



EXECUTIVE SUMMARY

To: BVRAC

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

From: Nicole Malo, Planner

Meeting Date: January 3, 2013
December 6, 2012 – Postponed

Re: Application Summary Tax Increment Fund Appropriations, Fiscal Year 2012-2013

Background

On September 28, 2012 the Planning Department received seven (7) complete applications for the Bahama Village Subarea 2013 Tax Increment Fund. Approximately \$500,000 in annual increment is available this year. In addition, \$350,000 will return to the fund from previously allocated funds for programs that were unused and the BCCLT property sales for a total balance of \$850,000 available to be allocated for projects.

The attachments to this document include the Guiding Principles for the Bahama Village Community Redevelopment Area and the Objective Criteria for Ranking Applications. Please use these documents in order to help guide your analysis of each of the projects consistency with the 2010 CRA Plan. Also attached are the associated tables for your use. While reviewing the applications please consider the feasibility of the project, which of the projects affects the greatest public good, enhances the quality of life for the community, and best leverages the fund while alleviating blight.

This report is provided in order to summarize each of the applications in no particular order.

1. Community Garden

The application is for the construction, maintenance and a staff member for a Community Garden to be located in Bahama Village. The ultimate goal is that the organization will run self-sufficiently after two years of committed TIF funding. This is the first phase of a two year program totaling and estimated \$50,000 for construction (ie: raised beds, fencing, dirt, tools) and part time staffer (no benefits). This application is in response to the BVRAC request for an application for a community garden.

Request: \$27,000

Matching Funds: No matching funds available. In-kind services are provided by the Community Garden Members and are typically required as part of the membership regulations. The City's Sustainability Coordinator will administer the location authorization, staff application process and construction project as part of her daily responsibilities.

Considerations:

At this point a property location has not been committed for the project; although, four potential sites have been identified. The final location will be a result of a recommendation from the BVRAC and feasibility of the site. On some of the larger sites, and based upon space availability, the BVRAC may wish to consider making the garden available to the general public at some time in the future.

2. Bahama Village Connectivity Project – Petronia Street

This proposal is a streetscape improvement project for Petronia Street the commercial core of Bahama Village. The scope of the project stretches from Duval Street to Fort Street. The proposed design and construction drawings are 100% complete and were created in 2010 with significant community input at several public meetings. The plan includes improvements to signage, landscaping, lighting, traffic calming, new paving, parking, sidewalks and stormwater drainage. The Plan also includes redesign of the Petronia Street entrance including the intersection of Duval and Petronia Streets to create a unique entrance to Bahama Village identifiable from up and down Duval Street. The plan was designed using Crime Prevention Through Environmental Design (CEPTED) techniques to prevent potentially unsafe areas. This application is in response to the BVRAC request for an application for Petronia Street improvements.

Request: \$592,500

Matching Funds: No matching funds are available at this time. The City has paid for 100% construction plans and will administer bidding and construction oversight which is not calculated in the overall projects cost. It is possible future matching funds may be provided by the City's Road and Street Internal Improvement Fund and the Stormwater Fund for the project.

Considerations:

The project can be funded in phases over two to four years as increment is acquired as necessary. For example, in the Caroline Street Corridor CRA four years of increment has been dedicated to the project. The BVRAC should consider a similar approach based on a percent of each year's increment that could be dedicated to completing the project.

3. Coral City Elks Lodge #610/ Coral City Temple #400

This application is for improvements and replacement of the existing interior, including ADA bathrooms, and kitchen and plumbing replacements. No match is currently available. This is the third request for funding from the organization. The organization was funded \$80,000 in 2012 for roofing and awning repairs.

Request: \$79,500

Matching Funds: No matching funds available at this time.

Considerations: Please note that the proposed budget provided by the applicant shows matching funds and in-kind construction services. According to the applicant no matching funds have been identified to date although fund raisers may be forthcoming. Further, the amount of in-kind construction work proposed to be completed by Club Members is incompatible with the licensed contractor requirements of State Statute.

4. Phase Two Restoration of the Cornish Memorial A.M.E Zion Church

This project was funded in 2009, for \$417,000, and phase one is complete. The second phase of structural improvements is proposed for interior work that includes repairs to the Church building and the Parsonage. The Church improvements include: ADA compliant bathrooms, an ADA ramp, kitchen replacement, and foundation stabilization. The parsonage work includes foundation repairs, roof replacement, electrical upgrade, new windows and new doors. A third phase request is anticipated.

Request: \$257,152

Matching Funds: No matching funds available at this time.

Considerations: Please note that the proposed budget provided by the applicant shows matching funds although according to the applicant no matching funds have been identified to date.

5. Frederick Douglas Community Center Structural Assessment and Improvements

In October the City completed a preliminary structural safety assessment for the Frederick Douglas Community Center. A determination was made that the structure is unsound and portions of it were closed. On December 4, 2012 the City Commission voted to dedicate \$1 million dollars from the Pier House land sale to the hard and soft costs of the structural repairs. At this time the City does not know what the total project cost will be. The proposed application is for an environmental and structural conditions report that is the next step in assessing the redevelopment required for the gym and accessory office/classroom structure including; recommended course of action, 40% design documents, and cost estimates.

Request: \$190,000

Matching Funds: The City has paid for the preliminary structural analysis report and has approved \$1million dollars from the sale of the Pier House property to fund the rehabilitation including soft and hard construction cost.

Consideration: That the analysis, if funded, include a needs based analysis that also reflects the proposed recreational building uses at the Truman Waterfront Park.

6. Geraldine Street Improvements Project

The proposed application has been modified since the original submittal, which included street scape work to the public right-of-way and the Keys Electric property on Geraldine Street. The current proposal is for improvements to a multifamily structure, drive way, landscaping and fencing that is privately owned.

Request: \$10,570

Matching Funds: \$2,700 and sweat equity.

Consideration: The Board may wish to consider an affordable deed restriction for the multifamily units, a loan, or amortizing the allocation.

7. Habitat for Humanity (HFH) – Neighborhood Revitalization Initiative

The proposal is for the HFH Neighborhood Revitalization program that was funded for the first time by the BVRAC in 2012. The proposal is for repairs and improvements to residential properties that qualify for HFH needs based funding. The program provides donation services that do not have to be reimbursed. This application is in response to the BVRAC request for an application for a residential improvements program.

Request: \$75,000

Matching Funds: No matching funds are proposed to date for the Habitat for Humanity request; although, HFH typically partners with other existing organizations that administer home improvements programs and other grants; provides services that allow their funds to be heavily leveraged such as administering the contract work, acquiring reduced or pro-bono architectural services, volunteer construction services, and reuse of materials; and sweat equity is a requirement of homeowners eligible to receive HFH funding.

Summary

For further information regarding the review and allocation process and additional information please find the following information attached herein:

- Application Summary Table
- TIF Fund 2012-2013 Proposed Budget
- Guiding Principles for Ranking BVCRA TIF Applications
- Objective Criteria for Ranking Applications

City Actions and Application Timeline

Application Cycle -	July 2, 2011 – September 28, 2012
Application presentations	January 3, 2013
BVRAC Meeting - Application ranking and allocations	January 3, 2013
CRA Meeting - Final allocation approval	January 23, 2013