

**COMMUNITY REDEVELOPMENT AGENCY
OFFICIAL AGENDA**

June 7, 2016

5:30 p.m.

Municipal Administration Building

Commission Chambers

201 W. Central Avenue

Lake Wales, FL 33853

[Reg. City Commission Meeting at 6:00 p.m.]

1. ROLL CALL

2. AGENDA ITEMS

2.I. Approval Of Minutes: October 20, 2015

Documents: [2015-10-20CRA.PDF](#)

2.II. Appointment Of Chairperson And Vice-Chairperson

In accordance with City of Lake Wales Ordinances, Section 2-72, the CRA Board shall annually designate a chairperson and vice-chairperson from among its members.

2.III. Declaration Of Restrictive Covenant For Former Ridge Fertilizer Site, 1049 US Alternate 27, Lake Wales

Documents: [MEMO AND DECLARATION OF RESTRICTIVE COVENANT.PDF](#)

2.IV. CRA Citizen Advisory Committee - Philosophical Statements, Priorities, And Requests

The CRA Board will consider the list of philosophical statements priorities, and requests from the CRA Citizen Advisory Committee for inclusion in its FY'2016-2017 CRA Budget.

Documents: [PHILOSOPHICAL STMTS, PRIORITIES, ISSUES, REQUESTS.PDF](#)

3. EXECUTIVE DIRECTOR'S REPORT

4. COMMUNICATIONS AND PETITIONS

Public participation is encouraged. If you are addressing the Commission, step to the podium and state your name and address for the record. Please limit your discussions to five (5) minutes.

Note: The full staff memo will be incorporated into the official record

Minutes of the CRA meeting can be obtained from the City Clerk's Office. The minutes are recorded, but are not transcribed verbatim. Persons requiring a verbatim transcript may make arrangements with the City Clerk to duplicate the recording, or arrange to have a court reporter

present at the meeting. The cost of duplication and/or court reporter will be the expense of the requesting party.

Persons who wish to appeal any decision made by the CRA Board with respect to any matter considered during this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the office of the City Clerk no later than 5:00 p.m. on the day prior to the meeting.

A meeting of the Community Redevelopment Agency was held on October 20, 2015 in the Commission Chambers at the Municipal Administration Building. The meeting was called to order by Chairman Jonathan Thornhill at approximately 6:54 p.m. during recess of the regular City Commission meeting.

COMMISSIONERS PRESENT: Terrye Howell; Christopher Lutton, Pete Perez, Jonathan Thornhill, Chairman

COMMISSIONERS ABSENT: Eugene Fultz, Mayor

CITY REPRESENTATIVES PRESENT: Kenneth Fields, City Manager; Albert C. Galloway, Jr., City Attorney; Clara VanBlargan, City Clerk

[The minutes are recorded but are not transcribed verbatim]

AGENDA ITEMS

Agenda Item 1. Roll Call

Agenda Item 2. Approval of Minutes: June 2, 2015

Commissioner Lutton made a motion to approve the June 2, 2015 meeting minutes. The motion was seconded by Commissioner Howell.

By Voice Vote:

Commissioner Lutton	"YES"
Commissioner Howell	"YES"
Commissioner Perez	"YES"
Chairman Thornhill	"YES"

The motion carried 4-0.

Agenda Item 3. Extension of Due Diligence Period for Intrepid Precast, Inc.

[Begin agenda memo]

SYNOPSIS

Intrepid Precast, Inc. has requested an extension of the Due Diligence Period, provided for in the sale contract for the parcels in Longleaf Business Park until March 10, 2016.

RECOMMENDATION

It is recommended that the Due Diligence Period for Intrepid Precast, Inc.'s purchase of two parcels in the Longleaf Business Park be extended as requested.

BACKGROUND

The sales agreement with Intrepid Precast, Inc. for parcels in Longleaf Business Park provided for a ninety day Due Diligence Period, during which it was expected that financing for the purchase and construction of the facility would be obtained. Intrepid Precast has arranged financing with a local, Polk County entity but needs additional time to finalize the agreement and has requested an extension until March 10, 2016 for closing of the sale. Both the Lake Wales Economic Development Council and the broker, Coldwell Banker Commercial, have recommended that the extension be granted and that the financing arrangement is legitimate and necessary for the project to move forward.

OTHER OPTIONS

Do not provide an extension and the sales agreement will lapse with the city retaining ownership of the parcels.

FISCAL IMPACT

There is no fiscal impact beyond delaying the receipt of the down payment on the sale property.

