

MEMORANDUM

DATE: October 8, 2021

TO: Chair and Members, Lake Wales Community Redevelopment Agency (the "CRA")

VIA: James Slaton, Executive Director

FROM: Michael Manning, Management Analyst

SUBJECT: CRA Resolution 2021-04, recommending that the City Commission of the City of Lake Wales (the "City") adopt a resolution approving issuance of the CRA's Redevelopment Revenue Note, Series 2021, in a principal amount not to exceed \$18,500,000 (the "Note"), and authorizing execution of an interlocal agreement between the CRA and the City pertaining to the Note.

SYNOPSIS: *The CRA is considering issuance of the Note to provide financing for redevelopment activities related to implementation of the Lake Wales Connected Plan. Section 163.385, Florida Statutes, provides that the CRA has power to issue redevelopment revenue bonds or notes to finance the undertaking of community redevelopment, when authorized or approved by resolution of the City Commission. The attached Resolution sets forth the CRA's recommendation that the City Commission adopt such resolution authorizing issuance of the Note. The Resolution also approves execution of an interlocal agreement between the CRA and the City pursuant to which the City will agree, subject to certain requirements therein, to budget and appropriate non-ad valorem revenues in amounts sufficient to pay principal of and interest on the Note not being paid from tax increment revenues or from other amounts as the same shall become due.*

RECOMMENDATION

It is recommended that the governing board of the CRA take the following action:

1. Approve CRA Resolution 2021-04 recommending that the City Commission of the City of Lake Wales (the "City") adopt a resolution approving issuance of the CRA's Redevelopment Revenue Note, Series 2021, in a principal amount not to exceed \$18,500,000, and approving an interlocal agreement between the CRA and the City pertaining to the Note.

BACKGROUND

The CRA is considering issuance of the Note to provide financing for redevelopment activities related to implementation of the Lake Wales Connected Plan, as further described below. The Note will have a term of at least twenty years and be secured by the tax increment revenues deposited to the redevelopment trust fund and available to the CRA to pay for redevelopment activities contemplated by the Lake Wales Community Redevelopment Plan adopted on June 1, 1999 by City Resolution 99-06 (as amended from time to time, the "Redevelopment Plan"), and by the City's covenant to budget and appropriate non-ad valorem revenues in amounts sufficient to pay principal of and interest on the Note not being paid from tax increment revenues or from other amounts as the same shall become due.

The attached Resolution sets forth the CRA's recommendation that the City Commission adopt a resolution in accordance with Section 163.385, Florida Statutes, which would authorize the CRA to issue the Note, and approves the form and execution of an interlocal agreement between the CRA and the City pursuant to which the City will agree, subject to certain requirements therein, to budget and appropriate non-ad

valorem revenues in amounts sufficient to pay principal of and interest on the Note not being paid from tax increment revenues or from other amounts as the same shall become due.

By separate resolution, the CRA is recommending that the City amend the Redevelopment Plan to extend the time certain for completion of all redevelopment activities funded by tax increment to accommodate issuance of the Note, and to ratify and provide current information, including cost estimates, for the following capital projects to be financed by the Note:

Project Type	Project	LWCP Action Step	Anticipated Cost Allocation
Streetscape	Park Avenue Streetscape Construction	1, 4, 5, 12	\$ 7,500,000
Streetscape	1 st Street Streetscape Design	2, 12	\$ 515,000
Streetscape	1 st Street Streetscape Construction	45, 52, 56	\$ 5,000,000
Streetscape	Lincoln Avenue Design	12, 46	\$ 325,000
Mobility	Scenic Highway Roundabouts Design	12, 50, 51	\$ 500,000
Mobility	Central Avenue Improvements Construction	47, 56	\$ 500,000
Mobility	Northwest Neighborhood Sidewalks & Street Tree Improvements	11, 65	\$ 2,500,000
Trail Network	Park Avenue Connector Trail Construction	3, 66	\$ 750,000
Trail Network	Crystal Lake Park Trail Construction	3, 66	\$ 750,000
Trail Network	Bok Tower Connector Trail Design	3, 66, 69	\$ 100,000
Other	CRA Area Improvements & Streetscape Accessories	3, 12, 56, 57	\$ 60,000
			\$ 18,500,000

OPTIONS

Decline to adopt the attached Resolution and thereby not recommend to the City Commission that the City adopt a resolution approving issuance of the Note and execution of the interlocal agreement. In that case, City and CRA staff will pursue alternative funding options for implementation of the Lake Wales Connected Plan.

FISCAL IMPACT

If the City Commission adopts the CRA's recommendation to adopt a resolution approving issuance of the Note, the CRA and the City will proceed with the actions required to issue and close on the Note in which case proceeds of the Note are expected to be available to the CRA to pay for the projects outlined above in late 2021 or early 2022.

ATTACHMENTS

CRA Resolution 2021-04