

US 17-92 Community Redevelopment Area

**WORK SESSION JULY 22, 2014
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OBJECTIVE

**TO PROVIDE A STATUS REPORT, AND
OBTAIN BOARD DIRECTION
REGARDING;**

- PRIORITIES**
- POLICIES**
- PROGRAMS**

Presentation Overview

- Part 1 = Accomplishments & Status
- Part 2 = Priorities
- Part 3 = Policies
- Part 4 = Grant Programs

Overview

Part 1 – Accomplishments & Status

- CRA Accomplishments
 - How much has been collected since 1997?
 - What has been completed?
 - What is in progress?
 - TIF balance for **New Projects**
 - TIF **Cash Balance** (including reserves)
- Revenues and Grants by Jurisdiction, Type, and Status
- Applications & Letters of Interest
 - TIF balance if we do the projects in the pipeline?
- Questions?

CRA Accomplishments & Status

- CRA has collected \$23.3M since 1997
- **To date, the CRA has engaged in 65 Activities, totaling \$16.5M** (Including Administrative/Operating Costs & Reserves)=
 - 15M in Projects
 - Completed = \$13M
 - In Progress = \$2M
 - Administrative/Operating costs = \$1.5M
 - **Fund Balance = \$6.8M (FOR NEW PROJECTS)**
- **18 Applications in the pipeline totaling \$5.2M**
 - \$4.2 have been through RPA
 - \$1 has been through TAC
- **Letters of Interest = \$1.2M**
 - Lynx NeighborLink, Goldsboro (515K) and City of Sanford, Paw Park (693K) LOIs = \$1.2M
 - City of Lake Mary – undefined amount at this time (150k is in the CIP)

Note: No new applications have been accepted since 5/13/14

TIF Cash Balance Reserves and Carryforwards

Uncommitted (New Projects)	\$6.8M
Grants – Carryforwards	\$2.3M
Capital Outlay & Reserves – <u>Carryforwards</u>	<u>\$2.7M</u>
TIF Cash Balance	\$11.8M

Revenues and Grants by Jurisdiction, Type, and Status

	Total	Complete		In progress		In Application		Grants & Apps
	Revenues	Govt Aid	Private	Govt Aid	Private	Govt Aid	Private	
Casselberry	\$90,627		\$227,116			\$150,000		\$377,116
Lake Mary	\$554,036		\$7,386					\$7,386
Sanford	\$6,594,630	\$2,236,355	\$1,465,760	\$388,152	\$6,135	\$235,000	\$136,611	\$4,468,012
Seminole	\$13,789,282	\$6,242,593	\$627,549	\$225,000	\$1,319,994	\$3,325,000	\$26,430	\$11,766,565
Winter Springs	\$984,016	\$538,624				\$1,250,000		\$1,788,624
Other Revenues	\$1,316,496	\$1,620,470					\$60,000	\$1,680,470
Totals	\$23,329,088	\$10,638,041	\$2,327,810	\$613,152	\$1,326,129	\$4,960,000	\$223,041	\$20,088,173
Totals by Status			\$12,965,851		\$1,939,281		\$5,183,041	\$20,088,173

Applications

PROJECT	Location	Amount
ABC Orlando Auction	2800 N. Hwy 17-92	\$ 5,000.00
Al's Army Navy Store	1401 S. French Ave	\$ 4,500.00
Art on Traffic Boxes - Corridorwide	Corridor-wide (see map)	\$ 60,000.00
City of Casselberry - Casselberry Exchange Study	Casselberry Exchange are at 17-92 and 436	\$ 150,000.00
City of Casselberry - Streetscape Seminola to Laura Street	Seminola to Laura St.	\$ 2,500,000.00
City of Sanford - Historical PD contamination clean-up	815 S. French Ave.	\$ 235,000.00
City of Winter Springs - SR 434 Streetscape	17-92 @ SR 434	\$ 485,000.00
City Winter Springs - Florida Ave Streetscape	17-92 @ Florida Ave	\$ 765,000.00
Fountain Lodge	2706 Orlando Dr.	\$ 120,636.00
Herdor LLC - Village Market Place	3848 S. Orlando Dr	\$ 5,000.00
HQ Hyundai	3775 N. Hwy 17-92	\$ 12,930.00
Park's Lincoln	3505 N. Hwy 17-92	\$ 3,500.00
Reeco Properties LLP - Nursery Road Warehouses	401 to 409 N. 17-92, 485 and 495 N. Hwy 17-92, 1055 and 1065 Nursery Rd.	\$ 5,000.00
Seminole County - Lighting Upgrade Lake Mary to Shepard	Lake Mary Blvd. to Shepard Rd.	\$ 400,000.00
Seminole County - Spartan Turn Lane	Spartan @ 17-92	\$ 325,000.00
Seminole County 17-92 landscape plan	Corridor-wide	\$ 100,000.00
Tangel Square - Michael Tangel	1910 S. French Ave	\$ 1,750.00
Value Place	2727 S. Orlando Dr.	\$ 4,725.00
		\$ 5,183,041.00
Approved through RPA	\$	4,161,250.00
Approved through TAC	\$	1,021,791.00
Total	\$	5,183,041.00

