



AGENDA

WORKSHOP MEETING OF THE COMMUNITY REDEVELOPMENT AGENCY

May 4, 2021

3:00 PM

Council Chambers

PLEDGE OF CIVILITY

We will be respectful of each other even when we disagree.
We will direct all comments to the issues. We will avoid personal attacks.

1. MEETING CALLED TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. PUBLIC INPUT

5. BUSINESS

A. FY 2022 - FY 2026 Budget and Funding Priorities.

6. TIME AND PLACE OF NEXT MEETING

A. Tuesday, June 1, 2021 at 3:00 p.m. in Council Chambers

7. MOTION TO ADJOURN

Item Number: 5.A.	
Meeting	5/4/2021
Date:	
Item Type:	BUSINESS

AGENDA REQUEST FORM



Community Redevelopment Agency

TITLE:

FY 2022 - FY 2026 Budget and Funding Priorities.

SUMMARY:

Proposed FY2022 - FY2026 Budget & Funding Priorities

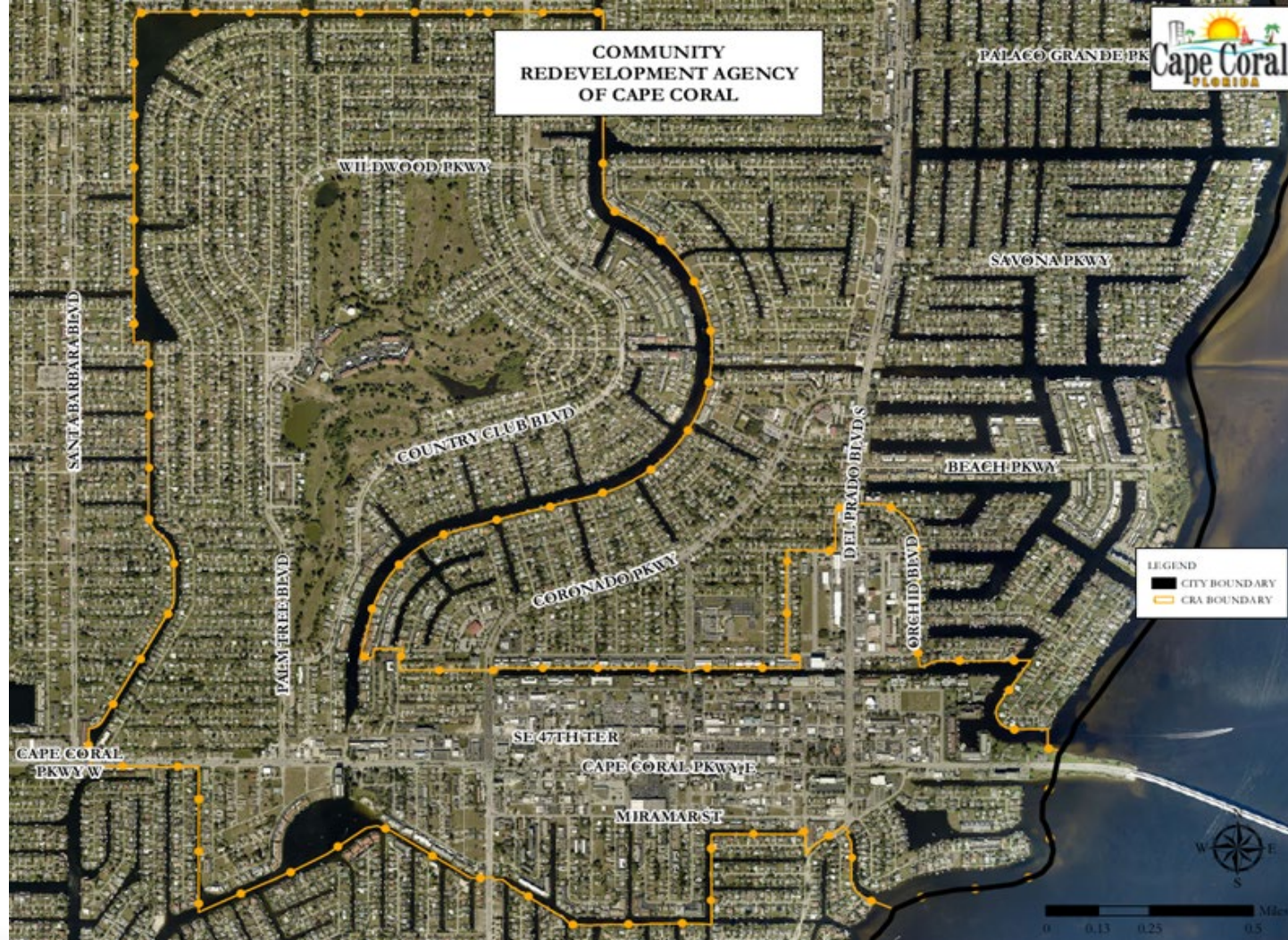
Based on input from the Commissioners, staff will return with the Final CRA Budget on June 1, 2021 for adoption and then submittal to the City Council for approval. The draft budget provides highlights of several projects planned for 2022 and beyond from public infrastructure projects to public improvements.

