



LAKE MARY CITY COMMISSION

**Lake Mary City Hall
100 N. Country Club Road**

WORK SESSION

THURSDAY, APRIL 02, 2015 6:15 PM

1. Items for Consideration

A. U. S. Highway 17-92 CRA

2. THE ORDER OF ITEMS ON THIS AGENDA IS SUBJECT TO CHANGE

Per the direction of the City Commission on December 7, 1989, this meeting will not extend beyond 11:00 P. M. unless there is unanimous consent of the Commission to extend the meeting.

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE CITY ADA COORDINATOR AT LEAST 48 HOURS IN ADVANCE OF THE MEETING AT (407) 585-1424.

If a person decides to appeal any decision made by this Commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Per State Statute 286.0105.

NOTE: If the Commission is holding a meeting/work session prior to the regular meeting, they will adjourn immediately following the meeting/work session to have dinner in the Conference Room. The regular meeting will begin at 7:00 P. M. or as soon thereafter as possible.



MEMORANDUM

DATE: April 2, 2015
TO: Mayor and City Commission
FROM: Tom Tomerlin, Economic Development Manager
VIA: Jackie Sova, City Manager
SUBJECT: U. S. Highway 17-92 CRA

- The U.S. 17-92 CRA was established in 1997.
- The U.S. 17-92 CRA was extended in 2007.
- The U.S. 17-92 CRA will expire in 2017.
- Particulars regarding the City's involvement are outlined in the attached Interlocal agreement. Section 7 (Page 10) of the Interlocal addresses disposition of trust funds at completion of the Redevelopment Plan and termination of the CRA in accordance with law. Note that this Section only applies if the Redevelopment Plan is "completed". The Section provides that any "unspent and unencumbered funds in the Trust Fund" will be distributed to the County and Cities "in the same proportion as the tax increment contribution made during the term of the operation of the CRA". The bulk of the funds in the Trust Fund are "encumbered".
- Although Florida Statute 163.387(7) addresses disposition of trust funds at the end of the fiscal year, as opposed to the end of the CRA's term, it may help shed light on the interpretation of Section 7 and provides as follows:

(7) *On the last day of the fiscal year of the community redevelopment agency, any money which remains in the trust fund after the payment of expenses pursuant to subsection (6) for such year shall be:*

(a) *Returned to each taxing authority which paid the increment in the proportion that the amount of the payment of such taxing authority bears to the total amount paid into the trust fund by all taxing authorities for that year;*

- (b) *Used to reduce the amount of any indebtedness to which increment revenues are pledged;*
- (c) *Deposited into an escrow account for the purpose of later reducing any indebtedness to which increment revenues are pledged; or*
- (d) *Appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan which project will be completed within 3 years from the date of such appropriation.*

Note: All dollar figures presented below are estimates and require additional verification

- To date, the City has contributed approximately \$620,150 in tax increment funds into the CRA trust fund.
- To date, total CRA project funding allocated within City limits is approximately \$151,839.
- In 2014, the taxable value increment for City jurisdiction property located within the CRA was \$18,417,534 (at 95%).
- The City's payment into the CRA this fiscal year was \$66,109.74.
- To date, the City's total contribution into the CRA trust fund is approximately 2.47% of the total tax increment funds collected by the CRA.

ATTACHMENTS:

- Executed Interlocal Agreement, 10/21/1998
- City Resolution No. 589, 12/18/1997
- Map of CRA Boundary in Lake Mary

**MULTI-PARTY INTERLOCAL AGREEMENT
ESTABLISHING THE
U.S. HIGHWAY 17-92 CORRIDOR REDEVELOPMENT PLANNING AGENCY**

THIS MULTI-PARTY INTERLOCAL AGREEMENT is made and entered into this 21 day of Oct, 1998, by and between the **CITY OF CASSELBERRY**, a municipal corporation created under the laws of the State of Florida, whose address is 95 Triplet Lake Drive, Casselberry, Florida 32707, the **CITY OF LAKE MARY**, a municipal corporation created under the laws of the State of Florida, whose address is Post Office Box 950700, Lake Mary, Florida 32795-0700, the **CITY OF SANFORD**, a municipal corporation created under the laws of the State of Florida, whose address is Post Office Box 1788, Sanford, Florida 32772-1788, the **CITY OF WINTER SPRINGS**, a municipal corporation created under the laws of the State of Florida, whose address is 1126 East State Road 434, Winter Springs, Florida 32708, hereinafter collectively referred to as the "CITIES," the **UNITED STATES HIGHWAY 17-92 CORRIDOR COMMUNITY REDEVELOPMENT AGENCY**, whose address is 1101 East First Street, Sanford, Florida 32771, hereinafter referred to as the "CRA," and **SEMINOLE COUNTY**, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771, hereinafter referred to as the "COUNTY."

WHEREAS, the Board of County Commissioners of Seminole County, Florida (the "Board of County Commissioners") determined that the United States Highway 17-92 Corridor Community Redevelopment Area (the "Redevelopment Area" - as defined by in Resolution 97-R-120 and Resolution 97-R-130) is a blighted area

CERTIFIED COPY
MAYYANNE MORSE
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA
E. *Eva Roach*
DEPUTY CLERK

appropriate for community redevelopment programs and projects pursuant to *Chapter 163, Part III, Florida Statutes*; and

WHEREAS, on June 24, 1997, the Board of County Commissioners adopted Resolution 97-8-130, which established the United States Highway 17-92 Corridor Community Redevelopment Agency (the "CRA"), pursuant to *Section 163.357, Florida Statutes*; and

WHEREAS, the Board of County Commissioners, acting as the CRA for the Redevelopment Area, caused to be prepared a Community Redevelopment Plan for the United States Highway 17-92 Corridor Community Redevelopment Area (the "Redevelopment Plan"), and identified in the Redevelopment Plan particular elements of a Community Redevelopment Project to be financed from Tax Increment Revenues; and

