

AGENDA

Community Redevelopment Area Advisory Board

Thursday, April 7, 2016 | 3:00 PM – 5:00 PM

City Commission Conference Room, City Hall, Third Floor

A. Housekeeping – Renewal of Advisory Board Member Terms

1. Cliff Willey – July 19, 2016
2. Brian Goding – July 19, 2016
3. Midtown Representative Vacancy

B. Action Items

1. Old Business
 - 1.1 Meeting Minutes dated March 3, 2016

2. New Business
 - 2.1 Homestead Down Payment Assistance Grant
 - 2.2 LPD Community Policing Proposal
 - 2.3 TIF Application – 215 E. Main St.
 - 2.4 802 N. Massachusetts Ave.
 - 2.5 422 Ingraham Ave.

C. Discussion Items

1. N. Lake Mirror CRA Redevelopment Site
2. Independent Auditor's Report –Fiscal Year 2015

D. Adjourn

NEXT REGULAR MEETING:

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

Community Redevelopment Area Advisory Board
Meeting Minutes
Thursday, March 3, 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, Zeldia Abram, Todd Baylis, Dr. Sylinda Fulse, Dean Boring

Staff: Nicole Travis, Celeste Deardorff, Judith Keller, Patricia Hendler, D'Ariel Reed, Jason Wiley

Guests: Laura Helm and Joel Helm – Ashton Events, Chris Guinn – The Ledger, Annie Gibson – Neighborhood Services CoL, Barry Friedman – Lakeland Now, Gail Bagley – Lakeland Cohousing, Claudia Tritton - LEDC

Packets

- Project Status Report
- CIP's Dixieland, Midtown, and Downtown
- Neighborhood Stabilization Program Presentation
- Meeting Minutes dated February 4, 2016
- Memo – Proposed Neighborhood Stabilization Fix It Up Grant Program
- Memo – Homeowner's Down Payment Assistance Grant
- Memo – East Main Street District Action Plan
- Memo – Pinnacle Project – East Main Street District
- Memo – Lakeland Habitat for Humanity Properties in Parker Street Model Block Area
- Request for Extension of Grant for 317 W. Memorial Blvd.

Handouts

- NewCo 820 + 830 Revised Proposal

Presentation

- Staff provided an overview of the proposed Neighborhood Stabilization Program and the various projects which will be included for each of the areas.

Action Items - Old Business

Meeting Minutes dated February 4, 2016

Minutes were approved as submitted.

Mass Market – Ashton Events Proposal

Staff reviewed Ashton Events' revised proposal for the eastern half of 820 N. Massachusetts Avenue and the remainder 4,800 SF of space in 830 N. Massachusetts Avenue including the proposed estimated budget for the improvements to be completed by the CRA for the spaces which would be a change order to the contract recommended for approval at the CRA Advisory Board meeting on February 4. **Dr. Fulse made a motion** to approve Staff completing negotiation of a lease of no more than ten years with Ashton Events for the spaces at 820 and 830 N. Massachusetts Avenue and, subject to a lease being signed, recommending for approval of up to \$400,000 in additional costs as a change order for the Strickland Construction contract for the Mass Market project. **Todd Baylis seconded the motion** which passed unanimously.

Action Items - New Business

Residential Repair Grant Program – Fix It Up

Staff reviewed the proposed Fix It Up Grant Program. Commissioner Malless made a motion to approve the program as proposed with a \$5,000 maximum amount per grant for homeowner/occupants and a \$2,500 maximum matching grant for non-occupant (investor) property owners with a cap on the total number of

grant awards to be twenty (20) in the first year of the program. Dean Boring seconded the motion which passed unanimously.

East Main Street District Incentives

Staff reviewed the memo regarding action items drawn from the East Main Street Economic Development Strategy produced by Tindale Oliver. Proposed actions which could be put in place immediately included marketing of the existing Midtown Incentive programs to District businesses, making the Dixieland Food-Related Incentive Program available in the District, and launching a community design competition for a District Landmark Sign. **Brian Goding moved** to approve these first three actions items as outlined in the East Main Street memo and **Pastor Lake seconded the motion** which passed unanimously. A fourth, newly created incentive recommended to attract new businesses and encourage expansion of existing businesses in the District, the Job Creation Incentive Program, was also presented by Staff. **Commissioner Malless made a motion** for approval of a Job Creation Incentive Pilot Program which would provide for an incentive of up to \$5,000 for each full time job new to the district with a minimum number of five and a maximum of 210 jobs per applicant being eligible for the incentive. The award would be paid out over a five year period with a maximum of \$1,000 per year, per job being awarded. The award would be subject to the company submitting within 90 days of December 31 each full calendar year an accounting of each new job, the employee name, SSN, location of job, salary, and job description each year of the five year period following the award at which time the award expires regardless of whether the company has submitted in each of the five years. 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. Award monies will come out of the East Main Street line item of the CIP and the Advisory Board reserves the right to reevaluate the program and revise as needed in three years. **Cliff Wiley seconded the motion** which passed unanimously.

Project Pinnacle

Staff reviewed the request for award of Tax Increment Financing, Job Creation Incentive Program, Design Incentive, and Façade and Site Improvement Grant for an anonymous company identified by the LEDC as Project Pinnacle – a company considering purchase of and relocation of corporate headquarters and distribution operation to the former US Foods site in the East Main Street District. **Dean Boring made a motion** to recommend award of the Job Creation Incentive Program for up to 210 jobs and Tax Increment Financing to City Commission for approval and for award of the Design Assistance Grant and Façade and Site Improvement Matching Grant subject to the company making application. Further, the recommendation for the grants is contingent upon the sale of parcel ID # 24-28-18-196000-002041 (which would allow for the extension of Peachtree Street to Ingraham) from Pinnacle to the CRA for not more than \$90,000. **Cliff Wiley seconded** the motion, Dr. Fulse abstained and the motion passed unanimously.

Staff Approvals of Grant Programs

Staff requested approval by the Advisory Board for the authority to award Design Assistance, Façade and Site Improvement, Food-Related Incentive Program, and other grants which require an application but not a contract and are evaluated with specific criteria and/or have a point system indicating qualification of the award. This would save Staff time and Advisory Board time. Any grants awarded would be listed in the Advisory Board Agenda and Staff will prepare a quarterly report for the Advisory Board itemizing Grant award status for all three CRA's. If an applicant is denied a grant award by Staff, he/she can appeal to the Advisory Board. **Dean Boring moved** for approval of the policy and **Pastor Lake seconded** the motion which passed unanimously.

Grant Extension Request – 317 W. Memorial Blvd.

Owner Richard Ramchand has not pulled a permit within the required time for the grant award on 317 W. Memorial Blvd. Staff recommended a six month extension be granted but if a permit was not pulled within that time that no more extensions are awarded and that grantee would be required to make a new application for the grant. **Todd Baylis made a motion** to allow one six month extension for the grantee to pull a permit, with no more extensions granted if permits are not pulled within the extension period. **Ben Mundy seconded** the motion which passed unanimously.

Habitat for Humanity Houses

Staff informed the Advisory Board of the neglected condition of several Habitat for Humanity houses within the Parker Street Model Block area. Although Staff has notified Habitat Executive Director Claire Twomey of the conditions on more than one occasion, there has been no action or improvement. Staff asked authorization to send a letter from the CRA Advisory Board to the Habitat Board of Directors notifying them of the issues and asking for some assistance. **Brian Goding made a motion** authorizing Staff to send a letter on behalf of the Advisory Board to the Habitat Board of Directors. **Zelda Abram seconded** the motion which passed unanimously. Several Advisory Board members also suggested that Code Enforcement be contacted regarding conditions at the properties.

Discussion Items

Because of time constraint the Homestead Down Payment Assistance Grant will be moved to next month's agenda. Staff reminded Advisory Board members that Kimley Horn would be presenting the North Lake Mirror Redevelopment Site analysis to the City Commission on March 18th at 10 AM in the City Commission Conference Room.

Adjourned at 5:10 PM.

Next Meeting, Thursday, April 7, 2015, 3 PM, City Commission Conference Room.

Cory Petcoff, Chairman

Date

DIXIELAND COMMUNITY REDEVELOPMENT AREA									
FY 2016 - WORKING BUDGET									
last updated:	3/29/2016								
REVENUES		AS APPROVED	WITH APPROVED	EXPENDITURES	ENCUMBRANCES	AVAILABLE			
		FY '16 CIP Budget	FY '16 CIP Budget						
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	\$ 58	\$ -	\$ 97,044			
Misc. Projects		\$ 80,500	\$ 80,500	\$ 95,203	\$ 58,260	\$ (72,963)			
	Small Project Assistance	\$ 72,000	\$ 72,000	\$ 47,130	\$ 29,130	\$ (4,260)			
	Annual Report	\$ 5,000	\$ 5,000	\$ 22	\$ -	\$ 4,978			
	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							

Memo

To: CRA Advisory Board
From: Patricia Hendler
CC: Nicole Travis
Date: February 23, 2016
Re: Homeowner's Down Payment Assistance Grant

The CRA incentivized relocation of homeowners during acquisition projects in Downtown and Midtown from 2004 to 2012 with down payment assistance grants. This program incentivized homeowners to relocate from the acquisition areas, and most of these “grants” were made in the form of a second mortgage which was interest free and amortized through forgiveness of the indebtedness over 20 years as long as the grantee lived in the home. The amount of the loan was \$35,000 regardless of the price of the relocation property. In 2012, this program was used to grant loans to a homesteader in the Parker Street neighborhood as well as to Parker Street Ministries to facilitate renovation of three homes on the verge of demolition. Although we have loan documents which were recorded, there is no written program as to who was eligible or how the amount of loan was determined. In 2014 and 2015 the CRA made two down payment assistance loans for homesteaders purchasing existing CRA homes which had been leased to tenants within the Parker Street Model Block area. In both of those instances the CRA limited the loan amount to 25% of the purchase price.

As a result, the CRA currently has thirty-nine (39) loans outstanding out of an initial number of forty-two. Staff is currently verifying those numbers and researching the status of each. Last year the City Commission approved a short sale on a \$78,000 loan for which the CRA received \$40,000. This loan was on a property not in CRA boundaries. Also, recently it was discovered that one of the loans had been wiped out by a foreclosure action by the lending institution in first position. None of these loans brings any return on investment to the CRA, and in most cases, the CRA loan which is in second position to a conventional first mortgage made prior to or right at the height of the housing market of 2004 – 2009 is “upside down”. Keystone Challenge Fund was hired to put together loan packages for the relocation loans which cost the CRA an additional \$3,000 per loan. Presumably the purpose of making the grant in the form of a loan was to protect the CRA investment, but this has not been successful.

