

**VERNON MYERS**  
MAYOR - COMMISSIONER

**MARY LAWSON BROWN**  
VICE MAYOR - COMMISSIONER

**ALLEGRA KITCHENS**  
COMMISSIONER

**PHIL LEARY**  
COMMISSIONER

**JAMES NORWOOD, JR.**  
COMMISSIONER



**MICHAEL J. CZYMBOR**  
CITY MANAGER

**BETSY JORDAN DRIGGERS**  
CITY CLERK

**MATTHEW D. REYNOLDS**  
FINANCE DIRECTOR

**GARY S. GETCHELL**  
CHIEF OF POLICE

**MICHAEL LAMBERT**  
CHIEF FIRE DEPT.

**DONALD E. HOLMES**  
CITY ATTORNEY

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

**AGENDA**  
**CITY OF PALATKA**  
**COMMUNITY REDEVELOPMENT AGENCY**  
August 8, 2013; 4:00 p.m.

**CALL TO ORDER:**

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

1. **APPROVAL OF MINUTES** -- 06/27/13 Meeting
2. **PUBLIC COMMENTS** - (Speakers limited to three minutes -- no action taken on items)
3. **CBD TAX INCREMENT FUND EXPENDITURES/BUSINESS:**
  - \*a. UPDATE -- Allocation of Funds for the Century Block Clean-Up
- \* 4. **FY 2013-14 CRA/TIF FUNDS BUDGET**
5. **OTHER BUSINESS/REPORTS**
  - b. North Historic District Update -- Coenraad van Rensburg, President, PHNNA
  - c. South Historic District Update -- Michael Gagnon, President, SHNA
6. **ADJOURN**

\*Attachment \*\*Separate Cover

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.

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

**201 N. 2ND STREET • PALATKA, FLORIDA 32177**  
**www.palatka-fl.gov**

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

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**August 2, 2013**

TO CRA MEMBERS: MARY LAWSON BROWN, ALLEGRA KITCHENS,  
PHIL LEARY, JAMES NORWOOD, Jr., ALEX SHARP  
AND KARL N. FLAGG:

You are hereby notified that the time of the regular August 8, 2013 meeting of the Palatka Community Redevelopment Agency has been changed to begin at 4:00 p.m. on that date. The regular meeting place at City Hall, City Commission Chambers, 201 N. 2<sup>nd</sup> Street, Palatka, has not changed.

Please govern yourselves accordingly.

*Is/ Vernon Myers*

Vernon Myers, MAYOR/Chairman

We acknowledge receipt of a copy of the foregoing notice of meeting time change on the 2<sup>ND</sup> day of August, 2103.

*Is/ Mary Lawson Brown*  
COMMISSIONER

*Is/ Allegra Kitchens*  
COMMISSIONER

*Is/ James Norwood, Jr.*  
COMMISSIONER

*Is/ Phil Leary*  
COMMISSIONER

*Is/ Alex Sharp*  
PRESIDENT  
DOWNTOWN PALATKA, Inc.

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

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# *Agenda Item*

*3a*



**RESOLUTION No. 2013-9-\_\_\_\_\_**

**A RESOLUTION OF THE CITY OF PALATKA, FLORIDA,  
AMENDING CENTRAL BUSINESS DISTRICT TAX INCREMENT  
FUND BUDGET FOR FY 2012-2013 TO FACILITATE THE  
CENTURY BLOCK REDEVELOPMENT PROJECT**

**WHEREAS**, on 6/27/13 the City of Palatka Community Redevelopment Agency voted to recommend the amendment of the FY 2012-2013 CBD/CRA Budget in order to fund the clean-up and remediation of the "Century Block" in order to facilitate its marketability and redevelopment, contingent upon the execution of a formal agreement with Riverfront Development Group, LLC, the chosen redeveloper; and

**WHEREAS**, on August 18, 2013 the Palatka City Commission adopted Resolution No. 144 authorizing the execution of a Contract for Sale with RDG, LLC for the redevelopment area containing the "Century Block;" and

**WHEREAS**, the contingency having been met, the City of Palatka deems it reasonable and necessary to amend the FY 2012-2013 budget to include funds to facilitate the Century Block Redevelopment Project.

**NOW, THEREFORE, BE IT RESOLVED** by the City Commission of the City of Palatka, Florida:

1. That the expenditures of the City of Palatka Community Redevelopment Agency for the Fiscal Year 2012-2013 Budget is amended as follows:

<b>EXPENDITURES:</b>		<b>Last</b>	<b>Recommended</b>	<b>As</b>
<b><i>Expenditure Number</i></b>	<b><i>Description</i></b>	<b>Approved</b>	<b>Amendments</b>	<b>Amended</b>
030-30-580-6-6322	RIVERFRONT REDEVELOPMENT PROJECT	\$ -	\$ 26,479	\$ 26,479
030-30-580-9-9901	CONTINGENCY/RESERVE-DOWNTOWN	\$ (3,465)	\$ (26,479)	\$ (29,944)
<b>TOTAL EXPENDITURES AMENDED:</b>		<b>\$ (3,465)</b>	<b>\$ -</b>	<b>\$ (3,465)</b>

