



City of Auburndale
AUBURNDALE, FLORIDA 33823

Office of the City Manager

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COMMUNITY REDEVELOPMENT AGENCY MEETING

**April 17, 2023 – 7:30 PM
COMMISSION ROOM/CITY HALL**

CALL TO ORDER – Ellie Harper, Chair

ROLL CALL – Amy Palmer, Assistant City Manager

APPROVE CRA MINUTES – Regular Meeting – February 20, 2023

ANNOUNCEMENTS – Amy Palmer, Assistant City Manager

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

AGENDA

1. FINANCE REPORT
2. CONSIDER PROPOSED CHANGE TO CRA INCENTIVE PROGRAM
3. CONSIDER PURCHASE OF WRIGHT PROPERTY – POLK STREET
4. PRESENTATION OF PROPOSED BUDGETS FOR FY 23/24 & FY 24/25

Ref. F.S. 286: If an individual decides to appeal any decision made by the City Commission with respect to this meeting, a verbatim transcript may be requested. If so, the individual should make provision for a transcript to be made at the meeting. Persons with disabilities needing special accommodations to participate in this proceeding should contact the City Clerk no later than five days prior to the proceeding at 968-5133.

Community Redevelopment Agency Meeting
April 17, 2023

AGENDA ITEM 1: FINANCE REPORT

INFORMATION ONLY

ACTION REQUESTED

ISSUE: The Community Redevelopment Agency (CRA) Board will receive a finance report from the City's Finance Director, Chris Reeder.

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April 17, 2023

AGENDA ITEM 2: PRESENTATION OF PROPOSED CHANGE TO CRA INCENTIVE PROGRAM

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The Community Redevelopment Agency (CRA) Board will consider a proposed change to the CRA Incentive Program.

ATTACHMENTS:

Proposed Changes to the Redevelopment Grant/Incentive Program

ANALYSIS: In 2014, the CRA Board created an incentive program that was intended to encourage new development and redevelopment within the CRA's boundary. The Redevelopment Grant program was put in place that reimbursed property owners up to 50% of eligible capital-related expenses, with a maximum grant amount of \$50,000. Since 2014, the CRA has awarded over \$572,000 in incentives for private redevelopment activities.

Following input from the CRA Board at the January 2023 meeting, staff is presenting an amendment to the program that would address large investment projects. The new program parameters are proposed as follows:

Grant Amount

- Project Investment up to \$350,000: 50% of Eligible Expenses, up to a maximum of \$50,000.
- Project Investment over \$350,000: 15% of Eligible Expenses, up to a maximum of \$300,000.
 - Bonus: Additional 5% Grant for Local Historic Preservation Designation (for a total of 20% of Eligible Expenses, up to a maximum of \$350,000)

Staff will make further presentation of the new Redevelopment Grant funding parameters for consideration of approval.

STAFF RECOMMENDATION: Approval of the amended Redevelopment Grant.

**Community Redevelopment Agency Meeting
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AGENDA ITEM 3: CONSIDER PURCHASE OF PROPERTY – WRIGHT PROPERTY/POLK STREET

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The Community Redevelopment Agency (CRA) will consider the purchase of property located on Polk Street.

ATTACHMENTS:

- . Property Appraisal for the Wright Property (201 & 203 Polk Street W)

ANALYSIS: During the January 2023 Community Redevelopment Agency meeting, the CRA provided direction to staff to make an offer to purchase the property on Polk Street that is next door to the City's tennis courts. The purchase of this property has been on the CRA's suggested project list for a number of years.

The proposed site is 1.23 acres. The proposed use of the property is for pickleball courts and a possible expansion of the tennis courts.

The contract price of the Purchase and Sale Agreement is \$390,000. The Agreement states that the Buyer is the City of Auburndale. Funding for the purchase would be provided by the Community Redevelopment Agency. All closing documents and deeds will be in the City of Auburndale's name. The Agreement for Sale and Purchase of Real Property was prepared by the City Attorney and reviewed by the City Manager's Office.

STAFF RECOMMENDATION: Approval of the \$390,000 expenditure by the CRA to purchase the Wright Property on Polk Street.

**Community Redevelopment Agency Meeting
April 17, 2023**

AGENDA ITEM 4: PRESENTATION OF PROPOSED BUDGETS FOR FY 23/24 & FY 24/25

 X INFORMATION ONLY

 ACTION REQUESTED

ISSUE: The Community Redevelopment Agency (CRA) Board will be presented the proposed FY 23/24 and FY 24/25 CRA Budgets.

ATTACHMENTS:

Proposed FY 23/24 and FY 24/25 CRA Budgets

ANALYSIS: The proposed FY 23/24 and FY 24/25 Budgets being presented at this time reflect the previously approved CIP projects in the first two years of the five-year CIP.

In addition to general operational expenses, the proposed FY 23/24 Budget provides CRA funding for the following CIP approved projects:

- \$2,500,000 for Civic Center Design-Build project (formerly Park Street Commercial)
- \$1,500,000 for Streetscape projects – Howard Street and Palmetto Street

The Civic Center Design-Build project has budgeted \$3.5 million in reserves since 2021. \$1 million was budgeted in last FY 22/23 for design work, and this \$2.5 million in FY 23/24 represents the final expenditure from the CRA in designing and relocating the Civic Center from downtown to Lake Ariana Park. The two streetscape projects for Howard and Palmetto Street are currently in engineering and are being budgeted for construction in FY 23/24.

In addition to general operational expenses, the proposed FY 24/25 Budget provides CRA funding for the following CIP approved projects:

- \$750,000 to Underground Electric Utilities around Lake Stella
- \$150,000 for the US Hwy 92 Commercial Corridor Plan
- \$500,000 for Main Street Streetscape Reserves

The proposed FY 23/24 and FY 24/25 CRA Budgets for expenses and revenues are balanced.

In accordance with the CRA calendar, the proposed CRA Budgets will be presented for approval by the CRA Board at the May 15, 2023 meeting.