

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 2021-03, recommending that the City Commission of the City of Lake Wales amend the Lake Wales Community Redevelopment Plan (the "Redevelopment Plan").

SYNOPSIS: *The City Commission may amend the City's Redevelopment Plan upon recommendation of the CRA. The attached resolution sets forth the CRA's recommendation for amending the plan to (i) ratify and provide current information, including cost estimates, for certain capital projects to be undertaken by the CRA, and (ii) to extend the time certain for completion of redevelopment activities funded by tax increment to September 30, 2051. Based on that recommendation, the City Commission may then conduct a public hearing to consider amending the Redevelopment Plan as outlined above. Such public hearing is scheduled for October 19, 2021.*

RECOMMENDATION

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

1. Approve CRA Resolution 2021-03 recommending that the City Commission of the City of Lake Wales amend the Lake Wales Community Redevelopment Plan (the "Redevelopment Plan") to (i) ratify and provide current information, including cost estimates, for certain capital projects to be undertaken by the CRA, and (ii) to extend the time certain for completion of redevelopment activities funded by tax increment in Areas 1, 2 and 3, respectively.

BACKGROUND

The CRA is considering the issuance of a Redevelopment Revenue Note, Series 2021 (the "Series 2021 Note") in an amount not to exceed \$18,500,000 to provide financing for redevelopment activities related to the implementation of the Lake Wales Connected Plan. The Series 2021 Note is expected to be issued later this year and have a term of at least twenty years, in which case it would mature no earlier than 2041. The attached Resolution would recommend that the City Commission amend the Redevelopment Plan to ratify and provide current information, including cost estimates, for the following capital projects to be undertaken by the CRA and financed through proceeds of the Series 2021 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

The Redevelopment Plan currently provides that the time certain for completion of all redevelopment activities funded by tax increment is 2029. The attached Resolution would also recommend amending the Redevelopment Plan to extend the time certain for completion of all redevelopment activities funded by tax increment as follows:

- September 30, 2045 for all redevelopment activities financed by increment revenues in Area 1.
- September 30, 2049 for all redevelopment activities financed by increment revenues in Area 3.
- September 30, 2051 for all redevelopment activities financed by increment revenues in Area 2.

Tax increment contributions by all taxing authorities for Areas 1, 2 and 3 will terminate as outlined above. By adopting the times certain described above and recommended in the attached Resolution, the City will ensure that tax increment contributions from affected taxing authorities for Areas 1, 2 and 3 continue as necessary to support redevelopment activities, including repayment of the Series 2021 Note, without exceeding the maximum collection term authorized by law for each area.

OPTIONS

Decline to adopt the attached Resolution and thereby not recommend to the City Commission that the Redevelopment Plan be amended as outlined above, in which 2029 will remain as the time certain for completion of redevelopment activities in Areas 1, 2 and 3. 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 amend the Redevelopment Plan, the City will extend the time period during which tax increment is collected and thereby facilitate issuance of long-term debt for purposes of financing redevelopment activities related to implementation of the Lake Wales Connected Plan.

ATTACHMENTS

CRA Resolution 2021-03