

AGENDA

Community Redevelopment Area Advisory Board

Thursday, June 2, 2016 | 3:00 PM – 5:00 PM
City Commission Conference Room, City Hall, Third Floor

A. Update: Memorial Boulevard Safety Enhancement – Charles Barmby

B. Housekeeping

1. July 7th Meeting
2. New Hire

C. Action Items

1. Old Business
 - 1.1 Meeting Minutes dated May 5, 2016
2. New Business
 - 2.2 Budget
 - 2.3 Prestige Worldwide/Parker Street Ministries

D. Discussion Items

1. Jobs Creation Program
2. Update: Mass Market



massmarketLKLD
#massmarketlkld

E. Adjourn

NEXT REGULAR MEETING:

Thursday, July 7, 2016, 3:00 - 5:00 PM – City Commission Conference Room

Project Status Report		
Project Name	Mass Market	Project Summary: Construction started. 100% leased. Demolition 100% complete.
Project Manager	Nicole Travis	
Status Date	May 27, 2016	
Budget	On-Track, Delayed, Off-Track	Total: \$2,654,870 Spent: \$107,928 Remaining: \$2,446,942
Risk	On-Track, Delayed, Off-Track	No major risks.
Issues	On-Track, Delayed, Off-Track	No major issues.
Project Name	Lincoln Square Development	Project Summary: The project is progressing well. Site permit drawings will be submitted in 2 weeks.
Project Manager	Nicole Travis	
Status Date	May 27, 2016	
Budget	On-Track, Delayed, Off-Track	Total: \$1,500,000 Spent: \$59,616 Remaining: \$1,440,384
Risk	On-Track, Delayed, Off-Track	No major risks.
Issues	On-Track, Delayed, Off-Track	No major issues.
Project Name	Nobay Development	Project Summary: This project is ongoing and moving quickly. The City's subsidy se funds are managed by the CRA staff. However, this is not CRA money.
Project Manager	Nicole Travis	
Status Date	May 2, 2016	
Budget	On-Track, Delayed, Off-Track	Total: \$400,000 Spent: \$341,444 Remaining: \$58,566
Risk	On-Track, Delayed, Off-Track	No major risks.
Issues	On-Track, Delayed, Off-Track	No major issues.
Project Name	Federal Building	Project Summary: We are waiting for the Federal Government, Dept. of the Interior Solicitor General to sign off on our lease agreement. The Developer has signed a sublease with Mojo's BBQ.
Project Manager	Patricia Hendler	
Status Date	May 27, 2016	
Budget	On-Track, Delayed, Off-Track	n/a
Risk	On-Track, Delayed, Off-Track	No major risks.
Issues	On-Track, Delayed, Off-Track	No major issues.

Administrative Approvals				
1.				
2.				

DOWNTOWN COMMUNITY REDEVELOPMENT AREA								
FY 2016 - WORKING BUDGET								
last updated:		5/19/2016						
				AS APPROVED	WITH APPROVED			
				FY '16 CIP Budget	FY '16 CIP Budget	EXPENDITURES	ENCUMBRANCES	AVAILABLE
REVENUES								
Tax Increment Revenues~				\$ 985,252	\$ 985,252			
City Subsidy				\$ -	\$ -			
Investment Income				\$ 10,048	\$ 10,048			
Misc. Revenues (Land Sales)				\$ -	\$ 30,000			
Unappropriated Surplus				\$ 48,214	\$ 48,214			
Oak Street Parking Lot Revenues				\$ 14,280	\$ 14,280			
CARRYOVER FROM FY 2015*				\$ -	\$ 74,154			
Total Revenues				\$ 1,057,794	\$ 1,161,948			
Debt Service				\$ 802,228	\$ 802,228	\$ 802,228	\$ -	\$ (0)
Misc. Projects				\$ 140,100	\$ 204,055	\$ 89,990	\$ 5,200	\$ 108,865
CRA								
Annual Report				\$ 4,800	\$ 4,800	\$ 2,349	\$ -	\$ 2,451
Mowing				\$ 10,300	\$ 19,218	\$ 2,396	\$ -	\$ 16,822
Oak Street Parking Phase I				\$ 10,000	\$ 11,903	\$ -	\$ -	\$ 11,903
North Downtown Master Plan				\$ -	\$ 40,000	\$ -	\$ 5,200	\$ 34,800
Operating				\$ 115,466	\$ 168,799	\$ -	\$ -	\$ 168,799
Downtown CRA Fund								
Total				1,057,794	\$1,175,082			\$ 1,175,082
Approved Budgeted Expenses				1,057,794	\$ 1,161,948			

DIXIELAND COMMUNITY REDEVELOPMENT AREA								
FY 2016 - WORKING BUDGET								
last updated:		5/19/2016						
				AS APPROVED	WITH APPROVED			
				FY '16 CIP Budget	FY '16 CIP Budget	EXPENDITURES	ENCUMBRANCES	AVAILABLE
REVENUES								
Tax Increment~				\$ 179,445	\$ 179,445			
Interest Income				\$ 15,800	\$ 15,800			
Unappropriated Surplus				\$ 82,059	\$ 82,059			
CARRYOVER FROM FY 2015*								
Total Revenues				\$ 277,304	\$ 277,304			
Operating				\$ 97,102	\$ 97,102	\$ 78	\$ -	\$ 97,024
Misc. Projects				\$ 80,500	\$ 80,500	\$ 98,076	\$ 58,260	\$ (75,836)
Small Project Assistance				\$ 72,000	\$ 72,000	\$ 47,130	\$ 29,130	\$ (4,260)
Annual Report				\$ 5,000	\$ 5,000	\$ 1,458	\$ -	\$ 3,542
Publications & Promotions				\$ 2,500	\$ 2,500	\$ 450	\$ -	\$ 2,050
Landscape Maintenance by Other City Departments				\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 1,000
Corridor Enhancements				\$ 81,702	\$ 81,702	\$ -	\$ -	\$ 81,702
SFLA Corridor Improvements				\$ 80,000	\$ 80,000	\$ -		\$ 80,000
Alley Improvement Projects				\$ -	\$ -	\$ -	\$ -	
Alley Maintenance				\$ 1,702	\$ 1,702	\$ -	\$ -	\$ 1,702
Dixieland CRA Fund								
Total				259,304.00				
Approved Budgeted Expenses				277,304.00				

