

Lake Wales Community Redevelopment Agency

Lake Wales CRA
201 W Central Ave.
Lake Wales, FL. 33853
863-678-4023
kthompson@lakewalesfl.gov



CRA
**COMMUNITY
REDEVELOPMENT
AGENCY**

REDEVELOP • REVITALIZE • RESTORE • LAKE WALES

Annual Report
Fiscal Year 2018-2019



CRA Board Members:

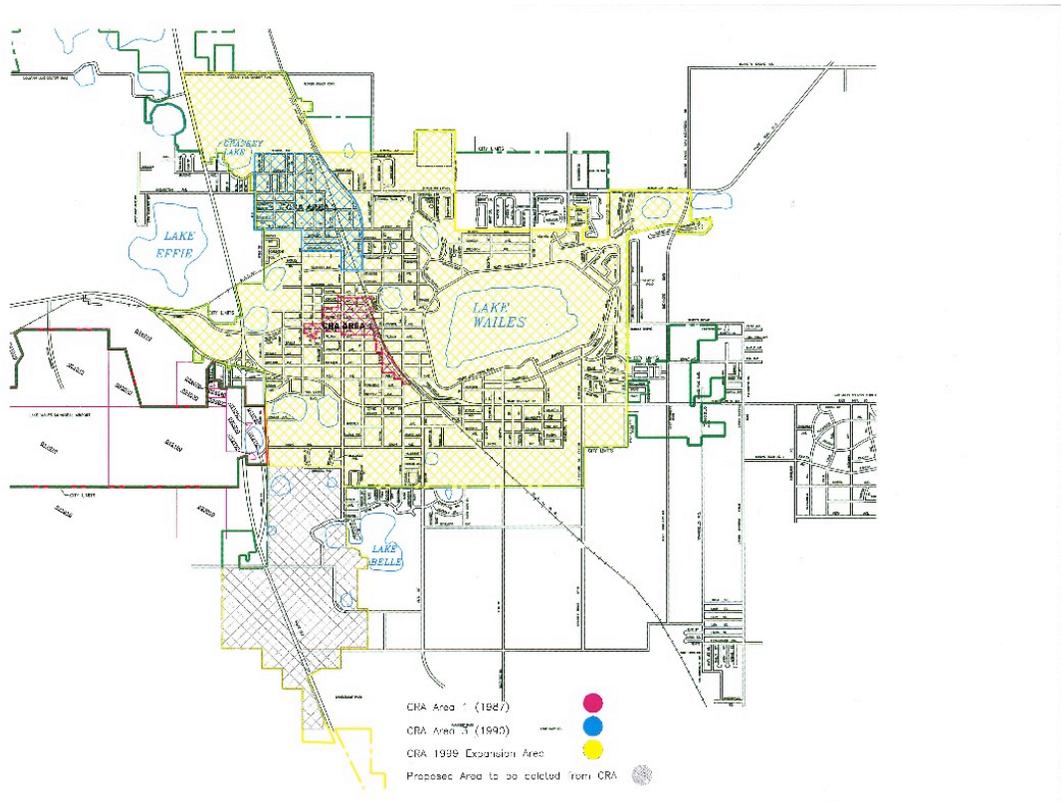
Robin Gibson, Chairman
Eugene Fultz
Curtis Gibson
Al Goldstein
Terrye Howell

CRA Staff:

Kenneth Fields, Executive Director
Kathy Bangle, Deputy Director
Karen Thompson, Assistant Director
Ronali Wood, Historic Preservation
Cheryl Baksh, Administrative Assistant



Location:



Typically, the meetings of the Board are on a monthly basis/as needed basis at Lake Wales City Hall. Time of meeting occurs depends on the complexity of the agenda, typically a meeting commences at 6:00 or 6:30 PM.



Introduction:

As the City of Lake Wales grows and experiences the effects of revitalization, economic development and population growth, they have organized and set the organization up for future success. The CRA serves as the catalyst for change and the revitalization of downtown Lake Wales and the NW Redevelopment Area.

The CRA has taken the necessary steps to insure the projects and growth is properly managed by adding additional staff and office accommodations.

