> The applicant can score a maximum of 10 points if it has appointed a Citizen Advisory Task Force (CATF) to provide input on all phases of the Small Cities CDBG Program process and the CATF met to discuss community needs and make recommendations to the local governing body before the application was drafted. The task force must be comprised of residents of the applying jurisdiction, and at least 51% of the members must be from LMI households. None of the members can be an elected official of the jurisdiction, and only one member can be an employee of the applicant. The CATF shall have at least five members, and at least 51% members must participate in the meeting to claim CATF points. Documentation must be included in Appendix D of Part 9. (See instructions.)		
<b>4a.</b> If the CATF met before the first public hearing was conducted and before a draft application was developed to discuss community needs and make recommendations to the local governing body as to the program area and activities that should be considered when drafting a Small Cities CDBG application, <b>score 10 points, or</b>  <b>4b.</b> If the CATF met before the notice for the second public hearing was published and before a draft application was finalized to make recommendations to the local governing body as to the program area and activities that should be included in its Small Cities CDBG application, <b>score 5 points.</b> <b>(Transfer this score to line 3c. of the Application Scoring Summary page.)</b>		<b>Score: 10</b> _____
If applicable, list the date that the public notice for the CATF meeting was published: <b>12/22/2016</b>	If applicable, list the date when the CATF meeting was held: <b>1/4/2017</b>	

<b>5. Outstanding Performance in Equal Employment Opportunity (EEO)</b>						
<b>M/WBE Contracting:</b> The applicant may claim up to 20 points for achievement in Minority-/Women-Owned Business Enterprises (M/WBE) contracting in the most recent Small Cities CDBG subgrant that was administratively closed not more than four years before application deadline date. Review the M/WBE reports submitted to DCA/DEO for that subgrant and enter a score based on the achievement reported.						
<b>Most Recent Administratively Closed Small Cities CDBG Contract Number:</b>				<b>15DB-OJ-03-11-02-N05</b>		
<b>\$49,000</b> Amount Awarded to M/WBE firms	÷	<b>\$670,000</b> Total Prime Contracts Amount	X 100 =	<b>7.73</b> M/WBE %		
<b>M/WBE %</b>		<b>Points</b>		<b>5a. M/WBE Contracting Score:</b>  <div style="text-align: center;"> <b>5</b>            (Maximum 20 points)         </div>		
0.0 – 4.99%		0				
5.0 – 14.99%		5				
15.0 – 19.99%		10				
20.0 – 24.99%		15				
25.00%+		20				
If the applicant has not administratively closed a Small Cities CDBG subgrant within four years of the application deadline date, score 5 points.						
<b>Local Government Minority Employment:</b> The applicant may claim up to 60 points for meeting minority employment goals. Complete the table below to calculate the applicant's percentage of minority employees. See instructions for calculations.						
Number of Permanent Full-time Equivalent Minority Applicant Employees  <b>32</b>	÷	Number of Permanent Full-time Equivalent Applicant Employees  <b>115</b>	=	Applicant's Percentage of Minority Employees  <b>27.83%</b>		
Enter percentage of minorities in the applicant's county: <b>29%</b>						
If the "Prorated 60 Points Score" is claimed, complete the following equation:						
Applicant's Percentage of Minority Employees  <b>27.83</b>	÷	Percentage of Minorities in Applicant's County  <b>29</b>	=	Applicant's Percentage of Minority Employees  <b>95.97</b>	X 60 =	Points Claimed  <b>57.58</b>

If the applicant has three or less employees, 40 points may be claimed.		
<b>5b. Local Government Minority Employment Score (60 Points Maximum):</b>		<b>57.58</b>
<b>6. Outstanding Performance in Fair Housing</b>		
The applicant may claim five points for adopting a Fair Housing Ordinance prior to the application deadline and five points for conducting a Fair Housing workshop in the 12 months prior to the application deadline. See instructions for guidelines and documentation requirements.		
	<b>Date</b>	<b>Score</b>
6a. Date Fair Housing Ordinance Adopted:	<b>4/19/1993</b>	<b>5</b>
6b. Date of Fair Housing Workshop:	<b>2/13/2017</b>	<b>5</b>
<b>6c. Total Fair Housing (6a+6b) Score (10 Points Maximum):</b>		<b>10</b>

**Outstanding Performance in EEO and Fair Housing (5a+5b+6c) Score:** **64.84**  
**(Transfer this score to line 2. on the Application Scoring Summary page – Part 8, page 4.)**  
**(90 points maximum)**

**Sources and Uses of Non-CDBG Funds**  
**Private, Participating Party, Public Leverage from Non-Local and Local Funding Sources**  
**Table L-1**

Activity #	Source	Amount Claimed for Scoring	Amount Not Claimed for Scoring	Type (Participating Party, Loan, Grant, Local Government Funds, Donated Land, or Other Leverage)
17C	Alachua Highpoint, LLC	\$100,000	\$2,900,000	Participating Party
17B	Alachua Highpoint, LLC	\$	\$990,000	Participating Party
N/A	Alachua Highpoint, LLC	\$	\$1,500,000	Participating Party
		\$	\$	
		\$	\$	
		\$	\$	
Totals		\$100,000	\$5,390,000	
Total Funds Claimed for Leverage Scoring		\$100,000		

Use the preceding totals to compute the number of points you are claiming for leverage scoring on the next page.



### Leverage Score Summary

**Leverage Points Calculation for NR, CR, and HR**

**Communities with a LMI Population of 1,249 or Less**

$$\underline{\quad \$ \quad} \div \$1,000 = \underline{\quad \quad} \text{ Points}$$

(25 Points Maximum)

**Leverage Points Calculation for NR, CR, and HR**

**Communities with a LMI Population of 1,250 or More**

$$\underline{\quad \$ \quad} \div \$2,000 = \underline{\quad \quad} \text{ Points}$$

(25 Points Maximum)

**Leverage Points Calculation for ED**

$$\underline{\quad \$100,000 \quad} \div \$10,000 = \underline{\quad 10 \quad} \text{ Points}$$

(125 Points Maximum)

**Leverage Score:** 10

**(Transfer this score to line 3d. on the Application Scoring Summary page in Part 8.  
25 Points Maximum for NR, HR, and CR. 125 Points Maximum for ED.)**

## Job Creation/Retention and LMI Benefit Impact Score

### Table E-1

<b>1. Average Cost per Beneficiary Score</b>	
Cost per FTE job: (\$34,999 max.)	1a. $\frac{1,259,964}{36} = \$34,999$ Total CDBG funds requested ÷ Total # of FTE jobs created or jobs retained = Cost per FTE job
Enter points based on the following:	
\$ 1.00 - \$ 9,999.99	175 points
\$ 10,000.00 - \$19,999.99	160 points
\$ 20,000.00 - \$34,999.99	150 points
\$ 35,000.00 or more	Loss of funding reservation
<b>1b. Enter Score:</b> <u>150</u> (175 Points Maximum)	
<b>2. Low-to-Moderate Income (LMI) Beneficiary Impact Score</b>	
2a.	$\frac{19}{36} = 52.78\%$ Number of FTE jobs to be created/retained for LMI persons ÷ Total number of FTE jobs created/retained = % of jobs that are LMI
Enter points based on the following:	
0 to 50.99%	Loss of funding reservation
51% and above	0 points
Or If a national objective is to be attained under the provisions of 24 CFR Section 570.483(b)(4)(iv) or (v)	0 points
<b>2b. Enter Score:</b> <u>0</u> (0 Points Maximum)	

**Job Creation/Retention and LMI Benefit Impact Score — Table E-1 (Continued)**

<b>3. Full-time Equivalent LMI Jobs Score</b>	
3a. Number of hours to be worked on an annual basis by all created/retained LMI job employees <u>30,000</u> divided by 2,000 hours = <u>15</u> Total Number of FTE LMI jobs.	
Enter the points below based on the following number of FTE LMI jobs.	
Under 12 jobs	150 points
12-18 LMI jobs	<u>160 points</u>
19 or more LMI jobs	175 points
<b>3b. Enter Score:</b> 160 (175 Points Maximum)	

<b>4. Unemployment Level Score</b>	
Applicants (Cities and Counties) may score points if the most recent unemployment percentage for their County exceeds the most recent Seasonably Adjusted Unemployment percentage for the entire State by .01 or more. Locate the range below that reflects the most recent unemployment percentage above the applicant's county unemployment percentage and enter score.	
Under .1% Over State Unemployment Level	0 points
.1% to 1.0% Over State Unemployment Level	10 points
1.01% to 1.75% Over State Unemployment Level	15 points
1.76% to 2.50% Over State Unemployment Level	20 points
2.51% to 3.25% Over State Unemployment Level	25 points
3.26% to 4.0% Over State Unemployment Level	30 points
4.01% + Over State Unemployment Level	35 points
<b>4a. Enter Score:</b> 10 (35 Points Maximum)	

## Other Community Development Activities

### 5. Economic Development Element of the Local Government's Comprehensive Plan Score

Has the local government adopted an Economic Development Element to its Comprehensive Plan in conformance with Chapter 163, F.S.?

☒ Yes (20 points) ☐ No (0 points)

If yes, include a copy of the Economic Development Element with the application and include evidence of adoption of the Element by the local government.

**5a. Score:** 20 (20 Points Maximum)

### 6. Investment Ratio – For CDBG Loans Only

For projects where a loan is proposed, calculate the ratio of CDBG loan funds requested by each Participating Party to all eligible leverage funds. If the CDBG funds to be loaned to a Participating Party constitute more than 50% of the total funds to be invested by the Participating Party at the job creation location, the project cannot be funded.

Name of Participating Party: \_\_\_\_\_

6a. CDBG Funds Requested for a CDBG loan to a Participating Party (does not include requested CDBG administrative cost) \$ \_\_\_\_\_

6b. Total private funds to be spent at the job creation location by a Participating Party: \$ \_\_\_\_\_

6c. Private Investment Ratio carried to four decimal places 6b ÷ 6a = \_\_\_\_\_

**If 6c is .9999 or less, the application cannot be funded. If 6c is 1.0 or greater, the application can proceed through the review process.**

***If proposing to offer a CDBG loan to more than one Participating Party, a separate calculation must be done for each Participating Party.***

**Total Funds Required for CDBG Project — Table E-2**

	A	B	C	D	E	F	G
Activity #	Activity Name (If you wish to undertake an activity that is not listed below, contact the CDBG Program for assistance.)	RUS Engineering Table	CDBG Funds	Participating Party Leverage Funds	Public Leverage from Local & Non-Local Sources	Other Funds Required-Not Scored as Leverage	Total Funds Contributed to Project
17A	Acquisition (in Support of)	N/A	\$	\$	\$	\$	\$
17C	Building Construction	Table II	\$	\$100,000	\$	\$2,900,000	\$3,000,000
04	Demolition of Vacant Dilapidated Buildings	N/A	\$	\$	\$	\$	\$
17B	Water Facilities (Treatment Plants, Tanks, Wells)	Table I	\$	\$	\$	\$	\$
17B	Water Lines	Table II	\$180,000	\$	\$	\$	\$180,000
17B	Sewer Facilities (Treatment Plants)	Table I	\$	\$	\$	\$	\$
17B	Sewer Lines (Lines and Lift Stations)	Table I	\$200,000	\$	\$	\$	\$200,000
17B	Fire Protection	XX	\$	\$	\$	\$	\$
17B	Flood and Drainage	Table II	\$	\$	\$	\$600,000	\$600,000
17B	Street Improvements	Table II	\$729,164	\$	\$	\$390,000	\$1,119,164
17D	Parking Facilities	Table II	\$	\$	\$	\$	\$
17C	Relocation of Utilities to Underground	Table II	\$	\$	\$	\$	\$
17B	Solid Waste Disposal	Table II	\$	\$	\$	\$	\$
08	Relocation	N/A	\$	\$	\$	\$	\$
17C	Rehabilitation of Commercial Buildings	Table II	\$	\$	\$	\$	\$
10	Removal of Architectural Barriers in Public Buildings	Table II	\$	\$	\$	\$	\$
18A	Direct Assistance to For Profits	As Applicable	\$	\$	\$	\$	\$
16B	Historic Rehabilitation and Preservation	Table II	\$	\$	\$	\$	\$
17D	ED Other – Describe		\$	\$	\$	\$	\$
18C	Micro-Enterprise Assistance	N/A	\$	\$	\$	\$	\$

**Total Funds Required for CDBG Project — Table E-2 (Continued)**

	<b>A (Non-CDBG Funds)</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>
	Initial Inventory (Start-Ups Only)	N/A	\$	\$	\$	\$500,000	\$500,000
	Increase Inventory	N/A	\$	\$	\$	\$	\$
	Non-Capitalized Tools and Equipment	N/A	\$	\$	\$	\$	\$
	Other – Site Development		\$	\$	\$	\$1,000,000	\$1,000,000
	Totals (Columns C, D, E and F)		\$1,109,164	\$100,000	\$	\$5,390,000	
	Total Funds Required to Complete CDBG Project (all sources); excluding Engineering & Administration, add columns C, D, E, & F						\$6,599,164
	Indicate the RUS Used and Enter Engineering Funds RUS Table Used: <input type="checkbox"/> I <input checked="" type="checkbox"/> II <input type="checkbox"/> Both Prorated						
	Basic Fee		\$	\$	\$	\$	\$
	Resident Inspection Fee		\$50,000	\$	\$	\$	\$50,000
	Preliminary Engineering Fee		\$	\$	\$	\$	\$
	Additional Engineering Services		\$	\$	\$	\$	\$
	Total Engineering Fees by Source		\$	\$	\$	\$	\$
	Enter Administrative Funds		\$100,800	\$	\$	\$	\$50,000
	Totals by Source		\$1,259,964	\$100,000	\$	\$5,390,000	\$6,749,964

**Category Summary Score (1b+2b+3b+4a+5a):** 340

(Transfer this score to line 3e. in the ED column on the Application Scoring Summary page – Part 8, page 4.)  
(Cannot exceed 405 points.)

**Participating Party with an Existing Business**

### Current Employee and Jobs Documentation — Table E-3

Participating Party: Alachua Highpoint, LLC

A	B	C	D	E	F
Job Titles of Jobs to be Retained	Total FTE Jobs Currently Existing	Total FTE Jobs to be Retained for LMI Persons	Hourly Pay Rate or Annual Pay Rate	Total Annual Payroll for This Job Title	Total Annual Payroll For Jobs Held by LMI Persons
			\$	\$	\$
			\$	\$	\$
			\$	\$	\$
			\$	\$	\$
			\$	\$	\$
			\$	\$	\$
			\$	\$	\$
			\$	\$	\$
			\$	\$	\$
			\$	\$	\$
			\$	\$	\$
			\$	\$	\$
			\$	\$	\$
			\$	\$	\$
			\$	\$	\$
Totals:				\$	\$

(Use additional sheets if necessary.)

## Participating Party Jobs Creation Information

### Table E-4

Name of Participating Party: Alachua Highpoint, LLC

A	B	C	D	E	F	G
Job Titles of Jobs to be Created	Total FTE Jobs to be Created	Total FTE Jobs to Be Created for LMI Persons	Hourly Pay Rate or Annual Pay Rate	Total Annual Payroll for This Job Title	Total Payroll for Jobs Created for LMI Persons	Proposed Hiring Date Month/Year
			\$	\$	\$	
			\$	\$	\$	
			\$	\$	\$	
			\$	\$	\$	
			\$	\$	\$	
			\$	\$	\$	
			\$	\$	\$	
			\$	\$	\$	
			\$	\$	\$	
			\$	\$	\$	
			\$	\$	\$	
			\$	\$	\$	
			\$	\$	\$	
Totals				\$	\$	

(Use additional sheets if necessary.)



### Documentation Requirements

Submit the documentation, explained in the following pages, in the Supporting Documentation Section. If items are missing, the application will be returned to the applicant for resubmission. Documentation must be on the appropriate letterhead and signed by an individual authorized to make the commitment. Unsigned letters shall not serve as a letter of commitment. The following items must be included with an ED application. The title of each should appear at the top of the page(s) for easy identification. Number the pages and indicate the page number where each of these items can be found.

#### Documentation and Page Number

A. Local Government Commitment:

---

B. Local Government Cost Estimate:

---

C. Multi-Jurisdictional Activity Information:

---

D. Commitment of Non-CDBG Funds to be Spent by the Local Government:

---

E. Comprehensive Plan Conformance and Relevant Excerpts:

---

F. Initial Participating Party Commitments:

---

G. Business Plan:

---

H. Participating Party(s) Current Employee Information, if Applicable:

---

I. Participating Party(s) Proposed New Job Creation Information:

---

J. Financial Information for Participating Parties  
which are expanding or to whom a CDBG Loan Is Proposed:

---

*I, the undersigned chief elected official or authorized representative of the Applicant, certify that, to the best of my knowledge, this Florida Small Cities Community Development Block Grant Application for Funding was prepared in accordance with state and federal rules and regulations, contains information that is true and correct, and has been approved by the local governing body.*

I also certify that the Applicant:

1. Has met all citizen participation requirements contained in Chapter 73C-23, Florida Administrative Code:
  - Following public notice, hearings were conducted by a member of the local governing body or a duly authorized employee;
  - The first public hearing was conducted to obtain citizen views about community development needs and potential uses of CDBG funding;
  - The notice for the second public hearing was published following the first public hearing. The notice included a summary of the activities that would be conducted with CDBG funds, the specific locations where those activities would take place, a line item budget, and the time and place where a copy of the draft application would be available for review; and
  - A second public hearing was conducted to obtain citizen comments on the CDBG application prior to submission.
2. Has properly conducted surveys of service areas to document LMI benefit, if applicable.
3. Will not attempt to recover, through special assessments, capital costs of public improvements funded in whole or in part with CDBG funds.
4. Will ensure that upon completion of housing structures addressed with CDBG funds, each housing structure will meet the local housing code.
5. Will administer the subgrant in conformity with the Civil Rights Act of 1964 and the Fair Housing Act.
6. Will affirmatively further fair housing and undertake one fair housing activity each quarter.
7. Has adopted or will adopt a Community Development Plan or has adopted the Local Comprehensive Plan as its Community Development Plan.
8. Will adopt an Anti-Displacement and Relocation Policy and will minimize the displacement of persons.
9. Has presented accurate information and has documentation on file and readily accessible to the Department of Economic Opportunity.
10. Has authorized the submission of this application by vote of the local governing body.
11. Will adopt a CDBG Procurement Policy that conforms to 2 CFR 200.317 – 200.326, Sections 255.0525 and 287.055, Florida

Statutes, and Rule 73C-23.0051(3), Florida Administrative Code.

12. Has implemented a financial management system that complies with Section 218.33, Florida Statutes, and 2 CFR 200.302.
13. Will complete a self-evaluation of its facilities related to the Americans with Disabilities Act and adopt a Transition Plan, if applicable.
14. Will meet a National Objective for each funded activity other than administration and engineering prior to the administrative closeout of the subgrant.

<b>Signature of Chief Elected Official or Designee</b>
Signature: _____
Typed Name and Title: Gib Coerper, Mayor
Date: _____
If signed by a person other than the chief elected official, a copy of the resolution authorizing the person to sign the application must be included in Appendix B.

<b>Signature of Application Preparer if not an employee of the Local Government</b>
Signature: _____
Typed Name and Title: J. Scott Modesitt, AICP, Project Development Director
Name of Firm or Agency: Summit Professional Services, Inc.

*Failure of the Chief Elected Officer or designated person to properly sign the application by the deadline, or failure to include a copy of the ordinance or resolution of the governing body authorizing another individual to sign the application, will result in a 50-point penalty being assessed against the application that cannot be eliminated during the completeness process.*

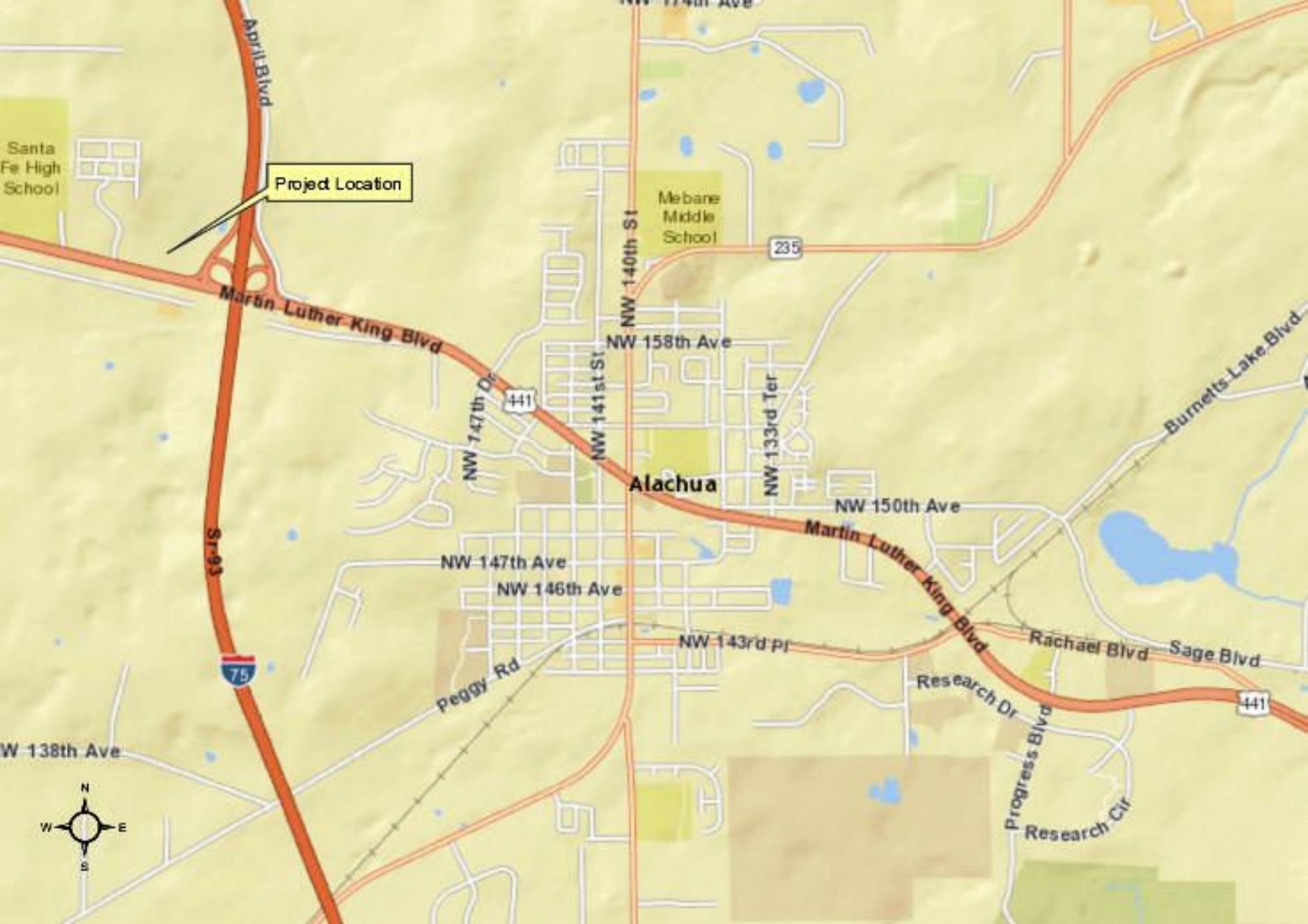
## Application Scoring Summary

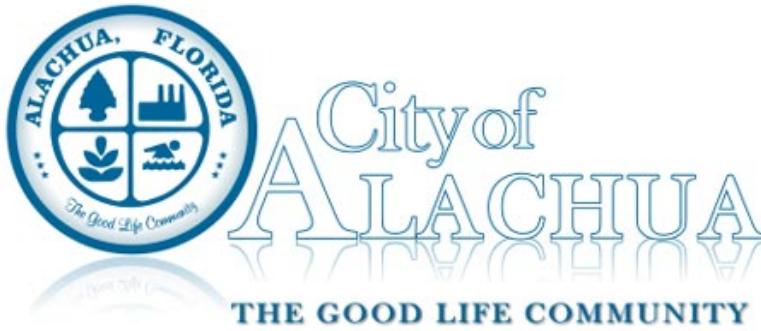
This form is the Applicant's evaluation of the application score. Use the "scores" identified in the application to complete this form when you have finished filling out the application. Enter the scores or other information in the appropriate columns. When all of the scores have been transferred to this form, add the scores and enter the total.

<b>Applicant Name:</b> City of Alachua, Florida				(For DEO Use Only) Application Number: _____		
<b>Enter Type of Application:</b> <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 45%;"> <input type="checkbox"/> <b>Commercial Revitalization</b>  <input type="checkbox"/> <b>Housing Rehabilitation</b> </div> <div style="width: 45%;"> <input checked="" type="checkbox"/> <b>Economic Development</b>  <input type="checkbox"/> <b>Neighborhood Revitalization</b> </div> </div>						
Title/Score	Part	Page	CR	ED	HR	NR
1. Community-Wide Needs Score (250 Points Maximum)				<b>150.27</b>		
2. Outstanding Performance in Equal Employment Opportunity and Fair Housing (90 points maximum)				<b>64.84</b>		
3. Program Impact:						
3a. Special Designation Score (20 Points Maximum)				<b>0.00</b>		
3b. Grant History Score (100 Points Maximum)				<b>0.00</b>		
3c. CATF Score (10 Points Maximum)				<b>0.00</b>		
3d. Leverage (25 Points Maximum for CR, NR and HR) (125 Points Maximum for ED)				<b>25.00</b>		
3e. Category Summary Score				<b>340.00</b>		
3f. Total Program Impact Score (3a+3b+3c+3d+3e) (660 Points Maximum)				<b>365.00</b>		
<b>4. Total Application Score (1+2+3f) (1000 Points Maximum)</b>				<b>580.11</b>		
Less Penalties Assessed (For DEO Use Only)						
Final Score (For DEO Use Only)						

Place all supporting documentation in this section. Separate the documents with a titled tab or titled colored paper. Include only those appendices that are required for the application.

<b>Appendix</b>	<b>Title</b>
A	Maps (Required)
B	Local Governing Body's Resolutions for Signature Delegation and Application Submission (Required)
C	Comprehensive Plan Documents (Required)
D	Public Hearing/CATF Documentation (Required)
E	Leverage Documentation
F	Grant Application Preparation Cost Documentation
G	Readiness to Proceed Documentation
H	VLI/LMI Worksheets and Survey Documentation or Census Data and Maps
I	Documentation Related to Health and Safety Impact Score
J	Joint Agreements, Contingency Funding Documentation and/or Interlocal Agreements
K	Housing Assistance Plan (Required for all Housing Rehabilitation Applications)
L	Historic Preservation Documents
M	Special Designation Documentation
N	Documentation for Economic Development Applications
O	Documentation for Other Community Development Activities Score (Commercial Revitalization)
P	Documentation for Demolition of Vacant Dilapidated Structures (Commercial Revitalization)
Q	Local Government Minority Contracting and Fair Housing Score Documentation
R	





## Commission Agenda Item

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**MEETING DATE:** 4/24/2017

**SUBJECT:** NW 167th Blvd and NW 163rd Lane Road Dedications and Easement Agreements

**PREPARED BY:** G.B. Wilson, Compliance and Risk Management Director

**RECOMMENDED ACTION:**

(1) Approve The Agreement Between the City of Alachua and Hipp Investments, LLC to accept the dedication by deed of NW 167th Blvd and NW 163rd Lane and related Public Utility Easements; and (2) Authorize and Direct the Mayor to execute the Agreement on behalf of the City as well as all other documents and papers necessary to complete the transaction.

---

### Summary

City Staff and private property owners have been working for several years to develop and put in place solutions to challenges presented by the development of combined residential and commercial property served by and including NW 167 Blvd. and NW 163 Lane. Steps taken to date have provided for and resulted in a burst of residential and commercial development leading to the need to incorporate NW 167th Blvd and NW 163 Lane, related right of way and easements for public utilities as a part of the City public transportation and utility infrastructure.

The owners (Grantor) of the property and improvements and necessary easement areas have petitioned the City to Accept the dedication (by deed) of 167 Blvd. and 167 Lane along with all necessary easements required to effectively transfer to City all property rights required to meet the needs of the public now and in perpetuity. The attached and presented Agreement includes all details and protections of the public interests including the fact that all costs associated with the dedications and grants of property rights to the City are paid by the Grantor. The City is further protected by \$680,691.50 in title insurance, provided and paid for by the Grantor, to insure the property rights transferred.

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**FINANCIAL IMPACT:** No

**BUDGETED:** No

---

**ATTACHMENTS:**

Description

- ▢ NW 167th Blvd and NW 163rd Lane Road Dedications and Easement Agreements

## AGREEMENT

THIS AGREEMENT (this "**Agreement**") is made and executed this 20<sup>th</sup> day of April, 2017, by and between the City of Alachua, a Florida municipality in Alachua County, whose address is Post Office Box 9, Alachua, Florida 32616 ("**City**"), and Hipp Investments, LLC, a Delaware Limited Liability Company, authorized to business in Florida, whose address is P.O. Box 1000, Alachua, Florida, 32616 (**Owner**).

## WITNESSETH

WHEREAS, **Owner** is the title holder of record of the real property described on attached **Exhibit "A"** on which was constructed NW 167<sup>th</sup> Blvd., and a portion of NW 163<sup>rd</sup> Lane (167<sup>th</sup> Blvd. and the portion of 163<sup>rd</sup> Lane, hereafter "**Exhibit A Roadway Property**") which is intended by **Owner** to be conveyed to **City** by Special Warranty Deed in form and content set forth in **Exhibit "B"** attached hereto (Exhibit A Roadway Property Deed), for the purpose of transferring 167<sup>th</sup> Blvd. and 163<sup>rd</sup> Lane from **Owner** to **City**;

WHEREAS, Talal Properties Limited and Tarek Properties Limited, both Florida limited partnerships (collectively Limited Partnerships) are the title holders of record of a portion of 163<sup>rd</sup> Lane described on attached **Exhibit "C"** on which was constructed a portion of NW 163<sup>rd</sup> Lane ("**Exhibit C Roadway Property**") which Limited Partnerships under separate agreement between **Owner** and Limited Partnerships is intended by Limited Partnerships to be conveyed to **City** by Special Warranty Deed in form and content set forth in **Exhibit "D"** attached hereto ("**Roadway Property Deed**"), for the purpose of transferring that portion of 163<sup>rd</sup> Lane from Limited Partnerships to **City**, the same once fully executed and when delivered to Salter Feiber, P.A. ("**PA**"), will be held in trust by **PA** and delivered to **City** as set forth in paragraph 22.

