



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

The Board of County Commissioners meets the 1st and 3rd Thursday of each month in the Columbia County School Board Administrative Complex Auditorium, 372 West Duval Street, Lake City, Florida 32055. The first meeting of every month is at 9:30AM while the second meeting of every month takes place at 5:30PM. All agenda items are due in the Board's office one week prior to the meeting date.

Today's Date: 12/5/2024 Meeting Date: 12/12/2024

Department: County Attorney

1. Nature and purpose of agenda item:

Proposed Economic Development Agreement - Cornerstone Partners/Lake City 47, LLC

2. Recommended Motion/Action:

To approve Economic Development Agreement with Lake City 47, LLC

3. Fiscal impact on current budget.

This item has no effect on the current budget.

MEMORANDUM

To: Board Agenda, December 12, 2024

From: Joel F. Foreman



Re: **Proposed Economic Development Agreement for Lake City 47, LLC (Cornerstone Partners)**

Date: December 4, 2024

At its last meeting, the Board expressed interest in entering into an economic development agreement with Lake City 47, LLC, the owner of a tract of land at the intersection of Interstate 75 and State Road 47 to be developed by Cornerstone Partners. The agreement was to providing County funds to pay for work procured by the City of Lake City to connect the City's water and sewer services to the Lake City 47, LLC, parcel. This funding is to be provided only if grant funding, which has already been applied for, does not come through for the project.

The attached agreement, if approved by the Board and the Company, will enable the County to provide this gap funding as a way to spur economic development at the project site. The funds will only be available if the County and City manager agree the anticipated grant funds will not be forthcoming.

If the County does pay for the work, and if the Company does not fully develop the project within 18 months of the completion of the utilities work, then the monies will be owed back to the County.

Recommended motion: To approve economic development agreement with Lake City 47, LLC.

ECONOMIC DEVELOPMENT AGREEMENT

THIS ECONOMIC DEVELOPMENT AGREEMENT, (“Agreement”), is made and executed this _____ day of _____, 2024, among **LAKE CITY 47, LLC** whose mailing address is 426 SW Commerce Drive, Suite 130, Lake City, FL 32025 (the “Company”); and **COLUMBIA COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose mailing address Post Office Drawer 1529, Lake City, Florida 32056-1529, (the “County”).

PREMISES FOR AGREEMENT

A. The Company is in the business of developing real property for commercial use, and will develop a commercial or retail development consisting of a substantial capital investment in Columbia County (herein the “Project”). The Project is planned to be located and constructed on a tract at the south-east quadrant of the intersection of SW State Road 47 and Interstate 75 in Columbia County, Florida, the real property being depicted in Exhibit “A” attached hereto and further described in section 1 of this Agreement (herein the “Site”).

B. The economy, including the work force of Columbia County, Florida, would greatly benefit from the location of a development such as the one the Company proposes to construct in Columbia County which will provide employment to residents and citizens of Columbia County, including the potential for economic development, substantially increased sales taxes, increased ad valorem taxes, non-ad valorem assessments, and general economic growth and revenues from such development and business operations and opportunities which will be provided by the Company. It is the legitimate business and public policy of the local and state governments under Florida law to encourage, engender, promote, and support programs that provide impetus for economic development for the purpose of alleviating unemployment and promoting the local economy and the State through the location of new and expanded business within the County and the State.

C. The Company desires to construct the Project in the County. In order to induce the Company to construct the Project and maximize potential returns of tax dollars to the County, the County has offered certain incentives to the Company, and the parties intend to memorialize the agreement among and between them by entering into this Economic Development Agreement. The parties acknowledge that through compliance with this Agreement the resulting economic benefits to the Columbia County community will be substantial.

D. The parties acknowledge that the agreements and representations set forth herein may be subject to further actions that the parties must undertake to construct the Project and implement the incentives described in this Agreement including, specifically, certain statutory and regulatory proceedings of the parties, and local and state governments.

NOW, THEREFORE, in consideration of the premises and the sum of Ten and No/100 (\$10.00) Dollars and other valuable consideration, including the mutual covenants set forth herein, the receipt and sufficiency of which is hereby acknowledged by the parties, the parties covenant and agree as follows:

1. **SITE AND PROJECT.** The Company agrees to develop the Site and Project as a lawfully, properly permitted commercial development including necessary infrastructure improvements and equipment for the Project and Site to expedite development of the Project and Site. The Project and Site are further defined as follows:

The Site shall be situated upon the parcel currently known as Columbia County Parcel No. **30-4S-17-08881-000** (the “Parcel”). Nothing in this Agreement shall be construed as restricting the Company or its successors or assigns from combining or subdividing parcels in accordance with then existing law, ordinance or regulations.

The Project shall consist of horizontal site work such as sidewalks, earthwork, stormwater controls, potable water systems, sanitary sewer systems, parking lots, curbs and gutter interior to each lot, underground utilities constructed to each lot’s property lines and vertical improvements including buildings and any landscaping required by code on each lot. Each building constructed on the Site will comply with all governing building codes and all uses allowed under the then-current zoning.