MIDTOWN COMMUNITY REDEVELOPMENT AREA										
FY 2015 - WORKING BUDGET										
last updated: 5/19/2016										
						AS APPROVED	WITH APPROVED			
							CARRY OVERS*			
REVENUES						FY '16 CIP Budget	FY '16 CIP Budget	EXPENDITURES	ENCUMBRANCES	AVAILABLE
Tax Increment~						\$ 2,174,949	\$ 2,174,949			
Investment Income						\$ 138,000	\$ 138,000			
Surplus Land Sale Proceeds										
Misc. Revenues							\$ 92			
Residential Redevelopment - Rental Income						\$ 20,000	\$ 20,000			
Unappropriated Surplus						\$ 2,880,687	\$ 2,880,687			
CARRYOVER FROM FY 2015*							\$ 5,135,567			
Total Revenues						\$ 5,213,636	\$ 10,349,295			
Operating						\$ 295,036	\$ 295,036	\$ 1,805	\$ 2,021	\$ 291,210
Neighborhoods						\$ 1,390,000	\$ 2,530,586		\$ 25,351	\$ 2,505,235
Northeast Neighborhood						\$ 400,000	\$ 1,007,649	\$ 6,803	\$ 9,200	\$ 991,646
Northwest Neighborhood						\$ 990,000	\$ 1,522,937	\$ 61,455	\$ 16,151	\$ 1,445,331
Misc. Project						\$ 495,800	\$ 1,051,717	\$ 22,195	\$ 273,587	\$ 200,018
Property Management						\$ 51,000	\$ 51,000	\$ 17,787	\$ 87	\$ 33,126
Annual Report						\$ 4,800	\$ 4,800	\$ 1,908	\$ -	\$ 2,892
Affordable Housing						\$ 5,000	\$ 5,000	\$ -	\$ -	\$ 5,000
Small Project Assistance						\$ 435,000	\$ 990,917	\$ 2,500	\$ 273,500	\$ 714,917
Redevelopment Plan MUAC						\$ 500,000	\$ 511,772	\$ 10,131	\$ 10,000	\$ 491,641
East Main Street Master Plan (currently 642)						\$ 500,000	\$ 511,772	\$ 10,131	\$ 10,000	\$ 491,641
Corridor Enhancements						\$ 2,532,300	\$ 5,501,128			
Citrus Connection Services						155,000	155,000	152,169		2,831
Redevelop Mass Ave Properties (Salvation Army Properties)						\$ 750,000	\$ 1,183,115	\$ 633,553	\$ 2,446,942	\$ (1,897,380)
Memorial Blvd						\$ 800,000	\$ 2,060,000	\$ -	\$ -	\$ 2,060,000
Landscape - Ingraham Avenue						\$ 8,400	\$ 8,400	\$ -	\$ -	\$ 8,400
Brunnell Parkway (W. Parker Street to Memorial Blvd)						\$ -	\$ 37,903			\$ 37,903
Brunnell Parkway (Memorial Blvd to 10th Street)						\$ 50,000	\$ 75,000	\$ 25,000	\$ -	\$ 50,000
PW Director's Office Account 7500 Contractual Services								\$ 25,000		
Landscape - US 98- Memorial to 10th Street						\$15,600	\$15,600		0	15,600
Landscape - US 98 - Griffin to 10th Street						\$15,600	\$ 15,600		0	15,600
Landscape - Parker Street						\$ 8,400	\$ 8,400			\$ 8,400
Providence Rd - W 10th St to Griffin Rd						\$ 350,000	\$ 700,000	\$ -		\$ 700,000
E. Main Street Landscape & Maintenance						\$ 12,500	\$ 12,500		\$ -	12,500
MLK - Memorial to 10th Street						\$8,400	\$8,400			\$ 8,400
Landscape Intown Bypass						\$8,400	\$8,400			
Rose Street Enhancements						\$ -	\$ 40,000	\$ -	\$ -	\$ 40,000
West Lake Parker/Lakeshore Trail Improvements						\$ 350,000	\$ 664,307	\$ -	\$ -	\$ 664,307
Garden Street (Lakeland Hills to W. Lake Parker)						\$ -	\$ 562			
Bella Vista Trail						\$ -	\$ 545,844	\$ -	\$ -	\$ 545,844
CRA Fund						\$ 5,213,136.00				
Approved Budgeted Expenses						\$ 5,213,636.00				

**Community Redevelopment Area Advisory Board
Meeting Minutes
Thursday, May 6, 2016
3:00 – 5:00 PM
City Commission Conference Room, City Hall**

MEETING MINUTES

Board Members: Cliff Wiley, Brian Goding, Ben Mundy, Cory Petcoff, Pastor Eddie Lake, Commissioner Jim Malless, Dr. Sylinda Fulse

Staff: Judith Keller, D'Ariel Reed, Patricia Hendler, Charles Barnby

Guests: Brian Bollas, Aaron Banks, Michael Walker, Gail Bagley, Barry Friedman, Chris Mauser

Packets

- Projects Status Report
- Budgets Dixieland, Midtown, and Downtown
- Meeting Minutes dated April 7, 2016
- Memo- 2016 Security/LPD Funding Recommendation
- Homeowner's Down Payment Assistance Grant Program
- Memo Allen & Company Façade Improvement Grant Request

Handouts

- FDOT Lakeland Area Alternatives Analysis
- Allen and Company Photos
- 2015 CRA Annual Report
- L3 License Plate Reader Brochure

Presentation

Charles Barnby introduced the speaker Brian Bollas, FDOT. Bollas informed the Board about the ongoing Lakeland Area Alternatives Analysis which will be used to define solutions to the existing transit issues in the Midtown CRA. The Board invited Mr. Bollas to return and present the proposed solutions before implementation.