[End agenda memo]

Kenneth Fields, CRA Executive Director, reviewed Agenda Item 3. He said Intrepid Precast, Inc. is in the process of finalizing the financing and is requesting an extension of the due diligence period deadline from October 2015 to March 16, 2016 to allow time to finalize the paperwork for closing of the sale. The company is partnering with a local firm in Lakeland, a construction business, to obtain the financing. A Longleaf Business Park covenant requires them to pull a permit and start the process of construction from one year of the sale. They have until next June to do that. The June date does not change, only the financing date. Mr. Fields said he had no problem with allowing the extension.

Commissioner Perez stressed concern for the City's continuance in allowing extensions and said we should start holding people accountable for their commitments. We try to bring businesses into Lake Wales but tend not to stand by the agreements in place.

Commissioner Thornhill said he understood the frustration that Commissioner Perez has because he commented the same in the past. However, he does want the project to go forward and if financing is taking a little longer to obtain then he is in favor of the extension.

Mr. Fields said the risk assessment that any lender now has to go through before doing any kind of business financing is much different than it was pre-recession. The internal process and the oversight from the regulators are much stricter, which takes longer to approve things. Mr. Stem hoped to have financing in place by the deadline but that is not going to happen within the timeframe preferred. The company will be coming to the Longleaf Business Park in the very near future.

Commissioner Perez said he will be voting for the extension but he does feel held up because the City always seems to be the one giving in. People make agreements that they want to put off. It sort of puts us in the tricks in between because if he votes no, then the newspaper might say, "Commissioner Perez denied the City to bring in businesses." He commented this makes him feel there is a knife in his neck.

Commissioner Lutton said the deal is costing the City nothing so there is no risk in giving an extension, which puts money back in the CRA from the sale of the property. If the sale goes through successfully, then technically we have only sold two lots in the Longleaf Business Park that has been sitting there about 18 years, so we do not have any monetary risk. It is the fact that we are working with people while they are trying to obtain financing.

Commissioner Perez said the risk is our honesty and integrity that the people have to recognize. Although we are not at risk monetarily, we sometimes have to look at things in the bigger picture and that is the City of Lake Wales constantly saying yes to people's desire to change. He understands that when someone makes application to borrow money certain requirements and agreements are made as to when the money will be lent. He finds it hard to believe that suddenly there are extended months the bank hasn't agreed to.

Kevin Kieft, Lake Wales Area Chamber of Commerce President/CEO, commented that these projects take time and he has seen many times where financing gets delayed on one side. The risk of not going ahead and not giving the extension is huge for the City. To lose the 75 to 100 jobs that we could have, the

potential economic impact that we will have, the construction jobs we could have here, and to be seen as a business friendly city by offering an extension is not costing us any money, we would be crazy.

A woman from the audience who did not state her name and address location for the record asked if the City had other offers to purchase the property and was told no. The woman said she is in agreement with Commissioner Perez and asked what the holdup is if they had the money and they want the property. She suggested putting the property back on the market for sale.

Bob Kelly, City resident, asked if the City had any escrow money in this and when the due diligence period will be up. Mr. Fields said we do have escrow money and the due diligence period was up on October 10, but we received a request for an extension. Mr. Kelly said the City could take the escrow money now or ask the person to double the escrow money to show assurance that the deal goes through.

Commissioner Howell commented that it will be very nice in going forward to be prepared when the next company wants to come in the City. We could have all this out in the open and let them know what will happen if they are not ready when it comes time for them to be such as doubling the escrow and requiring them to pay money if they leave in two years and their building is standing empty. There are buildings in the City that are sitting empty and we should be charging a lot of money to those that allow their buildings to sit empty. She commented there are so many things she would love to tell these people if it is legal to do so. Commissioner Howell said she is in favor of the company going forward and giving them extra time, but in the future we should let people know upfront what will happen.

Mr. Fields said when negotiating the deal originally the 120 day due diligence period seemed reasonable and they too thought it was a reasonable time to obtain financing. It might be a good idea in the future to make the due diligence period 180 days because financing takes longer under the current economic environment. The extension will allow this company to go forward with the project. These deals take time, nothing happens overnight. He said the preceding background negotiations before Merlin Entertainments Group could buy an existing building [in the Longleaf Business Park] took over six months. They hope to open and be operating in that building before the end of the year, which is great because it will be included on next year's property tax roll. He said we are getting a significant amount of interest in other properties in the Longleaf Business Park and an interest in the existing empty warehouse building partly because of the sales contract in place with Merlin that will be going in there. Distribution companies that are transportation sensitive are expressing interest in Lake Wales because of its location. The Hwy 27/SR 60 interchange is a prime location for companies wanting to do business in Florida. He said this is our first experience and doesn't expect it to be the last. In the future we will probably go with a longer due diligence period to reflect that.