2. **COMPANY’S REPRESENTATIONS AND ASSURANCES.** As an additional incentive to the County for the performance of its obligations under the terms of this Agreement, the Company agrees as follows:

a. The Company shall, at its sole expense, develop the site to be a commercial subdivision offering retail and commercial development including retail establishments, restaurants, service businesses, and other uses consistent with zoning for the Site. The Company’s work shall be completed in coordination with the construction of public utilities infrastructure extensions to the Parcel line. Within 18 months of completion of the public utilities to the Parcel line, all development infrastructure shall be completed, including finalization of any commercial subdivision necessary to the highest and best commercial and retail use of the Project, permitting any site plan or surface water management plans. Dedications of any infrastructure to the public shall include provisions for a special assessment against the Project parcels to account for future maintenance and replacement expenses.

b. The Company will provide the County with a certificate of good standing and its authorization to do business in the State of Florida from the Secretary of the State of Florida together with a copy of the Company’s management or operating agreement, and the name and address of all principals of the Company.

c. The Company has all requisite power, authority, license, permits, corporate or otherwise, to execute and deliver this Agreement and perform its obligations hereunder. The Company’s execution, delivery and performance of this Agreement have been duly authorized by or in accordance with its organizational and governing instruments, and this Agreement has been duly executed and delivered for it by signatories so authorized, and it constitutes a legal, valid, and binding obligation of the Company.

d. The Company and the County have not received any notice nor to the best of their knowledge is there any pending or threatened notice of any violation of any applicable laws, ordinances, regulations, rules, decrees, permits or orders which would materially and adversely affect their respective ability to perform under this Agreement.

3. **ECONOMIC DEVELOPMENT INCENTIVES.** So long as the Company is not in default under this Agreement, the County shall provide the Company with economic development incentives as follows:

a. The City of Lake City has received bids for the extension of the city's utilities to the Site, with the prevailing bid of approximately \$1.1 million to complete the work. To ensure timely construction, the County, subject to other provisions of this agreement, commits to contribute up to FIVE HUNDRED THOUSAND and 00/100 DOLLARS (\$500,000) to fund work as bid through and by the City of Lake City, Florida for such work.

b. The County's commitment shall only be effective if, in the opinion of the manager for the City of Lake City, Florida, and the manager for Columbia County, Florida, no grant funding will be forthcoming to fund the work referenced in part 3.a. If grant funding is available and awarded to fund the work referenced in part 3.a., then in such event only grant funding will be used for those purposes and this agreement shall be of no force or effect.

4. **AMENDMENT.** This Agreement may be amended in writing at any time and from time to time, as may be mutually agreed to by the Company and the County.

5. **NOTICES.** Whenever notices are permitted or required with respect to this Agreement, the same shall be given in writing.

6. **ADDITIONAL DOCUMENTS.** The parties agree to execute and deliver such additional instruments and documents, including those specifically identified herein, provide such additional financial or technical information, attend such public hearings or meetings relating to the Project, and take such additional actions, as may reasonably be required from time to time in order to effectuate the incentives contemplated by this Agreement.

7. **DEFAULT AND REMEDIES.**

a. In the event a party commits a material breach of this Agreement as determined in good faith by the party to whom the commitment was due (the "Breachee"), the Breachee shall notify in writing the party committing the breach (the "Breach"). The Breach shall have 45 days from receipt of such written notice to cure such breach or provide a plan for such cure to the reasonable satisfaction of the Breachee. In the event such cure or plan for cure is not provided within the 45-day cure period, then the portions of this Agreement pertaining to the Breachee's obligations may be terminated by the Breachee. No party shall be deemed to be in default for a delay or failure in performance under this Agreement, deemed resulting, directly or indirectly, from acts of God, civil or military authority, acts of public enemy or terrorism, war, accident, fires, explosions, earthquakes, floods, or catastrophic failure of transportation or strikes or any similar cause beyond the reasonable control of any party. In the event a party determines that it will not be able to fulfill its responsibilities in the manner described in this Agreement, the party

shall use its best efforts to give notice to the other parties. Such notice shall detail the responsibilities which cannot be fulfilled, the reasons the responsibilities cannot be fulfilled, and the party's proposal to cure the problem. In no event shall either party be liable to the other for special, indirect, consequential or punitive damages, even if the party has been advised that such damages are possible. No party shall be liable to the other for lost profits or lost revenues.

b. Should the Company fail to perform its obligations to develop the site under part 2.a., then in such event the County's remedy will be to recover from the Company any such funds the County has expended in its performance hereunder, and such amount may, in the County's discretion, be secured by noticing a claim of lien upon the Parcel for all such amounts until they are paid to the County in full.

