



City of Auburndale
AUBURNDALE, FLORIDA 33823

Office of the City Manager

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COMMUNITY REDEVELOPMENT AGENCY MEETING
Monday, January 22, 2024 – 7:30 PM
COMMISSION ROOM/CITY HALL

CALL TO ORDER – Tim Pospichal, Chair

ROLL CALL – Brandon Henry, City Clerk

APPROVE CRA MINUTES – Regular Meeting – 11/06/2023

ANNOUNCEMENTS – Amy Palmer, Assistant City Manager

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

AGENDA

1. FINANCE REPORT
2. RESOLUTION CRA-2024-01 - PURCHASE AND LEASE OF PARK STREET PROPERTIES
3. PROJECT UPDATE

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
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AGENDA ITEM 1: FINANCE REPORT

 X 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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AGENDA ITEM 2: RESOLUTION #CRA-2024-01 - PURCHASE AND LEASE OF W. PARK STREET PROPERTIES

 X INFORMATION ONLY

 ACTION REQUESTED

ISSUE: The Community Redevelopment Agency (CRA) will consider the purchase of City-owned property located on W. Park Street, and the lease of those properties back to the City.

ATTACHMENTS:

- . Location Map
- . Resolution #CRA-2024-01 authorizing the purchase and lease of W. Park Street Properties

ANALYSIS: Through its capital improvement planning and budgeting process, the CRA has expressed an interest in seeing W. Park Street and the location of City's Civic Center, Senior Center, Rec Hall, and Parks and Recreation Department offices redeveloped into private commercial or mixed-use development. The CRA has built up a reserve in the amount of \$3.5 million in its redevelopment trust fund to help pay for the relocation of the Civic Center and the other City facilities so that the properties (2.3 acres) can be redeveloped.

During Fiscal Year 2022-2023, \$1 million of the funds were transferred to the City to assist with the plan to "displace" the City's facilities. During FY 2022-2023, the City began the process of planning for the relocation of the Civic Center to Lake Ariana Park by hiring a design-build firm tasked with engineering, architectural and construction services for the new Civic Center. The remaining \$2.5 million are planned to be transferred to the City's general fund this fiscal year, FY 2023-2024. The total \$3.5 million will be used by the CRA to purchase the Civic Center and other City-owned properties on W. Park Street, with the intent that the CRA would then facilitate their redevelopment into private mixed-use development.

Resolution #CRA-2024-01 authorizes the purchase of the Civic Center and the other City-owned properties located on W. Park Street for the purchase price of \$3.5 million. The Resolution also authorizes the lease of the properties back to the City, to continue their traditional uses as rental facilities and offices. The term of the lease is for a one (1) year period, to be renewed automatically for one (1) year periods indefinitely. The lease would be terminated when a redevelopment project is undertaken on the properties. The City would be responsible for all maintenance, improvements, insurance, and utilities on the property.

The proposed Resolution, deed, and lease were prepared by the City Attorney and reviewed by the City Manager's Office and CRA Manager.

STAFF RECOMMENDATION: Approve Resolution #CRA-2024-01 authorizing the purchase and lease of the City-owned properties.

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AGENDA ITEM 3: CRA PROJECT UPDATE

 X INFORMATION ONLY

 ACTION REQUESTED

ISSUE: The Community Redevelopment Agency (CRA) Board will hear a presentation on the status of current CRA projects.

ATTACHMENTS:

. None

ANALYSIS: Staff will present a status update on the following CRA projects:

- Landscaping/Streetscapes
 - Howard, Palmetto, Center Streets, Streetscape Design Process
 - Main Street, Ariana Avenue landscaping updates

- Economic Development/Property Assembly
 - Civic Center Relocation/W. Park Street Commercial Redevelopment
 - Howard Street Property (near skate park)