

RESOLUTION NO. 11-058

A RESOLUTION OF THE CAROLINE STREET CORRIDOR AND BAHAMA VILLAGE COMMUNITY REDEVELOPMENT AGENCY (CRA), AUTHORIZING AN EXPENDITURE OF TAX INCREMENT FINANCING FUNDS; PROVIDING CONDITIONS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to Florida Statute section 163.387, the CRA is authorized to use funds held in the Bahama Village tax increment financing ("TIF") account; and

WHEREAS, the CRA has reviewed/heard presentations by two applicants, which were submitted timely and consistent with the Community Redevelopment Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CAROLINE STREET CORRIDOR AND BAHAMA VILLAGE COMMUNITY REDEVELOPMENT AGENCY, AS FOLLOWS:

Section 1: That an expenditure of TIF funds for FY 10-11 is authorized as follows:

*Caroline Street/Trumbo Road Enhancements	\$325,000.00
*Key West Bight Amortization of Marina Revenue Bonds - Key West Bight District	<u>\$500,000.00</u>
TOTAL	<u>\$825,000.00</u>

Section 2: That City staff and the recipients shall work collaboratively on a schedule for the release of funds from the City. The City Manager shall implement policies and procedures to ensure the protection and most effective use of the allocated funds, including an agreement from the recipient for the audit of its books and records, personal guarantees, and the disqualification of the recipient from future funding for any misallocated funds.

Section 3: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Agency.

Passed and adopted by the Caroline Street Corridor and Bahama Village Community Redevelopment Agency at a meeting held this 15 day of February, 2011.

Authenticated by the presiding officer and Clerk of the Agency on February 23, 2011.

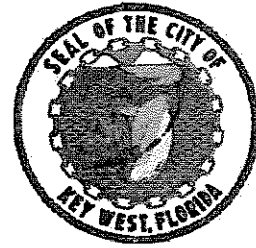
Filed with the Clerk February 23, 2011.


ATTEST:


CHERYL SMITH, CITY CLERK


CRAIG CATES, CHAIRMAN

EXECUTIVE SUMMARY



TO: Jim Scholl, City Manager
FROM: Mark Finigan, Assistant City Manager 
DATE: January 31, 2011
SUBJECT: Fiscal Year 2010 - 2011 TIF Appropriations
Caroline Street Corridor Subarea

A Resolution approving Fiscal Year 2010 - 2011 TIF Appropriations for the Caroline Street Corridor Subarea.

At an earlier meeting the City Commission / Community Redevelopment Agency heard presentations from two (2) applicants requesting TIF funding in which applications were both timely and consistent with the stated "Caroline Street Corridor Redevelopment Objectives and Strategies For Addressing Objectives", as defined in the Amended and Restated Community Redevelopment Plan, approved by the City Commission / Redevelopment Agency in January of 2010. Both applications were submitted by the City of Key West.

A summary of the two applications along with the respective applications are made a part of the Legistar file.

- | | |
|--|---------------------|
| • Caroline Street / Trumbo Road Enhancements | \$325,000 Requested |
| • Key West Bight Debt Service | \$500,000 Requested |

Financial Impact:

An amount of \$818,802 is available for appropriation for the Fiscal Year 2010-11 period (see attached calculation of available Caroline Street Corridor TIF funds).

There are several appropriation options available to the City Commission / Redevelopment Agency, as provided for in the Amended and Restated Community Redevelopment Plan.

- The City Commission / Redevelopment Agency could appropriate the entire FY 2010-11 available amounts to qualifying applicants in the amounts requested. Please note there is a small shortfall of \$6,198 (\$825,000 requested - \$818,802 available) and one of the applications would need to be reduced by the indicated amount.

- The City Commission / Redevelopment Agency may appropriate a portion of the available amount and reserve the unappropriated amount to a future funding cycle.
- The City Commission / Redevelopment Agency can reserve the entire available amount to a future funding cycle.

It should be noted there are statutory limits on how long TIF amounts available in a given year can remain unencumbered (appropriated for a specific qualifying purpose).

Recommendation:

Approve Fiscal Year 2010 - 2011 TIF Appropriations for the Caroline Street Corridor Subarea as follows:

- | | |
|--|-----------|
| • Caroline Street / Trumbo Road Enhancements | \$325,000 |
| • Key West Bight Debt Service | \$493,802 |

Background:

The Redevelopment Agency is charged with focusing on two (2) distinct subareas; (a) the Bahama Village subarea and (b) the Caroline Street Corridor subarea (collectively, the "Redevelopment Area"). These subareas were identified and community redevelopment activities have been progressing since the mid-1990s. In January 2010 the Community Redevelopment Plan was updated to ensure statutory compliance and culminated in the Amended and Restated Community Redevelopment Plan.

It is important to note the Amended and Restated Community Redevelopment Plan reflected a confirmation and ratification by the City and the Agency that all prior determinations associated with blighted area conditions still existed in both subareas.

The Amended and Restated Community Redevelopment Plan identifies over-arching primary objectives for redevelopment for each subarea, then begins to provide strategies to address the objectives in order to mitigate or correct the blighted area factors identified by the CRA and City and concludes with a demonstration of how this Community Redevelopment Plan conforms to the Comprehensive Plan. To follow are the stated objectives and strategies for the Caroline Street Corridor subarea.

- (A) Primary Objective 1: Recognition of Unique Community Characteristics. Maintain support and improve the unique and dynamic character of the Caroline Street Corridor subarea by recognizing the historical, architectural, and cultural character of the community fabric, the neighborhoods and businesses which comprise the subarea, the importance of the existing and

historic seaport area along the Key West Bight (including the ferry terminal) and the evolving Caroline Street commercial corridor, and the pedestrian-oriented connections which link the subarea to the larger environment of the City. The following are a series of non-exclusive strategies to achieve the objective:

(1) Continue to support the revitalization of the Key West Bight, including improvement and expansion of the continuous harborwalk and related public realm along the waterfront and support water-dependent and water-related uses, including ferry operations.

(2) Improve the physical design and operation of roads and walkways connecting to the Key West Bight area, with a particular focus on the terminus of Williams Street, Margaret Street.

(3) Recognize the growing importance of Caroline Street as both a neighborhood-serving and tourist-serving commercial area with distinct characteristics which support residential and mixed use redevelopment throughout the entire subarea, including quieter residential districts.

(4) Ensure that redevelopment respects and incorporates the historic pattern of land uses and scale while improving vehicular and pedestrian connectivity, improving infrastructure, facilitating public access (visual and physical) and responding to community concerns.

(5) Support multi-modal transportation options, including the ferry terminal and other water-based transportation options.

(B) Primary Objective 2: Innovative Use of Transportation, Pedestrian and Open View Corridors. Preserve, emphasize and expand public waterfront access and connectivity, advance open view corridors to the water, and encourage pedestrian opportunities to access and/or walk along the waterfront. The following are a series of non-exclusive strategies to achieve the objective:

(1) Encourage bicycle and pedestrian access to and through the Caroline Street Corridor subarea using attractive and positive landscape architecture, including landscaping, sidewalks, and way-finding techniques.

(2) Support initiatives to identify the subarea and important corridors within the subarea with signage, characteristic design approaches, and other techniques to indicate arrival into the subarea and support a sense of place.

(3) Develop and invest in transportation, power, utility, pedestrian and communications infrastructure corridors within the Community Redevelopment Area.

(4) Recognize the importance of the Key West Bight area as well as the Caroline Street corridor in shaping redevelopment efforts.

(C) Primary Objective 3: Advance Housing Stocks. Reinvest in, refurbish or replace housing stocks; address and encourage incorporation of affordable and work-force housing into the fabric of the Community Redevelopment Area; preserve and empower homeownership and long-term rentals for City residents. The following are a series of non-exclusive strategies to achieve the objective:

(1) Encourage reinvestment in new, and redevelopment of existing, affordable and work-force housing units. Provided, however, that such activities should be mindful not to unduly displace residents or alter neighborhoods.

(2) Identify and/or create a variety of appropriate programs to assist in the development, renovation and redevelopment of housing stock.

(3) Ensure that the historic and cultural values of new and existing structures are supported and maintained through application of existing HARC guidelines and through loan and funding programs.

(4) Encourage redevelopment within the Caroline Street Corridor subarea in a manner that avoids a net reduction of affordable or work-force housing below what is existing within the Caroline Street Corridor prior to redevelopment.

(D) Primary Objective 4: Improve Infrastructure. Consider existing infrastructure and or infrastructure needs in a manner that addresses the consequences of blighted area conditions. The following are a series of non-exclusive strategies to achieve this.

(1) Support correction of flooding and improvement of stormwater management throughout the subarea.

(2) Support repair and replacement of sidewalks, and construction of new sidewalks, as well as bicycle lanes, throughout the subarea.

(E) Primary Objective 5: Stimulate Public and Private Participation. Stimulate real and substantial public/private interest and participation in the redevelopment of the Community Redevelopment Area as a vibrant community. The following are a series of non-exclusive strategies to achieve the objective:

(1) Identify incentive programs, grants and funding options, applicable to CRA objectives.