ADDITIONAL INFORMATION:

1. Introduction of the Draft 2022-26 CRA Budget - Christopher Phillips Interim Finance Director.
2. Proposed Operations and Maintenance Items - Paul Clinghan Public Works Director.
3. Executive Director Hernandez to lead discussion with Commissioners to share their interest in projects to be considered for funding.

ATTACHMENTS:

Description	Type
▣ CRA Budget Presentation	Backup Material
▣ CRA Budget Book	Backup Material
▣ Proposed Operations & Maintenance Projects	Backup Material

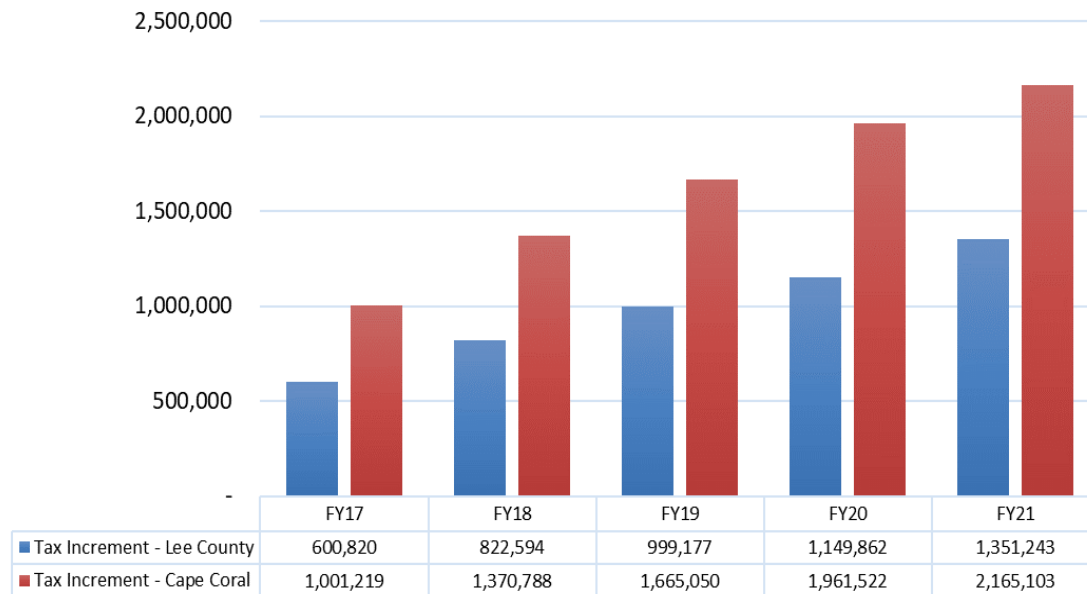


May 4th, 2021 CRA Budget Workshop

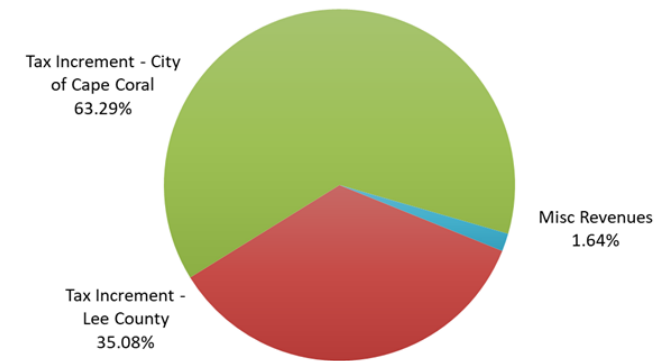


Financial Highlights

Ad Valorem by Fiscal Year



FY 2022 Sources by Category



FY 2022 Proposed:

Lee County \$1,374,131

Cape Coral \$2,479,253

CRA FY21 – 26 Operating Budget Highlights

Revenues by Category	FY 2021 Adopted	FY 2021 Amended	FY 2022 Proposed	FY 2023 Proposed	FY 2024 Proposed	FY 2025 Proposed	FY 2026 Proposed
Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ad Valorem Taxes							
Tax Increment -Lee County	1,137,803	1,351,243	1,374,131	1,469,575	1,551,033	1,635,212	1,703,319
Tax Increment - City of Cape Coral	1,823,109	2,165,103	2,479,253	2,713,125	2,956,351	3,209,307	3,472,380
Miscellaneous							
Bank investment income	14,000	14,000	14,000	14,000	14,000	14,000	14,000
Longterm Investment Earnings	12,500	12,500	12,500	12,500	12,500	12,500	12,500
Other Misc Revenue	-	-	37,654	37,654	37,654	37,654	37,654
Operating Fund Balance	-	1,130,677	-	-	-	-	-
Total Revenue	\$2,987,412	\$ 4,673,523	\$3,917,538	\$4,246,854	\$4,571,538	\$4,908,673	\$5,239,853

Expenditures by Category	FY 2021 Adopted	FY 2021 Amended	FY 2022 Proposed	FY 2023 Proposed	FY 2024 Proposed	FY 2025 Proposed	FY 2026 Proposed
Personnel	\$ 117,237	\$ 117,237	\$ 121,132	\$ 124,136	\$ 127,864	\$ 131,700	\$ 135,652
Operating	1,181,911	1,837,411	1,122,837	707,837	707,837	707,837	707,837
Capital	16,500	1,047,111	1,769,940	1,397,986	1,718,942	2,469,093	2,380,976
Transfers Out	1,671,764	1,671,764	903,629	2,016,895	2,016,895	1,600,043	2,015,388
Total Expenditures	\$2,987,412	\$ 4,673,523	\$3,917,538	\$4,246,854	\$4,571,538	\$4,908,673	\$5,239,853

Note:

Other miscellaneous revenue loan repayment from American Heritage; initial loan \$560.2K at 3% over 20 year term.

Notes for FY22:

- Wrapping of utility boxes estimated at \$75K for budgeting purposes
- Seal and stripe Big Johns and Iguana Mia capital outlay \$300K
- All revenues over expense budget in capital outlay - property acquisitions until assigned to designated capital project

CRA FY21 – 26 Capital Projects Highlights

Capital Project Expenditures	FY 2021 Adopted	FY 2021 Amended	FY 2022 Proposed	FY 2023 Proposed	FY 2024 Proposed	FY 2025 Proposed	FY 2026 Proposed
W&S Infrastructure Project ¹	\$2,500,000	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ -
Project Hoosier ²	\$ -	\$ -	\$ 10,000,000				
Founder's Park Improvements		250,000					
	\$2,500,000	\$ 2,750,000	\$ 10,000,000	\$ -	\$ -	\$ -	\$ -

Note:

¹ W&S Infrastructure project cash funded for design contract only. Future funding of project TBD.

² Project Hoosier Board approved. Debt instrument to be discussed with Council.

THANK YOU
any questions?



City of Cape Coral – Community Redevelopment Agency Fiscal Years 2022 - 2026 Proposed Budget



Community Redevelopment Agency Board of Commissioners

Linda Biondi, Chair

Janis Keim, Vice Chair

Gregory Gebhard

Ragen St. Peter

James Brantley

Staff

Rob Hernandez, Community Redevelopment Agency Executive Director

Ricardo Noguera, Community Redevelopment Agency Manager

Helen Ramey, Community Redevelopment Agency Specialist

Prepared by the City of Cape Coral Financial Services Department
Christopher Phillips, Interim Financial Services Director



The Heart of Cape Coral

Community Redevelopment Agency

City of Cape Coral CRA
FY 2022 – 2026 Proposed Budget

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Community Redevelopment Agency Overview

A Community Redevelopment Agency (CRA) is a dependent special district established pursuant to State law by local government. The CRA focuses attention and resources in a specific area characterized by conditions that limit investment and appropriate development. By establishing a CRA, a city can take advantage of financial and planning tools provided under State law. These tools can help create programs and projects to foster private and public investment in the CRA. The CRA Board of Commissioners directs CRA policy and programs.

