

**TERRILL L. HILL**  
MAYOR - COMMISSIONER

**MARY LAWSON BROWN**  
VICE MAYOR - COMMISSIONER

**RUFUS J. BOROM**  
COMMISSIONER

**JUSTIN R. CAMPBELL**  
COMMISSIONER

**JAMES NORWOOD, JR.**  
COMMISSIONER



# CITY of *Palatka* FLORIDA

*Regular meeting 2nd and 4th Thursdays each month at 6:00 p.m.*

**TERRY K. SUGGS**  
CITY MANAGER

**BETSY JORDAN DRIGGERS**  
CITY CLERK

**MATTHEW D. REYNOLDS**  
FINANCE DIRECTOR

**JAMES A. GRIFFITH**  
INTERIM CHIEF OF POLICE

**MICHAEL LAMBERT**  
CHIEF FIRE DEPT.

**DONALD E. HOLMES**  
CITY ATTORNEY

## AGENDA CITY OF PALATKA COMMUNITY REDEVELOPMENT AGENCY Budget Workshop Meeting August 31, 2015 p.m. – 5:00 p.m.

### CALL TO ORDER & Reading of Meeting Call:

- a. Invocation
- b. Pledge of Allegiance
- c. Roll Call

1. **PUBLIC COMMENTS** (Speakers limited to three minutes – no action taken on items):
2. **PRESENTATION AND DISCUSSION** of proposed FY 2015-16 CRA/Tax Increment Fund Budget
3. **ADJOURN**

\*attachment

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE COMMUNITY REDEVELOPMENT AGENCY WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE MAY NEED TO INSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. FS 286.105

PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY CLERK'S OFFICE AT 329-0100 AT LEAST 24 HOURS IN ADVANCE TO REQUEST ACCOMMODATIONS

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**August 26, 2015**

TO CRA MEMBERS: MARY LAWSON BROWN, JAMES NORWOOD, Jr.,  
RUFUS BOROM, JUSTIN CAMPBELL, SAM DEPUTY  
AND KARL N. FLAGG:

You are hereby notified that a special Workshop meeting of the Palatka Community Redevelopment Agency (CRA) has been called to be held on Monday, August 31, 2015, at the regular meeting place at City Hall, City Commission Chambers, 201 N. 2<sup>nd</sup> Street, Palatka, FL. The meeting is called to commence at 5:00 p.m.

The purpose of the meeting is to hold discussion and make recommendations concerning the 2015-16 Community Redevelopment Agency/Tax Increment Fund Budgets.

Please govern yourselves accordingly.

*/s/ Terrill L. Hill*  
Terrill L. Hill, MAYOR/Chairman

We hereby acknowledge receipt of a copy of the foregoing Notice of Called Workshop Meeting of the CRA on the 26<sup>th</sup> day of August, 2015.

*/s/ Mary Lawson Brown*  
COMMISSIONER

*/s/ Rufus Borom*  
COMMISSIONER

*/s/ James Norwood, Jr.*  
COMMISSIONER

*/s/ Justin Campbell*  
COMMISSIONER

*/s/ Sam Deputy*  
REPRESENTATIVE  
DOWNTOWN PALATKA, Inc.

*/s/ Karl N. Flagg*  
PUTNAM COUNTY BOCC  
DISTRICT 3 COMMISSIONER

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**201 N. 2ND STREET • PALATKA, FLORIDA 32177**

**PHONE: (386) 329-0100**

**www.palatka-fl.gov**

**FAX: (386) 329-0106**



**COMMUNITY REDEVELOPMENT  
AGENCY AGENDA ITEM**

**SUBJECT:**

**PRESENTATION - FY 2015-16 Proposed Budget - CRA/Tax Increment Funds - Staff**

**SUMMARY:**

Staff will present the proposed FY 2015-16 Budget for the CRA and individual TIF funds for discussion and recommendations.