**PASSED AND ADOPTED** by the City Commission of the City of Palatka, Florida this 8<sup>th</sup> day of August, 2013.

**CITY OF PALATKA**

\_\_\_\_\_  
**By: Its MAYOR**

**ATTEST:**

\_\_\_\_\_  
**CITY CLERK**

**APPROVED AS TO FORM  
AND CORRECTNESS:**



CITY of  
*Palatka*  
FLORIDA

-COMMUNITY REDEVELOPMENT AGENCY-

**VISION**  
*Palatka*



# Riverfront Development Group

7-18-13

# RDG Proposal



- Purchase Areas 1 & 2 + 1/2 of parking lot
  - 1.1 Acres
  - \$150,000 (\$136,000/Acre)
- Rehab / restore existing buildings
- Construct commercial liner shops on St. Johns Avenue
- Option to construct commercial liner on Reid Street

# Contract

- 300 day investigation period
- 60 days to close
- \$150,000 at closing
- irrevocable letter of credit
- Buy-back provision on Area 1 if not completed in 2 years
- Buy back provision of Area 2 if not completed within 4 years
- 50 year Deed Restriction



REID STREET  
U. S. HIGHWAY NO. 17 / STATE ROAD NO. 13

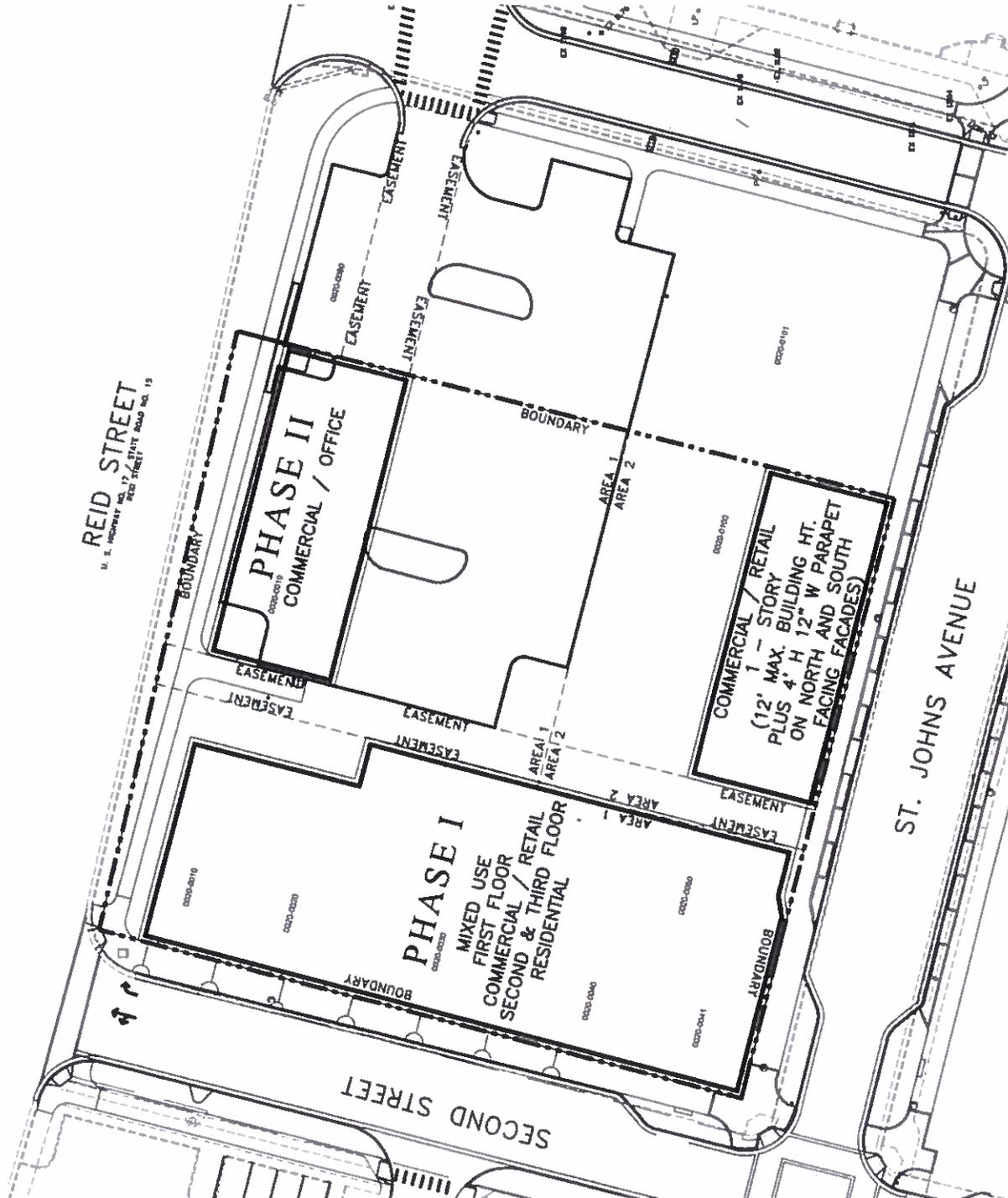
PHASE II  
COMMERCIAL / OFFICE

COMMERCIAL / RETAIL  
1 - STORY  
(12' MAX. BUILDING HT.  
PLUS 4' H. 12" W PARAPET  
ON NORTH AND SOUTH  
FACING FACADES)

