



LINCOLN PARK
SOUTH LAKE ALLIANCE

PRESENTS:

CHAMPIONS CORNER COMMUNITY CENTER
at LINCOLN PARK

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Who We Are

The Lincoln Park South Lake Alliance is an advocacy group who provides outreach to find out community needs, establish plans, and collaborates to execute programs and projects that fulfill the needs of the community.

To request information or support our initiative please contact:

Sharon Keys

President

W: lpsla.org

P: (352) 530-9926

E: lincolnparksouthlakealliance@gmail.com

"Building Community through creativity, collaboration, and access to life changing opportunities in South Lake County."

Champions Corner Community Center at Lincoln Park

CONCEPTUAL RENDERING



Champions Corner Community Center at Lincoln Park

PRELIMINARY SITE PLAN



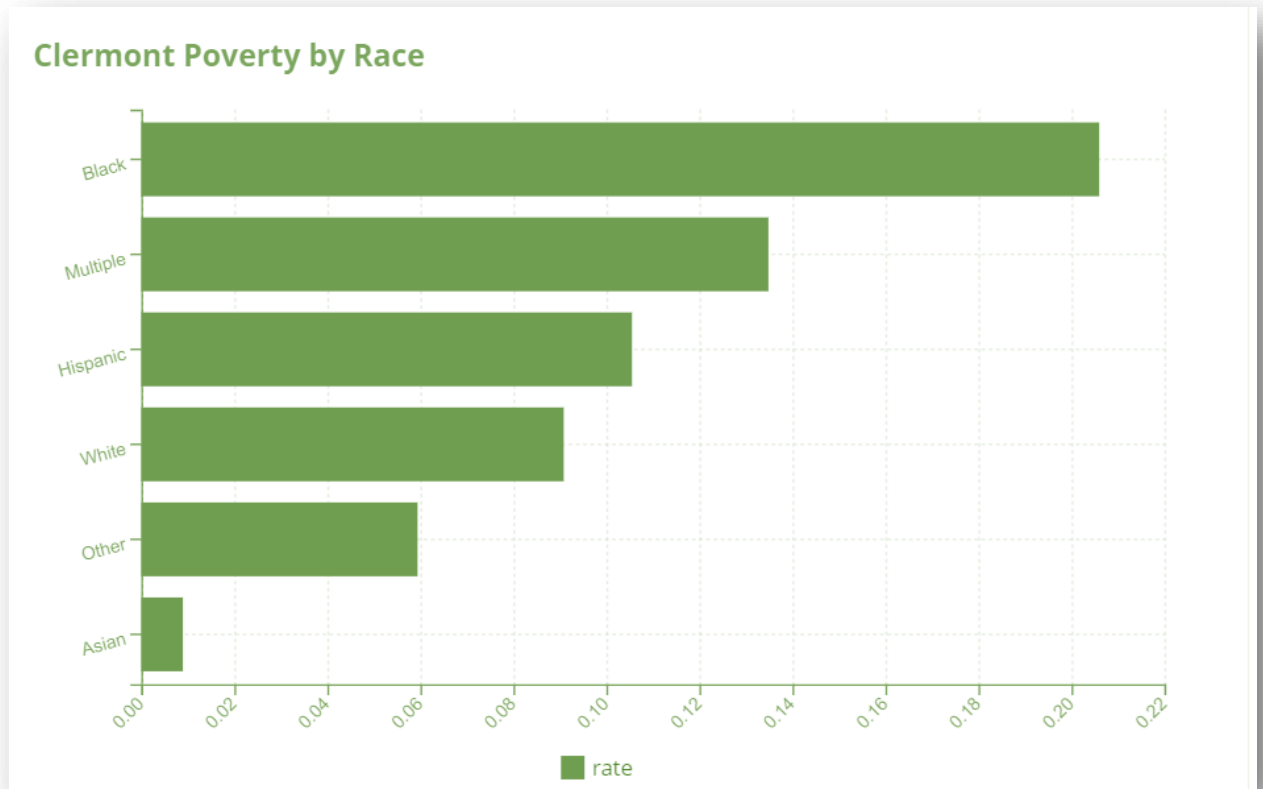
CLERMONT CHAMPION'S CORNER PARTNERS

- LINCOLN PARK ALLIANCE
- I BUILD CENTRAL FLORIDA
- LAKE TECHNICAL COLLEGE
- LAKE COUNTY SCHOOLS
- NATIONAL ENTREPRENEUR CENTER
- CENTRAL FLORIDA URBAN LEAGUE
- ANOINTED COMMUNITY
- YOUTH ENRICHMENT PROGRAM (N.D.A.)
- LAKE COUNTY EMERGENCY MEDICAL SERVICES

CAMPUS BUILDINGS

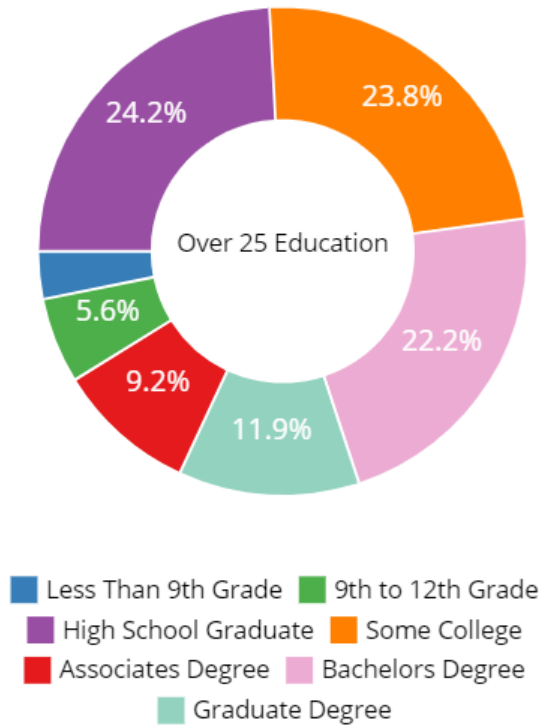
- 01 - I BUILD CENTRAL FLORIDA CLASSROOMS
- 02 - LAKE TECH CLASSROOMS
- 03 - LAKE TECH CULINARY KITCHEN / LINCOLN PARK MULTI-PURPOSE
- 04 - LAKE TECH CULINARY CLASSROOM
- 05 - LAKE COUNTY SCHOOL PRE- K ADMINISTRATION
- 06 - NATIONAL ENTREPRENEUR CENTER
- 07 - CENTRAL FLORIDA URBAN LEAGUE
- 08 - LINCOLN PARK MEDIA CENTER
- 09 - LINCOLN PARK - ADMINISTRATION
- 10 - ANOINTED COMMUNITY YOUTH & ADULT MENTORING
- 11 - YOUTH ENRICHMENT PROGRAM (N.D.A.) ROOMS
- 13 - YOUTH ENRICHMENT PROGRAM (N.D.A.) GYMNASIUM & CLASSROOMS
- 14 - LINCOLN PARK PERFORMING ARTS CLASSROOMS
- 17 - LINCOLN PARK DAYCARE CLASSROOMS
- 18 - LAKE COUNTY SCHOOLS PRE- K CLASSROOMS
- 99 - PORTABLE CLASSROOMS
- EM - LAKE COUNTY EMERGENCY MEDICAL TECHNICIANS STATION

Community Demographics



The primary objective for Champions Corner will be to provide resources to achieve success for those in our community who need it the most. The poverty rate in Clermont is currently 10.3%, meaning that this population of the community could earn as low as \$17,609 for a household of 1 and up to \$36,156 for a family of 4 according to the 2021 Federal Poverty levels. 10.3% does not sound like a large proportion of people, but what happens when we look at other statistics that indicate the percentage of people that cannot afford to live in their own community?

Community Demographics



Median household income in
Clermont Florida:

\$77,138.00

Median house value:

\$233,000.00

(monthly mortgage \$1,102.00)

Median Income of a High School
Graduate:

\$30,479.00

A Single Head of Household:

40% AMI

(monthly mortgage threshold
\$725.00)

Dual Income Households:

80% AMI

(monthly mortgage threshold
\$1,450.00)

Up to 31% of the population unable
to afford to live in their own
community.

As you can see, when we dissect the education levels and income levels, and compare it to the overall average median income, it shows a better depiction of the proportion of the population that is struggling financially to live in their own community. Approximately 31% of the population holds up to a high school diploma. The median income for an individual with a high school diploma is \$30,479.00 which is at 40% AMI and well below the monthly mortgage or rent threshold. If the household were dual income with two high school graduates, they would still be at 80% AMI and barely able to meet the mortgage threshold, especially if the household includes children. Sadly, 6% of the local citizens were not able to complete high school with incomes even lower than what was previously discussed.

