



Legislation Text

File #: 170373., **Version:** 1

Southern Charm Purchase & Sale Agreement (B)

On June 9, 2008 the CRA closed on the properties located at 1712 SE Hawthorne Road and 1714 SE Hawthorne Road. The CRA approved the concept of a small restaurant or diner for this site and general scope of a Request for Proposal (RFP) to attract a business as a tenant.

The RFP was issued in June 2010 and one proposal was received for the site proposing a café/restaurant use. The proposer was Southern Charm Kitchen, proposed by Omar and Arpita Oselimo the founders and owners of Reggae Shack Café located on University Avenue. Southern Charm is a restaurant rooted in traditional southern cooking that take classic dishes and traditional recipes and transforms them in a contemporary fashion to suit current tastes, local preferences, and available seasonal ingredients.

In September 2010, the Oselimo's received the CRA's first Grow Gainesville Fund, a SBA 7(a) loan to help towards the interior build-out, furniture and equipment, and operating expenses for the café space. The CRA then entered into a lease agreement with an option to purchase. On June 28, 2017 Southern Charm Kitchen exercised their option and provided notice of their intent to purchase. The CRA ordered an appraisal on the property which came in at \$230,000. The Oselimo's agreed to the price and we are now at the point of execution of the agreement.

Since its opening in August of 2011, Southern Charm Kitchen has served as a catalyst for continued redevelopment along the Hawthorne Road corridor. The establishment now serves as one of the only sit-down family restaurants to exist in the Eastside Redevelopment Area.

The purchase price for the property is \$230,000.

CRA Executive Director to the CRA: 1) Authorize the Executive Director, or designee, to enter into a purchase agreement with Southern Charm Kitchen for \$230,000; and 2) Authorize the Executive Director to execute all closing documents subject to approval as to form and legality by the CRA Attorney.