(2) Consider public/private partnerships on a case by case basis when such partnerships further redevelopment objectives.

(F) Primary Objective 6: Address Parking and Traffic Congestion. Employ innovative transportation strategies to address traffic circulation, reduce congestion, protect pedestrians and provide for diverse and creative parking solutions, intermodal transportation and pedestrian opportunities to within and throughout the Community Redevelopment Area; enhance connection with other areas of the City; and, improve emergency evacuation. The following are a series of non-exclusive strategies to achieve the objective:

(1) Continue to encourage the development and maintenance of joint use parking areas to support development and redevelopment as well as parking priority programs.

(2) Support parking programs to address peak period usage of area while supporting community character.

(G) Primary Objective 7: Innovative Development and Use of Open Space. Encourage the provision, maintenance and policing of the public realm, including open public space improvements, in a manner that enhances the Community Redevelopment Area as a vibrant community. The following are a series of non-exclusive strategies to achieve the objective:

(1) Support development and redevelopment which enhances the public realm through physical connectivity and open space improvements.

(2) Support the advancement of the arts, street art, and encourage the design and use of the public realm in a manner that nurtures and embraces the arts.

(H) Primary Objective 8: Promote Sustainable Community Redevelopment. Identify, seek and promote a workable means to fund, finance and deliver infrastructure improvements and program expenditures needed to promote sustainable redevelopment within the Community Redevelopment Area. The following are a series of non-exclusive strategies to achieve the objective:

(1) Promote an open dialogue with residents, landowners, business interests and other stakeholders.

(2) Employ a transparent annual process to estimate, allocate, and manage available funds to achieve the community redevelopment activities envisioned by this plan.

(3) Employ a transparent annual process that evaluates the success and effectiveness of prior years' allocations of funds for community redevelopment.

(I) Primary Objective 9: Support Community Redevelopment. Ensure that revitalization, redevelopment and new projects within the Community Redevelopment Area comply with planning review, the Historical Architecture Review Commission ("HARC"), the Tree Commission and any other applicable local, state or federal regulatory provisions. The following is an initial non-exclusive strategy to achieve the objective:

(1) Ensure that projects or programs proposed for funding undergo pre-application review by City staff to identify regulatory procedures, issues and concerns.

(J) Primary Objective 10: Emphasize a Safe and Clean Environment. Ensure that the Community Redevelopment Area is safe and clean over a period of time; identify and implement extraordinary maintenance and community policy innovation activities. The following are a series of non-exclusive strategies to achieve the objective:

(1) The Community Redevelopment Act encourages "community policing innovations." This concept is defined as policing techniques or strategies designed to reduce crime by reducing opportunities for, and increasing the perceived risks of engaging in, criminal activity through visible presence of law enforcement in the community, including, but not limited to, community mobilization, neighborhood block watch, citizen patrol, foot patrol,

storefront police stations or intensified motorized patrol. The intent of these programs will be to improve the actual and perceived security, building safety and appearance of the Community Redevelopment Area. The following principles, based upon the experience within the City and of other communities, shall be established to guide these programs, they include: addressing socioeconomic or environmental/urban design problems which cause, encourage or facilitate criminal activity; involve local citizens in the campaign against crime; make the local law enforcement or security force approachable and trusted in order to foster an image of the community as a safe place to live, work and do business. To realize the full intent of the community policing, the following initiatives may be undertaken:

(a) Law enforcement officers and security personnel will be able to circulate throughout the Community Redevelopment Area on a regular basis to meet visitors, residents and business owners, listen to their security concerns and ask for their ideas to solve crime problems. Whenever possible, officers will attend community meetings and special events.

(b) Periodically analyze the crime "blotter" to assess the numbers and types of law enforcement responses within the Community Redevelopment Area. This analysis can be used to identify problems and trends.

(c) Create a special patrol or "beat" for the Community Redevelopment Area to provide a stronger law enforcement presence, additional door checks, bicycle patrols and like alternatives.

(d) Develop innovative techniques to address special needs of visitors.

(e) Implement crime prevention through environmental/urban design standards to correct any security problems related to site improvements such as site design, lighting and landscaping. These standards may be integrated into information posted on the City's website or printed materials distributed throughout the Community Redevelopment Area.

(f) The CRA and City may identify, execute, and coordinate special maintenance standards and programs for public facilities or areas such as streetscape, landscape and other embellishments within the public right-of-ways, roadways, open space areas and active and passive recreation areas.

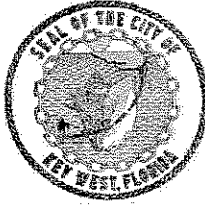
Anticipating the question, "can TIF funds be used for the purpose of servicing prior issued debt", to follow is an excerpt from the Amended and Restated Community Redevelopment Plan:

(H) This Community Redevelopment Plan focuses only on tax increment revenues, but does not preclude the innovative use of other significant revenues and structural opportunities that can be leveraged, combined and

deployed in concert with tax increment revenues and the leveraging affects they generate. A variety of local, state and federal programs might be connected to the tax increment revenues in a manner which leverages the tax increment revenues or obtains other dollars for redevelopment within the Community Redevelopment Area. Tax increment revenues may be expended for community redevelopment, used independently to service debt, used for community redevelopment, or they may be paired with a deliberately constructed non-ad valorem assessment or municipal taxing unit program that leverages the expected flow of tax increment revenues; and, can even be used to leverage, offset, or buy down special assessments used to finance capital improvements.

**Community Redevelopment Area Appropriation Requests
Caroline Street Sub-Area
2011 (FY 2010-2011)**

Applicant	Project Name	Project or Program Type	FY 2011 Request	Expected Scope of Work Associated with Allocation	Notes
City of Key West	Caroline Street/Trumbo Road Enhancements Caroline Street between Elizabeth and Grinnell and a portion of Trumbo Road	Construction Project	\$325,000 (no match provided)	Design and construction documents for Caroline Street and Trumbo Road improvements including roadway, sidewalks, stormwater, landscaping and lighting.	This is a single phase project
City of Key West	Key West Bight Amortization of Marina Revenue Bonds Key West Bight District	Debt Service for land acquisition	\$500,000 (847,401 match provided) \$ 825,000	Contribution towards annual debt service including amortization of the principal on a total outstanding balance of \$11,376,493	The bond timeframe extends to 2018
TOTAL					



Caroline Street / Trumbo Road Enhancements

- Original Application
- Request for Additional Information
- Amendment to Application



**Community Redevelopment Area
Application for Tax Increment Appropriation
2011 Allocation**

Applications for funding are accepted between Tuesday, July 6, 2010 and Friday, October 1, 2010. By law funding for the Community Redevelopment Agency occurs after January 1. The attached Community Redevelopment Agency Use of Tax Increment Funding Guidelines includes additional information to assist in the application process.

A. CRA LOCATION: Which Community Redevelopment Area (CRA) subarea is the project located within? *Check one:* Bahama Village Subarea Caroline Street Corridor Subarea

B. PROJECT NAME: Caroline Street/Trumbo Road Enhancements

C. PROJECT LOCATION/ADDRESS: Caroline Street between Grinnell Street and Elizabeth Street
and Trumbo Road

D. APPLICANT (PLEASE EXECUTE ATTACHED AUTHORIZATION FORMS)

Entity City of Key West

Authorized Representative Doug Bradshaw

Role or Capacity of Authorized Representative City Senior Project Manager

Address 3140 Flagler Ave, Key West, FL 33040

Telephone Number 305-809-3792

Cellular Number 305-797-8361

E-Mail Address dbradsha@keywestcity.com



E. PROJECT INFORMATION

What type of project is proposed: *Check one:* Construction/Restoration Program

Provide a brief description of the project:

This project will provided design and construction documents for Caroline Street and Trumbo Road

improvements including roadway, sidewalks, stormwater, landscaping and lighting. Full project

description attached

If a Construction/Restoration Project, please provide information that fully describes the physical boundaries of the proposed project as follows:

map(s)

deeds(s)

boundary survey

Monroe County Property Appraiser data for the site (<http://www.mcpafl.org>)

If a Program, please fully describe the population served by the program and the address of the program facility location, if applicable. Please attach authorization from the property owner for the proposed program facility location.

Facility location authorization

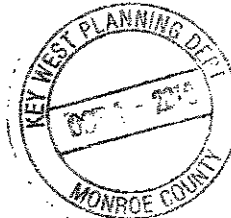
F. OWNERSHIP AND LEGAL STRUCTURE

Provide the full name(s) of the person(s) or entity(s) expected to own (or operate if a program) the project and fully describe their legal structure (i.e. principals, ownership interests, relationship to parent organization, subsidiaries, etc.). Include a complete list of officers, directors and board members (as applicable) associated with entity who requested the appropriation. Attach additional information if necessary.