WHEREAS, on December 16, 1997, the Board of County Commissioners enacted Ordinance No. 97-54, which adopted the Redevelopment Plan for the Redevelopment Area; and

WHEREAS, on December 16, 1997, the Board of County Commissioners enacted Ordinance No. 97-55, which authorized the establishment of a Redevelopment Trust Fund (the "Trust Fund") as provided for in *Section 163.387, Florida Statutes*, in which tax increment revenues deriving from the Redevelopment Area will be deposited for the purposes of financing particular elements of the Community Redevelopment Project; and

WHEREAS, on the following dates the diverse city commissions of the CITIES adopted the following resolutions which, pursuant to *Section 163.356, Florida Statutes*, concurred in the Redevelopment Plan adopted by the Board of County Commissioners,

so that the portions of the Redevelopment Area and the programs and projects of the Redevelopment Plan that fall within or which will be implemented within the corporate limits of the CITIES will function as intended by the COUNTY and the CITIES: (1) CITY OF CASSELBERRY (December 15, 1997 in Resolution Number 97-1078), (2) CITY OF LAKE MARY (December 18, 1997 in Resolution Number 589), (3) CITY OF SANFORD (December 22, 1997 in Resolution Number 1775), and (4) CITY OF WINTER SPRINGS (November 24, 1997 in Resolution Number Unassigned); and

WHEREAS, the COUNTY and the CITIES wish to enter into this Interlocal Agreement in order to establish a partnership, consistent with the provisions of *Chapters 125, 163, and 166 Florida Statutes, and other applicable law* for the purposes of carrying out the intent of the Redevelopment Plan, and to set forth the manner in which the COUNTY and the CITIES will cooperate to accomplish the goals of the Redevelopment Plan;

NOW, THEREFORE, the parties hereto agree as follows:

Section 1. Redevelopment Planning Agency.

(a) The Board of County Commissioners of the COUNTY, acting as the CRA, shall establish a United States Highway 17-92 Corridor Redevelopment Planning Agency (the "RPA") consistent with the terms of this Interlocal Agreement, the purpose of the RPA and the provisions of this Interlocal Agreement being to provide the CITIES with the full opportunity for participation in decisions made by the CRA relative to the approval of programs and projects as well as the use of the power of eminent domain within any of the CITIES.

(b) The RPA shall consist of five (5) members, one (1) member being appointed by each of the CITIES, and one (1) member being appointed by the COUNTY.

(c) Each of the CITIES and the COUNTY shall also be entitled to appoint an alternate RPA member who will be have the right to attend all RPA meetings and vote in place of that local government's absent RPA member in the event of any absence from any meeting of the RPA.

(d) (1) The term of appointment for each member of the RPA shall be four (4) years, and each member shall serve such term unless the member moves out of or ceases to conduct business operations in the respective City or Seminole County, or otherwise becomes unable to serve; provided, however, that the initial appointees shall serve staggered terms having the following durations:

CITY OF CASSELBERRY	One (1) year;
CITY OF LAKE MARY	Two (2) years;
CITY OF SANFORD	Three (3) years;
CITY OF WINTER SPRINGS	Four (4) years; and
The COUNTY	Four (4) years.

(2) Subsequent to the completion of the initial terms, all terms shall be four (4) years in duration.

(e) No person may serve more than two (2) consecutive four (4) year terms on the RPA.

(f) If any position on the RPA becomes vacant, a replacement shall be appointed by the governing body of the respective local government jurisdiction to complete the unexpired portion of the member vacating his or her position on the RPA.

(g) The members of the RPA shall serve without compensation; provided, however, that RPA members shall be entitled to be reimbursed for travel and other expenses in accordance with the provisions of State law and County Ordinance.

(h) The RPA shall conduct its business and meetings according to the By-Laws attached hereto as Exhibit "A."

(i) The RPA shall be a body governed by the provisions of the Florida Constitution and the Florida statutes relating to public officers and shall operate and conduct its meetings in accordance with the laws applicable to public bodies including, but without limitation, all provisions of law pertaining to open meetings (the "Sunshine Law"), public records, the ethical conduct of public officers, and financial disclosures of public officials.

Section 2. Qualifications of RPA Members.

(a) Any person may be appointed as a member of the RPA if he or she is a resident of or is engaged in business within the jurisdictional limits of the COUNTY or of the particular City making the appointment. For the purposes of this subsection "engaged in business" means owning a business, practicing a profession, performing a service for compensation, or serving as an officer or director of a corporation or other business entity so engaged.

(b) Persons who hold other public office or public employment may serve on the RPA unless prohibited by State law.

Section 3. RPA Staffing. The COUNTY shall initially provide adequate staffing to support the activities of the RPA; provided,

however, that the RPA may seek the retention of experts and professionals to assist it in its efforts and request the approval of the CRA for the retention of such persons.

Section 4. Duties of the RPA and Procedures Relating Thereto.

(a) All proposals and projects relating to redevelopment in the Redevelopment Area shall be initially filed with the RPA. Projects and proposals may derive from and be submitted by the staff of the COUNTY, the staff of any of the CITIES, an RPA member, a CRA member, a developer of property located within the Redevelopment Area, or an owner of real property located within the Redevelopment Area. In order to be acted upon, a proposal or project must be reasonably thorough and complete such that any actions in eminent domain which would be reasonably required to implement the proposal or project would be specified in the materials supporting the proposal or project.

(b) Upon receipt of a submission for a proposal or project to be performed partially or wholly within the corporate limits of any of the Cities, the RPA shall thereupon forward the proposal or project to the appropriate City wherein the proposal or project will occur if approved.