CRA staff desires to encourage home ownership within our four Target Areas in the following neighborhoods: Paul A. Diggs, North Lake Wire, John Cox, and Parker Street. Rather than

encumbering the homesteaders/homestead property with a second loan which compromises the ability to get a conventional first mortgage, CRA staff is proposing a true down payment assistance grant in the amount of 25 to 30% of the purchase price with a required escrow of funds designated for future home repairs. Because these properties are owned by and being sold by the CRA, it is possible to put a deed restriction on the property at sale requiring the grant money to be paid back to the CRA if there is a sale of the property within five years of the initial purchase by the homeowner. CRA staff has approached two local community banks and one regional bank to discuss how a program like this could most effectively work and has also had preliminary discussions with a local mortgage broker who is active in the Paul A. Diggs community. The first target area for the grants would be the Parker Street Model Block area and Lincoln Square redevelopment. Since the CRA is developing those homes, the grant would be in the form of a further discount to the purchase price with some monies being placed in escrow for future repairs. The CRA would rely on the lending institutions to qualify the buyers and to provide them with financial counseling which is a service for which the banks earn Community Reinvestment Act points.

Staff is recommending that Advisory Board members approve the concept and authorize Staff to write the grant program. Please come prepared to discuss and with recommendations for policies and procedures.

Some issues to be addressed:

- Amount of set aside escrow funds and approvals for release of said funds for repairs.
- Budget amount for the program.
- Amount of cash investment required of homesteader.
- Down payment assistance only available for either 15 year or 30 year fixed mortgages as opposed to ARM's.
- Maximum amount for grant could be limited to 25 or 30% of a home price no greater than 130% of Lakeland Area Median Home Price.
- Deed restriction requiring payback of loan on sale by homeowner within first five years.

Updated March 31, 2016																
	0	Mortgagor	Date	Type	Book Type	Book	Page	Instr#	Status	Legal	#Pages	Address of Property	Amount of Mortgage	Expiration Date	Amortization	Interest
LCRA		MCKEEPER LONA	6/9/2005	MTG	O	6239	1555	2005133492	V	LAKE HOLLOWAY HTS LT 37	3	2318 Langford Street, 33801	\$73,200	due on sale	none	0
LCRA		JONES ELEANOR J	12/1/2005	MTG	O	6516	1214	2005293817	V	L N CRIGLERS ADD BLK 6 LT 3 ETC	3	108 SW 2nd St, Mulberry, 33860	\$32,850	due on sale	50% amortized in 2010, remainder \$16,425 due on sale	0
LCRA		ALICE M. MASON TRUST	12/19/2005	MTG	O	6550	1116	2005311666	V	SHORE ACRES BLK G LT 18 ETC	4	320 S. Elm Road, 33803	\$79,800	all principal and accrued interest due on death or sale	Ms. Mason moved out of house and Trustee of estate was unable to pay mortgage, City Commission authorized a short sale and Satisfaction was recorded upon receipt of \$48,000 to CRA	3%
LCRA		KEYSTONE CHALLENGE FUND INC	4/18/2006	MTG	O	6731	2173	2006095926	V	BROWNS H L BLK 52 LT 10	7	713 Vermont, 33801	\$14,066	released 3/13/2014	none	0
LCRA		KEYSTONE CHALLENGE FUND INC	4/20/2006	MTG	O	6739	205	2006099740	V	BROWNS H L BLK 54 LT 3	7	614 Vermont, 33801	\$14,736	released 3/13/2014	none	0
LCRA		MACDONALD SCOTT A	11/21/2006	MTG	O	7064	908	2006281751	V	RESUB GROVE PK BLK A LTS 24-27	7	720 E. Peachtree Street,	\$34,700	due on sale or death, expires November 2026	50% amortized in November 2016	0
LCRA		BURTON JEROME SR	12/11/2006	MTG	O	7090	1089	2006296344	V	PT MCRAE & BRYANTS 2ND ADD BLK 13 LT 1	3	302 W. 3rd Street, 33805	\$15,000	due on sale or refinancing of property	0	0
LCRA		CAMP JEREMY S	6/1/2007	MTG	O	7306	2006	2007116225	V	MORGANS ADD BLK 1 LT 7	7	701 Mabel Avenue, 33801	\$35,000	this property was foreclosed, CRA was not notified, mortgage has been wiped out	0	0
LCRA		CARTER MICHAEL R	6/18/2007	MTG	O	7327	1569	2007128251	V	RESUB GROVE PARK BLK D LTS 1 & 2	7	715 E. Peachtree, 33801	\$35,000	due on sale or death, expires June 2027	amortizes at 10% every two years, currently 40% amortized	0
LCRA		KEYSTONE CHALLENGE FUND INC	9/20/2007	MTG	O	7431	2042	2007197272	V	BAKERS BLK 56 LT 5	7	614 N. Stella Ave, 33801	\$70,000	mortgage satisfaction was issued June 30, 2008	satisfaction states full payment was made	0
LCRA		CANADY DIANE C	11/8/2007	MTG	O	7476	1577	2007228029	V	MEADOW LAWN UN 2 BLK B LT 7	7	731 Venetian Avenue, 33801	\$30,000	due on sale or death mortgage satisfaction was issued June 30, 2008	amortizes at 10% every two years, currently 40% amortized	0
LCRA		KEYSTONE CHALLENGE FUND INC	7/9/2008	MTG	O	7672	707	2008117031	V	RESUB GROVE PARK BLK A LTS 3 & 4	7	719 E. Magnolia, 33801	\$14,000	due on sale or death mortgage satisfaction was issued June 30, 2008	satisfaction states full payment was made	0

LCRA	GEORGE ADAM M	7/26/2010	MTG	O	8185	1165	2010117033	V	PT BAKERS BLK 56 TL 11	8	704 E. Magnolia, 33801	\$32,800	due on sale or death	amortizes \$3,280 every two years until zero balance year 21, current balance \$22,960 (unsigned promissory note recorded with mortgage)	0
LCRA	WILLIS MARY L	9/22/2010	MTG	O	8223	2082	2010150986	V	UNREC PALMORE ESTS UN 2 LT 58	8	6418 Hereford Drive, 33810	\$36,000	due on sale or death	amortizes \$3,600 each year until zero balance year 11, current balance \$14,400	0
LCRA	GILMORE LILLIAN J	10/8/2010	MTG	O	8235	1327	2010161068	V	PARKLAND ADD BLK C LT 4 ETC	8	1016 W. 11th Street, 33805	\$35,000	due on sale or death	amortizes \$3,500 each year until zero balance year 11, current balance \$14,000	0
LCRA	BARNUM ROOSEVELT	10/15/2010	MTG	O	8239	1689	2010164591	V	VINEYARD LT 77	10	303 Arbor Way, 33809	\$35,000	due on sale or death	amortizes \$3,500 every two years until zero balance year 21, current balance \$24,500	0
LCRA	HUNT VICTORIA J	11/23/2010	MTG	O	8264	2198	2010186341	V	VINEYARD LT 54	6	369 Vineyard Drive, 33809	\$30,000	due on sale or death	no promissory note recorded for this loan	
LCRA	BROWN ANGELA B	1/3/2011	MTG	O	8291	863	2011000371	V	HAMPTON HILLS SOUTH PH 2 BLK 22 LT 20	8	3749 Madbury Circle, 33801	\$30,000	due on sale or death	amortizes 10% every two years until zero balance year 21, current balance \$21,000	0
LCRA	BARNES EARLENE B	1/6/2011	MTG	O	8295	2125	2011004122	V	VALENCIA UN #1 LT 31	8	422 El Salvador Drive, 33809	\$35,000	due on sale or death	amortizes \$3,500 each year until zero balance year 11, current balance \$14,000	0
LCRA	BROWN KAREN L	12/21/2011	MTG	O	8542	1740	2011217627	V	RESUB H L BROWNS GILMORES ADD BLK 55 LTS 5	8	620 E. Magnolia Street, 33801	\$30,000	due on sale or death	amortizes \$3,000 every two years until zero balance year 21, current balance \$24,000 (unsigned promissory note recorded with mortgage)	
LCRA	PARKER STREET MINISTRIES INC	3/2/2012	MTG	O	8592	2291	2012037778	V	SCHIPMANS SURVEY BLK 13 LTS 1-18	4	719 N. Massachusetts Avenue, 33801	\$147,580	2/23/2022	entire principal due Feb 23, 2022	0

LCRA	PARKER STREET MINISTRIES INC/Benjamin J. Turner and Nicole C. Turner	7/10/2012	MTG	O	8693	273	2012120141	V	H L BROWNS GILMORE ADD BLK 55 LT 10 ETC	9 613 N. Vermont Avenue, 33801	\$35,000	this mortgage was assumed by couple who bought the renovated home from Parker Street Ministries, due on sale or death	amortizes 10% every two years until zero balance year 21, current balance \$28,000	0
LCRA	PARKER STREET MINISTRIES INC	7/10/2012	MTG	O	8693	284	2012120143	V	H L BROWNS GILMORE ADD BLK 55 LT 9	9 609 N. Vermont Avenue, 33801	\$35,000	due on sale to investor, can be assumed by homesteader	amortizes 10% every two years until zero balance year 21, current balance \$28,000	0
LCRA	PARKER STREET MINISTRIES INC	7/10/2012	MTG	O	8693	295	2012120145	V	GROVE PARK BLK B LTS 19 & 20	9 728 E. Peachtree Street, 33801	\$35,000	due on sale to investor, can be assumed by homesteader	amortizes 10% every two years until zero balance year 21, current balance \$28,000	0
LCRA	COOK SHAWN A	9/26/2012	MTG	O	8758	884	2012171359	V	PT RESUB H L BROWNS GILMORES ADD BLK 55 LT	8 602 N. Gilmore Avenue, 33801	\$30,000	due on sale or death	amortizes \$3,000 every two years until zero balance year 21, current balance \$24,000, (unsigned promissory note recorded with mortgage)	0
LCRA	Polk County Tax Collector	12/5/2013	Loan Repayment Agreement	O	9126	1384	2013222733	V	SCHIPMANS SURVEY BLK 22 LT 1-8	4 916 N. Massachusetts Ave, 33801	\$600,000	due on sale and expires December 2063	As long as property is operated by Tax Collector and/or State of Florida DMV, loan amortizes to \$300,000 in Dec 2038 and then to zero 2063	0
LCRA	KOEHLER FREDERICK J II	7/15/2013	MTG	O	9008	1836	2013130886	V	H L BROWNS GILMORE ADD BLK 55 LT 3	8 614 N. Gilmore Avenue, 33801	\$30,000	due on sale or death	amortizes \$3,000 every two years until zero balance year 21, current balance \$24,000, (undated but signed promissory note recorded with mortgage)	0
LCRA	SEELEY BRIAN J	7/17/2014	MTG	O	9294	1231	2014122329	V	PT BAKERS SUB GILMORES ADD BLK 56 LT 11	8 710 W. Magnolia Street, 33801	\$15,000	due on sale or death	amortizes 10% every two years until zero balance year 21, current balance \$13,500	0

