



# REVISED AGENDA

## COMMUNITY REDEVELOPMENT AGENCY

**Meeting @ 6:00 PM  
City Hall Council Chamber  
120 East Main Street – Apopka, Florida 32703  
August 15, 2018**

### I. CALL TO ORDER

### II. INVOCATION, PLEDGE OF ALLEGIANCE

### III. ROLL CALL

### IV. APPROVAL OF MINUTES:

1. Approve the CRA Minutes from February 7, 2018.
2. Approve the CRA minutes from February 28, 2018

### V. PUBLIC COMMENT:

### VI. NEW BUSINESS:

1. Appointment of James Hitt, FRA-RA, as CRA Director.
2. CRA FY 2017-2018 Budget Amendment – Alonzo Williams Park:  
Community Building  
Basketball Court renovation  
Playground
3. CRA FY 2018-2019 Budget Approval  
Resolution No. 2018-01, to appropriate existing Trust funds to the next FY 2018-2019 budget  
Resolution No. 2018-02, to approve the CRA FY 2018-2019 budget

### VII. OLD BUSINESS:

### VIII. NEXT SCHEDULED MEETING:

### IX. ADJOURNMENT

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All interested parties may appear and be heard with respect to this agenda. Please be advised that, under state law, if you decide to appeal any decision made by the City Council with respect to any matter considered at this meeting or hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes a testimony and evidence upon which the appeal is to be based. The City of Apopka does not provide a verbatim record.

In accordance with the American with Disabilities Act (ADA), persons with disabilities needing a special accommodation to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka, FL 32703, telephone (407) 703-1704, no less than 48 hours prior to the proceeding.

**Minutes of the City of Apopka Community Redevelopment Agency (CRA), held February 7, 2018, in the City of Apopka Council Chambers.**

**CALL TO ORDER:** Chair Kilsheimer called to order the Community Redevelopment Agency Board meeting at 12:30 p.m.

**ROLL CALL:** Joseph E. Kilsheimer, Chairman  
Billie L. Dean  
Diane Velazquez  
Doug Bankson  
Steve White  
Nikki Williams

**MEMBERS ABSENT:** Kyle Becker

**APPROVAL OF MINUTES**

1. CRA meeting September 27, 2017.

**MOTION by Member Dean, and seconded by Member Bankson to approve the September 27, 2017 minutes. Motion carried unanimously with Chair Kilsheimer, and Members Dean, Velazquez, Bankson, White and Williams voting aye.**

**PUBLIC COMMENT**

Rod Love said he was here to speak in opposition of proposed funding for the Community Outreach funding initiative requested by the CRA. He stated he was appalled that city staff and the Mayor would totally disregard several months of requests to come before the CRA with a response to the documented proposals that have been submitted based on what they identified as items that would be beneficial to the CRA, such as the police innovation. He declared the CRA and the city had no knowledge or interest regarding the ability to utilize CRA dollars for police innovations until the Florida Economic Consortium (FEC) brought it to the Board's attention and they have now re-engineered the same concept presented to them to fund internally. He said FEC has incorporated a multitude of service components to execute the initiative and that they believe the shortage of officers already on the streets of Apopka, that this community based initiative would be beneficial for all parties. He stated he completed the required training last week to become certified and pointed out the City of Apopka has three officers that are certified of which two have expired. He spoke of public records requests he has submitted regarding this. He said he would ask someone on the CRA to have the courage to make a motion to consider proposals that have been submitted. He submitted documentation on all of the public records requests he had submitted.

In response to Member Dean asking Mr. Love to elaborate on what he stated about the CRA, Mr. Love said Attorney Jackson is a better authority on CRA, but as a result of the task force they commenced because of killings that took place, they came up with a number of recommendations to include affordable housing, business developments, a small business academy, and things that would benefit the City. He declared this was a result of the community coming together, including law enforcement. He said they were in support of law enforcement and the mistrust of law enforcement is one of the issues the task force is addressing. He stated they submitted their documentation and this Commission used it themselves rather than engaging

local communities. He declared they submitted a proposal that was all encompassing to work with not for profits in the community and faith based organizations to make sure there was accountability. He said CPTED was an initiative that looks at prevention of crime. He stated they cut the administrative costs in half so there was not a perception that this was a money issue. They are looking to create jobs and address issues or crime and education.

Member Williams asked if Mr. Love's issue was that the program was not incorporated in the CRA Plan or the program being presented here, or was the issue that his proposal was not funded. Mr. Love said they have had dialogue for over a year and brought in experts. They continue to develop a program that meets the needs of the community and his issue is the disrespect they have experienced over this time. He affirmed they have requested to be an evaluated source. He stated the end goal is that this community benefits and is made better, by whatever means.

