

AGENDA

Community Redevelopment Area Advisory Board

Thursday, May 4, 2017 | 3:00 PM – 5:00 PM
City Commission Conference Room, City Hall, Third Floor

A. Housekeeping

B. Action Items

1. Old Business
 - 1.1 Meeting Minutes dated April 4, 2017
 - 1.2 LCS Urban Farm Lease
 - 1.3 FY18 Budget

2. New Business
 - 1.1 Annual Report
 - 1.2 Edgewater Drive/ Thornton Park District Visit

C. Discussion Items

1. Framework Update
2. Lincoln Square

D. Save the Date

1. **May 21st – Paint Party**
Intersection of E Main Street and Ingraham Avenue
7am – 2pm

E. Adjourn

NEXT REGULAR MEETING:

Thursday, June 1, 2017, 3:00 - 5:00 PM – City Commission Conference Room

**Community Redevelopment Area Advisory Board
Meeting Minutes
Thursday, April 6, 2017
3:00 – 5:00 PM
City Commission Conference Room, City Hall**

MEETING MINUTES

Board Members: Cory Petcoff (Chair), Ben Mundy (Vice-Chair), Todd Baylis, Dean Boring, Brian Goding, Pastor Eddie Lake, Frank Lansford and Cliff Wiley

Staff: Nicole Travis (CRA Manager), Celeste Deardorff (Assistant Director), Alis Drumgo, Patricia Hendler, D'Ariel Reed, Michael Smith and Valerie Vaught

Guests: Anu Saxena and Dan Thumberg

Packets

- Meeting Minutes dated February 2, 2017
- Working Budgets Dixieland, Downtown, and Midtown
- Memo – Dream Center
- Memo – Tax Increment Finance Request
- Memo – Lakeshore Neighborhood
- FY 2016 Financial Statement

Handouts

Housekeeping

- CRA Manager, Nicole Travis, introduced the new CRA Project Manager, Valerie Vaught, who gave a brief description of her professional background as it related to her role in the CRA.
- Mrs. Travis thanked the Board for their support with the Mass Market development and showed a video of the Mass Market Bonanza created by LKLDTV.

Action Items – Old Business

Meeting Minutes dated February 2, 2017

Todd Baylis moved approval of the February 2, 2017 minutes as submitted. Ben Bundy seconded the motion and it passed 8-0.

Action Items – New Business

Dream Center Property Request

Nicole Travis reminded the Board that Mike Cooper with the Dream Center previously requested the CRA lease him property for parking; the Board denied the request. He has approached staff again requesting to purchase the property to create a park/community space.

Alis Drumgo stated the property's assessed value is \$19,970 and generally the CRA sells residential property at 120 percent of assessed value, \$23,976. Staff recommended the transfer of the property with the following conditions: the construction of a five to six-foot-high fence with wrought iron fencing and concrete or brick pillars, 10' on center, is required. The fence will enclose the proposed park, acquired property and signage delineating the Dream Center Campus. The improvements shall be equal to or exceed \$23,976. No transfer will occur until final inspection and review of invoices documenting improvements were made. Any

additional land acquisition on the adjoining block would receive an extension of the fence treatment as permitted in the Land Development Code.

In response to Cory Petcoff, Mr. Drumgo confirmed that Mr. Cooper is amenable to the proposed condition.

Ben Mundy moved approval of staff's recommendation. Todd Baylis seconded the motion and it passed 8-0.

TIF Request

Patricia Hendler introduced Anu Saxena, the owner of the property located at 115 and 117 Pine Street. She explained that the property sits on the shore of Lake Wire and has been vacant for many years. Mr. Saxena currently has a lease with Swann Brewing for a craft brewing pub with an outdoor patio. The request complies with the TIF requirements as the proposed property improvements are over 50 percent of the current Assessed Valuation. It complies with the TIF goals set for the Lake Wire District by providing a restaurant facility, encouraging and attracting visitors from surrounding communities, promoting a public green space and engage pedestrians.

Nicole Travis explained that Mr. Saxena has met with Chuck Barmby, the City's Transportation Planner, as well as the Public Works Department about Right-of-Way transactions to allow for on-street parking next to Mr. Saxena's property. His site currently has 90 degree spaces because of the building's configuration. This is independent of the TIF request.