(c) If a City does not approve the proposal or project, it shall notify the RPA. Action relating to the approval or rejection of a proposal or project shall be taken by a City within sixty (60) days of the date that the proposal or project was received by the City. Failure to act within the prescribed time period shall be deemed to be a denial of the program or project.

(d) If a City fails to approve a proposal or project, the RPA shall forward a notice of such action to the CRA, and the CRA shall not further proceed with the subject proposal or project.

(e) If a City approves a proposal or project the approval shall also encompass any and all eminent domain actions or proceedings that may be necessary to accomplish the proposal or project.

(f) The RPA shall have the opportunity to review all projects and proposals relating to redevelopment projects for any property within the Redevelopment Area to be funded from the Trust Fund.

(g) With regard to specific area redevelopment proposals or projects, the RPA shall consider, without limitation, all pertinent redevelopment issues including, but not limited to, the following:

(1) whether the proposal or project is consistent with the Redevelopment Plan adopted by the Board of County Commissioners and concurred in by the CITIES, as it may be modified from time to time;

(2) whether the proposal or project will afford maximum opportunity for participation by private enterprise;

(3) whether the proposal or project will contribute to the effort of eliminating blight in the Redevelopment Area;

(4) whether the proposal or project will advance the economic development or tourism development of the Redevelopment Area; and

(5) whether the proposal or project will result in increasing the valuation of property within the Redevelopment Area.

(h) The RPA shall consider the reasonable connection between the contribution of the COUNTY and each of the CITIES to the Trust Fund and the expenditures from the Trust Fund for redevelopment improvements to properties located in the COUNTY and each of the CITIES, with the goal of achieving a reasonably equitable distribution of Trust Fund monies within the jurisdictional limits of each and all of the parties to this Interlocal Agreement over the term of the implementation of the Redevelopment Plan.

(i) With regard to each specific area redevelopment proposal or project, the RPA shall forward to the CRA, within thirty (30) days of receipt of a City's action relative to the proposal or project if such action by a City is required hereby, a determination regarding such proposal or project which discusses the criteria set forth in this Section.

(j) The members of the RPA shall take action to approve or disapprove each proposal or project by a majority vote of all of the members of the RPA.

(k) The COUNTY may designate any agency, committee, department or person to prepare proposals or projects, but final recommendation to the CRA of the adoption of such proposal or project shall be the responsibility of the RPA consistent with the rights of the CITIES' as set forth herein.

(l) To the extent permitted by law, RPA members shall be permitted to vote on any and all matters coming before the RPA,

but shall have any and all duties and responsibilities relative to the disclosure of any conflicts of interest pertaining to such votes which may arise under State law.

(m) It is the intent of the parties that, unless specifically prohibited by Florida law, that the terms and provisions of the Redevelopment Plan will not supercede any provisions of any of the CITIES' comprehensive plans, land development regulations, zoning codes, or land development codes, and that each of the CITIES shall retain sole and exclusive authority over comprehensive planning, zoning and land development decisions made within the respective jurisdictional boundaries of each City.

Section 5. CRA Duties and Obligations to the RPA.

(a) The CRA shall not take any action on any redevelopment proposal or project inconsistent with the provisions of this Interlocal Agreement.

(b) The CRA shall ensure that the RPA has been provided with the information and resources necessary to provide the RPA with a reasonable opportunity to consider all specific proposals and projects for capital improvements within the Redevelopment Area and funded by Trust Fund revenues and to make a determination relating to same in accordance with the provisions of this Interlocal Agreement.

(c) In the event that the RPA does not approve a proposal or project, the CRA may not expend funds from the Trust Fund for such proposal or project.

Section 6. CRA's Eminent Domain Powers.

(a) In the exercise of its authority under *Section 163.375, Florida Statutes*, real property located within any of the CITIES shall not be acquired by the COUNTY or the CRA by means of the exercise of the power of eminent domain without first obtaining the approvals required in this Interlocal Agreement relative to the planned action.

(b) In the event that any of the CITIES act adversely with regard to the COUNTY or the CRA requesting authority to file an eminent domain action to further the efforts of the CRA within the particular City's jurisdictional limits, neither the COUNTY nor the CRA may proceed with such eminent domain action.

(c) Notwithstanding the provisions of Subsections (a) and (b) of this Section, upon proposal or project being approved by a City in whose jurisdictional limits a project or proposal is located and the RPA, all eminent domain actions reasonably necessary to accomplish the proposal or project shall also be deemed approved.

Section 7. Distribution of Trust Fund at Termination of Redevelopment Plan. At the time that the Redevelopment Plan is completed and the CRA is terminated in accordance with the provisions of State law, if any unspent and unencumbered funds remain in the Trust Fund, all of such funds shall be distributed to the COUNTY and the CITIES in the same proportion as the tax increment contribution made during the term of operation of the CRA.

Section 8. Minimum CRA Organizational Requirements.

(a) The CRA shall hold an annual meeting on the second Tuesday in December of each year at the hour of 7:00 p.m. unless otherwise determined by a majority vote of the CRA.

(b) The CRA may have special meetings at the call of the Chairperson of the CRA or upon the written request of a majority of the CRA members.

(c) Notices for all meetings of the CRA shall be in writing and all members of the RPA shall be provided written notice of CRA meetings at the same time and in the same manner as the members of the CRA are provided such notice.

(d) A quorum of the CRA shall constitute three (3) members.

(e) All actions of the CRA shall be accomplished by a majority vote of the CRA with a quorum being present for such vote.

(f) No member of the CRA shall receive compensation for any services provided to the CRA; provided, however, that CRA members shall be entitled to be reimbursed for travel and other expenses in accordance with the provisions of State law and County Ordinance.