City of Key West

Is the facility or program open to the public regardless of the individual's race, color, sex, gender identity or expression, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, or source of income and is there a charge associated with public use or entry to the facility or program? Please describe if necessary or explain if facility or programs have limitations to access. Attach additional information if necessary.

The facility is open to the public with no limitations



G. PREAPPLICATION MEETING

A pre-application with the City Planner and Historic Preservation Planner is required prior to application submittal. Please provide the following pre-application meeting dates:

9/22/2010

Planning Department

9/30/2010

Historic Preservation Planner

H. PROJECT BUDGET

Note: Applicants are encouraged to consider the total amount available for TIF funding in 2011 relative to their project request.

1. Is funding requested for multiple phases (over more than one funding cycle?)
 yes no

2. Project Cost for 2011 325000

Total Project Cost _____ (if multiphase, for all years)

3. Amount of TIF Funding Requested for 2011 325000

Total Amount of TIF Funding Requested _____
(if multiphase, for all years)

4. Total Amount of matching funds provided for 2011 0

Total Amount of matching funds provided _____
(if multiphase, for all years)

Describe the source and amount of matching funds _____

5. Attach a detailed budget for the project describing each key element and estimated costs (if multiphase, for all years)

Detailed budget attached

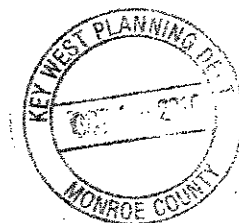
I. PROJECT SCHEDULE

Please provide a schedule for approvals, construction and implementation of proposal, including multiyear phasing if relevant.

Schedule attached

J. GREEN FEATURES

Although not specifically required by Chapter 163, part 3, Florida Statutes of the Community Redevelopment Act, it is important to encourage the concept of going green within the context of implementation of a community redevelopment. Going green in this instance means conscious attempts to reduce overall negative environmental impacts by individuals, businesses and government. Community redevelopment activities including the appropriation and use of tax increment when reasonably feasible should



consider a focus on conserving the earth's resources, energy efficient activities, production of consumption of energy, use of sustainable materials, elimination of waste, compliance with environmental regulations and the use of environmentally friendly products, equipment and services. In this context green services are earth friendly, ethically produced and made energy efficient and employ the use recyclable materials. Please indicate how this application will promote green services. **Projects with green features will be given priority for funding.**

Green Features response attached

K. CERTIFICATION

By making this application, Applicant certifies that he or she has read Section 163.340(9), Florida Statutes (the definition of "community redevelopment") and the City's Community Redevelopment Plan (including any amendment or restatement thereof, and understands that any funding pursuant to application must be consistent with the City's community redevelopment policy objectives and City of Key West guidelines and procedures.)

The undersigned has read this form, authorized its preparation and, under penalty of perjury, hereby certifies that, to the best of his or her knowledge and belief that the information provided is true, accurate and complete. Applicant understands that any appropriation is subject to available funds and if requested agrees to provide any and all additional information in a timely fashion as requested by the CRA or City.

Chapter 837.06 Florida Statues - False Official Statements - Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in S. 775.082 or S. 775.083.

Applicant's Signature: J. Schall Date: 30 Sept 2010

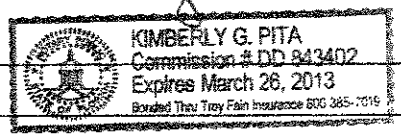
Subscribed and sworn to (or affirmed) before me on 9/30/10 (date) by

Jim Schall
Please Print Name of Affiant

He/She is personally known to me or has presented _____ as identification.

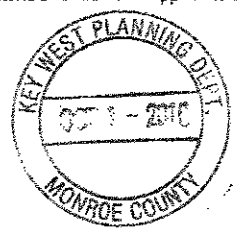
Kimberly G. Pita
Notary's Signature and Seal

Kimberly G Pita Name of Acknowledger printed or stamped



Title or Rank

Commission Number, if any



Authorization Form

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Jim Scholl, City Manager for the City of Key West authorize
Please Print Name(s) of Owner(s)

Doug Bradshaw
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City.

Jim Scholl Signature of Owner
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on 9/30/10 (date) by
Jim Scholl

Please Print Name of Affiant

He/She is personally known to me or has presented _____ as identification.

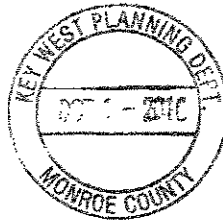
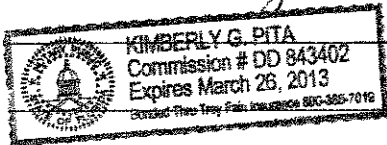
Kimberly G. Pita
Notary's Signature and Seal

Kimberly G Pita

Name of Acknowledger printed or stamped

Title or Rank

Commission Number (if any)



Verification Form

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

I, City of Key West, being duly sworn, depose and say
Name(s) of Applicant(s)

that I am (check one) the Owner Owner's Legal Representative
for the property identified as the subject matter of this application:

Caroline Street Corridor and Trumbo Road
Street Address and Commonly Used Name (if any)

All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

J K Scholl
Signature of Owner/Legal Representative

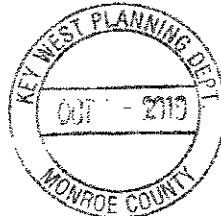
Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on 9/30/10 (date) by
Jim Scholl (name). He is personally known to me or has
presented _____ as identification.

Kimberly G. Pita
Notary's Signature and Seal

Kimberly G. Pita Name of Acknowledger typed, printed or stamped

Title or Rank Commission Number (if any)



Caroline Street Corridor Community Redevelopment Application for Tax Increment Funding for Roadway Redesign of Caroline Street and Trumbo Road

INTRODUCTION

Caroline Street and the area businesses contributed significantly to the City of Key West throughout the early to mid 1900's. This area was a bustling sea port and an economic engine for the city. During the last 30 years of the 20th century the area became run-down and Caroline Street and Trumbo Road have seen little infrastructure maintenance since. The road, sidewalks, stormwater, landscaping, and lighting are generally deteriorated and in need of rehabilitation or re-construction.

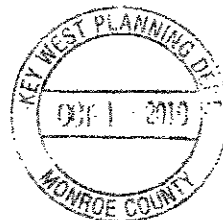
Community redevelopment investment in area businesses can be further sustained by providing a safe, clean, attractive and inviting corridor on Caroline Street and Trumbo Road. The historic nature of the area can be enhanced by making the area more walkable, calming traffic, improving road drainage, enhancing connectivity and parking throughout the area, and landscaping. A solid foundation is necessary to support the vision for the economic future of the area.

Caroline Street has a mix of residences and businesses; the businesses being in the area of lower elevation and greater flooding during storms and standing water after rains. Business operations and building structures are negatively impacted by vehicles splashing water on buildings and pedestrians. The road is in substandard condition due to a combination of inadequate maintenance and high groundwater which can completely infiltrate the entire base material at high tides. The deterioration and standing water make traveling by bicycle hazardous at best.

Trumbo Road has the opportunity for dramatic change. It begins at the entrance to the United States Coast Guard Station, and although it is used for residents to access businesses on Caroline Street and downtown, there is no sidewalk available. On either side of the paved road is an unkempt green space often used for dumping trash and waste concrete. Pedestrians walking from the School Board facility to Caroline for lunch have to travel in the street and often around standing water.

This project seeks to address many concepts listed in the Community Redevelopment Plan:

- Improve Infrastructure
- Recognition of Unique Community Characteristics
- Stimulate Public and Private Participation
- Address Parking and Traffic Congestion
- Innovative Development and Use of Open Space
- Promote Sustainable Community Redevelopment
- Support Community Redevelopment
- Emphasize a Safe and Clean Environment



VISION

A Caroline Street and Trumbo Road area which is a sustainable bustling business community, attractive and inviting, with the social fabric of the neighborhood enhanced. The roads will have a landscape design that enhances the resident's experience, has new streetscape, has well

functioning stormwater systems and underground utilities where feasible, a safe, calm road system and adjacent properties that are usable at extreme tides and in heavy rains, and are well mitigated for tropical storm events and sea level rise so the community can continue to withstand the test of time.

PROJECT GOAL

Create a full infrastructure and streetscape design for Caroline Street and Trumbo Road, and their transition to the side streets adjacent, which provides for improved visitor experience and residential lifestyle. The design will establish a long-term design plan that considers the historic nature of the area, including re-use of existing historic resources, but, plans for severe storms, increasing sea level and future reduction of aquifer water sources.

The design will include recommendations for stormwater reuse and reclaimed water piping, as well as recommendations for the future elevation or flood proofing of each building adjacent to the road in an effort to enhance sustainability as recommended in the City Comprehensive Plan, Community Redevelopment Plan, LMS Plan and sustainability plans. The project will dovetail with the Key West Bight Master Plan that is currently being performed.

Trumbo Road will be re-designed to achieve connectivity between the US Coast Guard (USCG) Station and the Ferry Terminal. The plan will provide for a proposed stormwater system and recommended erosion control plan for the coastal elements alongside the road. It is expected that the design, when implemented, will improve the economic vitality of the area, attract other investment to the area and provide beautification of commercial corridor.