Housekeeping

The Board was asked to decide if there will be a meeting on July 7, 2017. Board members will check their schedules and decide at the June meeting.

Action Items – Old Business

Meeting Minutes dated April 7, 2016

Brian Goding moved to approve the minutes; Pastor Eddie Lake seconded and the minutes were approved without corrections.

2016 Security/LPD funding Recommendation

There was discussion about which fiscal year the recommended change in budget would come from. The Board was told that the 2017 draft budget would be presented at the June for review and approval. The current recommendation to fund the community policing partnership and equipment in the amount of \$150,000 in Fiscal Year 2016 will be funded from the Memorial Boulevard Corridor line item of unused funds in the Midtown CRA fund. Commissioner Malless moved to reallocate the \$150,000 from Memorial Drive line item to a line item to be created for Community Policing in FY 2016. Brian Goding seconded the motion and it unanimously passed.

More discussion ensued regarding how long the redevelopment agency would encumber the cost for supplemental community police services. Commissioner Malless moved to authorize a budget allocation for three years for the Community Policing services in the redevelopment districts. This timeframe would allow for reevaluation of the program prior to extending the contract with LPD. Ben Mundy seconded the motion and the motion passed unanimously.

Action Items – New Business

Allen & Company Façade Improvement Request

Aaron Banks of Furr and Wegman Architects and Michael Walker from Allen and Company asked the Board to consider approving a Façade Improvement Matching grant for work that was completed prior to approval. They explained that they were confused about the process and that a mistake was made. The Board was sympathetic about the situation, but was unwilling to set a precedent for this kind of exception or to risk a question being raised on the LCRA's annual financial audit. The Board suggested to Banks and Walker to apply for the Façade Improvement grant for work that has yet been completed, such as awnings. The property owner representatives were advised to submit an application to staff.

Alley Improvements Phase II

Patricia Hendler reminded the Board about the results of the 2014 AECOM study that referenced parking challenges in Dixieland. State laws require that all of CRA funds be spent inside of the boundary of the CRA unless it directly benefits the CRA. Staff verified the very unique circumstances in which funds could be spent outside the CRA boundary with the Florida Redevelopment Association and City attorney, Palmer Davis. Staff requested that the board authorize the acquisition of property adjacent to the Dixieland CRA boundary, specifically on the alleyways parallel to Florida Avenue, to create shared parking opportunities.

Chairman Petcoff expressed concern about reducing the number of taxpaying properties in the District and the impact to the CRA budget. He suggested that CRA staff might assemble parcels, create and improve them to make parking, subsequently selling them to property owners. Ben Mundy suggested that staff identify parcels first. He also commented that one side of the corridor would benefit more than the other side. Brian Goding pointed out that there are some right-of-way areas that could be utilized for the purpose of on-street parking. Staff explained to the Board that the CRA was probably the best entity to develop parking and get it designed the most efficient and aesthetically responsible way. Cory Petcoff asked staff to: 1. research a grant program for adjoining property owners to develop parking incentivized with a grant up to \$50,000; 2. explore the top five potential sites; and research whether any other redevelopment areas have done this.

Discussion Items

N. Lake Mirror Redevelopment Site

Staff informed the Board that the LEDC was unhappy with the Kimley Horn study and at the City's Strategic Planning Sessions the Mayor suggested another study to reconsider an office building on the site. Commissioner Malless confirmed that the LEDC sees the land as the best opportunity for a company to develop an office building Downtown. Staff will meet with the Community Development Department planners to discuss how to accommodate office on the site and move forward without too much delay in the release of the RFQ.

Mass Market

Staff reported that the remaining leases are now signed and will go to the City Commission for approval on May 16th. Construction is well under way and the Halo Building is scheduled to be completely demolished within the next week.

Homeowner’s Down Payment Assistance Grant

Staff reviewed the Homeowner’s Down Payment Assistance Grant program with the Board. The program would be limited to only homestead properties with a cap of 20% of the sales price. During the discussion about home values, staff pointed out that the median home value in Lakeland is currently under \$129,000. Cory Petcoff requested staff to come to the Advisory Board with any requests that are above the median home price in Lakeland. In response to questions about enforcement of the five-year homesteading requirement, staff reminded the Board that the CRA can only place deed restrictions on properties that the CRA sells.

Annual Report

Cory Petcoff asked about Dixieland’s budget as it appears that 93% of the budget was spent on operating expenses. Staff explained that even though grants are awarded they may not be paid out in the fiscal year it was awarded. Operating expenses include annual report, irrigation, annual financial audit, and alley maintenance.

Other comments

Commissioner Malless asked staff to come back with revisions to the Job Creation Program that reflects funding newly created jobs within the City limits at the \$5,000 per job rate. Existing or occupied jobs moving to the East Main Street District from another location within Polk County would be funded at \$2,500 per job over the five year period. Commissioner Malless cited Colorado Boxed Beef as an example of existing jobs within the county moving in to the district as opposed to newly created jobs. The proposed changes will not be imposed retroactively. Staff will provide a revised program to the June meeting.