PHASE I  
MIXED USE  
FIRST FLOOR  
COMMERCIAL / RETAIL  
SECOND & THIRD FLOOR  
RESIDENTIAL

ST. JOHNS AVENUE

SECOND STREET



## Recommended Action



Authorize execution of the contract and proceed  
with investigation & marketing

# THE COUNTRY

RESIDENCE & MARKETPLACE

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**ATTEST:**

\_\_\_\_\_  
**CITY CLERK**

**APPROVED AS TO FORM  
AND CORRECTNESS:**

# THE GANTTORY

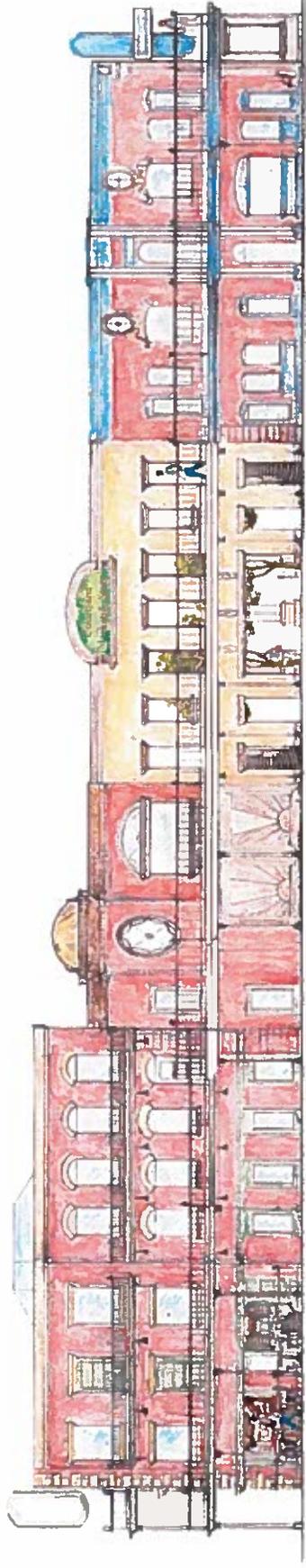
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ALONG A TIMELESS RIVER...

100 YEARS OF HISTORY  
100 MORE YEARS OF  
CONTEMPORARY LIVING

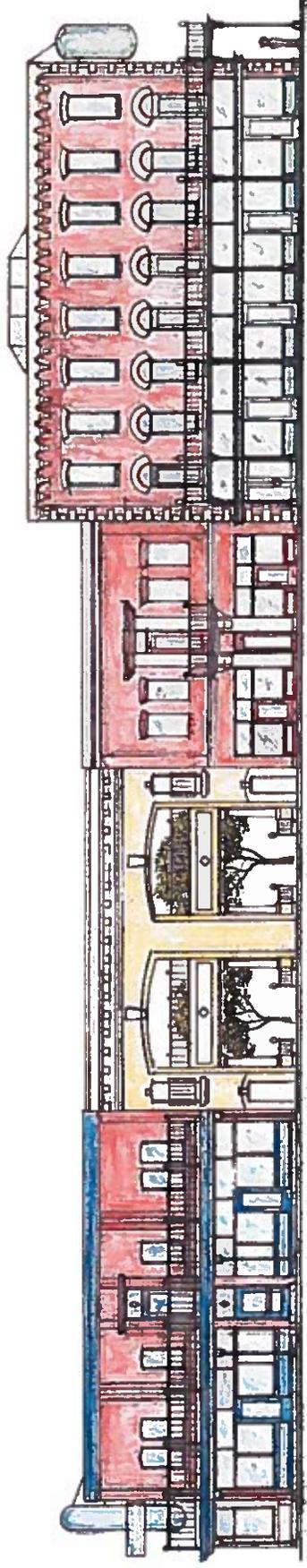
IN AN

EXCEPTIONAL WATERFRONT COMMUNITY



Downtown Palatka '100 Block'  
Preliminary Rendering of East Side of Building  
Robert W. O'Leary AIA