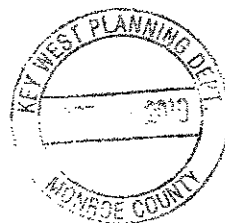
GREEN ELEMENTS

This project will include a variety of “green”, or sustainable, elements. Materials that will be incorporated into the design will include recycled historic bricks and curbs; native landscaping; energy efficient lighting; recycle containers; and state of the art stormwater products. The design will make recommendations concerning reuse water, cisterns to use stormwater for irrigation and will allow for improved open spaces and water efficient landscaping. The addition of shade and appropriate street furniture will improve walkability and improve the Key West Transit experience.

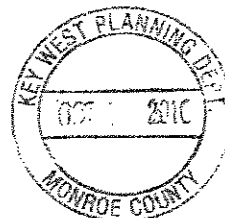
The project has a key element to increase resiliency to storm surges and sea level rise. The design manual will have recommendations for flood mitigation for adjacent properties which will help businesses and residents become more resilient, helping businesses to open immediately after a storm with less damage.

PROJECT SCOPE

- A full survey of the right of way, including locations of all properties, utilities, pavement and sidewalks, landscape, and elevations of adjacent yards and building finished floor elevations.
- Geotechnical testing
- Streetscape design (landscape design, architectural elements, lighting design, street furniture, etc.) plans
- Storm water design plans including modeling



- Roadway design plans
- Sidewalk design plans
- Project specification and bidding manual
- A report recommending future phasing of work to implement the plan
- Recommendations for coastal erosion control plan along Trumbo Road



PROJECT AREA



Google

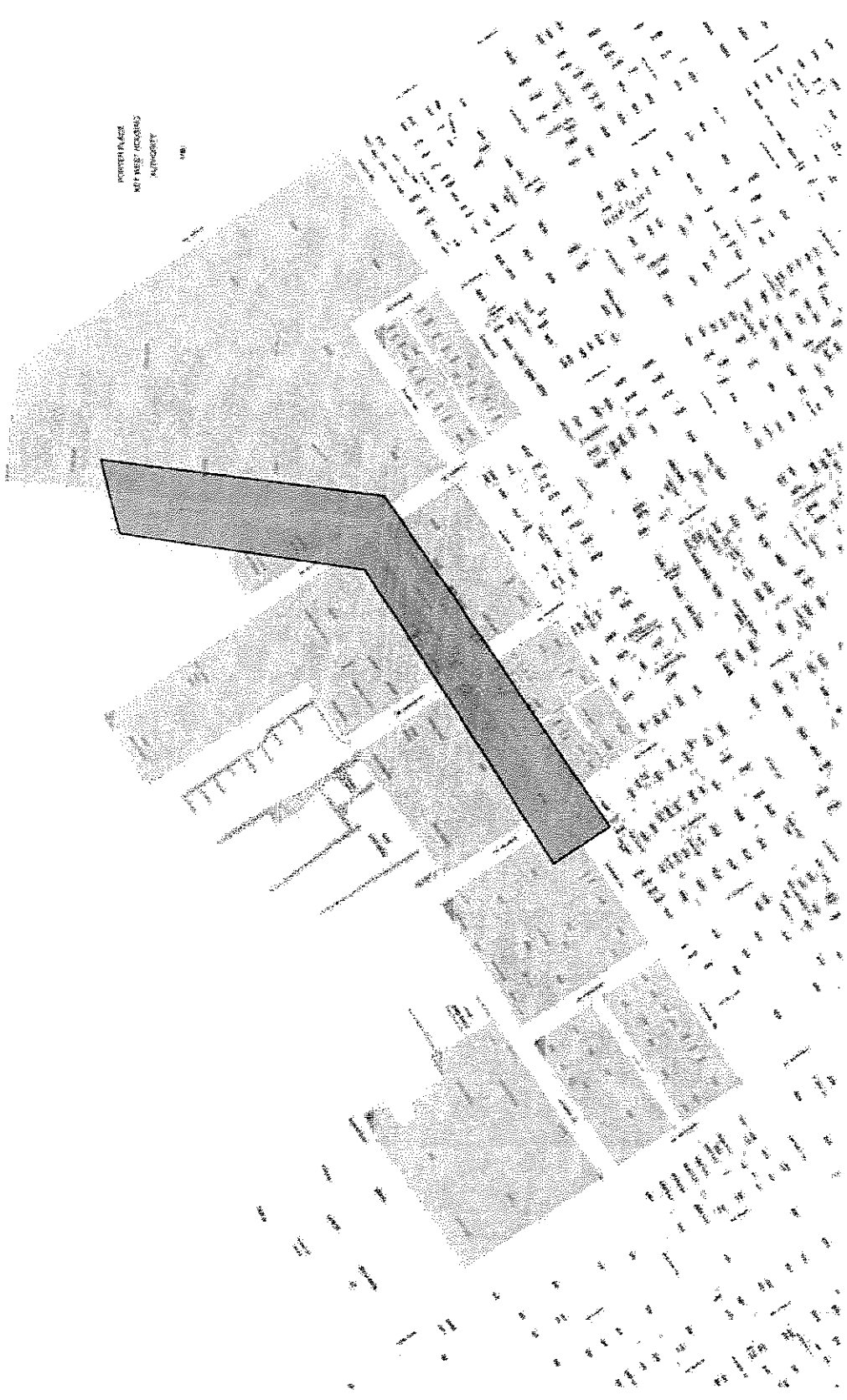
Eye Alt 1803 ft

© 2010 Google

Images by Geographic Survey

43° 49' 24" N, 81° 59' 72" W, Elev 110 ft





PORTER PLACE
KEY WEST AIRCRAFT
AUTHORITY

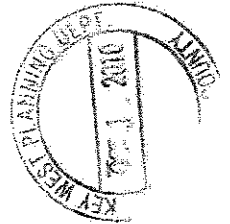
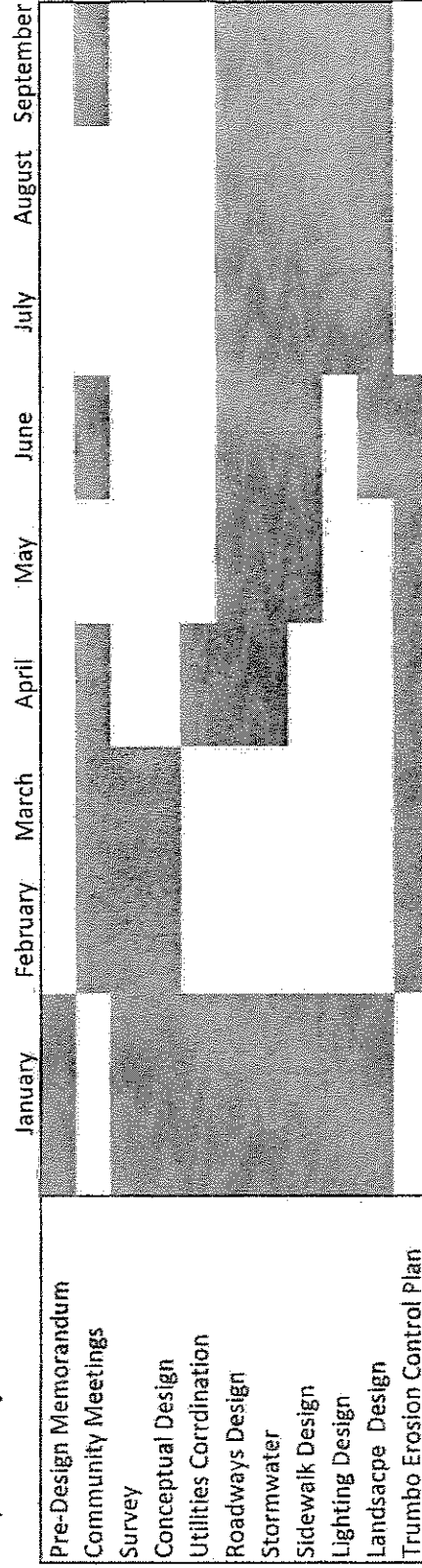
Location Map
Caroline Street Corridor Sub-Area
City of Key West Community Redevelopment Area

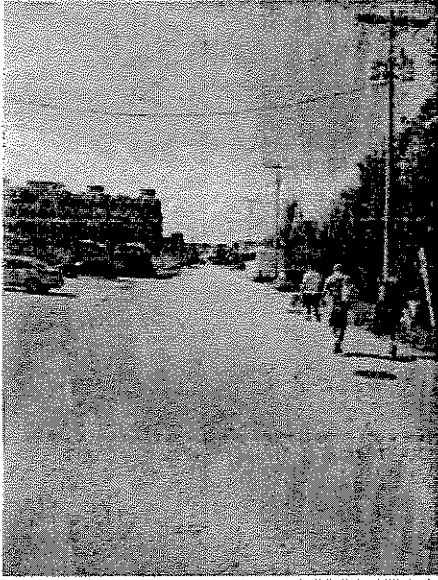


Proposed Caroline Street/Trumbo Road Reconstruction Design
Proposed Cost Schedule

