

Polk County Board of County Commissioners
Community Redevelopment Agency Work Session
October 21, 2014

The Board of County Commissioners of Polk County, Florida, held a Work Session at the County Administration Building on Tuesday, October 21, 2014, at 10:30 a.m., with the following members present: George Lindsey, District 1; Melony Bell, District 2; Edwin Smith, District 3; Todd Dantzler, District 4; and John Hall, District 5. Also present: County Attorney Michael Craig, County Manager Jim Freeman, and Deputy Clerk Kim Hancock represented the Clerk's Office.

Chairman Dantzler called meeting to order at 10:45 a.m.

Ryan Leavengood, City Manager of Lake Alfred, showed slides and discussed the City of Lake Alfred's Community Redevelopment Agency (CRA). He discussed Tax Increment Financing (TIF). He reviewed the life of TIF district in previous years. He reviewed the CRA Plan. He discussed the purpose of the CRA Plan; which included, eliminating blight, promoting redevelopment, and providing job opportunities. He reviewed blight indicators. He discussed CRA Plan Foundations; which included, community workshops, core improvement areas, Brownsfield District, Downtown Master Plan (DMP) adopted in 2013, and Land Development Regulations Implementing (LDRI) adopted in 2012. He reviewed the financial benefits to the City and the County. He discussed the fixed tax base and tax increment. He stated the Lake Alfred CRA is one of the smaller CRA's in the County.

John Strang, Gapway Grove, stated they would be happy to be a catalyst project for the CRA.

Mr. Leavengood continued with the slideshow and discussed revenue. He stated the CRA should be seen as an opportunity for the City and the County to work together.

Upon questioning, Mr. Leavengood discussed the efforts by the City to enclose enclaves. He stated they have a part-time code enforcement person working for the entire city.

Mr. Strang stated they are looking to develop something industrial/business park.

Commissioner Smith thanked the City of Lake Alfred for all of their efforts.

Mr. Leavengood discussed the goals for the City of Lake Alfred.

Pat Steed, Executive Director of the Central Florida Regional Planning Council, discussed the accountability of the CRA's.

Nancy Daley, Mayor of Lake Alfred, stated she looks forward to working with the County and appreciated their consideration.

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Chairman Dantzler adjourned meeting at 11:30.

Chairman Dantzler called meeting to order at 11:35 a.m.

Lisa Frasier, Frasier Consulting, showed slides and discussed Mulberry demographics based on 2012 estimates. She also reviewed Mulberry housing demographics; she stated there's a need for residential development. She gave an overview of the Community Redevelopment Agency (CRA). She discussed the benefits of redevelopment. She reviewed the CRA impact study on the return on investment of Tax Increment Financing (TIF). She discussed the complete CRA area, and 30 year TIF projection for the Mulberry CRA. She reviewed ways that the funds can be spent. She reviewed examples of implementation programs and capital improvement projects. She stated the City of Mulberry has had little population growth over the years. She reviewed projects that are currently underway in the City. She stated they are looking for the County's support.

Rick Johnson, Mulberry City Manager, stated it is important to improve the entrance into city industrial areas; as well as county industrial areas.

Ms. Frasier responded to Commissioner Lindsey's concerns. She stated they are not freezing funds, but reallocating dollars. Discussion followed.

Upon questioning, Ms. Frasier discussed ways they are trying to market the City of Mulberry. She also discussed TIF dollars. Discussion followed.

Mr. Johnson stated they are asking for help from the County Commission.

Terry Everett, Mulberry City Commission, stated the City Manager has done a great job since being in office.

Ms. Frasier responded to comments and concerns of the Board.

Mr. Everett stated Carter Road Park was not included in the CRA. He also thanked the County for their time.

County Manager Jim Freeman suggested the City Manager of Mulberry have a meeting with the County Manager to discuss the needs of the City. Discussion followed.

Ms. Frasier discussed the finding of necessity for a CRA.

Chairman Dantzler adjourned meeting at 12:35 p.m.