Community Reach

City	Poverty Rate	Total Population	Labor Force Participation	Total in Labor Force	% of People with a High School Diploma or less	# of People with a High School Diploma or less
Clermont	10.30%	42842	57%	24206	30%	7261.719
Groveland	11.80%	19949	57%	11291	42%	4742.27628
Minneola	5.50%	13503	71%	9560	33%	3154.84092
Mascotte	26.50%	7241	63%	4526	61%	2760.63125
					Total Potential Reach	17,920 People

With a facility of this magnitude, we anticipate that the reach will go much further into the South Lake region. As you can see in the chart, between all major cities in the South Lake region, we have the potential to reach 17,920 people based on demographic figures of individuals who would benefit from the programs we intend to offer. If we do not start offering solutions to this population in the near future, we anticipate that this number will grow by over 700 people a year in the South Lake region based on a sustained 4% annual growth rate. As you can see, a much larger portion of the residents are struggling to make ends meet in their own community. How do we change the narrative and help them re-write their story?



Lake Technical College

July 27, 2021

Dear Ms. Keys,

It has been great talking with you regarding the Lincoln Park South Lake Alliance project. After learning information from both Dr. Culpepper and yourself, Lake Technical College is interested in offering GED prep classes and other adult basic education classes at your proposed community center. We would also be willing to discuss short term personal enrichment classes like those in computers, job searching and resume writing, among others.

In addition, we are anxious to explore a variety of trade apprenticeship programs that might be able to be offered on your campus site. We are hoping to expand apprenticeship training in partnership with Lake Sumter State College, but it requires significant community investment from employers and agencies who are willing to hire the apprentices. Also, as I've shared with you we are currently undergoing significant changes regarding new programs and program approval with the Florida Department of Education, so we cannot confirm any specific programs until we have further guidance and have a completed community needs assessment aligned with employment data.

We look forward to our partnership and to having you for a tour of the main campus this fall!

Sincerely,

A handwritten signature in black ink that reads "DeAnna D. Thomas".

DeAnna D. Thomas
Executive Director

Lake Technical College

2001 Kurt Street



Eustis, Florida 32726



352.589.2250



www.laketech.org

Phase I



Confirmed Programs:

-Apprenticeship Programs for the following trades:

Concrete, Carpentry, Drywall, HVAC,

Masonry, Painting, Electrical , Fire Specialist,

Equipment Operator, Plumber, Roofer,

Theme Artist, Tile Setter, Welding

-Scholarship and Grant Opportunities to participants.

-Job Placement Services



LETTER OF SUPPORT

August 5, 2021

To whom it may concern:

This letter is to express our intent to occupy Building 1, of the Clermont Elementary School campus if/when it becomes available. We intend to offer state-registered construction pre-apprenticeship and apprenticeship programs in a variety of trades, as well as host programs to expose youth and young adults to the opportunities available within the construction industry.

If/when we're able to occupy this building, we'll be able to host our programs as well as some of our partnered programs under one roof, uniting all of the trades, and allowing this campus to act as the "one-stop-shop" for a construction career pathway. Utilizing the apprenticeship model, we're able to serve underserved populations and offer them a way to break the cycle of poverty. Free education, job placements, and various career pathways to follow.

Our pre-apprenticeship program, spans across various trades, and provides a great way to alleviate the struggle of not having enough qualified workers in our community. This program will not only train the future workforce of our industry and assist in the labor shortage but also get numerous Lake County residents started down the path of a rewarding career.

If you have any questions, please feel free to contact me at 407-431-2938 or by email at thagood@ibuildcfl.com.

Sincerely,

Tara Hagood | Programs Director
iBuild Central Florida

Phase I



Confirmed Programs:

Reading Enrichment

Microsoft Office Specialist

Blue Print 2.0 Training

Entrepreneurship & Business Plan Development

Teen Court

Community Police Academy

Youth Navigator



**Central Florida
Urban League**

***Empowering Communities.
Changing Lives.***

June 17, 2021

Mayor Tim Murry and Members of Clermont City Council
685 W. Montrose St.,
Clermont, Florida 34711

Dear Mayor Murry and Members of Clermont City Council,

I am writing on behalf of the Central Florida Urban League (CFUL) in support of the Lincoln Park South Lake Alliance's (LPSLA) efforts to establish a community center in South Lake County at Clermont Elementary School, once this school is closed by the Lake County School Board.

The CFUL strongly supports the LPSLA's efforts. We look forward to establishing a partnership with the LPSLA and offering CFUL programming, which will benefit the entire community, at the center following its establishment.

Our organization has been a pillar in the community for over 40 years, serving more than 75,000 Central Floridians since our inception. Adapting to the new realities in both society and in our community, we have honed our mission to focus on the Three Es: Education, Employment and Entrepreneurship. These three pillars guide all our programming and initiatives, ensuring that our organization can end generational poverty in Central Florida.

As a future partner of the LPSLA, we look forward to the opportunity to bring our *Three E's* to the citizens in the South Lake County area.

With this letter, we acknowledge this partnership, and we look forward to working with the LPSLA and all the Clermont City Council in making this vision a reality.

Sincerely,

Glenon Gilzean, Jr.
President and CEO

Phase I



Confirmed Programs:

Adult Tutoring

K-12 Tutoring

Professional Mentoring

Low-cost legal document service

Homework Assistance



June 24, 2021

City of Clermont
685 West Montrose St.
Clermont, FL 34711

To Whom It Concerns:

This letter is written on behalf of our partner, Lincoln Park South Lake Alliance, Inc. in support of their plans to implement a comprehensive program and a job/learning center to help unemployed and underemployed residents of Clermont gain valuable skills.

Anointed Community Services International Inc. anticipates being one of many partners to help bring this vision for Clermont residents into fruition. Anointed Community Services Int'l currently manages the Elsie Tomlin Community Center for the City of Groveland and believes that we provide a model of a community learning hub for other municipalities to emulate. We offer a variety of social services, a free after-school program with tutoring for youth ages 5-16, job preparation, parenting, and computer training for the residents of Groveland. We anticipate partnering with the Lincoln Park South Lake Alliance to offer GED studies and Tutoring for adults and children. It is our belief that these programs and services will be of great benefit to the community that surrounds the Clermont Elementary school.

With that said, we fully support the City of Clermont's partnership with the Lincoln Park South Lake Alliance and believe that this partnership will greatly benefit the under-represented community in Clermont.

We hope that you will give their partnership request full consideration. If you have any questions, please do not hesitate to contact me at 352-404-7898 ext. 101.

Passionately serving,

Linda D. Cowels
President/CEO

Phase I



Confirmed Programs:

Action-Based Therapy (recreation based)

Accelerated Resolution Therapy

Bio-Psycho-Social Evaluations for disability
or court evaluations.

Dialectical Behavioral Therapy

Emotional Focused Therapy

Expressive Arts Therapy

Family Therapy

Gestalt Therapy

Marriage Therapy

Play Therapy

School-Based Therapy

Trauma-focused CBT



June 28, 2021

Brittany Timmons
South Lake Community Foundation

Brittany,

It was so nice to meet you and your team a few weeks ago to share with you our story and the vision that FLCC has for the Lake County community. We were intrigued with the vision you all have for the Lincoln Park community. As we had previously mentioned, my husband Donnie Burchfield has been a football coach, youth pastor and now lead pastor for the last 20 yrs. I have been a licensed marriage and family therapist, as well as an EBD high school teacher, and DCF case manager over the last 20 yrs. We both have a heart, dedication, and commitment to see At-Risk youth have an opportunity to be generational curse breakers and be the change in their future families.

FLCC would love to partner with you all in providing services to the Lincoln Park youth and their families. We currently have been a contracted vendor to provide school-based therapy to all Lake County schools. We provide experiential therapy (Expressive Arts & Music therapy, Action Sports Skateboarding therapy, and Sewing Group therapy) to at-risk clients where traditional mental health treatment has not been successful. We also provide therapeutic supervised family sessions for Kids Central Inc, and Dept of Children & Families. FLCC therapists specialize in working with trauma, divorce, blended families, grief & loss, autism, among many other things.

FLCC has a wide variety of therapists (marriage & family therapists, mental health counselors, and social workers) to address a wide variety of mental health challenges. We also have different levels of trained therapists, so that therapy can be more affordable. Please use this letter of intent to support your initiative for the Lincoln Park and South Lake community.

I look forward to working with you and the foundation. Please contact us at 352-988-6673 or via email at Sandi@familylife.group to collaborate on how we can work together.

Thank you,

Cassandra Burchfield, via electronic signature

Cassandra Burchfield, MS, LMFT, MT 3215

Licensed Marriage & Family Therapist, Owner of FLCC



1230 Oakley Seaver Dr, #307, CLERMONT, FL 34711

858 S. Duncan Dr, TAVARES, FL 32778

Satellite offices: Orlando, Lakeland, Auburndale, FL

352-988-6673 (office phone)

352-363-2496 (fax)

www.familylifecounselingcenter.com

Phase I



Confirmed Programs:

To be determined based on the board meeting regarding what programs to bring to the South Lake region: Their current list of programs is:

Business Coaching

Small Business Development Center of FL

Business Incubation Program

Score

International Trade Office

Leadership Development

Veterans Entrepreneurship Initiative

HCCMO, NAWBO, NBMBA, PRIDE

Phase I



Confirmed Programs:

Lake County Schools VPK

Phase II

- STEM/ Robotics
- Financial Literacy Program
- In School Suspension
Program
- Parent Academy
- Health and Wellness
Programs
- After School and Summer
Childcare
- Arts
- Sports and Recreations
- Community Garden

Letters of Support



RESOLUTION NO. 2021-63

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, SUPPORTING THE CONVERSION OF THE CLERMONT ELEMENTARY SCHOOL INTO THE LINCOLN PARK COMMUNITY LEARNING CENTER AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, School Board of Lake County ("School Board") intends to undertake the construction of the Aurelia Cole Academy ("Academy") and a re-districting which will impact several schools in South Lake County, including Clermont Middle, Gray Middle, Windy Hill Middle and East Ridge Middle Schools; and

WHEREAS, at the end of the construction project, which is anticipated to be in the year 2023, the School Board may not be utilizing the Clermont Elementary School property, or some part of it; and

WHEREAS, if the Clermont Elementary School is closed the Lincoln Park South Lake Alliance ("Alliance") has indicated its desire to create a community learning center site through the execution of a lease between School Board as lessor and Alliance as lessee ("Lease"); and

WHEREAS, the Lake County Board of County Commissioners supports the creation of a community learning center in South Lake County.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Lake County, Florida:

Section 1. The recitals above are incorporated herein.

