



Planning & Development Services

PO Box 490
Gainesville, FL 32602-0490
352-334-5022
352-334-2648 (fax)
www.cityofgainesville.org

09 00 44 P

May 14, 2009

Burt Von Hoff
Executive Office of the Governor
Office of Tourism, Trade and Economic Development
The Capitol; Suite 2001
Tallahassee, FL 32399-0001

Dear Mr. Von Hoff:

RE: Project Sponsor for Community Contribution Tax Credit Program, EZ #0101

As part of our efforts to develop Gainesville's Enterprise Zone (#0101), we are requesting a second Project Sponsor for the Community Contribution Tax Credit Program, the PACE Alachua Expansion. PACE is a non-residential delinquency prevention program that targets the needs of females 12 to 18 who are identified as dependent, truant, runaway, delinquent, or in need of academic skills. The PACE Alachua Expansion will physically expand the center and allow PACE to better serve its constituents.

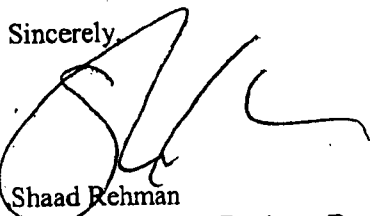
As part of the application package, you will find the following documents enclosed:

- a) Proposed Sponsor Project Outline
- b) Project Proposal Checklist
- c) Articles of Incorporation for Pace Center for Girls, Inc.
- d) IRS Eligibility Letter
- e) Project Narrative
- f) Letter from EZDA

Per our conversation, a copy of the Local Government Resolution (Part IV) is still forthcoming. Because of scheduling deadlines, the Project Sponsor will not be able to go before the Gainesville City Commission until the June 4, 2009 meeting. We will send a copy of the resolution to you shortly thereafter, assuming City Commission approval.

Please feel free to contact me with any questions about PACE or the application documents. Thank you for your continued support of Gainesville's Enterprise Zone Program.

Sincerely,


Shaad Rehman
Small & Minority Business Development Coordinator

Enclosures

cc: Kathie Southwick
Director, Pace Center for Girls of Alachua

PROPOSED SPONSOR PROJECT OUTLINE

Please mail this Project Outline, Checklist and attachments to:

Burt Von Hoff

090044C

Executive Office of the Governor
Office of Tourism, Trade and Economic Development
The Capitol; Suite 2001
Tallahassee, Florida 32399-0001
PHONE: 850/487-2568; Fax: 850/487-3014
E-MAIL: "BURT.VONHOFF@MYFLORIDA.COM"

NAME OF AGENCY: PACE Center for Girls of Alachua

NAME OF PROJECT: PACE Alachua Expansion

CONTACT PERSON: Kathie Southwick

TITLE: Executive Director

MAILING ADDRESS: 1010 SE 4th Ave

Gainesville, FL 32601

PHONE: (352) 374-8799 FAX: (352) 378-6602

E-MAIL: FaceKatie@aol.com

TYPE OF PROPOSED PROJECT:

Provide, construct, improve or substantially rehabilitate:

- Housing;
 Homeownership Opportunities;
 All Other Housing

Commercial resources and facilities;

Industrial resources and facilities; or

Public resources and facilities.

Improve entrepreneurial & job development opportunities for low-income persons.

Increase access to high-speed broadband capability in rural communities with an EZ

PROJECT LOCATION:

- Florida Enterprise Zone
 Front Porch Community
 Housing for Low-Income Persons (Enterprise Zone location)
 Housing for Low-Income Persons (non Enterprise Zone location)

PROJECT PROPOSAL CHECKLIST

090044C

I. SPONSOR ELIGIBILITY DOCUMENTATION

The sponsor must submit documentation of eligibility (if available):
 a copy of the organization's Articles of Incorporation,
 a copy of the organization's By-Laws, or
 a copy of Division of Corporation's Registration Certificate, or
 a copy of the Internal Revenue Service eligibility letter, or
 or other documentation of sponsor eligibility.

- XX
Articles of Incorporation
- _____
By-Laws
- _____
Dept. of State Letter
- XX
IRS Letter
- _____
Other

These items should include effective dates and all appropriate signatures.