In anticipation of rapid change, the CRA established and maintained a solid partnership with Lake Wales Main Street, Inc. and developed a Northwest Redevelopment Area Advisory Committee in order to insure wide community involvement and buy in. Main Street played an intricate part in the revitalization movement in downtown with fundraising efforts, events and more!

The CRA and Lake Wales Main Street Inc. collaborated by hiring a firm to create a Downtown Design Strategy and NW Redevelopment Area Master Plan. The recently updated CRA Master Plan identified goals and objectives specific to the NW Redevelopment Area of the CRA to include... address affordable housing, identify potential assisted living locations, develop a neighborhood connection to downtown, streetscape refreshment to Lincoln Avenue and support and enhance cultural or entertainment uses. In order to effectively and efficiently implement the improvements necessary in the NW Redevelopment Area, we contracted Dover Kohl & Partners. Dover Kohl & Partners Planners who specialize in town planning and transforming blight to “places people want to be.”

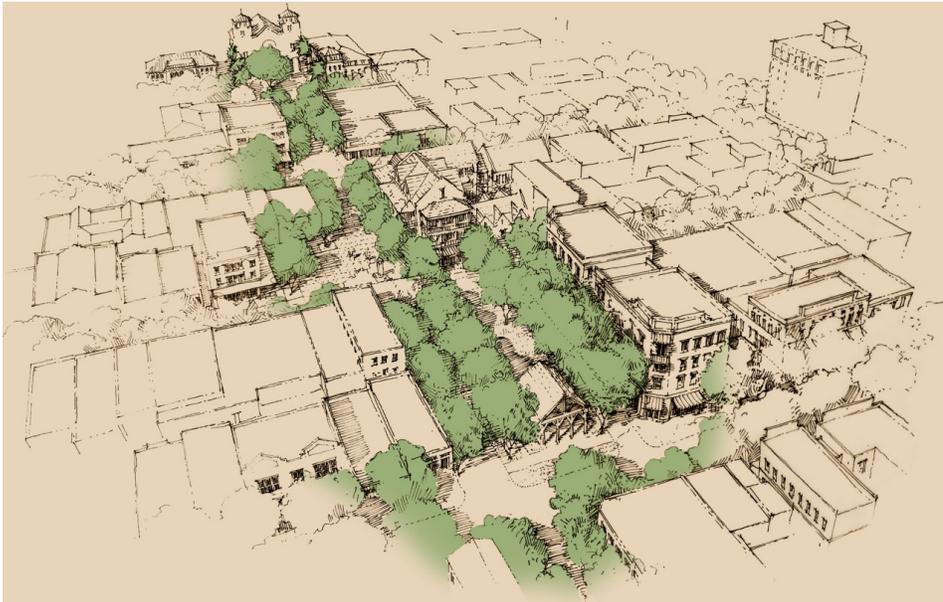
Projects in FY 2018/2019 include:

- 1- **“Lake Wales Connected”** is a strategy for revitalization of Lake Wales’ historic Downtown and one of its most important close-in neighborhoods. Together, the Downtown and Northwest Redevelopment Area comprise the “Core of Lake Wales.” The core neighborhoods are meant to be inspiring, beautiful places. The famous Olmsted Brothers firm, the landscape architects who planned both the town and Bok Tower, had

a bold, green vision that Lake Wales should be a living, growing work of art, a city as a garden. The new plan for Downtown and Northwest Lakes Wales is to revive that Olmsted vision, replanting lost trees, upgrading streets, and attracting new residents, customers, and businesses. Companion report documents detail the community-based vision for the future, as well as unique strategies and plan recommendations for each area.

Link to the “Lake Wales Connected Plan”

<https://www.doverkohl.com/lakewales->



“Lake Wales Connected” Dover Kohl & Partners

2- “The Food-Related Services Incentive Program”

The program offers up to \$50,000 in dollar-for-dollar matching funds to assist in establishing food-related businesses in the NW Redevelopment Area and Downtown Main Street District. Matching funds are a grant that can be used to offset the cost of eligible lease-hold improvements necessary to establish and operate a food service or restaurant business.