Section 2. The Board of County Commissioners of Lake County, Florida, supports a partnership between the School Board and the Alliance to create a community learning center using the Clermont Elementary facility if it becomes available after re-districting.

Section 3. This Resolution shall become effective immediately upon its passage and adoption.


PASSED AND ADOPTED this 13th day of April, 2021.

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA


Sean M. Parks, Chairman


This 15th day of April, 2021.

ATTEST.


Gary J. Cheney, Clerk
Board of County Commissioners
of Lake County, Florida



Approved as to form and legality:


Melanie Marsh, County Attorney

25
YEARS



COMMUNITY
FOUNDATION
OF SOUTH LAKE

August 13, 2021

Dear Ms. Keys,

The Community Foundation of South Lake fully supports the Lincoln Park South Alliance in their efforts to develop a much-needed community center at the present Clermont Elementary School location. The programs that would be offered at a center like this would be impactful to our community in so many ways. Allowing children to have a safe place to participate in all types of activities that would benefit the health and wellness of the children and ultimately make a positive impact on our entire community.

A community center would be a place for the community to come together and unite us all. It could provide volunteer opportunities for our youth to give back and instill a sense of something larger than themselves. A place for creativity to blossom and promote cultural activities. A place that offers educational opportunities that ultimately provides economic development for the community.

As your Community Foundation, our mission is to “serve our community through the connecting of resources and intentional philanthropic giving.” Our vision is a community where all needs are met. And as a member of the community, we want to assist with the resources most capable of resolving issues and obstacles that would obstruct our fellow citizen from realizing their full potential or enjoying the benefits our community has to offer. A community center for our residents is an opportunity for us to realize all of this and more. It is for all of these reasons I fully support your efforts in developing a community center in Clermont.

Sincerely,

Kathy Smith, Executive Director





August 11, 2021

I am so happy to endorse the Lincoln Park Project being submitted by Sharon Keys and her entire team. The City of Clermont and Lake County will benefit greatly by this resource being present in our community.

We live in a culture in which many young people and adults are being left behind without the tools to achieve their best life. It is so refreshing to work with organizations every day who are being intentional about seeing individuals and families live BETTER LIVES. It takes all of us leaving our state of denial that a need exists, to implement the type of changes that are markers in our community timeline and history. I believe these opportunities are set up for this type of marker here in South Lake county. We will be able to look back as time passes by and be proud that we were a part of creating the positive change in a young man, young lady or family's life. Imagine the stories that will come out of a young man as he stands in front of the city council to share his journey of living in a home without hope and arriving in his new destiny with a strong base because someone invested time as a mentor and opportunities in a trade that carried him past his current circumstances to a new and exciting life.

I am often reminded that we take too much for granted. We believe everyone has the same opportunity and information to rise above their circumstances but that simply is not true. I look back at my own life and recognize great coaches, individuals, pastors, and community leaders who believed in me and called me to a higher purpose. It was those relationships that carried me past my doubts and despair to a new launching pad of seeking to achieve more. It is true of everyone we meet at any location including Lincoln Park.

The Lincoln Park initiative will supply much needed mentoring, collaboration and trade opportunities that simply do not exist and yet are needed in a functioning society. As the director of Strategic Development at the Central Florida Hope Center, I see it everyday as individuals walk through our doors. Burdened down with cares and concerns and no direction, a simple relationship with encouragement can enable someone to rise above and see the possibilities. I am excited about this new endeavor and look forward to collaborating with Sharon and her team to impact lives and create a BETTER LIFE for everyone.

Scott Chevalier
Director of Strategic Development
Central Florida Hope Center



CHARLES L. BROADWAY
Police Chief

Tel 352-394-5588
Fax 352-394-1644
cbroadway@clermontfl.org



Date: June 24, 2021
To: Lincoln Park South Lake Alliance
From: Chief Charles Broadway
Reference: Letter of Support for the Clermont Community Center

I wholeheartedly support a Clermont Community Center without any reservations and commit to dedicate personnel to assist with the programs and events that will be offered.

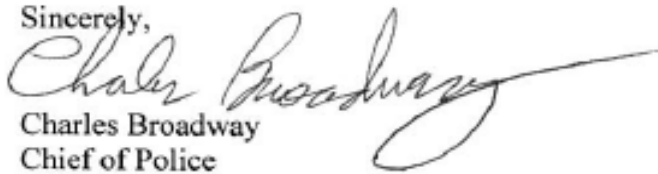
From a law enforcement perspective and being a member of the Subcommittee on Accountability and Societal Change, I have the opportunity to converse with law enforcement practitioners, subject matter experts, community members and stakeholders. The recurring theme is the continual need to improve community relations and juvenile justice which includes positive and non-law enforcement interactions between the police and our youth. The Clermont Police Department has always prided itself with having a positive influence within the community. A repetitive, positive police and youth engagement has been proven to reduce crime, reduce victimization and recidivism and positively impact the trajectory of our youth's future. A community center is a vessel that enables us to foster trust, build relationships, and provides opportunities for law enforcement to mentor, coach and teach.

My support and commitment to the community center would also include participation in adult based programs the center would host and or offer. This would give the Clermont Police Department and other law enforcement agencies the opportunity to engage with our community in face-to-face interactions, allowing for transparency, communication, and partnerships.

The community center will help build strong families, safe communities, social interaction, volunteerism, and after school programs to deter at risk youth from criminal behavior.

The community center would bring such value to Lake County and be a pipeline for opportunities, advancement, and favorable possibilities. Mentors, role models, educators, community members and law enforcement collectively will provide educational and vocational opportunities, job skills and placement, career paths, decrease unemployment rates, build character and enhance the knowledge, skills and abilities of attendees. I am confident that the community center will provide a roadmap to individuals, families and communities to attain their goals and thrive in society.

Sincerely,


Charles Broadway
Chief of Police



Barbara Gaines
District 3 Councilmember
352-429-2141 ext. 813
Barbara.Gaines@groveland-fl.gov

158 S. Lake Avenue * Groveland, FL 34738 * www.Groveland-FL.gov

May 20, 2021

Dear Lincoln Park South Lake Alliance,

As Groveland Councilmember for District 3, two of my main priorities are small businesses and the communities they serve. These crucial businesses are operated by entrepreneurs, all of whom were able to start and sustain their businesses through the kinds of job readiness and education programs proposed by the Lincoln Park South Lake Alliance (LPSLA).

Eliminating education and opportunity gaps are two essential steps that we must take if South Lake County is to continue enjoying sustainable growth in its communities. I believe the LPLSA Community Center will be the vehicle by which we as a County take those steps. Local businesses require an educated and professionally diverse personnel to thrive, which is why the career readiness programs proposed by the LPSA will be so beneficial to fostering competent employees entering the workforce. Their community center would complement our school systems, giving our students varied mentorship opportunities not offered by some academic institutions. Not only will local students learn how to be knowledgeable professionals who can retain long-term employment using the skills learned at the community center, but they will also be equipped with the information required to build sound entrepreneurial foundations for starting future businesses.

Closer to home, Groveland is seeking opportunities to equip our multigenerational public with various tools to pursue real-world goals. Our communities would benefit from partnering with the LPSLA Community Center to introduce our residents to much-needed basic training such as financial literacy and development-based recreational activities. The professional skills learned at the community

center could also lend themselves to starting attractive new businesses that could potentially put South Lake County on the map as a hub for flourishing entrepreneurs. All South Lake County would have the bragging rights to say we have a program that fostered these outstanding professionals.

I believe supporting the Lincoln Park South Lake Alliance Community Center should be a county-wide concerted effort. We all bring something to the table, and I am confident this community center will be the multi-faceted approach we need to better our communities.

Sincerely,

A handwritten signature in blue ink that reads "Barbara Gaines". The signature is fluid and cursive, with the first name "Barbara" and the last name "Gaines" clearly legible.

Councilmember Barbara Gaines





Evelyn Wilson

Mayor

352-429-2141 ext. 811

Evelyn.Wilson@groveland-fl.gov

156 S. Lake Avenue • Groveland, FL 34736 • www.Groveland-FL.gov

May 20, 2021

Dear Lincoln Park South Lake Alliance,

If the COVID-19 pandemic has taught us nothing else, it's that emergencies reveal our values. In Groveland, we believe that opportunity and community must go together if people are to thrive amidst unprecedented challenges. A great way to prepare our communities for ongoing success would be to take advantage of the resources that would be offered by the Lincoln Park South Lake Alliance Community Center.