II. PROJECT NARRATIVE

The sponsor must submit a project narrative (usually 1 – 2 pages, although any length is acceptable) that briefly and clearly:

- A. Describes the eligible project;
- B. Lists the types of donations sought;
- C. Identifies the uses for donations;
- D. Estimates the total project cost;
- E. Estimates the number of jobs (if applicable); and
- F. Estimates the completion date of the project.

- XX
- XX
- XX
- XX
- XX
- XX

III. DOCUMENTATION OF AREA ELIGIBILITY

The sponsor of a "community development" project must submit documentation that the proposed project is located within a state designated Enterprise Zone or Front Porch Community (a letter from an EZDA Coordinator or Front Porch Community Liaison or a map with project location highlighted will be acceptable).

Please note: projects designed to provide housing for low-income persons are not required to be located within an Enterprise Zone.

- XX
EZDA Letter
- _____
Front Porch Letter
- _____
Map
- _____
Housing: Not Applicable

IV. LOCAL GOVERNMENT RESOLUTION

The sponsor must submit a certified copy of a resolution from a local government (where the project is located) stating that the proposed project is "consistent with local plans and regulations (including comprehensive plans)".

**Will send after 6/4/09 Resolution

NO1331

090044C

ARTICLES OF INCORPORATION
OF
PACE CENTER FOR GIRLS, INC.

FILED

NOV FEB -9 11 8 21

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FIRST: The name of this corporation is:
PACE CENTER FOR GIRLS, INC.

SECOND: This corporation is organized exclusively for charitable and educational and other non-profitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1954, as amended (or the corresponding provision of any future United States Internal Revenue law). Pace Center for Girls, Inc. is a non-profit, non-residential, community-based program established to educate, rehabilitate, and otherwise serve female juvenile offenders between the ages of 14 and 18 in Duval County, Florida, and surrounding counties. To promote this primary purpose, the corporation's objectives shall include, but not be limited to, the following:

(a) To develop a state-accredited junior high and high school education program for female juvenile offenders referred to the Center, and thereby to educate and to assist and promote those female juvenile offenders in obtaining a state-accredited high school education;

(b) To provide female juvenile offenders upon graduation from the program with the necessary skills to become independent, self-reliant, and self-supporting individuals;

(c) To insure that court orders issued relating to female juvenile offenders in the program are complied with, and to minimize recidivism;

(d) To preserve and strengthen personal growth of female juvenile offenders in the program, and to strengthen family ties;

(e) To provide individual, group, and family counseling;

(f) To develop individual treatment plans to assist the needs and meet the objectives of each female juvenile offender in the program;

090044 C

(g) To provide follow-up services for each female juvenile offender for a period of three years after graduation from the program;

FILED
FEB -9 11 8 21
TALLAHASSEE FLORIDA

(h) To promote the prevention of cruelty to female juvenile offenders;

(i) To involve female juvenile offenders in community service projects;

(j) To assist in locating employment for female juvenile offenders upon graduation from the program;

(k) To develop a scholarship fund and a job placement program to insure educational and employment opportunities for graduates of the program.

The corporation shall be empowered and authorized to do any and all things which corporations not-for-profit are authorized to do under the laws of the State of Florida; provided, however, that the corporation shall not carry on activities not permitted to be carried on by a corporation exempt from federal income taxation under Section 501(c)(3) of the Internal Revenue Code of 1954, as amended (or the corresponding provision of any future United States Internal Revenue law). No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to, its members, directors, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and disbursements in furtherance of the purposes hereinbefore set forth in this Article Second.

THIRD: This corporation shall have perpetual existence.