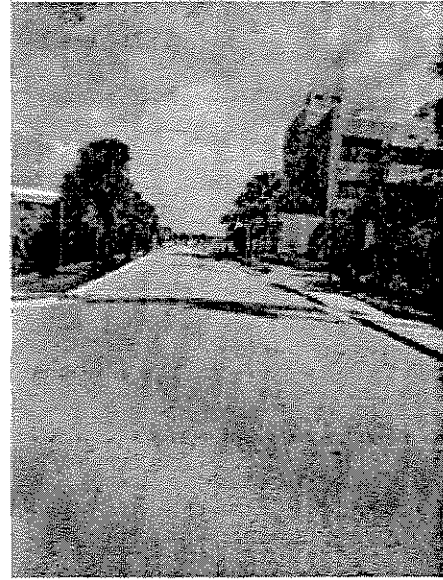
Phase	Cost
Pre-Design Memorandum	\$ 10,000.00
Community Meetings	\$ 5,000.00
Survey	\$ 20,000.00
Conceptual Design	\$ 50,000.00
Utilities Coordination	\$ 5,000.00
Roadways Design	\$ 25,000.00
Stormwater	\$ 75,000.00
Sidewalk Design	\$ 25,000.00
Lighting Design	\$ 15,000.00
Landscape Design	\$ 20,000.00
Trumbo Erosion Control Plan	\$ 75,000.00
Total	\$ 325,000.00

Proposed Caroline Street/Trumbo Road Reconstruction Design
Proposed Project Schedule



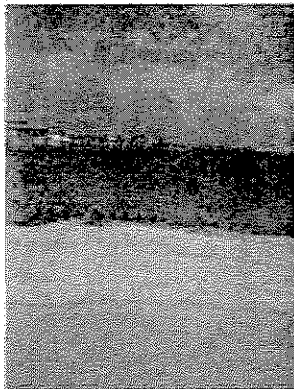


Trumbo Road Looking South



Trumbo Road Looking North

Note the impressive features on the right photograph in stark comparison to the lack of pedestrian amenities on the left. Also note the US Coast Guard families having to walk in the street with children to go to the neighborhood pool.

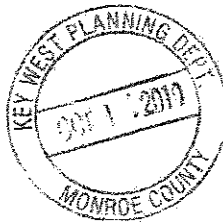
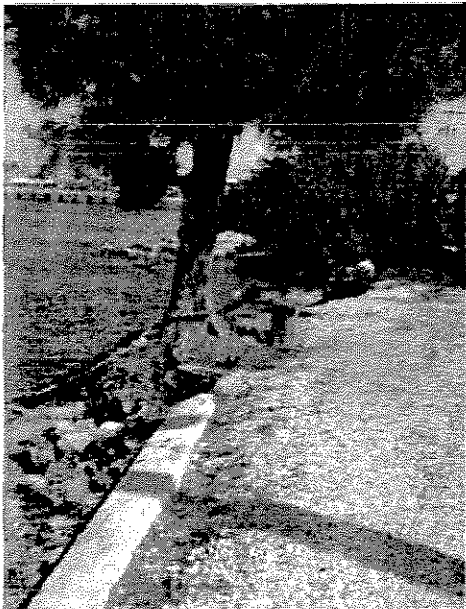


This is the view looking west from Trumbo Road. The area and view is seldom enjoyed by residents or visitors, but could offer a wonderful sunset walk for neighborhood residents and tourists. Construction of such a walk can be funded through the state FDEP Coastal Partnership Initiative Working Waterfronts grant program.





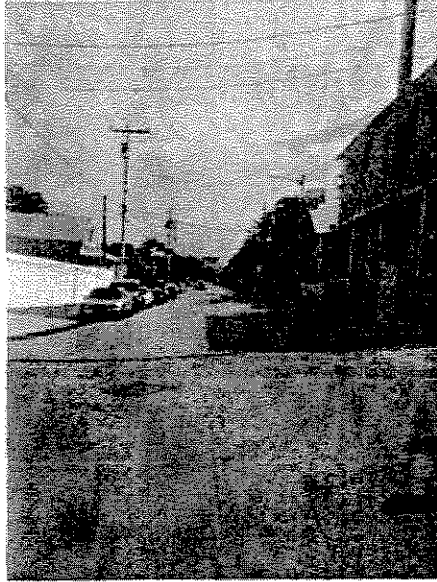
On Trumbo Road, between the road and Key West Bight is a shoreline with various methods used to inhibit continued erosion of the shoreline. Methods include concrete telephone poles, jersey barricades, riprap, recently placed waste concrete, among others. In some cases the shoreline appears to be stable, and in others eroding from stormwater runoff and wave action. In this area, a separate coastal erosion control plan for the length of the road should be initiated to ensure any inland infrastructure improvements are not negatively impacted by erosion or wave action.



Caroline Street

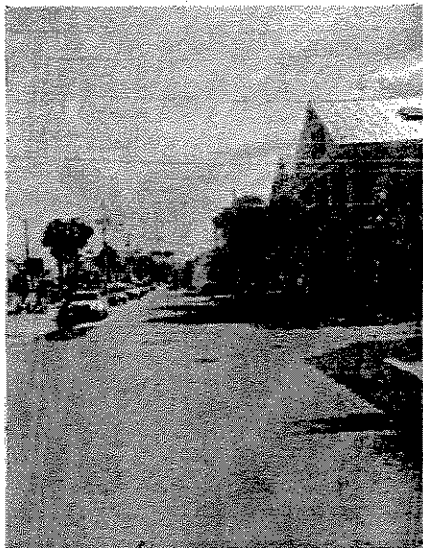


Caroline Street 600 Block



Caroline Street 700 Block

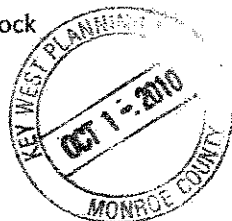
Note the stark contrast between the lined 600 block and 700 block of Caroline Street.

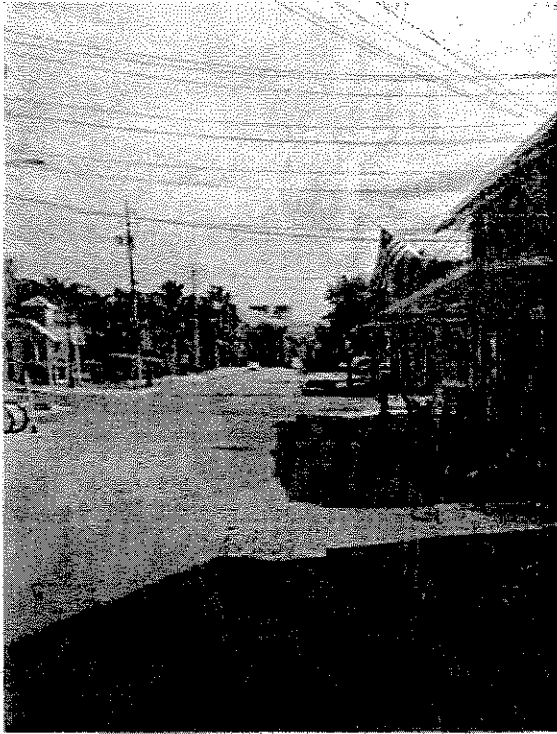


Caroline Street 800 Block

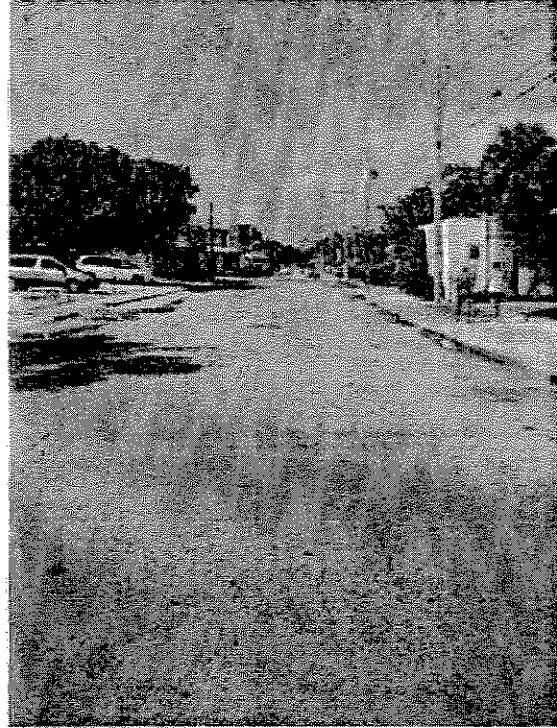


Caroline Street 800 Block

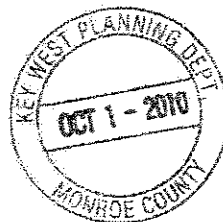




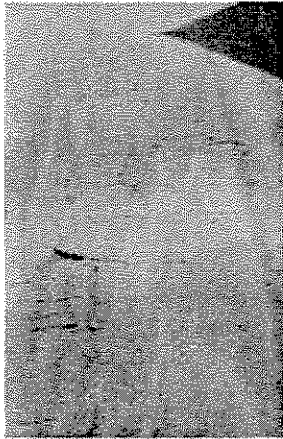
Caroline Street 900 Block – view from Grinnell Street