TIF Balance

If we Proceed with Pipeline Projects

Revenues **\$ 23.3M**

Admin/Ops (\$ 1.5M)

Completed (\$ 13.0M)

In Progress (\$ 2.0M)

Applications (\$ 5.2M)

Balance = \$ 1.6M

LOIs (\$ 1.2M)

Balance = \$.4M

Questions?



Overview

Part 2 - Priorities

- Capital Improvement Plan As Approved (FY13/14)
 - How do these planned projects affect the fund balance?
 - Projects Planned but NOT yet Funded
 - Options (Staff Recommendations)
 - Questions?

Capital Improvement Plan As Approved

Revenue	FY 2012/13	FY 2013/14	FY 2014/15	FY 2015/16	FY 2016/17	FY 2017/18
TIF (Estimated)	\$ 1,664,272	\$ 1,675,219	\$ 1,840,000	\$ 1,850,000	\$ 1,850,000	\$ 1,850,000
Other Revenue	15,286	11,213	11,549	11,896	12,253	12,620
Beginning Fund Balance	10,575,636	10,573,866	2,036,237	224,097	(1,138,191)	(1,240,122)
FY Total Revenue	\$ 12,255,194	\$ 12,260,298	\$ 3,887,786	\$ 2,085,993	\$ 724,062	\$ 622,498
Total Expenses	(1,681,328)	(10,224,061)	(3,663,689)	(3,224,184)	(1,964,184)	(2,299,184)
Ending Fund Balance	\$ 10,573,866	\$ 2,036,237	\$ 224,097	\$ (1,138,191)	\$ (1,240,122)	\$ (1,676,686)

Projects Planned Not Yet Funded

Capital Projects	Type	Requested By	Total Est. Cost
US 17-92 & Weldon Blvd Intersection Beautification Project	Design & Construction	City of Lake Mary	150,000
Airport Blvd. East Turn Lanes	Design & Construction	Seminole County	445,000
Kewannee Trail Connection (Oxford and Fern Park)	Design & Construction	Seminole County	1,200,000
Cross Seminole Trail Connection (Soldiers Creek)	Design & Construction	Seminole County	120,000
Regional Pond Acquisition	Study	Seminole County	1,675,000
Transportation Planning Study		CRA	300,000
Place Making Study		CRA	190,000
BDAG		CRA	700,000
Total projects not yet applied for =			5,275,000

Options & Effect on TIF

Revenue	FY 2012/13	FY 2013/14	FY 2014/15	FY 2015/16	FY 2016/17	FY 2017/18
TIF (Estimated)	\$ 1,664,272	\$ 1,675,219	\$ 1,840,000	\$ 1,850,000	\$ 1,850,000	\$ 1,850,000
Other Revenue	15,286	11,213	11,549	11,896	12,253	12,620
Beginning Fund Balance	10,575,636	10,573,866	2,671,237	979,097	1,809	134,878
FY Total Revenue	\$ 12,255,194	\$ 12,260,298	\$ 4,522,786	\$ 2,840,993	\$ 1,864,062	\$ 1,997,498
Total Expenses	(1,681,328)	(9,589,061)	(3,543,689)	(2,839,184)	(1,729,184)	(1,849,184)
Ending Fund Balance	\$ 10,573,866	\$ 2,671,237	\$ 979,097	\$ 1,809	\$ 134,878	\$ 148,314

Staff Recommendations:

1. Reduce grants to private
2. Do not implement BDAG
3. Do not fund Transportation or Place Making Studies
4. Do not fund Airport Blvd. turn lane from CRA funds

Questions?



Overview

Part 3 - Policies

- Resolution 97-R-130
- Ordinance 97-54
- Legal Opinion – Can CRA expend funds outside of the adopted boundary?
- Multi-Party Interlocal Agreement
- Questions?

Interlocal Agreement

- Establishes Partnership between contributing jurisdictions
- Establishes RPA – outlines its authority
- Project Approval – RPA must review all projects
- RPA will take jurisdiction's contributions into account for equitable distribution
- If RPA does not approve, project does NOT go before CRA

Questions?



