



AGENDA

COMMUNITY REDEVELOPMENT AGENCY Meeting @ 1:00 PM City Hall Council Chamber 120 East Main Street – Apopka, Florida 32703 November 6, 2019

CALL TO ORDER

INVOCATION, PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES:

1. Approve the CRA Minutes from August 21, 2019

PUBLIC COMMENT:

NEW BUSINESS:

1. CRA FY 2019-2020 Budget Amendments

AGENCY MEMBER COMMENTS:

CHAIRPERSON'S COMMENTS:

OLD BUSINESS:

NEXT SCHEDULED MEETING: TBD

ADJOURNMENT

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 August 21, 2019, at 6:00 p.m. in the City of Apopka Council Chambers.

CALL TO ORDER: Chair Nelson called to order the Community Redevelopment Agency Board meeting on the Fiscal Year 2019-2020 final budget, as required by F.S. Chapter 189.

INVOCATION & PLEDGE OF ALLEGIANCE: Member Bankson gave the invocation and led in the Pledge of Allegiance.

ROLL CALL: Bryan Nelson, Chairman
Doug Bankson
Kyle Becker
Alexander Smith
Alice Nolan
Steve White
Nikki Williams

APPROVAL OF MINUTES:

1. CRA meeting August 15, 2018.

MOTION by Member Nolan, and seconded by Member Smith to approve the CRA minutes for August 15, 2018. Motion carried unanimously with Chair Nelson, and Members Bankson, Becker, Smith, Nolan, White and Williams voting aye.

PUBLIC COMMENT – There was no public comment.

NEW BUSINESS

1. CRA FY 2019-2020 Budget Approval.

CRA Resolution No. 2019-01 – to appropriate existing Trust funds to the next FY 2019-2020 budget.

CRA Resolution No 2019-02 – to approve the CRA FY 2018-2019 budget.

James Hitt, Community Development and CRA Director explained the CRA Budget has been prepared. Two Resolutions are required for the CRA's budget approvals for FY 2019-20. Resolution 2019-01 is required in accordance with Florida Statutes 163.387 for funds that remain in the trust fund at the end of the current fiscal year for appropriation to a specific redevelopment projects to the next fiscal year. Resolution 2018-02 is approving the CRA Budget for fiscal year 2019-20. He reviewed the proposed projects within the budget. A copy of his Power Point presentation will be filed with the minutes.

Mr. Hitt reviewed FY 2019-2020 New budget Projects & Programs to include:

Wayfinding signage for CRA District	50,000
FRA Conference	880
State Special Districts Fee & memberships	420
Façade Renovation	25,000
Building Code	25,000
Building Permit Refund (new)	25,000

Business Impact Fee (new)	25,000
Residential Impact Fee	200,000
Residential Renovation (new)	20,000
Demolition Program	100,000
Downtown facilities (benches, trash cans, bike racks, etc)	150,000
Downtown Trail and streetscape infrastructure	1,618,247

CRA Budget, FY 2019-2020 **\$2,239,547**

Mr. Hitt advised any cost savings may be allocated to recreation facilities at Alonzo Williams Park, or toward other projects with CRA approval.

RESOLUTION NO. 2019-01

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.

MOTION by Member Smith, and seconded by Member Bankson, to approve Resolution 2019-01. Motion carried unanimously with Chair Nelson, and Members Bankson, Becker, Smith, Nolan, White and Williams voting aye.

RESOLUTION NO. 2019-02

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA) OF THE CITY OF APOPKA, FLORIDA, ADOPTING THE ANNUAL BUDGET FOR FISCAL YEAR 2019-2020.

MOTION by Member Bankson, and seconded by Member Nolan to approve Resolution 2019-02. Motion carried unanimously with Chair Nelson, and Members Bankson, Becker, Smith, Nolan, White and Williams voting aye.

OLD BUSINESS - There was no old business.

ADJOURNMENT - There being no further business to discuss, the meeting adjourned at 6:55 p.m.