WHEREAS **Exhibit A Roadway Property** and **Exhibit C Roadway Property** are hereafter collectively referred to as the "Roadways");

WHEREAS, EDA-Engineers-Surveyors-Planners, Inc. ("**EDA**") has certified to **City** by certification set forth on **Exhibit "E"** attached hereto that the construction of 167<sup>th</sup> Blvd. and 163<sup>rd</sup> Lane from US 441 to the entrance of Heritage Oaks subdivision-Phase I was constructed in accordance with **City** approved construction plans and meets general Florida Department of Transportation standards, including the stormwater system, water system and the sewer system;

WHEREAS **City** has been granted two (2) non-exclusive use of Public Utility Easements (**PUEs**) for installation of underground utilities, street lighting, and for surface support facilities but for no overhead utilities, and for maintenance, repair and replacement of the same as recorded in Official Records Book 4494 Page 1867 and in Official Records Book 4501 Page 172, all in the Public Records of Alachua County, Florida,





WHEREAS City has been granted two partial sanitary sewer easements recorded in Official Records Book 4494 Page 1867 and in Official Records Book 4501 Page 172, all in the Public Records of Alachua County, Florida.

WHEREAS City is to be granted a further partial sanitary sewer easement in form and content set forth in Exhibit "F" attached hereto which includes the legal for this partial sanitary sewer easement.

WHEREAS City in return for the further grant of the partial sanitary sewer easement (the "Partial Sewer Easement"), by acceptance of the Partial Sewer easement, which grant completes the entire sanitary sewer system, accepts the entire sanitary sewer easements area and the piping therein (collectively the "Entire Sanitary Sewer") and agrees that City is forever responsible for the repair, replacement and maintenance of the Entire Sanitary Sewer and the improvements therein.

WHEREAS **City** is to be granted a non-exclusive use of Public Utility Easement (the "**PUE**") for installation of underground utilities, street lighting, and for surface support facilities but for no overhead utilities, and for maintenance, repair and replacement of the same, in form and content set forth in **Exhibit "G"** attached hereto which includes the legal for this PUE.

WHEREAS **City** is to be granted a non-exclusive use of the Stormwater Drainage Basin in form and content set forth in in **Exhibit H** attached hereto ("**Drainage Basin Easement** ");

WHEREAS, **Owner** acquired **Exhibit A Roadway Property** as part of a larger transaction and at the time of its acquisition **Roadways** were already constructed thereon together with certain other infrastructure and facilities including, but not limited to, sidewalks, waste water lines, electric lines, lighting, potable water lines, storm water facilities and landscaping on said right of way and easements from US 441 to the entrance of Heritage Oaks subdivision (collectively "**Infrastructure**");

WHEREAS, **Owner** has and continues to market and sell, for permitted commercial and residential use, real property contiguous to and served by **Roadways** and by Easements;

WHEREAS, the investment and commitment of **Owner** to the economic development and resultant job creation in **City** is established and recognized;

WHEREAS, the interests of the public are better served when streets and roads that serve the general public are owned and/or under the full management and control of **City**;

WHEREAS, in addition, the interests of the public are better served when **City** is granted certain rights in associated utility infrastructure that serve the general public;



WHEREAS, **Owner** hereby offers **Exhibit A Roadway Property** to **City**; and requests that **City** accept ownership and responsibility for maintenance and repair of **Exhibit A Roadway Property**;

WHEREAS, **Owner** has secured the written agreement of Limited Partnerships to deed **Exhibit "C" Roadway Property** to **City**; and requests that **City** accept ownership and responsibility for maintenance and repair of **Exhibit "C" Roadway Property**;

WHEREAS, **City**, by its City Commission, hereby finds that acceptance of title to **Exhibit "A" Roadway Property** and **Exhibit C Roadway Property** and the concurrent granting of certain rights to **City** in the Easements set forth on **Exhibit "F", Exhibit "G", and Exhibit "H"** are in the public interest;

WHEREAS, **Owner** certifies that it has delivered all necessary instruments and documents named and described in **Agreement**, with the exception of **Exhibit D Roadway Property Deed**, in fully executed form, to be held in trust by **PA**, with specific instructions to properly record all such instruments and documents in the Public Records of Alachua County, on the next business day after agreement is approved and accepted by the Alachua City Commission and its Mayor has been authorized to and has affixed his signature, and that signature being attested to by the City Manager/City Clerk.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained in **Agreement**, the parties mutually agree as follows:

A. The foregoing recitals are true and correct and are incorporated herein by reference together with all Exhibits attached hereto.

B. **Agreement** is specifically understood and agreed to be effective only after first execution of three duplicate originals by **Owner** and second, after presentation to and approval by the City Commission of **City** and execution of the duplicate originals by the appropriate city official as directed and authorized by City Commission.

C. **Obligations of Owner and Rights Granted to the City:**

1. Title Insurance

a. **Owner** shall provide to **City**, within fifteen (15) business days of **Owner's** and **City's** execution of **Agreement**, a title insurance commitment (**Title Commitment**) issued by Salter Feiber, P.A. as agents for Old Republic National Title Insurance Company in the amount of **\$680,691.50**, said **Title Commitment** agreeing that Title Company will insure marketable fee simple title to **Exhibit B Roadway Property Deed**, to **Exhibit D Roadway Property Deed**, and insuring, as easements appurtenant, **Exhibit F Sanitary Sewer Easement**, **Exhibit G PUE** and the **Exhibit H Drainage Basin Easement** in **City** subject only to exceptions set forth in **Agreement** or otherwise agreed to by **City**.

b. **City** will examine **Title Commitment** and deliver written notice to **Owner**, within five (5) days from receipt of **Title Commitment**, of any defects that in the opinion of **City** render the title unmarketable (**Title Defects**). **Owner** will have 30 days from receipt of **City** notice of **Title Defects**, (**Curative Period**), at **Owner** expense, to cure **Title Defects**. **Owner**, ten days prior to the end of **Curative Period**, shall give notice to **City** that **Title Defects** have been cured or that

**Owner** has been unable to cure of them, specifying those **Owner** has been unable to cure and if **Owner** is of the opinion additional time is required, requesting an extension of **Curative Period**. Upon receipt of the notice from **Owner**, **City** will notify **Owner** in writing, either **Agreement** is cancelled, **City** accepts title with existing defects and is prepared to close the transaction, or that it grants **Owner** request to extend **Curative Period**.

2. Required Documents and Recording

a. **Owner** at the time of execution of **Agreement** shall execute **Exhibit B Roadway Property Deed**, **Exhibit F Sanitary Sewer Easement**, **Exhibit G PUE** and **Exhibit H Drainage Easement** and shall deliver the same to **PA** as Trustee to be held in trust by **PA**.

b. **When Exhibit D Roadway Property Deed** is fully executed and delivered to the **PA**, the **PA** will hold the same pursuant to this **Agreement**.

c. The original **Amendments to Reciprocal Easement and Restrictive Covenant Agreement**, recorded in O.R. Book 4441 Page 941 and the original **Removal of Property from the Alachua Gateway Center Master Declaration** is, recorded in O.R. Book 4413 Page 1126, copies of which are attached and incorporated herein as **Exhibit I**, .

d. At such time as **PA** is informed by **City**, by email or other writing, with a copy to **Owner** and to Limited Partnerships that **City**, by action of the City Commission, has executed this agreement, the Trustee shall record the documents identified in C. 2. a. and b. in the public records of Alachua County.

3. **City** will retain one and deliver two (2) executed originals of **Agreement** to Trustee.

4. **Owner** agrees and specifically authorizes **City** during the period from the date hereof to the date documents identified in paragraph C 2. a. and b. are recorded, to perform work necessary on said property to provide and maintain utility service to customers of **City** contiguous to and north of **Roadways**.

**D. Obligations of City:**

1. To expeditiously present **Agreement** to City of Alachua Commission after it has been executed by **Owner** and delivered to **City** with copies of fully executed instruments and documents described herein.

2. If **Agreement** is approved by City of Alachua Commission and executed at its direction, deliver two originals of the fully executed **Agreement** to **Owner**.

**E. General Conditions:**

1. Survey and other Costs. All survey, sketch, document preparation, cost of Title Insurance, property owner attorney fees, recording fees and other related costs of this offer of and dedication will be borne by the property owners. **City** shall devote such staff time as necessary and cooperate fully with the offering property owners to diligently formulate and present a recommendation concerning the offer of dedication to the City Commission.

2. Effective Date; Time; Force Majeure. The Effective Date of **Agreement** is the date on which the last of the parties signs. Time is of the essence for all provisions of **Agreement**. All time periods



expressed as days will be computed in business days (a business day is every calendar day except Friday, Saturday, Sunday and national legal holidays).

3. Notices. All notices shall be in writing and will be delivered to the parties by email, personal delivery or U.S. mail. **City** failure to deliver timely written notice to **Owner**, when such notice is required by **Agreement**, regarding any contingencies will render that contingency null and void and **Agreement** will be construed as if the contingency did not exist. Any notice, document or item delivered to or received by the below identified representing a party will be as effective as if delivered to or by that party.

Any notices or reports required by **Agreement** shall be sent to the following:

For City:	Traci Gresham Alachua City Manager P.O. Box 9 Alachua, Florida 32616 <a href="mailto:tgresham@cityofalachua.com">tgresham@cityofalachua.com</a>
Copy to	Grafton Wilson Compliance and Risk Management Director P.O. Box 9 Alachua, Florida 32616 <a href="mailto:capwilson@cityofalachua.com">capwilson@cityofalachua.com</a>
For Owner:	Hipp Investment, LLC, a Delaware Limited Liability Company Virginia Johns, Manager Post Office Box 100 Alachua, Florida 32616 <a href="mailto:vjhipp@gmail.com">vjhipp@gmail.com</a>
Copy to	James D. Salter Owner Attorney 3940 NW 16th Blvd Bldg. B Gainesville, Florida 32605 <a href="mailto:jamess@salterlaw.net">jamess@salterlaw.net</a>

4. Complete Agreement. **Agreement** is the entire agreement between **City** and **Owner**. No prior or present agreements will bind **City** or **Owner** unless incorporated into **Agreement**. Modifications will not be binding unless in writing, signed or initialed and delivered by the party to be bound. **Agreement**, signatures, initials, documents referenced in **Agreement**, counterparts and written modifications communicated electronically or on paper will be acceptable for all purposes, including delivery, and will be binding. Handwritten or typewritten terms inserted in or attached to **Agreement** prevail over preprinted terms. If any provision of **Agreement** is or becomes invalid or unenforceable, all remaining provisions will continue to be fully effective. **City** and **Owner** will use diligence and good faith in performing all obligations under **Agreement**. **Agreement** will not be recorded in any public records.

5. Assignability; Persons Bound. **Owner** may not assign **Agreement** without written consent of **City**. **Agreement** is binding on the heirs, administrators, executors, personal representatives and assigns (if permitted) of **Owner**.



6. Land Use. **Owner** will deliver **Roadways** to **City** at the time agreed in its present as is condition, with conditions resulting from **City** Inspections and casualty damage, if any, excepted. Until **Roadways** are conveyed to **City**, **Owner** will maintain the landscaping and grounds in a comparable condition and until such conveyance, without the prior written consent of **City**, **Owner** will not engage in or permit any activity that would materially alter the condition of **Roadways**.

7. Applicable Law, Enforcement, Jurisdiction and Venue. **Agreement** shall be governed by, construed under and enforced in accordance with the laws of the State of Florida. Venue for any litigation pertaining to the subject matter hereof shall be exclusively in the state courts in and for Alachua County, Florida.

8. Exhibits. All exhibits attached hereto contain additional terms of **Agreement** and are incorporated herein by reference.

9. Captions and Paragraph Headings. Captions and paragraph headings contained in **Agreement** are for convenience and reference only and in no way define, describe, extend or limit the scope of intent of **Agreement**, nor the intent of any provision hereof.

10. Counterparts. **Agreement** will be executed in three counterparts, each constituting a duplicate original, all such counterparts constituting one and the same **Agreement**.

11. Merger. **Agreement** constitutes the entire understanding of the parties. It supersedes any prior understandings, agreements or obligations between them upon the subjects covered in **Agreement**. There are no representations, promises, guarantees or warranties other than those set forth herein.

12. Further Assurances. Each of the parties hereto agrees to do, execute, acknowledge and deliver, or cause to be done, executed, acknowledged and delivered, all such further acts and assurances as shall be reasonably requested by the other party in order to carry out the intent of **Agreement**. Without limiting the specific rights and obligations set forth in **Agreement**, the parties hereby declare their intention to cooperate with each other in effecting the terms of **Agreement** and to coordinate the performance of their respective obligations.

13. Representations of the Parties. **City** and **Owner** hereby represent and warrant to the other that each has the power and authority to execute, deliver and perform the terms and provisions of **Agreement** and each has taken all necessary action to authorize the execution, delivery and performance of **Agreement**. **Agreement** will, when duly executed and delivered by **City** and **Owner**, constitute a legal, valid and binding obligation enforceable against the parties hereto in accordance with its terms and conditions. **Owner** represents that it has voluntarily and will fully executed **Agreement** for purposes of binding the Property described in **Exhibits B, D, F, G** and the separate **Exhibit H Drainage Basin Easement** to the terms and conditions set forth in **Agreement**.

14. Written Amendments. **Agreement** shall not be modified or amended except by Written agreement duly executed by both parties (or their successors or assigns) and approved by City of Alachua Commission.

15. Successors and Assigns. **Agreement** shall automatically be binding upon and shall inure to the benefit of **City** and **Owner** and their respective successors and assigns. The terms and conditions of **Agreement** similarly shall be binding upon the Property and shall run with the title.



16. Severability. If any provision of **Agreement** shall be held to be invalid or unenforceable to any extent by a court of competent jurisdiction, the same shall not affect in any respect the validity or enforceability of the remainder of **Agreement**.

17. Recordation. **Agreement** shall not be recorded in the Public Records.

18. Permits. The failure of **Agreement** to address any particular city, county, state, and/or federal permit, condition, term or restriction shall not relieve **Owner** or the **City** of the necessity of complying with the law governing permitting requirements, conditions, terms or restrictions.

19. No Third-Party Rights. **Agreement** is not a third-party beneficiary contract and shall not in any way whatsoever create any rights on behalf of any third party.

20. Specific Performance. Strict compliance shall be required with each and every provision of **Agreement**. The parties agree that failure to perform the obligations provided by **Agreement** shall result in irreparable damage and that specific performance of these obligations may be obtained by a suit in equity.

21. Sovereign Immunity. Nothing contained herein shall be construed or interpreted as a waiver of sovereign immunity of the State of Florida or of **City** beyond the waiver provided in Florida Statutes 768.28.

22. Closing Date. **Agreement** will be closed and the deeds, with the exception of the **Exhibit D Roadway Property Deed** which will be recorded immediately upon receipt by **P.A.**, and easements and other documents recorded on or before April 25, 2017 unless extended by mutual agreement of the parties or other provision of **Agreement**.

23. **Owner** agrees and commits to comply with Florida Statute Section 196.295.

#### EXECUTION PAGE FOLLOWS



IN WITNESS WHEREOF, the parties have hereunto set their hands and seal on the date first above written.

Witness:

Owner. Hipp Investment, LLC, a Delaware Limited Liability Company.

Signature

By:

Virginia Johns, Manager

Print Name

Date:

4-20-17

Signature

Print Name



LISA FREEMAN  
MYCOMMISSION # FF 131327  
EXPIRES: June 10, 2018  
Bonded Thru Budget Notary Services

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledge before me this 20 day of April, 2017, by Virginia Johns, Manager of Hipp Investments, LLC a Delaware Limited Liability Company, who is personally known to me or has produced a Florida Driver's License as identification



LISA FREEMAN  
MYCOMMISSION # FF 131327  
EXPIRES: June 10, 2018  
Bonded Thru Budget Notary Services

Notary Signature

Print Name:

My Commission Expires:

Attest:

City: City Commission of the City of Alachua

By:

Traci L. Gresham,  
City Manager City Clerk

By:

Gib Coerper, Mayor

Date:

Approved by City Attorney as to Form

By:

Marian Rush, City Attorney

ny

## EXHIBIT LIST

- A. Hipp Investments, Legal Description of 167th Blvd. and 163 Lane.
- B. Deed conveying 167 Blvd. and 163 Lane described property (Exhibit A) from Hipp to COA.
- C. Talal and Tarek Limited Partnerships, Legal Description of portion of 163 Lane.
- D. Deed conveying portion of 163 Lane described property (Exhibit C) from Talal and Tarek to COA.
- E. Certificate of EDA concerning standards of construction of and estimated cost of Roadways.
- F. Sanitary Sewer Easement Public Utility Easements (PUE) conveying from Hipp
- G. Public Utility Easement (PUE) No.1 south and west side of drainage basin.
- H. Drainage Easement to City (as prepared by City) over Retention Basin property.

### Exhibits

- 1. Drainage Basin (Legal and Sketch)
- 2. Hipp Investments, Legal Description of 167th Blvd. and 163 Lane
- 3. Talal and Tarek Limited Partnerships, Legal Description of portion of 163 Lane
- I. *Amendment to Reciprocal Easement and Restrictive Covenant Agreement (RERC) and, Amendment to Master Declaration*





## EXHIBIT A

Page 1 of 6

engineers • surveyors • planners, inc.

December 3, 2014

### Legal Description

#### Right-of-Way – Alachua Gateway

A portion of Section 9, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

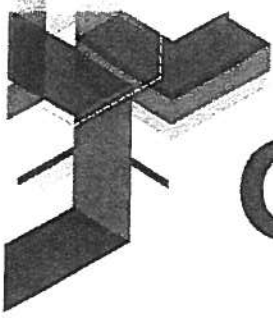
Commence at the northwest corner of Section 9, Township 8 South, Range 18 East, Alachua County, Florida, and run thence South  $01^{\circ}49'00''$  East, along the west boundary of said Section, 1576.08 feet; thence North  $88^{\circ}33'13''$  East, 1300.20 feet to the northwest corner of that certain tract of land as described in Official Records Book 503, page 107 of the Public Records of Alachua County, Florida; thence South  $01^{\circ}49'00''$  East, along the west line of said certain tract of land, 2347.44 feet to a point on the northerly right of way line of U.S. Highway No. 441 (State Road Nos. 20 & 25, 200' R/W); thence South  $79^{\circ}06'59''$  East, along said right of way line, 717.08 feet to the Point of Beginning; thence continue South  $79^{\circ}06'59''$  East, along said right of way line, 85.50 feet to a point lying on the arc of a curve, concave westerly, having a radius of 337.01 feet; thence northerly, along the arc of said curve, through a central angle of  $12^{\circ}47'39''$ , an arc distance of 75.25 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North  $04^{\circ}34'53''$  East, 75.10 feet; thence North  $01^{\circ}49'02''$  West, 74.48 feet to the beginning of a curve, concave easterly, having a radius of 352.50 feet; thence northerly, along the arc of said curve, through a central angle of  $18^{\circ}19'21''$ , an arc distance of 112.73 feet, said arc being subtended by a chord having a bearing and distance of North  $07^{\circ}20'38''$  East, 112.25 feet to the end of said curve and the beginning of a curve concave southeasterly having a radius of 10.00 feet; thence northeasterly, along the arc of said curve, through a central angle of  $89^{\circ}43'19''$ , an arc distance of 15.66 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North  $61^{\circ}21'58''$  East, 14.11 feet; thence South  $73^{\circ}46'22''$  East, 178.34 feet to a point on the west line of that certain parcel of land as described in Official Records Book 2392, page 787 of said Public Records; thence North  $03^{\circ}06'22''$  West, 26.90 feet to the northwest corner of said certain parcel of land; thence South  $73^{\circ}45'46''$  East, along the north line of said certain parcel of land, 65.59 feet; thence North  $16^{\circ}13'38''$  East, 24.62 feet; thence North  $73^{\circ}46'22''$  West, 241.08 feet; thence North  $14^{\circ}44'53''$  East, 28.60 feet to the beginning of a curve, concave westerly, having a radius of 301.00 feet; thence northerly, along the arc of said curve, through a central angle of  $51^{\circ}33'03''$ , an arc distance of 270.82 feet to the end of said curve, said arc being subtended by a chord having a bearing and

## EXHIBIT A

Page 2 of 6

distance of North 11°01'38" West, 261.78 feet; thence North 36°48'10" West, 46.40 feet to the beginning of a curve, concave southwesterly, having a radius of 201.00 feet; thence northwesterly, along the arc of said curve, through a central angle of 13°26'05", an arc distance of 47.13 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 43°31'12" West, 47.02 feet; thence North 50°14'15" West, 204.90 feet to the beginning of a curve, concave northeasterly, having a radius of 259.00 feet; thence northwesterly, along the arc of said curve, through a central angle of 49°25'53", an arc distance of 223.45 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 25°31'18" West, 216.58 feet; thence North 00°48'21" West, 52.57 feet; thence North 78°52'47" West, 61.32 feet; thence South 00°48'21" East, 66.10 feet to the beginning of a curve, concave northeasterly, having a radius of 320.00 feet; thence southeasterly, along the arc of said curve, through a central angle of 49°25'53", an arc distance of 276.08 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of South 25°31'18" East, 267.59 feet; thence South 50°14'15" East, 203.09 feet to the beginning of a curve, concave southwesterly, having a radius of 200.00 feet; thence southeasterly, along the arc of said curve, through a central angle of 27°09'40", an arc distance of 94.81 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of South 36°39'24" East, 93.93 feet; thence South 23°04'34" East, 49.38 feet to the beginning of a curve, concave westerly, having a radius of 150.00 feet; thence southerly along the arc of said curve, through a central angle of 48°30'51", an arc distance of 127.01 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of South 01°10'51" West, 123.25 feet; the end of said curve being the beginning of a curve concave easterly, having a radius of 500.00 feet; thence southerly, along the arc of said curve, through a central angle of 26°35'29", an arc distance of 232.05 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 12°08'33" West, 229.98 feet; thence South 01°09'12" East, 74.59 feet to the beginning of a curve, concave westerly, having a radius of 300.00 feet; thence southerly along the arc of said curve, through a central angle of 12°50'20", an arc distance of 67.22 feet to the Point of Beginning, said arc being subtended by a chord having a bearing and distance of South 05°15'59" West, 67.08 feet.

Containing 2.18 acres (94,928 square feet), more or less.



engineers • surveyors • planners, inc.

December 3, 2014

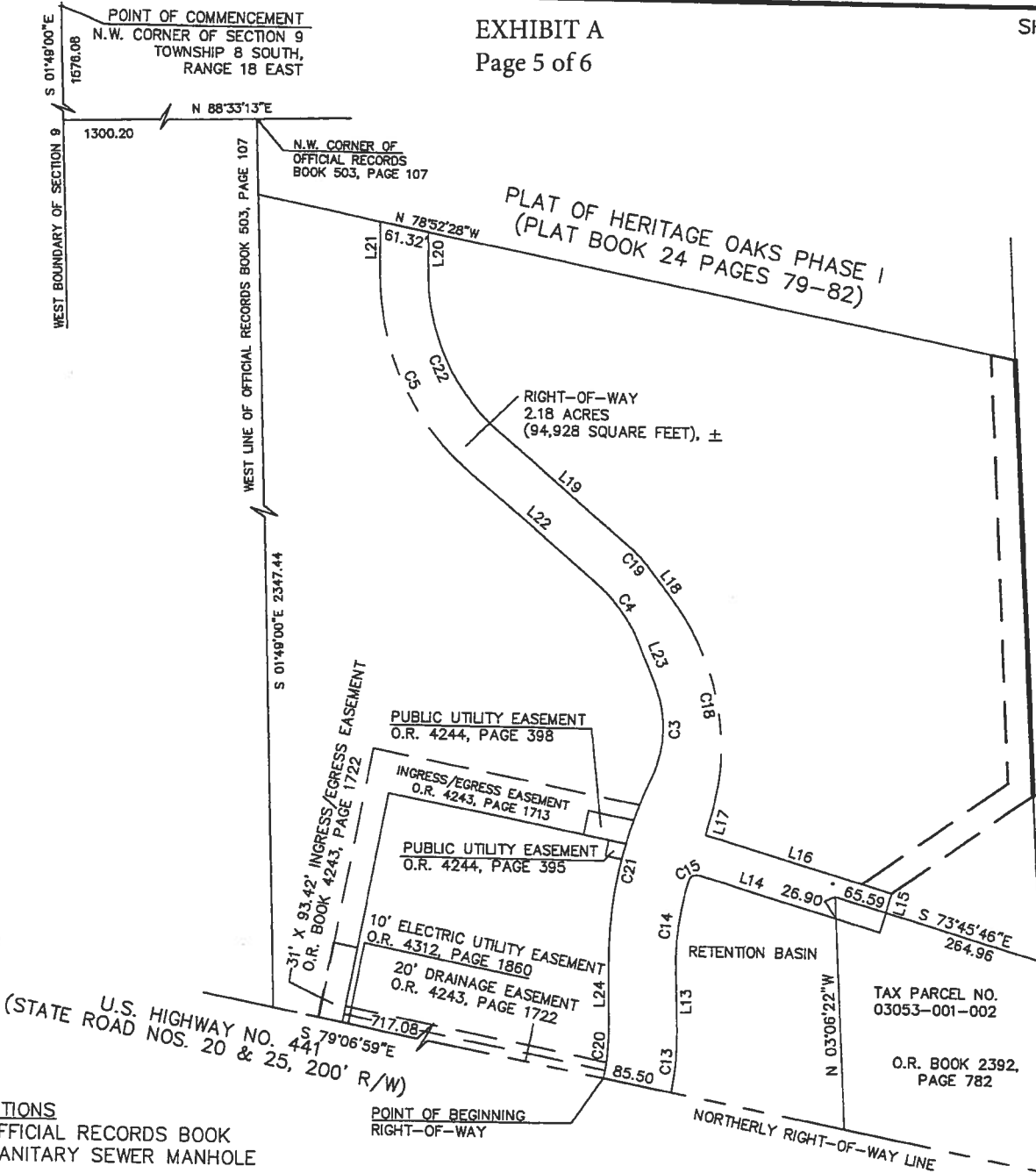
Legal Description  
Right-of-Way – Alachua Gateway

A portion of Section 9, Township 8 South, Range 18 East, Alachua County, Florida;  
being more particularly described as follows:

Commence at the northwest corner of Section 9, Township 8 South, Range 18 East, Alachua County, Florida, and run thence South  $01^{\circ}49'00''$  East, along the west boundary of said Section, 1576.08 feet; thence North  $88^{\circ}33'13''$  East, 1300.20 feet to the northwest corner of that certain tract of land as described in Official Records Book 503, page 107 of the Public Records of Alachua County, Florida; thence South  $01^{\circ}49'00''$  East, along the west line of said certain tract of land, 2347.44 feet to a point on the northerly right of way line of U.S. Highway No. 441 (State Road Nos. 20 & 25, 200' R/W); thence South  $79^{\circ}06'59''$  East, along said right of way line, 717.08 feet to the Point of Beginning; thence continue South  $79^{\circ}06'59''$  East, along said right of way line, 85.50 feet to a point lying on the arc of a curve, concave westerly, having a radius of 337.01 feet; thence northerly, along the arc of said curve, through a central angle of  $12^{\circ}47'39''$ , an arc distance of 75.25 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North  $04^{\circ}34'53''$  East, 75.10 feet; thence North  $01^{\circ}49'02''$  West, 74.48 feet to the beginning of a curve, concave easterly, having a radius of 352.50 feet; thence northerly, along the arc of said curve, through a central angle of  $18^{\circ}19'21''$ , an arc distance of 112.73 feet, said arc being subtended by a chord having a bearing and distance of North  $07^{\circ}20'38''$  East, 112.25 feet to the end of said curve and the beginning of a curve concave southeasterly having a radius of 10.00 feet; thence northeasterly, along the arc of said, curve, through a central angle of  $89^{\circ}43'19''$ , an arc distance of 15.66 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North  $61^{\circ}21'58''$  East, 14.11 feet; thence South  $73^{\circ}46'22''$  East, 178.34 feet to a point on the west line of that certain parcel of land as described in Official Records Book 2392, page 787 of said Public Records; thence North  $03^{\circ}06'22''$  West, 26.90 feet to the northwest corner of said certain parcel of land; thence South  $73^{\circ}45'46''$  East, along the north line of said certain parcel of land, 65.59 feet; thence North  $16^{\circ}13'38''$  East, 24.62 feet; thence North  $73^{\circ}46'22''$  West, 241.08 feet; thence North  $14^{\circ}44'53''$  East, 28.60 feet to the beginning of a curve, concave westerly, having a radius of 301.00 feet; thence northerly, along the arc of said curve, through a central angle of  $51^{\circ}33'03''$ , an arc distance of 270.82 feet to the end of said curve, said arc being subtended by a chord having a bearing and

distance of North 11°01'38" West, 261.78 feet; thence North 36°48'10" West, 46.40 feet to the beginning of a curve, concave southwesterly, having a radius of 201.00 feet; thence northwesterly, along the arc of said curve, through a central angle of 13°26'05", an arc distance of 47.13 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 43°31'12" West, 47.02 feet; thence North 50°14'15" West, 204.90 feet to the beginning of a curve, concave northeasterly, having a radius of 259.00 feet; thence northwesterly, along the arc of said curve, through a central angle of 49°25'53", an arc distance of 223.45 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 25°31'18" West, 216.58 feet; thence North 00°48'21" West, 52.57 feet; thence North 78°52'47" West, 61.32 feet; thence South 00°48'21" East, 66.10 feet to the beginning of a curve, concave northeasterly, having a radius of 320.00 feet; thence southeasterly, along the arc of said curve, through a central angle of 49°25'53", an arc distance of 276.08 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of South 25°31'18" East, 267.59 feet; thence South 50°14'15" East, 203.09 feet to the beginning of a curve, concave southwesterly, having a radius of 200.00 feet; thence southeasterly, along the arc of said curve, through a central angle of 27°09'40", an arc distance of 94.81 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of South 36°39'24" East, 93.93 feet; thence South 23°04'34" East, 49.38 feet to the beginning of a curve, concave westerly, having a radius of 150.00 feet; thence southerly along the arc of said curve, through a central angle of 48°30'51", an arc distance of 127.01 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of South 01°10'51" West, 123.25 feet, the end of said curve being the beginning of a curve concave easterly, having a radius of 500.00 feet; thence southerly, along the arc of said curve, through a central angle of 26°35'29", an arc distance of 232.05 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 12°08'33" West, 229.98 feet; thence South 01°09'12" East, 74.59 feet to the beginning of a curve, concave westerly, having a radius of 300.00 feet; thence southerly along the arc of said curve, through a central angle of 12°50'20", an arc distance of 67.22 feet to the Point of Beginning, said arc being subtended by a chord having a bearing and distance of South 05°15'59" West, 67.08 feet.

Containing 2.18 acres (94,928 square feet), more or less.



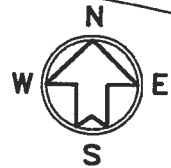
**ABBREVIATIONS**

O.R. = OFFICIAL RECORDS BOOK  
SMH = SANITARY SEWER MANHOLE

**THIS IS NOT A BOUNDARY SURVEY**

NOT VALID WITHOUT THE SIGNATURE AND  
THE ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER.