Attorney Greg Jackson said the he and Mr. Love stand ready to assist and serve the Apopka Community Redevelopment Agency in any way possible. He gave his background, one of which is the General Counsel for the Town of Eatonville's Community Redevelopment Agency. He has spoken to a number of forums in that capacity and provided training for CRA's. He stated they have spoken with City staff and asked for the opportunity to provide some form of program that would be beneficial to the City. He said the most important part of what they do is to ensure the community is fully involved and fully engaged in what is taking place. He affirmed with the task force they found various needs that were not being addressed or brought to light. The programs brought forward by FEC and being recommended to the City are matters taking into account what residents have come together and said. He stated this is vitally important with working within a CRA which was initially initiated for the elimination of slum and blight. He said they hope the CRA will take into consideration there are other ideas and ways to look at how to serve the community from policing standpoint and allow FEC to be heard.

Ray Shackelford said he echoes the calls to give the task force an opportunity to present to the CRA Board before funding of any similar program. He stated care needs to be taken of tweaking ideas that don't belong to us and claim ownership. He reiterated to give the task force an opportunity to make a presentation.

No one else wishing to speak, Mayor Kilsheimer closed the public comment.

Chair Kilsheimer asked the City Attorney to address this subject with regards of what is appropriate to bring before the CRA Board for consideration. He affirmed that Mr. Shepard has had extensive experience with Community Redevelopment Agencies across the state in his role as General Counsel for the Florida Redevelopment Association.

City Attorney Shepard said for the CRA members, he is the General Counsel for the FRA and represents at least 7 CRA's throughout the state. He stated the way these things are presented is compelling because of what is not being said. He pointed out that Member Williams focused on the big picture which is does the bottom line mean that these programs come to the community and help it. The Board will make this decision. He stated this is a group that has presented

through staff a list of various programs which was responded to in detail as to whether they were or were not appropriate and this response was not received favorably. Secondly, how programs are developed in a CRA are based upon what is in the plan. He stated one of the things confused in the process is the criticism that this CRA was created to address slum and blight, which is not so. This CRA was created to address blight, and this is significant as it has a statutory definition. He pointed out that Eatonville's plan is very similar to Apopka's CRA plan. He pointed out that Orange County is a charter county and had to approve our plan. He pointed out that affordable housing is not in our resolution, which is significant as with our covenant with the county, the issues we said we need to address did not include that. Mr. Shepard affirmed that this CRA was revived when this administration came on board.

## **NEW BUSINESS**

### **1. Approve the following two new CRA programs and funding: Residential Renovation Assistance Program**

Jim Hitt, Community Development Director, said we have two different programs that are joined with how they are going to be utilized within the CRA District. He advised there are currently three assistant programs working and there have been applications received. Two of these are for commercial buildings, one for the façade, exterior, and one is for building code for interior. Also, the affordable housing component of our CRA plan that pays down the impact fees a little over \$20,000. He advised a company came in that is interested in building approximately 10 single family homes off of 5<sup>th</sup> street. Another independent builder has made application that is being worked on. He stated the CRA Plan was redone in June, 2017, that took components from the prior plan, but added other components to make it a more flexible and usable plan. This particular item is Residential Renovation Assistance Program for which they are requesting a budget amendment to increase it \$75,000 and they are looking at approximately \$1,000 per home for renovations that can improve the appearance of residential dwellings. He advised it does not have to be owner occupied.

In response to Commissioner Dean with regards to who will determine who is approved, Mr. Hitt advised it would link in with the Community- Oriented Policing Program and he and the resource officer will work together to review the applications and work with the applicant.

Mr. Hitt responded in the affirmative when Mayor Kilsheimer inquired if this was on a first come, first served basis.

### **Community Oriented Policing Program**

Captain Jerome Miller gave a presentation on the Community Oriented Policing Program. He said the he has spent many years in the community policing, starting out at Apopka High School as a School Resource Officer, then on to the Community Policing unit. He stated he gets excited when it comes to dealing with the community. He said this concept is nothing new in law enforcement and they are requesting one officer to lead this program. He reviewed crime comparisons to include violent crimes and property crimes. He said they will need the help of people like Rod Love, the faith based organizations, and others to make this project successful. This proposal is a combination of funding sources to provide a dedicated

member of the Police Department to work solely within the CRA District, provide for dedicated work crews to provide environmental safety renovation in accordance with CPTED concepts, and provide resources for community outreach programs dedicated to the citizens residing within the CRA. He advised that CPTED is Crime Prevention Through Environmental Design. He reviewed the proposed funding. He said this officer is a vocal facilitator giving a voice to the community. A copy of the presentation is on file in the clerk's office.

In response to Member White asking how they would be held accountable, Captain Miller advised they would have to put some measures in place, keep tasks, and report back to the CRA Board.

Member Velazquez said listening to all the public comments and in her discussions with staff, she would like to have the CRA Board meetings not preceding Council meetings and have the meetings standalone so that the community comes in and has a voice.

Captain Miller agreed and said to get the program started that public input is mandatory, stating they would host those meetings and get input from the community to know what their concerns are.