ATTEST

Bryan Nelson, Chairman

Linda F. Goff, City Clerk



CITY OF APOPKA COMMUNITY REDEVELOPMENT AGENCY



☐ CONSENT AGENDA
☐ PUBLIC HEARING
☐ SPECIAL REPORTS
☒ OTHER: BUDGET ITEMS

MEETING OF: November 6, 2019
FROM: Community Development
EXHIBITS: CRA FY Budget Line Items
Re: allocating TIF funds for
Fiscal Year 2019/2020

SUBJECT: BUDGET AMENDMENT FOR FY 2019-2020 IN ACCORDANCE WITH FLORIDA STATUTES AND THE *CRA REDEVELOPMENT PLAN 2017 ~ UPDATE*

REQUEST: APPROVE PARTIAL FUNDING FOR THE ALONZO WILLIAMS PARK TO INCLUDE NEW LIGHTING FOR THE BALL PARK AND BASKETBALL COURT AREAS – BUDGET FY 2019-2020

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 budget: \$2,239,547

FY 2019-2020 Budget amendment request for the Alonzo Williams Park items as follows:

Existing Pole removal:	\$ 20,000
Soccer and Ball Field:	
Lighting – poles, fixtures, electrical & installation:	\$147,100
Basketball Courts:	
Lighting – poles, fixtures, electrical & installation:	<u>\$ 57,500</u>
Total:	\$224,600

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

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.

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

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;



The following pages provide a chart with the recommended budget amendments:

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CRA BUDGET AMENDMENT, FY 2019-2020
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CRA Budget for FY 2019-2020 projects:

Item or Project	Description	\$ Amount	CRA Account Number
Wayfinding signage for downtown	Design and specifications for directional signage in the CRA district. Any signage on Main St. (U.S. 441) would require special permitting in accordance with the wayfinding signage requirements regulated by FDOT. Include direction, public parking, shopping districts and area location signage.	50,000 <u>5,000</u>	610-9950-515-3100
FRA conference per diem	Florida Redevelopment Association, 3 nights' hotel, parking & per diem. Maintains participation and certification	430	610-9950-515-4000
CRA ~ Assistance Programs	Façade Renovation Assistance Program (FRAP) ~ Pays for exterior commercial renovations, i.e. paint, windows, doors, stone work, awning, ADA access, etc. \$5,000 max. /separate storefront, \$10,000 max. / corner – with a 25% match.	25,000	610-9950-515-4910
	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	610-9950-515-4920
	Building Permit Refund Assistance Program (BPRP) ~ Permit fees refunded after building certificate of occupancy for up to 50% of fees for targeted businesses. Max. \$5,000.	25,000	610-9950-515-4930 NEW
	Business Impact Fee Assistance Program (BIFAP) ~ Pays impact fees for new, expanding, or change of use businesses for up to 50% of fees and a max. \$5,000	25,000	610-9950-515-4940 NEW
	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. Fire and Police Impact Fees for Condominium and Townhomes.	200,000	610-9950-515-4950 AMENDED
	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	20,000	610-9950-515-4960
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	610-9950-515-4980
Downtown Furniture	Benches, trash cans, bike racks, misc. furniture	150,000 <u>10,000</u>	610-9950-515-4990 NEW
Special District State mandated Fee	Special District State Fee	175	610-9950-515-5400
FRA Membership	Florida Redevelopment Association	245	610-9950-515-5400
FRA Conference registration	Florida Redevelopment Association annual conference registration	450	610-9950-515-5400
Alonzo Williams Park lighting	Existing Pole removal: \$ 20,000 Soccer & Ball Field and Basketball Courts Lighting – poles, fixtures, electrical & installation: \$147,100	<u>224,600</u>	610-9950-515-6300

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5 th Street Parking lot design & construction	5 th Street Parking Lot, renovation and redevelopment.	300,000	610-9950-515-6300
Downtown Trail	<u>Station Street & 6th Street portion</u> ~ include street width reduction. From Central Ave. and the Station Street Project (DAT) to McGee Ave. Includes street width reduction, new curb, trail, sidewalks, lighting, landscape palms, benches, signage, etc.	368,252 <u>328,647</u>	610-9950-515-6300
	<u>5th Street Downtown Trail Portion</u> ~ from Station Street Project (DAT) to Hawthorne Ave. and Alonzo Williams Park. Includes trail, sidewalks, lighting, landscape palms, benches, signage, etc.	100,000	
	<u>Michael Gladden Blvd. Downtown Trail portion</u> ~ includes 5' sidewalk on south side. From Park Ave. for Hawthorne Ave. Includes lighting, landscape palms, benches, signage, etc.	350,000	
	<u>Central Ave. Downtown trail portion</u> ~ from Michael Gladden Blvd. to Station Street Project (DAT)	250,000	
	<u>Hawthorne Ave. - Downtown Trail portion</u> ~ from Michael Gladden Blvd. to E. 5th St. at Alonzo Williams Park	250,000	
	Downtown Trail portions ~ will include 10'-12' wide multi-modal trail and other amenities as described in each section above – Total in 6300:	<u>1,618,252</u> <u>1,578,647</u>	NEW NEW