Mrs. Hendler clarified that the Board is recommending approval of the TIF contract which will be voted on by the Community Redevelopment Agency/City Commission.

Frank Lansford moved approval of staff's recommendation. Todd Baylis seconded the motion and it passed 8-0.

Lakeshore Neighborhood

D'Ariel Reed provided an update on the existing Fix-It Up incentive: approximately \$75,000 completing 14 projects. Before and after pictures were presented. She informed the Board that staff receives an enormous amount of calls/applications from homeowners outside the target areas wanting to use Fix-It Up. Staff is making a two-part recommendation: the addition of the Lakeshore Neighborhood as a target area and restricting the previously approved Garden District Target Area to homeowners only.

Dean Boring moved approval of staff's recommendation as presented. Cliff Wiley seconded the motion and it passed 8-0.

In response to Pastor Eddie Lake, staff explained, the Board approved a maximum of \$100,000 for the first year of the program but no limit was set for subsequent years. Cory Petcoff suggested the Board increase the maximum allocation to \$200,000 annually.

Nicole Travis informed the Board that staff has paired the Fix-It Up program with our Alley Vacation initiative.

Ben Mundy moved to accept staff's recommendation and to include an increase to the annual allocation of the Fix-It Up Program to \$200,000. Cliff Wiley seconded the motion and it passed 8-0.

Other

In response to Cory Petcoff's inquiry about the last offer to purchase the property located at 802 North Massachusetts Avenue. Patricia Hendler stated that an offer of \$195,000 cash in September 2016 was made to the property owner. The owner's asking price was \$400,000 and he countered at \$395,000. The Property Appraiser's 2016 assessment is \$121,000 and the owner purchased in 2004 for \$137,900. She explained the benefits of owning the property and that when doing assemblages, you pay more for the last piece.

There was significant discussion on the benefits of owning the last parcel on the block of the CRA's Mass Market investment.

Dean Boring moved staff's pursuit the purchase of 802 North Massachusetts Avenue up to \$395,000, the owner's last counter offer. Eddie Lake seconded the motion and it passed 8-0.

Discussion Items

FY 2016 Financial Statement

Nicole Travis informed the Board that staff received the audit for the 2016 financial statements and it included a material weakness finding. This type of finding occurs when closing the fiscal year and any invoices are credited to the previous fiscal year. The auditor's threshold amount is unknown but the City's threshold is \$50,000. The CRA had eight separate invoices that totaled \$50,000. They were never flagged in Finance as a total because they were different invoices submitted at different times for different amounts. No one invoice was over \$50,000. The auditors would like to lower the threshold for the CRA to apply funds to the previous fiscal year. However, the Finance Department is recommending against it. Staff's recommendation is to push our vendors to submit their invoices earlier towards the end of the fiscal year.

Other

Nicole Travis shared a letter staff received, from Karen Moore, in support of the South Florida Avenue Road Diet.

Adjourned at 4:41 PM

Next Meeting, Thursday, May 4, 2017, 3 PM, City Commission Conference Room.

Cory Petcoff, Chairman

Date

Memo

To: CRA Advisory Board

From: Mike Smith, CRA Project Manager

CC: Nicole Travis, CRA Manager

Date: April 29, 2017

Re: Lakeland Christian School Urban Farm at Mass Market

Introduction

As part of the Mass Market development, Lakeland Community Redevelopment Agency (Lakeland CRA) staff proposed the creation of an urban garden on the corner of Massachusetts and Plum. The Salvation Army previously used the site as a playground. Lakeland Christian School (LCS) has asked to partner with the Lakeland CRA to create an urban farm for its Research Innovative Stem Entrepreneurship (RISE) Institute. The RISE Institute allows students to collaborate with scientists, engineers, and entrepreneurs on community projects. The RISE Institute focuses on community connections and STEM enrichment both in the classroom and beyond. The Lakeland CRA is excited to partner with LCS to provide an urban farm for the RISE Institute. The proposed agreement provides LCS up to \$15,000 over a three year period to operate the urban farm. This funding was approved by the LCRA at the September 1, 2016 meeting. LCS is confident they will raise grant funds to support future costs.