Member Bankson said he stands prepared to make a motion to wait on this until they have heard on the whole and from the community on a better basis. He stated this was a tremendous program, but they have not had the opportunity to be heard. He said he would also like to hear the presentation from Mr. Love. He stated he had no problem with this proposal and moving forward with it if it is the best one.

Chair Kilsheimer reiterated, as the City Attorney addressed, the CRA Plan address blight, not slum, and affordable housing is not a component of the approved plan.

Captain Miller advised that law enforcement does not want the CRA to fund this 100%. He said the officer will be able to assist in other areas.

Member Williams said her understanding of the CRA was that it was a funding mechanism that functions as an organization that distributes grants, and asked if anyone can request funds, or was it supposed to be an organization where you have a plan and a budget and that is where the programs come from. She said if anyone can request funds, should it not function more like an RFP process so that there are controls and standards.

City Attorney Shepard said the answer is yes to both scenarios, but it is primarily the latter. CRA's are supposed to operate to the extent that money is being used to fix buildings such as façade grants for businesses that are ran down , widening of streets, better street lighting, and things like infrastructure for stormwater are items you see the most of. The idea of CRA is to do things within the community that will primarily stimulate businesses and a better economy. He pointed out that Winter Garden has a very successful CRA.

City Administrator Irby advised that Member Becker wrote something he requested to be read into the record.

City Attorney Shepard read Member Becker's statement stating it was about his attendance and apologizing for his absence due to business out of the country that he could not postpone. He recognized and respect his commitment to the residents of Apopka and viewed this absence as a rare exception. In addition, he wrote that he believed a program like this would benefit the City and serve its intended purpose. However, his concern lies in the budgeted amount coming from CRA funds. The salary and benefits for this position would be more than incoming annual tax revenues for the CRA. He understood the long term intent would be that the tax revenues would increase based on improvements this role may provide in the CRA boundaries. However, that projection is not provided and hard to see. His preference would be to fund any additional officers via general fund during the budget process and continue to focus CRA dollars on structural capital improvements within the CRA.

Member Williams said she was still confused, and asked if anyone could come to the CRA and make a proposal, to which City Attorney Shepard said it does not happen in that manner anywhere.

**MOTION by Member Bankson, and seconded by Member Dean to table this matter to another meeting. Motion carried unanimously with Chair Kilsheimer, and Members Dean, Velazquez, Bankson, Williams, and White voting aye.**

**ADJOURNMENT** - There being no further business to discuss, the meeting adjourned at 5:34 p.m.

(minutes approved under new administration)

ATTEST

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Bryan Nelson, Chairman

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Linda F. Goff, City Clerk

**Minutes of the City of Apopka Community Redevelopment Agency (CRA), held February 28, 2018, in the City of Apopka Council Chambers.**

**CALL TO ORDER:** Chair Kilsheimer called to order the Community Redevelopment Agency Board meeting at 5:00 p.m.

**PLEDGE OF ALLEGIANCE:** Chair Kilsheimer led in the Pledge of Allegiance.

**ROLL CALL:**

- Joseph E. Kilsheimer, Chairman
- Billie L. Dean
- Diane Velazquez
- Kyle Becker
- Doug Bankson
- Steve White
- Nikki Williams

**PUBLIC COMMENT**

**1. Presentation - FEC “Promoting Sustainable Communities”**

Rod Love and Attorney Greg Jackson provided a presentation on Florida Economic Consortium (FEC) “Promoting Sustainable Communities”. Mr. Love advised this presentation is regarding Community Redevelopment Agencies and focusing on promoting sustainable communities. He said FEC is a byproduct of the Task Force on Violent Crime that was instituted in 2016. FEC was founded out of the necessity to address the disproportionate issues of violence and crime isolated in urban impoverished communities most often possessing the characteristics of “slum & blight”. A copy of the presentation is attached to these minutes.

Member Bankson said there were a lot of great elements and he felt there were ways they could work together. He stated the proposal for the City has a lot of the expended funds, \$83,906 comes from the law enforcement trust fund and not the CRA. He said all of the funds FEC are proposing would need to come from the CRA for their program.

Mr. Love said they targeted the CRA for 100% funding as that is the area all the service will be taking place in,

Member Bankson said the CRA providing the bulk of the salary of the officer and freeing the city tax payer funds is a real benefit. He stated he sees the proposal by the City as a real part of working together and the fact that law enforcement is directly involved. He said this doesn't preclude the CRA Board considering other elements FEC is presenting.

Member Becker said from the Small Business Academy perspective, he stated from the participants' standpoint the idea is to run five week long programs with the intent to have 10 small businesses in each program. He inquired if there were 50 small businesses within the CRA that would qualify based on the criteria set forth. He also inquired if philosophically money invested in an academy would be better spent versus seed money to getting a store front or getting off the ground from a business perspective.