THE PROGRAM

DOWNTOWN & NW REDEVELOPMENT AREA

REDEVELOP · REVITALIZE · RESTORE

The Food-Related Services Incentive Program offers up to **\$50,000 in dollar-for-dollar matching funds** to assist in establishing food-related businesses in the NW Redevelopment Area and Downtown Main Street District. Matching funds are a grant that can be used to offset the cost of eligible lease-hold improvements necessary to establish and operate a food service or restaurant business.

CITY OF LAKE WALES
CRA
COMMUNITY REDEVELOPMENT AGENCY
REDEVELOP · REVITALIZE · RESTORE · LAKE WALES

LAKE WALES
INCENTIVE PROGRAM
FOOD-RELATED SERVICES

863.259.1503
201 WEST CENTRAL AVE. LAKE WALES FL 33853

Lake Wales CRA Property Values

CRA District:	Year Established	Base Year	Current Value
Lake Wales CRA I	1985	\$8,891,265	\$20,420,604
Lake Wales CRA II	1998	\$109,080,851	\$243,824,451
Lake Wales CRA III	1989	\$8,894,367	\$15,328,069





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TAX INCREMENT ADJUSTMENT WORKSHEET

Year : 2018	County : POLK
Principal Authority : CITY OF LAKE WALES	Taxing Authority : CITY OF LAKE WALES
Community Redevelopment Area : Lake Wales CRA I	Base Year : 1985

SECTION I : COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value in the tax increment area	\$	19,185,029	(1)
2.	Base year taxable value in the tax increment area	\$	8,891,265	(2)
3.	Current year tax increment value <i>(Line 1 minus Line 2)</i>	\$	10,293,764	(3)
4.	Prior year Final taxable value in the tax increment area	\$	18,656,753	(4)
5.	Prior year tax increment value <i>(Line 4 minus Line 2)</i>	\$	9,765,488	(5)

SIGN HERE	Property Appraiser Certification		I certify the taxable values above are correct to the best of my knowledge.	
	Signature of Property Appraiser :		Date :	
	Electronically Certified by Property Appraiser		6/29/2018 1:54 PM	

SECTION II: COMPLETED BY TAXING AUTHORITY Complete EITHER line 6 or line 7 as applicable. Do NOT complete both.

6. If the amount to be paid to the redevelopment trust fund IS BASED on a specific proportion of the tax increment value:				
6a.	Enter the proportion on which the payment is based.		95.00 %	(6a)
6b.	Dedicated increment value <i>(Line 3 multiplied by the percentage on Line 6a)</i> <i>If value is zero or less than zero, then enter zero on Line 6b</i>	\$	9,779,076	(6b)
6c.	Amount of payment to redevelopment trust fund in prior year	\$	65,347	(6c)
7. If the amount to be paid to the redevelopment trust fund IS NOT BASED on a specific proportion of the tax increment value:				
7a.	Amount of payment to redevelopment trust fund in prior year	\$	0	(7a)
7b.	Prior year operating millage levy from Form DR-420, Line 10		0.0000 per \$1,000	(7b)
7c.	Taxes levied on prior year tax increment value <i>(Line 5 multiplied by Line 7b, divided by 1,000)</i>	\$	0	(7c)
7d.	Prior year payment as proportion of taxes levied on increment value <i>(Line 7a divided by Line 7c, multiplied by 100)</i>		0.00 %	(7d)
7e.	Dedicated increment value <i>(Line 3 multiplied by the percentage on Line 7d)</i> <i>If value is zero or less than zero, then enter zero on Line 7e</i>	\$	0	(7e)

S I G N H E R E	Taxing Authority Certification		I certify the calculations, millages and rates are correct to the best of my knowledge.	
	Signature of Chief Administrative Officer :		Date :	
	Electronically Certified By Taxing Authority		7/18/2018 11:22 AM	
	Title : CITY MANAGER		Contact Name and Contact Title : DOROTHY ECKLUND, FINANCE DIRECTOR	
	Mailing Address : PO BOX 1320		Physical Address : 201 W. CENTRAL AVENUE	
City, State, Zip : LAKE WALES, FL 33859-1320		Phone Number : (863) 678-4182 ext 257	Fax Number : (863)678-4180	