SCALE: 1" = 200'



DRN.	B.G.	CHKD.	B.G.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
				11/5/2016		13-105		

**LEGAL DESCRIPTION SKETCH OF**

A PORTION OF SECTION 9  
TOWNSHIP 8 SOUTH, RANGE 18 EAST  
ALACHUA COUNTY, FLORIDA  
RIGHT-OF-WAY

FOR: HIPP INVESTMENTS, LLC

THIS SKETCH OF LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE  
AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND  
MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO  
SECTION 472.027 (2016), FLORIDA STATUTES.

BY: ROBERT W. GRAVER P.S.M. 4239

Corporate Authorization  
No. LB 2389



eda engineers-surveyors-planners, inc.

LB 2389  
2404 N.W. 43rd ST, GAINESVILLE, FLORIDA 32606-6602  
TEL. (352) 373-3541 FAX. (352) 373-7249  
E-MAIL: mail@edafll.com

LINE	BEARING	DISTANCE
L1	N 39°45'45"E	4.74
L2	S 39°45'45"W	4.74
L3	S 66°34'29"E	0.97
L4	N 73°42'22"E	4.14
L5	S 23°30'37"E	5.97
L6	S 15°30'02"E	26.07
L7	S 07°48'16"E	10.48
L8	S 00°53'19"E	17.75
L9	S 84°56'44"W	4.12
L10	N 00°19'09"W	6.80
L11	N 73°46'22"W	9.09
L12	N 03°06'22"W	10.34
L13	N 01°49'02" W	74.48
L14	S 73°46'22" E	178.34
L15	N 16°13'38" E	24.62
L16	N 73°46'22" W	241.08
L17	N 14°44'53" E	28.60
L18	N 36°48'10" W	46.40
L19	N 50°14'15" W	204.90
L20	N 00°48'21" W	52.57
L21	S 00°48'21" E	66.10
L22	S 50°14'15" E	203.09
L23	S 23°04'34" E	49.38
L24	S 01°09'12" E	74.59
L25	N 79°06'59" W	11.09
L26	N 23°04'34" W	49.38

EXHIBIT A  
Page 6 of 6

LINE	BEARING	DISTANCE
L27	N 50°14'15" W	53.81
L28	N 50°14'15" W	27.28
L29	N 50°14'15" W	122.01
L30	N 00°48'21" W	68.21
L31	S 78°52'47" E	10.22
L32	S 79°06'59" E	10.19
L33	S 78°20'14" E	194.18
L34	N 78°20'14" W	193.67
L35	N 00°19'09" W	77.38
L36	N 02°25'36" W	99.09
L37	N 02°44'30" E	15.22
L38	N 16°13'38" E	63.65
L39	S 02°44'30" W	54.10
L40	S 02°25'36" E	99.35
L41	S 00°19'09" E	92.23
L42	N 00°48'21" W	38.54
L43	S 10°20'27" E	87.09
L44	S 17°39'34" E	28.26
L45	S 22°40'12" E	33.83
L46	S 27°04'45" E	39.74
L47	S 34°21'58" E	63.84

SHEET 2 OF 2

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	20°32'05"	500.00	179.20	178.24	90.57	N 09°06'51" E
C2	06°03'24"	500.00	52.86	52.83	26.45	S 22°24'33" W
C3	48°30'51"	150.00	127.01	123.25	67.59	S 01°10'51" W
C4	27°09'40"	200.00	94.81	93.93	48.31	S 36°39'24" E
C5	49°25'53"	320.00	276.08	267.59	147.29	S 25°31'18" E
C6	49°25'53"	330.00	284.70	275.96	151.89	N 25°31'18" W
C7	27°09'40"	190.00	90.07	89.23	45.90	N 36°39'24" W
C8	48°30'51"	140.00	118.54	115.03	63.09	N 01°10'52" E
C9	02°00'46"	510.00	17.92	17.91	8.96	N 24°25'54" E
C10	04°13'40"	510.97	37.70	37.70	18.86	N 21°18'41" E
C11	00°43'11"	259.00	3.25	3.25	1.63	N 49°52'39" W
C12	48°42'42"	259.00	220.20	213.62	117.25	N 25°09'43" W
C13	12°47'39"	337.01	75.25	75.10	37.78	N 04°34'53" E
C14	18°19'21"	352.50	112.73	112.25	56.85	N 07°20'38" E
C15	89°43'19"	10.00	15.66	14.11	9.95	N 61°21'58" E
C16	19°48'09"	301.00	104.03	103.51	52.54	N 04°50'49" E
C17	11°14'23"	301.00	59.05	58.95	29.62	N 10°40'27" W
C18	51°33'03"	301.00	270.82	261.78	145.35	N 11°01'38" W
C19	13°26'05"	201.00	47.13	47.02	23.67	N 43°31'12" W
C20	12°50'20"	300.00	67.22	67.08	33.75	N 05°15'59" E
C21	26°35'29"	500.00	232.05	229.98	118.16	N 12°08'33" E
C22	49°25'53"	259.00	223.45	216.58	119.21	N 25°31'18" W
C23	03°02'03"	352.50	18.67	18.66	9.34	S 14°59'18" W

SCALE: 1" = 100'

## LEGAL DESCRIPTION SKETCH OF

A PORTION OF SECTION 9  
TOWNSHIP 8 SOUTH, RANGE 18 EAST  
ALACHUA COUNTY, FLORIDA.

FOR: HIPPI INVESTMENTS, LLC

DRN.	B.G.	CHKD. B.G.	F/W COMP	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
				11/5/2016	13-105		

PREPARED FOR:  
1) HIPPI INVESTMENTS, LLC  
2)  
3)  
4)

THIS LEGAL DESCRIPTION SKETCH MEETS THE STANDARDS OF PRACTICE  
AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND  
MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO  
SECTION 472.027 (2016), FLORIDA STATUTES.

AS OF 11/5/2016

ROBERT W. GRAVER

P.L.S. 4239

CORP. CERTIFICATE OF AUTHORIZATION NO. LB 2389

THIS IS NOT A BOUNDARY SURVEY

NOT VALID WITHOUT THE SIGNATURE AND  
THE ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER.

**eda** 40 years

• ENGINEERS • SURVEYORS • PLANNERS

2404 N.W. 43rd ST.  
GAINESVILLE, FLORIDA 32606  
TEL. (352) 373-3541  
FAX. (352) 373-7249

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EXHIBIT B  
Page 1 of 5

This document prepared by:  
James D. Salter, Esquire  
Salter Feiber, P.A.  
3940 NW 16<sup>th</sup> Blvd., Building B  
Gainesville, FL 32605

**SPECIAL WARRANTY DEED**

THIS INDENTURE made this 20th day of April, 2017 between **HIPP INVESTMENTS, LLC**, a Delaware limited liability company, whose mailing address is P.O. Box 1000, Alachua, Florida, 32616, Grantor, and **THE CITY OF ALACHUA, FLORIDA**, a Florida municipality, whose mailing address is P.O. Box 9, Alachua, Florida, 32616, Grantee.

WITNESSETH: That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee and Grantee's successors and assigns forever, the following described land in Alachua County, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.**

Subject to:

TO HAVE AND TO HOLD the same unto Grantee. And Grantor does hereby covenant with Grantee that, except as above noted, that at the time of the delivery of this deed the premises are free from all encumbrances made by Grantor, and the Grantor will warranty and defend the same against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS THEREOF, Grantor has executed this deed under seal the day and year first above written.

SIGNED, SEALED AND DELIVERED  
IN OUR PRESENCE AS WITNESSES:

[Signature]  
Witness sign above/Print Name Below

JAMES D. SALTER

[Signature]  
Witness sign above/Print Name Below

Lisa Freeman

Hipp Investments, LLC, a Delaware  
limited liability company

By: [Signature]  
Virginia Johns, Manager

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 20th day of April, 2017, by Virginia Johns as Manager of Hipp Investments, LLC, a Delaware limited liability company who executed the same on behalf of the company. Such person(s) are personally known to me or produced FL Drivers License as identification.



[Signature]  
Print Name: Lisa Freeman  
Notary Public, State of Florida  
My Commission Expires:  
Serial Number:



engineers • surveyors • planners, inc.

December 3, 2014

Legal Description  
Right-of-Way – Alachua Gateway

A portion of Section 9, Township 8 South, Range 18 East, Alachua County, Florida;  
being more particularly described as follows:

Commence at the northwest corner of Section 9, Township 8 South, Range 18 East, Alachua County, Florida, and run thence South  $01^{\circ}49'00''$  East, along the west boundary of said Section, 1576.08 feet; thence North  $88^{\circ}33'13''$  East, 1300.20 feet to the northwest corner of that certain tract of land as described in Official Records Book 503, page 107 of the Public Records of Alachua County, Florida; thence South  $01^{\circ}49'00''$  East, along the west line of said certain tract of land, 2347.44 feet to a point on the northerly right of way line of U.S. Highway No. 441 (State Road Nos. 20 & 25, 200' R/W); thence South  $79^{\circ}06'59''$  East, along said right of way line, 717.08 feet to the Point of Beginning; thence continue South  $79^{\circ}06'59''$  East, along said right of way line, 85.50 feet to a point lying on the arc of a curve, concave westerly, having a radius of 337.01 feet; thence northerly, along the arc of said curve, through a central angle of  $12^{\circ}47'39''$ , an arc distance of 75.25 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North  $04^{\circ}34'53''$  East, 75.10 feet; thence North  $01^{\circ}49'02''$  West, 74.48 feet to the beginning of a curve, concave easterly, having a radius of 352.50 feet; thence northerly, along the arc of said curve, through a central angle of  $18^{\circ}19'21''$ , an arc distance of 112.73 feet, said arc being subtended by a chord having a bearing and distance of North  $07^{\circ}20'38''$  East, 112.25 feet to the end of said curve and the beginning of a curve concave southeasterly having a radius of 10.00 feet; thence northeasterly, along the arc of said curve, through a central angle of  $89^{\circ}43'19''$ , an arc distance of 15.66 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North  $61^{\circ}21'58''$  East, 14.11 feet; thence South  $73^{\circ}46'22''$  East, 178.34 feet to a point on the west line of that certain parcel of land as described in Official Records Book 2392, page 787 of said Public Records; thence North  $03^{\circ}06'22''$  West, 26.90 feet to the northwest corner of said certain parcel of land; thence South  $73^{\circ}45'46''$  East, along the north line of said certain parcel of land, 65.59 feet; thence North  $16^{\circ}13'38''$  East, 24.62 feet; thence North  $73^{\circ}46'22''$  West, 241.08 feet; thence North  $14^{\circ}44'53''$  East, 28.60 feet to the beginning of a curve, concave westerly, having a radius of 301.00 feet; thence northerly, along the arc of said curve, through a central angle of  $51^{\circ}33'03''$ , an arc distance of 270.82 feet to the end of said curve, said arc being subtended by a chord having a bearing and



## EXHIBIT B

Page 3 of 5

Exhibit A Page 2 of 4

distance of North 11°01'38" West, 261.78 feet; thence North 36°48'10" West, 46.40 feet to the beginning of a curve, concave southwesterly, having a radius of 201.00 feet; thence northwesterly, along the arc of said curve, through a central angle of 13°26'05", an arc distance of 47.13 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 43°31'12" West, 47.02 feet; thence North 50°14'15" West, 204.90 feet to the beginning of a curve, concave northeasterly, having a radius of 259.00 feet; thence northwesterly, along the arc of said curve, through a central angle of 49°25'53", an arc distance of 223.45 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 25°31'18" West, 216.58 feet; thence North 00°48'21" West, 52.57 feet; thence North 78°52'47" West, 61.32 feet; thence South 00°48'21" East, 66.10 feet to the beginning of a curve, concave northeasterly, having a radius of 320.00 feet; thence southeasterly, along the arc of said curve, through a central angle of 49°25'53", an arc distance of 276.08 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of South 25°31'18" East, 267.59 feet; thence South 50°14'15" East, 203.09 feet to the beginning of a curve, concave southwesterly, having a radius of 200.00 feet; thence southeasterly, along the arc of said curve, through a central angle of 27°09'40", an arc distance of 94.81 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of South 36°39'24" East, 93.93 feet; thence South 23°04'34" East, 49.38 feet to the beginning of a curve, concave westerly, having a radius of 150.00 feet; thence southerly along the arc of said curve, through a central angle of 48°30'51", an arc distance of 127.01 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of South 01°10'51" West, 123.25 feet, the end of said curve being the beginning of a curve concave easterly, having a radius of 500.00 feet; thence southerly, along the arc of said curve, through a central angle of 26°35'29", an arc distance of 232.05 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 12°08'33" West, 229.98 feet; thence South 01°09'12" East, 74.59 feet to the beginning of a curve, concave westerly, having a radius of 300.00 feet; thence southerly along the arc of said curve, through a central angle of 12°50'20", an arc distance of 67.22 feet to the Point of Beginning, said arc being subtended by a chord having a bearing and distance of South 05°15'59" West, 67.08 feet.

Containing 2.18 acres (94,928 square feet), more or less.

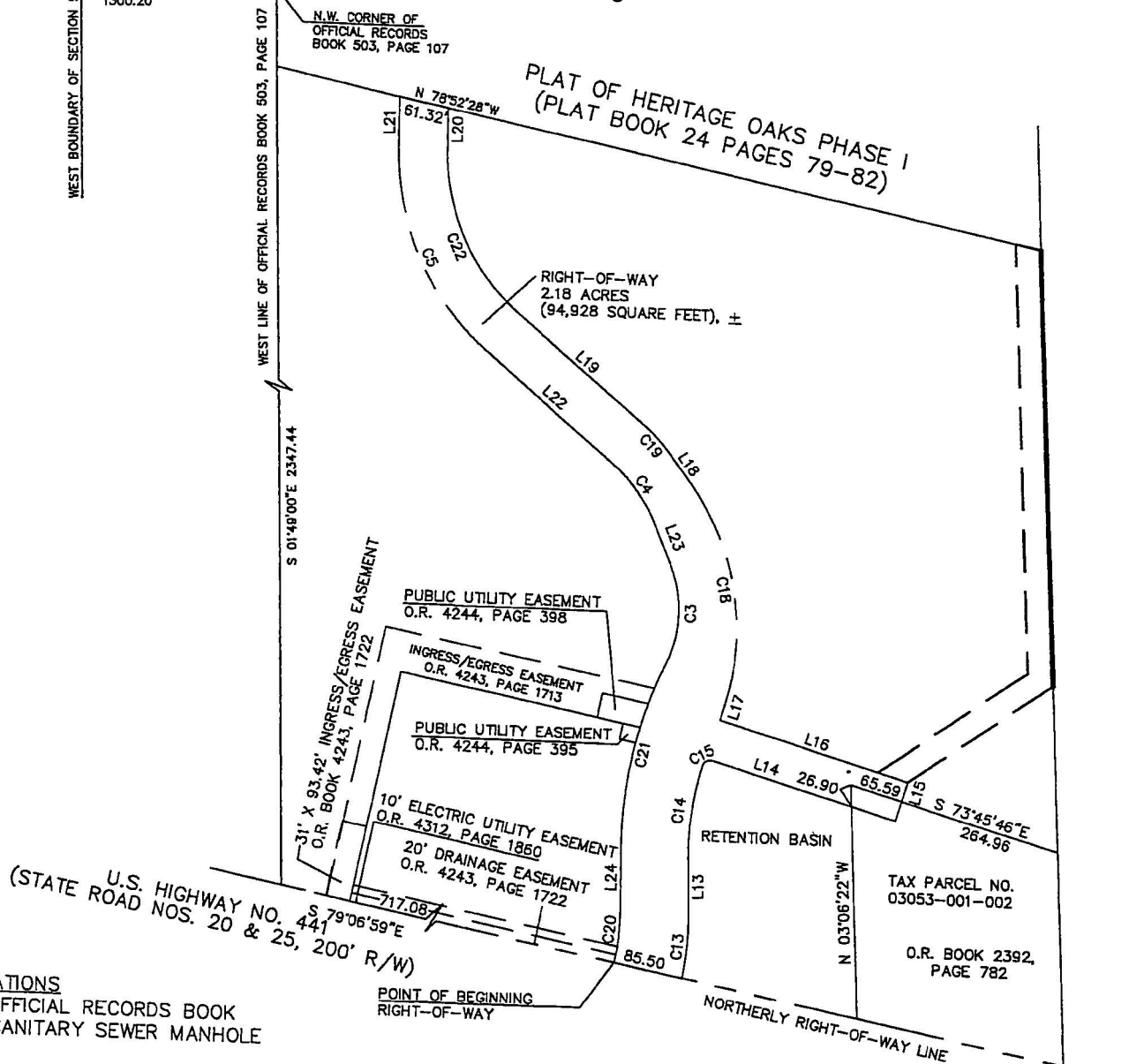
W:\Legals\Alachua Gateway - Ingress, Egress & PUE Revised 3.Docx

POINT OF COMMENCEMENT  
N.W. CORNER OF SECTION 9  
TOWNSHIP 8 SOUTH,  
RANGE 18 EAST

EXHIBIT B  
Page 1 of 5

SHEET 1 OF 2

Exhibit A Page 3 of 4



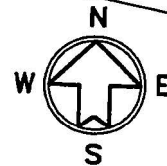
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LICENSED SURVEYOR AND MAPPER.

SCALE: - 1" = 200'



ORN.	B.G.	CHKD. B.G.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
			11/5/2016		13-105		

**LEGAL DESCRIPTION SKETCH OF**

A PORTION OF SECTION 9  
TOWNSHIP 8 SOUTH, RANGE 18 EAST  
ALACHUA COUNTY, FLORIDA

RIGHT-OF-WAY

FOR: HIPP INVESTMENTS, LLC

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L6	S 15°30'02"E	26.07
L7	S 07°48'16"E	10.48
L8	S 00°53'19"E	17.75
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L12	N 03°06'22"W	10.34
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# EXHIBIT B Page 5 of 5

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SHEET 2 OF 2

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	20°32'05"	500.00	179.20	178.24	90.57	N 09°06'51" E
C2	06°03'24"	500.00	52.86	52.83	26.45	S 22°24'33" W
C3	48°30'51"	150.00	127.01	123.25	67.59	S 01°10'51" W
C4	27°09'40"	200.00	94.81	93.93	48.31	S 36°39'24" E
C5	49°25'53"	320.00	276.08	267.59	147.29	S 25°31'18" E
C6	49°25'53"	330.00	284.70	275.96	151.89	N 25°31'18" W
C7	27°09'40"	190.00	90.07	89.23	45.90	N 36°39'24" W
C8	48°30'51"	140.00	118.54	115.03	63.09	N 01°10'52" E
C9	02°00'46"	510.00	17.92	17.91	8.96	N 24°25'54" E
C10	04°13'40"	510.97	37.70	37.70	18.86	N 21°18'41" E
C11	00°43'11"	259.00	3.25	3.25	1.63	N 49°52'39" W
C12	48°42'42"	259.00	220.20	213.62	117.25	N 25°09'43" W
C13	12°47'39"	337.01	75.25	75.10	37.78	N 04°34'53" E
C14	18°19'21"	352.50	112.73	112.25	56.85	N 07°20'38" E
C15	89°43'19"	10.00	15.66	14.11	9.95	N 61°21'58" E
C16	19°48'09"	301.00	104.03	103.51	52.54	N 04°50'49" E
C17	11°14'23"	301.00	59.05	58.95	29.62	N 10°40'27" W
C18	51°33'03"	301.00	270.82	261.78	145.35	N 11°01'38" W
C19	13°26'05"	201.00	47.13	47.02	23.67	N 43°31'12" W
C20	12°50'20"	300.00	67.22	67.08	33.75	N 05°15'59" E
C21	26°35'29"	500.00	232.05	229.98	118.16	N 12°08'33" E
C22	49°25'53"	259.00	223.45	216.58	119.21	N 25°31'18" W
C23	03°02'03"	352.50	18.67	18.66	9.34	S 14°59'18" W

SCALE: 1" = 100'

## LEGAL DESCRIPTION SKETCH OF

A PORTION OF SECTION 9  
TOWNSHIP 8 SOUTH, RANGE 18 EAST  
ALACHUA COUNTY, FLORIDA.

FOR: HIPP INVESTMENTS, LLC

N. B.G.	CHKD. B.G.	F/W COMP	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
			11/5/2016	13-105		

PREPARED FOR: 1) HIPP INVESTMENTS, LLC  
2)  
3)  
4)

THIS LEGAL DESCRIPTION SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2016), FLORIDA STATUTES.

AS OF 11/5/2016  
*Robert W. Graver* ROBERT W. GRAVER P.L.S. 4239  
CORP. CERTIFICATE OF AUTHORIZATION NO LB 2389

THIS IS NOT A BOUNDARY SURVEY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



• ENGINEERS • SURVEYORS • PLANNERS

2404 N.W. 43rd ST.  
GAINESVILLE, FLORIDA 32606  
TEL. (352) 373-3541  
FAX (352) 373-7249

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# EXHIBIT C

Page 1 of 2

engineers • surveyors • planners, inc.

December 4, 2014

Legal Description  
Proposed Right-of-Way  
(Kazbors)

A portion of Fractional Section 9, Township 8 South, Range 18 East, Alachua County, Florida;

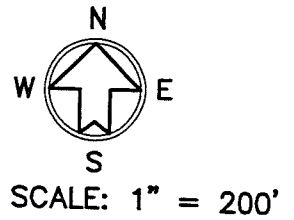
Being more particularly described as follows:

Commence at the Northwest corner of Fractional Section 9, Township 8 South, Range 18 East, Alachua County, Florida and run thence South  $01^{\circ}49'00''$  East, along the west boundary of said Section, 1576.08 feet; thence North  $88^{\circ}33'13''$  East, 1300.20 feet to the Northwest corner of that certain tract of land as described in Official Records Book 503, page 107 of the Public Records of Alachua County, Florida; thence South  $01^{\circ}49'00''$  East, along the west line of said certain tract of land, 2347.44 feet to a point on the northerly right-of-way line of U.S. Highway No. 441 (State Road No.'s 20 and 25 - 200' RW); thence South  $79^{\circ}06'59''$  East, along said right-of-way line, 1022.20 feet to the southwest corner of that certain parcel of land as described in Official Records Book 2392, page 782 of said Public Records; thence North  $03^{\circ}06'22''$  West, along the west line of said certain parcel of land, 259.40 feet to the Point of Beginning; thence continue North  $03^{\circ}06'22''$  West, 26.90 feet to the northwest corner of said certain parcel of land; thence South  $73^{\circ}45'46''$  East, along the northerly line of said certain parcel of land, 65.59 feet; thence South  $16^{\circ}13'38''$  West, 25.38 feet; thence North  $73^{\circ}46'22''$  West, 56.68 feet to the Point of Beginning.

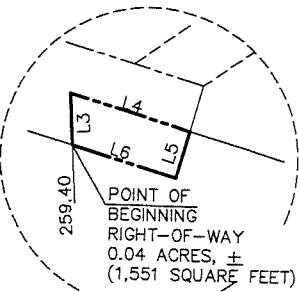
Containing 0.04 Acres, (1,551 square feet), more or less.

\\Server31\wpdocs\Legal\Alachua, City of\Alachua - Right-Of-Way (Kazbors) - 12-4-14.Docs

2404 NW 43rd Street, Gainesville, FL 32606 • Phone: (352)373-3541 • Fax: (352)373-7249 • [www.edafl.com](http://www.edafl.com)



LINE	BEARING	DISTANCE
L15	N 16°13'38"E	24.62
L2	N 78°52'28"W	30.95
L3	N 03°06'22"W	26.90
L4	S 73°45'46"E	65.59
L5	S 16°13'38"W	25.38
L6	N 73°46'22"W	56.68



DETAIL  
SCALE: 1" = 100'

**ABBREVIATIONS**  
O.R. = OFFICIAL RECORDS BOOK  
SMH = SANITARY SEWER MANHOLE

## LEGAL DESCRIPTION SKETCH OF

A PORTION OF SECTION 9  
TOWNSHIP 8 SOUTH, RANGE 18 EAST  
ALACHUA COUNTY, FLORIDA

RIGHT-OF-WAY (KAZBORS)  
**FOR:** HIPPI INVESTMENTS, LLC

DRN.	B.G.	CHKD.	B.G.	F/W COMP	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
						11/5/2016	12-113	

**PREPARED FOR:**  
1) HIPPI INVESTMENTS, LLC  
2)  
3)  
4)

THIS LEGAL DESCRIPTION SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2016), FLORIDA STATUTES.  
AS OF 11/5/2016

ROBERT W. GRAVER P.L.S. 4239

CERTIFICATE OF AUTHORIZATION NO. LB 2389

THIS IS NOT A BOUNDARY SURVEY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



• ENGINEERS • SURVEYORS • PLANNERS

2404 N.W. 43rd ST.  
GAINESVILLE, FLORIDA 32606  
TEL (352) 373-3541  
FAX (352) 373-7249

EXHIBIT "D"

Page 1 of 4

This document prepared by:  
James D. Salter, Esquire  
Salter Feiber, P.A.  
3940 NW 16<sup>th</sup> Blvd., Building B  
Gainesville, FL 32605

**SPECIAL WARRANTY DEED**

THIS INDENTURE made this \_\_\_\_ day of \_\_\_\_\_, 2017, between **TALAL PROPERTIES LIMITED, a Florida limited partnership**, and **TAREK PROPERTIES LIMITED, a Florida limited partnership** whose mailing address is 1326 East Lumsden, Brandon, Florida, 33511, collectively Grantor, and **THE CITY OF ALACHUA, FLORIDA, a Florida municipality**, whose mailing address is P.O. Box 9, Alachua, Florida, 32616, Grantee.

WITNESSETH: That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee and Grantee's successors and assigns forever, the following described land in Alachua County, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.**

Subject to:

TO HAVE AND TO HOLD the same unto Grantee. The conveyance as to the real property described herein is "as is where is" condition with no warranties as to condition or fitness for a particular purpose, whether expressed or implied and subject to all plats, subdivisions, easements, restrictions, conditions, laws, statutes, zoning, land use restrictions and after execution and delivery, all taxes and assessments whatsoever. Grantor does hereby covenant with Grantee that, except as above noted, that at the time of the delivery of this deed the premises are free from all encumbrances made by Grantor, and the Grantor will warranty and defend the same against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS THEREOF, Grantor has executed this deed under seal the day and year first above written.

SIGNED, SEALED AND DELIVERED  
IN OUR PRESENCE AS WITNESSES:

\_\_\_\_\_  
Witness sign above/Print Name Below

\_\_\_\_\_  
Witness sign above/Print Name Below

Talal Properties Limited, a Florida  
limited partnership  
By: Talal Management, Inc., a Florida  
Corporation, its General Partner

By: \_\_\_\_\_  
Talal Kazbour, President

Tarek Properties Limited, a Florida  
Limited partnership  
By: Tarek Management, Inc., a Florida  
Corporation, its General Partner

By: \_\_\_\_\_  
Tarek Kazbour, President

EXHIBIT D  
Page 2 of 4

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2017, by Talal Kazbour as president of Talal Management, Inc., a Florida corporation the General Partner of Talal Properties Limited, a Florida limited partnership who executed the same on behalf of the corporation on behalf of the partnership. Such person(s) are personally known to me or produced \_\_\_\_\_ as identification.

(SEAL)

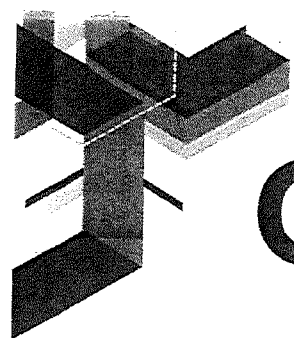
\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State of Florida  
My Commission Expires: \_\_\_\_\_  
Serial Number: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2017, by Tarek Kazbour as president of Tarek Management, Inc., a Florida corporation the General Partner of Tarek Properties Limited, a Florida limited partnership who executed the same on behalf of the corporation on behalf of the partnership. Such person(s) are personally known to me or produced \_\_\_\_\_ as identification.

(SEAL)

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State of Florida  
My Commission Expires: \_\_\_\_\_  
Serial Number: \_\_\_\_\_



engineers • surveyors • planners, inc.

November 7, 2016

Exhibit A page 1 of 2

Legal Description  
Right-of-Way  
(Kazbors)

A portion of Fractional Section 9, Township 8 South, Range 18 East, Alachua County, Florida;

Being more particularly described as follows:

Commence at the Northwest corner of Fractional Section 9, Township 8 South, Range 18 East, Alachua County, Florida and run thence South  $01^{\circ}49'00''$  East, along the west boundary of said Section, 1576.08 feet; thence North  $88^{\circ}33'13''$  East, 1300.20 feet to the Northwest corner of that certain tract of land as described in Official Records Book 503, page 107 of the Public Records of Alachua County, Florida; thence South  $01^{\circ}49'00''$  East, along the west line of said certain tract of land, 2347.44 feet to a point on the northerly right-of-way line of U.S. Highway No. 441 (State Road No.'s 20 and 25 – 200' R/W); thence South  $79^{\circ}06'59''$  East, along said right-of-way line, 1022.20 feet to the southwest corner of that certain parcel of land as described in Official Records Book 2392, page 782 of said Public Records; thence North  $03^{\circ}06'22''$  West, along the west line of said certain parcel of land, 259.40 feet to the Point of Beginning; thence continue North  $03^{\circ}06'22''$  West, 26.90 feet to the northwest corner of said certain parcel of land; thence South  $73^{\circ}45'46''$  East, along the northerly line of said certain parcel of land, 65.59 feet; thence South  $16^{\circ}13'38''$  West, 25.38 feet; thence North  $73^{\circ}46'22''$  West, 56.68 feet to the Point of Beginning.

Containing 0.04 Acres, (1,551 square feet), more or less.