# Early Conceptual Rendering - 'River Side'

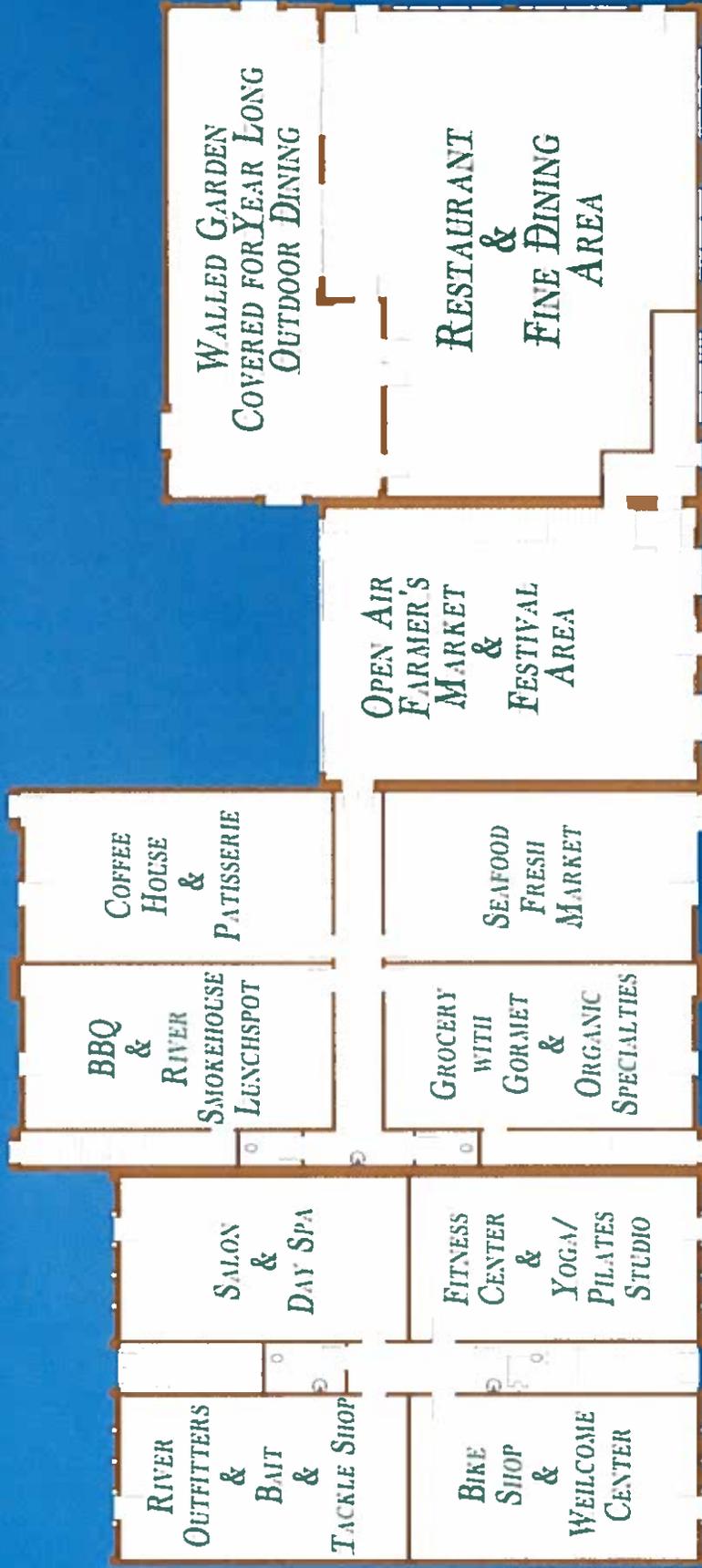


*Downtown Palatka '100 Block'*

*Felimonata Kendering*

*Robert O'Leary AIA*

Early Conceptual Rendering - 'City Side'