The mission of the Cape Coral CRA is to enhance the South Cape and create a vibrant urban village. Redevelopment activities are outlined in the CRA Redevelopment Plan. The Redevelopment Plan is a document that is approved by the City and the County at the time the CRA district was created and is amended from time to time. The Redevelopment Plan outlines the goals and objectives for the district, but more importantly, it outlines specific programs and capital improvements designed to reach those goals. The CRA encourages public and private investments to develop economic growth and improve the quality of life in the redevelopment area.

In order to create a true sense of place, the CRA adopted “South Cape” as the brand for the Redevelopment Area. Creating an identity for an area, a SoHo, a Greenwich Village, a 5th Avenue, or a South Beach is vital to invigorate and energize the area. Historically, the area has been called downtown, but newcomers and even long-term residents do not see the area as the urban center of Cape Coral. Our mission statement is to create a vibrant urban village where people of all ages will live, work, dine, shop, and be entertained.





CRA AREA

The entire CRA itself comprises 1,957 acres or roughly three square miles. Within the CRA, Cape Coral Parkway is about 2.25 miles in length. The CRA core possesses a gridded street network and alley system that is unique in the City of Cape Coral. This street network is perhaps one of the greatest assets of the South Cape because the basic roadway configuration and infrastructure necessary for a successful “town center” is already in place. The street network also provides an opportunity to create highly connected “sub-districts” rather than linear suburban commercial development typically found throughout the remainder of the City. The core of the CRA is dominated by commercial, entertainment and office use.

Within the CRA, the only established parks are the Four Freedoms Park and Founders Park. Four Freedoms Park is a 3.2-acre park located on the waterfront of Bimini Basin and includes a recreation center, a playground, picnic shelters, and serves as a location for local events. The CRA and the City recently partnered to improve the park with the construction of a beach area. The recently constructed Founders Park is located across from Club Square on SE 46th Lane and fronting on the Malaga Canal. This was another partnership between the CRA and the City to provide both additional park space and access to water.

One of the greatest assets of the CRA is the substantial amount of municipally owned land resources. These resources offer opportunities for development of catalytic projects and possibilities for public-private partnerships. The municipally owned land includes the large parking lots that front SE 47th Terrace (that primarily serve the parking needs along Cape Coral Parkway), the Club Square parking lot and Four Freedoms Park, the property the Chamber of Commerce building is located on, and other various small parcels throughout the district.





BUDGET MESSAGE

Board of Commissioners,

I am pleased to submit for your consideration the FY 2022-2026 Proposed Rolling Budget for the City of Cape Coral CRA District. Our five-year rolling budget format allows you to consider future financial impacts of policy-related decisions and to chart the future course for the level of service we wish to provide. The City will adopt the only the budget for FY 2022.

What We've Accomplished

While 2020 was challenging year for the country at large, the CRA still saw many successes. We completed the repainting and refurbishing of streetlights and streetlight globes, trash receptacles, and benches. Benches were removed and repositioned in new areas to take advantage of various points of interest previously overlooked. Along with this project, we've added decorative lights to the trees along 47th Terrace adding ambiance for visitors strolling down the Streetscape in the evening. We have completed the task of repaving Big John's parking lot and placed banner mounts along the street path. In completing these items, we have reinvigorated the area with a beautified and unified aesthetic day or night. Lastly, we have completed a much needed renovation of the interior space of the Lafayette Street CRA building.



**City of Cape Coral CRA
FY 2022 – 2026 Proposed Budget**

What We're Doing Today

We are on the precipice of building toward our future – literally. Fiscal year 2021 has marked the beginning stages of design and scoping for an approximately \$20 million sewer replacement project allowing for large scale development within the CRA district. Once completed, we will be able to attract the type of development contemplated in our Redevelopment Plan. In addition, we are completing a fire line reconfiguration that will allow for more space along 47th street during events .