As Mayor, I attend many City functions that include our local youth. I intentionally make time during every event to talk to them and find out their needs and how the City can best accommodate them. Having recreational options is a recurring theme amongst our young people, which tells me a Lincoln Park South Lake Alliance Community Center that provides constructive activities would be greatly appreciated. Supporting places where students can explore their creative facets and expand the social skills that will lead to future job opportunities should be an automatic priority for every county. It's counterproductive to tell young people to be productive members of society without giving them the tools to accomplish such goals. This community center would serve as a creative outlet for them to maximize their involvement in any community.

Another great asset presented by the Lincoln Park South Lake Alliance Community Center is its multigenerational approach to servicing communities. Adults have interests too, and few people would decline learning a new skill if they knew they'd have help in the learning process. The vocational training provided by the new community center would provide increased economic benefits to the families of those utilizing their services. The more families are supported, the more

those families can support the places where they live. South Lake County must embrace this opportunity to show communities that their leaders care enough to give them avenues for personal and professional growth.

I wholly support the Lincoln Park South Lake Alliance and its proposal to enhance Lake County with this worthy community center.

Sincerely,

A handwritten signature in blue ink that reads "Evelyn A. Wilson". The script is cursive and fluid.

Mayor Evelyn A. Wilson





Michael Hein
City Manager
352-429-2141
Michael.Hein@groveland-fl.gov

156 S. Lake Avenue • Groveland, FL 34736 • www.Groveland-FL.gov

May 24, 2021

Dear Lincoln Park South Lake Alliance,

The City of Groveland commends the outstanding public service strides made by the Lincoln Park South Lake Alliance to educate and advance its communities. The programs offered by their community center would complement our current public resource programs, leading to extensive collaboration opportunities in the near future.

It is a sensible exchange to revise Clermont Elementary School while also providing a new facility to accommodate South Lake County's growing need for local recreational outlets. In addition to benefitting Clermont and Groveland, this community center could supplement the developmental needs of surrounding communities looking to supply constructive activities for local youth. The diverse programs would also provide numerous benefits to the evolving professional realms emerging in South Lake County. Supporting knowledgeable, engaged economic leaders is a valued tradition that all cities must continue to pursue smart growth.

The presence of a facility where families can gather in a productive setting to improve their economic standing is also an advantage for the surrounding businesses. Families that achieve higher incomes with the skills acquired by this community center will support more local businesses, more often. The businesses that profit from the investments of these recently developed professionals will be to reciprocate the investment by giving back to the communities they serve.

Groveland highly anticipates connecting our organizations to serve a broader need and market. I wholeheartedly support the efforts of the Lincoln Park South Lake Alliance, and I believe they are a worthwhile organization to support.

Sincerely,

City Manager Michael Hein

City with Natural Charm



OFFICERS

PRESIDENT

*STANLEY "WICK" WILSON

VICE PRESIDENT

*WALTER "CHAMP" MCGRIFF

TREASURER

*JAMES "MOOSE" MCGRIFF

ROAD CAPTAIN

*JEROME "G-MAN" GODWIN

SECRETARY

RON "BACON" BACON

CHAPLIN

JONATHAN "PASTOR J" MCGRIFF

SARGENT-AT-ARMS

WENDELL "POP" PERRY

MEMBERS

MYCHEAL "LIL MYKE" BENNETT

LACY "POP-C" CAPLES

NATHAN "NATE" CLARK

DEVON "PEACH" COLE

ISAAC "ZEKE" DOWDY

EDDIE "KNAPP" ERVIN

JEROAME "ELDER J" HILL

CEDRICK "BIG K" KELLY

RHONNIE "KREDIT" LANE

BRUCE "PREACHER MAC" MACKEY

JAMES "MERK" MERKINSON

WILLIE "COOK" MCGRIFF

BYRON "SMOKE" MORGAN

GLENN "BRO ROSE" ROSE

AURELIO "NEW YORK" RUIZ

CLIFF "BAMA" STYNES

* FOUNDING FOUR

May 15, 2021

Members of Clermont City Council:

Thank you for taking time to receive this letter from the Lincoln Park Rams (LPR). Our organization was formed in 2014 by four friends that got together to ride motorcycles. We thought in honor of Lincoln Park High School we should name ourselves the Lincoln Park Rams, the school we attended when the school system was segregated. The Rams wanted to keep alive the name and sense of community that the school gave to the African American residents of South Lake County. We adopted "FAITH FAMILY COMMUNITY" as our motto. We have increased our numbers from four members to now 23. Seventy percent of our members have law enforcement/military backgrounds.

Since the Rams' inception, we have initiated/participated in multiple annual community events such Back To School supplies giveaway, Christmas (bikes) giveaway, and a BBQ Rib challenge where proceeds went toward our scholarship that goes to a high school student accepted into college/trade school. Last year we were able to give a \$1000 scholarship. Other things the Rams have done, was painting a resident's duplex, collected two trailers of goods for the Bahamas after they were hit by a major storm and annual parades for Christmas and MLK Day.

We offer this letter to voice our full support to The Lincoln Park South Lake Alliance. The Rams feel that a portion of the property (formally Lincoln Park High / Clermont Junior High / Clermont Elementary) be designated back to the community through the Alliance would be completely appropriate and the best usage of said property.

If this endeavor is successful, it is our hope that we are fortunate enough to receive space/room on the property that we will be able to use as a clubhouse. On this property, the Rams will continue with our established community projects as well as mentoring, bicycle safety classes and our STAR program, where we inform citizens how to conduct themselves when encountered by law enforcement. A program that has been embraced by the Chief of Police from Clermont, Groveland, and Mascotte Police departments.

We are a 501-c3. Our nonprofit number is: EIN-85-1443890. Document number N20000001950.

We look forward to doing great things here in Clermont and Lake County.

James A McGriff

Projected Program Reach





Lake Tech currently serves 433 people that people in from the South Lake Region Area annually through their programs.

Anticipated Reach with a location in South Lake County:

851 Residents Annually



Ibuild Central Florida currently serves 1570 people in the Orlando area annually through their programs.

Anticipated Reach in South Lake County:

391 Residents Annually



The Central Florida Urban League currently serves 1,075 people in the Orlando Area annually through their programs.

Anticipated Reach in South Lake County:

185 Residents Annually

Projections are based on calculations from the existing program performance and demographics as compared to the proportionate demographics in the South Lake Region.



Anointed Community Services currently serves 979 people in the Groveland area annually through their programs.

Anticipated Reach in South Lake County:

3,081 Residents Annually



The Family Life Counseling Center currently serves 6,000 people in the Lake County area annually through their programs.

Anticipated Reach in South Lake County:

925 Residents Annually



The National Entrepreneur Center currently serves 12,200 people in the Orlando area annually through their programs.

Anticipated Reach in South Lake County:

3,640 Residents Annually

Projections are based on calculations from the existing program performance and demographics as compared to the proportionate demographics in the South Lake Region.

Suggested Case Study

Possible Use: Adaptive Re-use for Community Center



The Bancroft School, Kansas City, Missouri
Photo Credit: C. Jackson, Make It Right

Bancroft School Redevelopment

Manheim Park, Kansas City, MO

For a copy of the full study, contact the Lincoln Park South Lake Alliance.