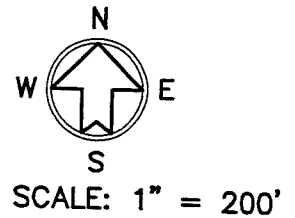
\\Server3\Wpdocs\Legals\Alachua - City Of Alachua - Right-Of-Way (Kazbors) - 12-4-14.Docx



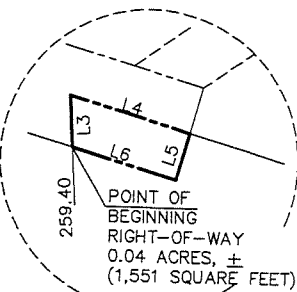
# EXHIBIT D

Page 4 of 4

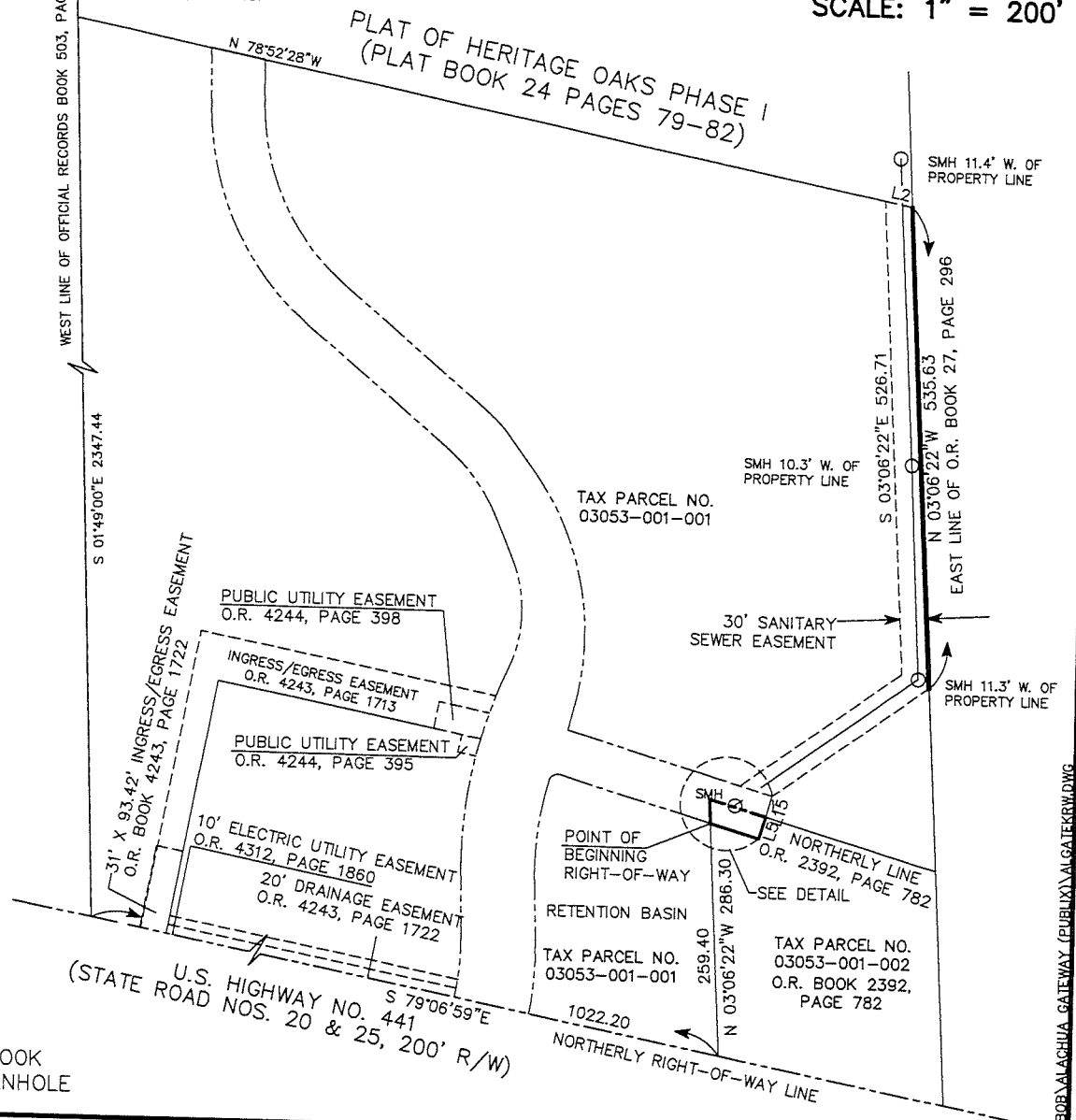
Exhibit A page 2 of 2



LINE	BEARING	DISTANCE
L15	N 16°13'38"E	24.62
L2	N 78°52'28"W	30.95
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L6	N 73°46'22"W	56.68



DETAIL  
SCALE: 1" = 100'



## ABBREVIATIONS

O.R. = OFFICIAL RECORDS BOOK  
SMH = SANITARY SEWER MANHOLE

## LEGAL DESCRIPTION SKETCH OF

A PORTION OF SECTION 9  
TOWNSHIP 8 SOUTH, RANGE 18 EAST  
ALACHUA COUNTY, FLORIDA

RIGHT-OF-WAY (KAZBORS)

FOR: HIPP INVESTMENTS, LLC

THIS IS NOT A BOUNDARY SURVEY

NOT VALID WITHOUT THE SIGNATURE AND  
THE ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER.



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GAINESVILLE, FLORIDA 32606  
TEL (352) 373-3541  
FAX (352) 373-7249

DRN.	B.G.	CHKD.	B.G.	F/W COMP	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
						11/5/2016	12-113	

PREPARED FOR: 1) HIPP INVESTMENTS, LLC  
2)  
3)  
4)

THIS LEGAL DESCRIPTION SKETCH MEETS THE STANDARDS OF PRACTICE  
AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND  
MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO  
SECTION 472.027 (2016), FLORIDA STATUTES.  
AS OF 11/5/2016

ROBERT W. GRAVER P.L.S. 4239

CERTIFICATE OF AUTHORIZATION NO. LB 2389



# EXHIBIT E

Page 1 of 3

engineers • surveyors • planners, inc.

October 10, 2015

G.B. "Cap" Wilson, J.D.  
Director  
Compliance and Risk Management  
City of Alachua

**Re: Alachua Gateway Center – NW 167<sup>th</sup> Blvd. and 163<sup>rd</sup> Lane**

Dear Mr. Wilson,

This letter is to certify that the construction of NW 167<sup>th</sup> Blvd. from US 441 to the entrance of Heritage Oaks subdivision and NW 163<sup>rd</sup> Lane – Phase I was constructed in accordance with the City of Alachua approved construction plans and meeting general FDOT standards including the stormwater system, water system and the sewer system.

The estimated cost of the improvements is \$680,691.50. Please see the attached Right-of-Way Infrastructure Cost Table.

Do not hesitate to contact me if you have any questions or comments about this project.

Sincerely,

Sergio Reyes, P.E.  
President



2

# City of Alachua

Public Services Department

## Right of Way Infrastructure Costs

Project: NW 167<sup>th</sup> BLVD and 163<sup>rd</sup> LANE

Phase: \_\_\_\_\_

Developer: \_\_\_\_\_

Contractor: \_\_\_\_\_

Qty	Item	UOM	Unit Cost	Extended Cost
911	24' wide paved roadway	lf	\$97.00	\$88,367.00
221	36' wide paved roadway	lf	\$144.00	\$31,824.00
301	52' wide paved roadway	lf	\$161.00	\$48,461.00
2,754	Type F curb and gutter	lf	\$17.50	\$48,195.00
512	Type E curb and gutter	lf	\$13.77	\$7,050.24
2,068	5' wide sidewalk	lf	\$29.73	\$61,481.64
5	Detectable Warning	ea	\$402.90	\$2,014.50
1,094	15" RCP stormwater pipe	lf	\$49.11	\$53,726.34
210	18" RCP stormwater pipe	lf	\$43.68	\$9,172.80
48	24" RCP stormwater pipe	lf	\$58.69	\$2,817.12
1	Storm Manhole (Type J-8)	ea	\$4,891.53	\$4,891.53
2	Storm Manhole (Type P-8)	ea	\$2,613.16	\$5,226.32
8	Curb Inlet (Type P-5)	ea	\$3,663.67	\$29,309.36
6	Curb Inlet (Type P-6)	ea	\$4,398.90	\$26,393.40
1	Control Structure (Type C inlet structure)	ea	\$2,373.90	\$2,373.90
1	12" Flared End Section	ea	\$975.87	\$975.87
2	15" Flared End Section	ea	\$1,064.19	\$2,128.38
1	18" Flared End Section	ea	\$1,394.35	\$1,394.35
1	24" Flared End Section	ea	\$1,890.79	\$1,890.79
149	8" PVC stormwater pipe	lf	\$30.00	\$4,470.00
21	12" PVC stormwater pipe	lf	\$40.00	\$840.00
3	6' VVRS	ea	\$4,500.00	\$13,500.00



# City of Alachua

Public Services Department

## Right of Way Infrastructure Costs

Project: NW 167<sup>th</sup> BLVD and 163<sup>rd</sup> LANE

Phase: \_\_\_\_\_

Developer: \_\_\_\_\_

Contractor: \_\_\_\_\_

Qty	Item	UOM	Unit Cost	Extended Cost
197	15" CMP stormwater pipe	lf	\$49.11	\$9,674.67
317	24" CMP stormwater pipe	lf	\$58.69	\$18,604.73
329	30" CMP stormwater pipe	lf	\$66.73	\$21,954.17
308	36" CMP stormwater pipe	lf	\$95.36	\$29,370.88
290	18" CPE stormwater pipe	lf	\$49.00	\$14,210.00
153	24" CPE stormwater pipe	lf	\$58.69	\$8,979.57
339	30" CPE stormwater pipe	lf	\$66.73	\$22,621.47
138	36" CPE stormwater pipe	lf	\$95.36	\$13,159.68
101	42" RCP stormwater pipe	lf	\$113.36	\$11,449.36
4	Inlet (Type C)	ea	\$2,373.90	\$9,495.60
2	Inlet (Type E)	ea	\$2,925.81	\$5,851.62
13	Storm Manhole (Type J-8)	ea	\$4,891.53	\$63,589.89
2	Storm Manhole (Type P-8)	ea	\$2,613.16	\$5,226.32
Total			\$680,691.50	

I certify the costs included to be true and accurate costs for the infrastructure installed on the referenced project that will be conveyed to the City of Alachua for operation and maintenance.

Sergio J. Reyes, P.E.

Name

*Sergio J. Reyes*

Signature

President

Title

*12/4/14*

Date

This instrument prepared by or under the  
direction of and to be returned to:  
James D. Salter, P.A.  
Salter Feiber, P.A.  
3940 NW 16<sup>th</sup> Blvd., Building B  
Gainesville, Florida, 32605

---

***SANITARY SEWER EASEMENT***

THIS SANITARY SEWER EASEMENT, made this 20<sup>th</sup> day of April, 2017, by Hipp Investments, LLC, a Delaware limited liability company, GRANTOR, whose mailing address is P.O. Box 1000, Alachua, Florida, 32616, and the City of Alachua, GRANTEE, whose post office address is PO Box 9, Alachua, Florida 32616.

***WITNESSETH:***

That the said GRANTOR, for and in consideration of the sum of One (\$1.00) Dollar, and other good and valuable consideration, to it in hand paid by GRANTEE, receipt of which is hereby acknowledged, has given and granted, and by these presents does give and grant unto the GRANTEE, its successors and assigns, a perpetual non-exclusive sanitary sewer easement for the purpose of constructing, operating and maintaining a sanitary sewer facility (the "Facility") under and through but not above, the following described property in Alachua County, Florida, to wit:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF (the "Easement Area")**

The rights herein granted to GRANTEE by GRANTOR specifically include: (a) the right to construct, locate, operate, inspect, patrol, alter, improve, repair, rebuild the Facility; (b) the right of ingress and egress to and from the Easement Area at all times; (c) the right to upgrade the Facility; (d) the right to clear the Easement area and keep it cleared of trees, limbs, undergrowth and other obstructions which, in the opinion of GRANTEE, endanger or interfere with the safe and efficient installation, operation or maintenance of the Facility; (e) the right to trim and cut and keep trimmed and cut any trees and undergrowth on GRANTOR's land adjacent to but outside the Easement Area which, in the opinion of GRANTEE, endanger or interfere with the safe and efficient installation, operation or maintenance of the Facility; and, (f) all other rights and privileges reasonably necessary for GRANTEE's safe and efficient installation, operation and maintenance of the Facility.

GRANTOR hereby covenants and agrees that, except for paving over the Easement Area or as expressly otherwise provided herein, no buildings, structures or obstacles shall be located, constructed, growing, excavated or created within the Easement Area. All openings and excavations created by GRANTEE for the purpose of examining, repairing, replacing, the Facility will be properly filled by GRANTEE, the surface restored and the Easement area left in good and safe condition.

GRANTOR agrees not to call upon GRANTEE to relocate the Facility unless it is determined jointly by GRANTOR and GRANTEE that such relocation is necessary for the future orderly development of Grantor's adjacent real property and such development is in physical conflict with the Facility. In such event the Facility will be relocated to another mutually agreed upon Easement Area within GRANTOR's premises, provided that GRANTOR executes and delivers to GRANTEE, at no cost to the GRANTEE, an acceptable and recordable easement to accommodate the relocated Facility. The cost of such relocation will be borne solely by GRANTOR unless otherwise agreed in writing by GRANTEE.

GRANTEE shall have quiet and peaceful possession, use and enjoyment of this easement. GRANTOR shall not utilize or permit to be utilized the Easement area in any way that will interfere with GRANTEE's rights, facilities and safe operation and maintenance.

GRANTOR hereby warrants and covenants that GRANTOR is the owner of fee simple title to the premises on which the above described Easement is located and has full right and lawful authority to grant and convey this easement.

TO HAVE AND TO HOLD the same unto the said GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed on the day and year aforesaid.

*Signed and delivered  
in our presence as witnesses:*

Witness Signature

Print Name:

Witness Signature

Print Name:

Hipp Investment, LLC, a Delaware  
limited liability company

By:

Virginia Johns, Manager

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 20th day of April, 2017, by Virginia Johns as Manager of Hipp Investments, LLC, a Delaware limited liability company who executed the same on behalf of the company and who is/are personally known to me or produced FL Drivers License as identification.



LISA FREEMAN  
MY COMMISSION # FF 131327  
EXPIRES: June 10, 2018  
Bonded Thru Budget Notary Services



April 20, 2017

Legal Description

For: City of Alachua

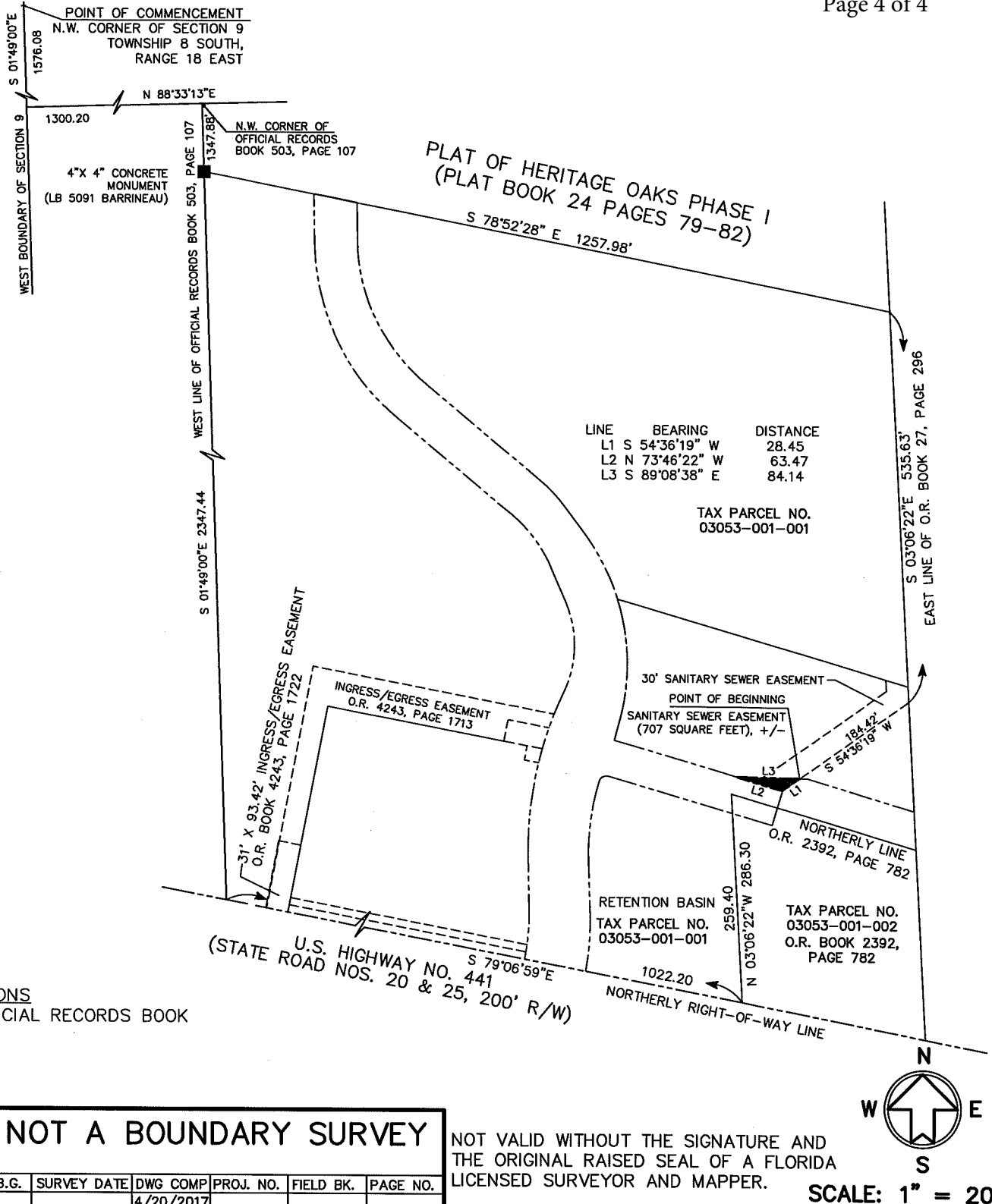
Alachua Gateway Sanitary Sewer Easement

A portion of Fractional Section 9, Township 8 South, Range 18 East, City of Alachua, Alachua County, Florida; being more particularly described as follows:

Commence at the Northwest corner of Fractional Section 9, Township 8 South, Range 18 East, Alachua County, Florida and run thence South 01°49'00" East, along the west boundary of said Section, 1576.08 feet; thence North 88°33'13" East, 1300.20 feet to the Northwest corner of that certain tract of land as described in Official Records Book 503, page 107 of the Public Records of Alachua County, Florida; thence South 01°49'00" East, along the west line of said certain tract of land, 1347.88 feet to a 4" X 4" concrete monument (stamped "LB 5091 BARRINEAU") as depicted on 'Heritage Oaks Phase I', a subdivision as per plat thereof, recorded in Plat Book 24, page 79 of said Public Records; thence South 78°52'28" East, along the south boundary of said Heritage Oaks Phase I, a distance of 1257.98 feet to the southeast corner of said Heritage Oaks Phase I and to a point on the east line of that certain tract of land as described in Official Records Book 27, page 296 of said Public Records; thence South 03°06'22" East, along said east line, 535.63 feet; thence South 54°36'19" West, 184.42 feet to the Point of Beginning; thence continue South 54°36'19" West, 28.45 feet; thence North 73°46'22" West, 63.47 feet; thence South 89°08'38" East, 84.14 feet to the Point of Beginning.

Containing (707 Square Feet), more or less.

J:\BOB\ALACHUA GATEWAY (PUBLIX)\Cofalse.dwg



THIS IS NOT A BOUNDARY SURVEY

DRN.	B.G.	CHKD. B.G.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
			4/20/2017				

**LEGAL DESCRIPTION SKETCH OF**

A PORTION OF SECTION 9  
TOWNSHIP 8 SOUTH, RANGE 18 EAST  
ALACHUA COUNTY, FLORIDA  
SANITARY SEWER EASEMENT

FOR: CITY OF ALACHUA

THIS SKETCH OF LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE  
AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND  
MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO  
SECTION 472.027 (2016), FLORIDA STATUTES.

BY: ROBERT W. GRAVER P.S.M. 4239

Corporate Authorization  
No. LB 2389



eda engineers-surveyors-planners, inc.

LB 2389  
2404 N.W. 43rd ST, GAINESVILLE, FLORIDA 32606-6602  
TEL. (352) 373-3541 FAX. (352) 373-7249  
E-MAIL: mail@edapl.com



This instrument prepared by or under the direction of and to be returned to:  
James D. Salter, P.A.  
Salter Feiber, P.A.  
3940 NW 16<sup>th</sup> Blvd., Building B  
Gainesville, Florida, 32605

**EXHIBIT** 2

Page 1 of 4

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**EASEMENT**

THIS EASEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by Hipp Investments, LLC, a Delaware limited liability company, GRANTOR, whose mailing address is P.O. Box 1000, Alachua, Florida, 32616, and the City of Alachua, GRANTEE, whose post office address is PO Box 9, Alachua, Florida 32616.

**WITNESSETH:**

That the said GRANTOR, for and in consideration of the sum of One (\$1.00) Dollar, and other good and valuable consideration, to it in hand paid by GRANTEE, receipt of which is hereby acknowledged, has given and granted, and by these presents does give and grant unto the GRANTEE, its successors and assigns, a perpetual non-exclusive easement for the purpose of constructing, operating and maintaining municipal public utility facilities including, but not limited to, electric, water, wastewater, reclaimed water utility facilities and related appurtenances under and through but not above, the following described property in Alachua County, Florida, to wit:

**See Exhibit "A" Attached Hereto And Made A Part Hereof, Describing Public Utility Easement No. 1. Easement Shall Be Limited To Underground Utilities, Street Lighting and Surface Support Facilities Such As Those Described On Page Two Of This Easement. No Overhead Facilities Shall Be Permitted.**

The rights herein granted to GRANTEE by GRANTOR specifically include: (a) the right to construct, locate, operate, inspect, patrol, alter, improve, repair, rebuild, relocate and remove said facilities; (b) the right of ingress and egress to and from the Easement Area at all times; (c) the right to upgrade the quantity and type of facilities; (d) the right to clear the Easement area and keep it cleared of trees, limbs, undergrowth and other obstructions which, in the opinion of GRANTEE, endanger or interfere with the safe and efficient installation, operation or maintenance of said facilities; (e) the right to trim and cut and keep trimmed and cut any trees and undergrowth on GRANTOR's land adjacent to but outside the Easement Area which, in the opinion of GRANTEE, endanger or interfere with the safe and efficient installation, operation or maintenance of said facilities; and, (f) all other rights and privileges reasonably necessary for GRANTEE's safe and efficient installation, operation and maintenance of said facilities.

GRANTOR hereby covenants and agrees that, except as expressly provided herein, no buildings, structures or obstacles shall be located, constructed, growing, excavated or created within the Easement Area. All openings and excavations created by GRANTEE for the purpose of examining, repairing, replacing, altering or extending the facilities will be properly filled by GRANTEE, the surface restored and the Easement area left in good and safe condition. Moveable fences and shrubs are permitted on the Easement area provided they are placed so as to allow ready access to GRANTEE's facilities and provide a working space of not less than six feet (6') from fire hydrants and manhole centers, ten feet (10') from the opening side of any pad mounted transformer, three feet (3') from water meter and valve box centers and four feet (4') from the other three sides of any pad mounted transformer. GRANTOR

assumes all risk of loss to any object placed in the easement area. Further, there must be unobstructed access to fire hydrants from the roadway or closest paved surface.

GRANTOR agrees not to call upon GRANTEE to relocate its facilities unless it is determined jointly by GRANTOR and GRANTEE that such relocation is necessary for the future orderly development of the premises and such development is in physical conflict with GRANTEE's facilities. In such event, said facilities will be relocated to another mutually agreed upon Easement Area within GRANTOR's premises, provided that GRANTOR executes and delivers to GRANTEE, at no cost to the GRANTEE, an acceptable and recordable easement to accommodate the relocated facilities. The cost of such relocation will be borne solely by GRANTOR unless otherwise agreed in writing by GRANTEE.

GRANTEE shall have quiet and peaceful possession, use and enjoyment of this easement. GRANTOR shall not utilize or permit to be utilized the Easement area in any way that will interfere with GRANTEE's rights, facilities and safe operation and maintenance.

GRANTOR hereby warrants and covenants that GRANTOR is the owner of fee simple title to the premises on which the above described Easement is located and has full right and lawful authority to grant and convey this easement.

TO HAVE AND TO HOLD the same unto the said GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed on the day and year aforesaid.

*Signed and delivered  
in our presence as witnesses:*

Witness Signature

Print Name:

Witness Signature

Print Name:

Hipp Investment, LLC, a Delaware  
limited liability company

By:

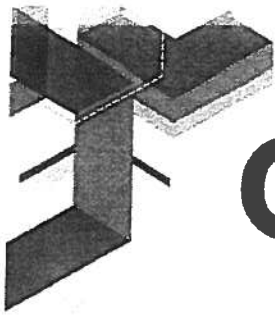
Virginia Johns, Manager

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 20th day of April, 2017, by Virginia Johns as Manager of Hipp Investments, LLC, a Delaware limited liability company who executed the same on behalf of the company and who is/are personally known to me or produced FL Drivers License as identification.



LISA FREEMAN  
MY COMMISSION # FF 131327  
EXPIRES: June 10, 2018  
Bonded Thru Budget Notary Services



engineers • surveyors • planners, inc.

November 7, 2016

Legal Description

Utility Easement No. 1 – Alachua Gateway

A portion of Section 9, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

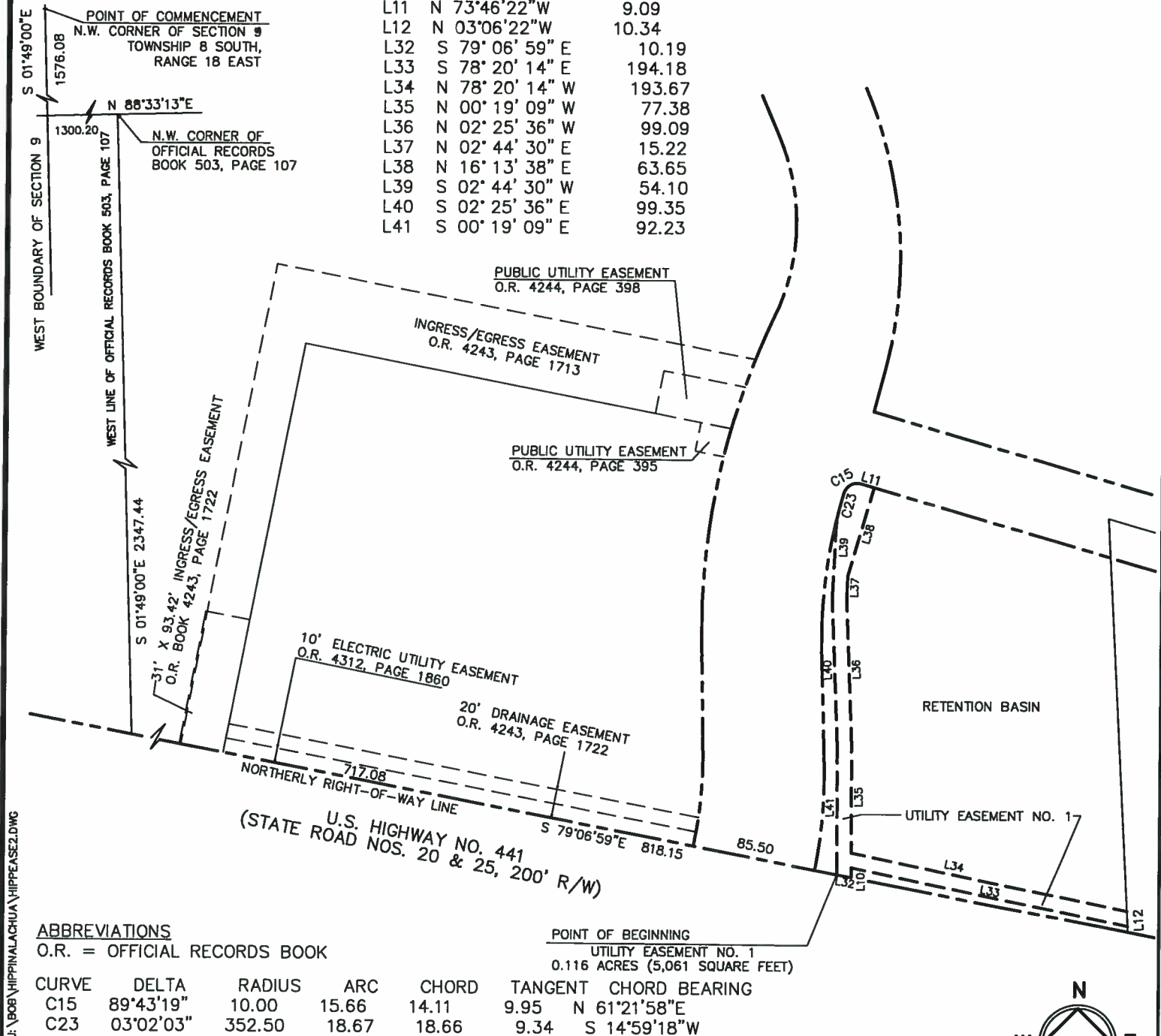
Commence at the northwest corner of Section 9, Township 8 South, Range 18 East, Alachua County, Florida, and run thence South 01°49'00" East, along the west boundary of said Section, 1576.08 feet; thence North 88°33'13" East, 1300.20 feet to the northwest corner of that certain tract of land as described in Official Records Book 503, page 107 of the Public Records of Alachua County, Florida; thence South 01°49'00" East, along the west line of said certain tract of land, 2347.44 feet to a point on the northerly right of way line of U.S. Highway No. 441 (State Road Nos. 20 & 25, 200' R/W); thence South 79°06'59" East, along said right of way line, 818.15 feet to the Point of Beginning; thence continue South 79°06'59" East, along said right of way line, 10.19 feet; thence North 00°19'09" West, 6.80 feet; thence South 78°20'14" East, 194.18 feet; thence North 03°06'22" West, 10.34 feet; thence North 78°20'14" West, 193.67 feet; thence North 00°19'09" West, 77.38 feet; thence North 02°25'36" West, 99.09 feet; thence North 02°44'30" East, 15.22 feet; thence North 16°13'38" East, 63.65 feet; thence North 73°46'22" West, 9.09 feet to the beginning of a curve, concave southeast having a radius of 10.00 feet; thence southwesterly, along the arc of said curve, through a central angle of 89°43'19", an arc distance of 15.66 feet, said arc being subtended by a chord having a bearing and distance of South 61°21'58" West, 14.11 feet to the beginning of a curve, concave southeasterly, having a radius of 352.50 feet; thence southwesterly, along the arc of said curve, through a central angle of 03°02'03", an arc distance of 18.67 feet, said arc being subtended by a chord, having a bearing and distance of South 14°59'18" West, 18.66 feet; thence South 02°44'30" West, 54.10 feet; thence South 02°25'36" East, 99.35 feet; thence South 00°19'09" East, 92.23 feet to the Point of Beginning.

Containing 0.116 of an acre (5,061 square feet), more or less.

Document1

EXHIBIT G  
Page 4 of 4

LINE	BEARING	DISTANCE
L10	N 00°19'09"W	6.80
L11	N 73°46'22"W	9.09
L12	N 03°06'22"W	10.34
L32	S 79°06'59"E	10.19
L33	S 78°20'14"E	194.18
L34	N 78°20'14"W	193.67
L35	N 00°19'09"W	77.38
L36	N 02°25'36"W	99.09
L37	N 02°44'30"E	15.22
L38	N 16°13'38"E	63.65
L39	S 02°44'30"W	54.10
L40	S 02°25'36"E	99.35
L41	S 00°19'09"E	92.23

**THIS IS NOT A BOUNDARY SURVEY**NOT VALID WITHOUT THE SIGNATURE AND  
THE ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER.