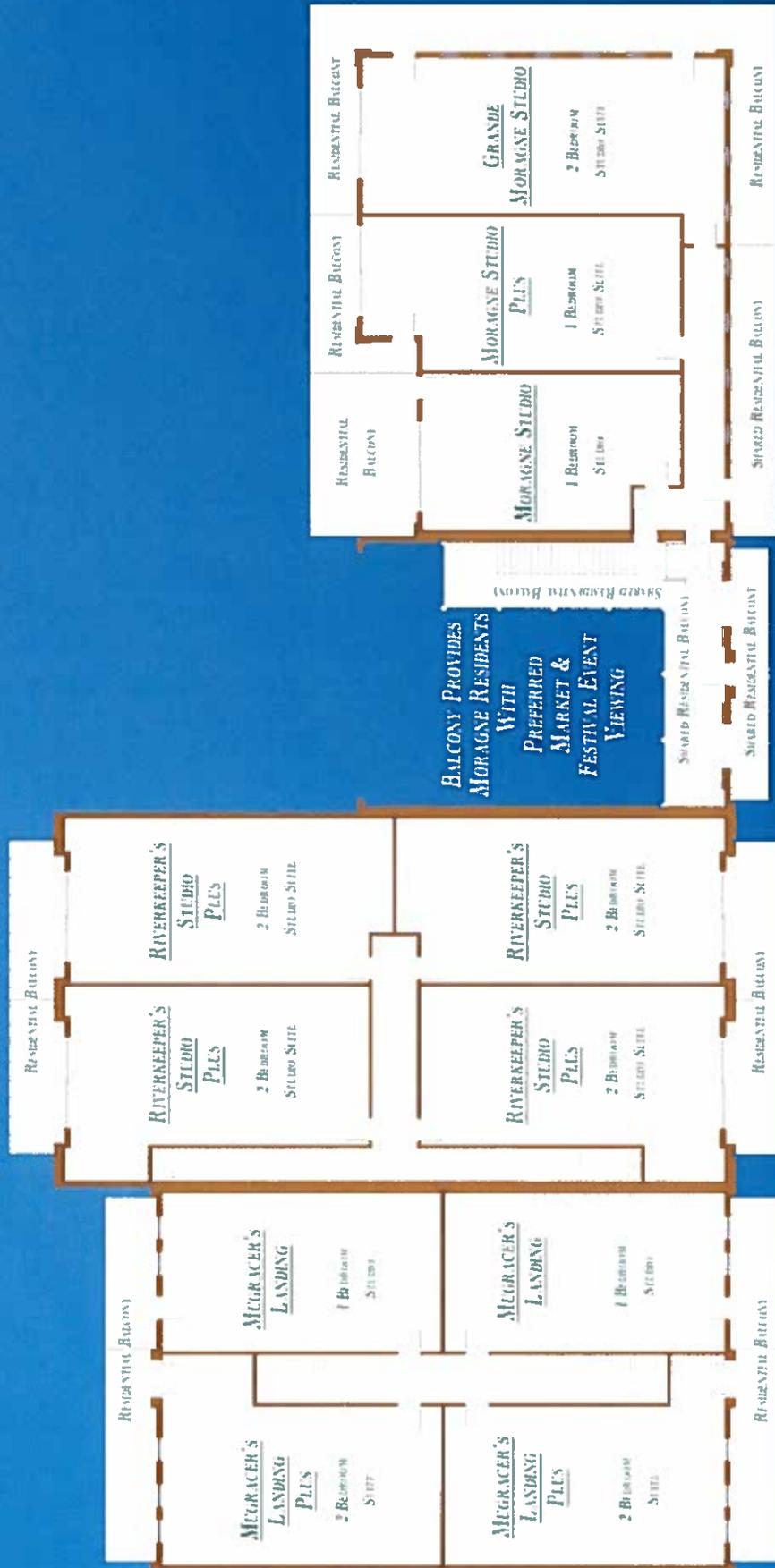
THE MORAGNE

THE SNOW

THE BAILEY

THE WINEGAR

**THE CENTURY - CONCEPTUAL PLAN VIEW - 1ST FLOOR**



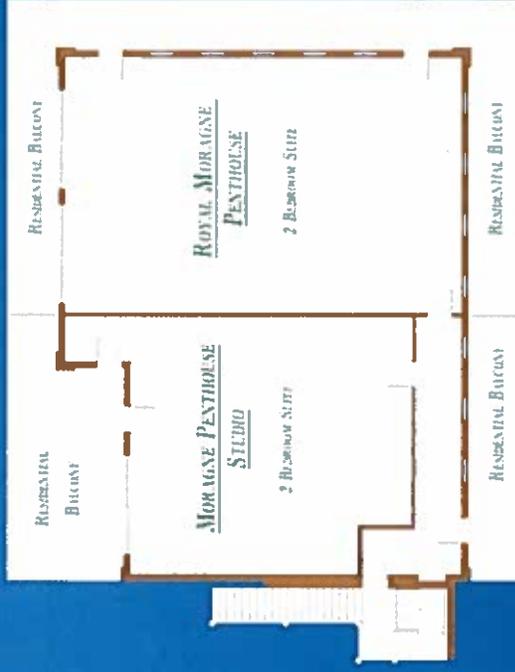
THE WINEGAR

THE BAILEY

THE SNOW

THE MORAGNE

# THE CENTURY = CONCEPTUAL PLAN VIEW = 2ND FLOOR



THE WINEGAR

THE BAILEY

THE SNOW

THE MORAGNE

**THE CENTURY - CONCEPTUAL PLAN VIEW - 3RD FLOOR**

MARKETING

THE PROPOSED DEVELOPMENT IS SITUATED ON THE MIGHTY ST JOHNS RIVER OFFERING UNOBSTRUCTED VIEWS OF ONE OF FLORIDAS GREATEST NATURAL RESOURCES. THE MAJESTIC SETTING IS EXCEPTIONALLY UNIQUE, ESPECIALLY CONSIDERING THE PROXIMITY TO ST AUGUSTINE, DAYTONA, GAINESVILLE AND

JACKSONVILLE.

NOWHERE ELSE IN THE STATE OF FLORIDA DOES A SITE EXIST THAT MATCHES THE POTENTIAL OF PALATKA'S DOWNTOWN RIVERFRONT.

THE CENTURY OFFERS A LIFESTYLE WHERE THE WHOLE COMMUNITY IS WELCOME BUT ONLY A FEW MAY RESIDE.