(g) The staff of the CRA shall be provided by the COUNTY at no expense to the CRA.

(h) The Board of County Commissioners shall designate the Chairperson and Vice-Chairperson of the CRA and the Chairperson and Vice-Chairperson shall have all authority and powers relative to the activities of the CRA which the Chairperson and Vice-Chairperson of the Board of County Commissioners have relative to the activities of the COUNTY.

(i) To the extent permitted by law, CRA members shall be permitted to vote on any and all matters coming before the CRA, but shall have any and all duties and responsibilities relative to the disclosure of any conflicts of interest pertaining to such votes which may arise under State law.

(j) The fiscal year of the CRA and the accounting principles used in the accounting practices and procedures of the CRA shall be the same as used by the COUNTY.

(k) The CRA shall adopt an annual budget which shall, at a minimum, reflect the proposals and projects set forth in the Redevelopment Plan which have been approved pursuant to the provisions of this Interlocal Agreement, the repayment of any CRA indebtedness, and overhead and administrative costs.

(l) All books and records of the CRA shall be open for public review and inspection in accordance with the provisions of State law.

Section 9. Dispute Resolution Procedures. In the event that any dispute arises relative to the matters set forth in this Interlocal Agreement, any party may invoke the dispute resolution procedures set forth in the interlocal agreement entitled "Interlocal Agreement on Mediation and Intergovernmental Coordination" which is dated July 24, 1995.

Section 10. Term. This Interlocal Agreement shall be in effect so long as the CRA continues to function under the provisions of Florida law.

Section 11. Severability. If any provision of this Interlocal Agreement shall be held invalid or unenforceable to

any extent, the same shall not affect in any respect whatsoever the validity or enforceability of the remainder of this Agreement.

Section 12. Entire Agreement/Amendments. This Interlocal Agreement represents the entire agreement of the parties notwithstanding any prior oral or written understandings by and between the parties or any of their officers, agents or employees and may be amended only by a written instrument of equal dignity herewith.

IN WITNESS WHEREOF, the parties have executed this Interlocal Agreement in six (6) counterparts on the dates set forth below.

ATTEST:

Thelma McPherson
THELMA MCPHERSON, Clerk

CITY OF CASSELBERRY, FLORIDA

By: Bruce A. Pronovost
BRUCE PRONOVOST, Mayor

Date: June 15, 1998

ATTEST:

Carol A. Foster
CAROL A. FOSTER, Clerk

CITY OF LAKE MARY, FLORIDA

By: David Memlor
DAVID MEMLOR, Mayor

Date: October 7, 1998

Approved by Commission
June 18, 1998

ATTEST:

Janet R. Dougherty
JAN DOUGHERTY, Clerk

CITY OF SANFORD, FLORIDA

By: Larry Dale
LARRY DALE, Mayor

Date: October 12, 1998

ATTEST:

Margo M. Hopkins
MARGO HOPKINS, CLERK

CITY OF WINTER SPRINGS,
FLORIDA

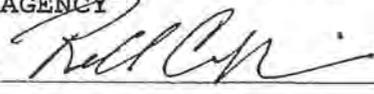
By: Paul P. Partyka
PAUL P. PARTYKA, Mayor

Date: October 13, 1998

ATTEST:

UNITED STATES HIGHWAY 17-92
COMMUNITY REDEVELOPMENT
AGENCY

By: _____



DATE: _____

10/21/98

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____



RANDALL C. MORRIS, Chairman

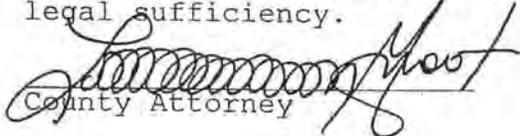
Date: _____

10/21/98



MARYANNE MORSE
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

For the use and reliance
of Seminole County only.
Approved as to form and
legal sufficiency.


County Attorney

As authorized for execution by
the Board of County Commis-
sioners at their regular
Meeting of 9 June, 1998.

LG/gn
7/1/98
1792CRA.DOC

Exhibit "A"

BY-LAWS
OF
UNITED STATES HIGHWAY 17-92 CORRIDOR
REDEVELOPMENT PLANNING AGENCY

The United States Highway 17-92 Corridor Redevelopment Planning Agency (the "RPA") is a planning agency established by the Board of County Commissioners of Seminole County, a political subdivision of the State of Florida. The following are hereby adopted by the Board of County Commissioners as the By-Laws of the RPA, to wit:

ARTICLE I

DEFINITIONS

As used herein, the term "RPA" shall mean the United States Highway 17-92 Corridor Redevelopment Planning Agency, and the term "commissioners" shall mean those persons serving as commissioners of the RPA. Other words and terms shall have the meaning normally ascribed to them, unless otherwise stated herein.

ARTICLE II

NAME AND PRINCIPAL OFFICE

The name of the RPA is the United States Highway 17-92

Corridor Redevelopment Planning Agency. The principal office of the RPA shall be located at the Seminole County Services Building, 1101 East 1st Street, Sanford, Florida. Meetings of commissioners of the RPA may be held, upon proper notice, at such other places within Seminole County, Florida, or elsewhere as may from time to time be designated by the RPA commissioners.

ARTICLE III

OBJECTS AND PURPOSES

The RPA has been created and established for the purposes of, and shall have jurisdiction over and responsibility for, the review and recommendation of proposals for the implementation of the Redevelopment Plan approved by the Seminole County Board of County Commissioners on December 16, 1997, as Ordinance No. 97-54.

ARTICLE IV

POWERS AND DUTIES

The powers and duties of the RPA shall be as set forth in the Interlocal Agreement between Seminole County and the Cities that have concurred in the Redevelopment Plan (the "Interlocal Agreement"), the terms of which are specifically incorporated into these By-Laws by reference hereto as if they were fully set forth herein verbatim and at length, as the same may be amended

from time to time.