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TAX INCREMENT ADJUSTMENT WORKSHEET

Year : 2018	County : POLK
Principal Authority : CITY OF LAKE WALES	Taxing Authority : CITY OF LAKE WALES
Community Redevelopment Area : Lake Wales CRA II	Base Year : 1998

SECTION I : COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value in the tax increment area	\$	229,007,215	(1)
2.	Base year taxable value in the tax increment area	\$	109,080,851	(2)
3.	Current year tax increment value <i>(Line 1 minus Line 2)</i>	\$	119,926,364	(3)
4.	Prior year Final taxable value in the tax increment area	\$	211,403,492	(4)
5.	Prior year tax increment value <i>(Line 4 minus Line 2)</i>	\$	102,322,641	(5)

SIGN HERE	Property Appraiser Certification	I certify the taxable values above are correct to the best of my knowledge.		
	Signature of Property Appraiser :	Date :		
	Electronically Certified by Property Appraiser	6/29/2018 1:54 PM		

SECTION II: COMPLETED BY TAXING AUTHORITY Complete EITHER line 6 or line 7 as applicable. Do NOT complete both.

6. If the amount to be paid to the redevelopment trust fund IS BASED on a specific proportion of the tax increment value:				
6a.	Enter the proportion on which the payment is based.		95.00 %	(6a)
6b.	Dedicated increment value <i>(Line 3 multiplied by the percentage on Line 6a)</i> <i>If value is zero or less than zero, then enter zero on Line 6b</i>	\$	113,930,046	(6b)
6c.	Amount of payment to redevelopment trust fund in prior year	\$	683,639	(6c)
7. If the amount to be paid to the redevelopment trust fund IS NOT BASED on a specific proportion of the tax increment value:				
7a.	Amount of payment to redevelopment trust fund in prior year	\$	0	(7a)
7b.	Prior year operating millage levy from Form DR-420, Line 10		0.0000 per \$1,000	(7b)
7c.	Taxes levied on prior year tax increment value <i>(Line 5 multiplied by Line 7b, divided by 1,000)</i>	\$	0	(7c)
7d.	Prior year payment as proportion of taxes levied on increment value <i>(Line 7a divided by Line 7c, multiplied by 100)</i>		0.00 %	(7d)
7e.	Dedicated increment value <i>(Line 3 multiplied by the percentage on Line 7d)</i> <i>If value is zero or less than zero, then enter zero on Line 7e</i>	\$	0	(7e)

S I G N H E R E	Taxing Authority Certification	I certify the calculations, millages and rates are correct to the best of my knowledge.		
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	Electronically Certified By Taxing Authority	7/18/2018 11:22 AM		
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City, State, Zip : LAKE WALES, FL 33859-1320	Phone Number : (863) 678-4182 ext 257	Fax Number : (863)678-4180		



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TAX INCREMENT ADJUSTMENT WORKSHEET

Year : 2018	County : POLK
Principal Authority : CITY OF LAKE WALES	Taxing Authority : CITY OF LAKE WALES
Community Redevelopment Area : Lake Wales CRA III	Base Year : 1989

SECTION I : COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value in the tax increment area	\$	14,173,161	(1)
2.	Base year taxable value in the tax increment area	\$	8,894,367	(2)
3.	Current year tax increment value <i>(Line 1 minus Line 2)</i>	\$	5,278,794	(3)
4.	Prior year Final taxable value in the tax increment area	\$	12,711,508	(4)
5.	Prior year tax increment value <i>(Line 4 minus Line 2)</i>	\$	3,817,141	(5)

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	Signature of Property Appraiser : Electronically Certified by Property Appraiser	Date :	6/29/2018 1:54 PM	

SECTION II: COMPLETED BY TAXING AUTHORITY Complete EITHER line 6 or line 7 as applicable. Do NOT complete both.