Overview

Part 4 - Programs

- Grant Programs Comparison Table
 - What does each grant fund?
- Review Grant Approval Process Flow-Chart
 - How long does it take to get a CRA grant?
- CRA Grant Programs
 - Mini Grants
 - Construction & Redevelopment
 - Aid to Government
 - Other Grants
- Introduction to New CRA Tools
- Questions?

Grant Comparison Table

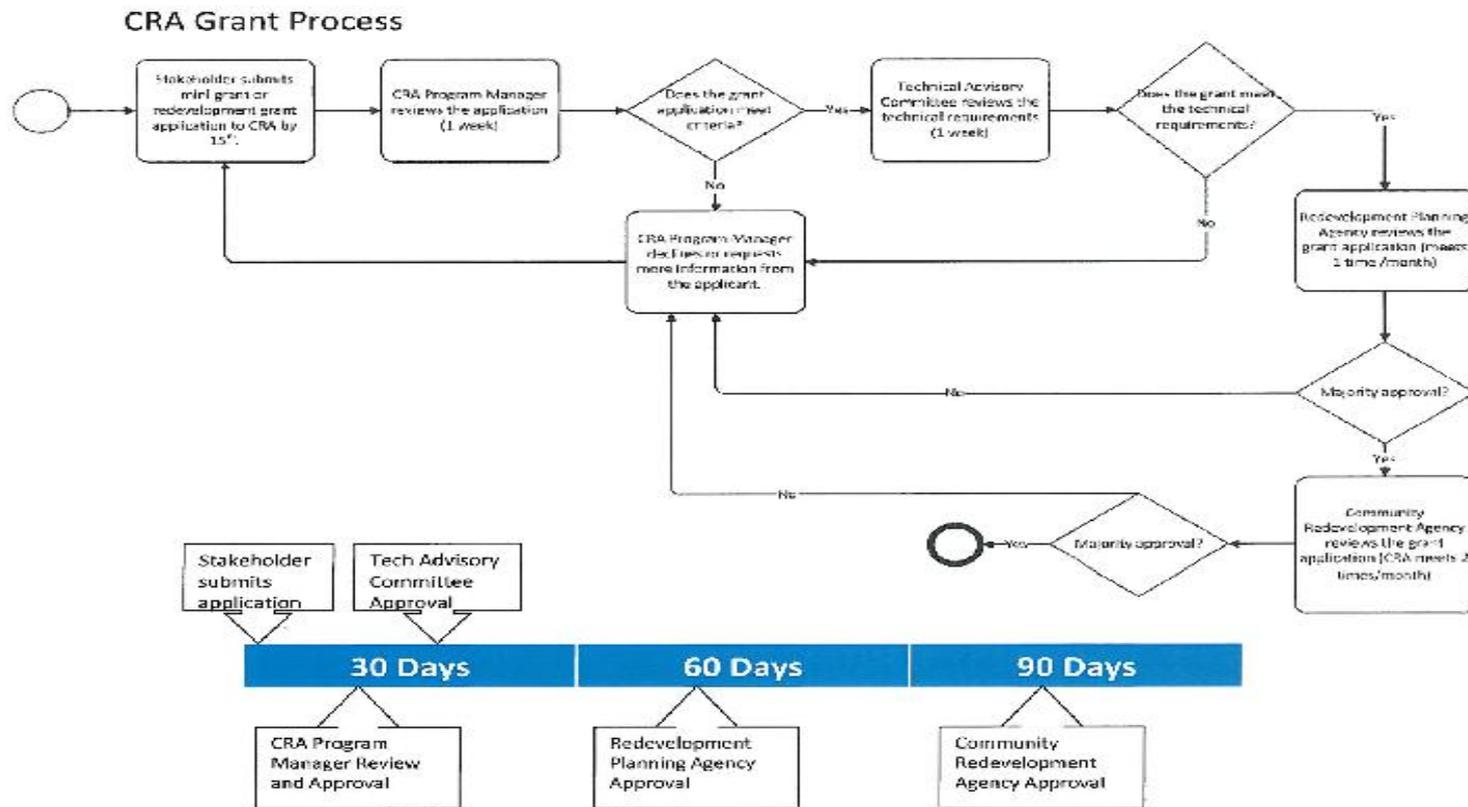
CRA Grant Comparison Chart

Eligible Activity	Mini-Grant	Redevelopment & Construction Grant
SUMMARY OF GRANT PROGRAM	Reimburse 50% of façade improvements on "street-side" to US 17-92 with a maximum grant of \$5,000	Reimburse 20% of project costs when scope is a minimum of \$10,000. Landscaping reimbursed at 100%
PURPOSE OF GRANT PROGRAM	Small-scale reimbursement program to encourage façade improvement	Large-scale reimbursement program intended to catalyze redevelopment
Replace Windows	50%	20%
Replace Doors	50%	20%
Exterior Paint (entire building)	Not Included	20%
Exterior Paint (as part of a larger project)	50%	20%
Exterior Siding/Stucco or other (entire building)	Not Included	20%
Exterior Siding/Stucco (as part of a larger project)	50%	20%
Roof (complete re-roof)	Not Included	20%
Flat Roof to Pitched Roof	50%	20%
Re-roof - new dormers	50%	20%
Re-roof - gables	50%	20%
Exterior Signage (store-front, affixed to structure)	50%	20%
Landscaping	50%	100%
Exterior architectural amenities (addition or improvement of balconies, porches or staircases)	50%	20%
Awnings (new or improved)	50%	20%
Shutters (new or improved)	50%	20%
Other Exterior façade improvements	50%	20%
Professional Services to Design Improvements (10% max of total improvements)	10%	10%
Contamination Removal (interior and exterior)	Not Included	20%
Ingress/Egress Improvements	Not Included	20%
Exterior Signage (monument signs, parking signs etc.)	50%	20%
Exterior Lighting	Not Included	20%
Sidewalks	Not Included	20%
Utilities (including but not limited to: relocation of improvements of existing; waterline installation and improvements; stormwater and drainage improvements; lift stations; sewer lines; and reclaimed water.	Not Included	20%
Special Site Specific Needs (as approved by RPA and CRA)	Not Included	20%

Grant Approval Process

- Application Due by 15th of each month
- TAC Review 3rd Thursday of each month
- RPA Review 1st Thursday of each month
- CAO Request
- CRA Review

Grant Approval Process