SCALE: 1" = 100'

DRN. B.G.	CHKD. B.G.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
		4/19/17	13-105			

**LEGAL DESCRIPTION SKETCH OF**A PORTION OF SECTION 9  
TOWNSHIP 8 SOUTH, RANGE 18 EAST

ALACHUA COUNTY, FLORIDA.

UTILITY EASEMENT NO. 1

FOR: HIPP INVESTMENTS, LLC

THIS SKETCH OF LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE  
AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND  
MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO  
SECTION 472.027 (2016), FLORIDA STATUTES.

BY: ROBERT W. GRAVES P.S.M. 4239

Corporate Authorization  
No. LB 2389

eda engineers-surveyors-planners, inc.

LB 2389  
2404 N.W. 43rd ST, GAINESVILLE, FLORIDA 32606-6602  
TEL. (352) 373-3541 FAX. (352) 373-7249  
E-MAIL: mail@edafll.com

This instrument prepared by:  
James D. Salter, Esq.  
Salter Feiber, P.A.  
P.O. Box 357399  
Gainesville, FL 32635

Tax Parcel No.: 03053-001-001

Section 9, Township 8 South, Range 18 East

## GRANT OF NONEXCLUSIVE EASEMENT FOR USE OF DRAINAGE FACILITIES

Grant of Nonexclusive Easement for Use of Drainage Facilities (Easement), made this 20 day of April, 2017, between Hipp Investments, LLC a Delaware Limited Liability Company, GRANTOR, whose mailing address is Post Office Box 1000, Alachua, Florida 32616, and City of Alachua, GRANTEE, whose mailing address is Post Office Box 9, Alachua, Florida 32616.

A. Grantor is the sole owner of land underlying that certain drainage basin as more particularly described on the attached and incorporated Exhibit 1 (the "Drainage Basin").

B. Grantor was the sole owner of contiguous lands north and east of the Drainage Basin, remains owner of part of such contiguous lands, also is owner of NW 167 Blvd. and a major portion of NW 163 Lane (Roadways Property more particularly described on Exhibit 2), and, the thereon located utility infrastructure.

C. The Roadways Property has and does provide ingress and egress, for the service of public utilities and road frontage to the contiguous property.

D. The water drainage system in place on the Roadways Property collects storm water from the Roadways Property that is directed to and drains into the Drainage Basin.

E. Grantor offered dedication of the Roadways Property as Grantee owned and maintained public streets.

F. Grantee found certain obligations, conditions and provisions of a Master Declaration of contiguous property, recorded in OR Book 2643 Page 797 and a separate Reciprocal Easement and Restrictive Covenant Agreement, recorded in OR Book 2643 Page 783, of the Public Records of Alachua County, to be unacceptable and required that that the Roadways property, Exhibits 2 and 3, be removed from both the Master Declaration and the Reciprocal Easement and Restrictive Covenant Agreements. The Roadways Property was removed from both documents by instruments recorded in the Public Records of Alachua County, Florida, thereby allowing Grantor the ability to deliver this non-exclusive drainage easement over the Drainage Basin to Grantee free and clear of any burden, cost, maintenance, liability, control or expense,

G. Grantee has accepted and has taken title to the Roadways Property, NW 167 Blvd. and NW 163 Lane by deeds, thereby relieving contiguous property owners, including Grantor, of the maintenance, property tax, liability and repair expense associated with ownership. This nonexclusive drainage easement over the Drainage Basin is delivered to Grantee free and clear, now or in the future, of any cost or burden in exchange and recognition of the Grantee accepting the herein described cost and expense of maintaining the Roadways with its thereon located drainage system (other than Drainage Basin) and other utility infrastructure.

EXHIBIT H  
Page 2 of 15

NOW THEREFORE, Grantor, in consideration of the above described mutual covenants, terms, conditions, ten dollars and other valuable consideration, hereby grants to Grantee a perpetual nonexclusive right and easement for the purpose of the Drainage Basin receiving all storm water from NW 167 Blvd. and NW 163 Lane.

IN WITNESS WHEREOF, Grantor has set its hand and Seal the day and year first written above together with Grantee who likewise sets its hand and seal as of the day and year first written above.

NO FURTHER TEXT ON THIS PAGE

EXECUTION PAGE FOLLOWS

EXHIBIT H  
3 of 15

Signed, sealed and delivered  
in our presence as witnesses:

GRANTOR: Hipp Investments, LLC, a  
Delaware Limited Liability Company

  
\_\_\_\_\_  
Witness Sign Above

By:   
\_\_\_\_\_  
Virginia H. Johns, Manager

JAMES D. SALTER  
\_\_\_\_\_  
Print Name

  
\_\_\_\_\_  
Witness Sign Above

Lisa Freeman  
\_\_\_\_\_  
Print Name

GRANTEE: City of Alachua

\_\_\_\_\_  
Witness Sign Above

By: \_\_\_\_\_  
Gib Coerper, Mayor

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Witness Sign Above

\_\_\_\_\_  
Print Name

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 24th day of April, 2017, by Virginia H. Johns, Manager of Hipp Investments, LLC, a Delaware Limited Liability Company who executed the same on behalf of the company and who is ☐ personally known to me or ☐ who has produced FL - Drivers License as identification.



LISA FREEMAN  
MY COMMISSION # FF 131327  
EXPIRES: June 10, 2018  
Bonded Thru Budget Notary Services

  
\_\_\_\_\_  
Notary Public - State of Florida  
Print:

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of April, 2017, by Gib Coerper, as Mayor, who executed the same on behalf of the City of Alachua and who is personally known to me.

\_\_\_\_\_  
Notary Public - State of Florida  
Print:



engineers • surveyors • planners, inc.

Exhibit 1  
Page 1 of 3

December 3, 2014

Legal Description  
Alachua Gateway Retention Basin

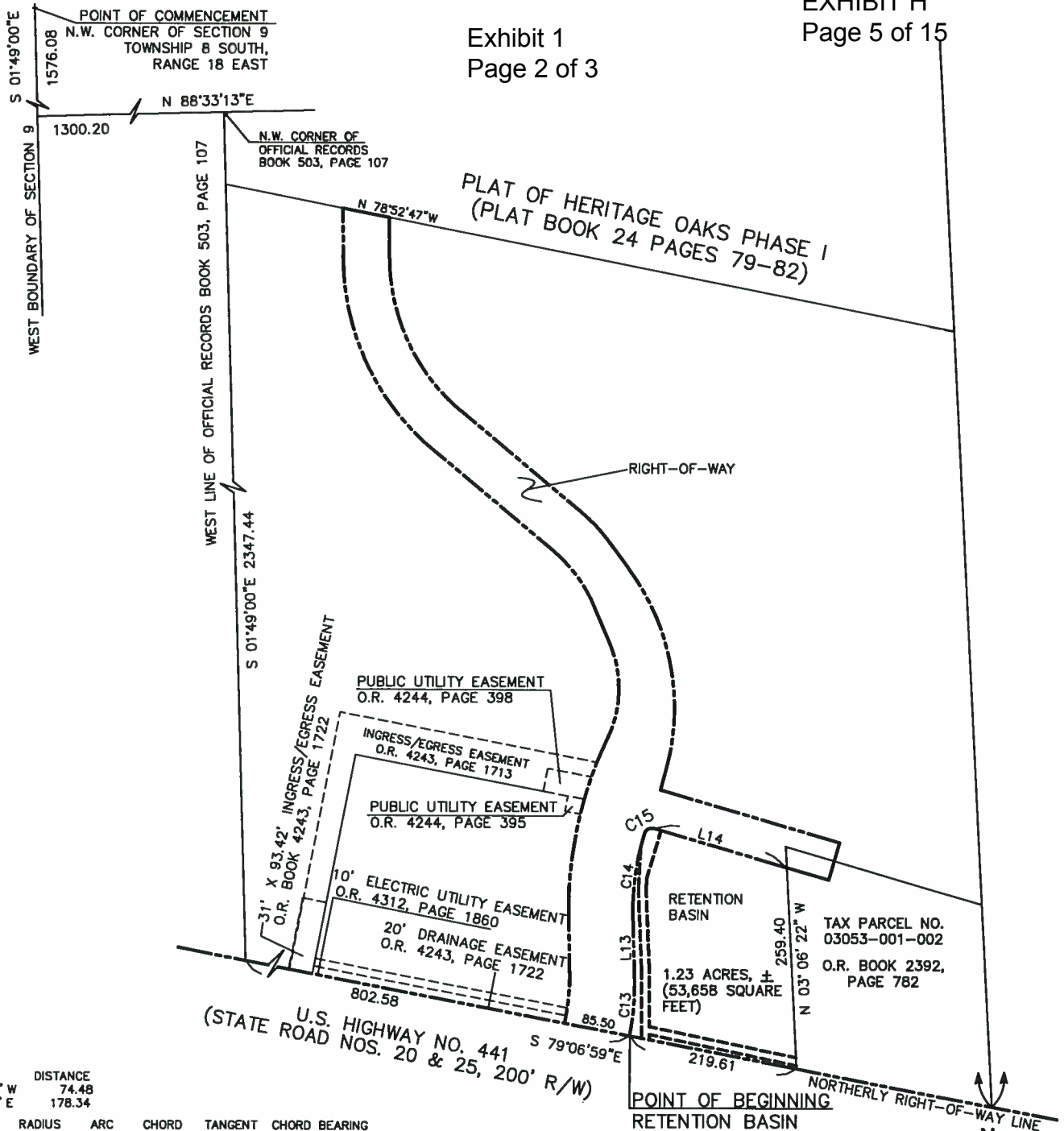
A portion of Section 9, Township 8 South, Range 18 East, Alachua County, Florida;  
being more particularly described as follows:

Commence at the northwest corner of Section 9, Township 8 South, Range 18 East, Alachua County, Florida, and run thence South  $01^{\circ}49'00''$  East, along the west boundary of said Section, 1576.08 feet; thence North  $88^{\circ}33'13''$  East, 1300.20 feet to the northwest corner of that certain tract of land as described in Official Records Book 503, page 107 of the Public Records of Alachua County, Florida; thence South  $01^{\circ}49'00''$  East, along the west line of said certain tract of land, 2347.44 feet to a point on the northerly right of way line of U.S. Highway No. 441 (State Road Nos. 20 & 25, 200' RW); thence South  $79^{\circ}06'59''$  East, along said right of way line, 802.58 feet to the Point of Beginning; thence continue South  $79^{\circ}06'59''$  East, along said right of way line, 219.61 feet to the southwest corner of that certain parcel of land as described in Official Records Book 2392, page 782 of said Public Records; thence North  $03^{\circ}06'22''$  West, along the west line of said certain parcel of land, 259.40 feet; thence North  $73^{\circ}46'22''$  West, 178.34 feet to the beginning of a curve, concave southeasterly, having a radius of 10.00 feet; thence southwesterly, along the arc of said curve, through a central angle of  $89^{\circ}43'19''$ , an arc distance of 15.66 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South  $61^{\circ}21'58''$  West, 14.11 feet, the end of said curve being the beginning of a curve, concave easterly, having a radius of 352.50 feet; thence southerly, along the arc of said curve, through a central angle of  $18^{\circ}19'21''$ , an arc distance of 112.73 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South  $07^{\circ}20'38''$  West, 112.25 feet; thence South  $01^{\circ}49'02''$  East, 74.48 feet to the beginning of a curve, concave westerly having a radius of 337.01 feet; thence southerly, along the arc of said curve, through a central angle of  $12^{\circ}47'39''$ , an arc distance of 75.25 feet to the Point of Beginning, said arc being subtended by a chord having a bearing and distance of South  $04^{\circ}34'53''$  West, 75.10 feet.

Containing 1.23 Acres (53,658 square feet), more or less.

\\Server3\\Wpdocs\\Legals\\Alachua Gateway - Retention Basin.Docx





LINE	BEARING	DISTANCE
L13	N 01°49'02"W	74.48
L14	S 73°46'22"E	178.34

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C13	12°47'39"	337.01	75.25	75.10	37.78	N 04°34'53"E
C14	18°19'21"	352.50	112.73	112.25	56.85	N 07°20'38"E
C15	89°43'19"	10.00	15.66	14.11	9.95	N 61°21'58"E

**THIS IS NOT A BOUNDARY SURVEY**

DRN.	CHKD.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
			4/19/17	12-113		

**LEGAL DESCRIPTION SKETCH OF**

A PORTION OF SECTION 9  
TOWNSHIP 8 SOUTH, RANGE 18 EAST  
ALACHUA COUNTY, FLORIDA  
RETENTION BASIN

**FOR:** HIPPI INVESTMENTS, LLC

THIS SKETCH OF LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2016), FLORIDA STATUTES.

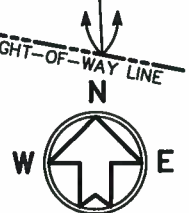
BY: ROBERT W. GRAVER P.S.M. 4239

Corporate Authorization  
No. LB 2389

**ABBREVIATIONS**

O.R. = OFFICIAL RECORDS BOOK

NOT VALID WITHOUT THE SIGNATURE AND  
THE ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER.



SCALE: 1" = 200'



eda engineers-surveyors-planners, inc.

LB 2389  
2404 N.W. 43rd ST, GAINESVILLE, FLORIDA 32606-6602  
TEL. (352) 373-3541 FAX. (352) 373-7249  
E-MAIL: mail@edafll.com

LINE	BEARING	DISTANCE
L1	N 39°45'45"E	4.74
L2	S 39°45'45"W	4.74
L3	S 66°34'29"E	0.97
L4	N 73°42'22"E	4.14
L5	S 23°30'37"E	5.97
L6	S 15°30'02"E	26.07
L7	S 07°48'16"E	10.48
L8	S 00°53'19"E	17.75
L9	S 84°56'44"W	4.12
L10	N 00°19'09"W	6.80
L11	N 73°46'22"W	9.09
L12	N 03°06'22"W	10.34
L13	N 01°49'02" W	74.48
L14	S 73°46'22" E	178.34
L15	N 16°13'38" E	24.62
L16	N 73°46'22" W	241.08
L17	N 14°44'53" E	28.60
L18	N 36°48'10" W	46.40
L19	N 50°14'15" W	204.90
L20	N 00°48'21" W	52.57
L21	S 00°48'21" E	66.10
L22	S 50°14'15" E	203.09
L23	S 23°04'34" E	49.38
L24	S 01°09'12" E	74.59
L25	N 79°06'59" W	11.09
L26	N 23°04'34" W	49.38

LINE	BEARING	DISTANCE
L27	N 50°14'15" W	53.81
L28	N 50°14'15" W	27.28
L29	N 50°14'15" W	122.01
L30	N 00°48'21" W	68.21
L31	S 78°52'47" E	10.22
L32	S 79°06'59" E	10.19
L33	S 78°20'14" E	194.18
L34	N 78°20'14" W	193.67
L35	N 00°19'09" W	77.38
L36	N 02°25'36" W	99.09
L37	N 02°44'30" E	15.22
L38	N 16°13'38" E	63.65
L39	S 02°44'30" W	54.10
L40	S 02°25'36" E	99.35
L41	S 00°19'09" E	92.23
L42	N 00°48'21" W	38.54
L43	S 10°20'27" E	87.09
L44	S 17°39'34" E	28.26
L45	S 22°40'12" E	33.83
L46	S 27°04'45" E	39.74
L47	S 34°21'58" E	63.84

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	20°32'05"	500.00	179.20	178.24	90.57	N 09°06'51" E
C2	06°03'24"	500.00	52.86	52.83	26.45	S 22°24'33" W
C3	48°30'51"	150.00	127.01	123.25	67.59	S 01°10'51" W
C4	27°09'40"	200.00	94.81	93.93	48.31	S 36°39'24" E
C5	49°25'53"	320.00	276.08	267.59	147.29	S 25°31'18" E
C6	49°25'53"	330.00	284.70	275.96	151.89	N 25°31'18" W
C7	27°09'40"	190.00	90.07	89.23	45.90	N 36°39'24" W
C8	48°30'51"	140.00	118.54	115.03	63.09	N 01°10'52" E
C9	02°00'46"	510.00	17.92	17.91	8.96	N 24°25'54" E
C10	04°13'40"	510.97	37.70	37.70	18.86	N 21°18'41" E
C11	00°43'11"	259.00	3.25	3.25	1.63	N 49°52'39" W
C12	48°42'42"	259.00	220.20	213.62	117.25	N 25°09'43" W
C13	12°47'39"	337.01	75.25	75.10	37.78	N 04°34'53" E
C14	18°19'21"	352.50	112.73	112.25	56.85	N 07°20'38" E
C15	89°43'19"	10.00	15.66	14.11	9.95	N 61°21'58" E
C16	19°48'09"	301.00	104.03	103.51	52.54	N 04°50'49" E
C17	11°14'23"	301.00	59.05	58.95	29.62	N 10°40'27" W
C18	51°33'03"	301.00	270.82	261.78	145.35	N 11°01'38" W
C19	13°26'05"	201.00	47.13	47.02	23.67	N 43°31'12" W
C20	12°50'20"	300.00	67.22	67.08	33.75	N 05°15'59" E
C21	26°35'29"	500.00	232.05	229.98	118.16	N 12°08'33" E
C22	49°25'53"	259.00	223.45	216.58	119.21	N 25°31'18" W
C23	03°02'03"	352.50	18.67	18.66	9.34	S 14°59'18" W

NOT VALID WITHOUT THE SIGNATURE AND  
THE ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER.

DRN. B.G.	CHKD. B.G.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
		11/9/16		13-105		

### LEGAL DESCRIPTION SKETCH OF

A PORTION OF SECTION 9  
TOWNSHIP 8 SOUTH, RANGE 18 EAST  
ALACHUA COUNTY, FLORIDA.  
RETENTION BASIN

FOR: HIPP INVESTMENTS, LLC

THIS SKETCH OF LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE  
AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND  
MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO  
SECTION 472.027 (2016), FLORIDA STATUTES.

BY: ROBERT W. GRAVER P.S.M. 4239

Corporate Authorization  
No. LB 2389



eda engineers-surveyors-planners, inc.

LB 2389  
2404 N.W. 43rd ST, GAINESVILLE, FLORIDA 32606-6602  
TEL. (352) 373-3541 FAX. (352) 373-7249  
E-MAIL: mail@edapl.com

**EXHIBIT 2**

Page 1 of 6



engineers • surveyors • planners, inc.

December 3, 2014

## Legal Description

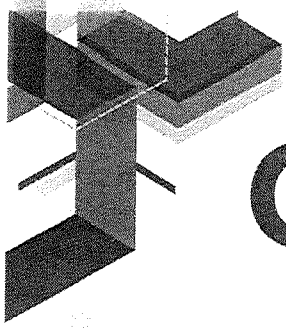
Right-of-Way – Alachua Gateway

A portion of Section 9, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the northwest corner of Section 9, Township 8 South, Range 18 East, Alachua County, Florida, and run thence South  $01^{\circ}49'00''$  East, along the west boundary of said Section, 1576.08 feet; thence North  $88^{\circ}33'13''$  East, 1300.20 feet to the northwest corner of that certain tract of land as described in Official Records Book 503, page 107 of the Public Records of Alachua County, Florida; thence South  $01^{\circ}49'00''$  East, along the west line of said certain tract of land, 2347.44 feet to a point on the northerly right of way line of U.S. Highway No. 441 (State Road Nos. 20 & 25, 200' RW); thence South  $79^{\circ}06'59''$  East, along said right of way line, 717.08 feet to the Point of Beginning; thence continue South  $79^{\circ}06'59''$  East, along said right of way line, 85.50 feet to a point lying on the arc of a curve, concave westerly, having a radius of 337.01 feet; thence northerly, along the arc of said curve, through a central angle of  $12^{\circ}47'39''$ , an arc distance of 75.25 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North  $04^{\circ}34'53''$  East, 75.10 feet; thence North  $01^{\circ}49'02''$  West, 74.48 feet to the beginning of a curve, concave easterly, having a radius of 352.50 feet; thence northerly, along the arc of said curve, through a central angle of  $18^{\circ}19'21''$ , an arc distance of 112.73 feet, said arc being subtended by a chord having a bearing and distance of North  $07^{\circ}20'38''$  East, 112.25 feet to the end of said curve and the beginning of a curve concave southeasterly having a radius of 10.00 feet; thence northeasterly, along the arc of said, curve, through a central angle of  $89^{\circ}43'19''$ , an arc distance of 15.66 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North  $61^{\circ}21'58''$  East, 14.11 feet; thence South  $73^{\circ}46'22''$  East, 178.34 feet to a point on the west line of that certain parcel of land as described in Official Records Book 2392, page 787. of said Public Records; thence North  $03^{\circ}06'22''$  West, 26.90 feet to the northwest corner of said certain parcel of land; thence South  $73^{\circ}45'46''$  East, along the north line of said certain parcel of land, 65.59 feet; thence North  $16^{\circ}13'38''$  East, 24.62 feet; thence North  $73^{\circ}46'22''$  West, 241.08 feet; thence North  $14^{\circ}44'53''$  East, 28.60 feet to the beginning of a curve, concave westerly, having a radius of 301.00 feet; thence northerly, along the arc of said curve, through a central angle of  $51^{\circ}33'03''$ , an arc distance of 270.82 feet to the end of said curve, said arc being subtended by a chord having a bearing and

distance of North  $11^{\circ}01'38''$  West, 261.78 feet; thence North  $36^{\circ}48'10''$  West, 46.40 feet to the beginning of a curve, concave southwesterly, having a radius of 201.00 feet; thence northwesterly, along the arc of said curve, through a central angle of  $13^{\circ}26'05''$ , an arc distance of 47.13 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North  $43^{\circ}31'12''$  West, 47.02 feet; thence North  $50^{\circ}14'15''$  West, 204.90 feet to the beginning of a curve, concave northeasterly, having a radius of 259.00 feet; thence northwesterly, along the arc of said curve, through a central angle of  $49^{\circ}25'53''$ , an arc distance of 223.45 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North  $25^{\circ}31'18''$  West, 216.58 feet; thence North  $00^{\circ}48'21''$  West, 52.57 feet; thence North  $78^{\circ}52'47''$  West, 61.32 feet; thence South  $00^{\circ}48'21''$  East, 66.10 feet to the beginning of a curve, concave northeasterly, having a radius of 320.00 feet; thence southeasterly, along the arc of said curve, through a central angle of  $49^{\circ}25'53''$ , an arc distance of 276.08 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of South  $25^{\circ}31'18''$  East, 267.59 feet; thence South  $50^{\circ}14'15''$  East, 203.09 feet to the beginning of a curve, concave southwesterly, having a radius of 200.00 feet; thence southeasterly, along the arc of said curve, through a central angle of  $27^{\circ}09'40''$ , an arc distance of 94.81 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of South  $36^{\circ}39'24''$  East, 93.93 feet; thence South  $23^{\circ}04'34''$  East, 49.38 feet to the beginning of a curve, concave westerly, having a radius of 150.00 feet; thence southerly along the arc of said curve, through a central angle of  $48^{\circ}30'51''$ , an arc distance of 127.01 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of South  $01^{\circ}10'51''$  West, 123.25 feet, the end of said curve being the beginning of a curve concave easterly, having a radius of 500.00 feet; thence southerly, along the arc of said curve, through a central angle of  $26^{\circ}35'29''$ , an arc distance of 232.05 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South  $12^{\circ}08'33''$  West, 229.98 feet; thence South  $01^{\circ}09'12''$  East, 74.59 feet to the beginning of a curve, concave westerly, having a radius of 300.00 feet; thence southerly along the arc of said curve, through a central angle of  $12^{\circ}50'20''$ , an arc distance of 67.22 feet to the Point of Beginning, said arc being subtended by a chord having a bearing and distance of South  $05^{\circ}15'59''$  West, 67.08 feet.

Containing 2.18 acres (94,928 square feet), more or less.



engineers • surveyors • planners, inc.

December 3, 2014

#### Legal Description

#### Right-of-Way – Alachua Gateway

A portion of Section 9, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the northwest corner of Section 9, Township 8 South, Range 18 East, Alachua County, Florida, and run thence South  $01^{\circ}49'00''$  East, along the west boundary of said Section, 1576.08 feet; thence North  $88^{\circ}33'13''$  East, 1300.20 feet to the northwest corner of that certain tract of land as described in Official Records Book 503, page 107 of the Public Records of Alachua County, Florida; thence South  $01^{\circ}49'00''$  East, along the west line of said certain tract of land, 2347.44 feet to a point on the northerly right of way line of U.S. Highway No. 441 (State Road Nos. 20 & 25, 200' RW); thence South  $79^{\circ}06'59''$  East, along said right of way line, 717.08 feet to the Point of Beginning; thence continue South  $79^{\circ}06'59''$  East, along said right of way line, 85.50 feet to a point lying on the arc of a curve, concave westerly, having a radius of 337.01 feet; thence northerly, along the arc of said curve, through a central angle of  $12^{\circ}47'39''$ , an arc distance of 75.25 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North  $04^{\circ}34'53''$  East, 75.10 feet; thence North  $01^{\circ}49'02''$  West, 74.48 feet to the beginning of a curve, concave easterly, having a radius of 352.50 feet; thence northerly, along the arc of said curve, through a central angle of  $18^{\circ}19'21''$ , an arc distance of 112.73 feet, said arc being subtended by a chord having a bearing and distance of North  $07^{\circ}20'38''$  East, 112.25 feet to the end of said curve and the beginning of a curve concave southeasterly having a radius of 10.00 feet; thence northeasterly, along the arc of said, curve, through a central angle of  $89^{\circ}43'19''$ , an arc distance of 15.66 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North  $61^{\circ}21'58''$  East, 14.11 feet; thence South  $73^{\circ}46'22''$  East, 178.34 feet to a point on the west line of that certain parcel of land as described in Official Records Book 2392, page 787 of said Public Records; thence North  $03^{\circ}06'22''$  West, 26.90 feet to the northwest corner of said certain parcel of land; thence South  $73^{\circ}45'46''$  East, along the north line of said certain parcel of land, 65.59 feet; thence North  $16^{\circ}13'38''$  East, 24.62 feet; thence North  $73^{\circ}46'22''$  West, 241.08 feet; thence North  $14^{\circ}44'53''$  East, 28.60 feet to the beginning of a curve, concave westerly, having a radius of 301.00 feet; thence northerly, along the arc of said curve, through a central angle of  $51^{\circ}33'03''$ , an arc distance of 270.82 feet to the end of said curve, said arc being subtended by a chord having a bearing and

distance of North 11°01'38" West, 261.78 feet; thence North 36°48'10" West, 46.40 feet to the beginning of a curve, concave southwesterly, having a radius of 201.00 feet; thence northwesterly, along the arc of said curve, through a central angle of 13°26'05", an arc distance of 47.13 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 43°31'12" West, 47.02 feet; thence North 50°14'15" West, 204.90 feet to the beginning of a curve, concave northeasterly, having a radius of 259.00 feet; thence northwesterly, along the arc of said curve, through a central angle of 49°25'53", an arc distance of 223.45 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 25°31'18" West, 216.58 feet; thence North 00°48'21" West, 52.57 feet; thence North 78°52'47" West, 61.32 feet; thence South 00°48'21" East, 66.10 feet to the beginning of a curve, concave northeasterly, having a radius of 320.00 feet; thence southeasterly, along the arc of said curve, through a central angle of 49°25'53", an arc distance of 276.08 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of South 25°31'18" East, 267.59 feet; thence South 50°14'15" East, 203.09 feet to the beginning of a curve, concave southwesterly, having a radius of 200.00 feet; thence southeasterly, along the arc of said curve, through a central angle of 27°09'40", an arc distance of 94.81 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of South 36°39'24" East, 93.93 feet; thence South 23°04'34" East, 49.38 feet to the beginning of a curve, concave westerly, having a radius of 150.00 feet; thence southerly along the arc of said curve, through a central angle of 48°30'51", an arc distance of 127.01 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of South 01°10'51" West, 123.25 feet, the end of said curve being the beginning of a curve concave easterly, having a radius of 500.00 feet; thence southerly, along the arc of said curve, through a central angle of 26°35'29", an arc distance of 232.05 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 12°08'33" West, 229.98 feet; thence South 01°09'12" East, 74.59 feet to the beginning of a curve, concave westerly, having a radius of 300.00 feet; thence southerly along the arc of said curve, through a central angle of 12°50'20", an arc distance of 67.22 feet to the Point of Beginning, said arc being subtended by a chord having a bearing and distance of South 05°15'59" West, 67.08 feet.

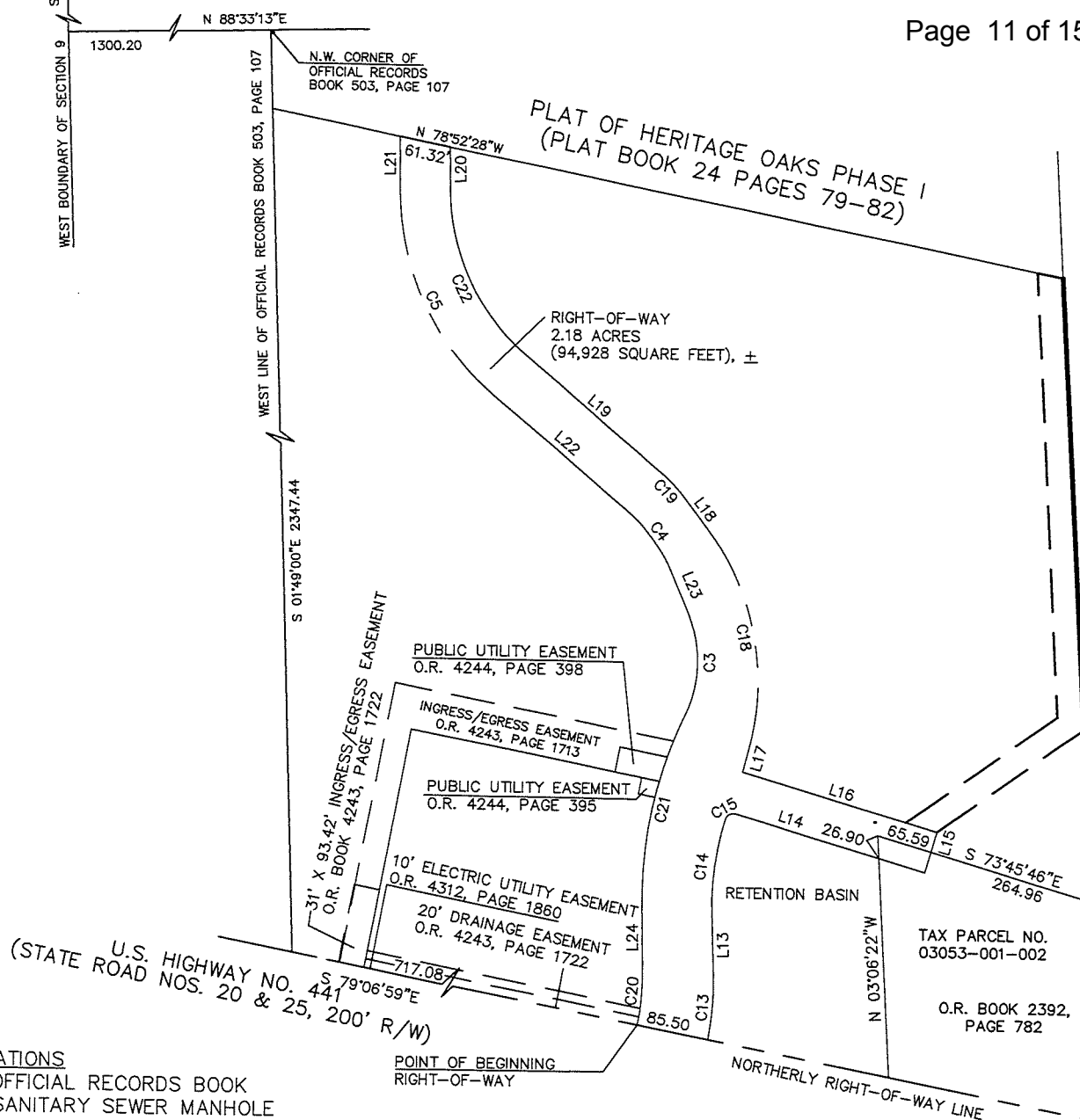
Containing 2.18 acres (94,928 square feet), more or less.