LCRA	DE JESUS ARTEMIO	6/23/2015	MTG	O	9559	1062	2015113871	V	PT GILMORES BLK 54 LT B	8	621 N. Iowa Avenue, 33801	\$6,250	due on sale or death	amortizes \$625 every two years until zero balance year 21, current balance \$6,250	0
LCRA	SALVATION ARMY	12/11/2015	MTG	O	9696	1885	2015222578	V	INCOMPLETE LEGAL	11	3760 Kathleen Road, 33810	\$420,000	8/1/2025	As long as property is operated by Salvation Army as transitional housing loan will amortize by \$42,000 per year until zero balance 2025, current balance \$378,000	

These mortgages are likely to be paid in full.

These mortgages have been satisfied, short sold, or are otherwise no longer existing liens in CRA's favor

\$2,730,128



LAKELAND POLICE DEPARTMENT

Neighborhood Services Bureau

Respect • Integrity • Teamwork • Excellence

TO: Ms. Travis, CRA Manager
Ms. Keller, CRA Project Manager
Ms. Hendler, CRA Project Manager

FROM: ACOP Garcia, CO/NSB
ACOP White, CO/SSB

DATE: February 23, 2016

SUBJ: Deployment of additional manpower and equipment

Please find below a description and cost of the two partnership endeavors we spoke of this date when Ms. Keller met with both ACOP White and ACOP Garcia.

Directed Activity Patrol:

Directed activity patrols have been found to be a positive enhancement in restoring order to a target area given the officers so assigned are not continually re-tasked with other competing calls for service and prolonged investigations that led outside the target area. A directed patrol is able to maintain consistent focus on order maintenance crimes such as trespassing, drug use, littering, etc. that lead to visible signs of decay of a neighborhood. Directed patrols can be deployed in a number of manners depending on available resources; with a full time patrol being the option with the most likelihood of the fastest results. The following two deployment strategies are offered for consideration;

1) Minimal deployment of a two man unit assigned to high active peak times (e.g. 6:30 am to 9:30 am and 6:00 pm to 9:00 pm) each day of the week. This would require six man hours per day per officer for a total of 84 hours per week. The hourly cost without benefits per officers on average is 38.25 totaling \$3213 per week. This would be an annual cost of \$167,076 for the two-man patrol.

2) A full time officer assigned only to the CRA target areas to work as a counterpart to the police department's homeless liaison officer where the officer's hours and days would vary to accomplish the assigned mission. This would require salary and benefits for one full time officer which is \$127,574.25 for the first year and \$75,313.25 each following year.

Equipment Enhancement:

The use of portable license tag readers, continue to augment the field officer's ability to detect crime and criminals in a given area. One of the latest advancements is the ability of the tag reader to communicate directly with the field officer's lab top computer (mobile dispatch screen) to alert officers of wanted persons, stolen vehicles, etc. travelling through the target area. The use of a license tag reader is valuable to the safeguarding of a neighborhood as it assist in locating and removing the criminal element that may reside in or enter into the community to pray upon its citizens. The current quote from L3 Mobile Vision to deploy one unit capable of direct communication with field units is \$45,978.57. Further information from L3 is attached.



LAKELAND POLICE DEPARTMENT

Special Services Bureau

Respect • Integrity • Teamwork • Excellence

TO: NICOLE TRAVIS C.R.A. MANAGER
JUDITH KELLER C.R.A. PROJECT MANAGER
PATRICIA HENDLER C.R.A. PROJECT MANAGER

FROM: ASSISTANT CHIEF VICTOR WHITE CO/SSB *yvw3*

DATE: JANUARY 6, 2016

SUBJ: L.P.D. / C.R.A. PARTNERSHIP REGARDING QUALITY OF LIFE ISSUES

Though broad in scope at this time, with specifics to be mutually agreed upon at a later date, it is the proposal of the Lakeland Police Department to partner with the C.R.A. to provide "Hot Spot" policing in both the Parker Street and Paul A. Diggs Neighborhoods. This Hot Spot policing would focus on quality of life issues affecting these defined neighborhoods resulting in increased calls for police service and a decline in economic development.

The Lakeland Police Department, through a contractual basis, will provide sworn officers to perform law enforcement related directed activities for the specific purpose of raising both the quality of life and improved economic development of the two listed neighborhoods.

Through area specific crime data, coupled with current criminal intelligence, both the police department and the CRA will develop targets and strategies in a comprehensive effort to change the behavior of those whose illegal activities are threatening the neighborhoods.

Officers of the Lakeland Police Department are on a 19 step pay schedule. Those electing to work for the CRA would be compensated at 1 ½ times their hourly rate. These costs would range from \$29.89 – \$46.62 per hour depending on the pay step of the officer. Officers would be required to complete an activity report of their accomplishments upon completion of their assignment.



400 Commons Way, Rockaway, NJ 07866
 T. 973-453-8562 F. 973-257-3024

QUOTE

Number 204171365

Date December 02, 2015

Sold To

Lakeland Police Department

Keith Bennett
 219 North Massachusetts
 Avenue
 Lakeland, FL 33801

Phone 863-834-6991

Fax 863-834-8922

Ship To

Lakeland Police Department

Keith Bennett
 219 North Massachusetts
 Avenue
 Lakeland, FL 33801

Phone 863-834-6991

Fax 863-834-8922

Salesperson	P.O. Number	Ship Via	Terms
Chris Mauser		None	

Line	Qty	SKU	Description	Unit Price	Ext.Price	Comments
1	1	LAALPRTRLR2740	LPR Trailer assembly with two Rapier 740nm cameras. Does not include software or lane licenses.	\$40,785.79	\$40,785.79	
2	1	LASWRBOFSVR	Software, AlertVu Back Office Software	\$2,317.78	\$2,317.78	
3	1	MVD-TRAN-OPS	On site professional services	\$2,125.00	\$2,125.00	
4	5	TRAN-PROJMGT	SIS, Project Management	\$150.00	\$750.00	

CUSTOMER TO PROVIDE CELL CONNECTIVITY

GSA CONTRACT: GS-07F-5377P

Signing below is in lieu of a formal Purchase Order.
 Your signature will authorize acceptance of both pricing and product:

Signed: _____ Dated: _____

SubTotal	45,978.57
Tax	TBD
S&H	0.00
Total	45,978.57

L-3 Shipping Terms are FOB Boonton, NJ. By signing below you agree to waive your shipping terms and ship this order FOB Boonton, NJ.

Signed: _____ Dated: _____

Quotation is valid for 60 days from date issued. These commodities, technology or software were exported from the United States in accordance with the Export Administration regulations. Diversion contrary to US law is prohibited.
 State/local Fees and Taxes are not included.

The Benefits of License Plate Recognition (LPR) Software

License plate recognition (LPR) software has come a long way in recent years. Initial software was not always accurate and led to many issues, but new and improved technology from companies like L-3 Mobile-Vision has changed the way law enforcement handles crime and even standard traffic stops. A **license plate recognition** system gives your officers the upper hand in the fight against crime thanks to the ability to track, record and store license plate information in one centralized location. If you are considering LPR software for your department or would simply like to learn more about how it works and why it can be helpful to officers, take a look at the following information:

How Does License Plate Recognition Software Work?

License plate recognition software consists of complex algorithms that help identify license plates in various scenarios. Even if a vehicle is traveling at great speeds and visibility is limited, your **license plate recognition** software will work with your in-car video (ICV) camera to identify the plate number. The database will be vast, but the LPR is sophisticated and can identify plates that are associated with warrants for serious crimes or even multiple unpaid parking tickets within seconds. The camera will constantly scan the traffic around the police cruiser in order to locate potential threats or criminals with warrants out for their arrest.

The Benefits of LPR

Identify Potential Threats

Safety is paramount when officers are on patrol. *License plate recognition* software can identify a potential threat in order to keep officers safe. If an officer is aware of a potentially dangerous person on the road, he or she can take the necessary precautions, such as calling for backup, when engaging that threat.

Adding to the Database

By constantly scanning traffic or recording license plates during incidents on the road, officers are assisting one another and making their jobs easier. If a vehicle is involved in a traffic violation for instance, that license plate will be registered in the database as an offender. Then, the next time that vehicle is involved in an incident, an officer will know about the prior incident well in advance of engaging the driver. A larger database of license plates will mean a safer road for officers and average citizens alike. The software can even scan multiple plates concurrently as an officer navigates through busy streets.

More Cameras Mean Less Crimes

The simple fact that there are more cameras being used by law enforcement is a big factor in the prevention of crime worldwide. The more that Licence Plate Recognition software and cameras are utilized in the field, the less people will be willing to commit a crime. When the potential for successful crimes is significantly reduced, the incentive to commit a crime is also greatly reduced.

LPR Software From L-3 Mobile-Vision

L-3 Mobile-Vision provides officers with more than just equipment. What L-3 Mobile-Vision really provides are solutions for police departments and law enforcement throughout the United States.

AlertVU

The [AlertVU](#) is the state-of-the-art *license plate recognition* system from L-3 Mobile-Vision. This software is designed for simple use and effective results

and it can be integrated seamlessly with other equipment from L-3, such as the FlashbackHD in-car video system.

Five Ways That License Plate Recognition Systems Improve Police Patrols

There has been a great deal of controversy as a result of the effort to fit more police cars with software systems that will improve cameras and make them able to recognize license plates. In turn, the license plate information will be ran through the Department of Motor Vehicles and then returned with any recent violations or other reasons that the driver of the car should not be on the road. Here we will take a look at five different ways that **license plate recognition systems** such as the L-3 Mobile-Vision **AlertVU** can be implemented to improve police patrols.