Caroline Street 800-900 Block



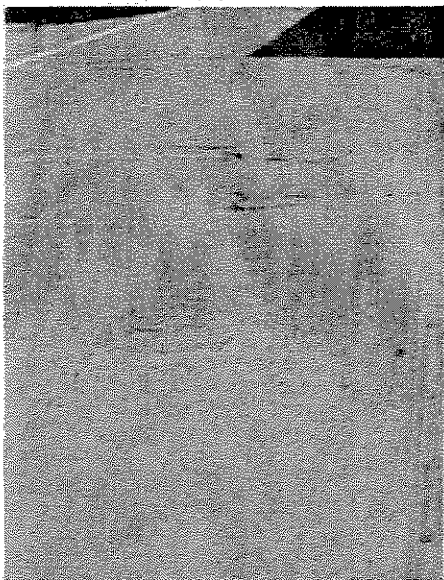
Caroline Street has a pavement system that has passed its useful life in most locations. This is due to lack of routine maintenance and high ground water levels that penetrate the full road base. The road does not have the required crown and grade to allow standing water to drain to inlets. The following photos are indicative of the need for a road reconstruction project. Such a project can be performed at one time or in phases annually. Trumbo Road and Caroline Street have problems such as standing water, base failure, and alligator cracking



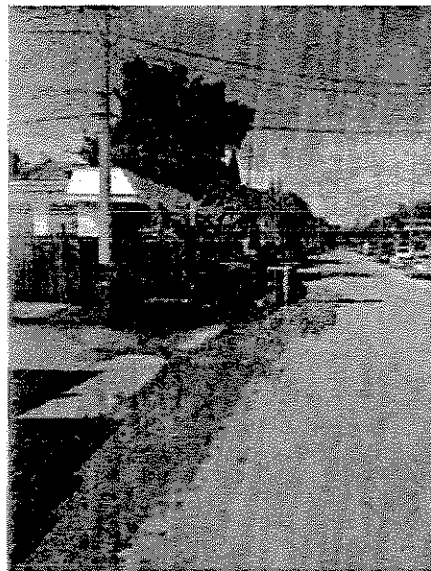
Disintegration



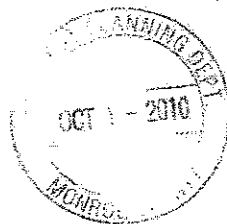
Pavement depression

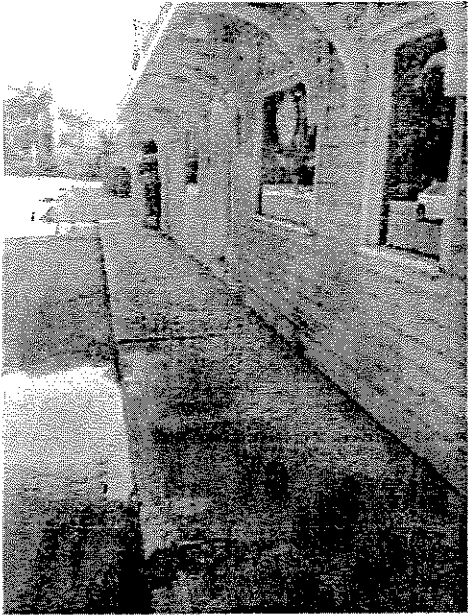


Alligator trench and block cracking

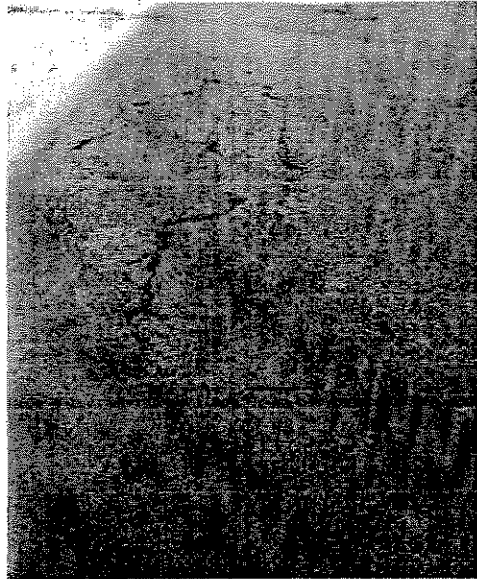


Paving joint cracking and pavement depression

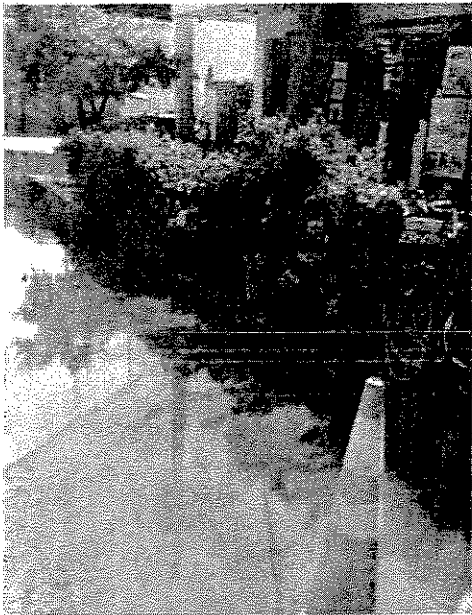




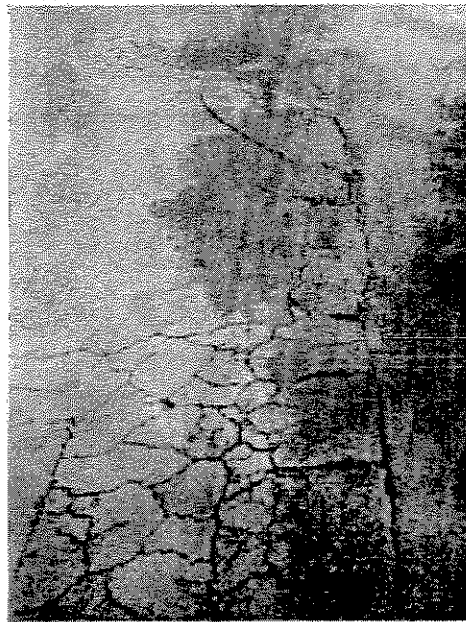
Pavement depression causing standing water and water damage to the adjacent building



Slippage cracking



This depression holds water so often that potted plants are used to shield shoppers from getting splashed when visiting the adjacent retail store.



Alligator cracking and depression



Request for Additional Information



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

October 13, 2010

VIA ELECTRONIC MAIL

Doug Bradshaw
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

**RE: Application for Tax Increment Appropriation
Caroline Street/Trumbo Road Enhancements
Request for Additional Information and Clarification**

Dear Mr. Bradshaw:

The City is in receipt of your timely submitted application for the Caroline Street/Trumbo Road Enhancements project. Staff has conducted a preliminary review of the application and is requesting the following additional information or clarification regarding the submitted materials:

- Clarification of the project area included in the request; and,
- A revised schedule which incorporates the city's request for qualifications and bidding process.

This additional information is requested by October 25, 2010.

Your project presentation is tentatively scheduled before the Community Redevelopment Agency on December 7, 2010. The CRA meets after the City Commission meeting; that meeting convenes at 6:00 p.m. Please be prepared to describe the key aspects of your project in 10 minutes or less and to answer questions that may be posed by the board. In addition, staff or board members may have additional information or clarification requests during the review period.

Please do not hesitate to call me with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Amy Kimball-Murley".

Amy Kimball-Murley, AICP
Planning Director

Xc: Mark Finigan, Assistant City Manager
Shawn Smith, City Attorney
CRA Files

Amendment to Application
October 25, 2010



THE CITY OF KEY WEST
3140 Flagler Ave
KEY WEST, FLORIDA 33040
www.keywestcity.com

Engineering
(305) 809-3792

November 3, 2010

Amy Kimball-Murley, AICP
City of Key West
3140 Flagler Ave
Key West, FL 33040

**RE: Caroline Street/Trumbo Road Enhancements
Request for Additional Information and Clarification
Application for Tax Increment Funding**



Dear Mrs. Murley:

Per your letter dated October 13, 2010, I am submitting the additional information you requested in order to clarify the City's application for Tax Increment Funding.

1. The project area includes Caroline Street from Grinnell Street to Elizabeth Street and the City owned portion of Trumbo Road (see attached).
2. A revised schedule that includes the City's Request for Qualification process is attached.

If you have further questions or need additional information, please do not hesitate to call me at 305-809-3792.