**RECOMMENDED ACTION:**

**Discussion and recommendations on the proposed FY 2015-16 CRA/TIF funds Budget.**

**ATTACHMENTS:**

Description	Type
☐ Presentation	Presentation
☐ TIF Item Detail	Presentation

**REVIEWERS:**

Department	Reviewer	Action	Date
City Clerk	Driggers, Betsy	Approved	8/28/2015 - 3:29 PM

CITY of *Palatka* **FY2015-16**  
FLORIDA

**CRA BUDGET WORKSHOP**

**MONDAY, AUGUST 31, 2015**

# Increment Values

2

	FY 2014-15	FY 2015-16
Downtown Taxable Value in Base Year (1983)	\$14,750,255	\$14,750,255
Downtown Taxable Value in Current Year	\$29,141,870	\$29,326,017
<b>Downtown Taxable Increment Value</b>	<b>\$14,391,615</b>	<b>\$14,575,762</b>
South Historic Taxable Value in Base Year (1994)	\$3,217,275	\$3,217,275
South Historic Taxable Value in Current Year	\$8,195,016	\$8,147,105
<b>South Historic Taxable Increment Value</b>	<b>\$4,977,741</b>	<b>\$4,929,830</b>
North Historic Taxable Value in Base Year (1994)	\$1,099,110	\$1,099,110
North Historic Taxable Value in Current Year	\$3,391,732	\$3,197,578
<b>North Historic Taxable Increment Value</b>	<b>\$2,292,622</b>	<b>\$2,098,468</b>

# TIF Fund Revenues

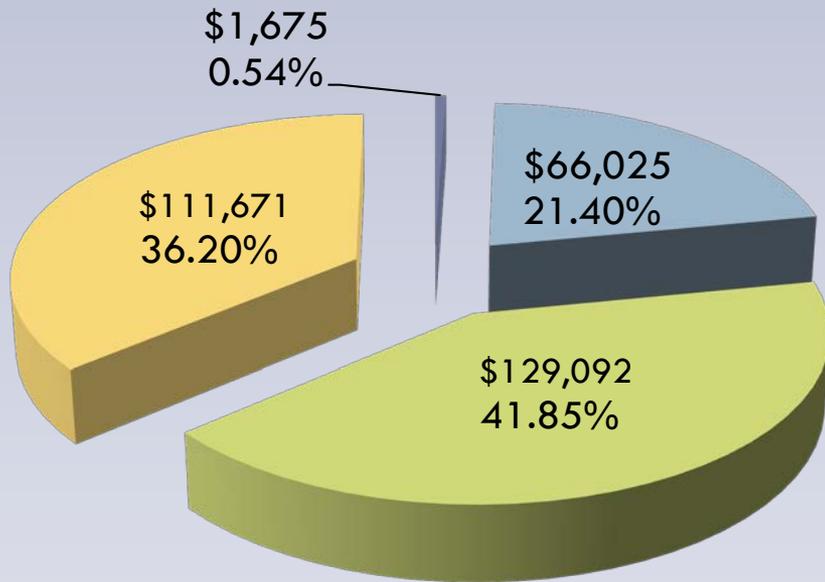
3

	Budget 2014-15	Budget 2015-16
Downtown TIF - County	\$121,681	\$125,634
Downtown TIF - City	\$125,440	\$96,883
<b>Total</b>	<b>\$247,121</b>	<b>\$222,517</b>
South Historic - County	\$42,087	\$42,492
South Historic - City	\$43,387	\$32,768
<b>Total</b>	<b>\$85,474</b>	<b>\$75,260</b>
North Historic - County	\$19,384	\$18,087
North Historic - City	\$19,983	\$13,948
<b>Total</b>	<b>\$39,367</b>	<b>\$32,035</b>