AMENITIES THAT WILL BE LOCATED ON THE FIRST FLOOR ARE JUST A PART OF WHAT CENTURY RESIDENTS WILL ENJOY

A ONE YEAR MEMBERSHIP TO THE DONALD ROSS GOLF COURSE IS INCLUDED WITH THE PURCHASE OF A RESIDENCE

A TWO YEAR DOCK SLIP MEMBERSHIP AT THE BOAT HOUSE MARINA IS INCLUDED  
A FIVE YEAR MEMBERSHIP TO RAVINE GARDENS IS INCLUDED

A FIVE YEAR MEMBERSHIP TO THE CHAMBER OF COMMERCE IS INCLUDED

A FIVE YEAR MEMBERSHIP TO PALATKA'S MAINSTREET IS INCLUDED

ACCESS TO THE CENTURY'S KAYAKS ARE FREE TO RESIDENTS

ACCESS TO THE CENTURY'S BICYCLES ARE FREE TO RESIDENTS

A 10% DISCOUNT TO THE RESTAURANTS/COMMERCIAL AND RETAIL STORE BELOW IS INCLUDED TO OUR CENTURY RESIDENTS

## FISCAL & ECONOMIC BENEFIT

FISCAL BENEFITS REFERS TO THE PUBLIC REVENUES THAT THE PROPOSED PROJECT WILL PRODUCE FOR THE CITY OF PALATKA,

IT'S COMMUNITY REDEVELOPMENT DISTRICT

PUTNAM COUNTY

AND PUTNAM COUNTY SCHOOL DISTRICT.

ECONOMIC BENEFITS RELATES TO THE POSITIVE IMPACT THAT THE DEVELOPMENT WILL HAVE ON THE ECONOMY OF THE CITY OF PALATKA

13 CONDOMINIUMS AND 9-12 NEW BUSINESSES WILL HAVE A SIGNIFICANT  
TAX BASE INCREASE

AD VALOREM TAXES  
GENERAL FUND  
DEBT SERVICE FUND  
CRA TAX INCREMENT FUND

ADDITIONAL PUBLIC REVENUE WILL BE GENERATED FOR

WATER/SEWER FEES  
STORM WATER MANAGEMENT FEES  
FRANCHISE AND UTILITY FEES

OCCUPATIONAL LICENSE FEES  
PERSONAL PROPERTY OF THE BUSINESSES  
THAT WILL OCCUPY THE COMMERCIAL AND RETAIL SPACE

THE SUBJECT PROPERTY CURRENTLY GENERATES NO INCOME

50 TO 70 NEW PERMANENT JOBS ARE ESTIMATED TO BE CREATED BY THE DEVELOPMENT OF  
THE PROPERTY

COMPLETED TO DATE

IN ADDITION TO DEVELOPING ELEVATIONS, FLOOR PLANS, SPECIFICATIONS, SITE PLANNING, A PARTIAL LIST OF AMENITIES AS WELL AS WORKING WITH A NUMBER OF POTENTIAL TENANTS AND PURCHASERS, WE WOULD LIKE TO SHARE ADDITIONAL ACCOMPLISHMENTS THAT WE HAVE ACHIEVED TO DATE.

LEGAL

COMPLETION OF THE CONDOMINIUM DOCUMENTS (148 PAGES) WHICH  
WILL HAVE TO BE FILED WITH THE STATE \$25,000  
OPERATING AGREEMENT \$10,500  
CONTRACT \$ 9,000

ACCOUNTING

DEVELOPMENT AND CONSTRUCTION BUDGET  
COSTS ANALYSIS  
SALES ANALYSIS  
MARKET ANALYSIS  
CONDO DOC BUDGET \$11,500

SOFT COSTS

ARCHITECTURAL  
ENGINEERING  
CIVIL  
DESIGNER  
MARKETING \$14,500

IN ADDITION TO SPENDING OVER \$70,000 ON THE PROJECT TO DATE, WE HAVE BEEN WORKING  
WITH THE CITY AND ITS STAFF FOR OVER THREE YEARS.

WE HAVE TRACKED AND CALCULATED THAT I PERSONALLY HAVE OVER 1000 HRS  
SHOWING OUR HIGH LEVEL OF COMMITMENT WITHOUT AN EXECUTED CONTRACT

