

Bahama Village Redevelopment Advisory Committee
November 4, 2010 – 5:30 p.m.
City Commission Chamber
Old City Hall, 510 Greene Street



St. James First Missionary Baptist Church

Concrete Restoration

- Original Application
- Request for Additional Information
- Amendment to Application

Original Application

E. PROJECT INFORMATION

What type of project is proposed: **Check one:** Construction/Restoration Program

Provide a brief description of the project:

Refer to Attachment A for Project Description and Attachment B for Project Photographs.

If a Construction/Restoration Project, please provide information that fully describes the physical boundaries of the proposed project as follows:

map(s)

deeds(s)

boundary survey

Monroe County Property Appraiser data for the site (<http://www.mcpafl.org>)

If a Program, please fully describe the population served by the program and the address of the program facility location, if applicable. Please attach authorization from the property owner for the proposed program facility location.

Facility location authorization

F. OWNERSHIP AND LEGAL STRUCTURE

Provide the full name(s) of the person(s) or entity(s) expected to own (or operate if a program) the project and fully describe their legal structure (i.e. principals, ownership interests, relationship to parent organization, subsidiaries, etc.). Include a complete list of officers, directors and board members (as applicable) associated with entity who requested the appropriation. Attach additional information if necessary.

Refer to Attachment F for Ownership and Legal Structure.

Is the facility or program open to the public regardless of the individual's race, color, sex, gender identity or expression, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, or source of income and is there a charge associated with public use or entry to the facility or program? Please describe if necessary or explain if facility or programs have limitations to access. Attach additional information if necessary.

Refer to Attachment G for Public Use.

G. PREAPPLICATION MEETING

A pre-application with the City Planner and Historic Preservation Planner is required prior to application submittal. Please provide the following pre-application meeting dates:

Planning Department
 Historic Preservation Planner

H. PROJECT BUDGET

Note: Applicants are encouraged to consider the total amount available for TIF funding in 2011 relative to their project request.

1. Is funding requested for multiple phases (over more than one funding cycle?)
 yes no

2. Project Cost for 2011
Total Project Cost (if multiphase, for all years)

3. Amount of TIF Funding Requested for 2011
Total Amount of TIF Funding Requested
(if multiphase, for all years)

4. Total Amount of matching funds provided for 2011
Total Amount of matching funds provided
(if multiphase, for all years)
Describe the source and amount of matching funds

5. Attach a detailed budget for the project describing each key element and estimated costs (if multiphase, for all years)
 Detailed budget attached

I. PROJECT SCHEDULE

Please provide a schedule for approvals, construction and implementation of proposal, including multiyear phasing if relevant.

Schedule attached

J. GREEN FEATURES

Although not specifically required by Chapter 163, part 3, Florida Statutes of the Community Redevelopment Act, it is important to encourage the concept of going green within the context of implementation of a community redevelopment. Going green in this instance means conscious attempts to reduce overall negative environmental impacts by individuals, businesses and government. Community redevelopment activities including the appropriation and use of tax increment when reasonably feasible should

consider a focus on conserving the earth's resources, energy efficient activities, production of consumption of energy, use of sustainable materials, elimination of waste, compliance with environmental regulations and the use of environmentally friendly products, equipment and services. In this context green services are earth friendly, ethically produced and made energy efficient and employ the use recyclable materials. Please indicate how this application will promote green services. **Projects with green features will be given priority for funding.**

Green Features response attached

K. CERTIFICATION

By making this application, Applicant certifies that he or she has read Section 163.340(9), Florida Statutes (the definition of "community redevelopment") and the City's Community Redevelopment Plan (including any amendment or restatement thereof, and understands that any funding pursuant to application must be consistent with the City's community redevelopment policy objectives and City of Key West guidelines and procedures.)

The undersigned has read this form, authorized its preparation and, under penalty of perjury, hereby certifies that, to the best of his or her knowledge and belief that the information provided is true, accurate and complete. Applicant understands that any appropriation is subject to available funds and if requested agrees to provide any and all additional information in a timely fashion as requested by the CRA or City.

Chapter 837.06 Florida Statutes - False Official Statements - Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in S. 775.082 or S. 775.083.

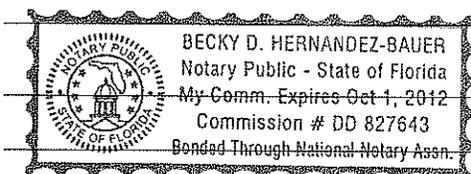
Applicant's Signature: Michael B. Ingram Date: 1 Oct 2010

Subscribed and sworn to (or affirmed) before me on October 1, 2010 (date) by

Michael B. Ingram
Please Print Name of Affiant

He/She is personally known to me or has presented WIA as identification.