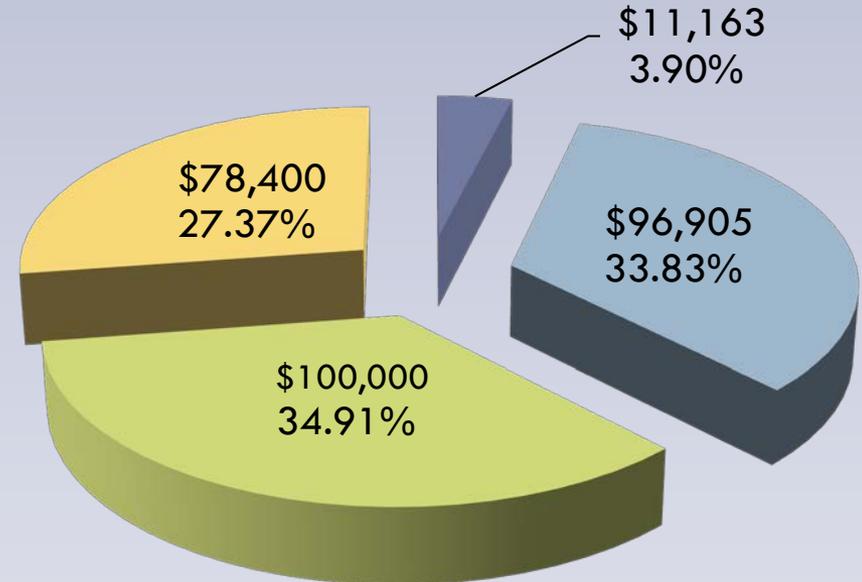
- County millage rate increasing from 8.9000 to 9.0730
- City millage rate decreasing from 9.1749 to 6.9967

# Downtown TIF Expenditures

## FY2014-15



## FY2015-16



■ Administrative      ■ Economic Development  
■ Capital/Infrastructure      ■ Marketing/Promotions

■ Administrative      ■ Economic Development  
■ Capital/Infrastructure      ■ Marketing/Promotions

# Downtown TIF Expenditures

5

- Notable changes to each category of expenditures are as follows:
  - **Administrative:**
    - Added approximately \$9,500 reimbursement to General Fund for administrative services
  - **Economic Development:**
    - Increase in Redevelopment Incentives from \$48,375 to \$86,905
  - **Capital/Infrastructure:**
    - Total expenditures decreased by approximately \$29,000 due to:
      - Removed transfer of \$111,592 to Better Place for Southern Riverfront Improvements (one-time event in FY2014-2015)
      - Increase in Landscaping from \$2,500 to \$20,000
      - Increase in Site Amenities from \$15,000 to \$35,000
      - Added \$10,000 for Maintenance Contract
      - Added \$5,000 for Wayfinding
      - Added \$30,000 to relocate Clock Tower

# Downtown TIF Expenditures

6

- Notable changes to each category of expenditures are as follows (continued):
  - Marketing/Promotions:
    - Total expenditures decreased by approximately \$33,000 due to:
      - Combining downtown street parties, cruise in, other marketing expenditures and the Mainstreet Manager's salary into a single expenditure line with a total budget of \$57,000 (total decrease of approximately \$33,000)
    - Transfer to General Fund for Fireworks remaining at \$15,000, however this will be used to buy/construct a floating structure to launch the fireworks from

# South Historic TIF Expenditures

7

- Notable changes to expenditures are as follows:
  - Decreased Home Improvement Program from \$60,000 to \$20,000
  - Added \$50,000 for Residential Rehabilitation Program
  - Added \$80,000 for River Street Improvements
  - Removed Redevelopment Incentives of \$241,221
  - Allocated \$174,385 for CDBG Infrastructure (Water line replacement/streetscape)
  - Decreased Site Amenities from \$13,000 to \$5,000
  - Added \$25,000 for CDBG C04 (Riverfront Phase IV) project
  - Added approximately \$3,200 reimbursement to General Fund for administrative services

# North Historic TIF Expenditures

8

- Notable changes to expenditures are as follows:
  - Decreased Home Improvement Program from \$40,000 to \$20,000
  - Removed Redevelopment Incentives of \$94,695
  - Allocated \$135,433 for CDBG Infrastructure (Water line replacement/streetscape)
  - Added approximately \$1,400 reimbursement to General Fund for administrative services