Adjourned at 4:45 PM to see LPD demonstration on License Plate Reader technology.

Next Meeting, Thursday, June 2, 2016, 3 PM, City Commission Conference Room.

Cory Petcoff, Chairman

Date

Memo

To: CRA Advisory Board
From: Nicole Travis
CC: Celeste Deardorff
Date: May 27, 2016
Re: **Draft CRA Budgets for FY 2017-2026**

Attached is a copy of the draft budgets for the Downtown, Dixieland and Midtown Community Redevelopment Areas for Fiscal Year 2017. The Lakeland Community Redevelopment Agency follows the City of Lakeland's fiscal year- it begins October 1 and ends September 30. We budget for a 10-year period and unlike other City Funds, the redevelopment agency is able to retain "unspent" funds in Unappropriated Surplus.

Revenues for the CRAs typically come from one source, tax increment. Tax increment revenues are paid by three taxing authorities: Polk County, City of Lakeland, and Lakeland Area Mass Transit District (LAMTD) and are based on property tax valuations. All other factors remaining equal, as property values rise, increment increases. As values fall, the increment falls as well.

The Downtown CRA budget revenue reflects a 5.5% increase in Taxable Values from Tax Year 2014. The Dixieland CRA tax increment revenue increased 3.09%. The Midtown CRA saw the largest growth in tax increment revenue, 9.53%.

New Expenses

1. Historically, the Downtown CRA has not contributed to the funding of personnel cost because of the budget limitations with debt service payments. Staff is proposing personnel cost be allocated to the three districts proportionate to the acreage of the districts starting in the upcoming fiscal year. Downtown CRA (555 acres) = 11%; Dixieland (72 acres) = 1.4%; and Midtown (4,464 acres) = 87.6%.
2. The Dixieland and Midtown CRAs were created in 2001 and are scheduled to sunset in 2031. The Downtown CRA's sunset date was extended until 2035. Many of the initial years of the three CRAs were used to plan, study and set the stage for redevelopment. We are now at the point of strictly implementing the redevelopment plans, which mean

all hands on deck. In an effort to keep up with the active real estate market, continue current services, manage existing programs and offer new tools for infill, redevelopment and economic development projects within the three redevelopment districts, it is recommended that a Junior Project Manager position be added to the Community Redevelopment Agency's Table of Organization in FY17. The proposed compensation for the Junior CRA Project Manager position is PG49 (\$46,155 - \$71,601). A few of the key job functions and responsibilities of the Junior CRA Project Manager will be:

- Administering and managing existing grant programs
 - Assist with the monitoring and managing of the three CRA budgets through project and invoicing tracking
 - Managing and administering division contracts
 - Assist with the coordination of business retention efforts
3. During the April 2016 CRA Advisory Board meeting, the Board voted to fund two Lakeland Police Officers as a part of the Community Policing Program and the Redevelopment Agency's stabilization plan for the three districts. The line item of Community Policing Innovation has been added to the three budgets. The expense associated with the hiring of the two officers is distributed among the three districts based on acreage. The funding of the officers is carried until 2019, at which time the advisory board will assess the effectiveness of the community policing program in the redevelopment districts. The three year contract and re-evaluation period was voted on during the May 2016 CRA Advisory Board meeting.

Please be prepared to ask questions and discuss. Staff will ask for a recommendation to the City Commission.

From: [Travis, Nicole](#)
Cc: [Brossart, Michael](#); [Delgado, Tony](#); [Deardorff, Celeste](#); [Studiale, Jim](#); [Keller, Judith](#); [Hendler, Patricia](#)
Subject: Downtown CRA Budget Option 2
Date: Wednesday, June 01, 2016 2:47:18 PM
Attachments: [image001.png](#)
[Downtown CRA Budget Option 2.pdf](#)

Board Members –

I had a meeting with the City Manager and Finance Director this morning regarding the Downtown CRA's budget. As you are aware, the budget has been strained for years because of the debt service payments including the largest debt payment for the 10 acre site. In the past month, staff has participated with the City Commission in their Strategic Planning workshops and most recently in Senior Leadership retreats. The City Commission has made it clear that Downtown should be a priority in our planning and redevelopment efforts. However, funding is limited to assist in this regard.

The City Manager and Finance Director came up with a creative approach to assist with the funding demands for the prioritization of Downtown. Please see the proposed Option 2 budget for the Downtown CRA. With this option the debt payment is extended to 2033 and the payments are reduced to \$400,000 annually. The reduction in the debt payment gives the CRA the flexibility to plan and prioritize infrastructure projects in the Downtown. Please review this option and be prepared to discuss at tomorrow's meeting.

If you have questions, please don't hesitate to contact me.

Thanks, Nicole

Nicole Travis

CRA Manager
Lakeland Community Redevelopment Agency
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Fax: 863.834.8432
www.lakelandcra.net



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**DOWNTOWN COMMUNITY REDEVELOPMENT AREA
CAPITAL IMPROVEMENT PLAN**

	ADJUSTED 2016 BUDGET	2017 PROPOSED	2018 PROJECTED	2019 PROJECTED	2020 PROJECTED	2021 PROJECTED	2022 PROJECTED	2023 PROJECTED	2024 PROJECTED	2025 PROJECTED	2026 PROJECTED
REVENUES:											
Tax Increment Revenues	1,053,015	1,095,000	1,117,000	1,139,000	1,162,000	1,185,000	1,209,000	1,233,000	1,258,000	1,283,000	1,309,000
Investment Income	13,875	9,316	9,256	9,896	11,463	13,833	17,239	21,562	26,838	28,180	28,180
Misc. Revenues	13,006	14,280									
Unappropriated Surplus	83,156	(57,360)	(45,591)	(69,586)	(113,345)	(140,616)	(169,862)	(200,963)	(232,951)	(260,940)	(284,517)
TOTAL REVENUES	1,163,052	1,061,236	1,080,665	1,079,310	1,060,118	1,058,217	1,056,377	1,053,599	1,051,887	1,050,240	1,052,663