Becky D. Hernandez-Bauer
Notary's Signature and Seal



Name of Acknowledger printed or stamped

Title or Rank

Commission Number, if any

K:\Community Redevelopment Area Plans\Application Materials\CRA - TIF Application 052710.doc

Authorization Form

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Rev. JOHN W. MCKENZIE / ST JAMES F.M.B. CHURCH authorize
Please Print Name(s) of Owner(s)

MICHAEL B. INGRAM, R. A.
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City.

Rev. John W. McKenzie
Signature of Owner

~~Signature of Joint/Co-owner if applicable~~

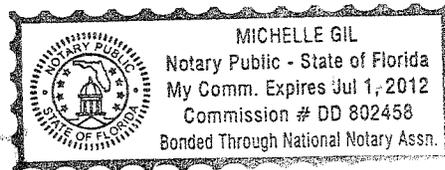
Subscribed and sworn to (or affirmed) before me on 9/28/10 (date) by

John W. McKenzie

Please Print Name of Affiant

He/She is personally known to me or has presented FL DL as identification.

Michelle Gil
Notary's Signature and Seal



MICHELLE GIL

Name of Acknowledger printed or stamped

NOTARY

Title or Rank

DD 802458

Commission Number (if any)

ATTACHMENT A

ATTACHMENT A – PROJECT DESCRIPTION

The St. James First Missionary Baptist Church is requesting funding to repair the deteriorated concrete structure of their historic building. Work will include concrete restoration for the damaged areas, repair of the stucco to closely match the adjacent areas, and repainting of the building to match the existing white color.