FOURTH: The names and residence addresses of the subscribers to these Articles of Incorporation are:

<u>Name</u>	<u>Address</u>
Gary L. ...	1018 Main Street Atlantic Beach, FL 32233
Stephen G. Prom	2802 South Second Street Jacksonville Beach, FL 32250
Sue A. Sult	3 North Park Avenue St. Augustine, FL 32084

090044 C

FIFTH: The affairs of the corporation shall be managed by a President, Secretary, and Treasurer, and by such other officers as may, from time to time, be elected, or appointed, by the Board of Directors. Each officer shall be chosen by the Board of Directors at its Annual Meeting, except that any vacancy resulting from death, resignation, removal, disqualification, or any other cause may be filled by the Board of Directors at the next Special Meeting called for that purpose. Each officer, whether chosen at an Annual Meeting of the Board of Directors or at a Special Meeting to fill a vacancy, shall hold office until the next Annual Meeting of the Board of Directors and until his successor shall have been chosen and qualified, or until such officer's death, resignation, or removal. Duties of such officers shall be those as are from time to time set forth in the Bylaws of the corporation. The President, Secretary, and Treasurer shall be elected from the Board of Directors. The Board of Directors, or the President, from time to time, may appoint such subordinate officers or agents as the Board of Directors, or the President, may deem necessary or advisable to hold office for such period, have such authority and perform such duties as the Board of Directors, or the President, shall from time to time determine.

The names and residence addresses of the initial officers of the corporation, which officers shall hold office for the first year of existence of the corporation, or until such officers' successors shall be elected, or appointed, and have qualified, are:

<u>Name</u>	<u>Address</u>
President: Vicki L. Bryant	2046 Even Tide Road Switzerland, FL 32043
Secretary: Gary I. Christian	1018 Main Street Atlantic Beach, FL 32233
Treasurer: James W. Burke	2046 Even Tide Road Switzerland, FL 32043

SIXTH: Unless otherwise provided in accordance with the Bylaws, the number of the corporation's directors shall be five. The Board of Directors shall be elected by an affirmative vote of a majority of the members present in person at the Annual Meeting of the Membership at which a quorum is present and shall serve for one year and until their successors are elected and qualified. Directors may be removed at any time, either for or without cause, only by an affirmative vote of a majority of all of the members present in person at any Special Meeting of the Membership as is expressly called for such purpose and at which a quorum is present. Vacancies occurring in the Board of Directors between Annual Meetings, howsoever arising, shall be filled according to the affirmative vote of a majority of the members present in person at such Special Meeting out of which the vacancy arose, or at the next Special Meeting of the Membership called and noticed for such purpose, and at which a quorum is present. A Director elected to fill a vacancy shall hold office only until the next election of Directors by the Membership at its next Annual Meeting. In any event, all vacancies in the Board shall be filled at the next Annual Meeting in the manner provided in these Bylaws and the Articles of Incorporation.

SEVENTH: The names and residence addresses of the persons constituting the corporation's first Board of Directors, who shall office for the first year of existence of the corporation, or until their successors shall be elected, or appointed, and have qualified, are:

090044 C

<u>Name</u>	<u>Address</u>
Vicki L. Bryant	2046 Even Tide Road Switzerland, FL 32043
James W. Burke	2046 Even Tide Road Switzerland, FL 32043
Jeffrey W. Burke	2046 Even Tide Road Switzerland, FL 32043
Robert C. Gillander	9129 Beauclerc Circle East Jacksonville, FL 32217
Gary I. Christian	1018 Main Street Atlantic Beach, FL 32233

EIGHTH: The Bylaws of the corporation may be adopted, amended, altered or rescinded by a majority vote of the Board of Directors, present in person at any Special, Regular or Annual Meeting of the Board of Directors at which a quorum is present.

NINTH: These Articles of Incorporation may be amended, altered or rescinded by a two-thirds majority vote of the Board of Directors at any Special, Regular or Annual Meeting of the Board of Directors.

TENTH: The street address of the initial registered office of this corporation is 1700 Atlantic Bank Building, Jacksonville, Florida 32202, and the name of the initial registered agent of this corporation is Gary I. Christian.

ELEVENTH: No officer or director of the corporation shall have any ownership or proprietary interest in the capital, surplus, assets or property of the corporation. In the event of liquidation, dissolution, or winding up, whether by voluntary act, bankruptcy or other judicial proceeding, all capital, surplus, property, assets and funds of the corporation remaining after paying all of its debts and legal obligations shall be disposed of exclusively for the purposes of the corporation in such manner, or shall be conveyed, transferred and paid over to such other not-for-profit corporation or corporations organized and operated exclusively for charitable, educational, religious or scientific purposes, as shall at the time qualify as an exempt organization or organizations under Sections 501(c)(3) of the Internal Revenue Code of 1954, as amended (or the corresponding

provision of any future United States Internal Revenue law), as the Board of Directors shall determine. Any such assets not so disposed of shall be disposed of by the Circuit Court for Duval County, Florida, in the exercise of the court's equity jurisdiction over charitable trusts, preference being given, so far as practicable and permissible, to an organization which is organized and operated for purposes similar to those of the corporation.