Detecting More Plates Than Ever Before

1. One of the best and most beneficial parts about using a license plate recognition system is that it has the ability to detect over a thousand plates in one hour with nearly one hundred percent accuracy. This far exceeds the amount that any police officer would be able to punch in on their own time even if they were not driving while entering the information.

Cutting Down On Human Error

2. How embarrassing for a police officer to pull over an innocent driver because they punched in the wrong license plate number. It only takes a single letter or number to be punched in improperly for an innocent person to be pulled over and a criminal to possibly get away. Not only does this border upon unfair treatment, but it also also takes away from time that the police officer could be using to find additional lawbreakers.

Amber Alerts

3. One of the best ways to implement the new **license plate recognition systems** on a police patrol is during an Amber Alert. If the police officer is on the highway and sees a car that matches the general description of a child abductor, the new scanner systems can quickly confirm or deny the car as being the one identified. When it comes to saving children or finding lost people, time is a factor that cannot be ignored for even a moment.

Finding Plates Associated With Criminals

4. Perhaps the best reason to utilize these plate scanner systems is that they can detect license plates that have been used by drivers who have been recognized as being uninsured, wanted criminals, or having stolen plates. The fact that this information can and is often given to police officers almost instantly means that they will be able to capture criminals who have committed crimes. This saves taxpayers money tracking the criminals and makes patrols easier because police can actively search for criminals rather than having to chance upon them during a traffic stop.

Hands Free Application

5. Lastly, one of the best ways that an automatic **license plate recognition system** like *AlertVU* can be utilized to make patrols easier is by allowing police to keep both hands on the steering wheel. These systems can be activated and then allowed to run until it comes upon a violation. This lets the police officer focus upon safe driving and patrol duties rather than entering information; therefore, resulting in more citizens being helped and better time usage for police officers.

Crime Statistics

	Paul Diggs	John Cox	North Lake Wire	Parker
TARGETED NEIGHBORHOOD	1	2	3	4
WANTED FELON	32	18	37	88
SUSP INCIDENT	87	61	71	263
SUSP PERSON	112	140	206	854
POLICE SERVICE	340	244	283	987
DISTURBANCE	329	334	289	1012
NOISE DISTURBANCE	47	72	41	211
PROSTITUTE	1	7	37	63
ASSAULT/BATTERY	39	40	42	155
THEFT	48	28	40	249
SEXUAL BAT/ASLT	6	4	9	28
GENERAL ALARM	100	72	95	154
ANIMAL COMPLAINT	25	12	9	39
PANHANDLING	3	10	14	228
TWR/UNWANTED GUEST	63	110	65	1208
UNCONFIRMED 911	338	349	484	906
GRAND TOTAL	2726	2516	3261	10623

Memo

To: CRA Advisory Board
From: Nicole Travis, CRA Manager, Lakeland Community Redevelopment Agency
Date: April 1, 2016
Re: **Tax Increment Financing Agreement with Posto 9 Properties, LLC**

Attached for your consideration is a Tax Increment Financing (TIF) Agreement with Posto 9 Properties, LLC for improvements to 215 E. Lemon Street. Posto 9 Properties plans to completely renovate the existing structure at this location (former Preservation Hall) in order to create an upscale Brazilian restaurant called *Posto 9*. Posto 9 Properties is proposing the 9,200 square foot building have formal dining seating on the first floor, event/meeting space on the second floor and a roof top lounge. Total project costs are estimated to be \$2,600,000.

Under the TIF Agreement, the Property Appraiser will reassess the property in the year after renovations are completed. Tax increment revenue will result from application of the millage rates of the various taxing authorities to the difference between the pre-construction assessed value of the property and the post-construction assessed value. This additional tax revenue will be deposited in the Downtown CRA Trust Fund. The CRA will then rebate 50% of the tax increment generated in the first year after post-construction from this property to the property owner and that same dollar amount will be rebated upon proof of payment of property taxes each of the next four years for a total of five years.

It is recommended that the CRA Advisory Board recommends approval to the Community Redevelopment Agency (City Commission) to execute the Attached TIF Agreement.

Developer Agreement

Tax Increment Benefits

This agreement is made this _____ day of _____, 2016, by and between the City of Lakeland Community Redevelopment Agency, a public body corporate and politic created pursuant to Part III, Chapter 163, Florida Statutes (the “LCRA”), and Posto 9 Properties, LLC (the “Developer”).

Whereas, the City of Lakeland City Commission, as the Community Redevelopment Agency for the Downtown Community Redevelopment Area, has the authority to contract with private developers for Tax Increment Benefits; and

Whereas, the Developer proposes to complete substantial renovations or improvements to the real property located at 215 E. Main Street, Lakeland, FL 33801 and more specifically described in Exhibit A attached hereto (the “Property”); and

Whereas, the current assessed value of the Property, as certified by the Polk County Property Appraiser, is _\$249,708¹_; and

Whereas, the Developer has confirmed that the proposed renovations or improvements to the Property, said renovations and improvements being more specifically described in Exhibit B attached hereto (the “Project”), have an estimated value equal to or exceeding fifty percent (50%) of the current total assessed value of the Property; and

Whereas, the Developer has presented, and the Downtown Community Redevelopment Area Advisory Board as advisory board to the LCRA, has approved, the Project for receiving Tax Increment Benefits; and

Whereas, upon completion of the Project, the Polk County Property Appraiser will reassess the Property for Ad Valorem Tax purposes;

Now, therefore, the LCRA and the Developer agree as follows:

1. The foregoing findings are incorporated herein by reference and made a part hereof.
2. Beginning in the year immediately following the year in which the Project is completed and continuing for a total of five (5) years, the LCRA shall make a single annual payment to the Developer in an amount calculated according to the following equation.

Post Improvement Assessed Value – Pre-Construction Assessed Value (Base Year)
X Combined Millage Rates of Polk County, City of Lakeland, Lakeland Area Mass
Transit District and all other taxing authorities then required by law to deposit
increment taxes into the Community Redevelopment Trust Fund X 95% X 50%.

¹ 2015 County Taxable Value as of March 2016

For the purposes of this calculation, the Post-Improvement Assessed Value of the Property shall be determined in the year immediately following the completion of the Project from the records of the Polk County Property Appraiser. The "Base Year" shall be the year in which the Developer made application for tax increment benefits. A Project shall be deemed completed when the City issues a Certificate of Occupancy, Certificate of Completion or other official acknowledgement indicating completion of the Project in accordance with all applicable regulations. "Year One" shall be the year immediately following Project completion. In the event the Property Appraiser has not reassessed the Property after completion of the Project, and, as a result, the assessed value of the Property in Year One has not increased above the assessed value for the Base Year, the Base Year shall be deemed to be the year immediately following the year in which the Project is completed and Year One shall be the year immediately following the revised Base Year. However, in no event shall the base year be further revised.

3. The Developer will receive the benefits as calculated above for five consecutive years.
4. Prior to payment each year, the Developer shall provide the LCRA with proof of payment of taxes for the Property. The LCRA shall, within 30 days of the receipt of such proof, or at such time as sufficient revenues have been deposited into the Downtown Redevelopment Trust Fund, whichever occurs last, cause disbursement to the Developer of payment in the amount calculated according to the above equation.
5. In the event this Agreement or any provision of this Agreement is for any reason held illegal or unenforceable by a court of competent jurisdiction, the parties shall attempt in good faith to negotiate a new agreement or provision that is legal and enforceable and that effectuates the intent and purpose of this agreement. To such extent, the provisions of this Agreement shall be deemed severable.
6. Nothing in this Agreement shall operate or be construed to compel the City Commission of the City of Lakeland or any other taxing authority to either directly or indirectly levy ad valorem taxes or otherwise exercise its taxing power to fund any obligation created by this Agreement.
7. The benefits and obligations of this Agreement are not assignable and shall terminate upon sale or transfer of the property.
8. This Agreement represents the entire understanding and agreement of the parties with respect to the subject matter hereof and supersedes any prior understandings or agreements between the parties. No modifications to this Agreement shall be enforceable unless in writing and executed by both parties hereto.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

DEVELOPER:

Marco Franca, Manager
Posto 9 Properties, LLC

LAKELAND COMMUNITY
REDEVELOPMENT AGENCY:

Kelly S. Koos, City Clerk

By: _____
Howard Wiggs, Chairman

Approved as to form and correctness: _____
Timothy J. McCausland, City Attorney

EXHIBIT A

Address: 215 E. Lemon Street, Lakeland, FL 33801
Parcel ID: 24-28-18-201000-018030

Legal Description:
MUNNS SURVEY DB G PG 392 BLK 18 LOT C

Value Summary (2015)

Land Value \$100,811
Building Value \$148,897
Total Taxable Value (County): \$249,708