CRA Total budget for FY 2019-2020: \$2,239,547

(includes \$224,600 for the Alonzo Williams Park lighting)

FUNDING SOURCE:

The CRA Redevelopment Trust Fund, established by Ordinance No. 783 on June 16, 1993 utilizing Tax Increment Funding (TIF).

RECOMMENDATION ACTION:

Approve the CRA FY 2019-2020 Budget amendment to fund the Alonzo Williams Park new lighting as requested from the CRA Redevelopment Trust Fund, totaling **\$224,600 with a 10% contingency as needed.**



Budget Estimate

**ALONSO WILLIAMS PARK
SOCCER FIELD
Date: September 5, 2019**

Equipment Description: Equipment to light (1) - 360' x 210' Soccer Field

Light Structure Green™ System delivered to your site in Five Easy Pieces™

- 4 x Pre-cast concrete bases
- 4 x 60' Mounting height galvanized steel poles
- UL Listed remote electrical component enclosure & Pole length wire harness
- 16 x Factory-aimed and assembled LED luminaires

Also Includes:

- 25 Year warranty and maintenance program that includes all materials, labor
- **Guarantee of a constant light level of 30 FC for 25 years.**
- Control Link® System for flexible control and facility management of your lighting system.
- Lighting Contactor Cabinet sized for 480 Volt 3 phase.
- Energy savings of more than 40% over standard lighting system.
- 50% less spill and glare light than Musco's prior industry leading technology.

SALES TAX IS NOT INCLUDED AS PART OF THIS BUDGET ESTIMATE. A TAX EXEMPT CERTIFICATE MUST BE PROVIDED AT TIME OF PURCHASE TO AVOID THESE TAXES.

Pricing are 2018 budget. Please add 2.5% cost of living adjustment for subsequent years

Pricing is considered confidential. Divulging technical or pricing information to competitive vendors will result in removal from the bid list. or pricing information to competitive vendors will result in removal from the bid list.

Budget Estimate – Poles, Fixtures and installation of poles & fixtures

Musco's Light Structure LED™ as described above and delivered to the job site **\$113,500.00**

Electrical – Conduit, wiring & switchgear \$23,500 - \$33,600.00

Robert A. DeCouto



Budget Estimate

**ALONSO WILLIAMS PARK
BASKETBALL COURTS
Date: September 5, 2019**

Equipment Description: Equipment to light (2) – basketball Courts (side by side)

Light Structure Green™ System delivered to your site in Five Easy Pieces™

- 2 x Pre-cast concrete bases
- 2 x 40' Mounting height galvanized steel poles
- UL Listed remote electrical component enclosure & Pole length wire harness
- 8 x Factory-aimed and assembled LED luminaires

Also Includes:

- 25 Year warranty and maintenance program that includes all materials, labor
- **Guarantee of a constant light level of 30 FC for 25 years.**
- Control Link® System for flexible control and facility management of your lighting system.
- Lighting Contactor Cabinet sized for 480 Volt 3 phase.
- Energy savings of more than 40% over standard lighting system.
- 50% less spill and glare light than Musco's prior industry leading technology.

SALES TAX IS NOT INCLUDED AS PART OF THIS BUDGET ESTIMATE. A TAX EXEMPT CERTIFICATE MUST BE PROVIDED AT TIME OF PURCHASE TO AVOID THESE TAXES.

Pricing are 2019 budget. Please add 2.5% cost of living adjustment for subsequent years

Pricing is considered confidential. Divulging technical or pricing information to competitive vendors will result in removal from the bid list. or pricing information to competitive vendors will result in removal from the bid list.

Budget Estimate – Poles, Fixtures and installation of poles & fixtures

Musco's Light Structure LED™ as described above and delivered to the job site **\$45,500.00**

Electrical – Conduit, wiring & switchgear \$8-12,000.00

Robert A. DeCouto