Mr. Jackson said at this time there probably were not 50 small businesses in the CRA area, but that does not mean that as the academy comes into existence and grows that you don't create those small business owners within the CRA. He said as a part of that program there will be funds provided to the small business owners to assist in these other matters mentioned. He declared there was no use in providing funds for a nice looking store front if six months later they don't know how to market and are going out of business.

City Attorney Shepard said this presentation has been wide and comprehensive, but it doesn't take into account in any way that if you decide to seek something like this that you would put it out to bid with standards of what the CRA Board is looking for. In this instance, this organization has come to you to say what they would like to do. He declared that he wanted to make sure if the Board makes decisions that they make them based on good information. He stated the statute being cited here, in his opinion, is being misconstrued. He said it is complicated, but it does require reading more than one area. He said FS 163.345 does say exactly what Mr. Jackson said, and he read this statute into the record with the emphasis on "shall afford maximum opportunity". He said the key is that it does not say money or financing; it does say "consistent with the sound needs of the municipality or community as a whole". He stated when the statute talks about how to do this, it states "any county or municipality shall give consideration to this objective in exercising its powers under this part, including the formulation of a workable program, the approval of community redevelopment plans, ...." and it also adds development of community policing innovations, exercise of zoning powers, enforcement of the laws and codes. He said in his opinion, this is there because the whole idea of a CRA is to encourage to the maximum extent possible, not governmental investment in private enterprise, but government investment in infrastructure and programs in the community that will cause private enterprise to relocate, do business, or expand business that is there. He stated that section 2 states "in giving consideration to the objections outlined in subsection 1, the county or municipality shall consider making available incentives provided under the Florida Enterprise Zone Act in Chapter 420." He declared this is stating the municipality is to create an environment where private dollars come in and redevelop the community. He stated there is nothing wrong with what is being proposed, and if the Board likes the proposal and it is suitable and consistent to the plan. He reiterated they would need to go through the bid solicitation process.

Mr. Jackson said the statute does not state that you cannot provide funding to a nonprofit organization. He pointed out the areas of Miami and Orlando where funds were being provided to private entities in order to get these projects done. He declared this was about helping the community that has been asking for assistance since 1993.

Member Becker said the City Attorney did not mean to say they could not expend funds to private business, but he did state if they choose to do so, it would have to go through the normal protocol for solicitation.

Mr. Jackson said as Member Becker indicated, Mr. Shepard is not saying you can't do this, but he liked the part where he said there is a process to follow and that is what the community wants to hear.



Chair Kilsheimer said he felt everyone agreed that the right process has to be followed and done by the rules.

Mr. Love said they did submit a request to the City Administrator to be deemed an evaluated source.

Member Williams said she requested information and how an evaluated source is determined by the City. She said this meeting has more of a tone that they are here to work together, but still a tone of being able to provide this service better. She stated she was hoping that at this meeting she would hear more of how they can coordinate and work together. She said she was all for public/private partnerships, but it does need to be done following the proper process. She stated a CRA Advisory Board would give the community the opportunity to have a voice.

City Attorney Shepard said he did find the AGO Opinion and it is 2010-40. He said they could all agree that what is being proposed is a nonprofit entity providing socially beneficial programs. He said this opinion concludes that you can spend money to promote festivals that bring people into your CRA, but it said grants to entities which promote tourism and economic development, as well as nonprofits providing socially beneficial programs would appear outside the scope of the Community Redevelopment Act. He stated that AGO's are not binding, but they are persuasive. He said based on the opinion of the then highest law enforcement of the State of Florida, if you did this, you would be doing something wrong.

Member Bankson said there were good ideas presented and he felt the City had presented a good program. He stated there were a lot of questions and they need to look at what is at hand and what can they do to work together and this discussion has moved in a good direction.

Member Velazquez asked if there was a way the CRA can forward as everything is in place, but was there a way that if there is something the City can't provide services for, but they have someone who can, does it then have to go out to bid. She stated FEC has put in a lot of work to say they can provide services to this community and they have a relationship with this community.

Mr. Hitt said, as it has been discussed, the bid process would have to be the underlying way to get someone else to provide different services. He stated they do have the program ready to go. There are aspects of FEC's proposal that the CRA Plan does not cover, such as the SBA program. He stated if it was not in the CRA Plan, it could be done as a citywide program. He said he wanted to clarify some things regarding the plan that is proposed. He stated the CRA does pay for the funding. There is \$65,000 budgeted for the environmental safety portion for the contract with the Department of Corrections. He advised the City does not provide an officer to watch this crew; that is provided by the Department of Corrections. He stated being proposed is the exterior program for residential renovation assistance. He pointed out that interior work had to be performed by licensed contractors and permitted. He said they can get the program going and he could work with Mr. Jackson and Mr. Love in regards to other programs.

Member Becker said his short term focus is capital improvement, as this is what people can visually see the reinvestment of the money put in the CRA.

Chair Kilsheimer opened the meeting to public comment.