ATTACHMENT B

ATTACHMENT B – PROJECT PHOTOS



ATTACHMENT B



ATTACHMENT B



ATTACHMENT B



ATTACHMENT B

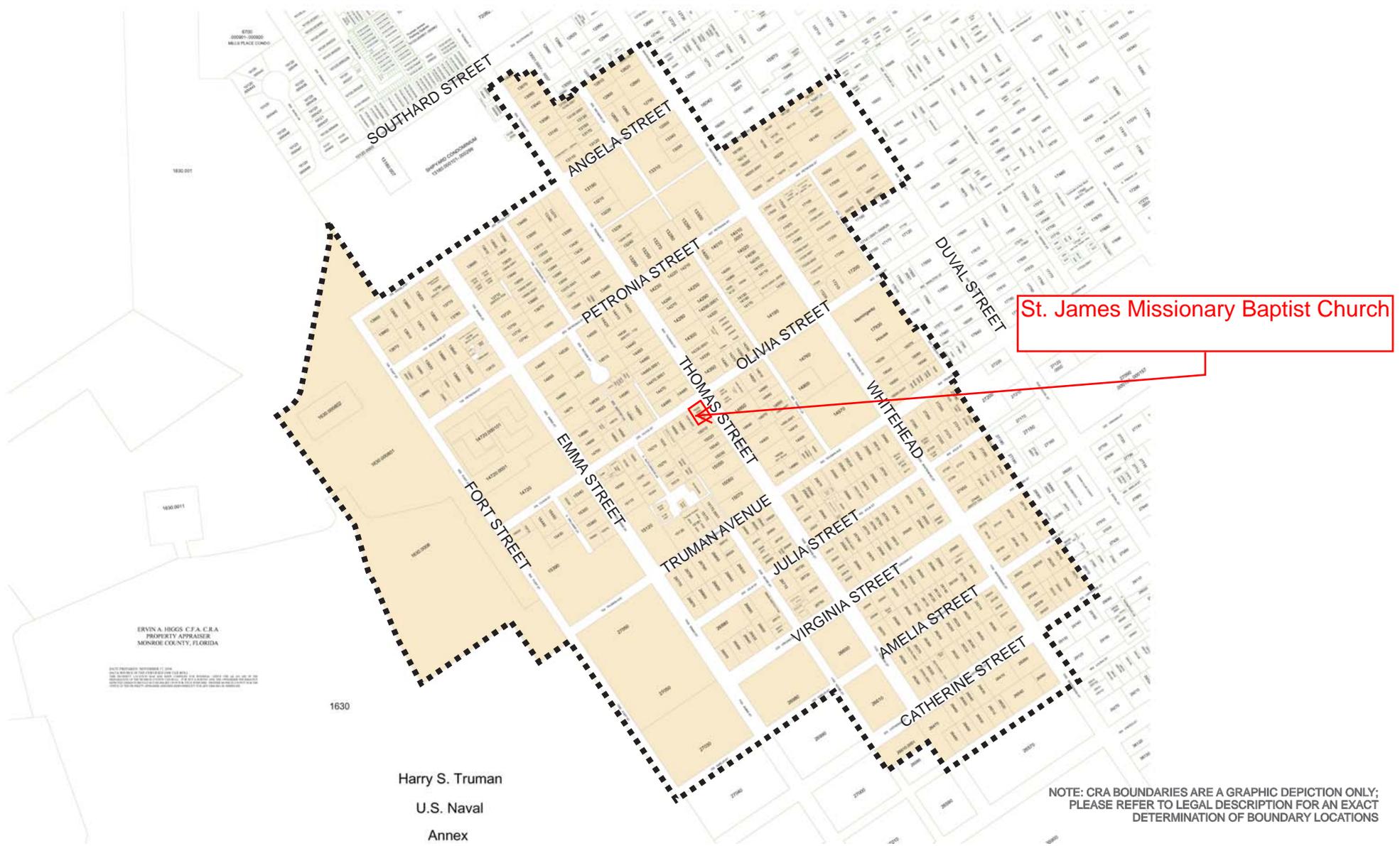


ATTACHMENT B



ATTACHMENT B





St. James Missionary Baptist Church



LEGEND
 Approximate Boundaries of Subarea

Figure X
 Location Map
 Bahama Village Sub-Area
 City of Key West
 Community Redevelopment Area

WARRANTY DEED

THIS INDENTURE, Made this 7th day of April, A. D. 1953, BETWEEN Reverends E. ARMSTER, Chairman; J. D. DUPREE, Secretary; F. G. HILTON, E. L. HAMILTON, and J. C. SAMS, representing STATE MISSION BOARD OF THE PROGRESSIVE BAPTIST CONVENTION OF FLORIDA, a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Pineallas and State of Florida, party of the first part, and GLANCY JOHNSON, RUFUS BROOMFIELD, E. H. McBEE, JOHN BLACKMAN and C. D. BOYS, of Key West, Florida, Trustees, and their successors in office for the use and benefit of ST. JAMES MISSIONARY BAPTIST CHURCH of Key West, of the County of Monroe and State of Florida, parties of the second part, WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto the said parties of the second part, and their successors and assigns forever, all that certain parcel of land lying and being in the County of Monroe and State of Florida, more particularly described as follows:

On the Island of Key West, and known as a part of Tract Three (3), according to W. A. Whitehead's map of said Island, delineated in February, A. D. 1829, but now better known as a part of Sub-division No. Four (4), according to C. W. Tift's diagram of a part of said Tract Three (3), recorded in Book "I" page 421, Monroe County Records:

Commencing at the junction of Olivia Street and an Eighteen (18) foot Alley, and running thence along Olivia Street in a S.W'ly direction Forty-eight (48) feet; thence at right angles in a S.E'ly direction Sixty-one (61) feet; thence at right angles in a N.E'ly direction Forty-eight (48) feet; thence at right angles in a N.W'ly direction along the line of said Alley Sixty-one (61) feet to the place of beginning.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining: TO HAVE AND TO HOLD the same in fee simple forever.

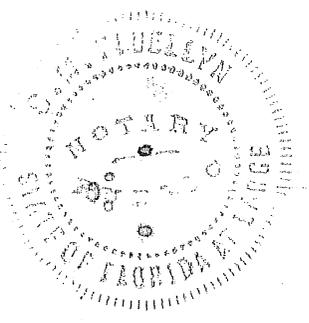
And the said party of the first part doth covenant with the said parties of the second part that it is lawfully seized of the said premises; that they are free of all incumbrances, and that it has good right and lawful authority to sell



STATE OF FLORIDA)
)
COUNTY OF DUVAL) ss

I HEREBY CERTIFY, That on this 9 day of April, A. D. 1953, before me personally appeared J. C. SAMS, Representative, of STATE MISSION BOARD OF THE PROGRESSIVE BAPTIST CONVENTION OF FLORIDA, a corporation under the laws of the State of Florida, to me known to be the individual described in and who executed the foregoing conveyance to GLANCY JOHNSON, RUFUS BROOMFIELD, E. H. McBEE, JOHN BLACKMAN and C. D. BOYS, of Key West, Florida, Trustees, and their successors in office for the use and benefit of ST. JAMES MISSIONARY BAPTIST CHURCH of Key West, Florida, and severally acknowledged the execution thereof to be his free act and deed as such officer thereunto duly authorized; and that the official seal of said corporation is duly affixed thereto, and the said conveyance is the act and deed of said corporation.

WITNESS my signature and official seal at Jacksonville in the County of Duval and State of Florida, the day and year last aforesaid.



X [Signature]
Notary Public, State of Florida
My commission expires:

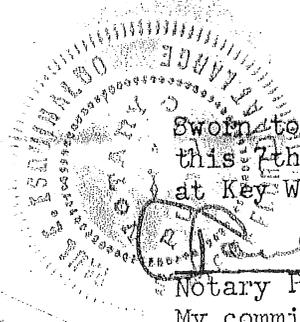
Notary Public, State of Florida at large
My commission expires August 21, 1953.
Bonded by American Surety Co. of N. Y.