ARTICLE V

QUALIFICATIONS OF COMMISSIONERS

AND VOTING RIGHTS

The manner of establishment and governance of the RPA, the qualifications to become a commissioner of the RPA, the manner of appointment to the RPA, the voting rights of commissioners in the RPA, and the manner of termination of commissioners in the RPA shall all be as set forth in the Interlocal Agreement, as the same may be amended from time to time.

ARTICLE VI

MEETINGS OF COMMISSIONERS

6.1 Quarterly Meetings. The quarterly meetings of the commissioners of the RPA shall be held on the second Thursday of each quarter, at the hour of 7:00 P.M. The first quarterly meeting of commissioners shall be held on such date and hours in December of 1998.

6.2 Special Meetings. Special meetings of the commissioners may be called at any time for any purpose permitted pursuant to the terms and provisions of the Interlocal Agreement, when directed by the Chairman, or upon the written request of a commissioner.

6.3 Notice of Meetings. Notice of any meetings, whether regular or special, shall be given to the commissioners in writing by or at the direction of the staff of the RPA or such other person as is authorized to call the meeting.

6.4 Quorum. The presence at the meeting of a majority of the of commissioners of the RPA shall constitute a quorum for any action of commissioners governed by these By-Laws.

6.5 Majority Vote. Unless otherwise provided in these By-Laws, matters approved by a majority vote of the commissioners appointed to the RPA shall constitute official action by the commissioners of the RPA.

6.6 Compensation. No commissioner shall receive compensation for any service that such member may render to or on behalf of the RPA. However, any commissioner may be reimbursed for the actual amount of expenses reasonably incurred by such commissioner in the performance of his or her duties as a commissioner of the RPA.

ARTICLE VII

PARLIAMENTARY RULES

All meetings of the commissioners of the RPA shall be governed by the latest edition of Roberts' Rules of Order, as may be modified by the commissioners of the RPA and as modified by the current practices of the Seminole County Board of County

Commissioners in its public meetings.

ARTICLE VIII

STAFFING

The day to day business and affairs of the RPA shall be administered by individuals within the administrative staff of Seminole County government, as the Seminole County Board of County Commissioners may from time to time designate.

ARTICLE IX

CHAIRMAN AND VICE CHAIRMAN

9.1 Election. There shall be a chairman and vice chairman of the RPA. The chairman and vice chairman shall be elected by the commissioners of the RPA from among themselves by majority vote at a meeting of the commissioners held in the first quarter of each year.

9.2 Term. The chairman and vice chairman shall hold office for a term of one (1) year or until their successors are elected.

9.3 Chairman. The chairman of the RPA shall preside at all meetings of the commissioners of the RPA, shall see that orders and resolutions of the commissioners of the RPA are carried out, and shall sign all written instruments required to be executed by or on behalf of the RPA.

9.4 Vice Chairman. The vice chairman of the RPA shall

perform all the duties of the chairman in the absence of the chairman and shall have such other duties as may from time to time be imposed upon him or her by the commissioners of the RPA.

ARTICLE X

TRANSACTIONS IN WHICH COMMISSIONERS

ARE INTERESTED

10.1 Votes by Interested Commissioners Not Invalid. As expressed in the legislative intent for commissioners of the Community Redevelopment Agency, as set forth in Florida Statutes Section 112.3143(3)(b) (1997), as it may be amended from time to time, no commissioner of the RPA is prohibited from voting on any matter before the RPA, even though such matter may inure to the special private gain or loss of the commissioner, or that he or she knows would inure to the special private gain or loss of any principal by whom he or she is retained or to the parent organization or subsidiary of a corporate principal by which he or she is retained, or which he or she knows would inure to the special private gain or loss of a relative or business associate of the commissioner.

10.2 Disclosure of Nature of Interest. In the event a commissioner votes on a matter described in section 10.1 above, the commissioner must first disclose the nature of his or her interest in the matter. Such disclosure, indicating the nature

of the interest, shall be made in a written memorandum filed with the person responsible for recording the minutes of the meeting, prior to the meeting in which consideration of the matter will take place, and shall be incorporated into the minutes. Any such memorandum shall become a public record upon filing, shall immediately be provided to the other commissioners of the RPA, and shall be read publicly at the next meeting held subsequent to the filing of the written memorandum. In the event, however, that disclosure has not been made prior to the meeting or that any matter in which a commissioner is interested is unknown prior to the meeting, the disclosure shall be made orally at the meeting when it becomes known that a conflict exists. A written memorandum disclosing the nature of the interest shall then be filed within 15 days after the oral disclosure.

ARTICLE XI

AMENDMENTS

11.1 Method of Amendment. These By-Laws may be changed, amended, modified or repealed, and any new By-Laws of the RPA may be adopted, only by resolution approved by the Board of County Commissioners.

11.2 Instrument of Amendment. Any resolution amending, modifying, or repealing any provisions of, or adding any provisions to, these By-Laws shall identify the particular

Articles and Sections affected and set forth the exact language of such modification, amendment, or addition, or of the provisions repealed. A copy of each such resolution, certified by the individual who keeps the records of the RPA, shall be placed in the record books of the RPA.