The Lakeland CRA Advisory Board approved funding not to exceed the valued engineered price of \$63,245 for the construction of the urban farm at the November 3, 2016 meeting. Lakeland CRA staff included the construction of the urban farm's infrastructure including irrigation, ADA compliant sidewalk, permanent plant beds, instruction area, minimal electrical, and storage to the Strickland Construction contract. After receiving a bid and discussing contract terms, LCS proposed using their own contractor(s) to complete the infrastructure construction within the budget established by the Advisory Board. LCS believes they can maximize the use of the

Lakeland CRA funding by reaching out to their connections in the community to help them achieve all of their needs to complete the urban farm.



Staff Recommendation

The urban farm partnership between LCRA and LCS RISE program will enrich the minds of the future leaders and business owners of our community while improving the Mass Market campus. Staff recommends approval of the proposed lease agreement between the LCRA and LCS to provide an urban farm for use by the RISE Institute and to provide a grant for the construction of the farm not to exceed \$63,245.

Lease Agreement

This LEASE AGREEMENT (the "Lease") is made and entered into this ____ day of _____, 2017, by and between the Lakeland Community Redevelopment Agency, a public body corporate and politic created pursuant to part III, Chapter 163, Florida Statutes ("LESSOR"), and Lakeland Christian School, Inc., a Florida not for profit corporation whose principal address is 1111 Forest Park St. Lakeland, Florida 33803 ("LESSEE"). For and in consideration of the lease payments to be made hereunder, the mutual covenants and agreements of the parties, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, LESSOR and LESSEE agree as follows:

1. LESSOR Reimbursement to LESSEE. LESSOR agrees during the first three years of the Lease Term to reimburse LESSEE for all costs and expenses incurred by LESSEE (up to a maximum sum of \$15,000) in connection with or relating to the operation of a garden for LESSEE'S Research Innovative Stem Entrepreneurship ("RISE") program on vacant land owned by LESSOR more fully described in attached Exhibit " A" (the "Property").
2. Lease of Property: LESSOR hereby leases the Property to LESSEE for the purpose of LESSEE growing a garden as part of its RISE program. As consideration for the right to use the LESSOR's property, LESSEE agrees to pay LESSOR Fifty Dollars (\$50.00) per year.
3. Section of the Property to be used by LESSEE: LESSOR agrees that LESSEE may exclusively conduct gardening activities on the portions of the Property identified on attached Exhibit "A."
4. Design and Appearance of the Garden: LESSOR agrees to pay for all costs and expenses relating to converting the Property from its existing condition to the specifications and conditions more fully described in attached Exhibit "B." LESSEE agrees to maintain a tidy appearance on the Property, which includes removing dead plants and leaves and clearing debris. LESSEE agrees to regularly water, weed, cultivate, and otherwise maintain the garden. LESSEE will adhere, roughly, to the design and layout provided to LESSOR as attached to this Lease (see Exhibit "B").
5. Animals: Unless and until LESSOR agrees to allow animals on the Property, LESSEE agrees not to keep bees, chickens, goats, or other animals on the Property.
6. Avoiding Nuisance: LESSEE will take care to ensure that water run-off, dust, visitors, and noise do not unreasonably bother neighbors. Should neighbors make reasonable complaints that the gardening activities are an unreasonable nuisance, LESSEE agrees to cooperate with LESSOR to find a solution that will reduce or eliminate the nuisance.
7. Cost: Unless otherwise specified or agreed to by the parties, LESSEE shall be responsible for all costs related to the garden, including but not limited to, soil, tools, water, seeds, seedlings, and fertilizer.
8. Acknowledgement of Risks: LESSEE acknowledges and understands that there are risks and dangers involved in entering onto the Property for the purpose of gardening. This includes but is not limited to: risk of injury from lifting heavy objects, falling or tripping on uneven surfaces or debris, strain from digging, bending, kneeling, and so on. **LESSEE assumes all risk of loss, injury, and illness, however caused, arising in connection with LESSEE's gardening activities conducted by LESSEE on LESSOR's Property, except to the extent and in such proportion that such loss, injury or illness arises from or is related to the negligence or willful misconduct of LESSOR.**
9. Reduction of Risk: LESSEE agrees to take care to remove hazards from the Property, including but not limited to holes, sharp objects, or items that could cause someone to trip and fall. LESSEE will use care in lifting, using ladders, and other activities that could result in strain or injury. LESSEE will carefully supervise any visitors to its garden on the Property, especially children.