Map

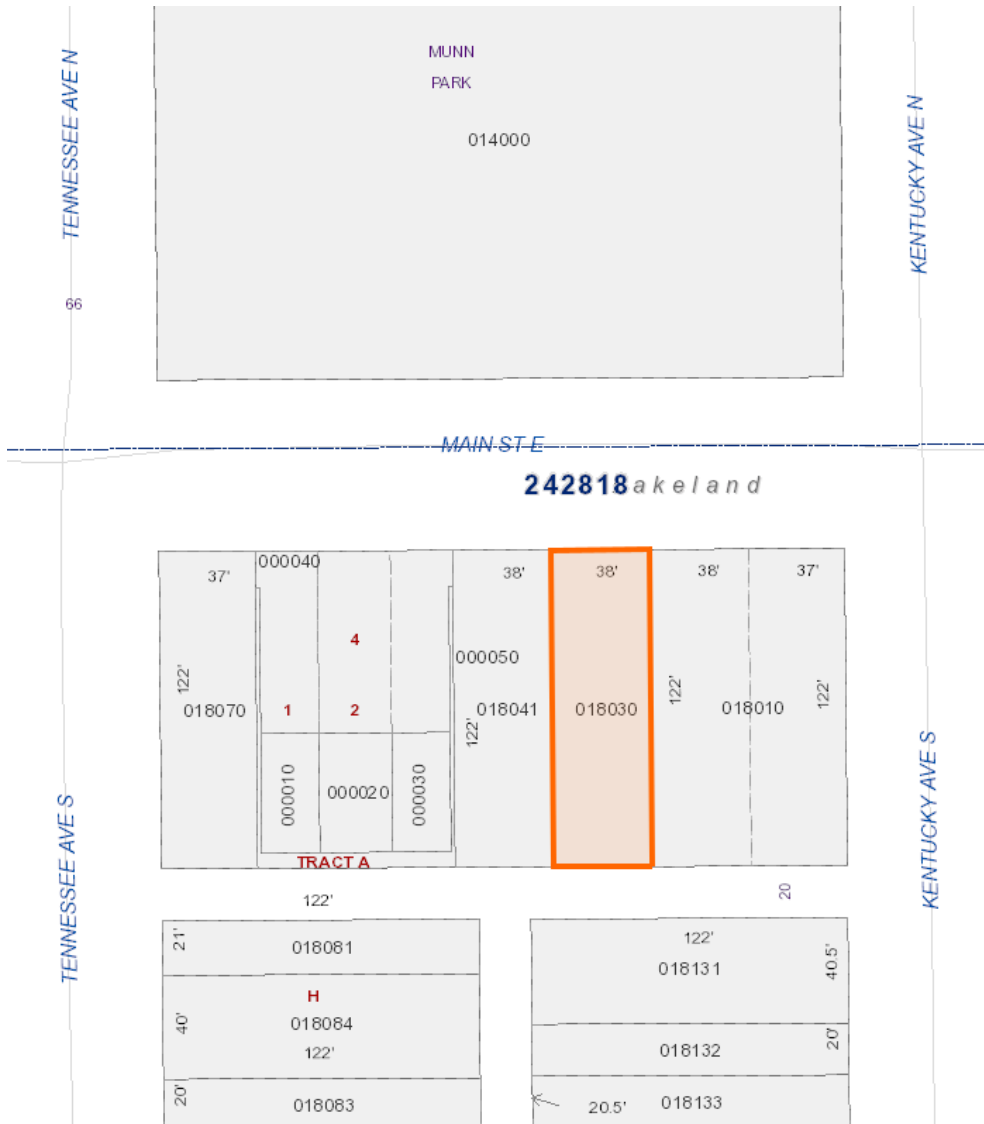


EXHIBIT B

Scope of Work	(see attached)
Drawings	(see attached)
Budget	(see attached)



Marlon Lynn Architect, PA

243 North Florida Avenue

Lakeland, Florida 33801

863.802.5966

March 9, 2016

City of Lakeland
Community Redevelopment Agency
228 S. Massachusetts Av.
Lakeland, FL 33801

To Whom It May Concern:

This letter, together with the attached documents, will serve as our application for consideration for the Tax Increment Financing program for the project described herein. In addition, this letter represents our request to be included on the agenda of the forthcoming Community Redevelopment Board Meeting, scheduled for April 7, 2016.

Project Overview

The project at the center of this application is the renovation and repurposing of the historic building located at 215 East Main Street in downtown Lakeland. This building is immediately adjacent to Nathan's Men's Store (on the west side). Historically, this building has been known as the Elliston Building, but most recently as Preservation Hall. (As a matter of information, application has already been made to the Historic Preservation Board for a Major Review of this project.)

The end result of this undertaking will be the renovation/restoration of the entire building, and the establishment of an upscale Brazilian gastro-pub, to be called Posto 9, within the building. Posto 9 will include three distinct venues and service models. On the first floor, an upscale table-service restaurant venue will be constructed. The ambience and menu envisioned for this venue will assure that it will become a destination restaurant for all of Central Florida.

The second floor of the building will be rebuilt as an attractive, spacious and well-designed venue for meetings and special events. This area will have its own kitchen and restroom facilities. The roof of the building will be converted into a roof-top lounge overlooking Munn Park. This space will also include restrooms and a kitchen area. These upper areas will be accessed by new stairways and an elevator.

The entire project will be unified through cutting-edge architectural and interior design. The unique aesthetic environment created by Posto 9 will reflect and enhance the progressive arts culture of downtown Lakeland.

Economic Impact of the Project

According to 2015 tax records, the current assessed value of the building at 215 East Main is \$249,708. The cost of this project will be approximately \$2.6 Million. In addition to the infusion of these funds into the local economy, the project will create approximately 65 new full-time jobs in the downtown core, a projected annual payroll in excess of \$1.4 Million, and an estimated \$45,000 in annual local-option sales taxes reinvested into the community.

Compliance of the Project with Selection Considerations

General Criteria:

1. The projected construction costs far exceed 50% of the assessed value of the property. Upon completion of the construction, the entire property will have been brought into compliance with all applicable codes and regulations.
2. As of the date of this letter, a building permit has not been issued for this project.

Downtown CRA Goals:



1. This project will enhance the historic character of downtown Lakeland.

The building, originally constructed between 1908 and 1912, housed the Central State Bank. More recent uses have included a clothing store in the 1950s, and various food and drink establishments in recent decades. Throughout these nearly 100 years, the building has undergone significant modifications. The restoration of the front façade of the building through this project will retain the historic second-floor brickwork as seen in this 1920s-era photo. In addition, the redesign of the first floor will return the façade to its historic appearance by recreating the column and beam structure of the original design.

2. This project will serve as a catalyst for economic development.

As previously mentioned, this project will infuse significant cash into the local economy – first through its construction, and thereafter through the creation of new full-time jobs. In addition,

there are on-going talks with City officials regarding the establishment of a downtown valet parking service that would serve this and other businesses in the City's core. The scope of this project may well serve as the catalyst to advance this concept to reality.

Munn Park District Goals:

1. As described above, this project will utilize and repurpose vacant second and third story spaces.
2. This project will meet the stated goal of providing additional restaurants in the downtown core.
3. The unique ambience and aesthetic environment created by this project will enhance the progressive arts culture of downtown Lakeland.

Attachments to this letter:

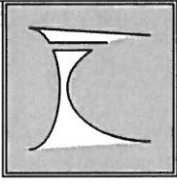
- Floor plans for the first and second floors and roof-top facilities.
- Front and rear elevations for the project.

Should you have any questions or require additional information prior to the April 7, 2016 Board Meeting, please contact Neil Sherouse in our office at 863.802.5966.

Respectfully submitted,



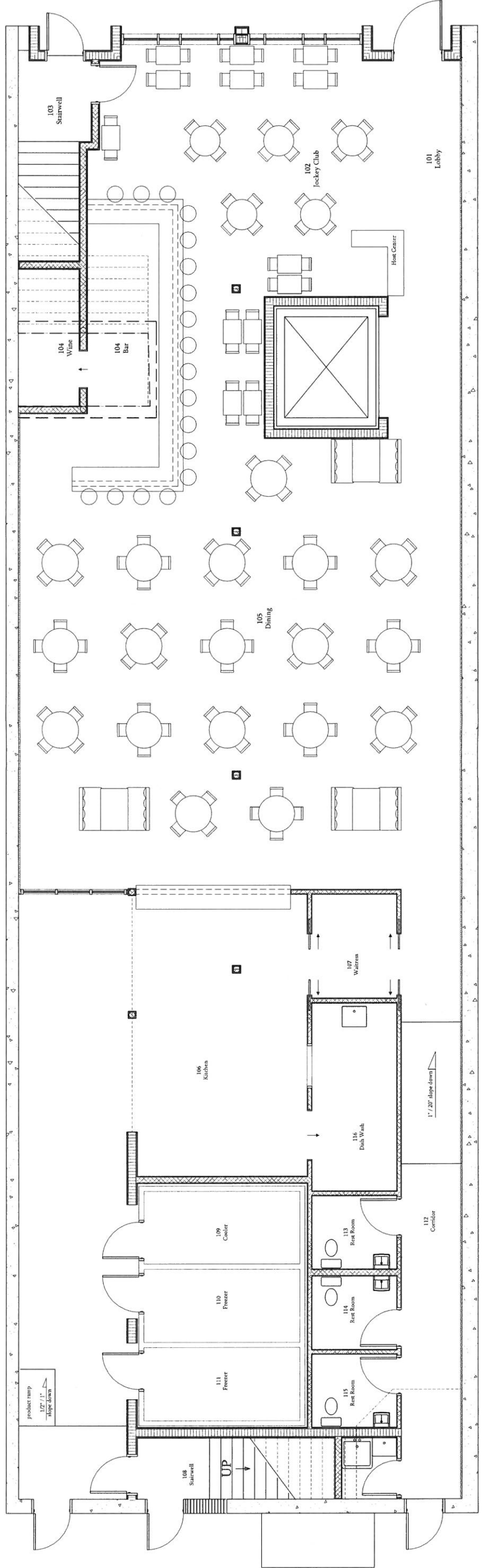
Marlon D. Lynn, Agent
Posto 9 Properties, LLC
4363 Doral Ct.
Lakeland, FL 33801



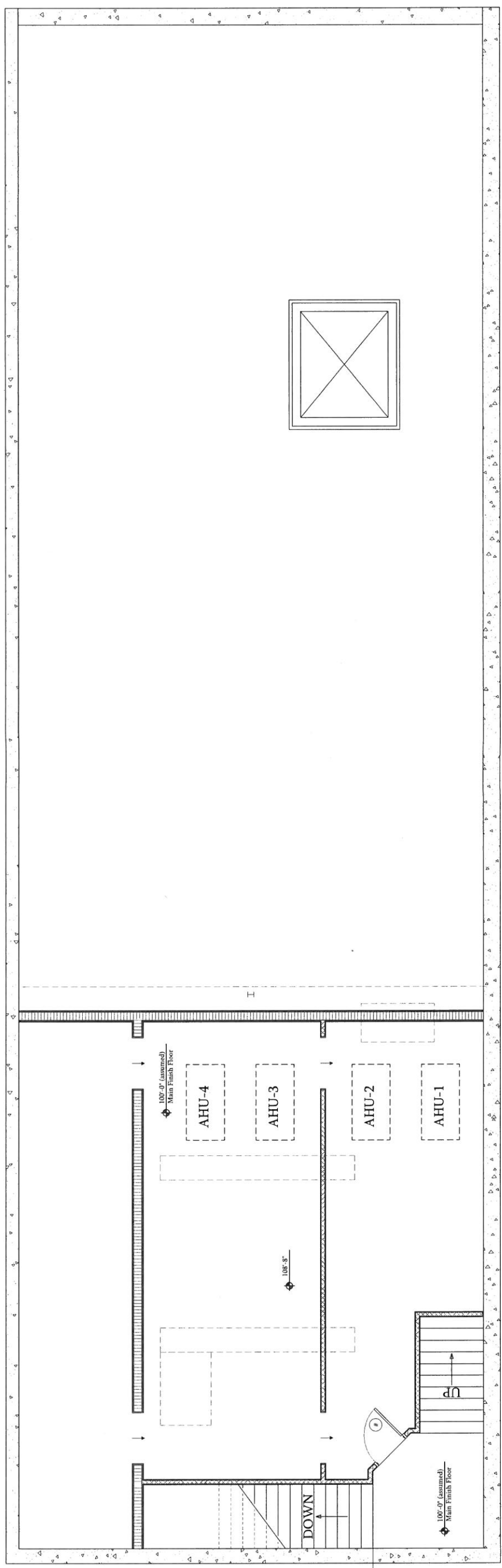
Marlon Lynn
ARCHITECT PA
 A A 3 6 0 0 1 4 7 7
 243 North Florida Avenue
 Lakeland, FL 33801
 P: 863.802.5966
 marlon@marlonlynn.com