6. If the amount to be paid to the redevelopment trust fund IS BASED on a specific proportion of the tax increment value:				
6a.	Enter the proportion on which the payment is based.		95.00 %	(6a)
6b.	Dedicated increment value <i>(Line 3 multiplied by the percentage on Line 6a)</i> <i>If value is zero or less than zero, then enter zero on Line 6b</i>	\$	5,014,854	(6b)
6c.	Amount of payment to redevelopment trust fund in prior year	\$	25,663	(6c)
7. If the amount to be paid to the redevelopment trust fund IS NOT BASED on a specific proportion of the tax increment value:				
7a.	Amount of payment to redevelopment trust fund in prior year	\$	0	(7a)
7b.	Prior year operating millage levy from Form DR-420, Line 10		0.0000 per \$1,000	(7b)
7c.	Taxes levied on prior year tax increment value <i>(Line 5 multiplied by Line 7b, divided by 1,000)</i>	\$	0	(7c)
7d.	Prior year payment as proportion of taxes levied on increment value <i>(Line 7a divided by Line 7c, multiplied by 100)</i>		0.00 %	(7d)
7e.	Dedicated increment value <i>(Line 3 multiplied by the percentage on Line 7d)</i> <i>If value is zero or less than zero, then enter zero on Line 7e</i>	\$	0	(7e)

S I G N H E R E	Taxing Authority Certification	I certify the calculations, millages and rates are correct to the best of my knowledge.		
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**CITY OF LAKE WALES
2018 - 2019
BDGT - 105 CRA FUND
BEG. BALANCES & REVENUES**

ACCOUNT NO.	DESCRIPTION	14'15 ACTUAL	15'16 ACTUAL	16'17 ACTUAL	17'18 BUDGET	18'19 ACTUAL
BEG. BALANCES & REVENUES						
105-240-000-000-000	BEG. FUND BALANCE - BUDGET	0	0	0	350,000	1,000,000
105-240-200-000-000	FUND BAL - CRV DEV - LAND PURCH	0	0	0	967,738	969,971

	ESTIMATED CASH BALANCE FORWARD	0	0	0	1,317,738	1,969,971

TAXES						
105-311-200-000-000	City Tax Increment Area 1	63,093	55,347	59,662	65,492	68,882
105-311-600-000-000	City Tax Increment Area 2	442,651	501,946	550,458	679,278	798,530
105-311-400-000-000	City Tax Increment Area 3	16,029	16,029	20,989	25,663	35,324

	TOTAL: TAXES	521,773	573,322	631,109	770,433	902,736

INTERGOVERNMENTAL REVENUE						
105-334-500-000-000	GRANT - WALKING TRAIL	0	0	0	0	200,000
105-337-220-000-000	LWHA Officer Contribution	29,131	30,221	30,960	29,131	29,131
105-338-300-000-000	County Tax Increment Area 1	54,049	50,971	55,218	63,053	66,317
105-338-700-000-000	County Tax Increment Area 2	378,445	461,096	511,687	653,976	768,794
105-338-500-000-000	County Tax Increment Area 3	13,731	14,594	19,330	23,370	34,008

	TOTAL: INTERGOVERNMENTAL REV	475,356	556,881	617,195	769,530	1,098,250

MISCELLANEOUS REVENUES						
105-361-801-000-000	Interest-Pooled Cash 3748-3714-2643	0	0	1,586	2,000	4,700
105-364-200-000-000	Sale of Land	24,322	0	1,562,282	0	0
105-364-210-000-000	Gov. Wide - Gain/Loss	-17,778	0	-594,544	0	0
105-364-220-000-000	Gov. Wide (Contra) - Gain/(Loss)	17,778	0	0	0	0
105-369-999-000-000	Other	0	0	5,000	0	0

	TOTAL: MISCELLANEOUS REV	24,322	0	974,324	2,000	4,700

OTHER FINANCING SOURCES						

	TOTAL OTHER FINANCING SOURCES	0	0	0	0	0

	TOTAL BEG. BALANCE & REVENUES	1,021,451	1,130,203	2,222,628	2,859,701	3,975,657
=====						
EXPENDITURES						
	CRA - INDUSTRY DEVELOPEMENT	70,535	56,825	73,658	83,375	208,214
	CRA-COMMUNITY REDEVELOPEMENT	110,733	203,542	223,757	257,400	564,418
	CAPITAL OUTLAY	0	13,111	71,493	794,017	687,500
	TRANSFERS	859,938	795,843	670,806	756,822	708,054