10. Agreement to Release LESSOR from Liability: As consideration for the privilege of gardening on LESSOR's Property, LESSEE agrees not to make a claim against or sue LESSOR for injury, loss, or illness that LESSEE may experience in connection with gardening on LESSOR'S PROPERTY, except for any injury, loss or illness arising from or related to the negligence or willful misconduct of LESSOR. LESSEE agrees to indemnify, hold harmless, and defend LESSOR from all claims, liability, or demands that LESSEE or any third party may have or in the future make against LESSOR for injury, loss, or damage arising from LESSEE's gardening activities conducted on LESSOR's Property or consuming food grown by LESSEE on the Property, provided that LESSEE's obligation to indemnify, hold harmless and defend LESSOR shall be reduced in proportion to the comparative negligence or willful misconduct of LESSOR, if any. This is intended to be a complete release, discharge, and waiver of any and all actions, causes of action, or lawsuits against LESSOR arising from LESSEE's presence on LESSOR'S Property for gardening purposes, except to the extent and in such proportion that such actions, causes of action or lawsuits arise from or relate to LESSOR's negligence or willful misconduct.
11. Insurance: LESSEE agrees to carry the following insurance in connection with its activities on the Property: Commercial General Liability – this shall be an “occurrence” type policy written in comprehensive form and shall protect the LESSEE and the additional insured against all claims arising from bodily injury, sickness, disease, or death of any person other than the LESSEE's employees, or damage to property of the City or others arising out of any act or omission of the LESSEE or its agents, employees, or subcontractors and to be inclusive of collapse or underground (XCU) exposures. The limit of liability shall not be less than \$1,000,000 per occurrence. Should vehicles be used as part of this lease agreement, Business Automobile Liability coverage is required to include bodily injury and property damage arising out of ownership, maintenance or use of any auto, including owned, non-owned and hired automobiles and employee non-ownership use. The limit of liability shall not be less than \$300,000 per occurrence. Workers' Compensation coverage is required to apply for all employees for statutory limits and shall include employer's liability with a limit of \$100,000 each accident, \$500,000 disease policy limits, \$100,000 disease limit each employee. Except for Workers' Compensation, the LESSEE's insurance policies shall be endorsed to name the City of Lakeland and the Lakeland Community Redevelopment Agency as additional insureds.
12. Damage to Property: Should LESSEE's activities result in any damage to the Property or structures on the Property, LESSEE agrees to repair such damages at LESSEE's own expense, or LESSEE agrees to compensate LESSOR for value of the damage.
13. Handling Disputes: If a dispute arises between LESSOR and LESSEE, and that dispute cannot be resolved through discussion, then the parties agree to attend at least one mediation session. The parties will share the cost of the mediation equally, except that each party shall bear the costs of its own attorneys and consultants.
14. Lease Term: This Lease shall commence upon full execution by LESSOR and LESSEE. The “Initial Lease Term” shall be for a period of five (5) years unless terminated earlier as provided herein.
15. Renewal Term: Provided LESSEE is not in default of the terms of this Lease, this Lease shall automatically renew for an additional five (5) year term unless LESSEE provides written notice of its intention not to renew this lease at least sixty (60) days prior to the end of the Initial Lease Term. In the event this Lease is not renewed, LESSEE shall, prior to the expiration of the Lease Term and at its sole expense, remove its personal property from the Property and return the portion of the Property gardened by LESSEE to a clean condition, reasonable wear and tear excepted.
16. Default; Remedies: In the event LESSEE is in material breach of any condition of this Lease,

LESSOR shall provide written notice of such breach to LESSEE, which notice shall provide LESSEE ten (10) days in which to cure the breach; provided, however, that if the nature of LESSEE's obligation is such that more than ten (10) days are required for performance, then LESSEE shall not be in default if LESSEE commences performance within such ten (10) day period and thereafter diligently prosecutes the same to completion. If LESSEE fails to cure the breach within said ten-day period of time, or fails to cure the breach within such longer period of time as may be reasonably required, this Lease shall terminate and LESSEE, at its sole expense, shall have sixty (60) days to remove its personal property from the Property and return the portion of the Property gardened by LESSEE to a clean condition, reasonable wear and tear excluded. LESSEE's obligations to maintain insurance and indemnify LESSOR hereunder shall remain in effect and apply with respect to any period subsequent to the expiration or termination of this Lease during which LESSEE goes upon the Property to remove its personal property and this Lease shall continue in effect for such limited purpose. LESSOR's right to terminate hereunder shall not preclude LESSOR from seeking any other remedy at law or equity which LESSOR, in its sole discretion, may choose to pursue in order to be made whole, but LESSOR hereby waives any and all right to seek or receive special, indirect, consequential, exemplary or punitive damages in connection with this Lease.