What We Plan for the Future

As we move into fiscal year 2022 and beyond, we are looking to seize upon smart opportunities to continue development. We have development proposals in progress that will provide more parking, additional retail spaces, as well as attract much needed residential units to the area. We're also researching live-work spaces across different cities to see how we could bring the same vibrancy to our city. Additionally, we are looking at property purchases as the way toward cobbling parcels of land together to influence the CRA of tomorrow. As we move toward that end goal, we value your knowledge, guidance, and most of all support.

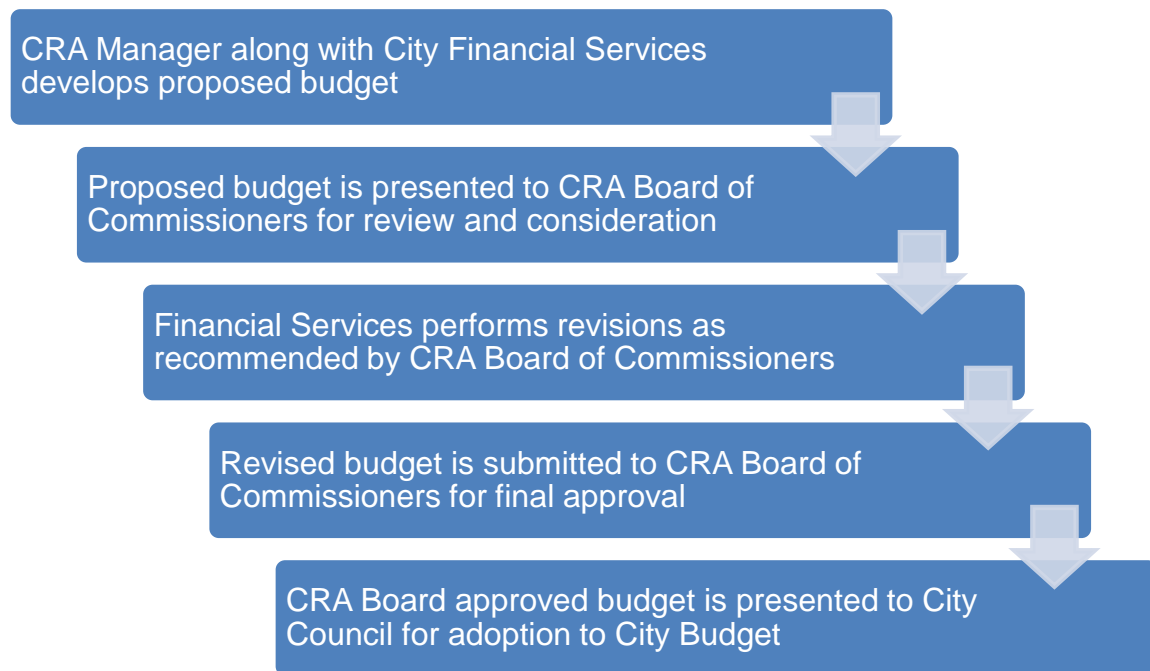


Sincerely,

Rob Hernandez,
Executive Director

BUDGET PROCESS

Preparation of the FY 2022 - 2026 Budget represents the culmination of a yearlong process that integrates financial planning, trend analysis, accounting enhancements, goals and objectives and strategic planning into service delivery. The CRA is designated as a Special Revenue Fund. Special Revenue Funds account for the proceeds of specific revenue sources legally restricted to expenditures for specified purposes. The CRA fund is used to account for funds received from tax incremental revenue by certain taxing authorities in the community redevelopment area.