EXPENSES:											
Debt Service :											
Debt Service-Residential Redevelopment	802,228	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000
Miscellaneous Projects:											
Property Management	387	500	515	530	546	562	579	596	614	632	651
Mowing	7,188	10,403	10,507	10,612	10,718	10,825	10,934	11,043	11,153	11,265	11,378
Oak Street Parking Mgmt Services	11,903	12,000	14,000	16,000	18,000	20,000	22,000	24,000	26,000	28,000	28,000
Oak Street Parking - Phase II	128,134										
Community Policing Innovation		28,067	16,569	17,232							
Neighborhood Projects											
North Downtown Master Plan	40,000										
Downtown Infrastructure		350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000
Operating:											
Tax Increment Refunds	60,000	125,000	187,000	181,000	175,000	169,000	163,000	156,000	150,000	144,000	144,000
Annual Audit/Reporting Requirements	4,800	4,800	4,944	5,092	5,245	5,402	5,565	5,731	5,903	6,080	6,263
Other Operating Expenses	108,412	130,466	97,130	98,844	100,609	102,427	104,300	106,229	108,216	110,263	112,371
TOTAL EXPENSES	1,163,052	1,061,236	1,080,665	1,079,310	1,060,118	1,058,217	1,056,377	1,053,599	1,051,887	1,050,240	1,052,663

UNAPPROPRIATED SURPLUS:											
Beginning Balance	229,504	146,348	203,708	249,299	318,885	432,229	572,845	742,707	943,670	1,176,621	1,437,561
Sources/(Uses)	(83,156)	57,360	45,591	69,586	113,345	140,616	169,862	200,963	232,951	260,940	284,517
Ending Balance	146,348	203,708	249,299	318,885	432,229	572,845	742,707	943,670	1,176,621	1,437,561	1,722,078

**DOWNTOWN COMMUNITY REDEVELOPMENT AREA
CAPITAL IMPROVEMENT PLAN**

	ADJUSTED 2016 BUDGET	2017 PROPOSED	2018 PROJECTED	2019 PROJECTED	2020 PROJECTED	2021 PROJECTED	2022 PROJECTED	2023 PROJECTED	2024 PROJECTED	2025 PROJECTED	2026 PROJECTED
REVENUES:											
Tax Increment Revenues	1,053,015	1,095,000	1,139,000	1,162,000	1,185,000	1,209,000	1,233,000	1,258,000	1,283,000	1,309,000	1,335,000
Investment Income	13,875	9,316	9,256	9,896	11,463	13,833	17,239	21,562	26,838	28,180	28,180
Misc. Revenues	13,006	14,280									
Unappropriated Surplus	83,156	(45,132)	(55,363)	(80,358)	(124,117)	(152,388)	(181,634)	(213,735)	(1,047,951)	(1,076,940)	(1,100,517)
TOTAL REVENUES	1,163,052	1,073,464	1,092,893	1,091,538	1,072,346	1,070,445	1,068,605	1,065,827	261,887	260,240	262,663

EXPENSES:											
Debt Service :											
Debt Service-Residential Redevelopment	802,228	802,228	802,228	802,228	802,228	802,228	802,228	802,228	802,228		
Miscellaneous Projects:											
Property Management	387	500	515	530	546	562	579	596	614	632	651
Mowing	7,188	10,403	10,507	10,612	10,718	10,825	10,934	11,043	11,153	11,265	11,378
Oak Street Parking - Phase I	11,903	12,000	14,000	16,000	18,000	20,000	22,000	24,000	26,000	28,000	28,000
Oak Street Parking - Phase II	128,134										
Community Policing Innovation		28,067	16,569	17,232							
Neighborhood Projects											
North Downtown Master Plan	40,000										
Operating:											
Tax Increment Refunds	60,000	125,000	187,000	181,000	175,000	169,000	163,000	156,000	150,000	144,000	144,000
Annual Audit/Reporting Requirements	4,800	4,800	4,944	5,092	5,245	5,402	5,565	5,731	5,903	6,080	6,263
Other Operating Expenses	108,412	90,466	57,130	58,844	60,609	62,427	64,300	66,229	68,216	70,263	72,371
TOTAL EXPENSES	1,163,052	1,073,464	1,092,893	1,091,538	1,072,346	1,070,445	1,068,605	1,065,827	261,887	260,240	262,663

UNAPPROPRIATED SURPLUS:											
Beginning Balance	229,504	146,348	191,480	246,843	327,201	451,317	603,705	785,339	999,074	2,047,025	3,123,965
Sources/(Uses)	(83,156)	45,132	55,363	80,358	124,117	152,388	181,634	213,735	1,047,951	1,076,940	1,100,517
Ending Balance	146,348	191,480	246,843	327,201	451,317	603,705	785,339	999,074	2,047,025	3,123,965	4,224,482

**DIXIELAND COMMUNITY REDEVELOPMENT AREA
CAPITAL IMPROVEMENT PLAN**

ADJUSTED 2016 BUDGET	2017 PROPOSED	2018 PROJECTED	2019 PROJECTED	2020 PROJECTED	2021 PROJECTED	2022 PROJECTED	2023 PROJECTED	2024 PROJECTED	2025 PROJECTED	2026 PROJECTED
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REVENUES:

Tax Increment	190,888	195,000	199,000	203,000	207,000	211,000	215,000	219,000	223,000	227,000	232,000
Interest Income	22,420	9,400	2,700	3,300	4,300	5,300	6,300	7,300	8,300	9,300	9,300
Unappropriated Surplus	706,435	19,402	22,891	20,629	15,690	12,947	206	(2,534)	(55,272)	(58,008)	(100,943)
TOTAL REVENUES	919,743	223,802	224,591	226,929	226,990	229,247	221,506	223,766	176,028	178,292	140,357

EXPENSES:

Corridor Enhancements:

Small Project Assistance	244,290	20,000	20,000	20,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Redevelopment Plan Update		0	0	0	0	0	0	0	40,000	40,000	0
Alley Improvements	350,234	40,000	20,000	20,000	20,000	20,000	0	0	0	0	0
SFLA Corridor Improvements	171,279	50,000	70,000	70,000	80,000	80,000	90,000	90,000	0	0	0

Miscellaneous:

Landscape & Maintenance by Others	556	1,730	1,782	1,835	1,890	1,947	2,006	2,066	2,128	2,192	2,257
Operating Expenses	134,974	99,000	101,000	103,000	105,000	107,000	109,000	111,000	113,000	115,000	117,000
Annual Report	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Publications and Promotions	11,708	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Alley Maintenance	1,702	2,000	2,200	2,400	2,600	2,800	3,000	3,200	3,400	3,600	3,600
Community Policing Innovation		3,572	2,109	2,194	0	0	0	0	0	0	0
TOTAL EXPENSES	919,743	223,802	224,591	226,929	226,990	229,247	221,506	223,766	176,028	178,292	140,357

UNAPPROPRIATED SURPLUS:

Beginning Balance	804,244	97,809	78,407	55,516	34,887	19,196	6,249	6,044	8,578	63,850	121,859
Sources / (Uses)	(706,435)	(19,402)	(22,891)	(20,629)	(15,690)	(12,947)	(206)	2,534	55,272	58,008	100,943
Ending Balance	97,809	78,407	55,516	34,887	19,196	6,249	6,044	8,578	63,850	121,859	222,801

**MID-TOWN COMMUNITY REDEVELOPMENT AREA
CAPITAL IMPROVEMENT PLAN**

	ADJUSTED 2016 BUDGET	2017 PROJECTED	2018 PROJECTED	2019 PROJECTED	2020 PROJECTED	2021 PROJECTED	2022 PROJECTED	2023 PROJECTED	2024 PROJECTED	2025 PROJECTED	2026 PROJECTED
REVENUES:											
Tax Increment	2,302,610	2,349,000	2,396,000	2,444,000	2,493,000	2,543,000	2,594,000	2,646,000	2,699,000	2,753,000	2,808,000
Interest Income	294,360	71,000	28,000	26,000	26,000	35,000	38,000	36,000	48,000	47,000	47,000
Residential Redevelopment - Rental Income	10,298	20,000									
Misc. Revenues	6,722						147,580				
Unappropriated Surplus	7,603,788	1,663,140	182,797	452,737	(467,371)	(509,781)	(646,706)	(229,134)	(276,048)	(1,010,433)	(796,275)
TOTAL REVENUES	10,217,778	4,103,140	2,606,797	2,922,737	2,051,629	2,068,219	2,132,874	2,452,866	2,470,952	1,789,567	2,058,725

EXPENSES:											
Neighborhoods:											
Northeast Neighborhood	1,019,580	250,000	250,000	300,000	300,000	300,000	300,000	350,000	350,000	350,000	350,000
Northwest Neighborhood	1,538,208	600,000	600,000	300,000	300,000	300,000	300,000	350,000	350,000	350,000	350,000
Redevelopment Plan MUAC:											
East Main Street Master Plan	521,054	500,000	500,000	400,000	400,000	400,000	300,000	300,000	300,000	300,000	300,000
Corridor Enhancements:											
Ingraham Avenue Enhancements	8,400	8,652	8,912	9,179	9,454	9,738	10,030	10,331	10,641	10,960	11,289
W. Lake Parker/Lakeshore Trail Improvements	663,746			350,000							
Bella Vista Trail	556,055										
Rose Street Enhancements	40,000										
Citrus Connection Services (LAMTD Agreement)	155,000	155,000	155,000								
Memorial Blvd	1,910,000	40,000	50,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	
Redevelopment of Massachusetts Ave Properties	1,595,866	1,409,650	29,795	29,941	30,090	30,241	30,395	30,550	30,708	30,869	31,032
Brunnell Parkway (Memorial to 10th Street)	25,000	50,000									
Brunnell Parkway (W. Parker St to Memorial)	37,903										
Landscape US 98 - Memorial to 10th Street	15,600	16,068	16,550	17,047	17,558	18,085	18,627	19,186	19,762	20,354	20,965
Landscape US 98 - Griffin to 10th Street	15,600	16,068	16,550	17,047	17,558	18,085	18,627	19,186	19,762	20,354	20,965
Landscape Parker Street	8,400	8,652	8,912	9,179	9,454	9,738	10,030	10,331	10,641	10,960	11,289
Providence Rd. - W. 10th St. to Griffin Road	700,000			400,000							
Landscape Intown Bypass	8,400	8,652	8,912	9,179	9,454	9,738	10,030	10,331	10,641	10,960	11,289
MLK - (Memorial to 10th Street)	8,400	8,652	8,912	9,179	9,454	9,738	10,030	10,331	10,641	10,960	11,289
Brunnell Parkway Corridor	50,000										
E. Main Street Landscaping Maintenance	12,500	12,875	13,261	13,659	14,069	14,491	14,926	15,373	15,835	16,310	16,799
Parkview Place Pedestrian Improvements								300,000	300,000		350,000
Miscellaneous:											
Operating Expenses	147,133	382,886	394,373	406,204	418,390	430,942	443,870	457,186	470,901	485,029	499,579
Small Project Assistance	990,917	350,000	350,000	350,000	350,000	350,000	350,000	400,000	400,000		
Property Management	30,216	52,530	53,581	54,652	55,745	56,860	57,997	59,157	60,340	61,547	62,778
Affordable Housing	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
CRA Annual Report	4,800	4,944	5,092	5,245	5,402	5,565	5,731	5,903	6,080	6,263	6,451
Community Policing Innovation	150,000	223,511	131,949	137,227							
TOTAL EXPENSES	10,217,778	4,103,140	2,606,797	2,922,737	2,051,629	2,068,219	1,985,294	2,452,866	2,470,952	1,789,567	2,058,725