F:\REAL\154\SCOR\RPA_BYLW.DOC

RESOLUTION NO. 589

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAKE MARY, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT; CONCURRING WITH A COMMUNITY REDEVELOPMENT PLAN PURSUANT TO SECTION 163.360, FLORIDA STATUTES; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Seminole County, Florida, (the "Board"), as the governing body of Seminole County, Florida, a charter county (the "County"), in its Resolution 97-R-120 adopted on May 28, 1997, expressly found the existence of one or more blighted areas within the corporate limits of the City of Lake Mary, Florida, (the "City") and the unincorporated area of the County as such area was described therein and as described in Exhibit "A" hereof (the "Community Redevelopment Area" or "United States Highway 17-92 Corridor Community Redevelopment Area"), and determined that the rehabilitation, conservation, or redevelopment, or a combination thereof, of the Community Redevelopment Area is necessary and is in the best interest of the public health, safety, morals, or welfare of the residents of the County; and

WHEREAS, the Board adopted Resolution 97-R-130 on June 24, 1997, which established and created the United States Highway 17-92 Corridor Community Redevelopment Agency of Seminole County, Florida, (also referred to as the "Community Redevelopment Agency"), appointed the members of the governing body of the Community Redevelopment Agency, authorized the Community Redevelopment Agency to exercise powers under Part III, Chapter

163, Florida Statutes, as amended (The "Community Redevelopment Act of 1969" or the "Act") within the Community Redevelopment Area pursuant to Section 163.410 of the Act and established and designated the Community Redevelopment Area as the area of operation of the Community Redevelopment Agency; and

WHEREAS, a study of the Community Redevelopment Area and a plan for the redevelopment of the Community Redevelopment Area have been undertaken and completed in accordance with Section 163.360 of the Act; and

WHEREAS, the Community Redevelopment Agency received the proposed community redevelopment plan which was prepared by County staff and consultants retained by the County who received a wide array of input, information and participation in plan development from numerous and diverse parties and referred it to the Local Planning Agency of Seminole County, in accordance with Section 163.360 (3) of the Act, and the Local Planning Agency, after reviewing the proposed plan, has determined the plan is consistent with the Seminole County Comprehensive Plan and returned the proposed community redevelopment plan to the Community Redevelopment Agency with its recommendation; and

WHEREAS, the Community Redevelopment Agency considered the proposed community redevelopment plan for its adoption and transmittal to the Board of County Commissioners acting as the Community Redevelopment Agency on November 25, 1997; and

WHEREAS, the Board of County Commissioners will consider the proposed community redevelopment plan at a public hearing on December 16, 1997, and has proposed such community redevelopment plan to the local governing authority of the City Commission of the City, the governing body of the City and in accordance with Section 163.356(1) of the Act; and

WHEREAS, it is appropriate and necessary in order to proceed further with the redevelopment of that part of the Community Redevelopment Area that lies within the City of Lake Mary, in accordance with the Redevelopment Act, that the Community Redevelopment Plan for the Community Redevelopment Area be concurred in by the City Commission in accordance with Section 163.356(1), of the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LAKE MARY FLORIDA:

1. The City Commission does hereby find that:

(a) There has been prepared for redevelopment of the Community Redevelopment Area, pursuant to and consistent with Section 163.360 of the Act the document entitled United States Highway 17-92 Corridor Community Redevelopment Plan, prepared by County staff and Ivey, Harris & Walls, Inc., the County's planning consultant and for consideration by the Community Redevelopment Agency on November 25, 1997, a copy of which is attached hereto as Exhibit "B" and made a part hereof (the "Plan"), and

(b) The City Commission has reviewed the Plan in accordance with the provisions and requirements of the Act.

2. The City Commission does hereby expressly determine that it is appropriate, proper, and timely that the Plan be concurred in at this time in order that the provisions of the Act and any and all resolutions, ordinances and laws

implementing the Plan may be utilized to further redevelopment within that part of the Community Redevelopment Area that lies within the City of Lake Mary. Therefore, the City Commission does hereby concur in the Plan.

3. This Resolution shall take effect immediately upon its adoption.

4. Five certified copies of this Resolution shall be provided to the County Manager by the City Clerk.

ADOPTED BY THE CITY COMMISSION OF THE CITY OF LAKE MARY, FLORIDA, this 18th day of December, 1997.