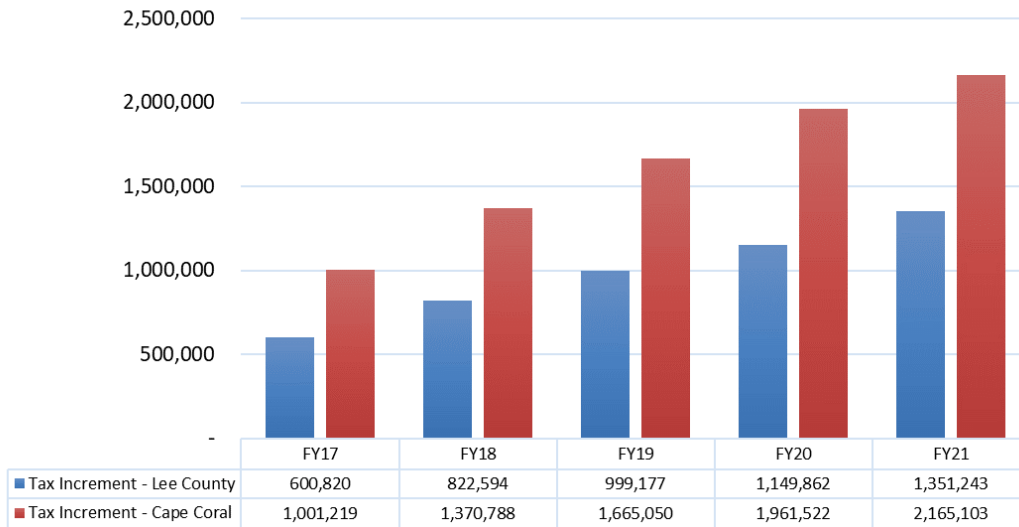


**City of Cape Coral CRA
FY 2022 – 2026 Proposed Budget**

FINANCIAL HIGHLIGHTS

Below revenues reflect five year comparison view and FY 2022 revenues by percentage. Fiscal year 2022 tax increment rate based upon City of Cape Coral millage of 6.3750 and Lee County millage of 4.0506.

Ad Valorem by Fiscal Year

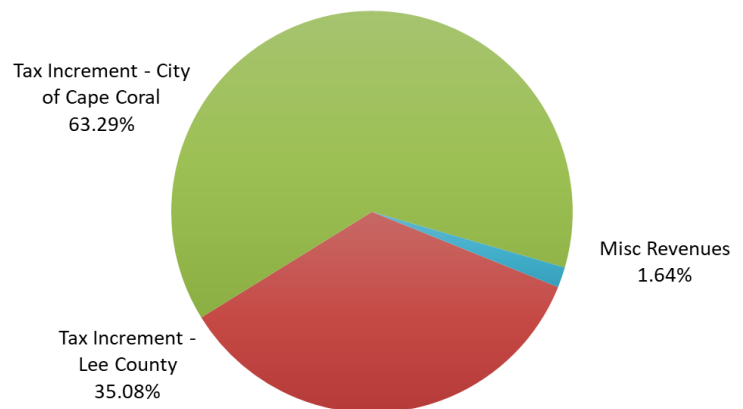


FY 2022 Sources by Category

FY 2022 Proposed:

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**City of Cape Coral CRA
FY 2022 – 2026 Proposed Budget**

CRA OPERATING BUDGET

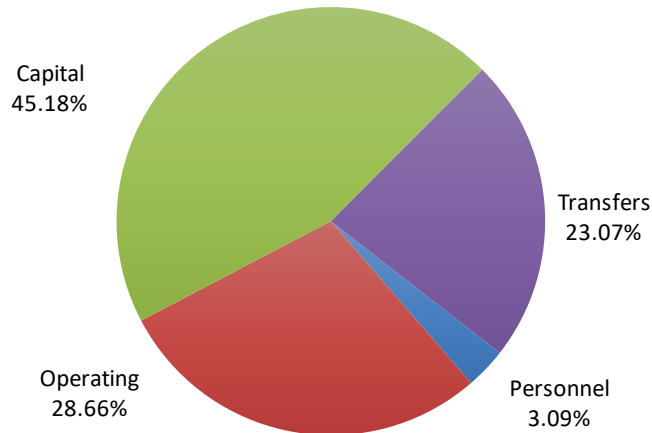
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Miscellaneous							
Bank investment income	14,000	14,000	14,000	14,000	14,000	14,000	14,000
Longterm Investment Earnings	12,500	12,500	12,500	12,500	12,500	12,500	12,500
Other Misc Revenue	-	-	37,654	37,654	37,654	37,654	37,654
Operating Fund Balance	-	1,130,677	-	-	-	-	-
Total Revenue	\$2,987,412	\$ 4,673,523	\$3,917,538	\$4,246,854	\$4,571,538	\$4,908,673	\$5,239,853

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Personnel	\$ 117,237	\$ 117,237	\$ 121,132	\$ 124,136	\$ 127,864	\$ 131,700	\$ 135,652
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Transfers Out	1,671,764	1,671,764	903,629	2,016,895	2,016,895	1,600,043	2,015,388
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Note:

Other miscellaneous revenue loan repayment from American Heritage; initial loan \$560.2K at 3% over 20 year term.