# *Agenda Item*

*4*

## Tax Increment Fund

FUND TITLE/FUND # Tax Increment Fund: 030	SOURCES							
	All Tax Increment Fund Revenues & Cash Balances							
	ACTUAL 2011	ACTUAL 2012	BUDGET 2012	BUDGET 2013	ACTUAL 2013	PROJECTED 2013	BUDGET 2014	INCREASE/ DECREASE
<b>REVENUE OBJECT #/TITLE</b>								
<b>PROPERTY TAXES</b>								
-311-0-3100 DOWNTOWN REDEV COUNTY SHARE	189,177	145,239	146,408	125,206	125,206	125,206	124,608	-0.5%
-311-0-3110 DOWNTOWN REDEV CITY SHARE	190,799	146,483	148,992	133,942	66,971	133,942	133,302	-0.5%
-311-0-3200 SOUTH HISTORIC COUNTY SHARE	57,254	52,727	52,430	36,909	36,909	36,909	38,717	4.9%
-311-0-3220 SOUTH HISTORIC CITY SHARE	57,744	53,179	53,355	39,484	19,742	39,484	41,419	4.9%
-311-0-3300 NORTH HISTORIC COUNTY SHARE	23,888	25,338	25,380	21,195	21,195	21,195	19,935	-5.9%
-311-0-3330 NORTH HISTORIC CITY SHARE	24,092	25,555	25,828	22,674	11,337	22,674	21,326	-5.9%
<b>Total</b>	<b>542,954</b>	<b>448,522</b>	<b>452,393</b>	<b>379,410</b>	<b>281,360</b>	<b>379,410</b>	<b>379,307</b>	<b>0.0%</b>
<b>OTHER REVENUES</b>								
-331-0-7001 NEA GRANT	-	-	-	25,000	-	-	25,000	0.0%
-369-9-1000 NORTH HISTORIC HIP REFUND/REIM	15,000	-	-	8,420	8,420	8,420	-	-100.0%
-369-9-1001 SOUTH HISTORIC HIP REFUND/REIM	-	-	-	2,349	2,349	2,348	-	-100.0%
<b>Total</b>	<b>15,000</b>	<b>-</b>	<b>-</b>	<b>35,769</b>	<b>10,768</b>	<b>10,768</b>	<b>25,000</b>	<b>-30.1%</b>
<b>TOTAL REVENUES</b>	<b>557,954</b>	<b>448,522</b>	<b>452,393</b>	<b>415,179</b>	<b>292,128</b>	<b>390,178</b>	<b>404,307</b>	<b>-2.6%</b>
<b>CASH BALANCE FORWARD</b>								
-301-0-0001 DOWNTOWN REDEVELOPMENT FORWARD	-	-	500,224	254,500	254,500	254,500	0	-100.0%
-301-0-0002 SOUTH HISTORIC BALANCE FORWARD	-	-	93,818	181,578	181,578	181,578	239,243	31.8%
-301-0-0003 NORTH HISTORIC BALANCE FORWARD	-	-	31,710	38,417	38,417	38,417	70,676	84.0%
<b>Total</b>	<b>-</b>	<b>-</b>	<b>625,752</b>	<b>474,495</b>	<b>474,495</b>	<b>474,495</b>	<b>309,919</b>	<b>-34.7%</b>
<b>TOTAL REVENUES, TRANSFERS &amp; CASH BALANCES</b>	<b>557,954</b>	<b>448,522</b>	<b>1,078,145</b>	<b>889,674</b>	<b>766,623</b>	<b>864,673</b>	<b>714,226</b>	<b>-19.7%</b>