Commissioner Howell made a motion to approve extending the Due Diligence Period for Intrepid Precast, Inc.'s purchase of two parcels in the Longleaf Business Park to March 10, 2016. Commissioner Lutton seconded the motion.

By Voice Vote:

Commissioner Howell	"YES"
Commissioner Lutton	"YES"
Commissioner Perez	"NAY"
Chairman Thornhill	"YES"

The motion carried 3-1.

EXECUTIVE DIRECTOR'S REPORT

Mr. Fields reported that we have money in the budget for demolitions and hiring of the new Code Enforcement person.

COMMUNICATIONS & PETITIONS

Charlene Bennett, City resident, asked how the Longleaf Business Park became part of the CRA jurisdiction when the Park is about development and not redevelopment.

Mr. Fields explained that Longleaf Business Park was originally part of the CRA district so the CRA had jurisdiction as part of its economic development. The CRA is not limited to economic development; they are a tax increment financing service. Because the land is owned by the CRA and it is the purchasing body or it became the owners of the property, the CRA Board has to approve the extension. The Longleaf Business Park is no longer in the CRA district. Ownership still resides with the CRA, but the tax dollars go to the City.

There being no further discussion the meeting was adjourned at approximately 7:12 p.m.

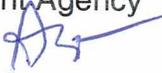
Chairman Jonathan Thornhill

ATTEST:

City Clerk Clara VanBlargan, MMC

MEMORANDUM

TO: Kenneth Fields, Executive Director
Lake Wales Community Redevelopment Agency

FROM: Albert C. Galloway, Jr., City Attorney 

RE: Former Ridge Fertilizer Site, 1049 US Alternate 27, Lake Wales,
Polk County, Florida
State of Florida Department of Environmental Protection
Notice of Proposed Agency Action

CC: John R. Sego, Florida DEP
Bill Spinner, Kimley-Horn
James Slaton, Public/Support Serv. Director
Sarah Kirkland, Utilities Director

DATE: May 17, 2016

This Memorandum concerns a Declaration of Restrictive Covenant to be recorded among the Public Records of Polk County, Florida, concerning the former Ridge Fertilizer site. A copy of the draft Declaration of Restrictive Covenant which has been approved by the Florida Department of Environmental Protection is provided herewith. The Declaration will require approval by the Lake Wales Community Redevelopment District before it can be recorded among the Public Records.

This Memorandum concerns notice which must be provided to the owner of the real property which is the subject of the Declaration of Restrictive Covenant.

The Declaration of Restrictive Covenant deals with environmental contamination at the site of the former Ridge Fertilizer facility.

This Memorandum also serves to request that the Declaration of Restrictive Covenant be submitted to the CRA Board for its approval and subsequent execution and recording among the Public Records of Polk County, Florida.

Also provided herewith is a copy of the related Notice published in The Polk County Democrat on April 27, 2016.

This instrument prepared by:
Albert C. Galloway, Jr.
Lake Wales City Attorney
ALBERT C. GALLOWAY, JR P.A.
Post Office Box 3339
Lake Wales, FL 33859-3339
(863) 679-5333

DECLARATION OF RESTRICTIVE COVENANT

THIS DECLARATION OF RESTRICTIVE COVENANT (hereinafter "Declaration") is made this ____ day of _____, 2016, by the Lake Wales Community Redevelopment District, a body politic and corporate (hereinafter "GRANTOR") and the Florida Department of Environmental Protection (hereinafter "FDEP").

RECITALS

- A. GRANTOR is the fee simple owner of that certain real property situated in the County of Polk, State of Florida, (hereinafter the "Property") more particularly described as follows:
- That part of Blocks 4, 5, 10 and 11, lying West of U.S. Highway 17, LAKE WALES LAND COMPANY'S INDUSTRIAL ADDITION, according to the plat or map thereof recorded in Plat Book 19, at Page 26, of the Public Records of Polk County, Florida, together with all of 2nd Avenue, 3rd Avenue, 4th Avenue, and the northerly ½ of 5th Avenue lying adjacent to the foregoing described blocks.
- B. The FDEP Facility Identification Number for the Property is FDEP Site # COM_233068/FDEP Project # 265534. The facility name at the time of this Declaration is Ridge Fertilizer (Formerly Wings, Wheels & Keels Expo, Inc.). This Declaration addresses the discharge that was reported to the FDEP in 2003 following a reconnaissance by FDEP, USEPA and PBS&J .
- C. The discharge of contaminants on the Property is documented in the following reports that are incorporated by reference:
1. Site Assessment Report Addendum dated September 19, 2013, submitted by Kimley-Horn and Associates, Inc.; and