UNAPPROPRIATED SURPLUS:											
Beginning Balance	10,573,103	2,969,315	1,306,175	1,123,378	670,641	1,138,012	1,647,793	2,294,499	2,523,633	2,799,681	3,810,114
Sources / (Uses)	(7,603,788)	(1,663,140)	(182,797)	(452,737)	467,371	509,781	646,706	229,134	276,048	1,010,433	796,275
Ending Balance	2,969,315	1,306,175	1,123,378	670,641	1,138,012	1,647,793	2,294,499	2,523,633	2,799,681	3,810,114	4,606,389

PRESTIGE WORLDWIDE GROUP, LLC

May 25, 2016

Gregory Fancelli
Prestige Worldwide Group, LLC
2000 E Edgewood Drive, Suite 102
Lakeland, FL 33803

Nicole Travis
Patricia Handler
Lakeland Community Redevelopment Agency (CRA)
228 S. Massachusetts Avenue
Lakeland, FL 33801

Subject: Land acquisition
Location: Lakeland, FL (midtown area)

1. 606 North Vermont
2. 614 North Vermont
3. 618 North Vermont
4. 713 North Vermont
5. 603 East Parker

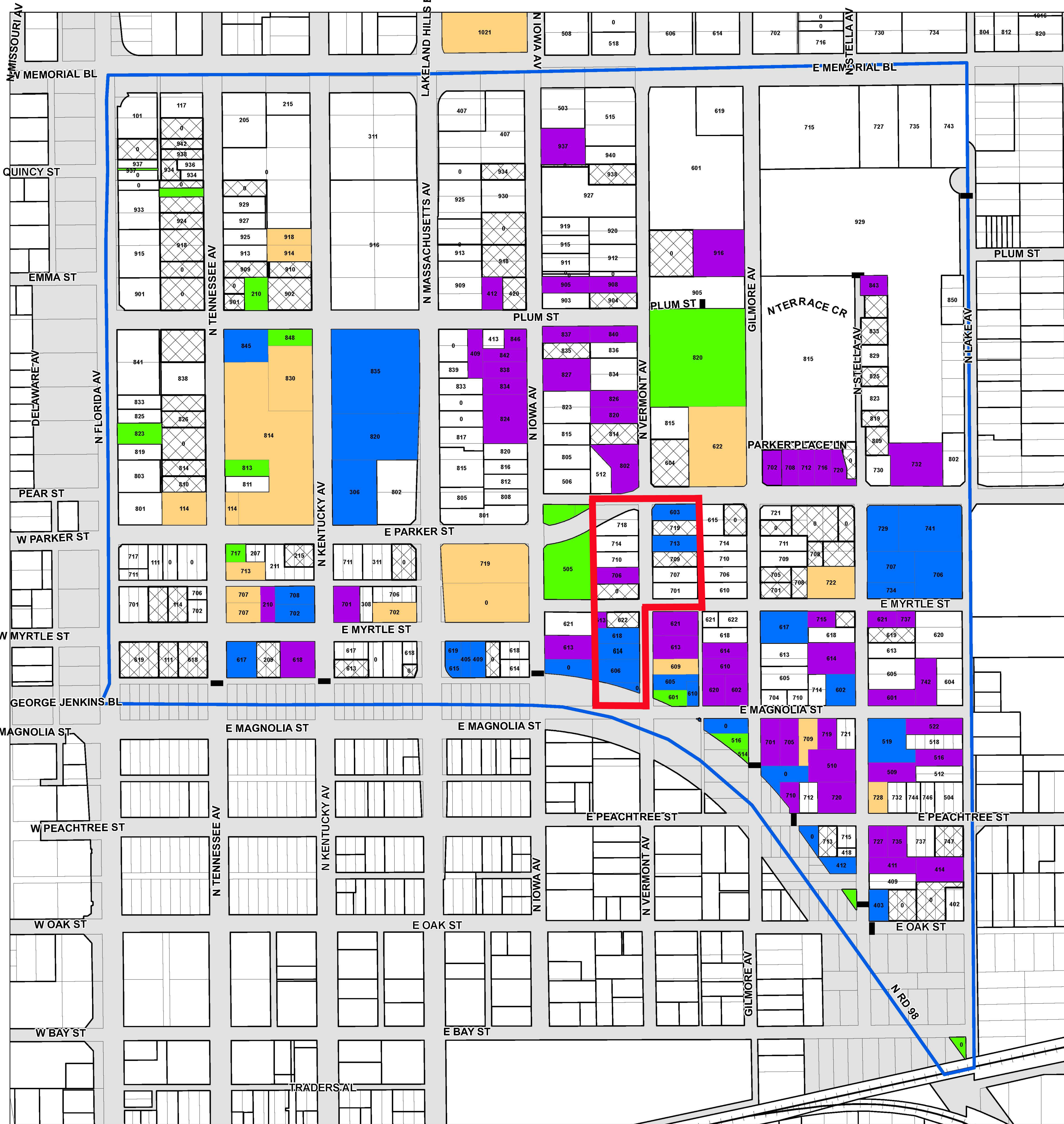
This Letter of Intent is to confirm our interest in the proposed land acquisition for Parker Street Ministries and our intent on rejuvenating the midtown area. As stated, we are currently working on all implementation strategies to move forward and may need 6 months to determine all logistical solutions 2 months for determining viability and 4 for construction). We believe that the land acquisition and residential new home structure is in line with the goals and aspirations to work in partnership with Parker Street Ministries and the CRA. We therefore fully support this initiative. We encourage the CRA to work with us on this project and wish every success to the project.