Suggested Case Study Relevancy



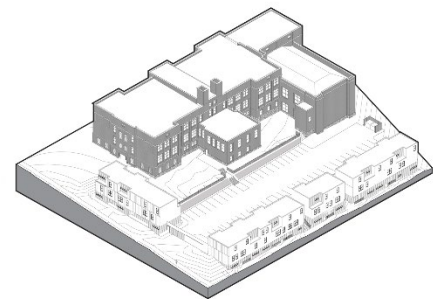
Historic Preservation



Education Resources



Community Center



PUD for Economic Development

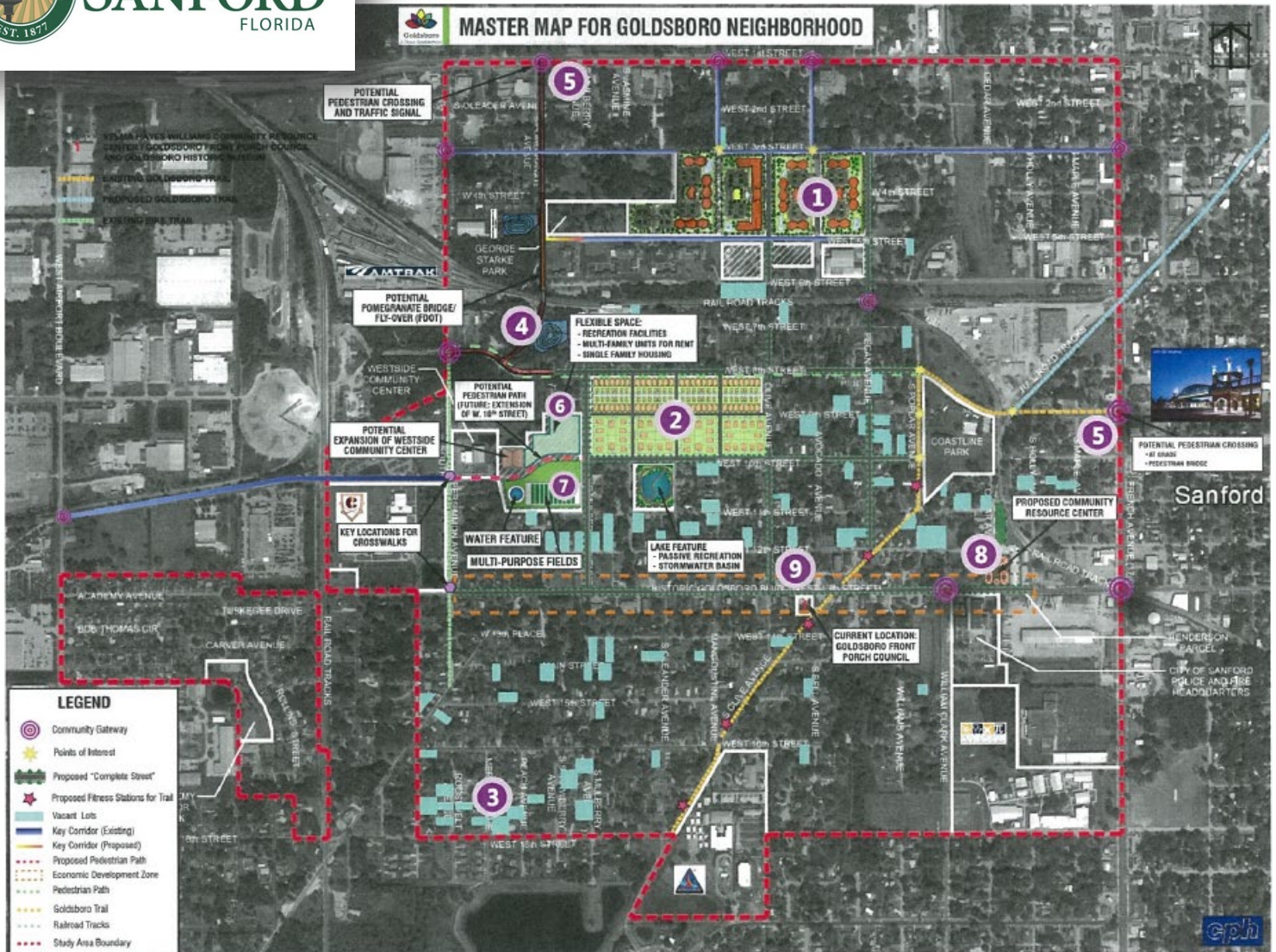


Attainable Housing

Model Program



Goldsboro Historic District Revitalization Project



The City of Sanford recently agreed to move forward with improvement plans for the historical Goldsboro Neighborhood. In conjunction with the non-profit Goldsboro Front Porch Council an action plan that incorporates historical preservation, community pride, housing development, public transportation, faith-based initiatives and successful partnerships with Seminole County Public Schools and Florida Department of Health to improve the educational, economic, health and social outcomes for residents was approved as part of the City's Comprehensive Plan.

Model Program

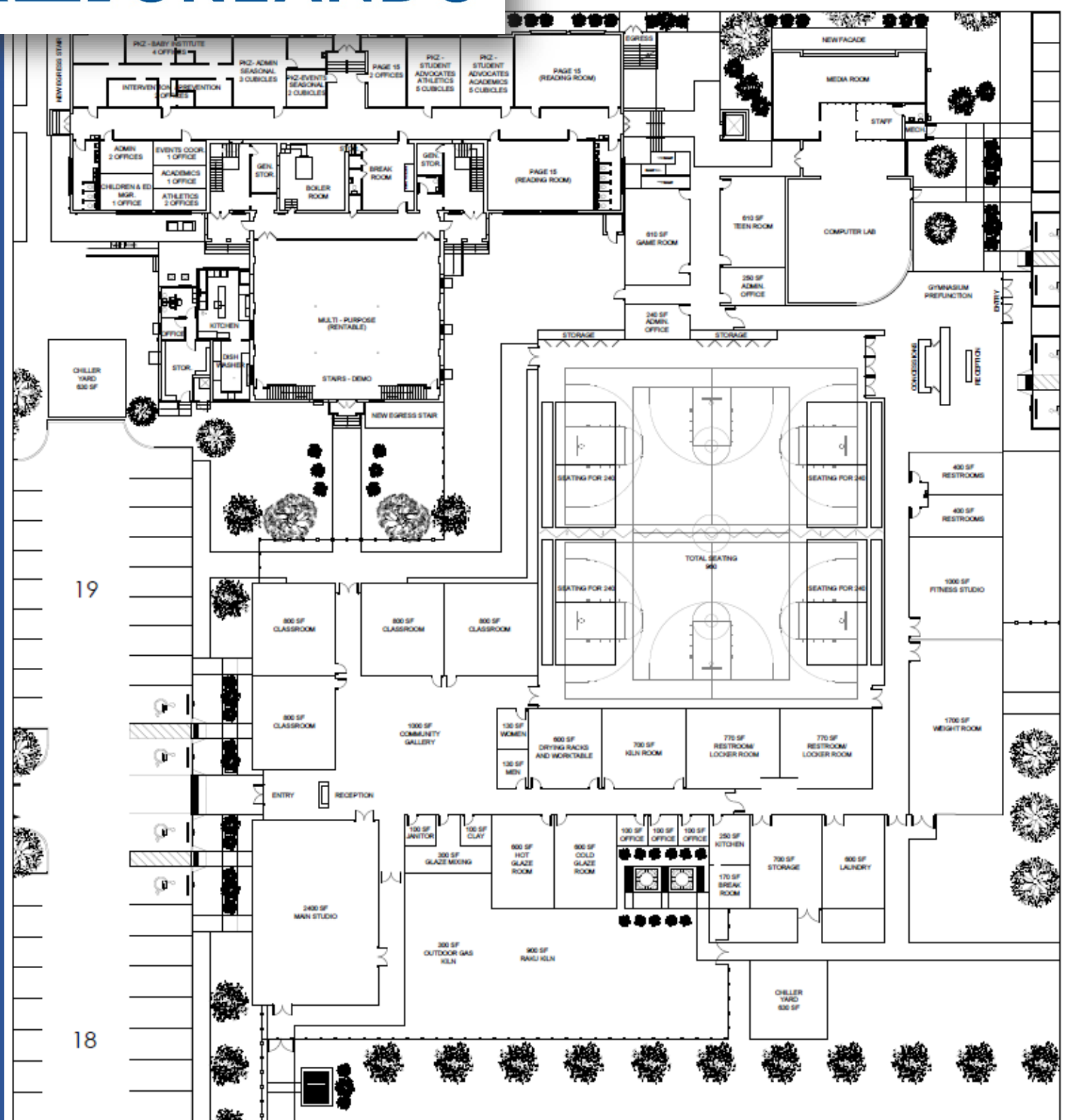


Grand Avenue Community Center



The City of Orlando and Orange County Schools worked together to convert the existing Grand Avenue School into a community center for the Holden Heights neighborhood that will include the following programs: historic preservation, STEM, Tutoring, Computer and Financial Literacy, In School Suspension, Culinary, Health and Wellness, Social Services, VPK, Garden, Senior Center, and arts and recreation. The center will be opening November of 2021. The total renovation for this campus was approximately \$14 million however that included historical preservation.

For a full copy of the community program, please contact The Lincoln Park South Lake Alliance



Economic Impact

The economic impact of the Champions Corner Community Center at Lincoln Park will remain unknown until an outside study is conducted that will provide projections into the anticipated tax base increase as a result of the center. We do have some outcome metrics from case studies and existing programs as seen below.

“27% Reduction in crime in the Bancroft School area contributed to a catalytic shift in community revitalization, that began with the residents of Manheim Park boldly claiming a new future, and a broad public-private partnership and strategic investment of leadership, design, capital, and philanthropy.” - BNIM

NEC: Economic Impact Highlights

The economic impact of the NEC was measured from 2003 to 2014. All economic impacts are directly attributable to the activities of the NEC and not the resource partners. AE used the 2013 IMPLAN model, an industry standard for economic impact software. All results are adjusted for inflation and represent 2015 dollars. The total economic impact is the sum of five economic activities: perceived value to entrepreneurs, value add to resource partners, increased mall revenue, on-going operations, and capital infrastructure projects.

13-year impacts of NEC expenditures:

- \$188.3 million in total economic output
 - 97% (\$182.2 million) generated in Orlando MSA
- \$58.7 million in labor income
 - 96% (\$56.7 million) generated in Orlando MSA
- 1,005 jobs created or sustained
 - 95% (960) generated in Orlando MSA
- \$8.6 million in state and local tax revenue
 - 93% (\$8.0 million) generated in Orlando MSA
- \$77.4 million in retail sector impacts
 - 99% (\$77.2 million) generated in Orlando MSA

The NEC's return on Investment:

- \$14.05 was returned for every \$1 invested
- \$11.09 was returned for every \$1 invested by sponsors
- For every \$13,513 invested, one job is created or sustained in the Orlando regional economy

In very few places are entrepreneurs empowered as they are in Orlando!