Sincerely,

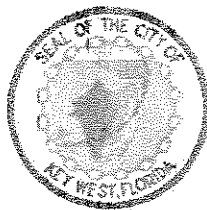
A handwritten signature in black ink, appearing to read "Doug Bradshaw".

Doug Bradshaw
Port Project Manager



Key West Bight Amortization of Marina Revenue Bonds Enhancements

- Original Application
- Request for Additional Information
- Amendment to Application



Community Redevelopment Area Application for Tax Increment Appropriation 2011 Allocation

Applications for funding are accepted between Tuesday, July 6, 2010 and Friday, October 1, 2010. By law funding for the Community Redevelopment Agency occurs after January 1. The attached Community Redevelopment Agency Use of Tax Increment Funding Guidelines includes additional information to assist in the application process.

- A. CRA LOCATION: Which Community Redevelopment Area (CRA) subarea is the project located within? *Check one:*
 - Bahama Village Subarea
 - Caroline Street Corridor Subarea

B. PROJECT NAME: Key West Bight amortization of marina revenue bonds

C. PROJECT LOCATION/ADDRESS: Key West Bight

D. APPLICANT (PLEASE EXECUTE ATTACHED AUTHORIZATION FORMS)

Entity City of key West

Authorized Representative Marilyn Wilbarger,

Role or Capacity of Authorized Representative Senior Property Manager

Address 201 William Street

Telephone Number 305-809-3794

Cellular Number _____

E-Mail Address mwilbarg@keywestcity.com



E. PROJECT INFORMATION

What type of project is proposed: *Check one:* Construction/Restoration Program

Provide a brief description of the project:

Annual debt service including amortization of the principal on a total

outstanding balance of \$11,376,493

If a Construction/Restoration Project, please provide information that fully describes the physical boundaries of the proposed project as follows:

map(s)

deeds(s)

boundary survey

Monroe County Property Appraiser data for the site (<http://www.mcpafl.org>)

If a Program, please fully describe the population served by the program and the address of the program facility location, if applicable. Please attach authorization from the property owner for the proposed program facility location.

Facility location authorization

F. OWNERSHIP AND LEGAL STRUCTURE

Provide the full name(s) of the person(s) or entity(s) expected to own (or operate if a program) the project and fully describe their legal structure (i.e. principals, ownership interests, relationship to parent organization, subsidiaries, etc.). Include a complete list of officers, directors and board members (as applicable) associated with entity who requested the appropriation. Attach additional information if necessary.

City of Key West

Is the facility or program open to the public regardless of the individual's race, color, sex, gender identity or expression, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, or source of income and is there a charge associated with public use or entry to the facility or program? Please describe if necessary or explain if facility or programs have limitations to access. Attach additional information if necessary.

One of the principal reasons the Key West Bight was purchased to ensure continued

public access to the waterfront



consider a focus on conserving the earth's resources, energy efficient activities, production of consumption of energy, use of sustainable materials, elimination of waste, compliance with environmental regulations and the use of environmentally friendly products, equipment and services. In this context green services are earth friendly, ethically produced and made energy efficient and employ the use recyclable materials. Please indicate how this application will promote green services. **Projects with green features will be given priority for funding.**

Green Features response attached

K. CERTIFICATION

By making this application, Applicant certifies that he or she has read Section 163.340(9), Florida Statutes (the definition of "community redevelopment") and the City's Community Redevelopment Plan (including any amendment or restatement thereof, and understands that any funding pursuant to application must be consistent with the City's community redevelopment policy objectives and City of Key West guidelines and procedures.)

The undersigned has read this form, authorized its preparation and, under penalty of perjury, hereby certifies that, to the best of his or her knowledge and belief that the information provided is true, accurate and complete. Applicant understands that any appropriation is subject to available funds and if requested agrees to provide any and all additional information in a timely fashion as requested by the CRA or City.

Chapter 837.06 Florida Statutes - False Official Statements - Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in S. 775.082 or S. 775.083.

Applicant's Signature: [Signature] Date: 9-30-10
Subscribed and sworn to (or affirmed) before me on 9/30/10 (date) by

Marilyn Wilbarger
Please Print Name of Affiant

He/She is personally known to me or has presented n/a as identification.

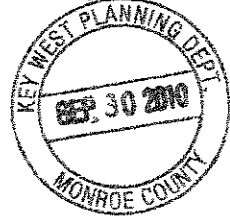
[Signature]
Notary's Signature and Seal



Carlene Cowart Name of Acknowledger printed or stamped

Dev. Review Administrator Title or Rank

863203 Commission Number, if any



Authorization Form

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, City of Key West authorize
Please Print Name(s) of Owner(s)

Marilyn Wilbarger
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City.

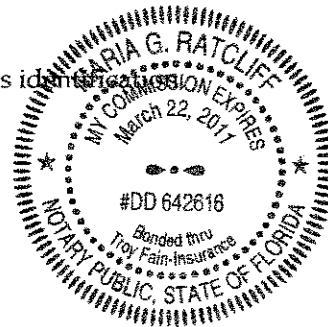
J. K. Schell Signature of Owner
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on 30th September 2010 (date) by
Maria G. Ratcliff

Please Print Name of Affiant

He/She is personally known to me or has presented _____ as identification

Maria G. Ratcliff
Notary's Signature and Seal



Maria G. Ratcliff Name of Acknowledger printed or stamped
Executive Assistant to CM Title or Rank
DD 642616 Commission Number (if any)



Verification Form

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

I, MARILYN Wilbarger, being duly sworn, depose and say
Name(s) of Applicant(s)

that: I am (check one) the Owner Owner's ^{Property Man} Legal Representative
for the property identified as the subject matter of this application:

Key West Bch
Street Address and Commonly Used Name (if any)

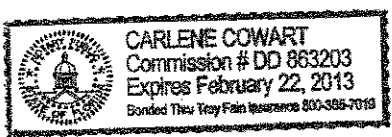
All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

[Signature]
Signature of Owner/Legal Representative

Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on 9/30/10 (date) by
Marilyn Wilbarger (name). He/She is personally known to me or has
presented _____ as identification.

[Signature]
Notary's Signature and Seal



Carlene Cowart Name of Acknowledger typed, printed or stamped

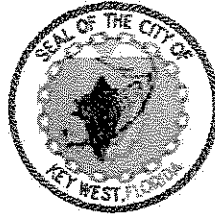
Dev. Rev. Admin Title or Rank 863203 Commission Number (if any)



<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2011	474,906	872,495	1,347,401
2012	1,158,217	283,718	1,441,935
2013	1,202,499	243,940	1,446,439
2014	1,240,273	202,779	1,443,052
2015	1,281,571	160,286	1,441,857
2016	1,323,085	116,398	1,439,483
2017	1,372,585	23,924	1,396,509
2018	1,419,816	-	1,419,816
	<u>\$ 9,472,952</u>	<u>\$ 1,903,541</u>	<u>\$ 11,376,493</u>



Request for Additional Information



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

October 13, 2010

VIA ELECTRONIC MAIL

Ms. Marilyn Wilbarger
City of Key West
201 William Street
Key West, Florida 33040

**RE: Application for Tax Increment Appropriation
Key West Bight Amortization of Marina Revenue Bonds
Request for Additional Information and Clarification**

Dear Ms. Wilbarger:

The City is in receipt of your timely submitted application for the Key West Bight Amortization of Marina Revenue Bonds project. Staff has conducted a preliminary review of the application and is requesting the following additional information or clarification regarding the submitted materials:

- A description of the purpose of the bond and bond history;
- A description of how the bond relates to the objectives of the CRA; and,
- Clarification as to whether this is a single year or multi year request.

This additional information is requested by October 25, 2010.

Your project presentation is tentatively scheduled before the Community Redevelopment Agency on December 7, 2010. The CRA meets after the City Commission meeting; that meeting convenes at 6:00 p.m. Please be prepared to describe the key aspects of your project in 10 minutes or less and to answer questions that may be posed by the board. In addition, staff or board members may have additional information or clarification requests during the review period.

Please do not hesitate to call me with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Amy Kimball-Murley".

Amy Kimball-Murley, AICP
Planning Director

Xc: Mark Finigan, Assistant City Manager
Shawn Smith, City Attorney
CRA Files

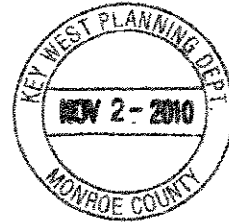
**Amendment to Application
October 25, 2010**

In 1993 the City of Key West issued \$18.5 million dollars in Revenue Bonds that were used to finance the acquisition of an approximately 8.8 acre site commonly known as the Key West Bight for the public purpose of constructing marina and related facilities, public parks, conservation areas and general redevelopment of the blighted waterfront and related parcels at Key West Bight.

In 1997 Revenue Refunding Bonds were issued to provide funds for a partial advance refunding of the 1993 Series

In December of 2009, the City issued a revenue note to refund the entire 1997 issue. Currently, the City has outstanding principal amounts of \$9.1 million in Series 2009 refunding note and \$331,000 remaining from the original 1993 issue.