17. Responsibilities and Rights of Termination: Upon the expiration or termination of this Lease, LESSEE will remove all of LESSEE's possessions from the Property. LESSOR will not require removal of plants, but LESSEE may remove them if they intend to plant them elsewhere.
18. Termination for Convenience: Notwithstanding anything herein to the contrary, LESSOR may terminate this Lease without cause by providing ninety (90) days written notice to LESSEE of such intention.
19. Survival: LESSEE's indemnification obligations hereunder shall survive the expiration or termination of this Lease
20. Entire Agreement: This Lease 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 with respect hereto. No modifications, amendments or waivers shall be of any force or effect unless in writing and executed by the parties.

By signing below, parties agree to adhere to the terms and conditions of this Lease.

IN WITNESS WHEREOF, the parties hereto have executed this Lease through their duly authorized representatives as of the date first appearing above.

Witnesses:

LAKELAND COMMUNITY
REDEVELOPMENT AGENCY:

Print Name: _____

By: _____
R. Howard Wiggs, Chairman

Print Name: _____

Attest:

By: _____
Kelly S. Koos, City Clerk

Approved as to form and correctness:

By: _____
Timothy J. McCausland, City Attorney

LESSEE:

Lakeland Christian School, Inc.
a Florida not for profit corporation

Print Name: _____

Print Name: _____

By: _____
Print Name: _____
Title: _____

Exhibit A





**Estimated Budget Allowance
Plum Street Garden
Lakeland, FL
2/1/17**

General Requirements

Bonding	\$2,233.00
Permit Allowance	\$1,500.00
Survey	\$1,300.00
Supervision (N/A if project is completed during the construction of the Collective build out.)	\$0.00
Dumpster	\$500.00
Admin/Staff Fees/Insurance/Payroll	\$2,868.00
Total General Requirements	\$8,401.00

Site Work

Site Preparation Allowance	\$8,000.00
Cement Pavers – Labor Only	\$1,200.00
Irrigation, Landscape & Sod	\$27,200.00
Total Site Work	\$36,400.00

Concrete

Concrete – Labor & Material	\$10,932.00
Total Concrete	\$10,932.00

Electrical

Electrical – Labor & Material	\$4,500.00
Total Electrical	\$4,500.00

Total Cost:	\$60,233.00
Contractor's Fee (5%)	\$3,012.00
Total Project	\$63,245.00



**Estimated Budget Allowance
Plum Street Garden
Lakeland, FL
2/1/17**

General Requirements

Bonding	\$2,233.00
Permit Allowance	\$1,500.00
Survey	\$1,300.00
Supervision (N/A if project is completed during the construction of the Collective build out.)	\$0.00
Dumpster	\$500.00
Admin/Staff Fees/Insurance/Payroll	\$2,868.00
Total General Requirements	\$8,401.00

Site Work

Site Preparation Allowance	\$8,000.00
Cement Pavers – Labor Only	\$1,200.00
Irrigation, Landscape & Sod	\$27,200.00
Total Site Work	\$36,400.00

Concrete

Concrete – Labor & Material	\$10,932.00
Total Concrete	\$10,932.00

Electrical

Electrical – Labor & Material	\$4,500.00
Total Electrical	\$4,500.00

Total Cost:	\$60,233.00
Contractor's Fee (5%)	\$3,012.00
Total Project	\$63,245.00

Memo

To: CRA Advisory Board
From: Nicole Travis
Date: April 28, 2017
Re: **Draft CRA Budgets for FY 2018-2027**

Attached is a copy of the draft budgets for the Downtown, Dixieland and Midtown Community Redevelopment Areas for Fiscal Year 2018. 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 Midtown CRA budget revenue reflects an 6.3% increase in Taxable Values from Tax Year 2015. The Dixieland CRA tax increment revenue increased 8%. The Downtown CRA saw the largest growth in tax increment revenue, 8.6%.