13-Year Economic Impacts of NEC (In Millions)

	Jobs	Labor Income	State & Local Tax Receipts	Total Output
Orlando MSA	960	\$56.7	\$8.0	\$182.2
State of Florida	1,005	\$58.7	\$8.6	\$188.3

Total 13-Year Impacts by Activity (In Millions)

Activity	Direct Spending	Orlando Output	Florida Output
Perceived Value to Entrepreneurs	\$11.6	\$28.9	\$29.6
Value Add to Resource Partners	\$13.8	\$33.3	\$35.6
Increased Mall Revenue	\$73.3	\$91.9	\$93.0
On-Going Operations	\$13.0	\$24.4	\$26.1
Capital Infrastructure	\$2.0	\$3.7	\$3.9
Total	\$113.6	\$182.2	\$188.3

For Every \$1 Invested in the NEC:

- \$14.05 in Total Economic Output
- \$5.96 in Retail Sector Activity
- \$4.37 in Labor Income
- \$0.94 in Federal Tax Revenue
- \$0.62 in State & Local Tax Revenue

Sources: AE, Implan, NEC

Economic Impact



Jerry Parrish

Chief Economist and Director of Research, Florida Chamber Foundation

Dr. Jerry D. Parrish is the Chief Economist and the Director of Research for the Florida Chamber Foundation. In that role, he is responsible for conducting in depth analyses on economic trends, Florida's industry clusters and on solutions to help secure Florida's future. Dr. Parrish previously was the Chief Economist and Director of the Center for Competitive Florida at Florida TaxWatch. Prior to that position, he served as the Associate Director of the Center for Economic Forecasting & Analysis (CEFA) at Florida State University, and has many years of experience in management roles at international manufacturing companies. Dr. Parrish is currently an

Adjunct Instructor in the Masters in Applied Economics Program at Florida State University. He earned a B.S. in Agricultural Business and Economics from Auburn University, an M.B.A. from Bellarmine University, an M.S. in Economics from the University of North Carolina at Charlotte, and a Ph.D. in Economics from Auburn University. He has published many research reports and articles on the Florida economy, Florida's competitiveness and other economic topics of interest to Floridians.

Dr. Jerry D. Parrish

Chief Economist and Director of Research

Florida Chamber Foundation

P: 850.521.1283

E: jparrish@flfoundation.org

Terms and Conditions of Occupancy (MOU)



MEMORANDUM OF UNDERSTANDING

SCHOOL BOARD FLORIDA OF LAKE COUNTY

and

LINCOLN PARK SOUTH LAKE ALLIANCE CORPORATION

This Memorandum of Understanding (MOU) is made by and between the School Board of Lake County, Florida, 201 West Burleigh Boulevard, Tavares, Florida 32778 ("School Board") and Lincoln Park South Lake Alliance, Corporation, 644 West Osceola Street, Clermont, Florida 34711 (Alliance")

WHEREAS, School Board intends to undertake the construction of the Aurelia Cole Academy ("Academy") and a re-districting which will impact several schools in South Lake County including Clermont Middle, Gray Middle, Windy Hill Middle and East Ridge Middle Schools; and

WHEREAS, at the end of the construction project, which is anticipated to be in the year 2023, the School Board may not be utilizing the Clermont Elementary School property, or some part of it; and

WHEREAS, After the Clermont Elementary School is closed the Alliance desires to create a community learning center site; through the execution of a lease between School Board as lessor and Alliance as lessee ("Lease"); and

WHEREAS the terms of the proposed lease have not yet been determined; and

WHEREAS this MOU is entered into to determine certain initial requirements that must exist or occur before the Lease is negotiated, drafted and executed and to delineate the circumstances under which the School Board will consider offering a lease of some or all of the property that comprises Clermont Elementary School to the Alliance.

NOW THEREFORE, for and in consideration of the matters and consideration contained in this MOU the parties agree as follows:

1. From the date of execution of the MOU through the time of execution of the Lease, and during the term of the Lease, Alliance must qualify as and remain qualified for the status of a 501©(3) organization under the rules and regulations of the U.S. Internal Revenue Service.
2. Upon the closure of the existing Clermont Elementary School the district may enter into up to a 10-year lease with Alliance with potentially an option for two 10-year renewals, if the following benchmarks have been met:
 - a. Within eight (8) months of the execution of this document, a final design for the community learning center has been completed, a cost estimate for the renovations is approved by Alliance and the School Board approves the renovations.
 - b. *Within twelve (12) months of the execution of this document, 25% of the funds necessary for the renovation of the campus into the community learning center, as determined in 2(a) above, has been committed or raised, either by loan, grant, pledge, fundraising activities or other vehicles; and*

- c. By June of 2023, 75% of the funds necessary for the renovation of the campus into the community learning center has been committed or raised, either by loan, grant, pledge, fundraising activities, or other vehicles.
- d. Community partners have been identified and committed for the activities to be held at the center (early learning, youth programs, sports programs, vocational technical education programs, etc.).
- 3. The determination of whether the benchmarks in paragraph 2 have been met is in the School Board's sole discretion. If School Board makes the determination that the benchmarks have been met then Alliance and School Board will negotiate the terms of the Lease.
 - a. If within 18 months of the Lease effective date, Alliance has not raised 100% of the funds needed for the proposed improvements, the Lease will terminate and all of the property will be returned to the School Board.
 - b. If construction of improvements on the leased property has not commenced within 36 months of the Lease effective date, the Lease will terminate and all of the property will be returned to the School Board.
- 4. Any property covered by the Lease would be "as is", with all responsibility for renovation, maintenance, costs or expenses of any kind with Alliance.
- 5. The Lease would include, among other terms, provisions for the improvements, including that:
 - a. Improvements will be permitted; and
 - b. All Uses will be limited to the following purposes without written consent of the District:
 - 1. Education and career development, to include after-school tutoring, vocational-technical education, and early childhood education
 - 2. Sports, fitness and recreation
 - 3. The arts
 - 4. Social services and counseling
 - 5. Health and life skills
 - 6. Character and leadership development.
 - c. The following uses will be prohibited without written consent of the District:
 - 1. K-12 education (charter or private)
 - 2. Commercial enterprises
- 6. The Lease will include a provision that, If the property ceases to be used as a community center at any point, the Lease will terminate and the property will revert to the District.
- 7. This MOU shall commence following approval by both School Board and Alliance. Either party may terminate this MOU by providing notice to the other party that the purpose and intent of this MOU is no longer feasible, or it is not in the best interest of the School Board or Alliance, or because funding is no longer available as intended.

Renovation Budget



Building 1



PROJECT NAME:		Clermont Elementary School Champion's Corner Community Center at Lincoln Park Facility Conversion Feasibility	
PREPARED BY:		Alex Busto – GatorSketch Corporation	
PROJECT NUMBER:		DATE OF BUDGET	8/10/2019
		DATE OF REPORT	6/27/2019
ITEMS	BUILDINGS RENOVATION BUDGET		
Bld 1	1963 Classrooms 2,935 sf w/ (3) 850 sf Classrooms, Material Storage & Toilets. Interior and exterior finishes, fire alarm and lighting replacement is needed. ADA compliant toilet fixtures needed. Windows and HVAC replacement are desired. Construction Renovation Budget \$293,500 (\$100/sf)		
Division 2 – Demolition		\$28,800	
Division 3 - Concrete			
Division 4 - Masonry			
Division 5 - Metals			
Division 6 – Wood / Plastics			
Division 7 – Thermal & Moisture Protection			
Division 8 – Doors & Windows		\$24,000	
Division 9 – Finishes		\$99,500	
Division 10 – Specialties		\$6,200	
Division 11 - Equipment			
Division 12 – Furnishings			
Division 13 – Special Construction			
Division 22 –Plumbing		\$10,400	
Division 23 – HVAC		\$48,000	
Division 26 – Electrical		\$76,600	
Division 27 – Communications			
Division 28 – Electronic Security			
Division 32 – Exterior Improvements			
Division 33 – Utilities			
Building 1 - Renovations Budget		\$293,500	



Building 2 & 7



Bld 2 & 7	1963 Classrooms 3,690 sf w/ (6) 550 sf Classrooms & Toilets. Interior and exterior finishes, fire alarm and lighting replacement are needed. ADA compliant toilet fixtures needed. Windows and HVAC replacement are desired. Construction Renovation Budget \$369,000 (\$100/sf)
Division 2 – Demolition	\$26,200
Division 3 - Concrete	
Division 4 - Masonry	
Division 5 - Metals	
Division 6 – Wood / Plastics	
Division 7 – Thermal & Moisture Protection	
Division 8 – Doors & Windows	\$48,000
Division 9 – Finishes	\$123,900
Division 10 – Specialties	\$6,200
Division 11 - Equipment	
Division 12 – Furnishings	
Division 13 – Special Construction	
Division 22 –Plumbing	\$10,400
Division 23 – HVAC	\$58,000
Division 26 – Electrical	\$96,300
Division 27 – Communications	
Division 28 – Electronic Security	
Division 32 – Exterior Improvements	
Division 33 – Utilities	
Buildings 2 & 7 - Renovations Budget	\$369,000