I the undersigned, confirm on behalf of my organisation, ***Prestige Worldwide Group, LLC*** our interest in the above mentioned project.

Sincerely,



Gregory Fancelli



Target Area 4

- Homesteaded
- City Owned
- Vacant
- Parcels
- RailRoad
- Right of Way
- Institutional
- CRA Owned
- Target Area
- Lots
- Dead End





ELEVATION
N.T.S.

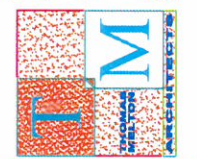
REVISION DATE

DATE
DRAWN
JOB #
SHEET NO.

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**THOMAS MELTON
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Job Creation Incentive Pilot Program

Intent

It is the intent of the Community Redevelopment Area (CRA) Advisory Board, under Chapter 163, Part III of the Florida Statutes, to provide financial assistance to companies wishing to create new jobs within the East Main Street District (District) of the Midtown CRA. This incentive is available to companies already located within the District and to companies which are relocating to expand, consolidate, or diversify their product. The CRA believes that the Program will be a useful tool to recommend the District over other locations being considered. It is further the intent of this program to encourage the redevelopment of vacant commercial properties and/or the renovation of neglected commercial properties both of which constitute a blight to the District in the Midtown CRA.

Eligibility

Companies within the District (Exhibit A) or moving to the District which are creating a minimum of five new full time jobs are eligible for the incentive. Governmental entities and not-for-profit entities are not eligible.

Program

The incentive will award up to \$5,000 for each newly created, previously “unfilled” job and up to \$2,500 for each full time job new to the District which was previously filled but located elsewhere within Polk County. A minimum number of five and a maximum of 210 jobs per Applicant are eligible for the incentive. The award will be paid out over a five year period with a maximum payment of \$1,000 per year, per full time job being performed in the District for the entire calendar year. It is important to note that companies with multiple locations must verify that the new jobs being created are performed within the District. The annual funding of the award would be subject to the company submitting, within 90 days of December 31 each full calendar year following the Grant award, an accounting of each new job, the employee name, SSN, location of job, salary, and job description in each year of the five year period following the award. The award will expire after the five full calendar years following the year of the granting of the Award regardless of whether the company has submitted for funding in each of the five years.

Eligible Jobs

All new full time (40 hours per week) jobs are eligible for the program regardless of salary level or hourly pay up to a maximum of 210 jobs.

Process

Qualified Applicants must send a Letter of Application to the CRA stating the company name, type of business, current location within the District or proposed location within the District, number of full time jobs company currently has within the District (if any), number of new full time jobs being proposed within the District, and an estimated start date for the eligible jobs. The CRA office is located in the Community Development Department on the second floor of City Hall at 228 South Massachusetts Avenue, Lakeland, Florida 33801. Questions regarding the program or a request for an appointment may be made by calling (863) 834-6011. Applications will be accepted on a rolling basis and grants will be awarded on a first-come, first-served basis.

Within ten (10) business days of receipt of the Letter of Application, the CRA Staff will review the request for completeness. A conference may be held with the Applicant to discuss any deficiencies or questions regarding the request. At this time, the CRA may request that the Applicant provide additional information. CRA Staff will present the request to the CRA Advisory Board at its next regularly scheduled meeting. The Applicant or its representative should attend this meeting to answer any questions the Advisory Board may have. Once an application for the incentive is recommended for approval by the Advisory Board, Staff will work with the City Attorney’s office to prepare a contract which will be subject to approval by the City Commission.

Funding Criteria

Upon approval and execution of a contract with the Grantee by the City Commission, the Grantee will be required to submit within 90 days of December 31 of the first full calendar year following the award and each year thereafter for a total of five years the following information:

- Florida Department of Revenue UCT-6 Filings for the year for all full time jobs at the Grantee's District location
- Job Title and Job Description for each eligible full time job
- Employee name, SSN, salary/wage for each of those jobs (In some cases a single job may have had more than one person filling a single position within a single year. All employees must be associated with an eligible job which will have been staffed for the entire year to be funded.)

Disbursement of Funds

Upon verification of the submitted information each year, the CRA will fund the annual allotment for the grant. Verification may require access to and review of company payroll records. The maximum number of jobs to be counted by an Applicant will be established in the initial Letter of Application and that maximum will hold for the five years of reimbursement under the contract. If the number of jobs is less than the initial projected number, the reimbursement will be established by the actual number of new jobs verified as having been created and staffed. That number may be less than the original projection during the five year period, but never more than the original projection.

Expiration of Grant Award

The award will expire after the five full calendar years following the year of the granting of the Award regardless of whether the Grantee has submitted for funding in each of the five years.

Available Assistance

The CRA Advisory Board will set the amount of assistance available for the fiscal year in its Annual Budget. The standard maximum grant contribution per Company is set at \$5,000 per new job, payable in equal installments over five years as long as the jobs continue to be staffed in the District location. The CRA Advisory Board may raise or lower this amount at any time upon a majority vote of its members. Grants will be awarded on a first-come first-served basis, and the CRA Advisory Board reserves the right to reevaluate the program and revise as needed in three years from the creation of the program in FY 2016.

Exhibit A