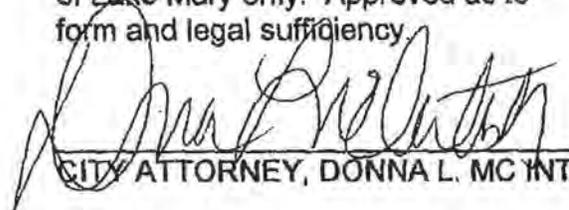
CITY OF LAKE MARY, FLORIDA

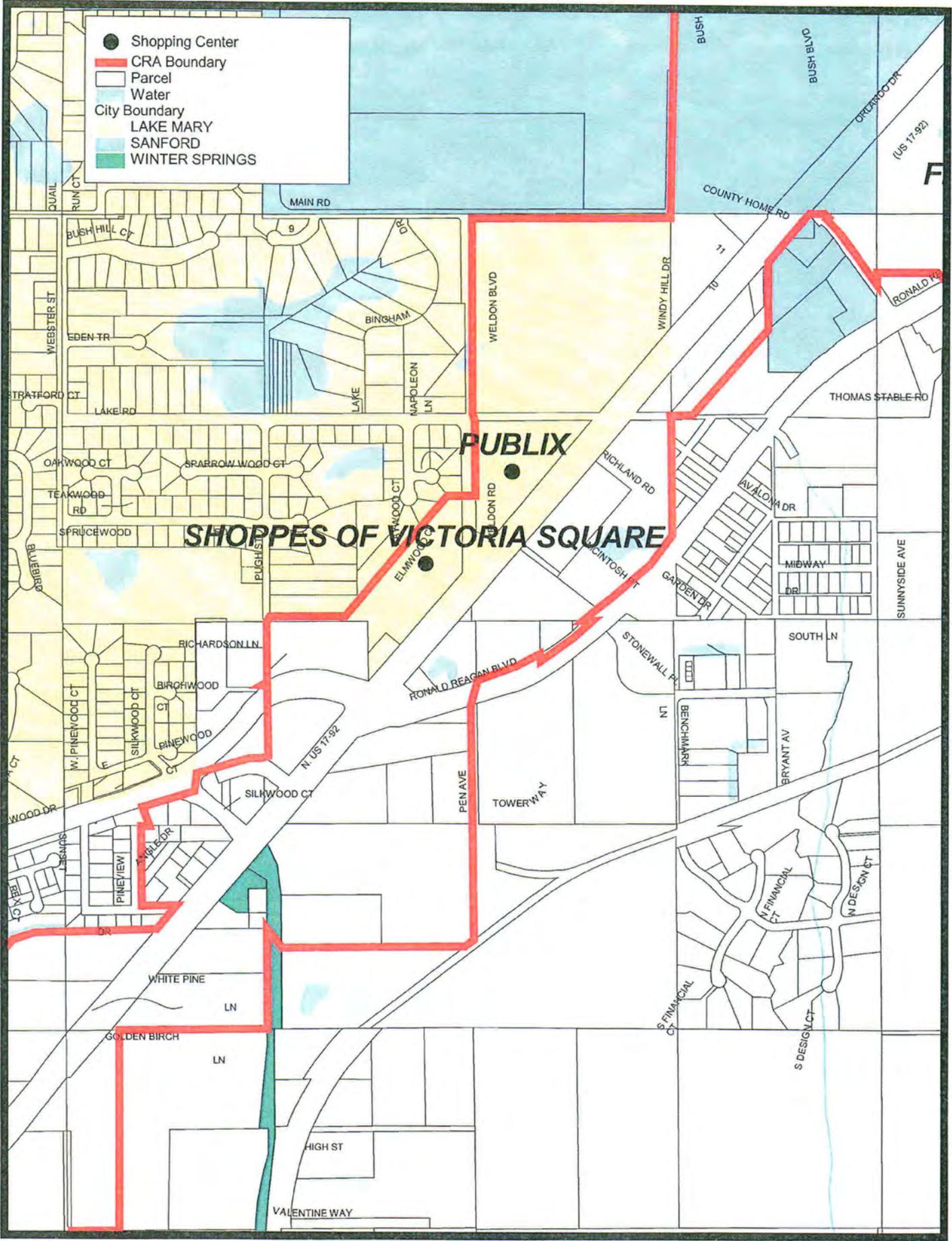

MAYOR, DAVID J. MEALOR

ATTEST:


CITY CLERK, CAROL A. FOSTER

For the use and reliance of the City of Lake Mary only. Approved as to form and legal sufficiency.


CITY ATTORNEY, DONNA L. MC INTOSH



- Shopping Center
- ▬ CRA Boundary
- ▭ Parcel
- Water
- City Boundary
- LAKE MARY
- SANFORD
- WINTER SPRINGS

SHOPPES OF VICTORIA SQUARE

PUBLIX

F

**US 17-92 COMMUNITY REDEVELOPMENT AGENCY
FISCAL YEAR 2014/15
BUDGET SUMMARY**

Revenue

Tax Increments - Cities	
Casselberry	\$ 4,543
Lake Mary	63,413
Sanford	564,039
Winter Springs	57,406
Subtotal Tax Increments - Cities	<u>689,401</u>

Tax Increments - County	
Seminole County 17-92	933,625
Unincorporated Road District (04 & G4)	7,389
Fire District - Unincorporated County (04 & G4)	155,503
Fire District - WS Fire (W4)	55,041
Subtotal Tax Increments - County	<u>1,151,558</u>

Grants	13,571
Interest/Other	-
Beginning Fund Balance	6,754,541

Revenue Total **\$ 8,609,071**

Expenditures

Personal Services	\$ 173,953
Operating Expenditures	\$ 97,185
Aid to Governmental Agencies	110,000
Transit Systems - Lynx	228,184
Subtotal Personal & Operating	<u>609,322</u>

Reserve for Capital Improvements

Land Acquisition Fund	1,675,000
Capital Improvements/Other	-
Subtotal Reserve for Capital Improvements	<u>1,675,000</u>

Reserve for Contingencies

Reserves - Future Capital Improvement Planned Projects	3,239,649
First Street to Park Drive Beautification Project	1,667,600
Lighting Upgrade Lake Mary to Sheperd Road	400,000
US 17-92 & Weldon Blvd Intersection Beautification	150,000
Gateway and Streetscape Project 17-92 at 434	50,000
Spartan Road Turn Lanes	250,000
Reserve - Mini Grants for Private Organization	15,000
Reserve - Development Grants for Private Organizations	300,000
Special Area Studies - NMTC Alliance	2,500
Stormwater Study	250,000
Subtotal Reserve for Contingencies	<u>6,324,749</u>

Expenditure Total **\$ 8,609,071**

US 17-92 CRA Capital Improvement Plan										Grants & Aids	Capital Outlay
Capital Projects	Requested By	FY 2012/13	FY 2013/14	FY 2014/15	FY 2015/16	FY 2016/17	FY 2017/18	Total Est. Cost			
		Actual	Plan	Plan	Plan	Plan	Plan				
Signal Improvements from Span Wire to Mast Arm	Seminole County	\$ 53,724	\$ 69,780					\$ 123,504			\$ 69,780.00
US 17-92 Beautification Project (1st Street to Park)	City of Sanford		332,400	1,667,600				2,000,000			
US 17-92 Lighting Upgrade Lake Mary to Sheperd Road	Seminole County			400,000				400,000			
Lake Mary Charter School Gateway and Streetscape Project 17-92 at Fl Ave.	City of Lake Mary			150,000				150,000			
Gateway and Streetscape Project 17-92 at 434	City of Winter Springs			50,000	300,000	135,000		485,000			
17-92 street/multimodal improvements (Seminola to Laura)	City of Casselberry										
Sunland Park	Seminole County		225,000					225,000			\$ 225,000.00
17-92 Corridor-Wide Landscape	Seminole County										
Contamination Clean-up (Old Police Department)	City of Sanford		150,000	143,000				293,000			
Spartan Road Turn Lanes	Seminole County			250,000	125,000			375,000			
Airport Blvd. East Turn Lanes	Seminole County										
Kewannee Trail Connection (Oxford and Fern Park)	Seminole County				500,000	200,000	500,000	1,200,000			
Connection (Soldiers Creek)	Seminole County										
Regional Pond Acquisition or credit program Oxford Road Place Incentives	Seminole County					500,000	2,500,000	3,000,000			
Other Existing Project		477,590	794,943				2,000,000	2,000,000			\$ 790,561.00
Total Capital Projects		531,314	1,572,123	2,660,600	925,000	835,000	5,000,000	11,524,037			