PROJECT NUMBER: 15.039
 SHEET: A1

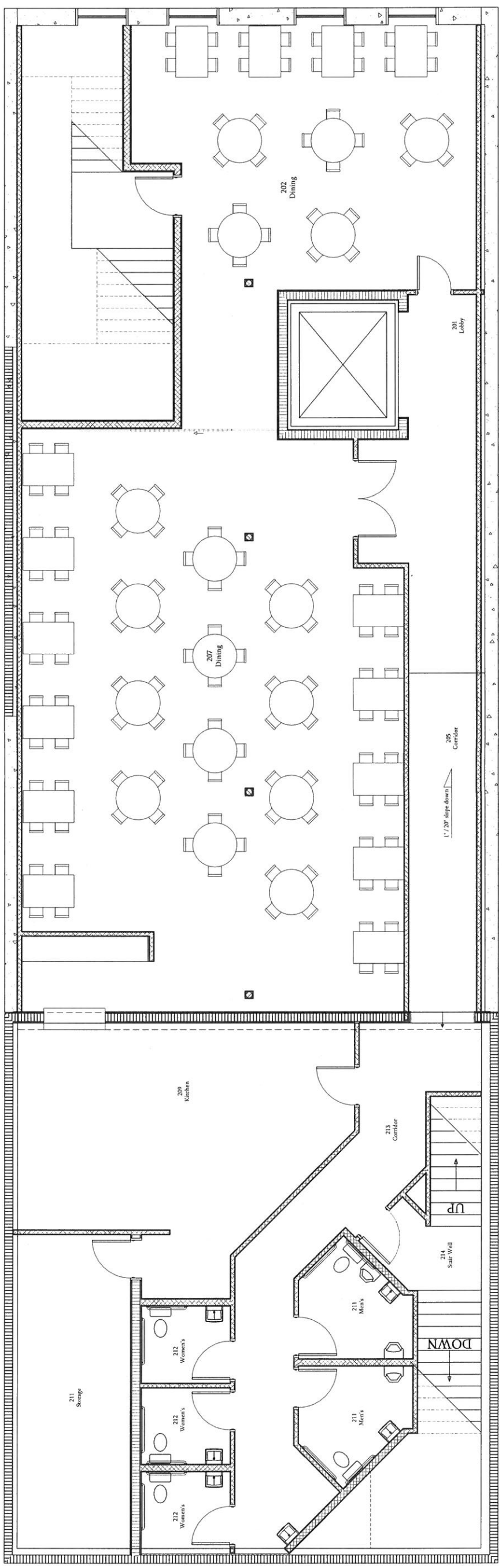
Restaurant
 Lakeland, FL



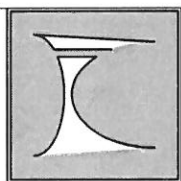
First Floor Plan
 Scale: 1/4" = 1'-0"



Mezzanine Floor Plan
 Scale: 1/4" = 1'-0"



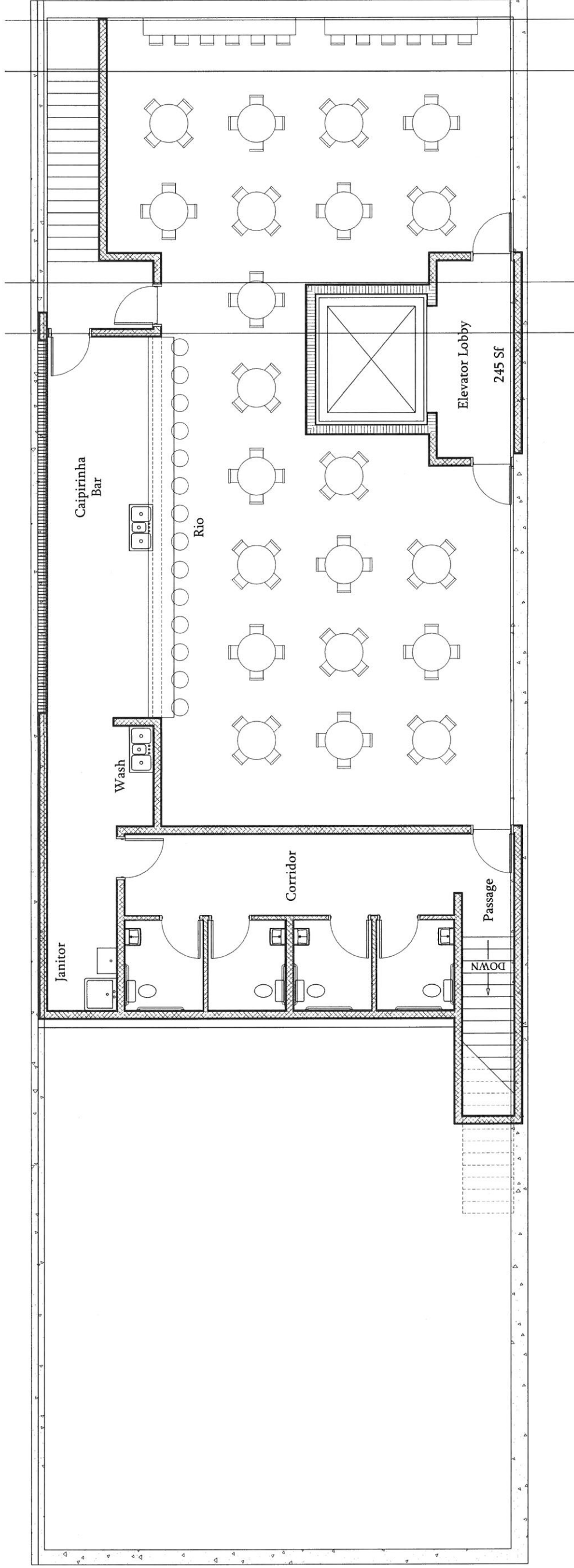

Second Floor Plan
 Scale: 1/4" = 1'-0"




Marlon Lynn
ARCHITECT PA
 A A 3 5 0 0 1 4 7 7
 243 North Florida Avenue
 Lakeland, FL 33801
 P: 863.802.5966
 marlon@marlonlynn.com

PROJECT NUMBER: 15.039
 SHEET: A2

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Third Floor Plan
Scale: 1/4" = 1'-0"


Marlon Lynn
 ARCHITECT PA
 A A 3 5 0 0 3 4 7 7
 243 North Florida Avenue
 Lakeland, FL 33801
 P: 863.802.5966
 marlone@marlonlynn.com

PROJECT: Restaurant, Lakeland, FL
 PROJECT NUMBER: 15.039
 SHEET: A3

[Home Page](#) » [Return To Search Results](#)

Parcel Details: 24-28-18-203000-019022

[TAX EST](#)
[PRT CALC](#)
[PRC](#)
[TRIM](#)
[TAX BILL](#)

Owners

LOPEZ ENRIQUE 100%

Mailing Address

Address 1 **7027 WALT WILLIAMS RD**
 Address 2
 Address 3 **LAKELAND FL 33809-5621**

Site Address

Address 1 **802 N MASSACHUSETTS**
 Address 2
 City **LAKELAND**
 State **FL**
 Zip Code **33801**

Parcel Information

Neighborhood **6666.06**
[Show Recent Sales in this Neighborhood](#)
 Subdivision **SCHIPMANS SURVEY DB G PG 360 361**
 Property (DOR) **Auto Sales/Svc (Dealerships)**
 Use Code **(Code: 2700)**
 Acreage **0.56**
 Taxing District **LAKELAND/SWFWMD/LKLD MASS (Code: 91510)**

Property Desc

DISCLAIMER: This property description is a condensed version of the original legal description recorded in the public records. It does not include the section, township, range, or the county where the property is located. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

SCHIPMANS SURVEY DB G PG 360 361 BLK 19 LOT 2 & LOT 4 LESS R/W FOR LAKELAND IN-TOWN BYPASS AS DESC IN OR 4397 PG 169

Area Map



Mapping Worksheets (plats) for 242818

[Mapping Worksheet Info](#)
[Section_242818.pdf](#)

Linked Tangible Personal Property Accounts

Note: Tangible Personal Property is defined as everything other than real estate that has value by itself. Please click the + plus sign to show the list of TPP accounts linked to this parcel.

TPP Account(s)

List of Accounts

Sales History

Important Notice: If you wish to obtain a copy of a deed for this parcel, click on the blue OR Book/Page number. Doing so will cause you to leave the Property Appraiser’s website and access the Polk County Clerk of the Circuit Court’s Official Records Search. Click here for a list of the [system requirements](#) that the Clerk’s office deems necessary in order to view the deed. Once the document opens, click the printer icon to print the document. If you have any issues opening the document once you have met all the listed system requirements, please contact the Clerk’s office at (863)534-4000 and ask to speak to an IT staff member. If the Book/Page number does not have a blue link to Official Records, the deed may not be available through the [online records of the Clerk of the Circuit Court](#). In order to obtain a copy of the deed you will need to contact the Clerk of the Circuit Court Indexing Department at 863-534-4516. If the Type Inst is an “R”, the document is not available through the Clerk of the Circuit Court’s Official Records Search. Please contact the Property Appraiser to order “R” type instruments.

OR Book/Page	Date	Type Inst	Vacant/Improved	Grantee	Sales Price
09699/00168	12/2015	M	I	LOPEZ ENRIQUE	\$0
5938/0620	09/2004	W	V	LOPEZ ENRIQUE	\$137,900
4572/2114	11/2000	W	V	SALYERS MELVIN DARRELL JR	\$140,000
1700/1545	05/1976	W	E		\$100

Exemptions

Note: The drop down menus below provide information on the amount of exemption applied to each taxing district. The HX—first \$25,000 homestead exemption may be allocated to one or more owners. The HB –second \$25,000 amended homestead exemption reflects the name of the first owner only.