Building 3 (historical preservation)



Bld 3	1963 Cafetorium 4,829 sf w/ 1,600 sf Kitchen. Interior and exterior finishes, lighting, fire alarm and electrical systems replacement are needed. ADA compliant toilet fixtures needed. Roof replacement needed. Windows and HVAC replacement are desired. Construction Renovation budget \$724,350 (\$150/sf)
Division 2 – Demolition	\$47,400
Division 3 - Concrete	
Division 4 - Masonry	
Division 5 - Metals	
Division 6 – Wood / Plastics	
Division 7 – Thermal & Moisture Protection	\$48,300
Division 8 – Doors & Windows	\$62,500
Division 9 – Finishes	\$116,800
Division 10 – Specialties	\$3,100
Division 11 - Equipment	
Division 12 – Furnishings	
Division 13 – Special Construction	
Division 22 –Plumbing	\$8,200
Division 23 – HVAC	\$102,900
Division 26 – Electrical	\$335,150
Division 27 – Communications	
Division 28 – Electronic Security	
Division 32 – Exterior Improvements	
Division 33 – Utilities	
Building 3 - Renovations Budget	\$724,350



Building 4 & 10



Bld 4 & 10	1963 Classrooms 2,562 sf w/ (3) 650 sf Classrooms & Toilets. Interior and exterior finishes, fire alarm and lighting replacement are needed. ADA compliant toilet fixtures needed. Windows and HVAC replacement desired. Construction Renovation Budget \$256,200 (\$100/sf)
Division 2 – Demolition	\$25,100
Division 3 - Concrete	
Division 4 - Masonry	
Division 5 - Metals	
Division 6 – Wood / Plastics	
Division 7 – Thermal & Moisture Protection	
Division 8 – Doors & Windows	\$24,000
Division 9 – Finishes	\$82,700
Division 10 – Specialties	\$6,200
Division 11 - Equipment	
Division 12 – Furnishings	
Division 13 – Special Construction	
Division 22 –Plumbing	\$10,400
Division 23 – HVAC	\$41,000
Division 26 – Electrical	\$66,800
Division 27 – Communications	
Division 28 – Electronic Security	
Division 32 – Exterior Improvements	
Division 33 – Utilities	
Buildings 4 & 10 - Renovations Budget	\$256,200



Building 6



Bld 6	1963 Teacher Planning 396 sf w/ Toilets. Interior and exterior finishes, fire alarm and lighting replacement are needed. ADA compliant toilet fixtures needed. Windows and HVAC replacement desired. Construction Renovation Budget \$39,600 (\$100/sf)
Division 2 – Demolition	\$3,900
Division 3 - Concrete	
Division 4 - Masonry	
Division 5 - Metals	
Division 6 – Wood / Plastics	
Division 7 – Thermal & Moisture Protection	
Division 8 – Doors & Windows	\$6,000
Division 9 – Finishes	\$5,500
Division 10 – Specialties	\$3,100
Division 11 - Equipment	
Division 12 – Furnishings	
Division 13 – Special Construction	
Division 22 –Plumbing	\$5,800
Division 23 – HVAC	\$5,000
Division 26 – Electrical	\$10,300
Division 27 – Communications	
Division 28 – Electronic Security	
Division 32 – Exterior Improvements	
Division 33 – Utilities	
Building 6 - Renovations Budget	\$39,600



Building 8



Bld 8	1963 Media Center 3,530 sf w/ (4) 300 sf Resource Rooms. Interior and exterior finishes, lighting, fire alarm and wiring replacement are needed. Windows and HVAC replacement are desired. Construction Renovation Budget \$353,000 (\$100/sf)	
Division 2 – Demolition		\$34,600
Division 3 - Concrete		
Division 4 - Masonry		
Division 5 - Metals		
Division 6 – Wood / Plastics		
Division 7 – Thermal & Moisture Protection		
Division 8 – Doors & Windows		\$45,800
Division 9 – Finishes		\$103,900
Division 10 – Specialties		
Division 11 - Equipment		
Division 12 – Furnishings		
Division 13 – Special Construction		
Division 22 –Plumbing		
Division 23 – HVAC		\$56,500
Division 26 – Electrical		\$112,200
Division 27 – Communications		
Division 28 – Electronic Security		
Division 32 – Exterior Improvements		
Division 33 – Utilities		
Soft Costs		
Architectural & Engineering Fees (10%)		\$35,300
Furniture Fixtures & Equipment (10%)		\$35,300
Contingency & Site Improvements (10%)		\$35,300
Building 8 - Renovations Budget		\$353,000



Building 9



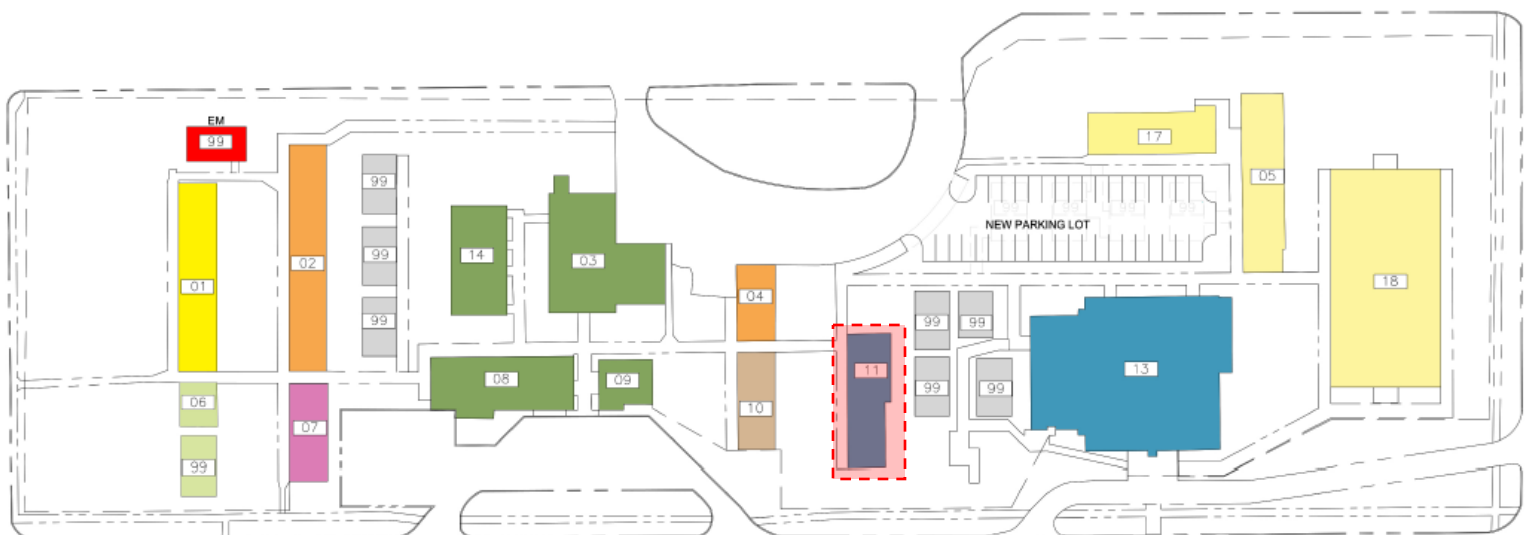
Bld 9	1963 Administration 1,120 sf w/ (5) Offices and Toilets. Interior and exterior finishes, lighting, fire alarm and wiring replacement are needed. Windows and HVAC replacement are desired. Construction Renovation Budget \$112,000 (\$100/sf)
Division 2 – Demolition	\$11,000
Division 3 - Concrete	
Division 4 - Masonry	
Division 5 - Metals	
Division 6 – Wood / Plastics	
Division 7 – Thermal & Moisture Protection	
Division 8 – Doors & Windows	\$29,100
Division 9 – Finishes	\$18,300
Division 10 – Specialties	\$3,100
Division 11 - Equipment	
Division 12 – Furnishings	
Division 13 – Special Construction	
Division 22 –Plumbing	\$5,200
Division 23 – HVAC	\$18,000
Division 26 – Electrical	\$27,300
Division 27 – Communications	
Division 28 – Electronic Security	
Division 32 – Exterior Improvements	
Division 33 – Utilities	
Building 9 - Renovations Budget	\$112,000



Building 11



Bld 11	1963 Classrooms 2,366 sf w/ (1) 1,000 sf Classrooms (2) 400 sf Resource Rooms & Toilets. Interior and exterior finishes, fire alarm and lighting replacement are needed. ADA compliant toilet fixtures needed. Windows and HVAC replacement are desired. Construction Renovation Budget \$236,600 (\$100/sf)
Division 2 – Demolition	\$23,200
Division 3 - Concrete	
Division 4 - Masonry	
Division 5 - Metals	
Division 6 – Wood / Plastics	
Division 7 – Thermal & Moisture Protection	
Division 8 – Doors & Windows	\$16,000
Division 9 – Finishes	\$81,200
Division 10 – Specialties	\$6,200
Division 11 - Equipment	
Division 12 – Furnishings	
Division 13 – Special Construction	
Division 22 –Plumbing	\$10,400
Division 23 – HVAC	\$37,900
Division 26 – Electrical	\$61,700
Division 27 – Communications	
Division 28 – Electronic Security	
Division 32 – Exterior Improvements	
Division 33 – Utilities	
Building 11 - Renovations Budget	\$236,600



