

PROPOSAL

SEALED RFP NO: 21-489

RFP TITLE: Redevelopment of B Street and Lincoln Avenue Property

DUE DATE/TIME: Monday, July 12, 2021 at 2:00 PM

SUBMITTED BY: Michelle Threatt- Topsy's, LLC

Topsy's Café - A Taste of Love

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General Information: Development Plan and Project Schedule: TAB 1

July 8, 2021

Michelle Threatt
Owner/Operator
Topsy's, LLC
606 W. Jackson Ave.
Lake Wales, FL 33853

Dear Lake Wales Community Redevelopment Agency (CRA)

Subject: RFP for Redevelopment of B Street and Lincoln Avenue Property

I am pleased to submit a proposal in response to the redevelopment of Lincoln Avenue Properties for the benefit of the Community Redevelopment Area (CRA) plan. The attached documents outline the proposed plan and approach to the project and addresses requirements that were outlined in the RFP.

As a lifelong resident of Lake Wales, and current business owner of Topsy's, a food catering company, I strongly believe in developing trusting collaborations and partnerships that are strengthened by shared missions, values and core principles. With over 15 years of experience in law enforcement in Polk County, I have seen what this community has to offer and the vast opportunities that currently exist to ensure the increased vitality of the City of Lake Wales.

Likewise, Topsy's has a proven track record of growth and sustainability in addition to a philanthropic approach that provides solutions to the needs of the community. Upon review of this proposal, I expect that you will see, what makes Topsy's stand out, is that we are woven in the fabric of the community and our investment extends beyond the current project.

Lastly, I would be pleased to answer any questions you might have regarding this submission.

Thank you for the opportunity to submit this proposal and for your thoughtful consideration.

Sincerely,



Michelle Threatt

B: IDENTIFICATION OF PROPOSERS PRINCIPAL

Michelle Threatt is the proposer who is authorized to interact and negotiate on behalf of this bid. Any correspondence relative to this proposal should be sent to:

Ms. Michelle Threatt
606 W. Jackson Ave.
Lake Wales, FL 33853
(813) 763-2645
mThreatt3@verizon.net

C: GENERAL DESCRIPTION

Michelle Threatt owner and operator of Topsy's, LLC has had a passion for creating delectable cuisine for more than 10 years. Prior to opening her business in 2018, she was routinely commissioned by family members and friends to create meals for their special engagements. Following her retirement from law enforcement in 2017, Michelle Threatt conceptualized turning her passion into a business. In 2018, Topsy's, LLC was formed as a limited liability company, food service and catering company known as Topsy's. As her business expanded and clientele grew, Topsy's expanded its reach and emerged into the food truck industry in December 2019. As an independently owned and operated business, Topsy's is postured for another level of growth and development. Michelle Threatt is the company's principal interest and expects to continue as such through the time of submission and development of the project. This is a sole venture of Michelle Threatt absent of any joint ventures.

Towards the development of the project, Topsy's, LLC is seeking estimates from local firms who are licensed in the State of Florida with demonstrated planning, development and construction experience to perform the work. The proposed scope of the project is to develop the property for commercial purposes and for the construction of a 1,200-1,500 square foot café to be titled Topsy's Café- A Taste of Love. Should approval of the bid be accepted, this will be the first brick and mortar location for Topsy's Café. The construction of the café will be consistent with the historic aesthetic of the community and be comprised of inside counter style dining as well as open air seating for takeout orders. The outside dining area is expected to consist of 2-3 bistro style tables which allows patrons to enjoy the quant aesthetics of the redeveloped Lincoln Avenue.

Michelle Threatt plans to incorporate an atmosphere of creativity by hosting themed events within the café, where local creatives and artists have a place to showcase their talent. Examples of these events include, nights of jazz, spoken word and Gospel Soul Food Sundays.

D: PROJECT PROFESSIONALS

The proposer's team responsible for the planning, design and construction will be announced once the selection criteria is complete. The proposer's selection criteria will include professionals with experience in using sustainable materials.

