

City of Auburndale Community Development Agency Minutes September 21, 2021

Minutes of the Community Redevelopment Agency of the City of Auburndale held on September 21, 2021, at 7:38 p.m. in the Commission Room of City Hall, after having been properly advertised, with the following members present: Chair Ellie Harper, Dr. Dorothea Taylor Bogert, Keith Cowie, Richard Hamann, Jack Myers, and Tim Pospichal. Vice Chair Cindy Price was absent. Also present was: City Manager Jeff Tillman, Assistant City Manager Amy Palmer and City Clerk Jeffrey Brown.

Motion by Pospichal, seconded by Taylor Bogert, to approve the Community Redevelopment Agency Minutes of the May 17, 2021, Meeting. Upon vote, all ayes.

Assistant City Manager Palmer went through the CRA calendar.

Chair Ellie Harper asked for citizen comment. None was received.

1. FINANCE REPORT

Finance Director Reeder presented the following chart.

CRA REVENUE						
Account Number	Description	Budget	MTD Amount	YTD Amount	Balance	% REC / EXP
151-311-1100	CRA TAX INCREMENT -COUNTY	\$944,650.00	-\$238.33	\$978,062.46	-\$33,412.46	103.5
151-311-1500	REIMB TAX INCREMENT(CITY PORTION	\$561,200.00	\$0.00	\$602,876.62	-\$41,676.62	107.4
151-361-1100	INTEREST INCOME	\$2,000.00	\$5.01	\$147.71	\$1,852.29	7.4
151-369-6900	ALL OTHER CRA	\$0.00	\$0.00	\$7,500.00	-\$7,500.00	0.0
	** GRAND TOTAL **	\$1,507,850.00	-\$233.32	\$1,588,586.79	-\$73,236.79	105.4
CRA EXPENSE						
Account Number	Description	Budget	MTD Amount	YTD Amount	Balance	% REC / EXP
151-6087-519-3200	CRA AUDIT	\$3,000.00	\$0.00	\$1,750.00	\$1,250.00	58.3
151-6087-519-4000	TRAVEL CRA	\$3,000.00	\$0.00	\$0.00	\$3,000.00	0.0
151-6087-519-4350	CITY UTILITY BILLING (CRA)	\$12,000.00	\$1,344.35	\$13,131.37	-\$1,131.37	109.4
151-6087-519-4650	REPAIR OF MOTOR EQUIPMENT	\$1,000.00	\$0.00	\$583.33	\$416.67	58.3
151-6087-519-4995	SER CONTRACT - PALMS/CLOCK TOWER	\$11,000.00	\$0.00	\$6,902.00	\$4,098.00	62.7
151-6087-519-5212	MAINT REP ANTIQUE LIGHTS	\$8,000.00	\$0.00	\$15,987.71	-\$7,987.71	199.8
151-6087-519-5230	AGRICULTURAL HORTICULTURAL SUP	\$15,000.00	\$769.04	\$17,195.44	-\$2,195.44	114.6
151-6087-519-5250	CITY VEHICLE REIMB	\$2,000.00	\$141.76	\$2,476.66	-\$476.66	123.8
151-6087-519-5400	SUBSCRIPTIONS MEMBERSHIPS	\$1,000.00	\$0.00	\$1,045.00	-\$45.00	104.5
151-6087-519-5850	INCENTIVE/LOAN PROGRAM	\$388,975.00	\$0.00	\$150,000.00	\$238,975.00	38.6
151-6087-519-6335	SIDEWALK - REPAIRS NEW	\$10,000.00	\$0.00	\$10,300.00	-\$300.00	103.0
151-6087-519-6339	CITY REIMB. LABOR	\$123,047.00	\$10,253.92	\$102,539.18	\$20,507.82	83.3
151-6087-519-6350	STREET RESURFACING (19-20)	\$1,000,000.00	\$0.00	\$369,082.25	\$630,917.75	36.9
151-6087-519-6368	PARK STREET COMMERCIAL RESERVE	\$1,150,000.00	\$83,333.33	\$916,666.63	\$233,333.37	79.7
151-6087-519-6370	CIVIC CENTER DESIGN	\$400,000.00	\$33,333.33	\$366,666.63	\$33,333.37	91.7
151-6087-519-6372	UPDATE STREETScape	\$100,000.00	\$0.00	\$12,814.00	\$87,186.00	12.8
151-6087-519-6399	CRA IMPACT FEE REIMBURSEMENT	\$6,000.00	\$0.00	\$0.00	\$6,000.00	0.0
151-6087-519-8110	OPERATIONS/ADMINISTRATION COSTS	\$59,944.00	\$0.00	\$16,125.50	\$43,818.50	26.9
151-6087-519-8110	CRA CONTINGENCY	\$0.00	\$0.00	\$0.00	\$0.00	0.0
	** GRAND TOTAL **	\$3,293,966.00	\$129,175.73	\$2,003,265.70	\$1,290,700.30	60.8

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COMMUNITY REDEVELOPMENT AGENCY

POOLED CASH TOTAL - AUGUST 2021

\$2,528,533.42	Pooled Cash
(\$387,720.06)	Incentive Loan Program
\$2,140,813.36	Adjusted Pooled Cash

Finance Director Reeder stated there is an adjustment to the revenue line items due to changes in taxable values of property in the CRA District.