# Questions, Observations, Discussion

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**Tax Increment Fund**

FUND TITLE/FUND # Tax Increment Fund: 030									
REVENUE OBJECT #/TITLE	ACTUAL 2013	ACTUAL 2014	BUDGET 2014	BUDGET 2015	ACTUAL 2015	PROJECTED 2015	BUDGET 2016	INCREASE/ DECREASE	
<b>PROPERTY TAXES</b>									
-311-0-3100 DOWNTOWN REDEV COUNTY SHARE	125,206	129,308	124,608	121,681	121,681	121,681	125,634	3.25%	
-311-0-3110 DOWNTOWN REDEV CITY SHARE	133,942	133,302	133,302	125,440	125,440	125,440	96,883	-22.77%	
-311-0-3200 SOUTH HISTORIC COUNTY SHARE	36,909	40,178	38,717	42,087	42,087	42,087	42,492	0.96%	
-311-0-3220 SOUTH HISTORIC CITY SHARE	39,484	41,419	41,419	43,387	43,387	43,387	32,768	-24.48%	
-311-0-3300 NORTH HISTORIC COUNTY SHARE	21,195	20,687	19,935	19,384	19,384	19,384	18,087	-6.69%	
-311-0-3330 NORTH HISTORIC CITY SHARE	22,674	21,326	21,326	19,983	19,983	19,983	13,948	-30.20%	
<b>Total</b>	<b>379,410</b>	<b>386,219</b>	<b>379,307</b>	<b>371,962</b>	<b>371,961</b>	<b>371,961</b>	<b>329,812</b>	<b>-11.33%</b>	
<b>OTHER REVENUES</b>									
-331-0-7001 NEA GRANT	5,000	-	20,000	-	-	20,000	-	0.00%	
-365-0-1000 SALE OF SURPLUS LAND-100 BLOCK	-	148,950	150,000	-	-	-	-	0.00%	
-366-0-0001 CONTRIBUTION-215 DODGE ST	-	15,421	-	-	-	-	-	0.00%	
-369-9-1000 NORTH HISTORIC HIP REFUND/REIM	8,420	-	-	-	-	-	-	0.00%	
-369-9-1001 SOUTH HISTORIC HIP REFUND/REIM	4,648	-	-	-	-	-	-	0.00%	
-369-9-1002 STAGE RENTALS	-	-	-	-	-	-	-	0.00%	
<b>Total</b>	<b>18,067</b>	<b>164,371</b>	<b>170,000</b>	<b>-</b>	<b>-</b>	<b>20,000</b>	<b>-</b>	<b>0.00%</b>	
<b>TOTAL REVENUES</b>	<b>397,477</b>	<b>550,590</b>	<b>549,307</b>	<b>371,962</b>	<b>371,961</b>	<b>391,961</b>	<b>329,812</b>	<b>-11.33%</b>	
<b>CASH BALANCE FORWARD</b>									
-301-0-0001 DOWNTOWN REDEVELOPMENT FORWARD	-	-	56,350	93,469	-	93,469	63,951	-31.58%	
-301-0-0002 SOUTH HISTORIC BALANCE FORWARD	-	-	233,878	294,097	-	294,097	345,167	17.37%	
-301-0-0003 NORTH HISTORIC BALANCE FORWARD	-	-	68,666	96,928	-	96,928	128,128	32.19%	
<b>Total</b>	<b>-</b>	<b>-</b>	<b>358,894</b>	<b>484,494</b>	<b>-</b>	<b>484,494</b>	<b>537,246</b>	<b>10.89%</b>	
<b>TOTAL REVENUES, TRANSFERS &amp; CASH BALANCES</b>	<b>397,477</b>	<b>550,590</b>	<b>908,201</b>	<b>856,456</b>	<b>371,961</b>	<b>876,455</b>	<b>867,058</b>	<b>1.24%</b>	