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. As of FY 17 salary cost have been allocated proportionate to the acreage of the districts. Unfortunately, all personnel benefits were not shifted to this method of distribution. Staff is working with the Finance Department to ensure these changes are complete in the next few months.
2. Staff is recommending the Advisory Board consider funding a Code Enforcement Officer for the three redevelopment areas. Code Enforcement is the greatest tool available for stabilization and redevelopment of an area. Aggressive but sensible approaches to bringing property owners into compliance with the law can be an important part of maintaining the appearance and functioning of a neighborhood. Typically, code violations deal with the exterior maintenance of structures, overgrown vegetation and outdoor

storage. To have an impact on the redevelopment of an area, code enforcement must be strategic. There are currently 5 Code Enforcement Officers for the entire city. This request is comparable to the addition of the CRA Police Officers. The initial set up cost for the Code Enforcement Officer is \$21,500 for a vehicle and computer. The annual cost, including benefits is \$65,159.46.

Please be prepared to discuss. Staff will ask for a recommendation for each CRA Fund FY18 Budget to the City Commission.

**DIXIELAND COMMUNITY REDEVELOPMENT AREA
CAPITAL IMPROVEMENT PLAN**

ADJUSTED 2017 BUDGET	2018 PROPOSED	2019 PROJECTED	2020 PROJECTED	2021 PROJECTED	2022 PROJECTED	2023 PROJECTED	2024 PROJECTED	2025 PROJECTED	2026 PROJECTED	2027 PROJECTED
----------------------------	------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------

REVENUES:

Tax Increment	235,474	243,000	248,000	253,000	258,000	263,000	268,000	273,000	278,000	284,000	290,000
Interest Income	25,000	9,500	9,790	10,080	10,380	10,690	11,010	11,340	11,680	12,030	12,390
Unappropriated Surplus	632,591	(52,563)	(55,660)	(50,953)	(55,000)	(58,184)	(61,244)	(114,312)	(117,388)	(161,673)	(165,965)
TOTAL REVENUES	893,065	199,937	202,130	212,127	213,380	215,506	217,766	170,028	172,292	134,357	136,425

EXPENSES:

Corridor Enhancements:

Small Project Assistance	217,160	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Redevelopment Plan Update		0	0	0	0	0	0	40,000	40,000	0	0
Alley Improvements	311,834	10,000	10,000	10,000	10,000	0	0	0	0	0	0
SFLA Corridor Improvements	221,179	70,000	70,000	80,000	80,000	90,000	90,000	0	0	0	0

Miscellaneous:

Landscape & Maintenance by Others	2,730	1,782	1,835	1,890	1,947	2,006	2,066	2,128	2,192	2,257	2,325
Operating Expenses	113,974	95,133	97,133	99,133	101,133	103,000	105,000	107,000	109,000	111,000	113,000
Annual Report	2,150	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Publications and Promotions	13,123	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Alley Maintenance	2,000	2,200	2,400	2,600	2,800	3,000	3,200	3,400	3,600	3,600	3,600
Community Policing Innovation	8,915	3,322	3,261	1,003	0	0	0	0	0	0	0
TOTAL EXPENSES	893,065	199,937	202,130	212,127	213,380	215,506	217,766	170,028	172,292	134,357	136,425

UNAPPROPRIATED SURPLUS:

Beginning Balance	849,494	216,903	269,466	325,126	376,080	431,080	489,264	550,508	664,821	782,209	943,882
Sources / (Uses)	(632,591)	52,563	55,660	50,953	55,000	58,184	61,244	114,312	117,388	161,673	165,965
Ending Balance	216,903	269,466	325,126	376,080	431,080	489,264	550,508	664,821	782,209	943,882	1,109,847

