

# Southern Charm Kitchen Purchase & Sale Agreement



Community Redevelopment Agency  
September 18, 2017  
Stephanie Seawright, Project Manager



# Southern Charm Kitchen – Background & Timeline

- A lack of amenities on the Eastside
- Hawthorne Road - important commercial corridor
- Connecting investments in GTEC
- Purchase Former Kennedy Homes site
- June 2008 - 2010 –
  - CRA purchased properties - \$65,000
  - Existing building renovated and new addition completed
  - June 2010 - Request for Proposal issued to solicit a tenant to occupy the property as a restaurant/café
  - Southern Charm Kitchen was the top ranked respondent
  - In September 2010 the CRA approved the Grow Gainesville Fund, a SBA 7(a) loan fund managed by the National Development Council (NDC)
  - Southern Charm Kitchen became the first business in Gainesville to pursue and close on a loan through this CRA Economic Development Finance program
- In August 2011, Southern Charm opened as a contemporary southern dining establishment



# Southern Charm Kitchen - Before



# Southern Charm Kitchen - After



# Southern Charm Kitchen - After



# Southern Charm Kitchen – Purchase & Sale Agreement



- In June 2011, the CRA and Southern Charm Kitchen entered into a lease agreement with an option to purchase
- Terms
  - Buyer & Seller appraisals (average)
  - Buyer provide written notice of intent to purchase
  - Seller prepare Purchase & Sale Agreement
  - Buyer pays all closing costs
- On June 28, 2017 Southern Charm Kitchen exercised its option
- CRA appraisal - **\$230,000**
  - SCK waived its right to their own appraisal
- All proceeds from the sale will go back into the ERA TIF to be appropriated during the next amendatory budget

# Recommendation

- Authorize the Executive Director, or designee, to enter into a purchase agreement with Southern Charm Kitchen for \$230,000; and
- Authorize the Executive Director to execute all closing documents subject to approval as to form and legality by the CRA Attorney.