Building 13



Bld 13	1963 Gymnasium 12,385 sf w/ Locker Rooms, Toilets and Offices. Interior and exterior finishes, lighting, fire alarm and wiring replacement are needed. ADA compliant toilet fixtures needed. Roof replacement needed. Windows replacement desired. Renovation Budget \$1,238,500 (\$100/sf)
Division 2 – Demolition	\$40,500
Division 3 - Concrete	
Division 4 - Masonry	
Division 5 - Metals	
Division 6 – Wood / Plastics	
Division 7 – Thermal & Moisture Protection	\$40,000
Division 8 – Doors & Windows	\$83,900
Division 9 – Finishes	\$436,000
Division 10 – Specialties	\$12,400
Division 11 - Equipment	
Division 12 – Furnishings	
Division 13 – Special Construction	
Division 22 –Plumbing	\$20,800
Division 23 – HVAC	
Division 26 – Electrical	\$604,900
Division 27 – Communications	
Division 28 – Electronic Security	
Division 32 – Exterior Improvements	
Division 33 – Utilities	
Building 13 - Renovations Budget	\$1,238,500



Building 14



Bld 14	1975 Classrooms 2,607 sf w/ (2) 850 sf Classrooms, Material Storage, Offices & Toilets. Interior, exterior finishes, fire alarm & lighting replacement are needed. ADA toilet fixtures needed. Windows and HVAC replacement are desired. Construction Renovation Budget \$260,700 (\$100/sf)
Division 2 – Demolition	\$25,600
Division 3 - Concrete	
Division 4 - Masonry	
Division 5 - Metals	
Division 6 – Wood / Plastics	
Division 7 – Thermal & Moisture Protection	
Division 8 – Doors & Windows	\$18,000
Division 9 – Finishes	\$92,300
Division 10 – Specialties	\$6,200
Division 11 - Equipment	
Division 12 – Furnishings	
Division 13 – Special Construction	
Division 22 –Plumbing	\$10,400
Division 23 – HVAC	\$42,000
Division 26 – Electrical	\$66,200
Division 27 – Communications	
Division 28 – Electronic Security	
Division 32 – Exterior Improvements	
Division 33 – Utilities	
Building 14 - Renovations Budget	\$260,700





RENOVATIONS BUDGET SUMMARY

Campus	Total Community Center Buildings Renovation & Soft Costs Budget
Building 1 - Classrooms	\$293,500
Buildings 2 & 7 – Classrooms	\$369,000
Building 3 – Cafetorium	\$724,350
Buildings 4 & 10 – Classrooms	\$256,200
Building 6 – Administration Office	\$39,600
Building 8 – Media Center	\$353,000
Building 9 – Administration Suite	\$112,000
Building 11 - Classrooms	\$236,600
Building 13 – Gymnasium	\$1,238,500
Building 14 – Classrooms	\$260,700
Community Center Renovation Costs Total	\$3,883,850
Soft Costs	
Architectural & Engineering Fees (10%)	\$388,400
Furniture Fixtures & Equipment (10%)	\$388,400
Contingency & Site Improvements (10%)	\$388,400
Community Center Renovation & Soft Costs – Project Budget Total	\$5,049,050
Lake County Schools Pre-K – Retained Buildings	
Buildings 5 - Renovations Budget	\$301,900
Building 17 - Renovations Budget	\$116,650
Building 18 – Renovations Budget	\$315,800

Operating Budget

8/13/2021

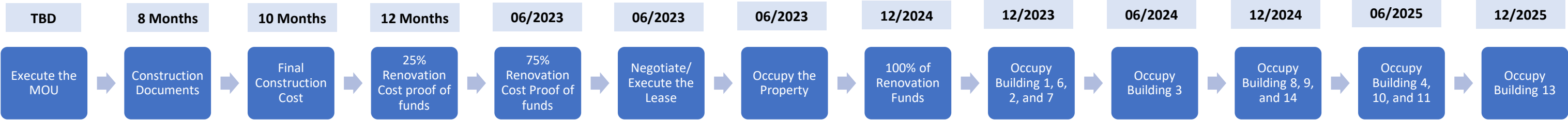
Champions Corner ProForma

Project: Champions Corner Community Center at Lincoln Park - -

Number of Units: 75,000 Square Feet

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
1. EFFECTIVE GROSS INCOME		Estimated Rate of Annual Increase: Income				3%					
C. Commercial Rents		\$582,396	\$599,868	\$617,864	\$636,400	\$655,492	\$675,157	\$695,411	\$716,274	\$737,762	\$759,895
D. Less Vacancy	0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F. Other Income:			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Effective Gross Income		\$582,396	\$599,868	\$617,864	\$636,400	\$655,492	\$675,157	\$695,411	\$716,274	\$737,762	\$759,895
2. OPERATING EXPENSES		Estimated Rate of Annual Increase: Expenses				3%					
B. Legal & Audit		\$9,600	\$9,888	\$10,185	\$10,490	\$10,805	\$11,129	\$11,463	\$11,807	\$12,161	\$12,526
C. Advertising		\$5,000	\$5,150	\$5,305	\$5,464	\$5,628	\$5,796	\$5,970	\$6,149	\$6,334	\$6,524
D. Gas & Electric		\$93,247	\$96,044	\$98,926	\$101,894	\$104,950	\$108,099	\$111,342	\$114,682	\$118,123	\$121,666
E. Water & Sewer		\$72,819	\$75,004	\$77,254	\$79,571	\$81,958	\$84,417	\$86,950	\$89,558	\$92,245	\$95,012
F. Supplies (Office)		\$6,000	\$6,180	\$6,365	\$6,556	\$6,753	\$6,956	\$7,164	\$7,379	\$7,601	\$7,829
G. Payroll (Director, Administrative, & Maintenance)		\$183,000	\$188,490	\$194,145	\$199,969	\$205,968	\$212,147	\$218,512	\$225,067	\$231,819	\$238,773
H. Waste Removal		\$8,312	\$8,561	\$8,818	\$9,083	\$9,355	\$9,636	\$9,925	\$10,223	\$10,529	\$10,845
I. Pest Control		\$28,300	\$29,149	\$30,023	\$30,924	\$31,852	\$32,807	\$33,792	\$34,805	\$35,850	\$36,925
J. Repair (Materials)		\$6,000	\$6,180	\$6,365	\$6,556	\$6,753	\$6,956	\$7,164	\$7,379	\$7,601	\$7,829
K. Maintenance (Vendors)		\$12,000	\$12,360	\$12,731	\$13,113	\$13,506	\$13,911	\$14,329	\$14,758	\$15,201	\$15,657
L. Grounds & Decorating		\$6,000	\$6,180	\$6,365	\$6,556	\$6,753	\$6,956	\$7,164	\$7,379	\$7,601	\$7,829
M. Insurance		\$17,800	\$18,334	\$18,884	\$19,451	\$20,034	\$20,635	\$21,254	\$21,892	\$22,549	\$23,225
O. Other: Security		\$5,700	\$5,871	\$6,047	\$6,229	\$6,415	\$6,608	\$6,806	\$7,010	\$7,221	\$7,437
P. Other: Cleaning Service		\$103,800	\$106,914	\$110,121	\$113,425	\$116,828	\$120,333	\$123,943	\$127,661	\$131,491	\$135,435
Q. Other:			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3. TAXES & FEES											
A. Real Estate			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B. Local & State Assessments			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C. Other:			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Operating Expenses		\$557,578	\$574,305	\$591,535	\$609,281	\$627,559	\$646,386	\$665,777	\$685,751	\$706,323	\$727,513
4. RESERVES											
A. Replacement Reserves		\$10,800	\$10,800	\$10,800	\$10,800	\$10,800	\$10,800	\$10,800	\$10,800	\$10,800	\$10,800
B. Operating		\$10,800	\$11,124	\$11,458	\$11,801	\$12,155	\$12,520	\$12,896	\$13,283	\$13,681	\$14,092
C. Other:			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5. TOTAL RESERVES & EXPENSES		\$579,178	\$596,229	\$613,792	\$631,882	\$650,514	\$669,706	\$689,473	\$709,833	\$730,804	\$752,404
6. NET INCOME		\$3,218	\$3,639	\$4,072	\$4,518	\$4,977	\$5,451	\$5,938	\$6,440	\$6,958	\$7,490

Timeline



Funding Sources

**American
Rescue Plan
Funds
\$16 Million**

**Lake County
Block Grant**

**Jobs Growth
Grant**

**Infrastructure
for Rebuilding
America Grant
(20% will be flex
spending)**

Funding Sources



Organizational Structure

Sole
Ownership



Partnership



+



P3 Partnership



+



+



Requirements for Success

- Commitment from the City of Clermont to partner
- Perform/Fund an economic impact study
- Approve the use of ARP funds for the renovation costs of this project
- Apply for the Lake County match grant for ARP funds
- Form a CRA for the Lincoln Park neighborhood to fund future improvements
- Provide resources to reduce the cost of maintenance and overhead