**DOWNTOWN COMMUNITY REDEVELOPMENT AREA
CAPITAL IMPROVEMENT PLAN**

	ADJUSTED 2017 BUDGET	2018 PROPOSED	2019 PROJECTED	2020 PROJECTED	2021 PROJECTED	2022 PROJECTED	2023 PROJECTED	2024 PROJECTED	2025 PROJECTED	2026 PROJECTED	2027 PROJECTED
REVENUES:											
Tax Increment Revenues	1,226,241	1,275,000	1,313,000	1,339,000	1,366,000	1,393,000	1,421,000	1,449,000	1,478,000	1,508,000	1,538,000
Investment Income	5,795	9,256	9,896	11,463	13,833	17,239	21,562	26,838	28,180	29,025	29,896
Misc. Revenues	42,444										
Unappropriated Surplus	(259,903)	(134,901)	(156,315)	(183,604)	(152,542)	(166,327)	(236,724)	(226,770)	(253,478)	(234,283)	(254,709)
TOTAL REVENUES	1,014,577	1,149,355	1,166,581	1,166,859	1,227,291	1,243,912	1,205,838	1,249,068	1,252,702	1,302,742	1,313,187

EXPENSES:											
Debt Service :											
Debt Service-Residential Redevelopment	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000
Miscellaneous Projects:											
Property Management	1,095	1,128	1,162	1,197	1,233	1,270	1,308	1,347	1,387	1,429	1,472
Mowing	10,484	10,507	10,612	10,718	10,825	10,934	11,043	11,153	11,265	11,378	11,491
Oak Street Parking Mgmt Services	12,000	14,000	16,000	18,000	20,000	22,000	24,000	26,000	28,000	30,000	32,000
Community Policing Innovation	35,963	26,102	25,620	7,885							
Neighborhood Projects											
North Downtown Master Plan	1,950	100,000	100,000	100,000	60,000	60,000	60,000	100,000	100,000	100,000	100,000
Downtown Infrastructure	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000
Operating:											
Tax Increment Refunds	132,027	135,000	145,000	155,000	155,000	163,000	156,000	150,000	144,000	144,000	144,000
Annual Audit/Reporting Requirements	2,250	2,318	2,387	2,459	2,532	2,608	2,687	2,767	2,850	2,936	3,024
Other Operating Expenses	68,808	110,300	115,800	121,600	127,700	134,100	140,800	147,800	155,200	163,000	171,200
TOTAL EXPENSES	1,014,577	1,149,355	1,166,581	1,166,859	1,227,291	1,243,912	1,205,838	1,249,068	1,252,702	1,302,742	1,313,187

UNAPPROPRIATED SURPLUS:											
Beginning Balance	311,432	571,335	706,236	862,551	1,046,156	1,198,698	1,365,025	1,601,749	1,828,520	2,081,997	2,316,280
Sources/(Uses)	259,903	134,901	156,315	183,604	152,542	166,327	236,724	226,770	253,478	234,283	254,709
Ending Balance	571,335	706,236	862,551	1,046,156	1,198,698	1,365,025	1,601,749	1,828,520	2,081,997	2,316,280	2,570,989