We, the undersigned, being each of the original subscribers hereinbefore named for the purpose of forming this not-for-profit corporation under the laws of the State of Florida, do make, subscribe, acknowledge and file these Articles of Incorporation, hereby declaring and certifying that the facts herein stated are true and, accordingly, have hereunto set our hands and seals this 3rd day of February, 1984.

Signed, sealed and delivered in the presence of:

Judith W. Schenberg
Mary J. Ritch
Judith W. Schenberg
Mary J. Ritch
Mary J. Ritch
Judith W. Schenberg

Gary I. Christian
Gary I. Christian
Stephen G. From
Stephen G. From
Sue A. Sult
Sue A. Sult

090044C

STATE OF FLORIDA)
) SS.:
COUNTY OF DUVAL)

BE IT REMEMBERED that on this 3rd day of February, 1984, personally came before me, Alice J. Bartlett, a Notary Public for the State of Florida, Gary I. Christian, Stephen G. Prom and Sue A. Sult, parties to the foregoing Articles of Incorporation, known to me personally to be such, and severally acknowledge the said articles to be the act and deed of each of the signers, respectively, and that the facts therein stated are truly set forth.

GIVEN under my hand and seal of office the day and year aforesaid.



Alice J. Bartlett
Notary Public, State of
Florida, at Large

My Commission Expires: _____

FILED
MAR 13 - 9 11 3 21

090044 c

CERTIFICATE NAMING AGENT UPON
WHICH THE S. MAY BE S.

Pursuant to Section 48.091, Florida Statutes, the following is submitted.

That Pace Center For Girls, Inc., a corporation duly organized and existing under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation, at 1700 Atlantic Bank Building, Jacksonville, County of Duval, State of Florida, has named Gary I. Christian as its registered agent, located at 1700 Atlantic Bank Building, Jacksonville, Florida 32202, to accept service of process within this state.

Having been named to accept service of process for the above-stated corporation, at the place designated in this certificate, I hereby accept to act in this capacity and agree to comply with the provisions of said Florida Statutes related to keeping open said files.

January 31, 1984
Date

Gary I. Christian
Gary I. Christian

FILED
FEB -9 10 0 21
TALLAHASSEE, FLORIDA

Internal Revenue Service

Department of the Treasury

09 00 44 C

**P. O. Box 2508
Cincinnati, OH 45201**

Date: February 3, 2003

Person to Contact:

Ms. K. Hilson 31-07340
Customer Service Representative

**Pace Center For Girls Inc.
1 W Adams St Ste 301
Jacksonville, FL 32202-3644**

Toll Free Telephone Number:

877-829-5500

8:00 a.m. to 6:30 p.m. EST

Fax Number:

513-263-3756

Federal Identification Number:

59-2414492

Dear Madam:

This letter is in response to your request of February 3, regarding your organization's tax exempt status.

In November 1985, we issued a letter that recognized your organization as exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code. That letter is still in effect.

Based on information submitted with the application, we classified your organization as one that is not a private foundation within the meaning of section 509(a) of the Code because it is an organization described in sections 509(a)(1) and 170(b)(1)(A)(ii). That classification was based on the assumption that your organization's operations would continue as stated in the application. If your organization's purposes, character, method of operations, or sources of support have changed, please let us know so we can consider the effect of the change on the organization's exempt status and foundation status.

Revenue Procedure 75-50, published in Cumulative Bulletin 1975-2 on page 587, sets forth guidelines and record keeping requirements for determining whether private schools have racially nondiscriminatory policies as to students. Your organization must comply with this revenue procedure to maintain its tax-exempt status.