Clinton Stanley said it seems like they are back to the same thing, to see what can be done to better the community. He stated the community is not going to get better by talk, it will get better by letting the people in the community get involved and work on improvements.

Lonnie Jackson said he heard about the CRA and what they are doing in this community. He stated he wanted to know who was going to run it and who will come out and stand behind it. He said he has a teenagers who have nothing to do in Apopka. He said people need job skills and many are afraid to speak out. He stated they need to know who, when and where.

Tony Jackson said he moved back 4 years ago after being gone for 30 years. He stated he has invested his money in South Apopka on properties and making the neighborhood look better to help the place where he grew up. He said his concern is to help South Apopka and said he lost a son in this area and he wants to help the young people become educated. He said that they do need help in this area.

Linda Lee said she has lived here her entire life and there has been very little change. She said she is plagued with shooting every night and she should not have to live in a war zone. She said she did not grow up with corruption and should not have to have this on her street. She stated they do need affordable housing, help with the elderly, and children.

Nadia Anderson said she is a real estate broker and she is also the Director for a HUD approved housing. She decided to come this evening as she has been silent in the community to see what is going on. She opened her office in Apopka 2 years ago and said she does home buyer seminars at the John Bridges Center every month. She said there is a lack of education in the community when it comes to understanding the housing process and a lot of people are being taken advantage of. She said Habitat for Humanity and Homes for Partnership are doing affordable housing, but this is not enough. She said funds need to be set aside to help people going into foreclosure, stating they are hardworking people that need help.

Ray Shackelford said there are two unique programs and it would be nice to take these and formulate a public private partnership to serve the needs of the people in the CRA district. He called upon the CRA Board to reach out to FEC and the Police Department to formulate a joint venture.

No one else wishing to speak, Chair Kilsheimer closed the public comment.

## **NEW BUSINESS**

### **1. Budget items for FY 2017-2018 in accordance with the CRA Redevelopment Plan 2017:**

Chair Kilsheimer thanked Mr. Love and Mr. Jackson for their presentation. He summarized that there is a willingness and interest to explore the idea of how to provide some type of program that moves in the direction contained in the proposals, but he did not hear a consensus to move forward on this specific proposal. He said there was a proposal presented by the Police Department and Mr. Hitt on the residential assistance program at the last meeting.

Discussion ensued regarding affordable housing in the CRA district.

**MOTION by Member Williams, and seconded by Member Velazquez to approve the CRA Residential Assistance Program as presented in the City’s proposal. Motion carried unanimously with Chair Kilsheimer, and Members Dean, Velazquez, Becker, Bankson, White, and Williams voting aye.**

**MOTION by Member Bankson, and seconded by Member Dean to approve the COP (Community Oriented Policing) Program as presented, \$177,875 funding from the CRA. Motion carried 6-1 with Chair Kilsheimer, and Members Dean, Velazquez, Bankson, White, and Williams voting aye, and Member Becker voting nay.**

**MOTION by Member Williams, and seconded by Commissioner Bankson to consider a Public / Private Partnerships in areas that are in the CRA Plan, but not covered by definite programs and establish criteria to bid out those projects. Motion carried unanimously with Chair Kilsheimer, and Members Dean, Velazquez, Becker, Bankson, White, and Williams voting aye.**

**ADJOURNMENT** - There being no further business to discuss, the meeting adjourned at 7:37 p.m.

(minutes approved under new administration)

ATTEST

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Bryan Nelson, Chairman

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Linda F. Goff, City Clerk



# CITY OF APOPKA COMMUNITY REDEVELOPMENT AGENCY



- CONSENT AGENDA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER: APPOINTMENT

MEETING OF: August 15, 2018  
 FROM: Community Development  
 EXHIBITS:

**SUBJECT:** APPOINTMENT OF AN EXECUTIVE DIRECTOR FOR THE APOPKA CRA

**REQUEST:** APPROVE THE APPOINTMENT OF JAMES HITT, FRA-RA AS THE EXECUTIVE DIRECTOR FOR THE APOPKA COMMUNITY REDEVELOPMENT AGENCY

**SUMMARY:** Florida Statutes allows CRA's to appoint an executive director. James Hitt would represent the Apopka CRA to provide technical expertise concerning the CRA that may include:

- Historical matters
- CRA Plan development, programs, projects, amendments and updates
- CRA annual reports for Special District adherence
- Budget development
- All items in accordance with Florida Statutes Chapter 163 Part III and the *CRA Redevelopment Plan 2017~update*

Certification of the Executive Director as a Redevelopment Administrator through the Florida Redevelopment Association is recommended (FRA-RA).

Notes: FRA Member since 1990  
 Developed the original 1993 Apopka Community Redevelopment Plan  
 Served as an FRA Board Member from 1996 to 2006  
 FRA-RA certified, October 2016  
 CRA Redevelopment Plan 2017~Update

**FUNDING SOURCE:**

N/A – The ability to fund the Executive Director position is available to the CRA Board and the Redevelopment Trust Fund as authorized by Florida Statutes. This provision is not recommended at this time.