**MIDTOWN COMMUNITY REDEVELOPMENT AREA
CAPITAL IMPROVEMENT PLAN**

	ADJUSTED 2017 BUDGET	2018 PROJECTED	2019 PROJECTED	2020 PROJECTED	2021 PROJECTED	2022 PROJECTED	2023 PROJECTED	2024 PROJECTED	2025 PROJECTED	2026 PROJECTED	2027 PROJECTED
REVENUES:											
Tax Increment	2,675,613	2,729,000	2,784,000	2,840,000	2,897,000	2,955,000	3,014,000	3,074,000	3,135,000	3,198,000	3,262,000
Interest Income	318,775	28,000	26,000	26,000	35,000	38,000	36,000	48,000	47,000	47,000	47,000
Residential Redevelopment - Rental Income	17,278										
Misc. Revenues	4,903					147,580					
Unappropriated Surplus	8,635,263	295,921	420,886	(655,239)	(832,054)	(918,108)	(654,341)	(652,471)	(1,187,899)	(975,604)	(1,360,628)
TOTAL REVENUES	11,651,832	3,052,921	3,230,886	2,210,761	2,099,946	2,222,472	2,395,659	2,469,529	1,994,101	2,269,396	1,948,372
EXPENSES:											
Neighborhoods:											
Northeast Neighborhood	932,919	300,000	300,000	300,000	300,000	300,000	350,000	350,000	350,000	350,000	350,000
Northwest Neighborhood	1,999,492	900,000	300,000	300,000	300,000	300,000	350,000	350,000	350,000	350,000	350,000
Redevelopment Plan MUAC:											
East Main Street Master Plan	810,409	400,000	400,000	400,000	400,000	300,000	300,000	300,000	300,000	300,000	300,000
Corridor Enhancements:											
Ingraham Avenue Enhancements	11,652	8,912	9,179	9,455	9,738	10,031	10,331	10,641	10,961	11,289	11,628
W. Lake Parker/Lakeshore Trail Improvements	650,397		350,000								
Bella Vista Trail	327,607										
Citrus Connection Services (LAMTD Agreement)	155,000										
Memorial Blvd	1,200,000	50,000	50,000	100,000	100,000	100,000	100,000	100,000	100,000		
Redevelopment of Massachusetts Ave Properties	2,646,117	500,000	400,000	100,000	30,241	30,395	30,550	30,708	30,869	31,032	34,135
Brunnell Parkway (Memorial to 10th Street)	30										
Brunnell Parkway (W. Parker St to Memorial)											
Landscape US 98 - Memorial to 10th Street	16,154	16,550	17,047	17,558	18,085	18,627	19,186	19,762	20,354	20,965	21,594
Landscape US 98 - Griffin to 10th Street	16,068	16,550	17,047	17,558	18,085	18,627	19,186	19,762	20,354	20,965	21,594
Landscape Parker Street	10,521	8,912	9,179	9,455	9,738	10,031	10,331	10,641	10,961	11,289	11,628
Providence Rd. - W. 10th St. to Griffin Road	700,000		400,000								
Landscape Intown Bypass	8,652	8,912	9,179	9,455	9,738	10,031	10,331	10,641	10,961	11,289	11,628
MLK - (Memorial to 10th Street)	9,062	8,912	9,179	9,454	9,738	10,030	10,331	10,641	10,960	11,289	11,628
Gilmore Ave - Parkview to Bella Vista						250,000					
E. Main Street Landscaping Maintenance	12,875	13,261	13,659	14,069	14,491	14,925	15,373	15,834	16,309	16,799	17,303
Parkview Place Pedestrian Improvements							300,000	300,000		350,000	
Miscellaneous:											
Operating Expenses	442,725	560,677	577,497	594,822	612,667	631,047	649,978	669,478	689,562	710,249	731,556
Small Project Assistance	1,027,942	40,000	100,000	200,000	200,000	150,000	150,000	200,000			
Property Management	272,530	53,581	54,652	55,745	56,860	57,997	59,157	60,340	61,547	62,778	64,034
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	1,705	5,092	5,245	5,402	5,565	5,731	5,903	6,080	6,263	6,451	6,644
Community Policing Innovation	394,975	156,563	204,022	62,788							
TOTAL EXPENSES	11,651,832	3,052,921	3,230,886	2,210,761	2,099,946	2,222,472	2,395,659	2,469,529	1,994,101	2,269,396	1,948,372
UNAPPROPRIATED SURPLUS:											
Beginning Balance	11,101,264	2,466,001	2,170,080	1,749,194	2,404,433	3,236,487	4,154,595	4,808,936	5,461,407	6,649,305	7,624,910
Sources / (Uses)	(8,635,263)	(295,921)	(420,886)	655,239	832,054	918,108	654,341	652,471	1,187,899	975,604	1,360,628
Ending Balance	2,466,001	2,170,080	1,749,194	2,404,433	3,236,487	4,154,595	4,808,936	5,461,407	6,649,305	7,624,910	8,985,538



EAST MAIN DESIGN DISTRICT GATEWAY PAINTING

Sunday, May 21, 2017
9 a.m. to 2 p.m.

Street Mural Makeover

Onlookers welcome!

The City of Lakeland and Community Redevelopment Agency will partner with Harrison School for the Arts, Rochelle School of the Arts, and Boring Business Solutions to give the intersection of E. Main Street and Ingraham Avenue a makeover. Art/iFact's Elizabeth Hults was enlisted to create the centerpiece, and the students will add flare to the intersection. The road will be closed from 6 a.m.-6 p.m. For information about the road closure, contact Angelo Rao, Traffic Operations and Parking Services Manager at Angelo.Rao@lakelandgov.net or (863) 834-3492.

These street murals are a way to help neighborhoods create a sense of identity and community pride. The colorized intersection project is an opportunity to reimagine and recreate the environment and work together on unique projects that benefit the City and the surrounding community. The project brings together local business and property owners, artists, city officials and staff in a unique and fun way.



EAST MAIN ST

DESIGN DISTRICT