Expenditures by Category





City of Cape Coral CRA
FY 2022 – 2026 Proposed Budget

CRA OPERATING BUDGET BY OBJECT

Personnel Expenditures by Object	FY 2021 Adopted	FY 2021 Amended	FY 2022 Proposed	FY 2023 Proposed	FY 2024 Proposed	FY 2025 Proposed	FY 2026 Proposed
Contract Employees Salary/Wage	88,172	88,172	90,141	92,215	94,982	97,831	100,766
FICA Taxes	4,179	4,179	4,304	4,433	4,566	4,703	4,845
Medicare Taxes	977	977	1,007	1,037	1,069	1,101	1,134
General Retirement	23	23	24	25	26	27	28
Def Comp, Other Retirement	8,011	8,011	8,297	8,546	8,803	9,067	9,339
Life,Health,Disability Insur	1,079	1,079	1,112	1,145	1,180	1,215	1,252
Self-Insured Health Plan	14,379	14,379	15,817	16,292	16,781	17,285	17,803
Workers Compensation	155	155	160	165	170	176	181
Leave Payout	262	262	270	278	287	295	304
Total Personnel Expenditures	117,237	117,237	121,132	124,136	127,864	131,700	135,652

Operating Expenditures by Object	FY 2021 Adopted	FY 2021 Amended	FY 2022 Proposed	FY 2023 Proposed	FY 2024 Proposed	FY 2025 Proposed	FY 2026 Proposed
Accounting & Auditing	\$ 60	\$ 60	\$ 62	\$ 62	\$ 62	\$ 62	\$ 62
Other Professional Services	-	200,000	-	-	-	-	-
Outside Services ¹	-	15,000	75,000	-	-	-	-
Food And Mileage (City)	500	500	500	500	500	500	500
Travel Costs	10,530	10,530	10,530	10,530	10,530	10,530	10,530
Telephone Service	600	600	600	600	600	600	600
Telecommunication Service	900	900	900	900	900	900	900
Postage & Shipping	100	100	100	100	100	100	100
Electric	144	144	144	144	144	144	144
Water & Sewer	76	76	76	76	76	76	76
Insurance	10,862	10,862	10,862	10,862	10,862	10,862	10,862
Building Maintenance	-	40,000	-	-	-	-	-
Other Repairs & Maint.	-	230,000	110,000	100,000	100,000	100,000	100,000
Facilities Charges	128,876	128,876	80,000	80,000	80,000	80,000	80,000
Printing	750	750	750	750	750	750	750
Advertising	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Public Relations	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Economic Development Incentive ²	895,200	895,200	365,000	335,000	335,000	335,000	335,000
Various Fees	175	175	175	175	175	175	175
Misc	-	-	35,000	35,000	35,000	35,000	35,000
Interfund Svc Pymt General Fd (Allocations)	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Property Taxes	88	88	88	88	88	88	88
Office Supplies	350	350	350	350	350	350	350
Small Equipment	400	400	400	400	400	400	400
Computer Equip/Accessory	100	100	100	100	100	100	100
Other Operating Mat & Supplies	200	70,700	200	200	200	200	200
Parking Lot Maintenance ³	-	100,000	300,000	-	-	-	-
Median Maintenance	250	250	250	250	250	250	250
Books Pubs Subscript & Membrshp	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Training & Seminars	3,750	3,750	3,750	3,750	3,750	3,750	3,750
Total Operating Expenditures	\$1,181,911	\$ 1,837,411	\$1,122,837	\$ 707,837	\$ 707,837	\$ 707,837	\$ 707,837