**Tax Increment Fund**

FUND TITLE/FUND # Tax Increment Fund: 030		DOWNTOWN						
DEPARTMENT NAME/# Downtown: 030-30-580	ACTUAL 2013	ACTUAL 2014	BUDGET 2014	BUDGET 2015	ACTUAL 2015	PROJECTED 2015	BUDGET 2016	INCREASE/ DECREASE
EXPENDITURE OBJECT #/NAME								
3101 THIRD FRIDAY DOWNTOWN STREET P	17,147	13,890	18,000	18,000	10,362	18,000	-	-100.00%
3102 DANCIN' IN THE STREETS DOWNTOW	8,209	6,450	7,000	7,000	3,590	7,000	-	-100.00%
3103 SECOND SATURDAY DOWNTOWN TRUCI	2,664	-	-	-	-	-	-	0.00%
3104 UNIVERSITY OF FLORIDA MASTER P	4,000	2,206	2,142	-	-	-	-	0.00%
3105 SMALL BUSINESS DEVELOPMENT CEN	14,063	10,000	10,000	10,000	5,000	10,000	10,000	0.00%
3106 MAINSTREET CONTRACT	45,678	63,871	62,010	63,871	32,734	41,547	57,000	-10.76%
3107 AQUATIC MIDGE CONTROL PROJECT	-	-	8,000	7,650	-	2,650	-	-100.00%
3109 MAINTENANCE CONTRACT	-	-	-	-	-	-	10,000	0.00%
4801 QUARTERLY EVENTS CALENDAR POST	254	200	200	400	100	300	-	-100.00%
4802 QUARTERLY EVENTS CALENDAR TABL	1,470	1,305	2,000	1,500	536	1,000	-	-100.00%
4803 ADVERTISING FOR PARADES, RETAI	1,376	-	-	-	-	-	-	0.00%
4804 PROJECT MARKETING	-	1,201	4,000	1,500	2,700	2,700	1,000	-33.33%
5280 MISC EXPENSES	131	159	500	500	37	400	500	0.00%
5401 FRA ANNUAL DUES, TRAINING	770	2,558	2,100	1,000	566	1,000	1,000	0.00%
5402 DEO Annual Dues	175	175	175	175	175	175	175	0.00%
5403 NMS CONFERENCE	-	-	850	-	-	-	-	0.00%
6310 DOWNTOWN REDEV EXPENSE	-	-	-	-	-	-	-	0.00%
6311 DOWNTOWN CHRISTMAS LIGHTS	2,487	5,710	6,000	3,000	187	3,000	4,000	33.33%
6312 NEA GRANT MATCH - ART IN PUBLI	5,000	36,030	35,500	-	-	-	-	0.00%
6313 MURAL LIGHTING	2,700	-	-	-	-	-	-	0.00%
6314 RECRUITMENT PROJECT	7,000	-	-	-	-	-	-	0.00%
6315 FACADE GRANT	-	12,781	30,000	-	-	-	-	0.00%
6316 WAYFINDING	906	-	-	-	-	-	5,000	0.00%
6317 ANNIE OAKLEY MURAL	6,100	-	-	-	-	-	-	0.00%
6318 1909 PALATKA UNION DEPOT MURAL	3,150	-	-	-	-	-	-	0.00%
6319 BUILDING IMPROVEMENT GRANT	-	-	30,000	-	-	-	-	0.00%
6320 LANDSCAPING	-	2,968	10,000	2,500	1,073	2,500	20,000	700.00%
6321 SITE AMENITIES	-	37,297	35,000	15,000	3,258	30,000	35,000	133.33%
6322 RIVERFRONT REDEVELOPMENT PROJECT	4,110	21,053	23,011	-	-	-	-	0.00%
6323 HARLEM NIGHTS IN PALATKA MURAL	-	4,500	4,500	-	-	-	-	0.00%
6324 STAGE	-	-	-	-	-	-	-	0.00%
6325 REDEVELOPMENT INCENTIVES	-	-	-	48,375	30,163	48,375	86,904	79.65%
6326 RELOCATE MILLENIUM CLOCK TOWER	-	-	-	-	-	-	30,000	0.00%
<b>Total</b>	<b>127,390</b>	<b>222,353</b>	<b>290,988</b>	<b>180,471</b>	<b>90,481</b>	<b>168,647</b>	<b>260,579</b>	<b>44.39%</b>
<b>TRANSFERS</b>								
9100 TRANSFER TO GENERAL FUND	-	-	-	-	-	-	-	0.00%
9101 TRANSFER TO BETTER PLACE-FRANK	300,000	-	-	-	-	-	-	0.00%
9102 REIMB GENERAL-MAINSTREET MANAGE	15,098	-	-	-	-	-	-	0.00%
9103 REIMB GENERAL-FIREWORKS	15,000	15,000	15,000	15,000	-	15,000	15,000	0.00%
9104 REIMB GENERAL-CHRISTMAS LIGHTS	-	1,400	1,400	1,400	-	1,400	1,400	0.00%
9105 TRANSFER TO BETTER PLACE-SOUTHERN	-	148,950	150,000	111,592	-	111,592	-	-100.00%
9106 REIMB GENERAL-ADMIN EXP	-	-	-	-	-	-	9,489	0.00%
<b>Total</b>	<b>330,098</b>	<b>165,350</b>	<b>166,400</b>	<b>127,992</b>	<b>-</b>	<b>127,992</b>	<b>25,889</b>	<b>-79.77%</b>
<b>DEPARTMENT TOTAL</b>	<b>457,488</b>	<b>387,703</b>	<b>457,388</b>	<b>308,463</b>	<b>90,481</b>	<b>296,639</b>	<b>286,468</b>	<b>-7.13%</b>