STATE OF FLORIDA)
)
COUNTY OF MONROE) ss

Before me, the undersigned authority, personally appeared E. ARMSTER and J. D. DUPREE, Chairman and Secretary respectively of the STATE MISSION BOARD OF THE PROGRESSIVE BAPTIST CONVENTION OF FLORIDA, TO ME WELL KNOWN AND KNOWN TO me to be the persons herein described, who first being duly sworn depose and say:

"Our names are E. Armster and J. D. Dupree, Chairman and Secretary respectively of the State Mission Board of the Progressive Baptist Convention of Florida. Reverend I. C. Nimmons died in August 1950, in Plant City, Florida, and no other representative has been appointed to fill his vacancy."

[Signature] Rev. E. Armster Chairman
[Signature] J. D. Dupree Secretary



Sworn to and subscribed before me this 7th day of April, A. D. 1953 at Key West, Florida.
[Signature] Paul C. Esquivel
Notary Public, State of Florida
My commission expires: 2-23-57

STATE OF FLORIDA, COUNTY OF MONROE
FILED FOR RECORD
THIS MAY 4 1953 - 2:01 P.M.
RECORD IN DEED BOOK G-69
PAGE 499-501 AND RECORD VERIFIED
EARL B. ADAMS, Clerk Circuit Court

31751

Filed: MAY 14 1953 - 2:01 P.M.
TRUSTEES DEED

5-13-53

DATE: April 7, 1953

Mark A. James, Trustee
310 Collins St.

STATE OF FLORIDA }
County of Monroe }

FILED FOR RECORD

THIS MAY 14 1953 - 2:01 P.M.

A. D. RECORDED IN Deed. BOOK G-69

PAGES 499-502 AND RECORD VERIFIED

EARL R. ADAMS

CLERK CIRCUIT COURT

Shirley Adams
Deputy Clerk

ENRIQUE ESQUINALDO, JR.

AND

PAUL E. ESQUINALDO

ATTORNEYS AND COUNSELORS AT LAW
KEY WEST, FLORIDA

Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501

Property Record View

Alternate Key: 1015156 Parcel ID: 00014810-000000

Ownership Details

Mailing Address:

TRUSTEES ST JAMES
MISSIONARY BAPTIST CHURCH OF
312-314 OLIVIA STREET
KEY WEST, FL 33040

Property Details

PC Code: 71 - CHURCHES

Millage Group: 11KW

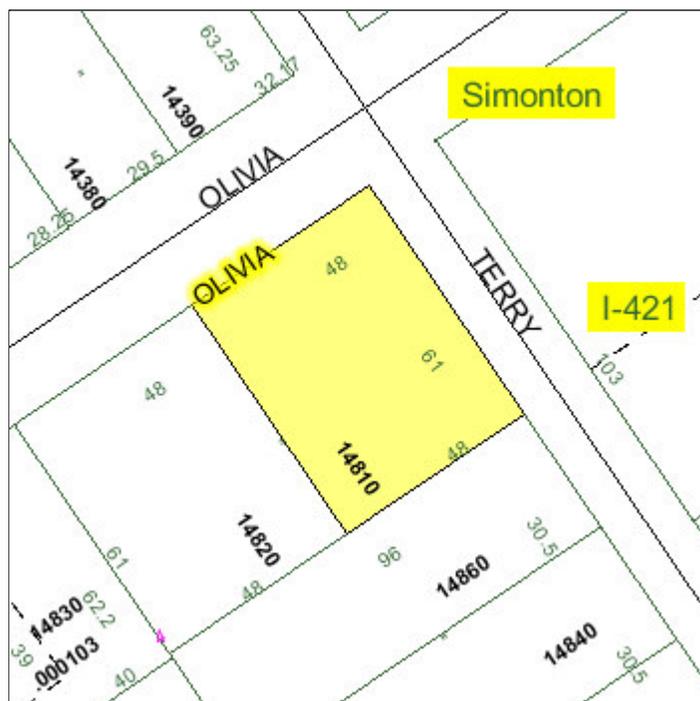
Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 312 - 314 OLIVIA ST KEY WEST

Legal Description: KW PT LOT 4 SQR 3 TR3 G69-499/501

Parcel Map





Exemptions

Exemption	Amount
10 - RELIGIOUS	505,267.00

Land Details

Land Use Code	Frontage	Depth	Land Area
100E - COMMERCIAL EXEMPT	48	61	2,928.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1
Total Living Area: 2228
Year Built: 1969

Building 1 Details

Building Type
Effective Age 23
Year Built 1969
Functional Obs 0

Condition A
Perimeter 198
Special Arch 0
Economic Obs 0

Quality Grade 350
Depreciation % 30
Grnd Floor Area 2,228

Inclusions:

