



EXECUTIVE SUMMARY

To: Bogdan Vitas Jr., City Manager

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

From: Nicole Malo, Planner II

Meeting Date: May 21, 2013
February 20, 2013 – Postponed

RE: CRA Consideration of Tax Increment Fund Appropriations -
Recommendation a for funding for Fiscal Year 2012-2013, from
the Bahama Village Redevelopment Advisory Committee

Action Statement

This request is for the approval of the Bahama Village Redevelopment Advisory Committee (BVRAC) Tax Increment Fund (TIF) ranking and funding allocation recommendations for the 2012-2013 fiscal year for projects located within the Bahama Village Subarea.

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

On September 28, 2012 the Planning Department received seven (7) applications for the Bahama Village Subarea 2013 Tax Increment Fund. On January 3, 2013 the BVRAC heard presentations by the applicants and ranked the applications, directing the distribution of available funds to the top three (3) applicants and leftover funds to three (3) additional applicants (Exhibit B). A total estimated amount of \$850,000 was available to the BVRAC for possible appropriation. A total of \$802,000 was originally recommended for appropriation as follows:

1. Cornish Memorial A.M.E Zion Church, Phase II –	\$205,000
2. Habitat for Humanity – Neighborhood Revitalization Initiative -	\$72,000
3. Frederic Douglas Gym and Community Center -	\$160,000
4. Bahama Village Connectivity Project – Petronia Street –	\$290,000
5. Coral City Elks Lodge #610/ Coral City Temple #400 -	\$55,000
6. Community Garden	<u>\$20,000</u>
Total:	\$802,000

As a result of the contractors bid document for the Nelson English/ Willie Ward Park that was received in February it was discovered that the money previously allocated from the TIF (FY 2011 and 2012) available for building the Park Master Plan was insufficient; therefore, on April 4, 2013, the BVRAC decided to revise the original 2013 allocation recommendation and remove the allocation for the Petronia Street Connectivity project and the Frederic Douglas Gym structural analysis report in order to make that money available for the Park. The recommendation for FY 2013 TIF allocation to the Nelson English/ Willie Ward Park Master Plan will be heard at a subsequent CRA Meeting.

Therefore, as a result of the April 4, 2013 Revised TIF allocation approval, the BVRAC is recommending to the CRA that the following four (4) projects are funded a total of **\$352,000** for the FY2013.

1. Cornish Memorial A.M.E Zion Church, Phase II – \$205,000

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 original request was for \$257,152, which was reduced by eliminating proposed improvements to the kitchen and the Parsonage. The Church improvements include: ADA compliant bathrooms, an ADA ramp, and foundation stabilization. The Parsonage work includes electrical upgrade. A third phase request is anticipated.

Matching Funds: According to applicant the matching funds are not available at this time.

Deed Restriction: The applicant is required to execute both a Promissory Note and a Mortgage for the actual value of the improvements as a condition of the allocation. Both Note and Mortgage, with applicable terms, will come before the BVRAC and CRA for approval.

2. Habitat for Humanity – Neighborhood Revitalization Initiative - \$72,000

The proposal is for repairs and improvements to residential properties that qualify for HFH needs based funding. This application is in response to the BVRAC request for an application for a residential improvements program. This is the second time Habitat has been allocated TIF money from the BVRAC.

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.

3. Coral City Elks Lodge #610/ Coral City Temple #400 - \$55,000

This application is for improvements to the existing interior of the building, including ADA bathrooms, and plumbing replacements. The BVRAC reduced the amount of requested funding by \$24,500, to the amount stated above. This is the third request for funding from the organization. In 2012 the organization was funded \$80,000 for roofing and awning repairs.

Matching Funds: No matching funds available at this time.

Deed Restriction: The applicant is required to execute both a Promissory Note and a Mortgage for the actual value of the improvements as a condition of the allocation. Both Note and Mortgage, with applicable terms, will come before the BVRAC and CRA for approval.

4. Community Garden \$20,000

The application is for the construction, maintenance and a part time organization leader 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. At this point a property location has not been confirmed for the project; although, the location will likely be at the Housing Authority property at 201 Truman Avenue. This application is in response to the BVRAC request for an application for a community garden.

Matching Funds: No matching funds are 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.

Attachments

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

Exhibit A - 2011 Strategic Plan Excerpt

Exhibit B - January 1, 2013 - BVRAC Official Rankings

Exhibit C - Minutes from the December 1, 2011 BVRAC Meeting

Exhibit D - BVRAC Review and Ranking Package from January 3, 2013, including:

- o Executive Summary
- o Application Summary Table
- o Guidelines for Ranking BVCRA TIF Applications
- o TIF Fund 2012-2013 Proposed Budget

City Actions and Application Timeline

Application Cycle -	July 2 – September 28, 2012
BVRAC Meeting -	January 3, 2013
Application presentations ranking and allocations	
CRA Meeting - Postponed	February 20, 2013
BVRAC Meeting - Revised allocations	April 4, 2013
BVRAC Meeting - Revised allocations	May 8, 2013
CRA Meeting -	May 21, 2013
Consideration of BVRAC 2013 TIFF recommendations	

Recommendation: Approval of \$352,000 in TIF allocations for the following four (4) projects as recommended by BVRAC and described above:

1. Cornish Memorial A.M.E Zion Church, Phase II	\$205,000
2. Habitat for Humanity – Neighborhood Revitalization Initiative	\$72,000
3. Coral City Elks Lodge #610/ Coral City Temple #400	\$55,000
4. Community Garden	<u>\$20,000</u>
Total:	\$352,000