**RECOMMENDATION ACTION:**

Approve James Hitt, FRA-RA to serve as the CRA Executive Director for the Apopka CRA.

**DISTRIBUTION**

Mayor Nelson	Finance Director	Public Services Director
Commissioners	HR Director	Recreation Director
City Administrator	IT Director	City Clerk
Community Development Director	Police Chief	Fire Chief



# CITY OF APOPKA COMMUNITY REDEVELOPMENT AGENCY



- CONSENT AGENDA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER: BUDGET ITEMS

MEETING OF: August 15, 2018  
 FROM: Community Development  
 EXHIBITS: CRA FY Budget Line Items  
 Res. allocating TIF funds for  
 Fiscal Year 2017/2018

**SUBJECT:** BUDGET AMENDMENT FOR FY 2017-2018 IN ACCORDANCE WITH FLORIDA STATUTES AND THE *CRA REDEVELOPMENT PLAN 2017 ~ UPDATE*

**REQUEST:** APPROVE PARTIAL FUNDING FOR THE ALONZO WILLIAMS PARK COMMUNITY CENTER TO INCLUDE THE NEW COMMUNITY BUILDING – BUDGET FY 2017-2018

**SUMMARY:** The *CRA Redevelopment Plan 2017~update* provides the programs and projects that were approved by the CRA Board. This summary list shows those items that follow and add to those projects/programs that are already being worked on. These projects and programs also continue to further the economic and redevelopment goals of the redevelopment plan.

Current CRA Redevelopment Fund Trust balance:	\$1,891,547
Less Committed funds for Assistance Programs:	<u>-\$ 23,000</u>
<b>CRA Trust Fund Balance:</b>	<b>\$1,868,547</b>

FY 2018 Budget amendment request for the Alonzo Williams Park items as follows:

Community Building:	\$1,361,114
Less CDBG Grant	<u>-\$ 740,000</u>
<b>CRA share</b>	<b>\$621,114</b>

CRA Trust Fund Balance:

CRA Trust Fund Balance:	\$1,868,547
Less Alonzo Williams Bldg.:	<u>-\$ 621,114</u>
<b>CRA Trust Fund Balance:</b>	<b>\$1,247,433</b>

CRA Redevelopment Plan 2017~Update: includes the Master Plan and Recommendations under Chapter 6: (pp 45)

**DISTRIBUTION**

Mayor Nelson	Finance Director	Public Services Director
Commissioners	HR Director	Recreation Director
City Administrator	IT Director	City Clerk
Community Development Director	Police Chief	Fire Chief

**D. Infrastructure:**

*Parks and Public Spaces* – The CRA shall support maintenance of existing public spaces and parks within the CRA and identify opportunities to develop, install or construct new public space and parks within the CRA.

Parks and Public Spaces are also included under Infrastructure in Chapter 8 (pp 57)

This request is in accordance with Florida Statutes

**163.350 Workable program.**— Any county or municipality for the purposes of this part may formulate for the county or municipality a workable program for utilizing appropriate private and public resources to eliminate and prevent the development or spread of slums and urban blight, to encourage needed community rehabilitation, to provide for the redevelopment of slum and blighted areas, to provide housing affordable to residents of low or moderate income, including the elderly, or to undertake such of the aforesaid activities or other feasible county or municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include provision for the prevention of the spread of blight into areas of the county or municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of slum and blighted areas or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements, encouraging voluntary rehabilitation, and compelling the repair and rehabilitation of deteriorated or deteriorating structures; the development of affordable housing; the implementation of community policing innovations; and the clearance and redevelopment of slum and blighted areas or portions thereof.

**163.360 Community redevelopment plans.** — (7) Following such hearing, the governing body may approve the community redevelopment and the plan therefor if it finds that:

(c) The community redevelopment plan gives due consideration to the utilization of community policing innovations, and to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the plans;

**2017-18 projects to be continued to FY 2019 CRA Budget:**

Project	Description	Amount \$	CRA Account Number
CRA ~ Assistance Programs	Building Code Assistance Program (BCAP) ~ Pays for interior commercial renovations, i.e. air conditioning, wiring, plumbing, ADA access, etc. \$5,000 max with a 25% match	25,000	610-9950-515-4900
	Façade Renovation Assistance Program (FRAP) ~ Pays for exterior commercial renovations, i.e. paint, windows, doors, stone work, awning, ADA access, etc. \$5,000 max with a 25% match	25,000	610-9950-515-4910
	Residential Fee Assistance Program (RFAP) ~ Pays impact fees for single family lots. Budgeted for up to five homes/lots at \$20,451 each. impact fees for new single-family homes	103,000	610-9950-515-4920
	Residential Renovation Assistance Program (RRAP) ~ SF & MF renovation. May include: CPTED review; paint, lighting, windows, doors (energy efficient), gutters, house numbers, and plants/mulch. Max. \$1,000	25,000	610-9950-515-4930

