



## EXECUTIVE SUMMARY

**To:** Jim Scholl, City Manager

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

**From:** Nicole Malo, Planner

**Meeting Date:** January 18, 2012

**Re:** Bahama Village Redevelopment Advisory Committee (BVRAC)  
Recommendation of Tax Increment Fund Appropriations, Fiscal  
Year 2011-2012

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### **Action Statement**

This request is for the approval of the BVRAC TIF ranking and funding allocation recommendations for the 2011-2012 fiscal year for projects located within the Bahama Village Subarea.

### **Background**

On September 30, 2011 the Planning Department received eight applications for the Bahama Village Subarea 2012 Tax Increment Fund, after preliminary staff review six were deemed complete. On November 3, 2011 the BVRAC heard presentations by the applicants and on December 1, 2011 the Advisory Committee ranked the applications and directed the distribution of available funds to the top four applicants. A total of \$424,810 of approximately \$437,000 in available funds are recommended for appropriation as follows:

1. Habitat for Humanity – Neighborhood Revitalization Initiative - \$75,000  
No matching funds are proposed to date for the Habitat for Humanity request; although sweat equity is a requirement of homeowners eligible to receive Habitat funding. This is the first time Habitat has requested TIF money from the BVRAC. The proposal is for repairs and improvements to residential properties that qualify for Habitat for Humanity needs based funding.
2. Newman Rehabilitation Project (New United Methodist Church) – \$80,810  
The St. James First Missionary Baptist Church proposed \$5,000 in matching funds for this cycle. This is the second phase of a three phase restoration project. The proposal includes structural and staining window panel repairs and the painting of the church.

3. Nelson English Willie Ward Community Park Improvements - \$189,000

The Nelson English/Willie Ward Park Improvements project does not have any direct matching funds proposed for this cycle; however improvements to the Martin Luther King pool were funded by the City and portions of the reconstruction of the park will be done by the City's public works department. This is the second allocation of TIF funding for the project. To date, Civil, Landscape and Site Plans have been submitted to the City for development plan review. This funding request is for complete construction of the plan after it is approved; however, at the will of the BVRAC the requested amount of funding was reduced for the project eliminating the proposed park restrooms from the first construction phase. Additional funding may be requested from the CRA in order to complete the project in future funding cycles.

4. Coral City Elks Lodge #610/ Coral City Temple #400 - \$80,000

This application includes a \$25,000 funding match and \$5,000 of in-kind work. The applicant originally requested \$178,000 for various structural repairs; however, the BVRAC approved a reduced allocation and limited the scope of work to the roof repairs and the street front structural canopy improvements. This is the second request for funding from the organization.

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

- Application Summary Table
- TIF Fund 2011-2012 Proposed Budget
- BVRAC Official Rankings
- Minutes from the December 1, 2011 BVRAC Meeting
- FY 2010-2011 Project Status
- Guidelines for Ranking BVCRA TIF Applications

**City Actions and Application Timeline**

Application Cycle -	July 5, 2011 – September 30, 2011
BVRAC Meeting - Application presentations	November 3, 2011
BVRAC Meeting - Application ranking and allocations	December 1, 2011
CRA Meeting - Final allocation approval	January 24, 2012

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**Recommendation:** Approval of the BVRAC appropriations as described above.