The City pays annual debt service installments of approximately \$1,563,000 through December 1, 2017. These obligations are secured by a pledge of the net revenue of the facility and the proceeds from the local government half-cent sales tax.



AN ORDINANCE CREATING THE KEY WEST BIGHT AND BAHAMA VILLAGE COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR ITS POWERS, DUTIES, AND RESPONSIBILITIES; DESIGNATING MEMBERSHIP OF SAID AGENCY; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF INCONSISTENT SECTIONS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Key West, Florida has previously adopted Resolution No. 92-36,92-60, making findings that the Key West Bight and Bahama Village areas constitute blighted areas as defined in Florida Statutes Section 163.340(8) and that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such areas is necessary in the interest of the public health, safety, morals or welfare of the residents of the City of Key West, and declaring that a redevelopment area exists consisting of both the Key West Bight and Bahama Village areas; and

WHEREAS, it is desirable to implement said findings by creation of a community redevelopment agency and to provide for its powers, duties, and responsibilities, and to designate membership of said agency;

NOW, THEREFORE, BE IT ENACTED by the City Commission of the City of Key West as follows:

Section 1. The City Commission hereby finds and determines that there is a need for a community redevelopment agency as defined in Florida Statutes Section 163.356 in order to function in the City of Key West to carry out the community redevelopment purposes of Florida Statutes Chapter 163, Part III.

Section 2. There is hereby created, in accordance with the provisions of Florida Statutes Chapter 163, Part III, a public body corporate and politic to be known as the "Key West Bight and Bahama Village Community Redevelopment Agency" (hereinafter referred to as "the Agency").

Section 3. The Agency shall have all the powers, duties and responsibilities imposed upon or granted to a community redevelopment agency by Florida Statutes Chapter 163, Part III.

Section 4. The City Commission of the City of Key West, Florida, in accordance with Florida Statutes Section 163.357, hereby declares itself to be the Agency, and designates Dennis



J. Wardlow to be the Chairperson of the Agency and James F. Weekley to be the Vice Chairperson. The remaining officers of the Agency shall be designated by the Agency in conformity with the by-laws of the Agency to be adopted at its organizational meeting. The City Commission shall appropriate to the Agency such amounts as it deems necessary for the administrative expenses and overhead of the Agency.

Section 5. All Ordinances or parts of Ordinances of said City in conflict with the provisions of this Ordinance are hereby superseded to the extent of such conflict.

Section 6. If any section, provision, clause, phrase, or application of this Ordinance is held invalid or unconstitutional for any reason by any court of competent jurisdiction, the remaining provisions of this Ordinance shall be deemed severable therefrom and shall be construed as reasonable and necessary to achieve the lawful purposes of this Ordinance.


Section 7. This Ordinance shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Read and passed on first reading at a regular meeting held this 21 day of January, 1992.

Read and passed on final reading at a regular meeting held this 14th day of February, 1992.


DENNIS J. WARDLOW, MAYOR

ATTEST:


JOSEPHINE PARKER, CITY CLERK



RESOLUTION NO. 92-343

A RESOLUTION APPROVING AND
AUTHORIZING EXECUTION OF ATTACHED
LETTER OF INTENT BETWEEN THE CITY OF
KEY WEST AND TRUST FOR PUBLIC LAND;
PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Key West Bight represents the last vestige of the City's historic fishing and commercial harbor upon which the City developed as a vibrant economic and cultural community; and

WHEREAS, the City Commission by Resolution Number 91-308 has requested the Trust for Public Land to negotiate for the purchase of the Key West Bight Properties; and

WHEREAS, the Trust For Public Land has entered into an option agreement to purchase the property and has completed necessary surveys, inspections and related investigations to prepare for public acquisition; and

WHEREAS, a plan to restore, enhance and preserve the properties as a historic, commercial, tourist and outdoor recreational resource that will be of great positive economic and social benefit to the City and people of Key West; and

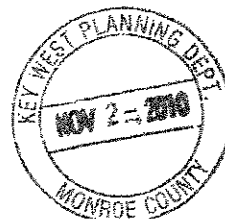
WHEREAS, the public would greatly benefit by the City purchasing the Key West Bight properties;

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Key West, Florida as follows:

Section 1. The Commission finds that the purchase of the Singleton-Key West Bight properties, a legal description of which is attached hereto, would serve a great public purpose.

Section 2. The Mayor is hereby authorized to execute the

92-343



attached Letter of Intent between the Trust for Public Land and the City of Key West and to instruct the staff to negotiate a final purchase agreement with Trust for Public Land.


Section 3. The City Manager and Finance Director are hereby directed to prepare a final proposal for financing the acquisition of the Singleton Key West Bight Properties and to present such proposal or proposals to the Commission no later than September 8, 1992.

Section 4. The City Commission of the City of Key West does endorse lease-purchase financing through the Bahama Village and Key West Bight Redevelopment Authority.

Section 5. The management of the marina, harborwalk, and buildings should be handled by a qualified independent entity operating under a master management agreement. The Commission directs City staff to begin preparation of a Request for Proposals (RFP) to entities and individuals interested in the property management.

This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held this 11th day of August, 1992.


DENNIS J. WARDLOW, MAYOR

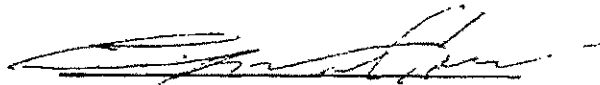
ATTEST:


JOSEPHINE PARKER, CITY CLERK



LETTER OF INTENT

The City of Key West, Florida, as authorized by the Mayor and Commission of the City of Key West does hereby state its intent to enter into and execute a Purchase Agreement with the Trust for Public Land. The Purchase Agreement will obligate the City of Key West to purchase, and the Trust for Public Land to sell, the property at Key West Bight, commonly known as the Singleton Property, described in the exhibit attached. The price of this acquisition will be \$15,700,000.00. All duties and obligations of the City to purchase are conditioned on the ability to obtain acceptable financing for this property.



DENNIS J. WARDLOW, MAYOR

ATTEST:



JOSEPHINE PARKER, CITY CLERK

DATE: August 12, 1992



92-343

Bahama Village Caroline Street Corridor Tax Increment Fund
Calculation of Annual Contribution after Certification of Final Tax Roll

17-Dec-10

	FY 09/10		FY 10/11	
	Budget (Cert. Value DR-420)	Certified 10/09 & Monroe Cnty. Adopted Millage	Budget (Cert. Value DR-420)	Certified 10/10 & Monroe Cnty. Adopted Millage
Assessed Property Values				
Bahama Village	\$46,516,303	\$ 180,426,549	\$ 147,807,739	\$ 147,858,239
Caroline Street	\$41,662,133	\$ 184,962,219	\$ 160,049,541	\$ 179,395,860
Total	\$88,178,436	\$365,408,768	\$327,857,280	\$327,254,099
Change from Prior Year		-14.0%	-23.1%	-23.2%
Base Year (FY96-97) to Current Year Change				
Bahama Village	\$134,357,616	\$133,910,246	\$101,291,436	\$101,341,936
Caroline Street	\$143,953,944	\$143,320,086	\$138,387,408	\$137,733,727
Total	\$278,211,560	\$277,230,332	\$239,678,844	\$239,075,663
Annual Value Change				
Bahama Village	-19.07%	-19.27%	-18.08%	-18.05%
Caroline Street	-8.43%	-8.69%	-2.67%	-3.02%
Total	-14.01%	-14.24%	-10.28%	-10.44%
% Contribution to Change				
Bahama Village	48.29%	48.30%	42.26%	42.39%
Caroline Street	51.71%	51.70%	57.74%	57.61%
Total	100.00%	100.00%	100.00%	100.00%
Tax Rate (Millage)				
City of Key West	2.6414	2.6414	2.9132	2.9132
Monroe County	2.6883	3.0837	3.3445	3.3445
Total	5.3297	5.7251	6.2577	6.2577
Contribution				
City of Key West	\$278,211,560	\$277,230,332	\$239,678,844	\$239,075,663
Property Value Increment from Base	2.6414	2.6414	2.9132	2.9132
Rate	\$734,868	\$732,276	\$696,232	\$696,475
At 100%				
Monroe County	\$278,211,560	\$277,230,332	\$239,678,844	\$239,075,663
Property Value Increment from Base	2.6883	3.0837	3.0837	3.3445
Rate	\$747,916	\$854,895	\$739,098	\$799,589
At 100%	\$110,530	\$112,161	\$702,143	\$759,609
Max. Contribution is 95%				
Total at 100%	\$1,482,784	\$1,587,171	\$1,437,330	\$1,496,064
Total at 95%	\$1,408,645	\$1,507,813	\$1,365,464	\$1,421,261
Incremental Tax Distribution at 95%				
Bahama Village	\$680,281	\$728,317	\$577,063	\$602,459
Caroline Street	\$728,363	\$779,496	\$788,401	\$818,802
Total	\$1,408,645	\$1,507,813	\$1,365,464	\$1,421,261