Roof Type
Heat 1
Heat Src 1

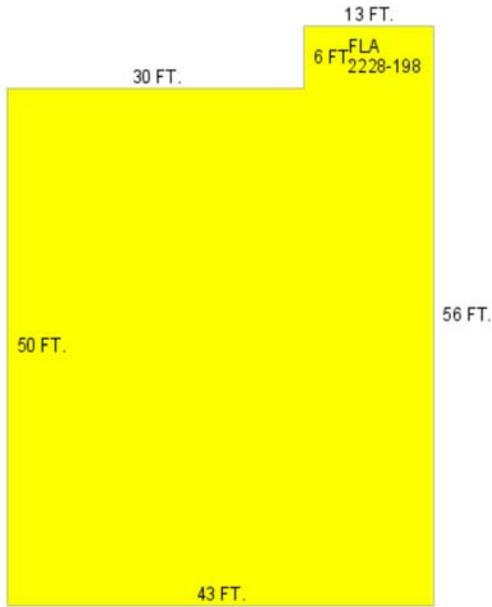
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 4

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1993					2,228

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2686	CHURCHES	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
709	C.B.S.	100

Appraiser Notes

MISSIONARY BAPTIST CHURCH

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
96-0413	01/01/1996	08/01/1996	2,700	Commercial	REPAIRS
96-1311	03/01/1996	08/01/1996	1,000	Commercial	AUWNING
97-1419	05/01/1997	08/01/1997	700	Commercial	ROOF REPAIR
05-0600	02/24/2005	11/15/2005	1,100	Commercial	REP-LACE TILE
04-0094	01/15/2004	10/13/2004	3,000	Commercial	METAL ROOF
07-0371	01/22/2007		2,275	Commercial	INSTALL TWO WATERFALL AWNING IN FRONT OF BUILDING

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2010	227,107	0	278,160	505,267	505,267	505,267	0
2009	240,085	0	329,400	569,485	569,485	569,485	0
2008	240,085	0	336,720	576,805	576,805	576,805	0
2007	164,192	0	336,720	500,912	500,912	500,912	0
2006	164,192	0	248,880	413,072	413,072	413,072	0
2005	164,192	0	204,960	369,152	369,152	369,152	0
2004	164,190	0	175,680	339,870	339,870	339,870	0
2003	164,190	0	87,840	252,030	252,030	252,030	0
2002	164,190	0	51,240	215,430	215,430	215,430	0
2001	164,190	0	46,848	211,038	211,038	211,038	0
2000	164,190	0	40,992	205,182	205,182	205,182	0
1999	164,190	0	40,992	205,182	205,182	205,182	0
1998	109,716	0	40,992	150,708	150,708	150,708	0
1997	109,716	0	35,136	144,852	144,852	144,852	0
1996	99,742	0	35,136	134,878	134,878	134,878	0
1995	99,742	0	35,136	134,878	134,878	134,878	0
1994	99,742	0	35,136	134,878	134,878	134,878	0
1993	68,426	0	35,136	103,562	103,562	103,562	0
1992	68,426	0	35,136	103,562	103,562	103,562	0
1991	68,426	0	35,136	103,562	103,562	103,562	0
1990	57,898	0	30,012	87,910	87,910	87,910	0
1989	57,898	0	29,280	87,178	87,178	87,178	0
1988	53,152	0	26,352	79,504	79,504	79,504	0
1987	52,136	0	10,307	62,443	62,443	62,443	0
1986	52,317	0	9,662	61,979	61,979	61,979	0
1985	51,105	0	9,048	60,153	60,153	60,153	0
1984	0	19,646	9,048	28,694	28,694	28,694	0

1983	0	19,646	9,048	28,694	28,694	28,694	0
1982	0	19,646	7,056	26,702	26,702	26,702	0

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Thank you for your patience and understanding.

There are no sales to display for this parcel.

This page has been visited 265,941 times.

Monroe County Property Appraiser
Ervin A. Higgs, CFA
P.O. Box 1176
Key West, FL 33041-1176

ATTACHMENT F

ATTACHMENT F – OWNERSHIP AND LEGAL STRUCTURE

St. James First Missionary Baptist Church is a non-profit Florida Corporation.
Our officer list is as follows:

Dorothy Sands, registered agent
311 Cross Street
Key West, FL (Stock Island) 33040

Rev. John W. McKenzie, Director
2007 Staples Ave
Key West, FL 33040

Jimmy Greene, Director
32 East 12th Street
Key West, FL (Stock Island) 33040

James J. Johnson III, Director
546 Park Drive
Key West, FL (Rockland Key 33040)

Eddie Brantley, Director
831 Thomas Street
Key West, FL 33040

Bertha Miller, Director
10E Porter Place
Key West, FL 33040

Peggy Ward-Grant, Director
410 County Road
Key West, FL (Stock Island) 33040

Juanita Johnson K., Financial Secretary
827 Emma Street
Key West, FL 33040

ATTACHMENT G

ATTACHMENT G – PUBLIC USE

The facility is open to the public. There is no charge for public use as relates to worship, programs and special events sponsored by St James. If outside persons or agencies use the facility for special purposes unrelated to St James Church, minimal rent is charged.