Code	Description	% Ownership	Renew Cd	Year Name	Value
Senior Exemption(Additional Homestead Exemption for Persons 65 and Older):	For the 2016 tax year, the allowable total household adjusted gross income received during 2015 could not exceed \$28,482. If your total household adjusted gross income exceeded this limit, YOU MUST NOTIFY THIS OFFICE . Receiving no notification from the qualified senior will be considered a sworn statement, under penalty of perjury, that the income does not exceed the limit. Improperly claiming any exemption could result in a lien against your property . If you would like to receive a notice of renewal electronically, please send us an email at paoffice@polk-county.net with your name, property address, and confirmation of your request.				

Buildings

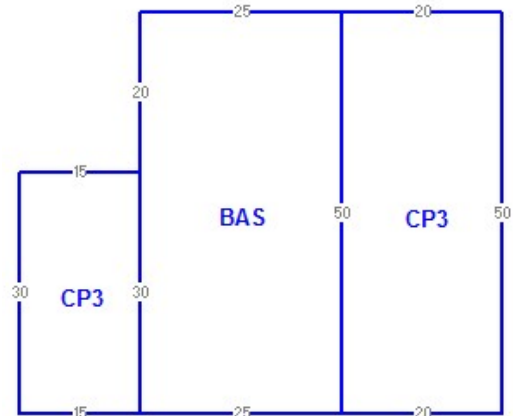
BUILDING 1 (1449 - SERVICE (REPAIR) GARAGE)

Building Characteristics

Total Under Roof: 2,700 sqft
Living Area (as originally constructed): 1,250 sqft
Actual Year Built: 1982
Effective Year: 1990
Wall Structure: WOOD FRAME

Element	Units	Information
HEAT CODE		NA
EXTERIOR WALL		NONE
LIVING UNITS	1	
WALL HEIGHT	20	
Stories	1	

802 N MASSACHUSETTS



Building Subareas

Code	Description	Total
BAS	BASE AREA	1250
CP3	CANOPY 30%	1000
CP3	CANOPY 30%	450
Total Under Roof		2,700 ft²

Extra Features (Current)

LN	Code	Description	BLD	Length	Width	Units	Year Built
1	FEN1	FENCE AVERAGE QUALITY	0	0	0	45	1992
2	FEN1	FENCE AVERAGE QUALITY	0	0	0	145	1992
3	FEN1	FENCE AVERAGE QUALITY	0	0	0	45	1992
4	FEN1	FENCE AVERAGE QUALITY	0	0	0	100	1992

PERMITS

The Polk County Property Appraiser's Office does not issue or maintain permits. Please contact the [appropriate permit issuing agency](#) to obtain information. This property is located in the **LAKELAND/SWFWMD/LKLD MASS** taxing district. The beginning of the description indicates permit agency (UNINCORP is an abbreviation for Unincorporated **POLK COUNTY**).

Land Lines

LN	Land Dscr	Ag/GreenBelt	Land Unit Type	Front	Depth	Units
1	* Commercial/Industrial	N	S	0	0	4499
2	* Commercial/Industrial	N	S	0	0	19843

* for current Future Land Use (Zoning) contact Polk County or the Municipality the parcel is located in.

NOTICE: All information ABOVE this notice is current (as of Friday, April 01, 2016 at 2:22:08 AM). All information BELOW this notice is from the 2015 Tax Roll, except where otherwise noted.

Value Summary (2015)

Desc	Value
Land Value	\$103,454
Building Value	\$15,221
Misc. Items Value	\$1,717
Land Classified Value	\$0
Just Market Value	\$120,392
*Cap Differential and Portability	\$0
Agriculture Classification	\$0
Assessed Value	\$120,392
Exempt Value (County)	\$0
Taxable Value (County)	\$120,392

*This property contains a Non Homestead Cap with a differential of \$0.

Values by District (2015)

District Description	Final Tax Rate	Assessed Value	Final Assessed Taxes	Exemption	Final Tax Savings	Taxable Value	Final Taxes
BOARD OF COUNTY COMMISSIONERS	6.781500	\$120,392	\$816.44	\$0	\$0.00	\$120,392	\$816.44

POLK COUNTY SCHOOL BOARD - STATE	4.901000	\$120,392	\$590.04	\$0	\$0.00	\$120,392	\$590.04
POLK COUNTY SCHOOL BOARD - LOCAL	2.248000	\$120,392	\$270.64	\$0	\$0.00	\$120,392	\$270.64
CITY OF LAKELAND	5.564400	\$120,392	\$669.91	\$0	\$0.00	\$120,392	\$669.91
SOUTHWEST FLA WATER MGMT DIST	0.348800	\$120,392	\$41.99	\$0	\$0.00	\$120,392	\$41.99
LAKELAND MASS TRANSIT	0.500000	\$120,392	\$60.20	\$0	\$0.00	\$120,392	\$60.20
		Assessed Taxes:	\$2,449.22	Tax Savings:	\$0.00	Total Taxes:	\$2,449.22

Taxes

Desc	Last Year	2015 Final
Taxing District	LAKELAND/SWFWMD/LKLD MASS (Code: 91510)	LAKELAND/SWFWMD/LKLD MASS (Code: 91510)
Millage Rate	19.6047	20.3437
Ad Valorem Assessments	\$2,358.73	\$2,449.22
Non-Ad Valorem Assessments	\$0.00	\$0.00
Total Taxes	\$2,358.73	\$2,449.22

Your final tax bill may contain Non-Ad Valorem assessments which may not be reflected on this page, such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city or any other special district. Visit the Polk County Tax Collector's site for Tax Bill information related to this account. Use the Property Tax Estimator to estimate taxes for this account.

Prior Year Final Values

2014

Land Value	\$103,454.00
Building Value	\$15,302.00
Misc. Items Value	\$1,737.00
Just Value (Market)	\$120,493.00
SOH Deferred Val	\$283.00
Assessed Value	\$120,210.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$120,210.00

2013

Land Value	\$103,454.00
Building Value	\$16,004.00
Misc. Items Value	\$1,756.00
Just Value (Market)	\$121,214.00
SOH Deferred Val	\$11,932.00
Assessed Value	\$109,282.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$109,282.00

2012

Land Value	\$19,121.00
Building Value	\$16,836.00
Misc. Items Value	\$238.00
Just Value (Market)	\$36,195.00
SOH Deferred Val	\$14,897.00
Assessed Value	\$21,298.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$21,298.00

2011

Land Value	\$19,121.00
Building Value	\$0.00
Misc. Items Value	\$241.00
Just Value (Market)	\$19,362.00
SOH Deferred Val	\$0.00
Assessed Value	\$19,362.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$19,362.00

DISCLAIMER:

The Polk County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. The PCPA assumes no responsibility for errors in the information and does not guarantee that the data are free from errors or inaccuracies. Similarly the PCPA assumes no responsibility for the consequences of inappropriate uses or interpretations of the data. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of the search facility indicates understanding and acceptance of this statement by the user.

Last Updated: Friday, April 01, 2016 at 2:22:08 AM

[Home Page](#) » [Return To Search Results](#)

Parcel Details: 24-28-18-196000-001043



Owners

LASATER GARY RODNEY 100%

Mailing Address

Address 1 **834 CHATFIELD ST**
 Address 2
 Address 3 **LAKELAND FL 33803-4515**

Site Address

Address 1 **422 INGRAHAM AVE**
 Address 2
 City **LAKELAND**
 State **FL**
 Zip Code **33801**

Parcel Information

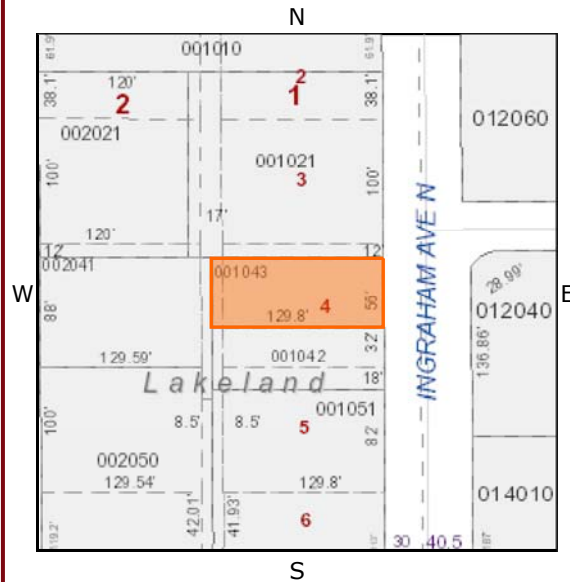
Neighborhood **6666.06**
[Show Recent Sales in this Neighborhood](#)
 Subdivision **GASKINS REPLAT PB 35 PG 3**
 Property (DOR) **Office Building 1 Story**
 Use Code **(Code: 1700)**
 Acreage **0.18**
 Taxing District **LAKELAND/SWFWMD/LKLD MASS (Code: 91510)**

Property Desc

DISCLAIMER: This property description is a condensed version of the original legal description recorded in the public records. It does not include the section, township, range, or the county where the property is located. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

GASKINS REPLAT PB 35 PG 3 BLK 1 LOT 4 S 56 FT OF N 68 FT & E1/2 OF RAILROAD SIDING LYING W OF LOT

Area Map



Recorded Plat

[Visit the Polk County Clerk of Courts website to view the Recorded Plat for this parcel](#)

Note: Some plats are not yet available on the Clerk's website. The site contains images of plats recorded on 01/05/1973 (beginning with book 058 Page 020) or later. For information on Plats recorded before 01/05/1973 (Book 058 Page 019 or less) please contact the [Polk County Clerk's Office](#).

Mapping Worksheets (plats) for 242818

[Mapping Worksheet Info](#)
[Section_242818.pdf](#)

Sales History

Important Notice: If you wish to obtain a copy of a deed for this parcel, click on the blue OR Book/Page number. Doing so will cause you to leave the Property Appraiser's website and access the Polk County Clerk of the Circuit Court's Official Records Search. Click here for a list of the [system requirements](#) that the Clerk's office deems necessary in order to view the deed. Once the document opens, click the printer icon to print the document. If you have any issues opening the document once you have met all the listed system requirements, please contact the Clerk's office at (863)534-4000 and ask to speak to an IT staff member. If the Book/Page number does not have a blue link to Official Records, the deed may not be available through the [online records of the Clerk of the Circuit Court](#). In order to obtain a copy of the deed you will need to contact the Clerk of the Circuit Court Indexing Department at 863-534-4516. If the Type Inst is an "R", the document is not available through the Clerk of the Circuit Court's Official Records Search. Please contact the Property Appraiser to order "R" type instruments.

