

City of Auburndale Community Redevelopment Agency Minutes November 07, 2022

Minutes of the Community Redevelopment Agency of the City of Auburndale held on November 7, 2022, at 7:26 p.m. in the Commission Room of City Hall, after having been properly advertised, with the following members present: Chair Tim Pospichal, Vice Chair Ellie Harper, Dr. Dorothea Taylor Bogert, Keith Cowie, Richard Hamann, and Bill Sterling. Absent was Jack Myers. Also present: Assistant City Manager Amy Palmer and City Clerk Brandon Henry.

Motion by Dorothea Taylor Bogert, seconded by Richard Hamann, to approve the Community Redevelopment Agency Minutes of the May 16, 2022 meeting. Upon vote, all ayes.

Assistant City Manager Amy Palmer announced that Vice Chair Ellie Harper and Board Member Dorothea Taylor Bogert attended the Florida Redevelopment Agency Conference last month. It was a great conference and we made a lot of new connections. Polk County Community Redevelopment Agencies held a Meet & Greet before one of the receptions. It was good to connect with some of the other Community Redevelopment Agencies in the area – including their directors and board members, to see what is going on in the area. We went to the Town of Holly Hill and saw a public-private partnership they did for pickleball courts. We learned a lot and hopefully we can take some of that knowledge and put it to good use here.

Chair Pospichal asked if there were any requests to add additional items to the agenda. There was none.

Chair Pospichal asked if there was public comment on any item not on the agenda. There was no public comment.

1. PUBLIC AND STAFF SUGGESTIONS FOR NEW PROJECTS

Assistant City Manager Palmer said the Community Redevelopment Agency Plan provides for projects in the following categories: Beautification, Economic Development, Infrastructure, and Administrative Support Projects. The current list of suggested projects is an on-going list and is amended annually according to public, staff, and Community Redevelopment Agency Board input.

An advertisement was placed in the local media and posted on the City's website encouraging residents and business owners to provide input to the Community Redevelopment Agency Board on future projects.

All suggestions will be brought back before the Community Redevelopment Agency Board in January 2023, at which time the Board will consider amending the Capital Improvements Program (CIP) to reflect a new "fifth year" to accommodate new projects.

Assistant City Manager Palmer made a presentation depicting the suggested projects and their categories. One new project we are suggesting in the Economic Development category would be to build a new dog park and skate park at the old softball fields on Bennett Street. She presented a graphic depicting a graphic of the area of the suggested project. Staff recommends approval of the Suggested Project list to include any additional projects.

Motion by Keith Cowie, seconded by Dorothea Taylor Bogert, to approve the Suggested Project list to include any additional projects.

Board Member Bill Sterling asked if this would be a second dog park, with the original one over in Lake Myrtle?

Assistant City Manager Palmer answered yes, this would be a second dog park.

Board Member Sterling asked if the Lake Myrtle Dog Park will still be in existence?

Assistant City Manager Palmer answered yes, the existing dog park would still remain.

Chair Pospichal asked who maintains the original dog park? Is it the City?

Assistant City Manager Palmer answered the City maintains the dog park.

Board Member Keith Cowie said when we originally left the softball fields, we talked about it possibly being a property we might sell due to its proximity to the railroad. Is that something staff no longer thinks is viable?

Assistant City Manager Palmer said we discussed that option. The property is currently zoned Light Industrial, and the thought of extending the industrial uses across Bennett Street we felt would really impact the neighborhood to the south. So we are leaning away from using or selling that property as an industrial property, and really try to do something that might complement the neighborhood and downtown.

Board Member Cowie said he thinks it is a great idea. The skate park and another dog park in the Downtown area is a great idea. I know one time we talked about selling the property as industrial, and he was not sure where that went.

Board Member Richard Hamann said following up with Mr. Cowie's comments, he was on the Community Redevelopment Agency Board when we were discussing this property. He asked what type of investment are we talking about in the skate park? He knows Winter Haven just did one, it used a lot of concrete. Are we talking about a heavy investment into a skate park?

Assistant City Manager Palmer said we can make it as big or as small as we want it. That is up in the air as far as an investment into a skatepark.

Board Member Hamann said because if we had an opportunity to maybe sell this property down the road, we should not sink a lot of money into it.

Assistant City Manager Palmer said going back to the industrial question, we contemplated selling it to an industrial user. It did not work out for them - but we were thinking about increased truck traffic, it is zoned industrial, it could be noisy, it could be smelly. There are all sorts of impacts when you are developing into an industrial piece of property. We wanted to avoid that at the corner of Church and Bennett.