POINT OF COMMENCEMENT  
N.W. CORNER OF SECTION 9  
TOWNSHIP 8 SOUTH,  
RANGE 18 EAST

EXHIBIT 2  
Page 5 of 6

SHEET 1 OF 2

EXHIBIT H  
Page 11 of 15



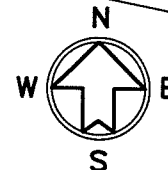
ABBREVIATIONS

O.R. = OFFICIAL RECORDS BOOK  
SMH = SANITARY SEWER MANHOLE

THIS IS NOT A BOUNDARY SURVEY

NOT VALID WITHOUT THE SIGNATURE AND  
THE ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER.

SCALE: 1" = 200'



DRN.	B.G.	CHKD. B.G.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
			11/5/2016		13-105		

LEGAL DESCRIPTION SKETCH OF

A PORTION OF SECTION 9  
TOWNSHIP 8 SOUTH, RANGE 18 EAST  
ALACHUA COUNTY, FLORIDA  
RIGHT-OF-WAY

FOR: HIPP INVESTMENTS, LLC

THIS SKETCH OF LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE  
AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND  
MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO  
SECTION 472.027 (2016), FLORIDA STATUTES.

BY: ROBERT W. GRAVER P.S.M. 4239

Corporate Authorization  
No. LB 2389



eda engineers-surveyors-planners, inc.

LB 2389  
2404 N.W. 43rd ST, GAINESVILLE, FLORIDA 32606-6602  
TEL. (352) 373-3541 FAX. (352) 373-7249  
E-MAIL: mail@edafl.com



LINE	BEARING	DISTANCE
L1	N 39°45'45"E	4.74
L2	S 39°45'45"W	4.74
L3	S 66°34'29"E	0.97
L4	N 73°42'22"E	4.14
L5	S 23°30'37"E	5.97
L6	S 15°30'02"E	26.07
L7	S 07°48'16"E	10.48
L8	S 00°53'19"E	17.75
L9	S 84°56'44"W	4.12
L10	N 00°19'09"W	6.80
L11	N 73°46'22"W	9.09
L12	N 03°06'22"W	10.34
L13	N 01°49'02" W	74.48
L14	S 73°46'22" E	178.34
L15	N 16°13'38" E	24.62
L16	N 73°46'22" W	241.08
L17	N 14°44'53" E	28.60
L18	N 36°48'10" W	46.40
L19	N 50°14'15" W	204.90
L20	N 00°48'21" W	52.57
L21	S 00°48'21" E	66.10
L22	S 50°14'15" E	203.09
L23	S 23°04'34" E	49.38
L24	S 01°09'12" E	74.59
L25	N 79°06'59" W	11.09
L26	N 23°04'34" W	49.38

# EXHIBIT A Page 6 of 6

LINE	BEARING	DISTANCE
L27	N 50°14'15" W	53.81
L28	N 50°14'15" W	27.28
L29	N 50°14'15" W	122.01
L30	N 00°48'21" W	68.21
L31	S 78°52'47" E	10.22
L32	S 79°06'59" E	10.19
L33	S 78°20'14" E	194.18
L34	N 78°20'14" W	193.67
L35	N 00°19'09" W	77.38
L36	N 02°25'36" W	99.09
L37	N 02°44'30" E	15.22
L38	N 16°13'38" E	63.65
L39	S 02°44'30" W	54.10
L40	S 02°25'36" E	99.35
L41	S 00°19'09" E	92.23
L42	N 00°48'21" W	38.54
L43	S 10°20'27" E	87.09
L44	S 17°39'34" E	28.26
L45	S 22°40'12" E	33.83
L46	S 27°04'45" E	39.74
L47	S 34°21'58" E	63.84

SHEET 2 OF 2  
EXHIBIT H  
Page 12 of 15

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	20°32'05"	500.00	179.20	178.24	90.57	N 09°06'51" E
C2	06°03'24"	500.00	52.86	52.83	26.45	S 22°24'33" W
C3	48°30'51"	150.00	127.01	123.25	67.59	S 01°10'51" W
C4	27°09'40"	200.00	94.81	93.93	48.31	S 36°39'24" E
C5	49°25'53"	320.00	276.08	267.59	147.29	S 25°31'18" E
C6	49°25'53"	330.00	284.70	275.96	151.89	N 25°31'18" W
C7	27°09'40"	190.00	90.07	89.23	45.90	N 36°39'24" W
C8	48°30'51"	140.00	118.54	115.03	63.09	N 01°10'52" E
C9	02°00'46"	510.00	17.92	17.91	8.96	N 24°25'54" E
C10	04°13'40"	510.97	37.70	37.70	18.86	N 21°18'41" E
C11	00°43'11"	259.00	3.25	3.25	1.63	N 49°52'39" W
C12	48°42'42"	259.00	220.20	213.62	117.25	N 25°09'43" W
C13	12°47'39"	337.01	75.25	75.10	37.78	N 04°34'53" E
C14	18°19'21"	352.50	112.73	112.25	56.85	N 07°20'38" E
C15	89°43'19"	10.00	15.66	14.11	9.95	N 61°21'58" E
C16	19°48'09"	301.00	104.03	103.51	52.54	N 04°50'49" E
C17	11°14'23"	301.00	59.05	58.95	29.62	N 10°40'27" W
C18	51°33'03"	301.00	270.82	261.78	145.35	N 11°01'38" W
C19	13°26'05"	201.00	47.13	47.02	23.67	N 43°31'12" W
C20	12°50'20"	300.00	67.22	67.08	33.75	N 05°15'59" E
C21	26°35'29"	500.00	232.05	229.98	118.16	N 12°08'33" E
C22	49°25'53"	259.00	223.45	216.58	119.21	N 25°31'18" W
C23	03°02'03"	352.50	18.67	18.66	9.34	S 14°59'18" W

SCALE: 1" = 100'

## LEGAL DESCRIPTION SKETCH OF

A PORTION OF SECTION 9  
TOWNSHIP 8 SOUTH, RANGE 18 EAST  
ALACHUA COUNTY, FLORIDA.

FOR: HIPP INVESTMENTS, LLC

DRN.	B.G.	CHKD. B.G.	F/W COMP	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
				11/5/2016	13-105		

PREPARED FOR:  
1) HIPP INVESTMENTS, LLC  
2)  
3)  
4)

THIS LEGAL DESCRIPTION SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2016), FLORIDA STATUTES.  
AS OF 11/5/2016

ROBERT W. GRAVER

P.L.S. 4239

CORP. CERTIFICATE OF AUTHORIZATION NO. LB 2389

THIS IS NOT A BOUNDARY SURVEY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



• ENGINEERS • SURVEYORS • PLANNERS

2404 N.W. 43rd ST.  
GAINESVILLE, FLORIDA 32606  
TEL. (352) 373-3541  
FAX. (352) 373-7249

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**EXHIBIT** 3

Page 1 of 3

engineers • surveyors • planners, inc.

December 4, 2014

Legal Description  
Proposed Right-of-Way  
(Kazbors)

A portion of Fractional Section 9, Township 8 South, Range 18 East, Alachua County, Florida;

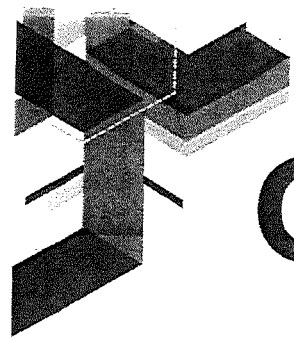
Being more particularly described as follows:

Commence at the Northwest corner of Fractional Section 9, Township 8 South, Range 18 East, Alachua County, Florida and run thence South  $01^{\circ}49'00''$  East, along the west boundary of said Section, 1576.08 feet; thence North  $88^{\circ}33'13''$  East, 1300.20 feet to the Northwest corner of that certain tract of land as described in Official Records Book 503, page 107 of the Public Records of Alachua County, Florida; thence South  $01^{\circ}49'00''$  East, along the west line of said certain tract of land, 2347.44 feet to a point on the northerly right-of-way line of U.S. Highway No. 441 (State Road No.'s 20 and 25 - 200' RW); thence South  $79^{\circ}06'59''$  East, along said right-of-way line, 1022.20 feet to the southwest corner of that certain parcel of land as described in Official Records Book 2392, page 782 of said Public Records; thence North  $03^{\circ}06'22''$  West, along the west line of said certain parcel of land, 259.40 feet to the Point of Beginning; thence continue North  $03^{\circ}06'22''$  West, 26.90 feet to the northwest corner of said certain parcel of land; thence South  $73^{\circ}45'46''$  East, along the northerly line of said certain parcel of land, 65.59 feet; thence South  $16^{\circ}13'38''$  West, 25.38 feet; thence North  $73^{\circ}46'22''$  West, 56.68 feet to the Point of Beginning.

Containing 0.04 Acres, (1,551 square feet), more or less.

\\Server3\\Wpdocs\\Legal\\Alachua, City of\\Alachua - Right-Of-Way (Kazbors) - 12-4-14.Docs

2404 NW 43rd Street, Gainesville, FL 32606 • Phone: (352)373-3541 • Fax: (352)373-7249 • [www.edafl.com](http://www.edafl.com)



engineers • surveyors • planners, inc.

November 7, 2016

Legal Description  
Right-of-Way  
(Kazbors)

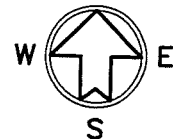
A portion of Fractional Section 9, Township 8 South, Range 18 East, Alachua County, Florida;

Being more particularly described as follows:

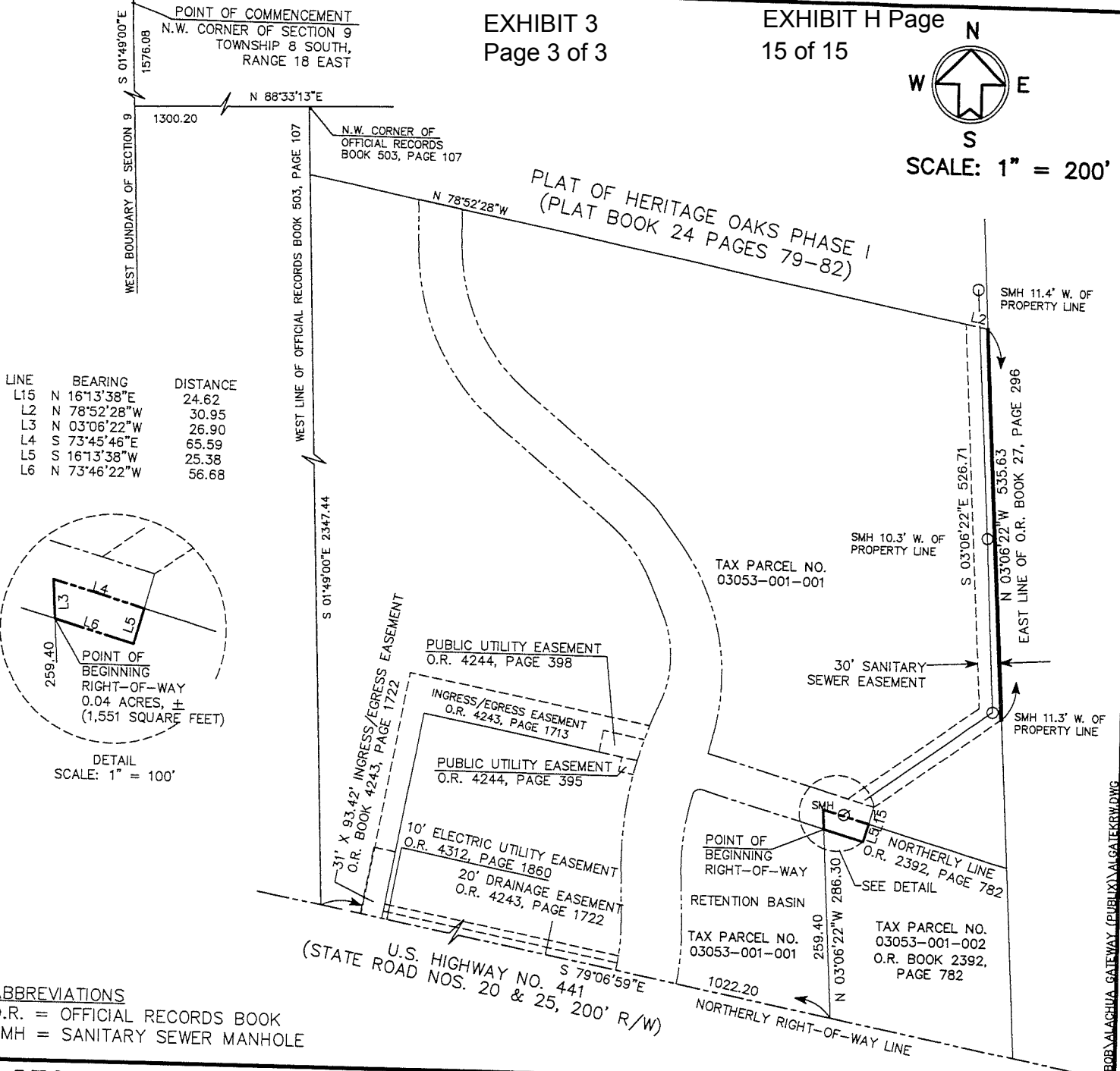
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SCALE: 1" = 200'



**ABBREVIATIONS**

O.R. = OFFICIAL RECORDS BOOK  
SMH = SANITARY SEWER MANHOLE

**LEGAL DESCRIPTION SKETCH OF**

A PORTION OF SECTION 9  
TOWNSHIP 8 SOUTH, RANGE 18 EAST  
ALACHUA COUNTY, FLORIDA

RIGHT-OF-WAY (KAZBORS)

FOR: HIPP INVESTMENTS, LLC

THIS IS NOT A BOUNDARY SURVEY

NOT VALID WITHOUT THE SIGNATURE AND  
THE ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER.



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2404 N.W. 43rd ST.  
GAINESVILLE, FLORIDA 32606  
TEL (352) 373-3541  
FAX (352) 373-7249

DRN.	B.G.	CHKD. B.G.	F/W COMP	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
				11/5/2016	12-113		

PREPARED FOR: 1) HIPP INVESTMENTS, LLC  
2)  
3)  
4)

THIS LEGAL DESCRIPTION SKETCH MEETS THE STANDARDS OF PRACTICE  
AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND  
MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO  
SECTION 472.027 (2016), FLORIDA STATUTES.  
AS OF 11/5/2016

ROBERT W. GRAVER

P.L.S. 4239

CERTIFICATE OF AUTHORIZATION NO. LB 2389

Prepared by:  
James D. Salter, Esq.  
Salter Feiber, P.A.  
3940 NW 16<sup>th</sup> Blvd., Building B  
Gainesville, Florida, 32605



AMENDMENT TO RECIPROCAL EASEMENT AND RESTRICTIVE COVENANT AGREEMENT

This Amendment to Reciprocal Easement and Restrictive Covenant Agreement (this "Amendment") is executed this 13 day of June, 2016, by RACETRAC PETROLEUM, INC., a Georgia corporation (hereafter "RaceTrac"), having an address of 3225 Cumberland Boulevard, Suite 100, Atlanta, Georgia, 30339, for the purposes set forth herein.

RECITALS


- A. On or about March 24, 2003, Curtis Commercial & Industrial Development, LTD., a Florida limited partnership ("Curtis"), Talal Properties Limited, a Florida limited partnership ("Talal"), and Tarek Properties Limited, a Florida limited partnership ("Tarek") entered into a Reciprocal Easement and Restrictive Covenant Agreement which is recorded in Official Records Book 2643 Page 783 of the Public Records of Alachua County, Florida, (the "Restrictive Covenant Agreement").
- B. Hipp Investments, LLC, a Delaware limited liability company acquired title to all of the real property that was and is subject to the Restrictive Covenant Agreement.
- C. Hipp sold a portion of such real property to RaceTrac by virtue of that certain Special Warranty Deed dated November 26, 2013 and recorded in Official Records Book 4243 Page 1710, Public Records of Alachua County, Florida.
- D. Hipp Investments is in the process of dedicating to the City of Alachua, Florida (the "City"), certain roadways designated as "NW 167<sup>th</sup> Blvd." and "163<sup>rd</sup> Lane" as more particularly described on Exhibit "A" attached hereto (collectively the "Roadways Property").
- E. There are provisions in the Restrictive Covenant Agreement that impose conditions and obligations on the parties to the Restrictive Covenant Agreement that relate to the Roadways Property that are not acceptable to the City and therefore until those obligations and conditions, as they relate to the Roadways Property, are removed from the Restrictive Covenant Agreement, the City will not accept title to the Roadways Property which when deeded to the City relieves all property owners from the obligation to share in the cost to maintain the Roadways.
- F. RaceTrac agrees that it is in the best interest of RaceTrac that the City take title to the Roadways Property and in doing so the City and not RaceTrac (or the other parties subject to the Restrictive Covenant Agreement), will have the responsibility for the care and

maintenance of the Roadways Property, thereby relieving RaceTrac and such other parties of any obligation to participate in the maintenance of the Roadways Property.

NOW THEREFORE, in consideration of the understanding by RaceTrac that the City in accepting title to the Roadways Property is forever responsible for the repair and maintenance of the Roadways Property and conditioned upon acceptance of title to the Roadways Property by the City, RaceTrac for itself hereby agrees that at upon the recording of a deed conveying the Roadways Property to the City, the obligations and requirements imposed by the Restrictive Covenants Agreement shall no longer apply to the Roadways Property. Nothing herein shall affect the rights and obligations under the Restrictive Covenant Agreement with respect to any other property subject thereto.

IN WITNESS WHEREOF the undersigned has executed this Amendment effective this 13 day of June, 2016.

Witness:

  
\_\_\_\_\_  
Signature

Michael Griffin  
\_\_\_\_\_  
Print Name

  
\_\_\_\_\_  
Signature

William Martin  
\_\_\_\_\_  
Print Name

RaceTrac Petroleum, Inc., a Georgia corporation

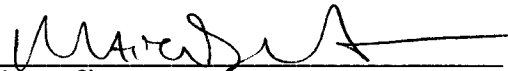
By:   
\_\_\_\_\_  
Name: Brian Thornton

As its: Vice President  
\_\_\_\_\_

STATE OF GEORGIA  
COUNTY OF COBB

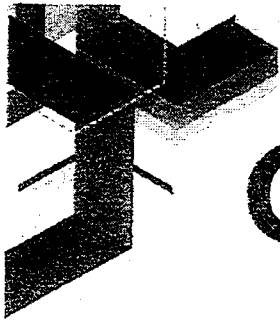
The foregoing instrument was acknowledge before me this 13 day of June, 2016, by Brian Thornton as Vice President of RaceTrac Petroleum, Inc., a Georgia corporation, who is personally known to me.

**Mark D Hudgins**  
NOTARY PUBLIC  
FULTON COUNTY  
STATE OF GEORGIA  
My Comm. Exp. 10-14-2016

  
\_\_\_\_\_  
Notary Signature

Print Name: Mark D Hudgins

My Commission Expires: 10/14/16



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**EXHIBIT A - Page 1**

December 3, 2014

## Legal Description

## Right-of-Way – Alachua Gateway

A portion of Section 9, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the northwest corner of Section 9, Township 8 South, Range 18 East, Alachua County, Florida, and run thence South  $01^{\circ}49'00''$  East, along the west boundary of said Section, 1576.08 feet; thence North  $88^{\circ}33'13''$  East, 1300.20 feet to the northwest corner of that certain tract of land as described in Official Records Book 503, page 107 of the Public Records of Alachua County, Florida; thence South  $01^{\circ}49'00''$  East, along the west line of said certain tract of land, 2347.44 feet to a point on the northerly right of way line of U.S. Highway No. 441 (State Road Nos. 20 & 25, 200' RW); thence South  $79^{\circ}06'59''$  East, along said right of way line, 717.08 feet to the Point of Beginning; thence continue South  $79^{\circ}06'59''$  East, along said right of way line, 85.50 feet to a point lying on the arc of a curve, concave westerly, having a radius of 337.01 feet; thence northerly, along the arc of said curve, through a central angle of  $12^{\circ}47'39''$ , an arc distance of 75.25 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North  $04^{\circ}34'53''$  East, 75.10 feet; thence North  $01^{\circ}49'02''$  West, 74.48 feet to the beginning of a curve, concave easterly, having a radius of 352.50 feet; thence northerly, along the arc of said curve, through a central angle of  $18^{\circ}19'21''$ , an arc distance of 112.73 feet, said arc being subtended by a chord having a bearing and distance of North  $07^{\circ}20'38''$  East, 112.25 feet to the end of said curve and the beginning of a curve concave southeasterly having a radius of 10.00 feet; thence northeasterly, along the arc of said, curve, through a central angle of  $89^{\circ}43'19''$ , an arc distance of 15.66 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North  $61^{\circ}21'58''$  East, 14.11 feet; thence South  $73^{\circ}46'22''$  East, 178.34 feet to a point on the west line of that certain parcel of land as described in Official Records Book 2392, page 787 of said Public Records; thence North  $03^{\circ}06'22''$  West, 26.90 feet to the northwest corner of said certain parcel of land; thence South  $73^{\circ}45'46''$  East, along the north line of said certain parcel of land, 65.59 feet; thence North  $16^{\circ}13'38''$  East, 24.62 feet; thence North  $73^{\circ}46'22''$  West, 241.08 feet; thence North  $14^{\circ}44'53''$  East, 28.60 feet to the beginning of a curve, concave westerly, having a radius of 301.00 feet; thence northerly, along the arc of said curve, through a central angle of  $51^{\circ}33'03''$ , an arc distance of 270.82 feet to the end of said curve, said arc being subtended by a chord having a bearing and

**EXHIBIT** A - Page 2

distance of North 11°01'38" West, 261.78 feet; thence North 36°48'10" West, 46.40 feet to the beginning of a curve, concave southwesterly, having a radius of 201.00 feet; thence northwesterly, along the arc of said curve, through a central angle of 13°26'05", an arc distance of 47.13 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 43°31'12" West, 47.02 feet; thence North 50°14'15" West, 204.90 feet to the beginning of a curve, concave northeasterly, having a radius of 259.00 feet; thence northwesterly, along the arc of said curve, through a central angle of 49°25'53", an arc distance of 223.45 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 25°31'18" West, 216.58 feet; thence North 00°48'21" West, 52.57 feet; thence North 78°52'47" West, 61.32 feet; thence South 00°48'21" East, 66.10 feet to the beginning of a curve, concave northeasterly, having a radius of 320.00 feet; thence southeasterly, along the arc of said curve, through a central angle of 49°25'53", an arc distance of 276.08 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of South 25°31'18" East, 267.59 feet; thence South 50°14'15" East, 203.09 feet to the beginning of a curve, concave southwesterly, having a radius of 200.00 feet; thence southeasterly, along the arc of said curve, through a central angle of 27°09'40", an arc distance of 94.81 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of South 36°39'24" East, 93.93 feet; thence South 23°04'34" East, 49.38 feet to the beginning of a curve, concave westerly, having a radius of 150.00 feet; thence southerly along the arc of said curve, through a central angle of 48°30'51", an arc distance of 127.01 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of South 01°10'51" West, 123.25 feet, the end of said curve being the beginning of a curve concave easterly, having a radius of 500.00 feet; thence southerly, along the arc of said curve, through a central angle of 26°35'29", an arc distance of 232.05 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 12°08'33" West, 229.98 feet; thence South 01°09'12" East, 74.59 feet to the beginning of a curve, concave westerly, having a radius of 300.00 feet; thence southerly along the arc of said curve, through a central angle of 12°50'20", an arc distance of 67.22 feet to the Point of Beginning, said arc being subtended by a chord having a bearing and distance of South 05°15'59" West, 67.08 feet.

Containing 2.18 acres (94,928 square feet), more or less.

W:\Legals\Alachua Gateway - Ingress, Egress & PUE Revised 3.Docx

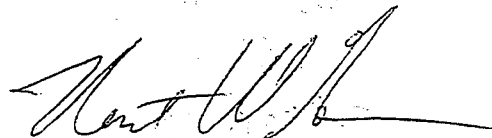
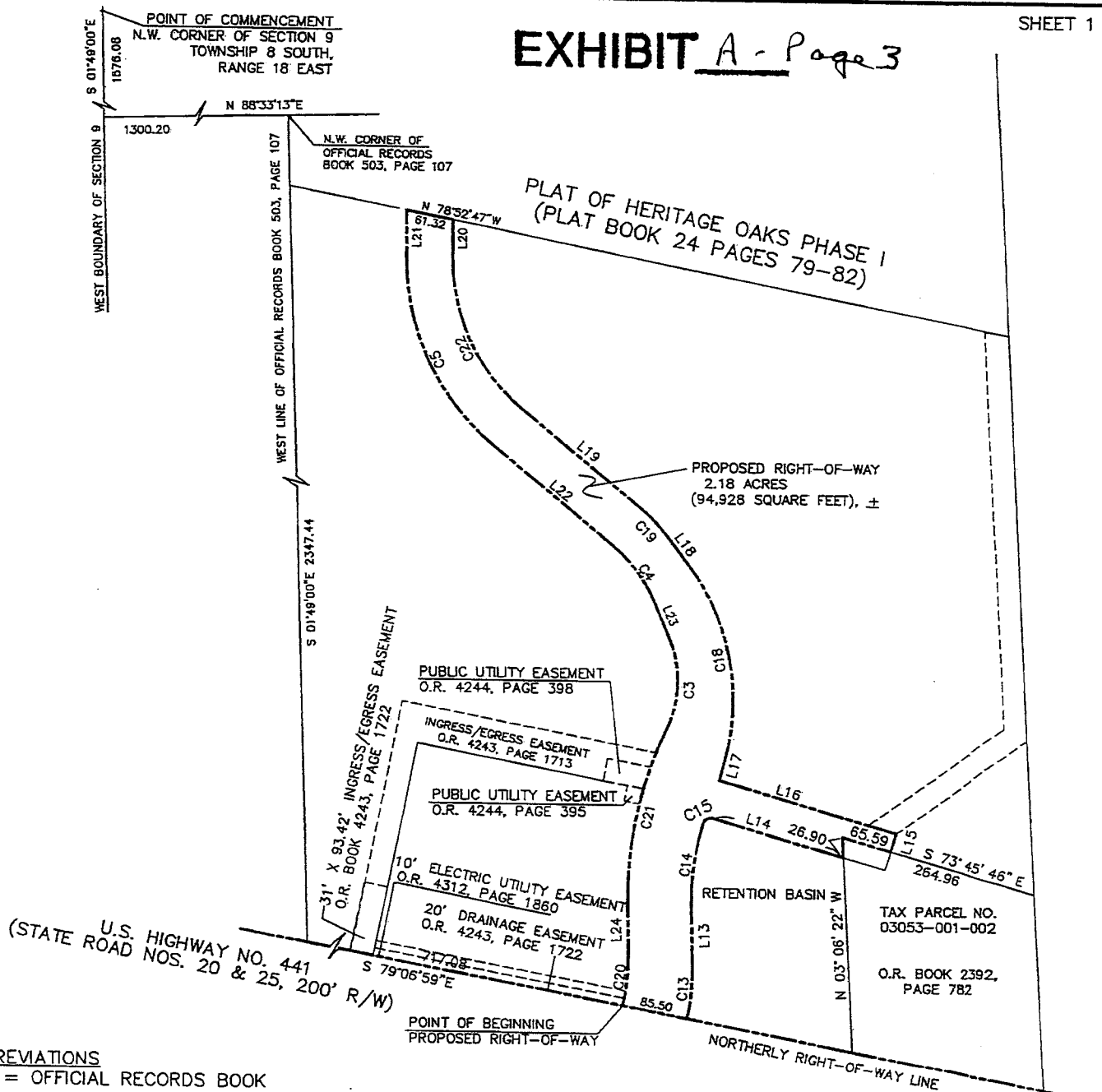


EXHIBIT A - Page 3

## ABBREVIATIONS

O.R. = OFFICIAL RECORDS BOOK

## LEGAL DESCRIPTION SKETCH OF

A PORTION OF SECTION 9  
TOWNSHIP 8 SOUTH, RANGE 18 EAST  
ALACHUA COUNTY, FLORIDA

PROPOSED RIGHT-OF-WAY

FOR: HIPPI INVESTMENTS, LLC

DRN.	B.G.	CHKD. B.G.	F/W COMP	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
				12/3/2014	13-105		

PREPARED FOR:

- 1) HIPPI INVESTMENTS, LLC
- 2)
- 3)
- 4)

THIS LEGAL DESCRIPTION SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS  
AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND  
MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO  
SECTION 472.027 (2014), FLORIDA STATUTES.

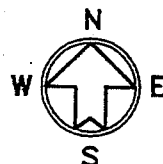
AS OF 12/3/2014

ROBERT W. GRAVER

P.L.S. 4239

ENG. DENMAN &amp; ASSOC., INC. CORP. CERTIFICATE OF AUTHORIZATION NO. LB 2389

THIS IS NOT A BOUNDARY SURVEY



SCALE: 1" = 200'

NOT VALID WITHOUT THE SIGNATURE AND  
THE ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER.