OR Book/Page	Date	Type Inst	Vacant/ Improved	Grantee	Sales Price
7890/1086	05/2009	F	I	LASATER HERMAN E SR	\$100
2699/1161	12/1987	Q	I		\$100
2552/0487	07/1987	M	I		\$100
1537/0233	05/1973		E		\$9,500

Exemptions

Note: The drop down menus below provide information on the amount of exemption applied to each taxing district. The HX—first \$25,000 homestead exemption may be allocated to one or more owners. The HB –second \$25,000 amended homestead exemption reflects the name of the first owner only.

Code	Description	% Ownership	Renew Cd	Year Name	Value
	Senior Exemption(Additional Homestead Exemption for Persons 65 and Older):				
	For the 2016 tax year, the allowable total household adjusted gross income received during 2015 could not exceed \$28,482. If your total household adjusted gross income exceeded this limit, YOU MUST NOTIFY THIS OFFICE . Receiving no notification from the qualified senior will be considered a sworn statement, under penalty of perjury, that the income does not exceed the limit. Improperly claiming any exemption could result in a lien against your property . If you would like to receive a notice of renewal electronically, please send us an email at paoffice@polk-county.net with your name, property address, and confirmation of your request.				

Buildings

BUILDING 1 (1501 - OFFICE BUILDING)

Building Characteristics

422 INGRAHAM AVE

Total Under Roof: 1,530 sqft

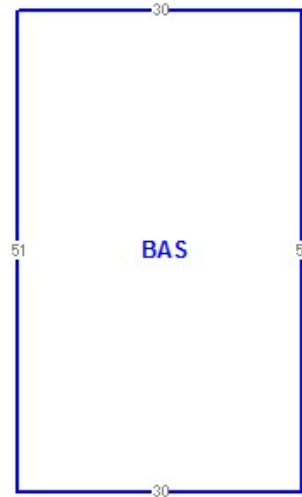
Living Area (as originally constructed): 1,530 sqft

Actual Year Built: 1980

Effective Year: 1980

Wall Structure: CONCRETE

Element	Units	Information
HEAT CODE		ACP
EXTERIOR WALL		NONE
Stories	1	
LIVING UNITS	1	
WALL HEIGHT	8	



Building Subareas

Code	Description	Total
BAS	BASE AREA	1530
Total Under Roof		1,530 ft²

BUILDING 2 (1463 - SHELL BUILDING - OPEN MEZZANINE)

Building Characteristics

Total Under Roof: 2,010 sqft
Living Area (as originally constructed): 900 sqft
Actual Year Built: 1940
Effective Year: 1940
Wall Structure: CONCRETE



Element	Units	Information
HEAT CODE		NA
EXTERIOR WALL		NONE
LIVING UNITS	1	
WALL HEIGHT	8	
Stories	1	

Building Subareas

Code	Description	Total
BAS	BASE AREA	900
CP3	CANOPY 30%	1110
Total Under Roof		2,010 ft²

Extra Features (Current)

LN	Code	Description	BLD	Length	Width	Units	Year Built
1	MAC	ASPHALT	0	0	0	5340	1974
2	PKB	PARKING BUMPER	0	0	0	2	1974

PERMITS

The Polk County Property Appraiser's Office does not issue or maintain permits. Please contact the [appropriate permit issuing agency](#) to obtain information. This property is located in the **LAKELAND/SWFWMD/LKLD MASS** taxing district. The beginning of the description indicates permit agency (UNINCORP is an abbreviation for Unincorporated **POLK COUNTY**).

Land Lines

LN	Land Dscr	Ag/GreenBelt	Land Unit Type	Front	Depth	Units
1	* Commercial/Industrial	N	S	0	0	7745

* for current Future Land Use (Zoning) contact Polk County or the Municipality the parcel is located in.

NOTICE: All information ABOVE this notice is current (as of Friday, April 01, 2016 at 2:22:08 AM). All information BELOW this notice is from the 2015 Tax Roll, except where otherwise noted.

Value Summary (2015)

Desc	Value
Land Value	\$39,500
Building Value	\$30,662
Misc. Items Value	\$3,789
Land Classified Value	\$0
Just Market Value	\$73,951
*Cap Differential and Portability	\$0
Agriculture Classification	\$0
Assessed Value	\$73,951
Exempt Value (County)	\$0
Taxable Value (County)	\$73,951

*This property contains a Non Homestead Cap with a differential of \$0.

Values by District (2015)

District Description	Final Tax Rate	Assessed Value	Final Assessed Taxes	Exemption	Final Tax Savings	Taxable Value	Final Taxes
BOARD OF COUNTY COMMISSIONERS	6.781500	\$73,951	\$501.50	\$0	\$0.00	\$73,951	\$501.50
POLK COUNTY SCHOOL BOARD - STATE	4.901000	\$73,951	\$362.43	\$0	\$0.00	\$73,951	\$362.43
POLK COUNTY SCHOOL BOARD - LOCAL	2.248000	\$73,951	\$166.24	\$0	\$0.00	\$73,951	\$166.24
CITY OF LAKELAND	5.564400	\$73,951	\$411.49	\$0	\$0.00	\$73,951	\$411.49
SOUTHWEST FLA WATER MGMT DIST	0.348800	\$73,951	\$25.79	\$0	\$0.00	\$73,951	\$25.79
LAKELAND MASS TRANSIT	0.500000	\$73,951	\$36.98	\$0	\$0.00	\$73,951	\$36.98
		Assessed Taxes:	\$1,504.43	Tax Savings:	\$0.00	Total Taxes:	\$1,504.43

Taxes

Desc	Last Year	2015 Final
Taxing District	LAKELAND/SWFWMD/LKLD MASS (Code: 91510)	LAKELAND/SWFWMD/LKLD MASS (Code: 91510)

Millage Rate	19.6047	20.3437
Ad Valorem Assessments	\$1,429.40	\$1,504.43
Non-Ad Valorem Assessments	\$0.00	\$0.00
Total Taxes	\$1,429.40	\$1,504.43

Your final tax bill may contain Non-Ad Valorem assessments which may not be reflected on this page, such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city or any other special district. [Visit the Polk County Tax Collector's site for Tax Bill information related to this account.](#) Use the [Property Tax Estimator](#) to estimate taxes for this account.

Prior Year Final Values

2014

Land Value	\$39,500.00
Building Value	\$29,622.00
Misc. Items Value	\$3,789.00
Just Value (Market)	\$72,911.00
SOH Deferred Val	\$0.00
Assessed Value	\$72,911.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$72,911.00

2013

Land Value	\$39,500.00
Building Value	\$29,426.00
Misc. Items Value	\$3,838.00
Just Value (Market)	\$72,764.00
SOH Deferred Val	\$0.00
Assessed Value	\$72,764.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$72,764.00

2012

Land Value	\$39,500.00
Building Value	\$29,999.00
Misc. Items Value	\$3,838.00
Just Value (Market)	\$73,337.00
SOH Deferred Val	\$0.00
Assessed Value	\$73,337.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$73,337.00

2011

Land Value	\$39,500.00
Building Value	\$30,889.00
Misc. Items Value	\$3,838.00
Just Value (Market)	\$74,227.00
SOH Deferred Val	\$0.00

Assessed Value	\$74,227.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$74,227.00

DISCLAIMER:

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Last Updated: Friday, April 01, 2016 at 2:22:08 AM

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL
STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

Board of Commissioners
Lakeland Community Redevelopment Agency
Lakeland, Florida

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of the Lakeland Community Redevelopment Agency (the Agency) as of and for the year ended September 30, 2015, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements, and have issued our report thereon dated March 31, 2016.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Agency's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the result of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "Crowe Horwath LLP". The signature is written in a cursive, flowing style.

Crowe Horwath LLP

Lakeland, Florida
March 31, 2016

LAKELAND COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Lakeland, Florida)

SCHEDULE OF FINDINGS

YEAR ENDED SEPTEMBER 30, 2015

SECTION I - SUMMARY OF AUDITORS' RESULTS

FINANCIAL STATEMENTS

Type of auditors' report issued	Unmodified
Internal control over financial reporting:	
Material weakness identified	No
Significant deficiency identified not considered to be material weakness	None Reported
Noncompliance material to financial statements noted	No

LAKELAND COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Lakeland, Florida)

SCHEDULE OF FINDINGS

YEAR ENDED SEPTEMBER 30, 2015

SECTION II - FINANCIAL STATEMENT FINDINGS

There were no findings for the year ended September 30, 2015.

Board of Commissioners
Lakeland Community Redevelopment Agency
Lakeland, Florida

Report on the Financial Statements

We have audited the financial statements of the Lakeland Community Redevelopment Agency (the "Agency") as of and for the fiscal year ended September 30, 2015, and have issued our report thereon dated March 31, 2016.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, *Rules of the Florida Auditor General*.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of The Financial Statements Performed in Accordance with *Government Auditing Standards*, the Schedule of Findings, and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, Section 601, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports and schedule, which are dated March 31, 2016, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no prior year findings to report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information is disclosed in the financial statements.

Other Matters

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we address in the management letter any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Section 10.554(1)(i)3., Rules of the Auditor General, requires that we address noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Commissioners, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in black ink that reads "Crowe Horwath LLP". The signature is written in a cursive, flowing style.

Crowe Horwath LLP

Lakeland, Florida
March 31, 2016

**INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH
SECTION 218.415, FLORIDA STATUTES**

Board of Commissioners
Lakeland Community Redevelopment Agency
Lakeland, Florida

We have examined the Lakeland Community Redevelopment Agency's (the "Agency") compliance with Section 218.415, *Florida Statutes*, concerning the investment of public funds during the year ended September 30, 2015. Management is responsible for the Agency's compliance with those requirements. Our responsibility is to express an opinion on the Agency's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the Agency's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the Agency's compliance with specified requirements.

In our opinion, the agency complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2015.


Crowe Horwath LLP

Lakeland, Florida
March 31, 2016