CRA Grant Programs

Mini Grant

CRA Mini Grant Program

- a. Require grant-funded improvements to exceed minimum code requirements
- b. Reduce total program budget to \$15,000
- c. Discontinue program after FY 2015/16
- d. Modify application to require W-9 and lease documents as needed

CRA Grant Program

Construction & Redevelopment Grant

CRA Construction & Redevelopment Grants

- a. Require Business Plan (if in business < 2 years)
- b. Require Tax Returns (for last 2 years)
- c. Eliminate 100% **landscape only** grants
- d. Limit grants to a maximum of \$100,000 per property, reduce budget in FY15/16 to \$100,000 and discontinue thereafter
- e. Require a security instrument ensuring improvements are maintained for 5 years or recapture
- f. Require annual reporting with photos for 5 years

CRA Grant Program Aid to Government

Aid to Government

- a. Jurisdiction must have 10% matching funds from other sources
- b. All projects will require a completion schedule and ongoing reporting to RPA and CRA
- c. All applications must include a Sunset Sustainability Plan

CRA Grant Programs

Other

Other

- a. All applications that affect multiple jurisdictions require support letters
- b. All requests must address other grant sources when available
- c. All requests require a “Sunset Sustainability Plan” to address ongoing costs beyond CRA sunset
- d. All requests **MUST** be for services exclusively within the CRA boundaries

Introduction to CRA Tools

- Introduction to Mapping Tool
 - Grant Totals by Map Layer
- Master Project Tables & Sub-tables

Grants By Map Layer

Map Layer	Complete	In Progress	In Application	Total	%
Lighting and Signals	\$ 3,505,505.21	\$ 55,752.00	\$ 400,000.00	\$ 3,961,257.21	20%
Mini	\$ 46,995.00	\$ -	\$ 29,475.00	\$ 76,470.00	0%
Other (PD clean-up, Traffic Boxes, QBRB)	\$ 1,683,560.00	\$ 251,000.00	\$ 295,000.00	\$ 2,229,560.00	11%
Redevelopment	\$ 2,138,880.89	\$ 1,300,129.00	\$ 133,566.00	\$ 3,572,575.89	18%
Streetscapes and Roads	\$ 3,016,243.51	\$ 332,400.00	\$ 4,175,000.00	\$ 7,523,643.51	37%
Studies	\$ 1,017,390.00	\$ -	\$ 150,000.00	\$ 1,167,390.00	6%
Utilities	\$ 627,262.00	\$ -	\$ -	\$ 627,262.00	3%
Admin	\$ 930,014.00	\$ -	\$ -	\$ 930,014.00	5%
	\$ 12,965,850.61	\$ 1,939,281.00	\$ 5,183,041.00	\$ 20,088,172.61	100%

Questions?



Studies

1. Stormwater Study
2. Casselberry Exchange Study
3. Environmental Assessment Grant

Questions?

