



## **EXECUTIVE SUMMARY**

**To:** Community Redevelopment Agency

**Through:** Mark Finigan, Assistant City Manager  
Donald Leland Craig, AICP, Planning Director

**From:** Nicole Malo, Planner II

**Meeting Date:** May 21, 2013

**Re:** Amendment to the 2011 TIF application and award for the VFW/American Legion Post 163

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### **Action Statement**

This action item is to consider a request to amend the FY2010-2011(2011) TIF application and award for the VFW/American Legion Post 163 complete rehabilitation construction project as recommended by the Bahama Village Redevelopment Advisory Committee (BVRAC).

The VFW/American Legion Post 163 (Organization) has chosen not to pursue the rehabilitation project that was approved for a TIF award in 2011 in the same manner as was proposed in the application. Further, the organization has been unable to meet the conditions of the 2011 allocation approval for a one-to-one financial match of the \$310,000 award; therefore, the applicant would like the CRA to consider the recommendation of the BVRAC to allow the VFW/American Legion Post to (1) amend the 2011 TIF application based on a revised set of plans for the Phase 1 stabilization plan (Exhibit A), (2) reduce the amount of the award in order to fund the Phase 1 stabilization plan, and (3) eliminate the one-to-one financial match requirement.

Because the applicant would like to amend the conditions in which the approval was granted, the TIF Application Guidelines require that changes to any funded project go back through the process in which they were approved. Both BVRAC and Community Redevelopment Agency approval is required in order to amend the 2011 application and award amount.

### **Strategic Plan**

The TIF funding allocation process is guided by the 2010 Amended and Restated Community Redevelopment Plan. The Strategic Plan recognizes the need for a long-range capital plan (Exhibit A) which is slated for completion by 2014.

## **Background**

In 2010 the CRA awarded \$50,000 of TIF funding for the design and construction plans for the complete rehabilitation of the VFW/ American Legion Post (ALP) 163 structure located at 803 Emma Street. Architect Michael Miller was contracted to do the work. He coordinated with the properly authorized managers of the organization to create design and construction plans for a particular agreed upon program. The plans were approved for redevelopment by HARC on July 13, 2010, and the Planning Board on November 9, 2010. The vast majority (98%) of the allocation was expended.

The following year, based on the approved set of site plans and construction drawings, the BVRAC recommended and the CRA awarded an additional \$310,000, with a one-for-one match, for the complete rehabilitation construction project. According to the proposed budget, the rehabilitation Plan was estimated to cost \$1.5 million dollars. Since then management changes at the Organization have resulted in disagreement about the approved and funded Plan and the project has been stalled for nearly three years. Further, in November 2011 the building was determined to be structurally unsafe for human occupancy and closed through a public hearing process by the City's Building Official (Exhibit B). None of the 2011 allocation has been expended to date.

In an effort to revive the project, Architect Bert Bender was hired by the Organization to revise the proposed rehabilitation plan project. Based on design input from new Organization leadership, the Architect has created a rehabilitation plan that is proposed to cost an estimated \$892,520. Phase 1 of the rehabilitation plan is a stabilization plan that, according to a statement submitted by the Architect, will render the structure habitable again, unless additional safety concerns arise, such as electrical and plumbing issues that are not budgeted as part of Phase 1. According to the cost estimate provided by the applicant the stabilization plan is proposed to cost approximately \$246,200, the estimate also includes an additional contingency of \$79,750 (Exhibit A).

Therefore, the applicant has requested that the BVRAC consider revisions to the 2011 application including the proposed Plan, budget and match condition. With the \$50,000 State Historic Preservation Grant available for award in July, the reduction of the award to \$210,000 will provide adequate funding to complete the Phase 1 Stabilization Plan as provided for in Exhibit A.

On May 8, 2013 the BVRAC voted to recommend to the CRA that the request to amend the 2011 application and award be approved and that the remaining funds would be returned to the TIF fund and made immediately available for possible allocation. In a subsequent recommendation the BVRAC recommended that the \$100,000 be recommended for award to the Nelson English/Willie Ward Park Project. That recommendation will be heard at a CRA meeting after the construction bid documents have been reviewed and approved by the City Commission in June.

### **City Actions**

January 2010	CRA Award \$50,000
October 2010	HARC Approval
November 2010	Planning Board Variance Approval
January 2011	CRA Award \$310,000 (1-to-1 match)
November 2011	CBO Determination
December 6, 2012 – Postponed	BVRAC Meeting- Discussion: de-obligation of VFW/ALP 163, 2011 TIF award
January 3, 2013	BVRAC Meeting- Discussion de-obligation of VFW/ALP 163, 2011 TIF award
May 8, 2013	BVRAC Meeting- Approval of revised 2011 application and award for the VFW/ALP 163

### **Recommendation**

Based on the 2010 CRA Plan, and recommendation by the BVRAC, staff recommends that the request to amend the VFW/American Legion Post 2011 TIF application and award be **approved** in order to complete the Phase 1 Stabilization Plan for the structure, as provided for in the supporting documentation attached herein, as follows: (1) Revisions to the proposed Plans, (2) Reduction of the 2011 award from \$310,000 to \$210,000, and (3) Elimination of the 1-for-1 financial match. The deobligation in the amount of \$100,000 will be made available for funding the Nelson English/Willie Ward Park project.

### **Attachments**

- Exhibit A: Amended Application Request: Project Summary, Budget and Proposed Site Plans
- Exhibit B: Notice of Hearing, CBO
- Exhibit C: Grant award and grant denial
- Exhibit D: Authorization and Verification
- Exhibit E: BVRAC Executive Summary, May 8, 2013