Studies	Requested By	FY 2012/13	FY 2013/14	FY 2014/15	FY 2015/16	FY 2016/17	FY 2017/18	Total Est. Cost
Stormwater Study	CRA			\$ 250,000	\$ 250,000	\$ 250,000		\$ 750,000
Transportation Planning	CRA							
Place Making Study	CRA							
Casselberry Exchange Planning Area Study (Partial)	City of Casselberry							
Oxford Road/Urban Land Inst Tech Advisory Panel		75,000	10,000					85,000
Total Studies		\$ 75,000	\$ 10,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ -	\$ 835,000

Grants	Requested By	FY 2012/13	FY 2013/14	FY 2014/15	FY 2015/16	FY 2016/17	FY 2017/18	Total Est. Cost
Redevelopment Grant	CRA	581,954	1,069,885	300,000	300,000	300,000	300,000	2,851,839
Flea World	CRA				697,832	697,832	697,832	2,093,496
Mini-Grant	CRA	11,794	21,250	15,000				48,044
Total Grants		593,748	1,091,135	315,000	997,832	997,832	997,832	4,993,379

Operational Expenses	Requested By	FY 2012/13	FY 2013/14	FY 2014/15	FY 2015/16	FY 2016/17	FY 2017/18	Total Est. Cost
Office & Staff		\$ 171,629	\$ 172,782	\$ 191,138	\$ 191,000	\$ 191,000	\$ 191,000	\$ 1,108,549
Landscaping (maintenance/repair)		24,150	30,000	45,000	45,000	45,000	45,000	234,150
Utilities(maintenance/repair)		10,544	12,000	20,000	20,000	20,000	20,000	102,544
Repairs and Maintenance (Mast Arms)		46,759	15,000	15,000	15,000	15,000	15,000	121,759
Lynx - Increased Headways		228,184	228,184	228,184	228,184	228,184	228,184	1,369,104
Total Operational Expenses		\$ 481,266	\$ 457,966	\$ 499,322	\$ 499,184	\$ 499,184	\$ 499,184	\$ 2,936,186

Revenue	FY 2012/13	FY 2013/14	FY 2014/15	FY 2015/16	FY 2016/17	FY 2017/18
TIF (Estimated)	\$ 1,664,272	\$ 1,675,219	\$ 1,840,959	\$ 1,850,000	\$ 1,850,000	\$ 1,850,000
Other Revenue	15,286	13,176	13,571	13,978	14,398	14,830
Beginning Fund Balance	10,575,636	10,573,866	9,131,037	7,260,645	6,452,608	5,734,989
FY Total Revenue	\$ 12,255,194	\$ 12,262,261	\$ 10,985,567	\$ 9,124,624	\$ 8,317,005	\$ 7,599,819
Total Expenses	(1,681,328)	(3,131,224)	(3,724,922)	(2,672,016)	(2,582,016)	(6,497,016)
Ending Fund Balance	\$ 10,573,866	\$ 9,131,037	\$ 7,260,645	\$ 6,452,608	\$ 5,734,989	\$ 1,102,803

- PRIORITY CHANGES FROM WORKSESSION**
- 1. Streetscape - Seminola to Laura = withdrawn (2.5M) \$ 2,500,000.00
 - 2. Corridor-wide Landscaping = CRA determined no landscaping = (595k) \$ 595,000.00
 - 3. Airport Blvd. Turn Lane = fund from sales tax (445k) \$ 445,000.00
 - 4. No Transportation/Place Making/Casselberry Exchange Studies (640k) \$ 640,000.00
 - 5. No funding for Business Development Assistance Grant \$ 700,000.00
 - 6. Eliminate Mini Grant Program (FY 14/15 forward) \$ 200,000.00
 - 7. Eliminate Cross Seminole Trail (sales tax funding) \$ 120,000.00
 - 8. Eliminate Wayfinding Project - previously planned/reserved \$ 127,360.00
 - 9. Eliminate the Mast Arm Conversion Project now funded from Sales Tax - reallocated to PD clean-up 61k, Stormwater Study 250k and Flea World \$2.065M \$ 2,376,496.00 NEW
- Total CIP Reduction \$ 7,703,856.00**

- STAFF PROPOSED CHANGES - REFLECTED IN ABOVE CIP**
- 1. Increase pond acquisition funds from 1.6M to 3M \$ 1,400,000.00
 - 2. Set aside 2M for Oxford Place Incentives \$ 2,000,000.00
 - 3. Additional 110k for Sanford PD clean-up (CEI) \$ 110,000.00
 - 4. Additional 75k to accomplish Spartan Turn Lane \$ 75,000.00
 - 5. Reallocated funds to PD clean-up 33k, Stormwater Study 250k and Flea World \$2.093M \$ 2,376,496.00 NEW
- Total Reallocated Funds \$ 5,961,496.00**