2. Site Assessment Report Addendum dated May 7, 2014, submitted by Kimley-Horn and Associates, Inc.; and
 3. Request for No Further Action dated August 26, 2014, submitted by Kimley-Horn and Associates, Inc.
- D. The reports noted in Recital C set forth the nature and extent of the contamination described in Recital C that is located on the Property. These reports confirm that contaminated soil and groundwater as defined by Chapter 62-780, Florida Administrative Code (F.A.C.), exists on the Property. Also, these reports document that the groundwater contamination does not extend beyond the Property boundary, that the extent of the groundwater contamination does not exceed 1/4 acre, and the groundwater contamination is not migrating.
- E. It is the intent that the restrictions in this Declaration reduce or eliminate the risk of exposure of users or occupants of the Property and the environment to the contaminants and to reduce or eliminate the threat of migration of the contaminants.
- F. FDEP has agreed to issue a Site Rehabilitation Completion Order with Conditions (hereinafter "Order") upon recordation of this Declaration. FDEP can unilaterally revoke the Order if the conditions of this Declaration or of the Order are not met. Additionally, if concentrations of chemicals of concern increase above the levels approved in the Order, or if a subsequent discharge occurs at the Property, FDEP may require site rehabilitation to reduce concentrations of contamination to the levels allowed by the applicable FDEP rules. The Order relating to FDEP Facility No. COM_233068, FDEP Project No. 265534, can be found by contacting the appropriate FDEP district office or Tallahassee program area.
- G. GRANTOR deems it desirable and in the best interest of all present and future owners of the Property that an Order be obtained and that the Property be held subject to certain restrictions, all of which are more particularly hereinafter set forth.

NOW, THEREFORE, to induce FDEP to issue the Order and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each of the undersigned parties, GRANTOR agrees as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. GRANTOR hereby imposes the following restrictions and requirements on the Restricted Area. A Legal Description and Description Sketch of the Restricted Area consisting of three (3) pages is attached as Exhibit "B".
 - a. There shall be no use of the groundwater under the Property. There shall be no drilling for water conducted on the Property, nor shall any wells be installed on the Property, other than monitoring wells pre-approved in writing by FDEP's Division of Waste Management (DWM), in addition to any authorizations required by the Division of Water Resource Management and the Water Management Districts. Additionally, there shall be no stormwater swales, stormwater detention or retention facilities, or ditches on the Property. For any dewatering activities, a plan approved by FDEP's DWM must be in place to address and ensure the appropriate handling, treatment, and disposal of any extracted groundwater that may be contaminated.
 - b.i. The area of soil contamination as located on the portion of the Property described as the "Soil Contamination Area" in Exhibit "B" shall be permanently covered and maintained with a minimum of two (2) feet of clean and uncontaminated soil that prevents human exposure(hereinafter referred to as "the Engineering Control"). An Engineering Control Maintenance Plan (ECMP) relating to FDEP Facility No. COM_233068, FDEP Project No. 265534 dated _____, 20___, prepared by Kimley-Horn and Associates, Inc, has been approved by the Department. The ECMP specifies the frequency of inspections and monitoring for the Engineering Control and the criteria for determining when the Engineering Control has failed. The Engineering Control shall be maintained in accordance with the ECMP as it may be amended upon the prior written consent of the Department. The ECMP, as amended, relating to FDEP Facility No. COM_233068, FDEP Project No. 265534 can be found by contacting the appropriate FDEP district office or Tallahassee program area; and
 - b.ii. Excavation and construction deeper than two feet below land surface is not prohibited on the Property provided any contaminated soils that are

excavated are removed and properly disposed of pursuant to Chapter 62-780, F.A.C., and any other applicable local, state, and federal requirements. Nothing herein shall limit any other legal requirements regarding construction methods and precautions that must be taken to minimize risk of exposure while conducting work in contaminated areas. For any dewatering activities, a plan pre-approved by FDEP's Division of Waste Management must be in place to address and ensure the appropriate handling, treatment, and disposal of any extracted groundwater that may be contaminated.