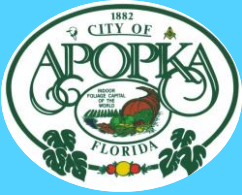


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**RECOMMENDATION ACTION:**

Approve the CRA FY 2018 Budget amendment to fund the Alonzo Williams Park items as requested from the CRA Redevelopment Trust Fund, totaling **\$621,114**





# CITY OF APOPKA COMMUNITY REDEVELOPMENT AGENCY



- \_\_\_ CONSENT AGENDA
- \_\_\_ PUBLIC HEARING
- \_\_\_ SPECIAL REPORTS
- X OTHER: BUDGET ITEMS

MEETING OF: August 15, 2018  
 FROM: Community Development  
 EXHIBITS: Resolution No. 2018-01  
 Resolution No. 2018-02  
 allocating TIF funds for  
 Fiscal Year 2018/2019

**SUBJECT:** BUDGET ITEMS FOR FY 2018-2019 IN ACCORDANCE WITH FLORIDA STATUTES AND THE *CRA REDEVELOPMENT PLAN 2017 ~ UPDATE*

**REQUEST:** RESOLUTION NO. 2018-01 – APPROVE THE REMAINING FY 2017-2018 CRA TRUST FUNDS TO BE EXTENDED TO FY 2018-2019  
 RESOLUTION NO. 2018-02 – APPROVED CRA BUDGET FOR FY 2018-2019

**SUMMARY:**

The *CRA Redevelopment Plan 2017~update* provides the programs and projects that were approved by the CRA Board. Staff is requesting the continuation of various projects and programs and adding a few additional ones for the next budget year. These projects and programs continue to further the economic and redevelopment goals of the redevelopment plan.

Current CRA Redevelopment Fund Trust balance:	\$1,891,547
Less FY 2018 budget Amendments and commitments:	- \$ 644,114
CRA Trust Fund balance for FY 2019:	\$1,247,433

Resolution No. 2018-01 is required in accordance with Florida Statutes 163.387:

(7) On the last day of the fiscal year of the community redevelopment agency, any money which remains in the trust fund after the payment of expenses pursuant to subsection (6) for such year shall be:

(d) Appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan which project will be completed within 3 years from the date of such appropriation.

Resolution 2018-02 is for the approval of the CRA Budget for FY 2018-2019

**DISTRIBUTION**

Mayor Nelson  
 Commissioners  
 City Administrator  
 Community Development Director

Finance Director  
 HR Director  
 IT Director  
 Police Chief

Public Services Director  
 Recreation Director  
 City Clerk  
 Fire Chief

CRA – AUGUST 15, 2018  
 CRA BUDGET ITEMS, FY 2018-2019  
 PAGE 2

2017-18 projects to be continued to FY 2019 CRA Budget:

Project	Description	Amount \$	CRA Account Number
CRA ~ Assistance Programs	Building Code Assistance Program (BCAP) ~ Pays for interior commercial renovations, i.e. air conditioning, wiring, plumbing, ADA access, etc. \$5,000 max with a 25% match	25,000	610-9950-515-4900
	Façade Renovation Assistance Program (FRAP) ~ Pays for exterior commercial renovations, i.e. paint, windows, doors, stone work, awning, ADA access, etc. \$5,000 max with a 25% match	25,000	610-9950-515-4910
	Residential Fee Assistance Program (RFAP) ~ Pays impact fees for single family lots. Budgeted for up to five homes/lots at \$20,451 each. impact fees for new single-family homes	103,000	610-9950-515-4920
	Residential Renovation Assistance Program (RRAP) ~ SF & MF renovation. May include: CPTED review; paint, lighting, windows, doors (energy efficient), gutters, house numbers, plants/mulch. Max. \$1,000	25,000	610-9950-515-4930
5 <sup>th</sup> Street Parking Lot design	Design for bid process and renovation of the parking lot	45,000	610-9950-515-3100
5 <sup>th</sup> Street Parking lot	5 <sup>th</sup> Street Parking Lot, renovation and redevelopment.	500,000	610-9950-515-6300
Station Street & 6 <sup>th</sup> Street streetscape and Downtown Trail	Addition of multi-modal 10'-12'wide trail from Central Ave. to Forest Ave. Includes street width reduction, signage, trail, sidewalks, lighting, landscape, benches, etc.	371,000	610-9950-515-6400
5 <sup>th</sup> Street Downtown Trail	10'-12' multi-modal trail from the Station Street (DAT) Project area to Alonzo Williams Park, linking bike and foot traffic.	100,000	610-9950-515-6400
Station Street Project (DAT)	Site design, planning, engineering and pre-construction in preparation for a Request for Proposal (RFP or RFQ)	50,000	610-9950-515-6400
Total budgeted for FY 2017-2018:		<b>\$1,244,000</b>	

FY 2019 New budget items & programs.