2. CRA PROJECT UPDATE

Assistant City Manager Palmer presented a status update on the following CRA project:

- Landscaping/Streetscapes
 - Robinson Street – The City worked with Florida Brewery and the truss plant to improve the aesthetics by improving the irrigation system and planting 150 viburnum plants and four cypress trees.
 - Main Street – The City paved Main Street after FDOT gave Main Street to the City. The City worked with First Missionary Baptist Church in upgrading the fence to be consistent with fencing the city has installed downtown including brick pillars and aluminum fencing. The City also planted porta corpus bushes along the fence as well. The City has been performing maintenance on the overpass and the removing overgrown vegetation around the retention pond. In the future, the city will be providing landscaping around the retention pond as it is the southern gateway into the City.
- CRA Redevelopment & Impact Fee Assistance Grants
 - 110 E. Park Street, Bestway Mortgage Corp. - \$55,203.13
 - 215 Orange Street, HOS Properties (Palm City Center 2) - \$57,699.13
 - 231 E. Lake Avenue, Auburndale Family Partners LLC (Former VFW) - \$50,000.00
 - 227 E. Lake Avenue, Maria Franco (Maria Petit Food Boutique) - \$55,514.20
 - 221 Palmetto Street, Sadler Homes - \$50,000.00
 - 298 Havendale Blvd. - \$50,000.00
 - 308 Bridgers Ave. \$50,000.00

3. REQUEST FOR FUNDING FOR A BUSINESS INCUBATOR

Assistant City Manager Palmer stated the Auburndale CRA has been approached by Central Florida Incubator, LLC to participate in the creation of a business incubator called Game Changer. The business incubator would be a multi-story 20,000 SF "technology-innovation hub" that would combine co-working space, a large FDA license culinary kitchen, classrooms, conference rooms, and residential studios on the 2nd floor. The incubator would assist start-up companies and individual entrepreneurs to develop their business by providing a range of services including office space, management training, and venture capital.

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The request of the CRA from Central Florida Incubator, LLC is to provide \$300,000 funding for 3-years, which would cover operating funds and the salaries of 3-full time staff. The funding would be provided after the facility is constructed. Central Florida Incubator is also requesting the City to provide land for the location of the incubator. The City is currently considering several sites it owns that the incubator could be located on. The funding request is contingent on the company receiving outside agency funding in the amount of \$4 million, which will be used for the construction of the building and purchase of equipment. If the company does not receive the \$4 million, the incubator project will not move forward and the CRA would not fund the \$300,000. If Polk County doesn't provide the \$4 million, there may be grants from the State of Florida.

Dr. Marshall Goodman, CEO of Central Florida Incubator, LLC made a presentation highlighting fundamentals about the incubator. As a 501 (c)(3) foundation the Central Florida Incubator, LLC's goals are support and leverage investment in Polk County's Historic Downtowns; revolutionize support, services and angel investment for Central Florida small business startups and innovation companies; and develop a network of Tech Innovation Hubs that spark business and economic development investment and grow jobs.

Dr. Goodman stated the Plan for Central Florida Incubator, LLC is to assist 3-4 Polk County cities with construction of a 20,000 square foot multi-level Innovation Hub. The first floor would have co-working locations, a licensed FDA/USDA Farm to Table culinary kitchen, makers tech space, outdoor plaza/marketplace/dining space, fountain, and live music. The second floor would house classrooms, studio space/artist lofts, residential offices, meeting/video conferencing rooms.

Dr. Goodman stated the funding for the project would be a private/public partnership. Private funding would provide \$500,000 per year for Core Staff, the City would provide \$300,000 for local staff funding for three years, land for the incubator, and land improvements. The building would be given to the City for ownership. Polk County would provide four million dollars for the construction of the building and equipment. Central Florida Incubator, LLC would then solicit additional grant funding from the State to increase the size of the incubator building.

Dr. Goodman stated the incubator would focus on five elements for success:

- Talent
- Capital
- Common Process
- Technology Vision
- Networking

Mr. Cowie asked if existing small businesses could utilize the resources at the incubator?

Dr. Goodman stated any business can join the incubator and access the resources.

Mr. Hamann asked staff if this project would interfere with existing proposed projects?

Assistant City Manager Palmer stated the CRA could accommodate the funding for the Incubator in future years due to the timeframe of funding from the County and State of Florida and actual construction of the incubator. The CRA would have time to adjust future budgets.

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Mr. Hamann asked if the incubator would be strictly food-based businesses?

Dr. Goodman stated there are three components to the incubator: the culinary kitchen, technology based firms, and artists. It is not single focus.

Mr. Pospichal asked given the population of Auburndale, is there a comparable sized city which has an incubator.

Dr. Goodman stated Immokalee, the second poorest place in the US. It has been operating since 2016. Dr. Goodman stated the population of the City is not a factor since the world is the marketplace.

Chair Harper asked for public comment.

Stacy Oakley, 4841 Juliana Reserve Drive, stated her support for the project. Florida Brewery is in support and will lend their expertise to the incubator.

Maulissa Braverman, 1918 Lake Ariana Blvd., stated her support for the incubator to help retain talent in the area and not have those leave the county and the City.

Motion by Taylor Bogert, seconded by Myers, to approve the request for funding for Central Florida Incubator LLC, as presented. Upon vote, all ayes.

Meeting adjourned at 8:50 p.m. I HEREBY CERTIFY that the foregoing Minutes are true and correct.

Jeffrey Brown, City Clerk