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# EXHIBIT A- Page 4

LINE	BEARING	DISTANCE
L1	N 39°45'45"E	4.74
L2	S 39°45'45"W	4.74
L3	S 66°34'29"E	0.97
L4	N 73°42'22"E	4.14
L5	S 23°30'37"E	5.97
L6	S 15°30'02"E	26.07
L7	S 07°48'16"E	10.48
L8	S 00°53'19"E	17.75
L9	S 84°56'44"W	4.12
L10	N 00°19'09"W	6.80
L11	N 73°46'22"W	9.09
L12	N 03°06'22"W	10.34
L13	N 01°49'02" W	74.48
L14	S 73°46'22" E	178.34
L15	N 16°13'38" E	24.62
L16	N 73°46'22" W	241.08
L17	N 14°44'53" E	28.60
L18	N 36°48'10" W	46.40
L19	N 50°14'15" W	204.90
L20	N 00°48'21" W	52.57
L21	S 00°48'21" E	66.10
L22	S 50°14'15" E	203.09
L23	S 23°04'34" E	49.38
L24	S 01°09'12" E	74.59
L25	N 79°06'59" W	11.09
L26	N 23°04'34" W	49.38

LINE	BEARING	DISTANCE
L27	N 50°14'15" W	53.81
L28	N 50°14'15" W	27.28
L29	N 50°14'15" W	122.01
L30	N 00°48'21" W	68.21
L31	S 78°52'47" E	10.22
L32	S 79°06'59" E	10.19
L33	S 78°20'14" E	194.18
L34	N 78°20'14" W	193.67
L35	N 00°19'09" W	77.38
L36	N 02°25'36" W	99.09
L37	N 02°44'30" E	15.22
L38	N 16°13'38" E	63.65
L39	S 02°44'30" W	54.10
L40	S 02°25'36" E	99.35
L41	S 00°19'09" E	92.23
L42	N 00°48'21" W	38.54
L43	S 10°20'27" E	87.09
L44	S 17°39'34" E	28.26
L45	S 22°40'12" E	33.83
L46	S 27°04'45" E	39.74
L47	S 34°21'58" E	63.84

SHEET 2 OF 2

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	20°32'05"	500.00	179.20	178.24	90.57	N 09°06'51" E
C2	06°03'24"	500.00	52.86	52.83	26.45	S 22°24'33" W
C3	48°30'51"	150.00	127.01	123.25	67.59	S 01°10'51" W
C4	27°09'40"	200.00	94.81	93.93	48.31	S 36°39'24" E
C5	49°25'53"	320.00	276.08	267.59	147.29	S 25°31'18" E
C6	49°25'53"	330.00	284.70	275.96	151.89	N 25°31'18" W
C7	27°09'40"	190.00	90.07	89.23	45.90	N 36°39'24" W
C8	48°30'51"	140.00	118.54	115.03	63.09	N 01°10'52" E
C9	02°00'46"	510.00	17.92	17.91	8.96	N 24°25'54" E
C10	04°13'40"	510.97	37.70	37.70	18.86	N 21°18'41" E
C11	00°43'11"	259.00	3.25	3.25	1.63	N 49°52'39" W
C12	48°42'42"	259.00	220.20	213.62	117.25	N 25°09'43" W
C13	12°47'39"	337.01	75.25	75.10	37.78	N 04°34'53" E
C14	18°19'21"	352.50	112.73	112.25	56.85	N 07°20'38" E
C15	89°43'19"	10.00	15.66	14.11	9.95	N 61°21'58" E
C16	19°48'09"	301.00	104.03	103.51	52.54	N 04°50'49" E
C17	11°14'23"	301.00	59.05	58.95	29.62	N 10°40'27" W
C18	51°33'03"	301.00	270.82	261.78	145.35	N 11°01'38" W
C19	13°26'05"	201.00	47.13	47.02	23.67	N 43°31'12" W
C20	12°50'20"	300.00	67.22	67.08	33.75	N 05°15'59" E
C21	26°35'29"	500.00	232.05	229.98	118.16	N 12°08'33" E
C22	49°25'53"	259.00	223.45	216.58	119.21	N 25°31'18" W
C23	03°02'03"	352.50	18.67	18.66	9.34	S 14°59'18" W

## LEGAL DESCRIPTION SKETCH OF

A PORTION OF SECTION 9  
TOWNSHIP 8 SOUTH, RANGE 18 EAST  
ALACHUA COUNTY, FLORIDA.

FOR: HIPPI INVESTMENTS, LLC

DRN.	B.G.	CHKD. B.G.	F/W COMP	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
					12/3/14	13-105	

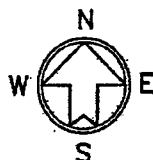
PREPARED FOR:

- 1) HIPPI INVESTMENTS, LLC
- 2)
- 3)
- 4)

THIS LEGAL DESCRIPTION SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2014), FLORIDA STATUTES.

AS OF 12/3/2014  
ROBERT W. GRAVER P.L.S. 4239  
CORP. CERTIFICATE OF AUTHORIZATION NO. LB 2586

THIS IS NOT A BOUNDARY SURVEY



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

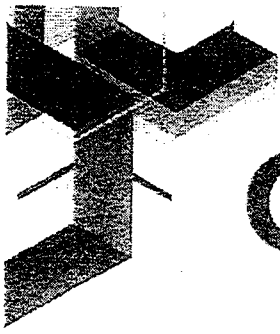
SCALE: 1" = 100'



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FAX (352) 373-7249

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**EXHIBIT B - Page 1**

December 4, 2014

Legal Description  
Proposed Right-of-Way  
(Kazbors)

A portion of Fractional Section 9, Township 8 South, Range 18 East, Alachua County, Florida;

Being more particularly described as follows:

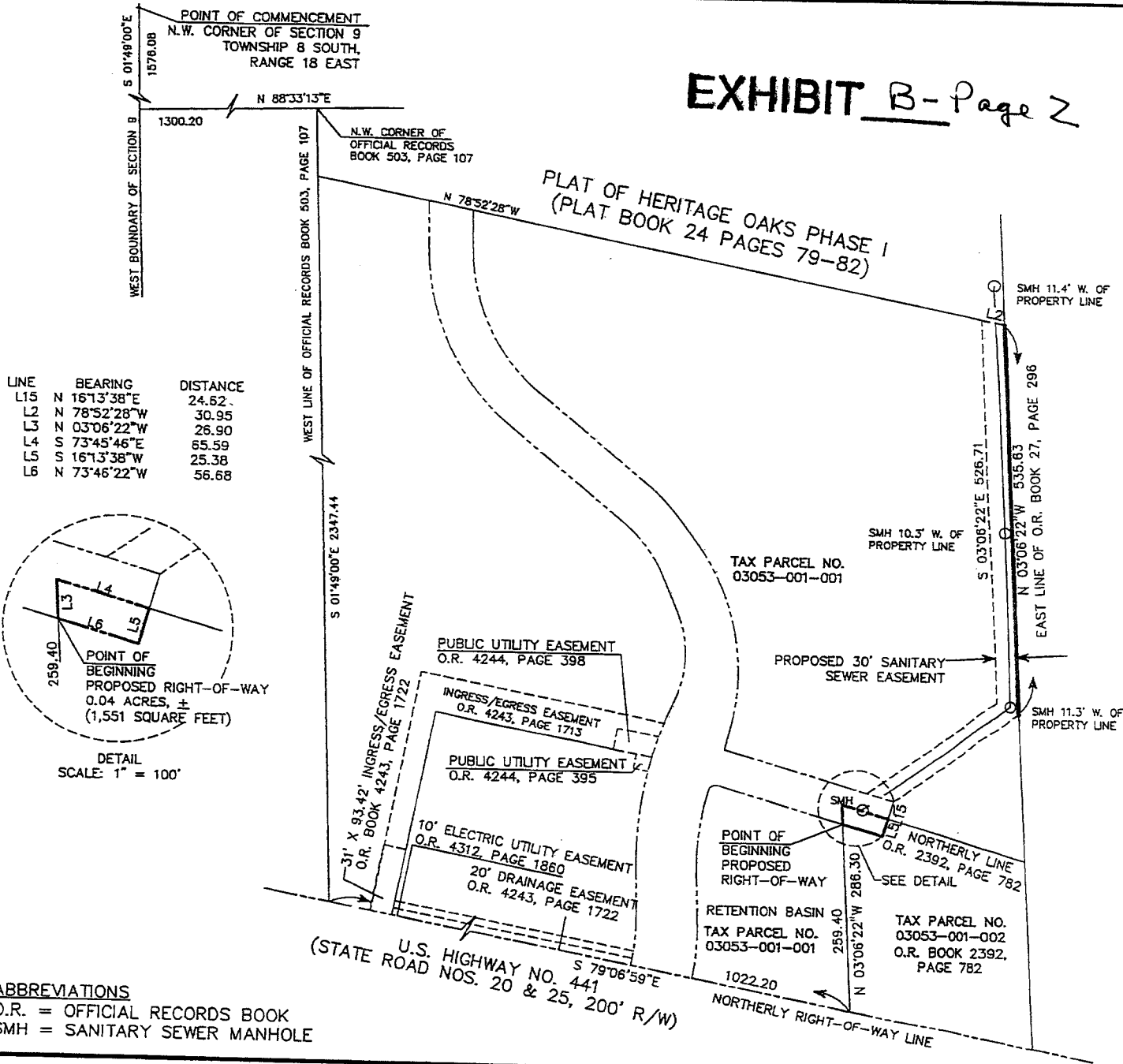
Commence at the Northwest corner of Fractional Section 9, Township 8 South, Range 18 East, Alachua County, Florida and run thence South 01°49'00" East, along the west boundary of said Section, 1576.08 feet; thence North 88°33'13" East, 1300.20 feet to the Northwest corner of that certain tract of land as described in Official Records Book 503, page 107 of the Public Records of Alachua County, Florida; thence South 01°49'00" East, along the west line of said certain tract of land, 2347.44 feet to a point on the northerly right-of-way line of U.S. Highway No. 441 (State Road No.'s 20 and 25 - 200' R/W); thence South 79°06'59" East, along said right-of-way line, 1022.20 feet to the southwest corner of that certain parcel of land as described in Official Records Book 2392, page 782 of said Public Records; thence North 03°06'22" West, along the west line of said certain parcel of land, 259.40 feet to the Point of Beginning; thence continue North 03°06'22" West, 26.90 feet to the northwest corner of said certain parcel of land; thence South 73°45'46" East, along the northerly line of said certain parcel of land, 65.59 feet; thence South 16°13'38" West, 25.38 feet; thence North 73°46'22" West, 56.68 feet to the Point of Beginning.

Containing 0.04 Acres, (1,551 square feet), more or less.

\\Server3\\wpd\\doc\\Legal\\Alachua - City Of Alachua - Right-Of-Way (Kazbors) - 12-4-14.Docx

2404 NW 43rd Street, Gainesville, FL 32606 • Phone: (352)373-3541 • Fax: (352)373-7249 • www.edafl.com

# EXHIBIT B-Page 2



**ABBREVIATIONS**  
O.R. = OFFICIAL RECORDS BOOK  
SMH = SANITARY SEWER MANHOLE

## LEGAL DESCRIPTION SKETCH OF

A PORTION OF SECTION 9  
TOWNSHIP 8 SOUTH, RANGE 18 EAST  
ALACHUA COUNTY, FLORIDA

PROPOSED RIGHT-OF-WAY (KAZBORS)

FOR: HIPP INVESTMENTS, LLC

DRN.	B.G.	CHKD. B.G.	F/W COMP	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
				12/4/14	12-113		

PREPARED FOR:

1) HIPP INVESTMENTS, LLC

2)

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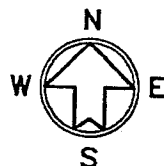
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AS OF 12/14/2014  
ROBERT W. GRAVER P.L.S. 4239

ENG. DENMAN & ASSOC., INC. CORP. CERTIFICATE OF AUTHORIZATION NO. LB 2389

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GAINESVILLE, FLORIDA 32606  
TEL (352) 373-3541  
FAX (352) 373-7249

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129.00

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2979769 15 PG(S)  
March 04, 2016 02:58:58 PM  
Book 4413 Page 1126  
J. K. IRBY, Clerk Of Circuit Court  
ALACHUA COUNTY, Florida

This Instrument Prepared By  
James D. Salter, Esq.  
Salter Feiber, P.A.  
3940 NW 16<sup>th</sup> Blvd., Building B  
Gainesville, Florida, 32605  
File #14-0907.2



#### REMOVAL OF PROPERTY FROM THE ALACHUA GATEWAY CENTER MASTER DECLARATION

This Removal of property from the Alachua Gateway Center Master Declaration (the "Declaration") is made as of the 10<sup>th</sup> day of April, 2015, by and among Hipp Investments, LLC, a Delaware limited liability company ("Hipp"), P.O. Box 1000, Alachua, Florida, 32616, Talal Properties, Limited, a Florida limited partnership ("TALAL"), 1326 East Lumsden, Brandon, Florida, 33511, Tarek Properties Limited, a Florida limited partnership ("TAREK"), 1326 East Lumsden, Brandon, Florida, 33511, (collectively Hipp, TALAL and TAREK are sometimes hereafter referred to as the "Owners"), joined by Alachua-Windcrest, LLC, a Florida limited liability company ("Windcrest"), 605 East Robinson Street, Suite 340, Orlando, Florida, 32801, and by RaceTrac Petroleum, Inc., a Georgia corporation ("RaceTrac"), 3225 Cumberland Boulevard, Suite 100, Atlanta, Georgia, 30339, who own real property that is subject to the Declaration (collectively Windcrest and RaceTrac are sometimes hereafter referred to as the "Other Property Owners" with the Owners and the Other Property Owners sometimes referred to as the "Parties").

#### WITNESSETH:

WHEREAS Hipp is the owner of the real property described on Exhibit "A" attached hereto (the "Hipp Property") and Talal and Tarek are the owners of the real property described on Exhibit "B" attached hereto (the "Kazbours Property"), the Hipp Property and the Kazbours Property collectively hereafter the "Property";

WHEREAS, the Hipp Property and the Kazbours Property, by separate agreement, are to be deeded to the City of Alachua, Florida (the "City") and dedicated as NW 167<sup>th</sup> Blvd., and 163<sup>rd</sup> Lane, the Hipp Property and the Kazbours Property hereafter the "Roadways Property";

WHEREAS the Roadways Property is subject to the terms and conditions of the Declaration which is recorded in Official Records Book 2643 Page 795, Public Records of Alachua County, Florida; and

WHEREAS, the Parties are desirous of severing and removing the Roadways Property from the the terms and conditions of the Declaration.

NOW THEREFORE, the Parties by execution hereof agree as follows:

1. Conditioned upon express acceptance of and dedication of the Roadways Property by the City as NW 167<sup>th</sup> Blvd., and NW 163<sup>rd</sup> Lane Property, upon that event and for so long as the Roadways have not been vacated or further conveyed by the City, the Roadways Property is forever removed and released from the Declaration such that the Roadways Property shall no longer be subject to any duties, assessments and obligations under the Declaration.
2. In all respects, other than the removal of the Roadways Property from the effects thereof, the terms and conditions of the Declaration shall remain in full force and effect.
3. This Amendment may be executed in several counterparts, each of which shall be deemed an original and all such counterparts shall together constitute one and the same instrument.

NO FURTHER TEXT ON THIS PAGE

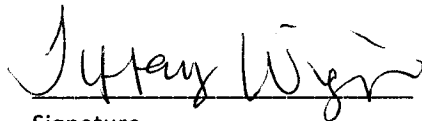
EXECUTION PAGES TO FOLLOW

## EXECUTION PAGE FOR TAREK

IN WITNESS WHEREOF TAREK has executed this instrument effective the day and year set forth below.

FOR: TAREK

Witness:



Signature

Tiffany Wiggins  
Print Name

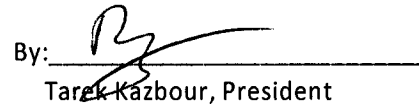


Signature

Rula Arak  
Print Name

Tarek Properties Limited, a Florida  
Limited partnership.

By: Tarek Management, Inc., a Florida  
corporation, its General Partner

By:   
Tarek Kazbour, President

Date: 4-10-15


STATE OF FLORIDA

COUNTY OF ALACHUA

The foregoing instrument was acknowledge before me this 10 day of April, 2015, by Tarek Kazbour as president of Tarek Management, Inc., a Florida corporation, the general partner of Tarek Properties Limited, a Florida limited partnership who executed the same on behalf of the general partner on behalf of the partnership, who is personally known to me or has produced a Florida Driver's License as identification



**KIM RHOADS**  
MY COMMISSION # FF 141648  
EXPIRES: November 14, 2018  
Bonded Thru Budget Notary Services



Notary Signature

Print Name: Kim Rhoads

My Commission Expires: 11/14/18

## EXECUTION PAGE FOR TALAL

IN WITNESS WHEREOF TALAL has executed this instrument effective the day and year set forth below.

FOR: TALAL

Witness:

Tiffany Wiggins  
Signature,  
Tiffany Wiggins  
Print Name

Perla Anta  
Signature  
Perla Anta  
Print Name

Talal Properties Limited, a Florida  
Limited partnership.

By: Talal Management, Inc., a Florida  
corporation, its General Partner

By: [Signature]  
Talal Kazbour, President

Date: 4-10-15

STATE OF FLORIDA

COUNTY OF ALACHUA

The foregoing instrument was acknowledge before me this 10 day of April, 2015, by Talal Kazbour as president of Talal Management, Inc., a Florida corporation, the general partner of Talal Properties Limited, a Florida limited partnership who executed the same on behalf of the general partner on behalf of the partnership, who is personally known to me or has produced a Florida Driver's License as identification



**KIM RHOADS**  
MY COMMISSION # FF 141648  
EXPIRES: November 14, 2018  
Bonded Thru Budget Notary Services

Kim Rhoads  
Notary Signature  
Print Name: Kim Rhoads  
My Commission Expires: 11/14/18

## EXECUTION PAGE FOR WINDCREST

IN WITNESS WHEREOF WINDCREST has executed this instrument effective the day and year set forth below.

FOR: WINDCREST:

Witness:

Alachua-Windcrest, LLC, a Florida  
limited liability company

By: WindCrest Acquisitions, LLC, a Florida  
limited liability company, its Manager

C. Cramer

Signature

Quamey Cramer

Print Name

Thomas J. Murray

Signature

Thomas J. Murray

Print Name

Craig L. Buchanan

By:

Craig L. Buchanan, Manager

Date: 4-27-15

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledge before me this 27<sup>th</sup> day of April, 2015, by Craig L Buchanan the Manager of Windcrest Acquisitions, LLC, a Florida limited liability company the Manager of Alachua-Windcrest, LLC, a Florida limited liability company who executed the same on behalf of Windcrest Acquisitions, LLC on behalf of Alachua-Windcrest, LLC, who is personally known to me or has produced  
\_\_\_\_\_ as identification

Deborah N. Parker

Notary Signature

Print Name: \_\_\_\_\_

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

DEBORAH N. PARKER  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF112541  
Expires 4/28/2018



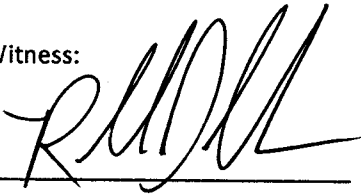


## EXECUTION PAGE FOR RACETRAC

IN WITNESS WHEREOF RACETRAC has executed this instrument effective the day and year set forth below.

FOR: RACETRAC:

Witness:



Signature

ROBERT J. SUCHER

Print Name



Signature

Kurt Adams

Print Name

RaceTrac Petroleum, Inc., a Georgia corporation

By: 

Name: BILL MILAM

As its: PRESIDENT

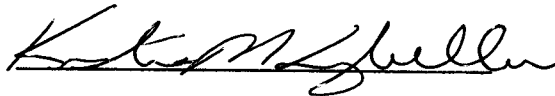
Date:

5/18/15

STATE OF GEORGIA

COUNTY OF COBB

The foregoing instrument was acknowledge before me this 18<sup>th</sup> day of May, 2015, by Bill Milam the President of RaceTrac Petroleum, Inc., a Georgia corporation, who executed the foregoing instrument on behalf of the corporation and who is personally known to me that being informed of the contents of the foregoing instrument he executed the same voluntarily.



Notary Signature

Print Name: Kristina M. Longfellow

My Commission Expires: 3-2-2018

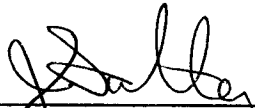
EXECUTION PAGE FOR HIPP

IN WITNESS WHEREOF HIPP has executed this instrument effective the day and year set forth below.

FOR HIPP:

Witness:

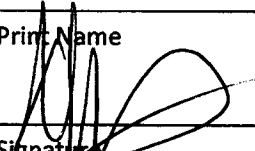
Hipp Investment, LLC, a Delaware  
Limited Liability Company.

  
**JAMES D. SALTER**

By:   
Virginia Johns, Managing Member

Print Name

Date: 5-29-15

  
Signature  
**DENISE LOWRY HUTSON**  
Print Name

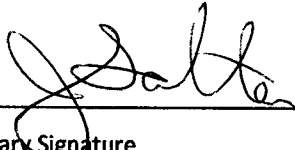
STATE OF FLORIDA

COUNTY OF ALACHUA

The foregoing instrument was acknowledge before me this 29th day of May, 2015, by Virginia Johns, Managing Member of Hipp Investments, LLC a Delaware Limited Liability Company, who is personally known to me or has produced a Florida Driver's License as identification



**JAMES D. SALTER**  
MY COMMISSION # FF 112690  
EXPIRES: May 30, 2018  
Bonded Thru Budget Notary Services

  
Notary Signature  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**EXHIBIT A**

## Legal Description

## Right-of-Way – Alachua Gateway

A portion of Section 9, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the northwest corner of Section 9, Township 8 South, Range 18 East, Alachua County, Florida, and run thence South 01°49'00" East, along the west boundary of said Section, 1576.08 feet; thence North 88°33'13" East, 1300.20 feet to the northwest corner of that certain tract of land as described in Official Records Book 503, page 107 of the Public Records of Alachua County, Florida; thence South 01°49'00" East, along the west line of said certain tract of land, 2347.44 feet to a point on the northerly right of way line of U.S. Highway No. 441 (State Road Nos. 20 & 25, 200' R/W); thence South 79°06'59" East, along said right of way line, 717.08 feet to the Point of Beginning; thence continue South 79°06'59" East, along said right of way line, 85.50 feet to a point lying on the arc of a curve, concave westerly, having a radius of 337.01 feet; thence northerly, along the arc of said curve, through a central angle of 12°47'39", an arc distance of 75.25 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 04°34'53" East, 75.10 feet; thence North 01°49'02" West, 74.48 feet to the beginning of a curve, concave easterly, having a radius of 352.50 feet; thence northerly, along the arc of said curve, through a central angle of 18°19'21", an arc distance of 112.73 feet, said arc being subtended by a chord having a bearing and distance of North 07°20'38" East, 112.25 feet to the end of said curve and the beginning of a curve concave southeasterly having a radius of 10.00 feet; thence northeasterly, along the arc of said, curve, through a central angle of 89°43'19", an arc distance of 15.66 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 61°21'58" East, 14.11 feet; thence South 73°46'22" East, 178.34 feet to a point on the west line of that certain parcel of land as described in Official Records Book 2392, page 787 of said Public Records; thence North 03°06'22" West, 26.90 feet to the northwest corner of said certain parcel of land; thence South 73°45'46" East, along the north line of said certain parcel of land, 65.59 feet; thence North 16°13'38" East, 24.62 feet; thence North 73°46'22" West, 241.08 feet; thence North 14°44'53" East, 28.60 feet to the beginning of a curve, concave westerly, having a radius of 301.00 feet; thence northerly, along the arc of said curve, through a central angle of 51°33'03", an arc distance of 270.82 feet to the end of said curve, said arc being subtended by a chord having a bearing and

Page 1

**EXHIBIT A**

distance of North 11°01'38" West, 261.78 feet; thence North 36°48'10" West, 46.40 feet to the beginning of a curve, concave southwesterly, having a radius of 201.00 feet; thence northwesterly, along the arc of said curve, through a central angle of 13°26'05", an arc distance of 47.13 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 43°31'12" West, 47.02 feet; thence North 50°14'15" West, 204.90 feet to the beginning of a curve, concave northeasterly, having a radius of 259.00 feet; thence northwesterly, along the arc of said curve, through a central angle of 49°25'53", an arc distance of 223.45 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 25°31'18" West, 216.58 feet; thence North 00°48'21" West, 52.57 feet; thence North 78°52'47" West, 61.32 feet; thence South 00°48'21" East, 66.10 feet to the beginning of a curve, concave northeasterly, having a radius of 320.00 feet; thence southeasterly, along the arc of said curve, through a central angle of 49°25'53", an arc distance of 276.08 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of South 25°31'18" East, 267.59 feet; thence South 50°14'15" East, 203.09 feet to the beginning of a curve, concave southwesterly, having a radius of 200.00 feet; thence southeasterly, along the arc of said curve, through a central angle of 27°09'40", an arc distance of 94.81 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of South 36°39'24" East, 93.93 feet; thence South 23°04'34" East, 49.38 feet to the beginning of a curve, concave westerly, having a radius of 150.00 feet; thence southerly along the arc of said curve, through a central angle of 48°30'51", an arc distance of 127.01 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of South 01°10'51" West, 123.25 feet, the end of said curve being the beginning of a curve concave easterly, having a radius of 500.00 feet; thence southerly, along the arc of said curve, through a central angle of 26°35'29", an arc distance of 232.05 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 12°08'33" West, 229.98 feet; thence South 01°09'12" East, 74.59 feet to the beginning of a curve, concave westerly, having a radius of 300.00 feet; thence southerly along the arc of said curve, through a central angle of 12°50'20", an arc distance of 67.22 feet to the Point of Beginning, said arc being subtended by a chord having a bearing and distance of South 05°15'59" West, 67.08 feet.

Containing 2.18 acres (94,928 square feet), more or less.

Page 2

LINE	BEARING	DISTANCE
L1	N 39°45'45"E	4.74
L2	S 39°45'45"W	4.74
L3	S 66°34'29"E	0.97
L4	N 73°42'22"E	4.14
L5	S 23°30'37"E	5.97
L6	S 15°30'02"E	26.07
L7	S 07°48'16"E	10.48
L8	S 00°53'19"E	17.75
L9	S 84°56'44"W	4.12
L10	N 00°19'09"W	6.80
L11	N 73°46'22"W	9.09
L12	N 03°06'22"W	10.34
L13	N 01°49'02" W	74.48
L14	S 73°46'22" E	178.34
L15	N 16°13'38" E	24.62
L16	N 73°46'22" W	241.08
L17	N 14°44'53" E	28.60
L18	N 36°48'10" W	46.40
L19	N 50°14'15" W	204.90
L20	N 00°48'21" W	52.57
L21	S 00°48'21" E	66.10
L22	S 50°14'15" E	203.09
L23	S 23°04'34" E	49.38
L24	S 01°09'12" E	74.59
L25	N 79°06'59" W	11.09
L26	N 23°04'34" W	49.38

LINE	BEARING	DISTANCE
L27	N 50°14'15" W	53.81
L28	N 50°14'15" W	27.28
L29	N 50°14'15" W	122.01
L30	N 00°48'21" W	68.21
L31	S 78°52'47" E	10.22
L32	S 79°06'59" E	10.19
L33	S 78°20'14" E	194.18
L34	N 78°20'14" W	193.67
L35	N 00°19'09" W	77.38
L36	N 02°25'36" W	99.09
L37	N 02°44'30" E	15.22
L38	N 16°13'38" E	63.65
L39	S 02°44'30" W	54.10
L40	S 02°25'36" E	99.35
L41	S 00°19'09" E	92.23
L42	N 00°48'21" W	38.54
L43	S 10°20'27" E	87.09
L44	S 17°39'34" E	28.26
L45	S 22°40'12" E	33.83
L46	S 27°04'45" E	39.74
L47	S 34°21'58" E	63.84

SHEET 2 OF 2

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	20°32'05"	500.00	179.20	178.24	90.57	N 09°06'51" E
C2	06°03'24"	500.00	52.86	52.83	26.45	S 22°24'33" W
C3	48°30'51"	150.00	127.01	123.25	67.59	S 01°10'51" W
C4	27°09'40"	200.00	94.81	93.93	48.31	S 36°39'24" E
C5	49°25'53"	320.00	276.08	267.59	147.29	S 25°31'18" E
C6	49°25'53"	330.00	284.70	275.96	151.89	N 25°31'18" W
C7	27°09'40"	190.00	90.07	89.23	45.90	N 36°39'24" W
C8	48°30'51"	140.00	118.54	115.03	63.09	N 01°10'52" E
C9	02°00'46"	510.00	17.92	17.91	8.96	N 24°25'54" E
C10	04°13'40"	510.97	37.70	37.70	18.86	N 21°18'41" E
C11	00°43'11"	259.00	3.25	3.25	1.63	N 49°52'39" W
C12	48°42'42"	259.00	220.20	213.62	117.25	N 25°09'43" W
C13	12°47'39"	337.01	75.25	75.10	37.78	N 04°34'53" E
C14	18°19'21"	352.50	112.73	112.25	56.85	N 07°20'38" E
C15	89°43'19"	10.00	15.66	14.11	9.95	N 61°21'58" E
C16	19°48'09"	301.00	104.03	103.51	52.54	N 04°50'49" E
C17	11°14'23"	301.00	59.05	58.95	29.62	N 10°40'27" W
C18	51°33'03"	301.00	270.82	261.78	145.35	N 11°01'38" W
C19	13°26'05"	201.00	47.13	47.02	23.67	N 43°31'12" W
C20	12°50'20"	300.00	67.22	67.08	33.75	N 05°15'59" E
C21	26°35'29"	500.00	232.05	229.98	118.16	N 12°08'33" E
C22	49°25'53"	259.00	223.45	216.58	119.21	N 25°31'18" W
C23	03°02'03"	352.50	18.67	18.66	9.34	S 14°59'18" W

**LEGAL DESCRIPTION SKETCH OF**

A PORTION OF SECTION 9  
TOWNSHIP 8 SOUTH, RANGE 18 EAST  
ALACHUA COUNTY, FLORIDA.

**FOR:** HIPPI INVESTMENTS, LLC

DRN.	B.G.	CHKD. B.G.	F/W COMP	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
				12/3/14	13-105		

PREPARED FOR: 1) HIPPI INVESTMENTS, LLC

2) \_\_\_\_\_  
3) \_\_\_\_\_  
4) \_\_\_\_\_

THIS LEGAL DESCRIPTION SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS  
AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND  
MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO  
SECTION 472.027 (2014), FLORIDA STATUTES.

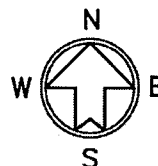
AS OF 12/3/2014

ROBERT W. GRAVER

P.L.S. 4239

CORP. CERTIFICATE OF AUTHORIZATION NO. LB 2389

THIS IS NOT A BOUNDARY SURVEY



NOT VALID WITHOUT THE SIGNATURE AND  
THE ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER.