Your organization is required to file Form 990, Return of Organization Exempt from Income Tax, only if its gross receipts each year are normally more than \$25,000. If a return is required, it must be filed by the 15th day of the fifth month after the end of the organization's annual accounting period. The law imposes a penalty of \$20 a day, up to a maximum of \$10,000, when a return is filed late, unless there is reasonable cause for the delay.

All exempt organizations (unless specifically excluded) are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of \$100 or more paid each employee during a calendar year. Your organization is not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the excise taxes under Chapter 42 of the Code. However, they are not automatically exempt from other federal excise taxes.

Pace Center For Girls Inc
59-2414492

Donors may deduct contributions to your organization as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to your organization or for its use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Your organization is not required to file federal income tax returns unless it is subject to the tax on unrelated business income under section 511 of the Code. If your organization is subject to this tax, it must file an income tax return on the Form 990-T, Exempt Organization Business Income Tax Return. In this letter, we are not determining whether any of your organization's present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

The law requires you to make your organization's annual return available for public inspection without charge for three years after the due date of the return. If your organization had a copy of its application for recognition of exemption on July 15, 1987, it is also required to make available for public inspection a copy of the exemption application, any supporting documents and the exemption letter to any individual who requests such documents in person or in writing.

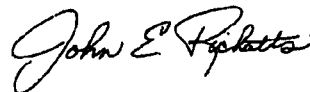
You can charge only a reasonable fee for reproduction and actual postage costs for the copied materials. The law does not require you to provide copies of public inspection documents that are widely available, such as by posting them on the Internet (World Wide Web). You may be liable for a penalty of \$20 a day for each day you do not make these documents available for public inspection (up to a maximum of \$10,000 in the case of an annual return).

Because this letter could help resolve any questions about your organization's exempt status and foundation status, you should keep it with the organization's permanent records.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

This letter affirms your organization's exempt status.

Sincerely,



John E. Ricketts, Director, TE/GE
Customer Account Services

Project Narrative
Community Contribution Tax Credit Program
PACE Center for Girls of Alachua

PACE Center for Girls of Alachua is currently holding a Capital Campaign to raise money for expansion of its current facility.

The PACE Alachua Center moved into its current location in December of 1998 with 30 girls and 9 staff members. Today the Center serves approximately 40 girls with 13 staff and has outgrown the space. One teacher has no classroom and "floats" from class to class during the planning period of other teachers. Two program aides share desks in the Xerox and computer rooms. Both of these positions require numerous phone calls for attendance and follow-up on the girls, which is difficult in a rather public, noisy space. Three counseling interns from the University of Florida share a space the size of a large closet. When resource people from the community come to help the girls (probation officers, people from Corner Drug Store, Planned Parenthood, tutors from the University of Florida, etc.), there is often no unused space for them to meet. We have storage up to the ceilings in the staff bathroom and our file room, as well as storage units in the main hallways. We currently have no room large enough to comfortably accommodate our family functions. This project will greatly relieve this situation.

The Campaign project is taking place in three stages. First, we will buy the current building from our landlord. Second we will build a seven classroom addition located behind the current building. Third, we plan to renovate the current building to administrative and counseling offices, a library and a large multi-purpose room.

Current square footage of the PACE Center is approximately 4700 square feet. Addition of seven classrooms (with a covered walkway connecting the two separate buildings) would add 4367 square feet.

PACE has a great deal of community support for this project. Susan and Tom Spain, owners of Spain/Cooper Construction, are orchestrating the planning and design of the addition and have offered to build it at cost. Susan has enlisted the help of the Builder's Association of North Central Florida, who have agreed to take PACE on as a project for two years. Susan has itemized the materials, resources and labor needed to complete Phase II of the project and what the value of each contribution is worth. Members of the association have signed up to contribute specific items on her list. The Homebuilders are also contributing by buying "Building Blocks for PACE" for \$50/apiece.

PACE Alachua was also voted to be the recipient of the Rotary Club's Wild Game Feast proceeds this year. This event was held in March. The final amount of the earnings has not been tabulated, but is expected to be at least \$75,000.

09 00 44 C

The campaign has received two donations from community members of \$50,000 each. A local couple, Rick and Aase Thompson, recently hosted a cocktail party at their home which netted several more thousand dollars as well as the promise of more contributions in the near future.

Although this is an excellent beginning, more financial resources as well as materials will be sought to bring the project to completion.