E: DESCRIPTION OF PROPOSED USE

The intent of this proposal is to bid on parcel 22 for the redevelopment of B Street and Lincoln Avenue Property, and the overall development of the City of Lake Wales, FL. Michelle Threatt's proposal for the purchase of the land is to build a restaurant with a menu full of the soulful cuisine. The purchase of the land and subsequent development of Topsy's Café- A Taste of Love is intended to stimulate the growth of the community through increased opportunities to its residents, address the conditions of the distressed neighborhood and attract more people to the area. In addition to creating opportunities for exposure of local talents, Topsy's Café- A Taste of Love will support the creation of job opportunities by employing staff.

F: PROJECTED TIMELINE

Commencement of construction will begin once the appropriate permits have been obtained. Topsy's, LLC anticipates that the project will start building permitting within 12 to 18 months following the date of agreement.

Experience and Qualification Firm/Team: TAB 2

The proposer's team responsible for the planning, design and construction will be announced once the selection criteria is complete.

Financial Benefit Analysis of the Project: TAB 3

The proposed bid being placed by Michelle Threatt of Topsy's, LLC is a purchase price of seven thousand five hundred dollars (\$7,500).

The proposed scope of the project is to develop the property for commercial purposes and for the construction of a 1,200-1,500 square foot café. The project does not include any residential units but fully intends to positively impact the community through the creation of employment opportunities and ongoing philanthropic activities previously discussed.

The overall design of the property will be aesthetically in alignment with the vision for the CRA Redevelopment of B Street and Lincoln Ave Property.

Consistency of Project with RFP Goals: TAB 4

As a local and future big business, Topsy's LLC's proposed plan reflects two (2) of the five (5) priorities expressed by workshop attendees who per the 2017 Community Workshop hosted by the Community Redevelopment Agency (CRA) cited creating a small business incubator and more restaurants downtown as priorities for improvement. Likewise, more than 50% of respondents from the 2017 CRA public input survey indicated that people who visit Lake Wales, FL, visit for the purpose of going to restaurants. Similarly, more than 90% of the responders indicated that having more restaurant options would promote more frequent visits to Lake Wales, FL (Lake Wales Community Redevelopment Plan Update, 2018). As such, more visitors and community members frequenting local establishments, impacts the vitality of the community, repopulates the area and keeps financial resources within the community.

In addition to the proposed development plans presented, Michelle Threatt of Topsy's, LLC reflects the spirit of the community through her philanthropic work. In 2020, citizens of Lake Wales, FL like other citizens across the globe, were drastically impacted by the Coronavirus pandemic. While schools and businesses closed during the pandemic, Michelle Threatt and Topsy's, LLC opened its services to the community by offering free meals daily to students, parents and families who were negatively impacted. Within a 13-week time period, Michelle Threatt galvanized community members and partners who she refers to as "The Village" to provide free meals to more than 2,450 students and residents of Lake Wales, FL. By the year end, more than 4,000 free meals were distributed. During Spring Break 2021, 367 children were fed through Michelle Threatt's investment in the community.

As a result of these efforts, she was recognized and received the Action Partnership Community Service Award for outstanding support and commitment to the Agricultural and Labor Program, Inc. and the Polk County Community. Throughout this development and finalization of the project, Topsy's Café will be a catalyst towards the elimination of blight and will promote community connectiveness, activity, upward mobility and an extension of philanthropic endeavors.

Organization and Financial Resources: TAB 5

Michelle Threatt of Topsy, LLC has been in operations since 2018 and has the demonstrated ability to operate a successful business. The completion of the development project will be a result of leveraging several financial resources.

Firm Location: TAB 6

FIRM LOCATION ACKNOWLEDGEMENT

To The City of Lake Wales CRA:

Date: July 8, 2021

I Michelle Threatt, the proposer certifies that the principal place of business, headquarters or other place of business has been located for more than (1) year within the boundaries of Polk County, Florida.

Signed: *Michelle Threatt*

Title: Owner

Subscribed and sworn to before me this 11th day of July, 20 21

Edwina Mackroy-Snell
(Title) Notary



Edwina Patrice Mackroy-Snell
Notary Public
State of Florida
Comm# HH013318
Expires 6/22/2024

My Commission Expires: _____

Required Documentation: TAB 7

Cost Summary

The CRA will consider a lease of the Property. The CRA prefers a market-rate offer for purchase of the Property. However, at the CRA's sole discretion, the price could be negotiated based upon the overall development proposal and the economic benefit. This includes the projected performance of a project to achieve CRA objectives such as permanent job creation.