3. In the remaining paragraphs, all references to "GRANTOR" and "FDEP" shall also mean and refer to their respective successors and assigns.
4. For the purpose of monitoring the restrictions contained herein, FDEP is hereby granted a right of entry upon and access to the Property at reasonable times and with reasonable notice to GRANTOR.
5. It is the intention of GRANTOR that this Declaration shall touch and concern the Property, run with the land and with the title to the Property, and shall apply to and be binding upon and inure to the benefit of GRANTOR and FDEP, and to any and all parties hereafter having any right, title or interest in the Property or any part thereof. FDEP may enforce the terms and conditions of this Declaration by injunctive relief and other appropriate available legal remedies. Any forbearance on behalf of FDEP to exercise its right in the event of the failure of GRANTOR to comply with the provisions of this Declaration shall not be deemed or construed to be a waiver of FDEP's rights hereunder. This Declaration shall continue in perpetuity, unless otherwise modified in writing by GRANTOR and FDEP as provided in paragraph 7 hereof. These restrictions may also be enforced in a court of competent jurisdiction by any other person, firm, corporation, or governmental agency that is substantially benefitted by these restrictions. If GRANTOR does not or will not be able to comply with any or all of the provisions of this Declaration, GRANTOR shall notify FDEP in writing within three (3) calendar days. Additionally, GRANTOR shall notify FDEP thirty (30) days prior to any conveyance or sale, granting or transferring the Property or portion thereof, to any heirs, successors, assigns or grantees, including, without limitation, the conveyance of any security interest in said Property.

6. In order to ensure the perpetual nature of this Declaration, GRANTOR shall reference these restrictions in any subsequent lease or deed of conveyance, including the recording book and page of record of this Declaration. Furthermore, prior to the entry into a landlord-tenant relationship with respect to the Property, GRANTOR agrees to notify in writing all proposed tenants of the Property of the existence and contents of this Declaration of Restrictive Covenant.
7. This Declaration is binding until a release of covenant is executed by FDEP Secretary (or designee) and is recorded in the public records of the county in which the land is located. To receive prior approval from FDEP to remove any requirement herein, cleanup target levels established pursuant to Florida Statutes and FDEP rules must be achieved. This Declaration may be modified in writing only. Any subsequent amendment must be executed by both GRANTOR and FDEP and be recorded by GRANTOR as an amendment hereto.
8. If any provision of this Declaration is held to be invalid by any court of competent jurisdiction, the invalidity of that provision shall not affect the validity of any other provisions of the Declaration. All such other provisions shall continue unimpaired in full force and effect.
9. GRANTOR covenants and represents that on the date of execution of this Declaration that GRANTOR is seized of the Property in fee simple and has good right to create, establish, and impose this restrictive covenant on the use of the Property. GRANTOR also covenants and warrants that the Property is free and clear of any and all liens, mortgages, or encumbrances that could impair GRANTOR'S rights to impose the restrictive covenant described in this Declaration.

Acknowledgment

IN WITNESS WHEREOF, the City of Lake Wales, Florida, has executed this instrument, this _____ day of _____, 2016.

GRANTOR
LAKE WALES COMMUNITY REDEVELOPMENT AGENCY

By: _____
Name: Jonathan Thornhill Title: Chairman

Full Mailing Address:
Lake Wales Community Redevelopment Agency
P. O. Box 1320
Lake Wales, FL 33859-1320

ATTEST:

City Clerk

Signed, sealed and delivered in the presence of:

_____ Date: _____

Witness Print Name: _____

_____ Date: _____

Witness Print Name: _____

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me this ____ day of _____,
2016, by Jonathan Thornhill, Chairman of the Lake Wales Community Redevelopment
Agency, on its behalf.

Notary Public

Personally Known _____
OR Produced Identification _____
Type of Identification Produced _____

Approved as to form by the Florida Department of Environmental Protection, Office of General Counsel. _____.

IN WITNESS WHEREOF, the Florida Department of Environmental Protection has executed this instrument, this _____ day of _____, 2016.

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

Name: Mary Yeargan, Director
Southwest District
13051 North Telecom Parkway
Temple terrace, FL 33637-0926

Signed, sealed and delivered in the presence of:

Witness: _____ Date: _____
Print Name: _____

Witness: _____ Date: _____
Print Name: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by _____ as representative for the Florida Department of Environmental Protection.