Capital Expenditures by Object	FY 2021 Adopted	FY 2021 Amended	FY 2022 Proposed	FY 2023 Proposed	FY 2024 Proposed	FY 2025 Proposed	FY 2026 Proposed
Property Acquisition	\$ -	\$ 1,030,611	\$1,769,940	\$1,397,986	\$1,718,942	\$2,469,093	\$2,380,976
Vehicle Purchase	16,500	-	-	-	-	-	-
Other than Building	-	16,500	-	-	-	-	-
Total Capital Expenditures	\$ 16,500	\$ 1,047,111	\$1,769,940	\$1,397,986	\$1,718,942	\$2,469,093	\$2,380,976

Transfers by Object	FY 2021 Adopted	FY 2021 Amended	FY 2022 Proposed	FY 2023 Proposed	FY 2024 Proposed	FY 2025 Proposed	FY 2026 Proposed
691301 - Xfer Out to CRA Cap Projects ⁴	\$ 768,135	\$ 768,135	\$ -	\$ -	\$ -	\$ -	\$ -
691701 - Xfer Out to 2018 Spec Oblig DS	486,777	486,777	486,777	486,777	486,777	486,777	486,777
691701 - Xfer Out to Project Hoosier Debt ⁵	-	-	-	1,113,266	1,113,266	1,113,266	1,528,611
691701 - Xfer Out to 2012 Sp Oblig DS ⁶	416,852	416,852	416,852	416,852	416,852	-	-
Total Transfers Out	\$1,671,764	\$ 1,671,764	\$ 903,629	\$2,016,895	\$2,016,895	\$1,600,043	\$2,015,388

Notes for FY22:

¹ Wrapping of utility boxes estimated at \$75K for budgeting purposes

² FY21 shows \$560.2K marked for American Heritage loan. FY22 shows expense expectation for current and out years.

³ Seal and stripe Big Johns and Iguana Mia

⁴ All revenues over expense budgeted in property acquisitions until assigned to designated capital project. Budgeting/transfer to be completed upon designation.

⁵ Projected debt Project Hoosier parking garage. City loan to CRA \$10M at 2% interest over 10 year term with variable repayment.

⁶ LCEC undergirding debt paid off FY24



**City of Cape Coral CRA
FY 2022 – 2026 Proposed Budget**

CRA CAPITAL PROJECTS

Capital Project Expenditures	FY 2021 Adopted	FY 2021 Amended	FY 2022 Proposed	FY 2023 Proposed	FY 2024 Proposed	FY 2025 Proposed	FY 2026 Proposed
W&S Infrastructure Project ¹	\$2,500,000	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ -
Project Hoosier ²	\$ -	\$ -	\$ 10,000,000				
Founder's Park Improvements		250,000					
	\$2,500,000	\$ 2,750,000	\$ 10,000,000	\$ -	\$ -	\$ -	\$ -

Note:

¹ W&S Infrastructure project cash funded for design contract only. Future funding of project TBD.

² Project Hoosier Board approved. Debt instrument to be discussed with Council.

Published: March 10, 2021 8:41 AM EST

What Cape Coral residents want for their city's future

How can Cape Coral become a better place to live? The City wanted to know what its residents think of living there, from the water to the amenities. And, they plan to speed thousands to have the future laid out.

Cape Coral hired a firm to survey more than 1,000 people, asking them "How can the city improve? What's missing? What are we doing well?" But, long-time members of the community do not believe that a study is the solution.

According to the results, the top three opportunities for the city to build on are higher-quality amenities like retail shops, further economic development, which would bring those amenities, and aspiring to a higher standard of living.

What our future might hold....







CRA Proposed Operation and Maintenance Items



Proposed O&M Budget Items

1. Street Light replacement and Tree Lighting maintenance – SE 47th Terrace, Cape Coral Parkway, Lafayette Street = **\$50,000 per year** (Street Lights replaced / damaged and not covered by insurance) (Tree Lighting - Replacement, vandalism, tree growth, tree pruning. etc.)
2. Replace trash containers in Big John's Parking Lot = **\$7,500**
3. Enhanced grounds maintenance, general cleanup after weekends, etc., picking up trash in public parking lots around dumpsters = **\$20,000 per year.**
4. Lafayette building will need a new roof = **\$25,000**

THANK YOU

Any Questions?