**Tax Increment Fund**

FUND TITLE/FUND # Tax Increment Fund: 030		SOUTH HISTORIC						
DEPARTMENT NAME/# South Historic: 030-31-580	ACTUAL 2013	ACTUAL 2014	BUDGET 2014	BUDGET 2015	ACTUAL 2015	PROJECTED 2015	BUDGET 2016	INCREASE/ DECREASE
EXPENDITURE OBJECT #/NAME								
3101 UNIVERSITY OF FLORIDA MASTER P	2,000	665	665	-	-	-	-	0.00%
3102 HOMES & GARDENS TOUR PROMOTION	333	-	-	500	660	1,000	500	0.00%
5280 MISC EXPENSES	-	-	-	250	-	250	250	0.00%
5400 FRA ANNUAL DUES, TRAINING	-	-	-	600	248	600	600	0.00%
6330 SOUTH HISTORIC EXPENSE	-	-	-	-	-	-	-	0.00%
6331 HOME IMPROVEMENT PROGRAM	26,218	41,340	60,000	60,000	9,440	20,300	20,000	-66.67%
6332 HAMMOCK HALL IMPROVEMENTS	-	-	-	-	-	-	-	0.00%
6333 SIGNAGE	-	-	4,000	4,000	-	-	1,500	-62.50%
6334 COMMERCIAL REHABILITATION GRAN	-	-	40,000	40,000	-	-	40,000	0.00%
6335 HAMMOCK GROVE PROPOSAL	-	-	189,349	-	-	-	-	0.00%
6336 REDEVELOPMENT INCENTIVES	-	-	-	241,221	-	-	-	-100.00%
6337 SITE AMENITIES	-	-	-	13,000	12,254	12,254	5,000	-61.54%
6338 RESIDENTIAL REHAB	-	-	-	-	-	-	50,000	0.00%
6339 RIVER STREET IMPROVEMENTS	-	-	-	-	-	-	80,000	0.00%
6340 CDBG INFRASTRUCTURE (WATER LINE/S	-	-	-	-	-	-	174,385	0.00%
8301 LIVE WHERE YOU WORK	-	-	20,000	20,000	-	-	20,000	0.00%
<b>Total</b>	<b>28,551</b>	<b>42,005</b>	<b>314,014</b>	<b>379,571</b>	<b>22,602</b>	<b>34,404</b>	<b>392,235</b>	<b>3.34%</b>
<b>TRANSFERS</b>								
9100 TRANSFER TO BETTER PLACE - CDBG C04	-	-	-	-	-	-	25,000	0.00%
9105 REIMB GENERAL-ADMIN EXP	-	-	-	-	-	-	3,192	0.00%
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>28,192</b>	<b>0.00%</b>
<b>DEPARTMENT TOTAL</b>	<b>28,551</b>	<b>42,005</b>	<b>314,014</b>	<b>379,571</b>	<b>22,602</b>	<b>34,404</b>	<b>420,427</b>	<b>10.76%</b>