St James First Missionary Baptist Church has served this community for one-hundred and thirty four years as a religious organization. Many of its members are life-long residents of Bahama Village.

St James Church facility is used for Aids Testing every First and Third Wednesday. This program is administered by the AIDS Coalition of the Florida Keys and Monroe County Health Department.

St James Church serves many Bahama Village community children through their weekly Youth Department Program where the children participate in dance, the arts and music. The children are taught life lessons, self-esteem development, respect for self, others and rules. Additionally, the children are normally fed snacks weekly and full meals on special occasions.

St James Church hosted a Back to School Program on August 22, 2010 where they gave away more than 50 gift cards/school supplies to children headed back to school, most of whom are underprivileged and live in Bahama Village.

St James Church serves as a spiritual refuge to several persons who are struggling with Alcohol/Drug Addiction as well as those who are HIV positive and need constant hope in coping with this disease.

St James Church is a Weekly distribution site for bread and related products donated by Publix Supermarkets.

St James Church is one of the well-respected churches in the African American community specifically, and Key West in general.



Pastor John Wesley McKenzie
St. James Missionary Baptist Church
312 Olivia Street
Key West, FL 33040

Dear Pastor McKenzie and St. James members,

On behalf of the AIDS Help education and prevention department, I want to express our thanks for your support and advocacy. We have proudly collaborated with St. James for more than four years in providing a regular, twice-monthly venue for conducting free HIV counseling and testing, risk reduction programs and outreach events. St. James Church location has also served as a contact point for individuals seeking education and prevention information on HIV/AIDS.

We look forward to working with you on our Project Southernmost SHARE (Substance Abuse and HIV Prevention for At-Risk re-Entry Populations) in our continued efforts to reach our minority communities with these important programs and educational efforts.

Thank you for your support.

Sincerely,

A handwritten signature in cursive script that reads "Derrick L. Traylor".

Derrick L Traylor
Director of Education
AIDS Help of Monroe County

ATTACHMENT H

ATTACHMENT H – PROJECT BUDGET

The restoration project was reviewed on September 30, 2010 with the Historic Preservation Planner. It was discussed that the concrete restoration, stucco repairs, and repainting would help to preserve the historic structure and would be in keeping with the HARC guidelines.

ATTACHMENT I

ATTACHMENT I – PROJECT BUDGET

The project will be a single phase project.

The following is the anticipated project budget based on research and estimates:

- Concrete Restoration / Stucco Repairs \$117,500
 - Requested funds for 2011 TIF funding cycle
- Exterior Painting \$15,000
 - Matching Funds provided by organization
- Project coordination services \$5,000
 - Requested funds for 2011 TIF funding cycle

- Total Project Cost \$137,500
- Total Matching Funds Provided \$50,000
 - \$15,000 Painting – Labor and Materials
 - \$35,000 Cash
- **Total TIF Funding Request** **\$87,500**

Concrete Solutions of the Florida Keys, LLC

PROPOSAL

September 24, 2010

Pastor John W. McKenzie
St. James First Missionary Baptist Church
312 Olivia Street
Key West, Florida 33040
Phone-296-5593
RE: Concrete Restoration

SCOPE OF WORK:

To furnish all labor, materials, equipment, taxes and insurance to: Install adequate shoring to support the structure and avoid jeopardizing its structural integrity while performing selective demolition and concrete restoration. Remove and replace 216 cf of deteriorated concrete to columns and tie-beams. Repair all exterior cracks. All debris will be disposed of by Concrete Solutions.

Method of Concrete Restoration:

Clean and remove all unsound concrete, rust, grease, oil, paint and any foreign material. Then, in the repair area, we will place a high density 5,000 PSI concrete mix design with superplasticizer and microsilica which is designed for harsh saltwater environments such as Key West. All reinforcing steel will be removed and replaced by cutting out the corroded old steel and replacing it by drilling and epoxying the new steel into sound concrete. Concrete Solutions pre-coats all new steel with Corro Seal prior to placement as an added barrier to future rusting. Stucco repair areas to match existing finishes as closely as possible. All repairs are to be performed in strict conformance with the American Concrete Institute's specifications for concrete restoration.