Board Member Dorothea Taylor Bogert said she thinks having a dog park Downtown would be a big hit. The skate park is far enough away from Downtown, she thinks will pull some of those older students away. On the industrial, we still have some issues on the other side off Gandy with the neighborhoods that abut up to that who are complaining, and that has been industrial for a long time. Even though this property may be zoned industrial, it has always been softball fields. If we choose to sell it at some point, to rezone it into something different to guarantee that an industrial entity would not go there would be a better route. If we tried to put something industrial there, the neighborhood is not going to be happy.

Board Member Hamann asked we own the property, right?

Assistant City Manager Palmer and Board Member Taylor Bogert answered yes.

Board Member Hamann asked we could change the zoning?

Assistant City Manager Palmer answered yes.

Board Member Taylor Bogert answered yes, if we feel like we need to. She thinks having a dog park Downtown would be a huge draw. We are working hard to develop across the park into commercial. We need more open space, which is a concept that came up in community input for North Auburndale. Having that would be a real

asset.

Assistant City Manager Palmer agreed. It is a draw to Downtown, which is why it is in the Economic Development category.

Board Member Sterling said his only suggestion is that if it is a dog park, that it be a lighted dog park. It is dark now at 6:00, and people get off of work and they need to exercise their dogs. We should also do that at Lake Myrtle.

Board Member Hamann said Lake Myrtle already has lights on it.

Board Member Sterling said he has been to dog parks in North Carolina that you walk up and pay with a credit card for on-demand lighting.

Assistant City Manager Palmer said that is interesting.

Board Member Sterling said it helps with light pollution at night for the neighbors. If we do a dog park, it ought to be usable even in the early evenings to maybe 10, 11, or 12:00.

Assistant City Manager Palmer said she really likes that idea. We can look at security lighting.

William Voight, 2406 Lake Lena Boulevard, asked if it is really a good idea to have a dog park next to a skate park? Would there be possible trouble between skaters and dog walkers? He is just wondering how that would work out.

Chair Pospichal said he thinks skaters own dogs. He does not understand why there would be an issue. There is a park down here and it seems to work fine. It is a good question.

Mr. Voight said he loves dogs too.

Chair Pospichal said he likes the idea of having it lit at night.

Upon vote, all ayes.

2. PRESENTATION OF COMMUNITY REDEVELOPMENT AGENCY YEARLY CALENDAR

Assistant City Manager Palmer said City Staff is presenting a calendar to assist the Board members with future Community Redevelopment Agency activities. As recommended by the City's Auditor, the calendar is being amended to include the adoption of the Community Redevelopment Agency's Budget Amendment during the month of November, prior to the Budget Amendment being presented to the City Commission for adoption. All other calendar items are consistent with the previous year's meeting schedule.

She presented the calendar. Staff requests the Community Redevelopment Agency Board accept the Community Redevelopment Agency yearly calendar.

Motion by Dorothea Taylor Bogert, seconded by Keith Cowie, to accept the Community Redevelopment Agency yearly calendar. Upon vote, all ayes.

3. APPROVAL OF FISCAL YEAR 2021-2022 COMMUNITY REDEVELOPMENT AGENCY BUDGET AMENDMENT

Assistant City Manager Palmer said staff is recommending the Community Redevelopment Agency Board

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approve a Fiscal Year 2021-2022 Community Redevelopment Agency Budget Amendment.

Finance Director Christopher Reeder said in accordance with Florida Statutes, adopted auditing practices, and with the recommendation of the City’s Auditor, the Community Redevelopment Agency Board needs to approve an amendment to the Fiscal Year 2021-2022 Annual Budget to properly appropriate revenue and expenditures. Events occur during each fiscal year, which were not anticipated at the time of budget approval. The proposed Budget Amendment amends the Community Redevelopment Agency’s Fiscal Year 2021-2022 Annual Budget to reflect the collection of unanticipated revenue and appropriation for unanticipated expenditures.

Assistant City Manager Palmer presented the budget amendment.