SCALE: 1" = 100'

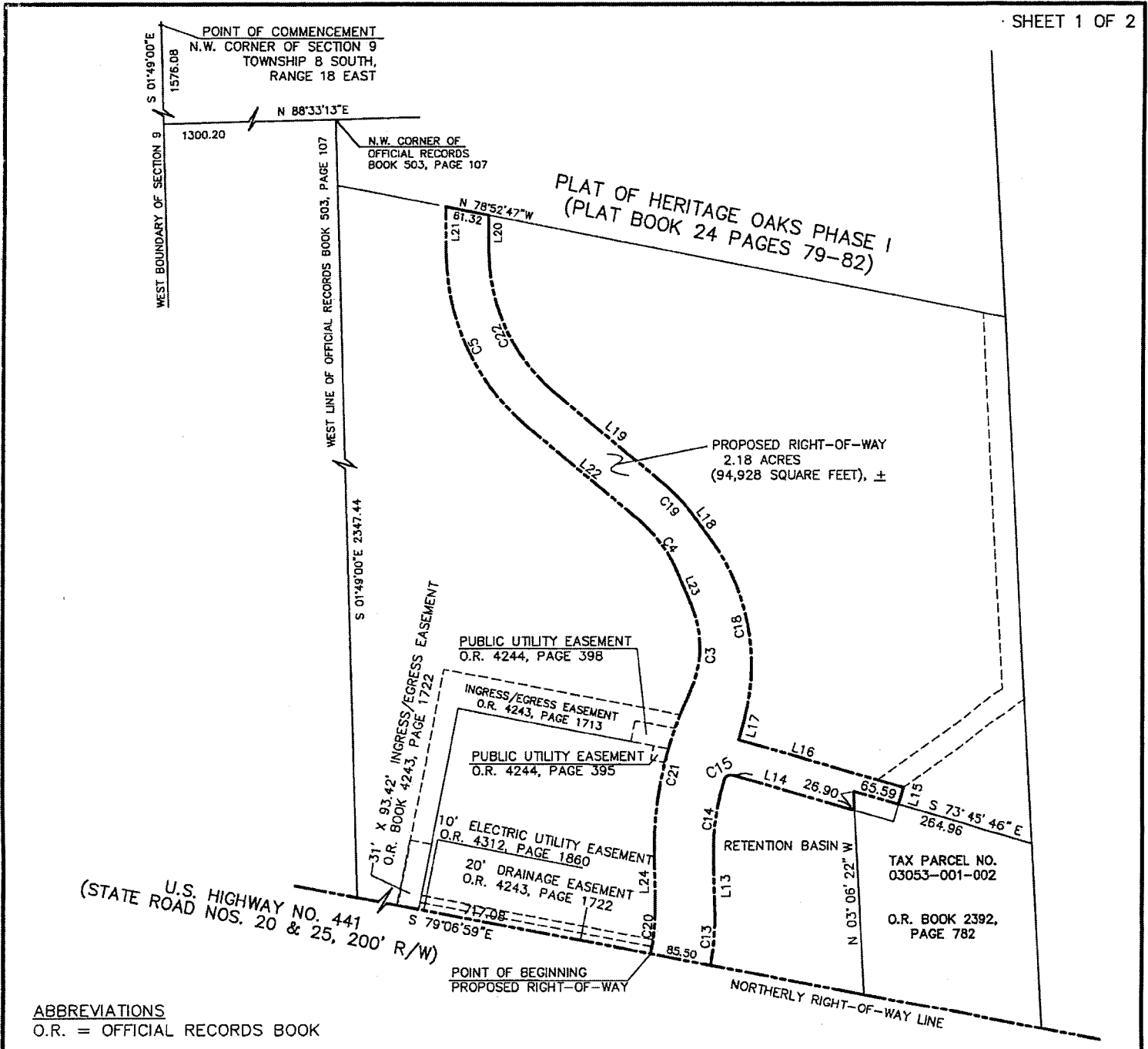


• ENGINEERS • SURVEYORS • PLANNERS

2404 N.W. 43rd ST.  
GAINESVILLE, FLORIDA 32608  
TEL. (352) 373-3541  
FAX. (352) 373-7249

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SHEET 1 OF 2



**ABBREVIATIONS**

O.R. = OFFICIAL RECORDS BOOK

**LEGAL DESCRIPTION SKETCH OF**

A PORTION OF SECTION 9  
TOWNSHIP 8 SOUTH, RANGE 18 EAST  
ALACHUA COUNTY, FLORIDA

PROPOSED RIGHT-OF-WAY

**FOR:** HIPP INVESTMENTS, LLC

DRN.	B.G.	CHKD. B.G.	F/W COMP	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
				12/3/2014	13-105		

PREPARED FOR:

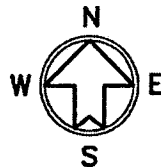
- 1) HIPP INVESTMENTS, LLC
- 2)
- 3)
- 4)

THIS LEGAL DESCRIPTION SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2014), FLORIDA STATUTES.  
AS OF 12/3/2014

ROBERT W. GRAVER

P.L.S. 4239

THIS IS NOT A BOUNDARY SURVEY



SCALE: 1" = 200'

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



• ENGINEERS • SURVEYORS • PLANNERS

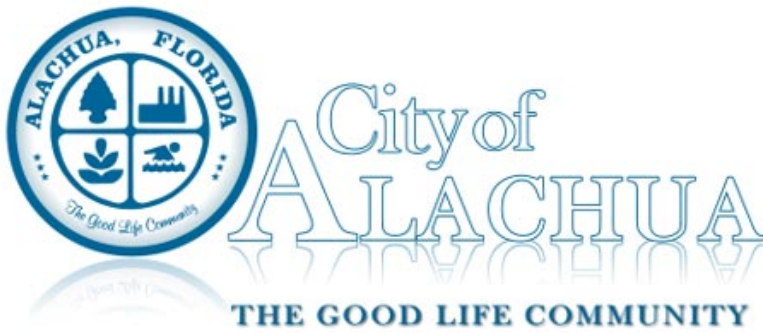
2404 N.W. 43rd ST.  
GAINESVILLE, FLORIDA 32608  
TEL. (352) 373-3541  
FAX. (352) 373-7249

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**EXHIBIT B**

A portion of Fractional Section 9, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Fractional Section 9, Township 8 South, Range 18 East, Alachua County, Florida and run thence South 01°49'00" East, along the West boundary of said Section, 1576.08 feet; thence North 88°33'13" East, 1300.20 feet to the Northwest corner of that certain tract of land as described in Official Records Book 503, Page 107 of the Public Records of Alachua County, Florida; thence South 01°49'00" East, along the West line of said certain tract of land, 2347.44 feet to a point on the Northerly right-of-way line of U.S. Highway No. 441 (State Road No.'s 20 and 25 – 200' R/W); thence South 79°06'59" East, along said right-of-way line, 1022.20 feet to the Southwest corner of that certain parcel of land as described in Official Records Book 2392, Page 782, of said Public Records; thence North 03°06'22" West, along the West line of said certain parcel of land, 259.40 feet to the Point of Beginning; thence continue North 03°06'22" West, 26.90 feet to the Northwest corner of said certain parcel of land; thence South 73°45'46" East, along the Northerly line of said certain parcel of land, 65.69 feet; thence South 16°13'38" West, 25.38 feet; thence North 73°46'22" West, 56.68 feet to the Point of Beginning.



## Commission Agenda Item

**MEETING DATE:** 4/24/2017

**SUBJECT:** Resolution 17-16 Amending the Fiscal Year 2016-2017 Budget for the Receipt of Unanticipated Revenue; Establishing the Wild Spaces Public Places (WSPP) Special Revenue Fund to Appropriate Revenues and Expenses Related to the 1/2 Cent Sales Surtax; Establishing the Mill Creek Sink Capital Projects Fund to Appropriate Revenues and Expenses related to the Suwannee River Water Management District (SRWMD) Mill Creek Sink Grant; Increasing the Project Legacy Capital Projects Fund to Appropriate Revenues and Expenses Related to Interest Received; Providing an Effective Date.

**PREPARED BY:** Robert A. Bonetti, Finance and Administrative Services Director

**RECOMMENDED ACTION:**

Adopt Resolution 17-16.

### Summary

As part of its normal procedures, the Finance and Administrative Services Department routinely performs reviews of the actual and anticipated receipts, as well as expenditures for each fund and department. The purpose of this item is to amend the Fiscal Year 2016-2017 Budget to recognize and appropriate previously unanticipated revenue received since the beginning of the fiscal year. Corresponding expense accounts must also be appropriated in order to maintain a balanced budget and enable the use of these funds.

A breakdown of the necessary adjustments by fund is as follows:

1) Wild Spaces Public Places (WSPP) Fund - Establish/Increase of \$316,000. In November 2016, Alachua County voters approved the WSPP 1/2 cent sales surtax for a period of eight (8) years. The sales surtax went into effect on January 1, 2017. The City began to receive sales surtax proceeds from the State of Florida in March 2017.

2 ) Mill Creek Sink Fund - Establish/Increase of \$400,000. On March 27, 2017, the City Commission approved the Memorandum of Agreement for Cost Share Assistance with the Suwannee River Water Management District (SRWMD). This agreement provides funding to improve water quality recharging of the Upper Florida Aquifer at the Mill Creek Swallet and to preserve/protect the Mill Creek Sink and Mill Creek Cave System.

3 ) Project Legacy Fund - Increase of \$35,000. In May 2016, the City received proceeds from issuance of the Capital Improvement Revenue and Revenue Refunding Bonds, Series 2016. The purpose of these bonds was to refinance the previous Series 2006 bonds, the construction of the Project Legacy multi-purpose facility and the construction of the Public Services Operations Center/Warehouse. Interest earned from bond proceeds must be expended for purposes identified within bond documents.

If approved, the amended budget total would be \$50,354,153. A Resolution with a budget amendment is required to effect these changes.

**FINANCIAL IMPACT:** Yes

**BUDGETED:** No



**AMOUNT:** \$751,000

**FUNDING SOURCE:** Grants, Other

---

**COMMISSION GOALS:**

Quality of Life, Community Enhancement, Strengthen Community Services

---

**ATTACHMENTS:**

Description

- ▣ Resolution 17-16
- ▣ Resolution 17-16 Exhibit A

**RESOLUTION 17-16**

**A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA; AMENDING THE FISCAL YEAR 2016-2017 BUDGET FOR THE RECEIPT OF UNANTICIPATED REVENUE; ESTABLISHING THE WILD SPACES PUBLIC PLACES (WSPP) SPECIAL REVENUE FUND TO APPROPRIATE REVENUES AND EXPENSES RELATED TO THE ½ CENT SALES SURTAX; ESTABLISHING THE MILL CREEK SINK CAPITAL PROJECTS FUND TO APPROPRIATE REVENUES AND EXPENSES RELATED TO THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) MILL CREEK SINK GRANT; INCREASING THE PROJECT LEGACY CAPITAL PROJECT FUND TO APPROPRIATE REVENUES AND EXPENSES RELATED TO INTEREST RECEIVED; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, during the month of March, 2017, the City began to receive proceeds from the voter-approved WSPP ½ cent sales surtax;

**WHEREAS**, the City Commission, on March 27, 2017, approved the Memorandum of Agreement for Cost Share Assistance with the SRWMD to improve water quality recharging of the Upper Florida Aquifer at the Mill Creek Swallet; and,

**WHEREAS**, the City Commission, acknowledges the need to expend interest earned from proceeds of the Capital Improvement Revenue and Revenue Refunding Bonds - Series 2016, on bond-related projects; and,

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ALACHUA COMMISSION:**

1. The Finance and Administrative Services Director is directed to amend the Fiscal Year 2016-2017 Budget by establishing the Wild Spaces Public Places Special Revenue Fund and appropriating the amount of three hundred and sixteen thousand dollars (\$316,000) as reflected in the budget amendment attached hereto as Exhibit A.
2. The Finance and Administrative Services Director is directed to amend the Fiscal Year 2016-2017 Budget by establishing the Mill Creek Sink Capital Projects Fund and appropriating the amount of four hundred thousand dollars (\$400,000) as reflected in the budget amendment attached hereto as Exhibit A.
3. The Finance and Administrative Services Director is directed to amend the Fiscal Year 2016-2017 Budget by increasing the Project Legacy Capital Projects Fund in the amount of thirty-five thousand dollars (\$35,000) as reflected in the budget amendment attached hereto as Exhibit A.
4. That this resolution shall take effect immediately upon its adoption.

**DULY ADOPTED** in regular session, this 24<sup>th</sup> day of April, 2017.

**CITY COMMISSION OF THE  
CITY OF ALACHUA, FLORIDA**

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Gib Coerper, Mayor

**SEAL**

**ATTEST:**

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Traci L. Gresham, City Manager/Clerk

**CITY OF ALACHUA**  
**BUDGET AMENDMENT / BUDGET TRANSFER**

CHECK ONE: \_\_\_\_\_ TRANSFER

  X   AMENDMENT

FOR FINANCE USE ONLY	
BA REFERENCE #	BA - _____
BATCH NUMBER	_____
PERIOD/DATE	_____
INITIALS	_____

#	FUND NAME	DEPARTMENT NAME	ACCOUNT NAME	ACCOUNT NUMBER	REVENUES (+/-)	EXPENSES (+/-)
1	WSPP	Non-Departmental	Discretionary Sales Surtax	057-000.0000-312.6000	316,000.00	
2	WSPP	Recreation	Infrastructure	057-572.4100-506.6300		316,000.00
3						
4	Mill Creek Sink	Non-Departmental	Grants - SRWMD	323-000.0000-337.7002	400,000.00	
5	Mill Creek Sink	Stormwater	Infrastructure - Engineering	323-538.7603-506.6301		400,000.00
6						
7	Project Legacy	Non-Departmental	Interest	318-000.0000-361.0000	35,000.00	
8	Project Legacy	Recreation	Infrastructure - Construction	318-572.4100-506.6302		35,000.00
9						
10						
11						
12						
13						
14						
AMENDMENT/TRANSFER TOTALS					751,000.00	751,000.00
					COMBINED TOTAL	1,502,000.00

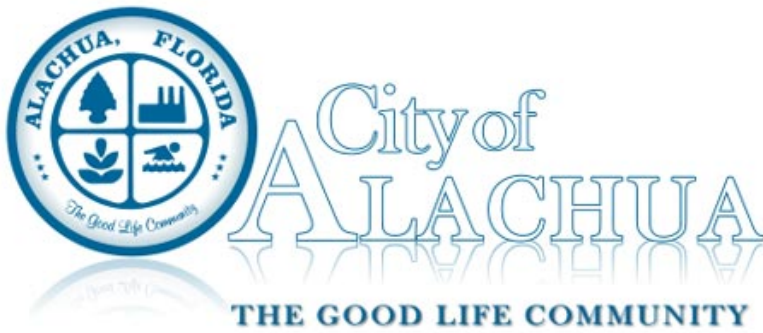
NOTE: TO INCREASE REVENUE OR EXPENSE = POSITIVE NUMBER, TO DECREASE REVENUE OR EXPENSE = NEGATIVE NUMBER.

USE WHOLE DOLLARS ONLY.

Purpose: Provide for appropriation of WSPP, SRWMD grant and Legacy per Resolution 17-16.

APPROVED BY: \_\_\_\_\_  
FINANCE AND ADMINISTRATIVE SERVICES DIRECTOR DATE

APPROVED BY: \_\_\_\_\_  
CITY MANAGER DATE



## Commission Agenda Item

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**MEETING DATE:** 4/24/2017

**SUBJECT:** Resolution 17-11, Waiving the application fee for voluntary annexations.

**PREPARED BY:** Kathy Winburn, AICP, Planning & Community Development Director

**RECOMMENDED ACTION:**

Adopt Resolution 17-11.

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### Summary

Resolution 17-11 proposes to waive the application fee for voluntary annexations into the corporate limits of the City in order to encourage the expansion of the boundaries of the City or to fill in enclaves. The current cost for voluntary annexations are reflected in Resolution 16-13. These fees include the cost of legal advertising, postage, review, and processing which totals \$1,000. Resolution 17-11 establishes that the duration of the fee waiver is for applications submitted from May 1, 2017 through the close of business on August 1, 2017.

If Resolution 17-11 is approved, Staff proposes to advertise that the City of Alachua has opened an annexation cycle, and that the application fee has been waived until August 1, 2017. Non-contiguous annexation applications that are submitted during this time frame can be combined and addressed in one annexation ordinance.

Voluntary annexations are governed by Part 1, Chapter 171, F.S.

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### **ATTACHMENTS:**

Description

- ☐ Resolution 17-11

**RESOLUTION 17-11**

**A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA, WAIVING THE \$1,000 APPLICATION FEE FOR VOLUNTARY ANNEXATIONS INTO THE CORPORATE LIMITS OF THE CITY OF ALACHUA; ESTABLISHING THE DURATION OF THE WAIVER; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**RECITALS**

**WHEREAS**, the City of Alachua has, on occasion, found it to be in the best interest of the City of Alachua to waive the application fee for the voluntary annexation of property into the City in order to encourage the expansion of the boundaries of the City, to fill in enclaves or both;

**WHEREAS**, the City finds that in the current economic climate it would again be in the best interest of the City to encourage the voluntary annexation of property into the City in order to, among other things, expand its geographic boundaries of the City or fill in enclaves as the case may be;

**WHEREAS**, voluntary annexations are governed by Part 1, Chapter 171 of the Florida Statutes as there is no longer a specific boundary adjustment act governing annexations in Alachua County;

**WHEREAS**, the current costs for voluntary annexations are reflected in Resolution 16-13. These fee includes the cost legal advertising, postage, review, and processing which totals \$1,000; and

**WHEREAS**, non-contiguous annexation applications can be combined and addressed in one annexation ordinance;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA AS FOLLOWS:**

**Section 1. RECITALS**

The above Recitals are true and correct and are incorporated into this resolution by reference.

**Section 2. FEE WAIVER**

The \$1,000 application fee for a voluntary annexation of property is waived as set forth in this resolution.

**Section 3. DURATION**

The duration for the waiver of the application fee for voluntary annexations is for those applications submitted from May 1, 2017 through the close of business on August 1, 2017.

**Section 4. PARTIAL TEMPORARY SUSPENSION OF RESOLUTION 16-13.**

That portion of City of Alachua Resolution 16-13, at section 1, which provides the application fee for voluntary annexations, is temporarily suspended for the duration of this Resolution. Upon the expiration of the duration set forth in Section 3, including any extension of it, the temporary suspension of section 1 of Resolution 16-13, relating to the fee for annexation, voluntary, shall be lifted and it shall again be in full force and effect.

**Section 5. SEVERABILITY**

It is the declared intent of the City Commission of the City of Alachua that, if any section, sentence, clause, phrase, or provision of this resolution is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this resolution, and the remainder of this resolution after the exclusion of such part or parts shall be deemed to be valid.

**Section 6. REPEALING CLAUSE**

All resolutions or parts of resolutions in conflict with this Resolution, except as specifically set forth in Section 4 above, are hereby repealed to the extent of the conflict.

**Section 7. EFFECTIVE DATE**

This Resolution shall be effective as of the date of its passage and adoption.

**DULY ADOPTED** in regular session, this 24th day of April 2017.

**CITY COMMISSION OF THE CITY  
OF ALACHUA, FLORIDA**

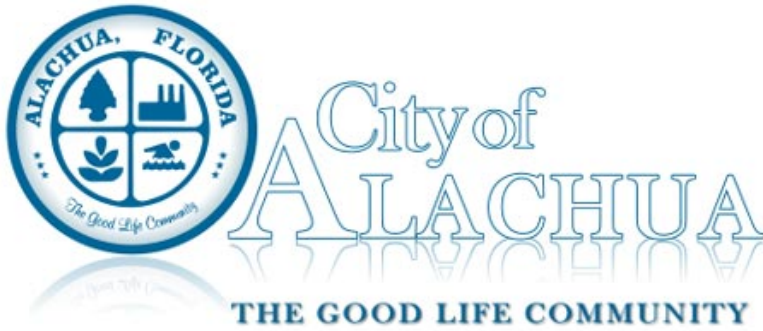
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**Gib Coerper, Mayor**

**ATTEST:**

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**Traci L. Gresham, City Manager/Clerk**



## Commission Agenda Item

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**MEETING DATE:** 4/24/2017

**SUBJECT:** Resolution 17-17: Progress Boulevard Extension Off-Site Tree Removal Request

**PREPARED BY:** Kathy Winburn, AICP, Planning & Community Development Director

**RECOMMENDED ACTION:**

Adopt Resolution 17-17.

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### Summary

On June 20, 2016, the City approved construction plans for the extension of Progress Boulevard, submitted by the UF Foundation Inc. The project includes 1,350 linear feet of roadway, a cul de sac, and drainage infrastructure. A condition of construction plan approval is that "prior to the acceptance of the infrastructure by the City of Alachua, the applicant shall provide off-site mitigation for required tree replacement that cannot be accommodated through on-site mitigation in accordance with the LDRs."

The construction plans show 55 regulated trees and 16 heritage trees to be removed. Section 6.2.1(D)(1) of the City's LDRs requires regulated trees to be replaced on a one-for-one basis, and heritage and champion trees to be replaced on an inch for inch basis. The number of trees to be removed would require 487 replacement trees to be planted for mitigation.

When tree replacement cannot be accommodated through on-site mitigation, Section 6.2.1(D)(7) of the LDRs allows off-site mitigation by allowing replacement trees to be planted in City-owned properties and parks, City rights-of-way, preservation or conservation areas owned by the City, and within medians of rights-of-way of State and County roads where an interlocal agreement authorizes such plantings. The formula for the calculation of off-site mitigation is provided with Section 6.2.1(D)(7)(c) of the City's LDRs, and is equal to the cost of the replacement tree, plus installation (including labor and equipment), plus maintenance for one year, plus fund administration. The LDRs require that the fee for off-site mitigation be adopted by the City Commission through resolution.

The applicant for the road construction plans has provided a memorandum that calculates the payment requested for off-site mitigation in accordance with the formula provided within Section 6.2.1(D)(7)(c) of the City's LDRs. The memorandum is attached to Resolution 17-17 as Exhibit "A." The required payment for off-site mitigation is \$48,495.46. In accordance with the condition for road construction plan approval, the fee for the off-site mitigation must be paid to the City prior to the acceptance of the infrastructure by the City.

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**FINANCIAL IMPACT:** Yes

**AMOUNT:** \$48,495.46

**FUNDING SOURCE:** Other

**ADDITIONAL FINANCIAL INFORMATION:** Funding will be provided by UF Foundation, Inc. as part of its tree mitigation.

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**ATTACHMENTS:**

	Description
▣	Resolution 17-17
▣	Exhibit A Resolution 17-17

**RESOLUTION 17-17**

**A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA, RELATING TO A REQUEST TO PROVIDE OFF-SITE MITIGATION FOR THE REMOVAL OF TREES IN ACCORDANCE WITH SECTION 6.2.1 OF THE CITY'S LAND DEVELOPMENT REGULATIONS; ESTABLISHING THE FEE FOR OFF-SITE MITIGATION FOR THE REQUEST; REQUIRING THE PAYMENT OF THE FEE FOR OFF-SITE MITIGATION PRIOR TO THE ACCEPTANCE OF INFRASTRUCTURE BY THE CITY OF ALACHUA; ESTABLISHING THE PERIOD OF VALIDITY FOR THE REQUEST; AND PROVIDING AN EFFECTIVE DATE.**

**R E C I T A L S**

**WHEREAS**, Section 6.2.1 of the City's Land Development Regulations (LDRs) establish tree protection standards;

**WHEREAS**, Section 6.2.1(D)(1) of the City's LDR's requires new trees to be installed to replace healthy regulated trees, and requires regulated trees to be replaced on a one-for-one basis, and for heritage and champion trees to be replaced on an inch-for-inch basis;

**WHEREAS**, Section 6.2.1(D)(7) of the City's LDRs allows off-site mitigation for required tree replacement that cannot be accommodated through on-site mitigation by permitting off-site mitigation trees to be planted in City-owned properties and parks, City rights-of-way, preservation or conservation areas owned by the City, and within medians and rights-of-way of State and County roads where an interlocal agreement authorizes such plantings;

**WHEREAS**, the formula for the calculation of off-site mitigation is provided within Section 6.2.1(D)(7)(c) of the City's LDRs, and is equal to the cost of the replacement tree, plus installation (including labor and equipment), plus maintenance for one year, plus fund administration;

**WHEREAS**, the City has approved construction plans for the extension of Progress Boulevard, submitted by the University of Florida Foundation, Inc.;

**WHEREAS**, the construction plans show 55 regulated trees and 16 heritage trees to be removed;

**WHEREAS**, the majority of trees proposed to be removed are of an undesirable species and present long-term safety and maintenance issues;

**WHEREAS**, the number of trees to be removed would require 487 trees to be planted to mitigate for those proposed for removal;

**WHEREAS**, the applicant has requested the City consider off-site mitigation in accordance with Section 6.2.1(D)(7) of the City's LDRs for those trees that are removed due to construction of the roadway;

**WHEREAS**, the applicant for the construction plans has provided a memorandum that calculates the payment required for off-site mitigation in accordance with the formula provided within Section 6.2.1(D)(7)(c) of the City's LDRs, attached hereto as Exhibit "A";

**WHEREAS**, a condition of construction plan approval is that prior to acceptance of the infrastructure by the City of Alachua, the applicant shall provide off-site mitigation for required tree replacement that cannot be accommodated through on-site mitigation in accordance with the LDRs;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

**Section 1. Findings.**

The Commission finds, determines, and declares that the above recitals are true and correct and are incorporated into this resolution by reference.

**Section 2. Approval of Off-Site Mitigation**

The Commission approves the request to provide payment for off-site mitigation for those trees that cannot be accommodated through on-site mitigation. The payment for off-site mitigation shall be in accordance with the calculation of the fee as provided with a memorandum from Caeli Tolar, PLA, of Causseaux, Hewett, & Walpole, Inc. dated March 7, 2017, in the amount of \$48,495.46 attached hereto as Exhibit "A", and in accordance with the construction plans prepared by Brian R. Snyder, P.E., of Causseaux, Hewett and Walpole, dated June 20, 2016, including any amendments thereto duly approved by the City.

**Section 3. Payment for off-site mitigation**

The fee for off-site mitigation shall be paid to the City prior to the acceptance of the infrastructure by the City.

**Section 4. Validity of off-site mitigation**

Off-site mitigation shall be a condition of infrastructure acceptance for the construction plans prepared by Brian R. Snyder, P.E., of Causseaux, Hewett, and Walpole, Inc., dated June 20, 2016, including any amendments thereto duly approved by the City.

**This resolution shall take effect immediately upon passage and approval.**

**DULY ADOPTED**, in regular session, this 24th day of April 2017.

**CITY COMMISSION OF THE  
CITY OF ALACHUA, FLORIDA**

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Gib Coerper, Mayor

ATTEST:

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Traci L. Gresham, City Manager/Clerk

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## MEMORANDUM

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**To: Justin Tabor, AICP**  
**From: Caeli Tolar, PLA**  
**Date: 03/07/17**  
**RE: UF Progress Corporate Park – San Felasco Parkway Infrastructure Tree Mitigation Payment**

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Good morning Justin,

As per our process for previous projects, I have done some research to determine a mitigation cost per replacement tree for UF Progress Corporate Park – San Felasco Parkway Infrastructure. As outlined in City of Alachua Code Sec. 6.2.1(D)(7):

- (a) The City may allow off-site mitigation for required tree replacement that cannot be accommodated through on-site mitigation. Trees authorized for off-site mitigation shall be planted in City-owned properties and parks, City rights-of-way, and preservation or conservation areas owned by the City. The City may also plant trees within the medians and rights-of-way of State and County roads where an interlocal agreement authorizes such plantings.*
- (b) The City will establish a separate fund within the City's chart of accounts to be used exclusively for off-site tree mitigation payments. Funds withdrawn from this account shall be spent solely for the planting and maintenance of new trees in accordance with this section.*
- (c) The off-site mitigation formula shall be equal to the cost of the replacement tree, plus installation (labor and equipment), plus maintenance for one year, plus fund administration. This formula will be multiplied by the number of trees to be planted. The fee for off-site tree mitigation shall be adopted by the City Commission through resolution.*
- (d) Fees for off-site mitigation shall be paid to the City prior to the issuance of any tree removal permit or building permit for new construction with an approved site plan or plat. Receipts for payment will be specifically marked for the off-site mitigation account.*

The following information provided outlines the process by which we have determined our mitigation payment calculations.

### **Description of Project Mitigation**

Within this project, there are several trees proposed to be removed along the roadway. The majority of the trees to be removed are undesirable species such as Laurel Oaks. These trees present potential long-term safety and maintenance issues as they mature.

A total of 729.5" replacement inches are required. Due to the nature of the future roadway expansion, there is inadequate space on the site to provide the 487 replacement trees for mitigation. Therefore, we are proposing a mitigation payment in lieu of on-site planting.

### **Determination of Replacement Tree Cost**

At least 50% of the replacement trees must be shade trees, according to Sec.6.2.1(D)(4). According to Sec. 6.2.2(D)(8)(b)(ii), "Canopy trees shall be a minimum of eight feet in height with the caliper based on the tree type per Florida Nursery and Grade Standard." The remaining 50% of the replacement trees shall be ornamental/understory trees, which, as outlined in Sec. 6.2.2(D)(8)(b)(iii), should be a minimum of 1 ½" caliper. Based on Florida Grades and Standards, we determined that a 15 gallon replacement tree can satisfy both the 8' minimum height and 1 ½" minimum caliper requirements.

To establish this number, we have taken the average, installed cost for 15 gallon trees provided to us on each of three recent and comparable projects:

Project #1:  
15 gal.           \$65

Project #2:  
15 gal.           \$74

Project #3:  
15 gal.           \$80

Overall Average:  
15 gal.           \$73

Establishment/maintenance costs vary across projects, so we have done some research to estimate a standard cost. For the purposes of this project we will utilize the Florida Department of Transportation's standard, which is an additional 24% in establishment/maintenance costs (see Attachment 'A').

Therefore: \$73 + and additional 24% = \$90.52 per tree (installed + establishment/maintenance cost). The City of Alachua also requires an additional 10% fund administration as per Sec. 6.2.1(D)(7)(c), so our estimation of the cost per replacement tree is **\$99.58 per tree.**

### **Mitigation Calculations**

#### **Heritage Trees (>30", at Inch-For Inch Replacement)**

Total Mitigation Inches Required = 647"

647" ÷ 1 ½" caliper per tree = 432 trees

#### **Regulated Trees (<30", >10", at 1:1 Replacement)**

Total Regulated Trees Removed = 55 trees

#### **Total Mitigation Payment**

432 trees + 55 trees = 487

487 trees @ \$99.58 per tree = \$48,495.46

**Total Mitigation Payment Required = \$48,495.46**

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