TOTAL PROPOSAL:

\$117,472.00

Note: All Concrete repairs performed by Concrete Solutions should be considered a full structural restoration and not a patch which is considered cosmetic. Upon inspection of the buildings, we noted numerous areas of significant spalling and or faulty repair attempts which are compromising the structural integrity of the building. It is highly recommended that a qualified licensed engineer be hired to inspect the buildings and provide a report (which will be required for obtaining a permit). Concrete Solutions recommends Russell Mortenson of Lower Keys Engineering and he may be reached at (305) 872-0272.

Additional Note: If any additional work, outside the scope of work stated above, is required or requested, said work will be negotiated and billed accordingly as a Change Order with the signed approval by owner.

Exclusions: Permit fees (if necessary), Engineer's Reports (if necessary), Interior finishes needing to be disturbed to access repairs, landscaping, painting, removal and/or handling of any hazardous materials, and removal of any and all obstructions from construction areas, including, but not limited to removal of any walls, partitions, conduit, wires pipes or any obstructions to the repair area(s). If Concrete Solutions is required to move any of these obstructions, our time will be billed at an hourly rate of \$65.00 per man hour.

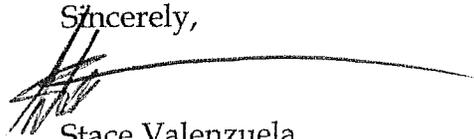
Terms: 20% Mobilization and Weekly Progress Payments with Balance Due Upon Completion.

The prices contained within this proposal will be valid for thirty (30) days from the date of this letter due to the constant increase in the cost of fuel and/or building materials.

Please note that all unpaid fees over fifteen (15) days past due may be subject to interest charges of 1.5% per month on the unpaid balance including all reasonable attorney fees and other collection costs. Further, any returned checks will incur a service charge of \$50.00 per check. We do not accept credit cards.

Thank you for your consideration of our proposal. If you have any questions, please feel free to contact us at (305) 292-4111.

Sincerely,



Stace Valenzuela
CBC 1253677

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Property Owner or Agent

Printed Name

Date

ATTACHMENT J

ATTACHMENT J – PROJECT SCHEDULE

The project will be completed within six (6) months of funding approval.

ATTACHMENT K

ATTACHMENT K – GREEN FEATURES

Repair of an existing structure to prolong its life is a key component of sustainability and green design. Performing the necessary repairs of the deteriorating concrete façade of this historic building will help to ensure that it remains a viable building for the community for many years to come, eliminating the need for demolition and reconstruction in the future.

ATTACHMENT F

ATTACHMENT F – OWNERSHIP AND LEGAL STRUCTURE

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James J. Johnson III, Director
546 Park Drive
Key West, FL (Rockland Key 33040)

Eddie Brantley, Director
831 Thomas Street
Key West, FL 33040

Bertha Miller, Director
10E Porter Place
Key West, FL 33040

Peggy Ward-Grant, Director
410 County Road
Key West, FL (Stock Island) 33040

Juanita Johnson K., Financial Secretary
827 Emma Street
Key West, FL 33040

ATTACHMENT G

ATTACHMENT G – PUBLIC USE

St. James Church is open to the public. There is no charge for public use as relates to worship, programs and special events sponsored by St James. If outside persons or agencies use the facility for special purposes unrelated to St James Church, minimal fee is charged to cover minimal utility usage and additional custodial fees that are incurred as it relates to the use of the building outside the normal schedule; maybe one-hundred dollars or so. The Church does not provide a written lease for the use of the facility nor do they have a written policy in place. If someone wants to use the facility, they only need to contact the Church and obtain approval. The Church reserves the right to decline certain events. For example, they will not permit events where alcohol is served.

St James First Missionary Baptist Church has served this community for one-hundred and thirty four years as a religious organization. Many of its members are life-long residents of Bahama Village.

St James Church facility is used for Aids Testing every First and Third Wednesday. This program is administered by the AIDS Coalition of the Florida Keys and Monroe County Health Department.

St James Church serves many Bahama Village community children through their weekly Youth Department Program where the children participate in dance, the arts and music. The children are taught life lessons, self-esteem development, respect for self, others and rules. Additionally, the children are normally fed snacks weekly and full meals on special occasions.

St James Church hosted a Back to School Program on August 22, 2010 where they gave away more than 50 gift cards/school supplies to children headed back to school, most of whom are underprivileged and live in Bahama Village.

St James Church serves as a spiritual refuge to several persons who are struggling with Alcohol/Drug Addiction as well as those who are HIV positive and need constant hope in coping with this disease.

St James Church is a Weekly distribution site for bread and related products donated by Publix Supermarkets.

St James Church is one of the well-respected churches in the African American community specifically, and Key West in general.

Some past events hosted at the Church include providing a meeting place for Haitian Mission Church; conducting funerals for families, without cost, who were not members of the Church, and holding a Community choir concert.