Notary Public

Personally Known _____
OR Produced Identification _____
(Type of Identification Produced)

AFFIDAVIT OF PUBLICATION
The Polk County Democrat

Published Weekly
Bartow, Polk County, Florida

Case No.
STATE OF FLORIDA

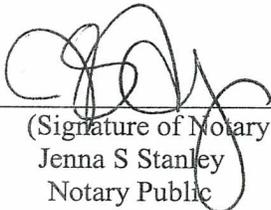
COUNTY OF POLK:

Before the undersigned authority personally appeared Anita Swain, who on oath says that he or she is Classified Advertising Clerk of The Polk County Democrat, a newspaper published at Bartow in Polk County, Florida; that the attached copy of advertisement, being a Notice of Proposed Agency Action in the matter of FDEP Site# COM_233068/FDEP Project# 265534, was published in said newspaper in the issues of April 27, 2016.

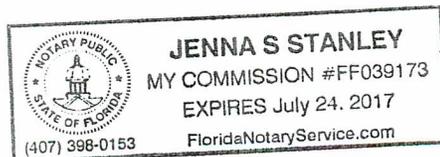
Affiant further says that The Polk County Democrat is a newspaper published at Bartow, in said Polk County, Florida, and that the said newspaper has heretofore been continuously published in said Polk County, Florida, each Wednesday and has been entered as periodicals matter at the post office in Bartow, in said Polk County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signed Anita Swain

Sworn to and subscribed before me this 27th day of April, 2016, by Anita Swain, who is personally known to me.


(Signature of Notary Public)
Jenna S Stanley
Notary Public

#3308295



STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
NOTICE OF PROPOSED AGENCY ACTION

The Florida Department of Environmental Protection (FDEP) gives notice that it proposes to approve a No Further Action Proposal with Institutional Controls and issue a Site Rehabilitation Completion Order with controls for a contaminated site (Order). The City of Lake Wales, Florida, and the Lake Wales Community Redevelopment Agency are seeking this Order in reference to FDEP Site # COM_233068/FDEP Project # 265534 known as Ridge Fertilizer (formerly Wings, Wheels & Keels Expo, Inc.), 1049 US Alternate 27, Lake Wales, Polk County, Florida, and intends to restrict exposure to contamination in the following manner: Soils exceeding applicable Cleanup Target Levels will be managed using engineering and institutional controls. Groundwater exceeding applicable Cleanup Target Levels will be managed by the restriction of the use of the shallow groundwater aquifer at the site via an institutional control as well. Complete copies of the No Further Action Proposal, the draft Declarations of Restrictive Covenant, and FDEP's preliminary evaluation are available for public inspection during normal business hours 8:00 a.m. to 5:00 p.m. Monday through Friday, except legal holidays at FDEP, Southwest District, 13051 North Telecom Parkway, Temple Terrace, FL 33637-0926, attn John Sego. Local governments with jurisdiction over the property subject to the institutional control, real property owner(s) of any property subject to this institutional control, and residents of any property subject to the institutional control have 30 days from publication of this notice to provide comments to FDEP. Such comments must be sent to John Sego, FDEP, Southwest District, 13051 North Telecom Parkway, Temple Terrace, FL 33637-0926; john.r.sego@dep.state.fl.us. Apr 27, 2016-3308295

CRA CITIZEN ADVISORY COMMITTEE
Philosophical Statements, Priorities, Issues, and Requests

Philosophical Statements

1. The Community Redevelopment Agency (CRA) should have an emphasis on “Redevelopment.”
2. The CRA should only sponsor projects that enhance the tax base. The tax base and the resulting tax increment is the life blood of the CRA.
3. The priority for Redevelopment should be for the vertical, built environment, particularly historic structures.
4. Expend funds for infrastructure only if it can be shown that it will enhance the tax base.
5. Use CRA funds for infrastructure redevelopment and not maintenance.
6. Other funds should first be used for infrastructure projects, such as:
 - a. Gas tax for roads
 - b. Utility funds for utilities
7. The CRA could be used for infrastructure projects, but as a last option.
8. Unless the issue is public safety, demolition of a structure should be accompanied by a program for reconstruction on the property in question.

Priorities

1. Focus on downtown redevelopment including Walesbilt Hotel.
2. Continue demolition program & establish a rebuilding program.
3. Support Code Enforcement program as a method to enhance the tax base.
4. Beautify Scenic Highway entrances to City (initially the north entrance).
5. Update CRA plan to include updates, future goals, priorities & extension of CRA.

Requests

1. Provide quarterly CRA progress report, including Code Enforcement actions to the CRA.
2. Provide periodic CRA Audit.
3. General Fund is the preferred funding source for Code Enforcement.