Proposed Purchase Price : \$ 7500⁰⁰
(Not applicable if Lease/Public Private Partnership Proposed)

Lease/Public Private Partnership

**SIGNATURE ACKNOWLEDGEMENT
(SUBMITTAL PAGE)**

To The City of Lake Wales CRA:

Date: July 1st 2021

I certify that this proposal is made without prior understanding, agreement or connection with any corporation, firm or person submitting a proposal for the same construction, service or material and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this proposal and certify that I have read and understand the proposal documents. I have completed and submitted all proposal submittal forms, and I am authorized to sign this proposal for the proposer. In submitting a proposal to the CRA, the proposer offers and agrees that if the proposal is accepted, the proposer will convey, sell, assign or transfer to the CRA all rights, titles and interests in and to all causes of action it may now or hereafter acquire under the Anti-Trust Laws of the United States and the State of Florida for price fixing relating to the particular commodities or services purchased or acquired by the CRA. At the CRA's discretion, such assignment shall be made and become effective at the time the CRA tenders final payment to the proposer.

VENDOR NAME Topsy's

AUTHORIZED SIGNATURE (MANUAL) 

MAILING ADDRESS P.O. Box 3415

NAME (TYPED OR PRINTED)

CITY, STATE AND ZIP CODE
Lake Wales, Fla. 33859

TITLE (TYPED OR PRINTED)

(AREA CODE) TELEPHONE NUMBER

813-763-2645

TOLL FREE NUMBER

(AREA CODE) FAX NUMBER

E-MAIL ADDRESS mthreath@verizon.net

Any other Government Agency may use this proposal. [] YES NO [] N/A

A City check will be accepted as method of payment. YES [] NO

NOTE: If Proposer checks "yes" above, Proposer agrees that the CRA will use a City check for the payment of any and all invoices submitted as a result of the performance of this proposal.

NON-COLLUSION AFFIDAVIT OF PRIME PROPOSER
(SUBMITTAL PAGE)

State of Florida

County of Polk

Michelle Threatt, Being first
Duly sworn, deposes and says that:

1. he/she is owner of Topsy's, the Proposer that has submitted the attached Proposal;
2. he/she is fully informed respecting the preparation and contents of the attached Proposal and of all pertinent circumstances respecting such Proposal;
3. Such Proposal is genuine and is not a collusive or sham Proposal;
4. Neither the said Proposers nor any of its elected and appointed officials, partners, owners, agents, representatives, employees or parties in interest, including this affiliate has in any way colluded, conspired, connived or agreed, directly or indirectly, with any other Proposer, firm or person to submit a collusive or sham Proposal in connection with such Contract or has in any manner, directly or indirectly, sought by agreement or collusion of communication or conference with any other Proposer, firm or person to fix the price or prices in the attached proposal of any other Proposer, or to fix any overhead, profit or cost element of the Proposal Price or the Proposal Price of any other Proposer, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the CRA or any person interested in the proposed Contract; and
5. The price or prices quoted in the attached Proposals are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Proposer or any of its agents, representatives, owners, employees or parties in interest, including this affiliate.

Signed: [Signature]

Title: owner

Subscribed and sworn to before me this 11th day of July, 20 21

[Signature]
(Title)

Edwina Patrice Mackroy-Snell
Notary Public
State of Florida
Comm# HH013318
Expires 6/22/2024



My Commission Expires: _____

PROPOSAL AND ADDENDUM ACKNOWLEDGMENT

Receipt of Addenda Acknowledgement

Proposer shall acknowledge below the receipt of any and all Addenda, if any, to the Plans and Specifications, listing the Addenda by number and date.

Addendum No.: _____ Date: _____ Signature: _____

Proposal Acknowledgement

This acknowledgment shall be signed, in blue ink, by a corporate officer, partner, or proprietor:

I certify that this proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a proposal for the same construction, service, or material and is in all respects fair and without collusion or fraud. I agree to adhere to all conditions of this proposal and certify that I have read and understand the solicitation documents in their entirety. I have completed and submitted all proposal submittals and I am authorized to sign this proposal for the Proposer.