Request for Additional Information



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

October 13, 2010

VIA ELECTRONIC MAIL

Michael B. Ingram, AIA
mbi/k2m Architecture, Inc.
1001 Whitehead Street, Suite 101
Key West, Florida 33040

**RE: Application for Tax Increment Appropriation
St. James First Missionary Church – Concrete Restoration
Request for Additional Information and Clarification**

Dear Mr. Ingram:

The City is in receipt of your timely submitted application for Concrete Restoration. Staff has conducted a preliminary review of the application and is requesting the following additional information or clarification regarding the submitted materials:

- Documentation demonstrating that the individual signing the verification and authorization forms is authorized to sign on behalf of the organization; and,
- Documentation, such as a written policy, regarding access to the facility in furtherance of responding to the second part of Item F;

This additional information is requested by October 25, 2010.

Your project presentation is scheduled before the Bahama Village Redevelopment Advisory Committee at their regularly scheduled meeting on Thursday, November 4, 2010, starting at 5:30 p.m. Please be prepared to describe the key aspects of your project in 10 minutes or less and to answer questions that may be posed by the board. In addition, staff or board members may have additional information or clarification requests during the review period. The Bahama Redevelopment Advisory Committee is expected to meet on December 2, 2010, to recommend funding allocations.

Please do not hesitate to call me with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Amy Kimball-Murley".

Amy Kimball-Murley, AICP
Planning Director

October 13, 2010
Page 2

Xc: Mark Finigan, Assistant City Manager
Shawn Smith, City Attorney
CRA Files

**Amendment to Application
October 25, 2010**

October 25, 2010

The City of Key West
PO Box 1409
Key West, Florida 33041
Attn: Amy Kimball-Murley, Planning Director – sent via email akimball@keywestcity.com

**RE: ADDITIONAL INFORMATION REQUEST
TIF APPLICATION 2011 ALLOCATION
ST. JAMES FIRST MISSIONARY CHURCH**

Dear Amy Kimball-Murley,

mbi | k2m is in receipt of your letter dated October 13, 2010 requesting additional information and clarification for the aforementioned project. The comments and our responses in bold are as follows:

Item 1: Documentation demonstrating that the individual signing the verification and authorization forms is authorized to sign on behalf of the organization

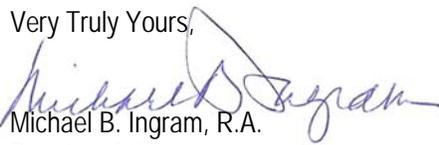
Response: Per our conversation with Nicole Malo on October 16, 2010, the information being provided in revised Attachment F is sufficient at this time. Nicole was researching what type of documentation would provide the necessary information for a Church organization.

Item 2: Documentation, such as a written policy, regarding access to the facility in furtherance of responding to the second part of Item F

Response: A written policy is not in place for the Church regarding public access to the facility. The typical process for an organization or group to use the facility is to contact the Church in advance of the event to discuss the intended use and schedule. The Church is non-discriminatory and has worked with many various organizations over the years. Refer to revised Attachment G for additional information regarding the process for the public to use the facility and for examples of how the Church has been used by the public in the Past.

We trust that you concur with our statements. Should you have any questions please do not hesitate to contact our office.

Very Truly Yours,


Michael B. Ingram, R.A.
Director of Company

Cc: file

**St James First Missionary Baptist Church
312 Olivia Street
Key West, FL 33040
305-296-5593
Rev. John W. McKenzie, Pastor/Teacher
"A Church Teaching the Word of Faith"**

October 15, 2010

RE: TIF Application

The City of Key West, Florida

To Whom It May Concern,

This letter is to verify that Rev. John W. McKenzie has full authorization to sign for, speak for, engage or otherwise make decisions on behalf of the St James First Missionary Baptist Church, 312 Olivia Street, Key West, FL 33040 concerning its' current TIF application or other business related to the church.

Sincerely,



Dorothy Sands, Church Clerk



James J Johnson, III, Chairman of Deacons



Eddie Brantley, Chairman of Trustees



Pastor John Wesley McKenzie
St. James Missionary Baptist Church
312 Olivia Street
Key West, FL 33040

Dear Pastor McKenzie and St. James members,

On behalf of the AIDS Help education and prevention department, I want to express our thanks for your support and advocacy. We have proudly collaborated with St. James for more than four years in providing a regular, twice-monthly venue for conducting free HIV counseling and testing, risk reduction programs and outreach events. St. James Church location has also served as a contact point for individuals seeking education and prevention information on HIV/AIDS.

We look forward to working with you on our Project Southernmost SHARE (Substance Abuse and HIV Prevention for At-Risk re-Entry Populations) in our continued efforts to reach our minority communities with these important programs and educational efforts.

Thank you for your support.

Sincerely,

A handwritten signature in cursive script that reads "Derrick L. Traylor".

Derrick L Traylor
Director of Education
AIDS Help of Monroe County