8. **OTHER INCENTIVES.** The specified listing of incentives herein is not intended to be and shall not be construed as a limitation upon Company's right to obtain any other rights, privileges, or benefits for which it might qualify under general law and, except as otherwise provided herein, all incentives and benefits, whether conveyed herein or by general law, are intended to be cumulative.

9. **LIMITATION ON ASSIGNMENT.** Except as set forth otherwise herein, neither this Agreement nor any rights hereunder may be assigned by either party without the prior written consent and approval of the other party, which shall not be unreasonably withheld. Notwithstanding the foregoing, no consent of the County shall be required for the Company to fully assign its interest in this Agreement to an entity owned in part or in whole by or controlled the Company. This Agreement shall be binding upon the parties, including their successors and assigns, when any assignment is consented to by the parties.

10. **OTHER.**

a. The representations, covenants and agreements of the parties are subject to and contingent upon the mutual performance by the parties hereunder.

b. No delay in any exercise or any omission to exercise any remedy or right shall impair any such remedy or right or be construed to be a waiver of any such remedy or right nor shall it affect any subsequent remedy or right of the same or a different nature. Every such remedy or right may be exercised concurrently or independently, and when and as often as may be deemed expedient by a party.

c. If any one or more of the covenants or agreements provided in this Agreement on the part of any party to be performed should be determined by a court of competent jurisdiction to be contrary to law, such covenants or agreements shall be null and void and shall be deemed separate from the remaining covenants and agreements herein contained and shall in no way affect the validity of the remaining provisions of this Agreement.

d. Company represents that it intends to comply with all federal, state and local laws, rules, regulations and ordinances governing the Project and the incentives described in this Agreement.

e. This Agreement and all transactions contemplated hereby shall be governed by and construed in accordance with and enforced under the laws of the state of Florida, notwithstanding its choice of law rules to the contrary or any other state's choice of law rules.

f. This Agreement may be executed in several counterparts, all or any of which shall be regarded for all purposes as one original and shall constitute and be but one and the same instrument. Facsimile and .pdf scanned signatures are acceptable under this Agreement.

g. Except as otherwise provided herein, each of the parties shall pay all reasonable fees and expenses incurred by it in connection with the transactions contemplated by this Agreement.

h. This Agreement shall be binding upon, inure to the benefit of and be enforceable by the parties and their respective successor and permitted assigns. Notwithstanding the foregoing, it is the intent of the parties that tax rebates / refunds shall continue to be delivered to and inure to the benefit of and be enforceable by the Company after any permitted assignment by the Company unless otherwise agreed in writing.

i. Any covenant or agreement contained in this Agreement between any party and any other party contained in this Agreement may be amended only by a written instrument executed by the parties impacted. Any condition precedent to any party's obligations hereunder may be waived in writing by such party.

j. All exhibits attached hereto are incorporated herein by reference.

k. This Agreement and the exhibits hereto contain the entire understanding the parties and this Agreement supersedes all prior agreements and understandings, oral and written, with respect to this subject matter.

11. **LIMITATIONS ON LIABILITY.** Notwithstanding any other provision of this Agreement to the contrary, the County, as a political subdivision of the State of Florida, and the other parties are bound by and do not waive the provisions of Chapter 768.28, Florida Statutes, or any similar provision of state law limiting the County's liability. Neither party shall be liable to the other party for indirect, consequential, punitive or special damages.

12. **ATTORNEY FEES.** Each party shall pay its own attorney fees incurred in connection with drafting and consummating the transaction of this agreement. Should either party thereafter file suit to enforce any provisions of this Agreement, then the prevailing party in such litigation shall be entitled to collect from the other party its reasonable attorney's fees, including appellate fees and court costs.

13. **VENUE**. The sole venue for any legal action or proceedings arising from or as a result of this Agreement shall be Columbia County, Florida.

14. **EFFECTIVE DATE**. This Agreement shall only be binding and effective upon the parties once both parties have fully executed this Agreement.

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

Signed, sealed and delivered
in the presence of:

LAKE CITY 47, LLC

Witness

Print or Type Name

By: _____

Print: _____

Title: _____

Witness

Print or Type Name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by _____ as _____ of **LAKE CITY 47, LLC** on behalf of the corporation, who is personally known to me or who has produced a Florida driver's license as identification.

(NOTARIAL SEAL)

Notary Public, State of Florida
My Commission Expires:

Signed, sealed and delivered
in the presence of:

COLUMBIA COUNTY, FLORIDA

Witness

By: _____,
_____, Chairman

Print or Type Name

ATTEST: _____
James M. Swisher, Jr.
Clerk of Court

Witness

(SEAL)

Print or Type Name

**STATE OF FLORIDA
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me this _____ day of _____,
2024, by _____, as Chairman of the **BOARD OF COUNTY
COMMISSIONERS, COLUMBIA COUNTY, FLORIDA**, on behalf of the Board, who is
personally known to me.

(NOTARIAL SEAL)

Notary Public, State of Florida
My Commission Expires:

EXHIBIT "A" – SITE