Authorized Signature

Date

Name of Authorized Person: _____

Title / Position of Authorized Person: _____

CONTRACTOR E-VERIFY AFFIDAVIT
CITY OF LAKE WALES

PURSUANT TO STATE OF FLORIDA, OFFICE OF THE GOVERNOR, EXECUTIVE ORDER 11-116 (Superseding Executive Order 11-02) AND SECTION 448.095 F.S.

Executive Order 11-16 requires all agencies under the direction of the Governor to verify the employment eligibility of all new employees through the U.S. Department of Homeland Security's E-Verify system. Further, in conjunction with Section 448.095 F.S., the Contractor is directed to include as a condition of all contracts for the provision of goods or services to the City of Lake Wales in excess of nominal value, an express requirement that the Contractor utilizes the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the Contractor during the contract term, and an express requirement that the Contractor include n such subcontracts the requirement that subcontractors performing work or providing services pursuant to the state contract utilize the E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract term.

In accordance with Executive Order 11-116 and Section 448.095 F.S. the City of Lake Wales requires all contractors who are awarded state funded contracts to verify newly hired employees using the U.S. Department of Homeland Security's E-Verify system. It is the responsibility of the awarded Contractor to insure compliance. To enroll in the E-Verify system employers should visit www.e-verify.gov.

By affixing your signature below you hereby affirm that you will comply with all applicable E-Verify requirements.

The undersigned has hereunto set his/her hand this _____ day of

Michelle Threatt
(Print or Type Name, Title)

[Signature]
(Signature of Affiant)

82-3052911
(Federal Employer ID Number-FEIN)

(E-Verify Number)

Topsy's
(Firm Name)

606 W. Jackson Ave. Lake Wales Fl 33853
(Firm Address) (City) (State) (Zip Code)

NOTARY PUBLIC

STATE OF FLORIDA, COUNTY OF POLK

Before me, the undersigned authority, personally appeared Michelle Threatt

Known to me to be the person described herein and who executed the foregoing instrument and acknowledged before me executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 11th day July 2021.

Edwina Mackroy-Snell
My commission expires.



Edwina Patrice Mackroy-Snell
Notary Public
State of Florida
Comm# HH013318
Expires 6/22/2024

Edwina Mackroy-Snell
(Notary Signature)

July 11, 2021
(Date)

Edwina Mackroy-Snell
(Print, type or stamp name of notary public)