Project	Description	Amount \$	CRA Account Number
Wayfinding signage for the CRA district	Design and specifications for directional signage in the CRA district. Any signage on Main Street (U.S. 441) would require special permitting in accordance with the wayfinding signage requirements regulated by FDOT.	23,558	610-9950-515-3100
FRA - Florida Redevelopment Association, conference	3 nights hotel, registration, per diem. Maintains participation and certification	800	610-9950-515-4000
Demolition Program	Removal of dilapidated residential and commercial properties in the CRA District to make developable land available for new residential and commercial development	100,000	610-9950-515-4950
State required Fee	FRA Conference misc. items and Special District Membership	175	610-9950-515-5400



**CITY OF APOPKA  
COMMUNITY REDEVELOPMENT AGENCY  
RESOLUTION NO. 2018-01**



**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA)  
OF THE CITY OF APOPKA, FLORIDA, APPROVING THE APPROPRIATION  
OF FUNDS REMAINING IN THE REDEVELOPMENT TRUST FUND TO  
CERTAIN PROJECTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Apopka created a redevelopment trust fund (“Trust Fund”) for the Apopka Community Redevelopment Agency (“CRA”) pursuant to Section 163.387, Florida Statutes; and

**WHEREAS**, for Fiscal Year 2017/2018 the CRA budgeted and appropriated funds deposited in the Trust Fund to pay certain administrative and operating expenses as well as project and program expenses of the CRA; and

**WHEREAS**, certain funds remain in the Trust Fund as of September 30, 2018 after payment of all budgeted expenses; and

**WHEREAS**, none of the funds being allocated from the previous fiscal year have been in the Tax Increment Revenue Trust Fund for more than three years without being assigned to a future project.

**NOW, THEREFORE, BE IT RESOLVED** by the Community Redevelopment Agency of the City of Apopka, Florida, as follows:

Section 1. As of September 30, 2018, the anticipated unexpended amount of \$ 1,891,547 remains in the Trust Fund.

Section 2. The Board of Directors desires to appropriate such funds to the specific redevelopment projects and programs in the amounts shown on the attached Exhibit “A” and encumber said funds for Fiscal Year 2018/2019. Additional projects and programs will be introduced during FY 2018/2019 as budget amendments in accordance with Florida Statutes and the adopted *CRA Redevelopment Plan 2017~update*.

Section 3. Such funds are included within the approved Community Redevelopment Plan of the CRA and will be completed within three (3) years from the date of such appropriation.

PASSED AND ADOPTED this 15<sup>th</sup> day of August, 2018, by the Community Redevelopment Agency of the City of Apopka., Florida.

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Bryan Nelson, Chairman  
City of Apopka, Florida

ATTEST:

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Linda F. Goff, City Clerk

**RESOLUTION NO. 2018-02**

**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA) OF THE CITY OF APOPKA, FLORIDA, ADOPTING THE ANNUAL BUDGET FOR FISCAL YEAR 2018-2019.**

**WHEREAS**, on October 1, 2018, the Community Redevelopment Agency of the City of Apopka will start a new budget for fiscal year 2018-2019; and

**WHEREAS**, the Community Redevelopment Agency Board of the City of Apopka wishes to adopt a final budget for that fiscal year; and

Estimated Revenues:	
Ad Valorem Taxes	\$ 361,000
Interest	10,000
Funding from Reserves	<u>1,247,433</u>
<b>Total Revenues and Reserves</b>	<b>\$ 1,618,433</b>

Expenditures:	
Professional Services	\$ 30,000
Other Charges	\$ 278,000
Travel & Per Diem	700
Books, Pubs & Subscriptions	175
Capital Outlay – Infrastructure	<u>1,309,558</u>
<b>Total Expenditures and Reserves</b>	<b>\$ 1,618,433</b>

**NOW, THEREFORE, BE IT RESOLVED** by the Community Redevelopment Agency Board of the City of Apopka that the Final Budget for fiscal year 2018-2019 is hereby adopted.

**PASSED AND ADOPTED** this 15th day of August, 2018, by the Community Redevelopment Agency Board of the City of Apopka, Florida.

\_\_\_\_\_  
Bryan Nelson, Chairman  
City of Apopka, Florida

ATTEST:

\_\_\_\_\_  
Linda F. Goff, City Clerk

**CRA Trust Fund – Current Balances:**

Account Number	Account Description	2018 balance	2018 commitments —————>	2018 projected balance
610-9950-515.3100	Professional Services	166,398	0	166,398
610-9950-515.4000	Travel & Per Diem	4,800	0	4,800
610-9950-515.4900	Other Charges (Assistance Programs)	70,174	23,000	47,174
610-9950-515.5400	Books, Pubs, & Memberships	175	0	175
610-9950-515.6300	Capital Improvements	1,650,000	0	1,650,000
Totals:		1,891,547	23,000	1,868,547