The new classroom building has been creatively designed to insure a low cost per square foot while employing techniques that will insure future savings in energy and maintenance, i.e. a straight gable roof, concrete block, with individual high-efficiency HVAC and state of the art insulation. When the project is complete, PACE will have constructed a cost and energy efficient building which will allow us to realize our program's potential in ways we are unable to presently within the limits of our current space.

Estimates of the total project cost are \$1,000,000. This includes \$400,000 to build the seven classrooms, \$100,000 to remodel the current facility and \$500,000 to pay off the mortgage.

We hope to begin building in July 2009 and look for completion by September 2010. The project will take longer to complete because we are getting so much donated and we will have to work around the builder's schedules.

090044 C



Planning & Development Services
PO Box 490
Gainesville, FL 32602-0490
352-334-5022
352-334-2648 (fax)
www.cityofgainesville.org

May 5, 2009

Burt Von Hoff
Executive Office of the Governor
Office of Tourism, Trade and Economic Development
The Capitol; Suite 2001
Tallahassee, FL 32399-0001

Dear Mr. Von Hoff:

RE: PACE Alachua Expansion Project

This letter is to confirm that the site of PACE Alachua's Expansion Project, 1010 SE 4th Avenue, lies within the Gainesville Enterprise Zone, #0101. For your reference, I have attached a map from eFlorida's Enterprise Zone Address Locator showing the project site.

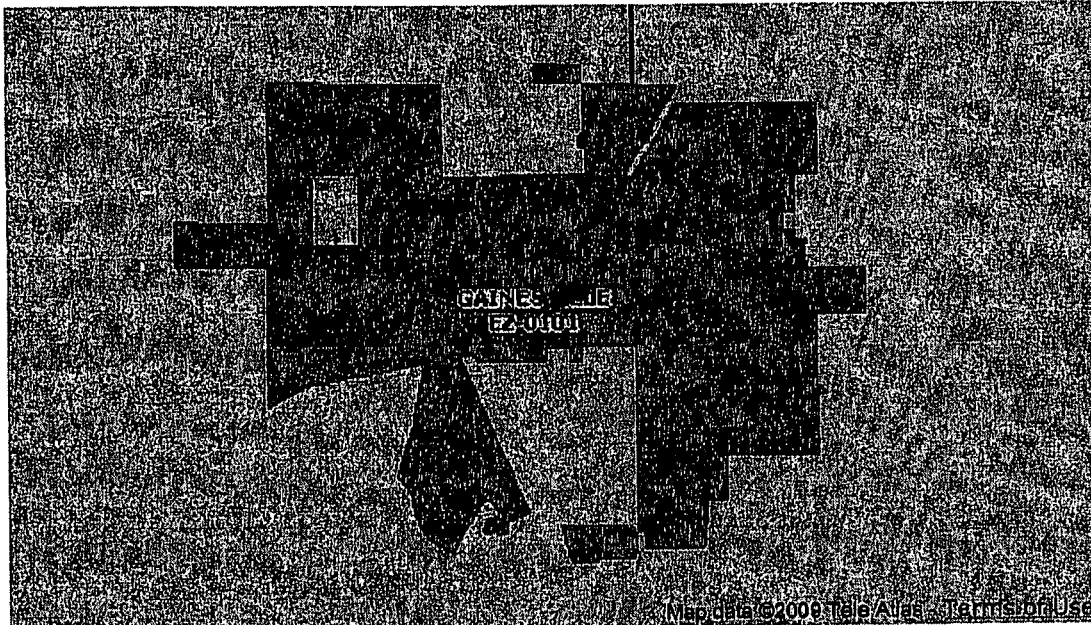
Sincerely,

Shaad Rehman
Small & Minority Business Development Coordinator
Enterprise Zone Coordinator



EXPLORE FLORIDA'S COMMUNITIES

ENTERPRISE ZONE ADDRESS LOCATOR



This is an EZ representation only.

Address: 1010 SE 4th ave gainesville fl 32601, FL
Yes, address is in a enterprise zone.
Enterprise Zone: GAINESVILLE
Zone ID: EZ-0101

Application developed by GIS Planning © 2009