**CITY OF AUBURNDALE COMMUNITY REDEVELOPMENT AGENCY
FY 2021-2022 BUDGET AMENDMENT**

ACCOUNT NUMBER	DESCRIPTION	APPROVED BUDGET	FY 2021/2022 YEAR TO DATE	CHANGE IN BUDGET	AMENDED BUDGET
151-311-1100	CRA TAX INCREMENT -COUNTY	\$978,300	\$1,021,687	\$43,387	\$1,021,687
151-311-1500	REIMB TAX INCREMENT(CITY PORTION	\$603,000	\$629,613	\$26,613	\$629,613
151-361-1100	INTEREST INCOME	\$100	\$267	\$167	\$267
151-369-6900	ALL OTHER CRA	\$0	\$0	\$0	\$0
151-381-0020	CARRY OVER FROM PRIOR YEAR	\$1,954,020	\$0	-\$729,755	\$1,233,115
	** GRAND TOTAL **	\$3,535,420	\$1,651,568	-\$659,587	\$2,884,683
151-6087-519-3200	CRA AUDIT	\$3,000	\$4,167	\$1,167	\$4,167
151-6087-519-4000	TRAVEL CRA	\$2,500	\$3,641	\$1,141	\$3,641
151-6087-519-4350	CITY UTILITY BILLING (CRA)	\$12,000	\$16,324	\$4,324	\$16,324
151-6087-519-4650	REPAIR OF MOTOR EQUIPMENT	\$1,000	\$1,044	\$44	\$1,044
151-6087-519-4995	SER CONTRACT - PALMS/CLOCK TOWER	\$10,000	\$13,294	\$3,294	\$13,294
151-6087-519-5212	MAINT REP ANTIQUE LIGHTS	\$8,000	\$19,745	\$11,745	\$19,745
151-6087-519-5230	AGRICULTURAL HORTICULTURAL SUP	\$10,000	\$15,478	\$5,478	\$15,478
151-6087-519-5250	CITY VEHICLE REIMB	\$2,000	\$3,364	\$1,364	\$3,364
151-6087-519-5400	SUBSCRIPTIONS MEMBERSHIPS	\$1,000	\$1,295	\$295	\$1,295
151-6087-519-5850	INCENTIVE/LOAN PROGRAM	\$406,766	\$79,450	-\$327,316	\$79,450
151-6087-519-6335	SIDEWALK - REPAIRS NEW	\$10,000	\$10,500	\$500	\$10,500
151-6087-519-6339	CITY REIMB. LABOR	\$123,047	\$140,690	\$17,643	\$140,690
151-6087-519-6350	STREET RESURFACING (19-20)	\$0	\$0	\$0	\$0
151-6087-519-6368	PARK STREET COMMERCIAL RESERVE	\$2,000,000	\$2,000,000	\$0	\$2,000,000
151-6087-519-6370	CIVIC CENTER DESIGN	\$500,000	\$500,000	\$0	\$500,000
151-6087-519-6372	UPDATE STREETScape	\$100,000	\$64,472	-\$35,528	\$64,472
151-6087-519-6399	CRA IMPACT FEE REIMBURSEMENT	\$6,000	\$8,850	\$2,850	\$8,850
151-6087-519-8110	OPERATIONS/ADMINISTRATION COSTS	\$340,107	\$2,370	-\$337,738	\$2,369
	** GRAND TOTAL **	\$3,535,420	\$2,884,684	-\$650,737	\$2,884,683

Staff recommends approval of the Fiscal Year 2021-2022 Community Redevelopment Agency Budget Amendment.

Motion by Keith Cowie, seconded by Richard Hamann, to approve the Fiscal Year 2021-2022 Community Redevelopment Agency Budget Amendment.

Board Member Sterling asked when a car runs into the fence at the cemetery, do we not collect from insurance to replace the fence? And the antique light that got messed up down there, did we collect any money from insurance to replace it?

Assistant City Manager Palmer answered yes.

Board Member Sterling said it was his understanding that the fence at the cemetery gets hit a lot, and the insurance of the cars that hit it usually reimburses the City in some amount.

Assistant City Manager Palmer answered yes.

Board Member Sterling also said the lights that got hit, they should come from the same entity to be reimbursed to restore it. His second question relates to the Community Redevelopment Agency grants for administrative fees for Fire and Police, that fee is on top of what we actually gave those five buildings to be built, right? Did they not apply for a grant?

Assistant City Manager Palmer answered that is a separate program. We also have a line item titled "Incentive Loan Program". That is for redevelopment projects that request assistance with water and sewer impact fees. The "Community Redevelopment Agency Impact Fee Reimbursement" is typically used by infill residential lots, and only for recreation, police, and fire impact fees – not for water and sewer. In order to qualify for any water and sewer impact fee assistance, it has to be a qualifying project.

Board Member Sterling said so there are grant recipients that we gave money to this past year. He asked if they did not get that fee plus this other fee?

Assistant City Manager Palmer answered no.

Board Member Taylor Bogert said that geared towards residential.

Assistant City Manager Palmer said recreational, police, and fire are typically geared more towards residential.

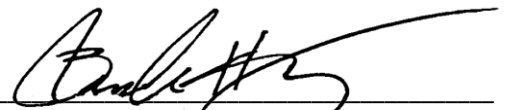
Board Member Hamann asked when they rebuild houses, if there was an existing building on the lot – there is no impact fee on water and sewer, right?

Assistant City Manager Palmer answered correct. She believes there is a five-year limit on that. If it has been over five-years that the lot has been vacant, we would charge them. We are following County impact fee ordinances, as well as our own bond ratings.

Upon vote, all ayes.

Meeting adjourned at 7:54:25 p.m.

I HEREBY CERTIFY that the foregoing Minutes are true and correct.



Brandon Henry, City Clerk