	TOTAL EXPENDITURES	1,041,206	1,069,321	1,039,714	1,891,614	2,168,186

	REVENUE EXCESS OVER(UNDER) EXP	-19,755	60,882	1,182,914	968,087	1,807,471
=====						
105-242-200-000-000	FUND BAL - CRV DEV - LAND PURCH	0	0	0	967,738	973,000

	FUND BAL - UNRESTRICTED	-19,755	60,882	1,182,914	349	834,471

**CITY OF LAKE WALES
2018 - 2019
BUDGET APPROPRIATIONS-DETAIL
CRA FUND (RPT 630)**

ACCOUNT NO.	DESCRIPTION	14'15 ACTUAL	15'16 ACTUAL	16'17 ACTUAL	17'18 BUDGET	18'19 ACTUAL
	CRA FUND - 105					
	CRA - ECONOMIC DEVELOPMENT					
	PERSONNEL	0	0	0	0	0
	OTHER PERSONNEL	0	0	0	0	0
105-559-200-331-100	Professional Svcs Engineers	8,210	900	1,632	25,000	25,000
105-559-200-331-110	Professional Services-Environmental	0	0	11,396	0	0
105-559-200-331-320	Prof Services-Legal	5,933	6,864	8,637	2,000	6,000
105-559-200-334-610	Contract Services - Demolition	0	0	0	0	100,000
	CONTRACT SERVICES	14,143	7,764	21,665	27,000	131,000
	GRANTS & AID	0	0	0	0	0
105-559-200-441-293	Telecommunications	185	206	0	0	0
	SUPPLIES	185	206	0	0	0



**CITY OF LAKE WALES
2018 - 2019
BUDGET APPROPRIATIONS-DETAIL
CRA FUND (RPT 630)**

ACCOUNT NO.	DESCRIPTION	14'15 ACTUAL	15'16 ACTUAL	16'17 ACTUAL	17'18 BUDGET	18'19 ACTUAL
	REPAIR & MAINTENANCE	0	0	0	0	0
105-559-200-349-410	Permits & Licenses	0	0	19	0	0
105-559-200-349-600	Legal Advertising	39	23	740	0	0
105-559-200-349-700	Taxes and Assessments	350	175	0	0	0
105-559-200-349-900	Other Miscellaneous Charges	0	334	8	0	0
105-559-200-346-403	M&R Historic Structures	0	0	0	0	20,000
	MISCELLANEOUS	389	532	766	0	20,000
105-559-200-912-192	Labor Charges - Facilities	640	27	0	0	0
105-559-200-945-195	Insurance - Casualty & Liability	1,497	1,359	1,395	1,520	1,957
105-559-200-999-196	Alloc from Support Services	3,651	2,600	2,626	2,906	3,014
105-559-200-999-510	Alloc from City Atty Retainer	1,615	1,750	3,000	3,000	3,000
105-559-200-999-511	Alloc. from City Comm.	1,846	1,459	1,607	2,158	2,074
105-559-200-999-512	Alloc. from City Manager	24,210	21,326	26,305	29,105	27,286
105-559-200-999-513	Alloc. from Finance	12,464	9,631	8,589	9,317	9,013
105-559-200-999-514	Alloc from Human Resources	0	0	0	0	3,000
105-559-200-999-516	Alloc from City Clerk	9,894	10,170	7,705	8,369	7,870
	ALLOCATION	55,818	48,322	51,227	56,375	57,214
	CAPITAL	0	0	0	0	0
	ECONOMIC DEVELOPMENT	70,535	56,825	73,658	83,375	208,214



IMPORTANT NOTE:

THE AUDIT FOR FISCAL YEAR 2018-2019
WILL BE COMPLETED BY APRIL 2020.

ONCE COMPLETED IT WILL BE
AVAILABLE ONLINE AT

lakewalesfl.gov.