Personally Know to me

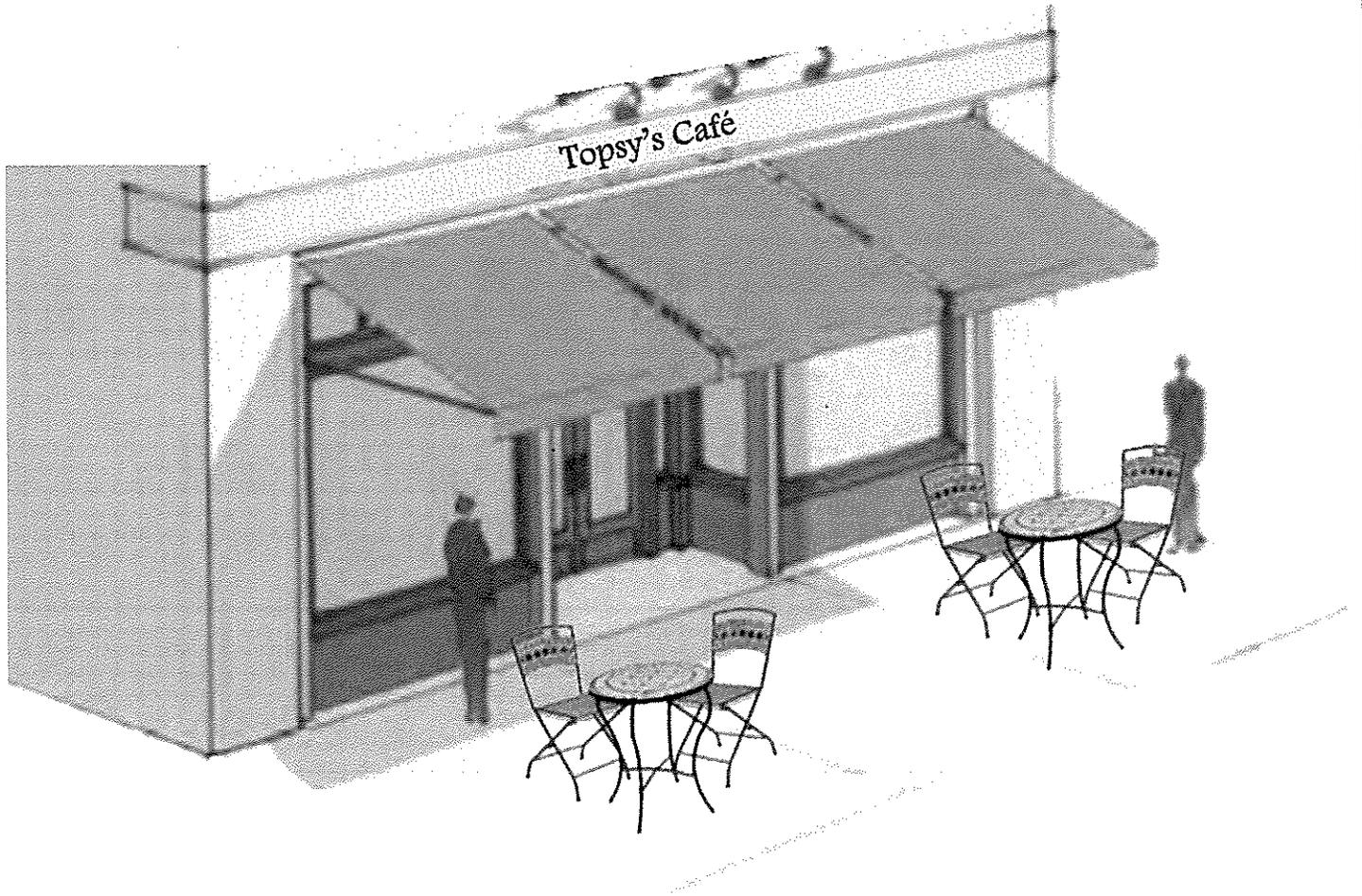
Produced

ID

(Type of ID, If applicable)

ATTACHMENT C

PROPOSED DEPICTION OF THE CAFÉ



May 31, 2021

201 Dr. J.A. Wiltshire Avenue
Lake Wales, Florida 33853

City of Lake Wales
CRA Committee
Lake Wales, Florida 33853

To Whom it May Concern:

I have been a citizen of this lovely Lake Wales Community since 1964, and I taught at Roosevelt, Lake Wales Jr. High/McLaughlin, Bethune-Cookman College, and I presently teach in the GED Program at the Lake Wales Literacy Academy.

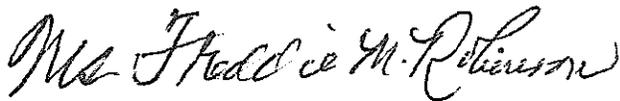
I am beyond proud to recommend Michele Threatt, my former student, as a welcomed bidder for the property in which she is interested in purchasing. The Polk County Sheriff Dept. lost a dedicated, caring employee when her life's choice of vocations changed when a harrowing close to death experience by an inmate almost caused a life ending situation.

Destiny has turned her vocational attention to another area of public service by way of satisfying the palate through her food service

business. During the summer she feeds meals to our community children, and our Senior citizens are always on the radar to feed.

She wants to expand her business and bring more life to an area that can only make our quaint city thrive more. Michelle is a confident, trustworthy, and dependable citizen, and I would deeply appreciate it, if you would give her a chance to improve her status as a businesswoman by allowing her the opportunity to bid on the property in which she is interested. This will be a win-win situation for our city and her.

Respectfully yours,

A handwritten signature in black ink that reads "Freddie M. Robinson". The signature is written in a cursive style with a large, stylized initial 'F'.

Freddie M. Robinson

Citizen for 57 years