### Tax Increment Fund

FUND TITLE/FUND # Tax Increment Fund: 030								
DEPARTMENT NAME/# North Historic: 030-32-580	NORTH HISTORIC							
EXPENDITURE OBJECT #/NAME	ACTUAL 2013	ACTUAL 2014	BUDGET 2014	BUDGET 2015	ACTUAL 2015	PROJECTED 2015	BUDGET 2016	INCREASE/ DECREASE
3101 REID GARDEN DESIGNS	-	-	-	-	-	-	-	0.00%
3102 STREET SIGN CLEAN-REID GARDEN	-	-	-	-	-	-	-	0.00%
3103 UNIVERSITY OF FLORIDA MASTER P	-	343	343	-	-	-	-	0.00%
4801 CHRISTMAS TOUR	-	-	-	-	-	-	500	0.00%
5280 MISC EXPENSES	-	-	-	1,000	-	250	250	-75.00%
5400 FRA ANNUAL DUES, TRAINING	-	-	-	600	248	600	600	0.00%
6320 NORTH HISTORIC EXPENSE	-	-	-	-	-	-	-	0.00%
6321 HOME IMPROVEMENT PROGRAM	22,040	8,255	40,000	40,000	7,200	7,200	20,000	-50.00%
6322 GENERAL CAPITAL IMPROVEMENTS	-	-	56,755	94,695	-	-	-	-100.00%
6323 SITE AMENITIES	-	7,200	12,829	-	117	117	2,000	0.00%
6324 CDBG INFRASTRUCTURE (WATER LINE/S	-	-	-	-	-	-	135,433	0.00%
<b>DEPARTMENT TOTAL</b>	<b>22,040</b>	<b>15,797</b>	<b>109,927</b>	<b>136,295</b>	<b>7,565</b>	<b>8,167</b>	<b>158,783</b>	<b>16.50%</b>
<b>TRANSFERS</b>								
9105 REIMB GENERAL-ADMIN EXP	-	-	-	-	-	-	1,380	0.00%
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,380</b>	<b>0.00%</b>
<b>DEPARTMENT TOTAL</b>	<b>22,040</b>	<b>15,797</b>	<b>109,927</b>	<b>136,295</b>	<b>7,565</b>	<b>8,167</b>	<b>160,163</b>	<b>17.51%</b>
<b>TOTAL EXPENDITURES</b>	<b>508,079</b>	<b>445,506</b>	<b>881,329</b>	<b>824,329</b>	<b>120,648</b>	<b>339,210</b>	<b>867,058</b>	<b>5.18%</b>
<b>CONTINGENCIES &amp; RESERVES</b>								
9901 CONTINGENCY/RESERVE-DOWNTOWN	-	-	26,872	32,127	-	63,951	-	-100.00%
9902 CONTINGENCY/RESERVE-SOUTH HIST	-	-	-	-	-	345,167	-	0.00%
9903 CONTINGENCY/RESERVE-NORTH HIST	-	-	-	-	-	128,128	-	0.00%
<b>Total</b>	<b>-</b>	<b>-</b>	<b>26,872</b>	<b>32,127</b>	<b>-</b>	<b>537,245</b>	<b>-</b>	<b>-100.00%</b>
<b>TOTAL EXPENDITURES, TRANSFERS, CONTINGENCIES &amp; RESERVES</b>	<b>508,079</b>	<b>445,506</b>	<b>908,201</b>	<b>856,456</b>	<b>120,648</b>	<b>876,455</b>	<b>867,058</b>	<b>1.24%</b>