## Tax Increment Fund

FUND TITLE/FUND # Tax Increment Fund: 030	EXPENDITURES BY FUNCTION Economic Development							
DEPARTMENT NAME/# Downtown: 030-30-580	DOWNTOWN							
EXPENDITURE OBJECT #/NAME	ACTUAL 2011	ACTUAL 2012	BUDGET 2012	BUDGET 2013	ACTUAL 2013	PROJECTED 2013	BUDGET 2014	INCREASE/ DECREASE
5280 MISC EXPENSES	-	154	-	-	52	107	500	0.0%
3101 THIRD FRIDAY DOWNTOWN STREET P	-	672	-	18,000	10,623	16,500	18,000	0.0%
3102 DANCIN' IN THE STREETS DOWNTOW	-	-	-	12,000	4,269	10,000	7,000	-41.7%
3103 SECOND SATURDAY DOWNTOWN TRUCI	-	-	-	9,466	2,664	2,664	-	-100.0%
3104 UNIVERSITY OF FLORIDA MASTER P	-	-	-	4,000	-	4,000	-	-100.0%
3105 SMALL BUSINESS DEVELOPMENT CEN	-	-	-	14,062	14,063	14,063	5,000	-64.4%
4801 QUARTERLY EVENTS CALENDAR POST	-	-	-	400	184	234	200	-50.0%
4802 QUARTERLY EVENTS CALENDAR TABL	-	-	-	800	780	1,500	2,000	150.0%
4803 ADVERTISING FOR PARADES, RETAI	-	300	-	4,000	790	790	-	-100.0%
5401 FRA ANNUAL DUES, TRAINING	-	-	-	870	770	770	2,100	141.4%
5402 NMS CONFERENCE	-	-	-	-	-	-	850	0.0%
3106 MAINSTREET MANAGER	-	-	-	46,912	14,814	46,912	62,010	32.2%
5402 DEO Annual Dues	-	-	-	-	175	175	175	0.0%
6310 DOWNTOWN REDEV EXPENSE	381,858	257,144	795,624	-	-	-	-	0.0%
6311 DOWNTOWN CHRISTMAS LIGHTS	-	2,155	-	10,000	973	6,000	6,000	-40.0%
6312 NEA GRANT MATCH - ART IN PUBLI	-	-	-	45,000	-	23,500	21,500	-52.2%
6313 MURAL LIGHTING	-	-	-	2,700	-	2,700	-	-100.0%
6314 RECRUITMENT PROJECT	-	-	-	17,000	7,000	17,000	-	-100.0%
6315 FACADE GRANT	-	-	-	3,844	-	-	30,000	680.4%
6316 WAYFINDING	-	-	-	13,711	906	906	-	-100.0%
6317 ANNIE OAKLEY MURAL	-	-	-	6,100	6,100	6,100	-	-100.0%
6318 1909 PALATKA UNION DEPOT MURAL	-	-	-	3,150	3,150	3,150	-	-100.0%
6319 BUILDING IMPROVEMENT GRANT	-	-	-	-	-	-	30,000	0.0%
6320 LANDSCAPING	-	-	-	-	-	-	10,000	0.0%
6321 SITE AMENITIES	-	-	-	-	-	-	16,000	0.0%
4804 PROJECT MARKETING	-	-	-	-	-	-	4,000	0.0%
AQUATIC MIDGE CONTROL PROJECT	-	-	-	-	-	-	8,000	0.0%
6322 RIVERFRONT REDEVELOPMENT PROJECT	-	-	-	-	-	26,479	4,627	0.0%
<b>Total</b>	<b>381,858</b>	<b>260,425</b>	<b>795,624</b>	<b>212,015</b>	<b>67,312</b>	<b>183,550</b>	<b>227,962</b>	<b>7.5%</b>
<b>TRANSFERS</b>								
9100 TRANSFER TO GENERAL FUND	-	134,926	-	-	-	-	-	0.0%
9101 TRANSFER TO BETTER PLACE-FRANK	-	-	-	300,000	150,000	300,000	-	-100.0%
9102 REIMB GENERAL-MAINSTREET MANAG	-	61,306	-	15,098	15,098	15,098	-	-100.0%
9103 REIMB GENERAL-FIREWORKS	-	15,000	-	15,000	7,500	15,000	15,000	0.0%
9104 REIMB GENERAL-CHRISTMAS LIGHTS	-	-	-	-	-	-	1,400	0.0%
<b>Total</b>	<b>-</b>	<b>211,232</b>	<b>-</b>	<b>330,098</b>	<b>172,598</b>	<b>330,098</b>	<b>16,400</b>	<b>-95.0%</b>
<b>DEPARTMENT TOTAL</b>	<b>381,858</b>	<b>471,657</b>	<b>795,624</b>	<b>542,113</b>	<b>239,910</b>	<b>513,648</b>	<b>244,362</b>	<b>-54.9%</b>

## Tax Increment Fund

FUND TITLE/FUND # <i>Tax Increment Fund: 030</i>	EXPENDITURES BY FUNCTION <i>Economic Development</i>							
DEPARTMENT NAME/# South Historic: 030-31-580	SOUTH HISTORIC							
EXPENDITURE OBJECT #/NAME	ACTUAL 2011	ACTUAL 2012	BUDGET 2012	BUDGET 2013	ACTUAL 2013	PROJECTED 2013	BUDGET 2014	INCREASE/ DECREASE
6330 SOUTH HISTORIC EXPENSE	81,132	11,385	199,603	-	-	-	-	0.0%
6331 HOME IMPROVEMENT PROGRAM	-	-	-	55,393	14,023	18,743	60,000	8.3%
6332 HAMMOCK HALL IMPROVEMENTS	-	5,000	-	-	-	-	-	0.0%
6333 SIGNAGE	-	-	-	4,190	-	-	4,000	-4.5%
8301 LIVE WHERE YOU WORK	-	-	-	20,000	-	-	20,000	0.0%
3101 UNIVERSITY OF FLORIDA MASTER P	-	-	-	2,000	-	2,000	-	-100.0%
3102 HOMES & GARDENS TOUR PROMOTION	-	-	-	500	-	333	-	-100.0%
6334 COMMERCIAL REHABILITATION GRAN	-	-	-	65,000	-	-	40,000	-38.5%
6335 HAMMOCK GROVE PROPOSAL	-	-	-	-	-	-	195,379	0.0%
<b>DEPARTMENT TOTAL</b>	<b>81,132</b>	<b>16,384</b>	<b>199,603</b>	<b>147,083</b>	<b>14,023</b>	<b>21,076</b>	<b>319,379</b>	<b>117.1%</b>

## Tax Increment Fund

FUND TITLE/FUND # <i>Tax Increment Fund: 030</i>	EXPENDITURES BY FUNCTION <i>Economic Development</i>							
DEPARTMENT NAME/# North Historic: 030-32-580	NORTH HISTORIC							
EXPENDITURE OBJECT #/NAME	ACTUAL 2011	ACTUAL 2012	BUDGET 2012	BUDGET 2013	ACTUAL 2013	PROJECTED 2013	BUDGET 2014	INCREASE/ DECREASE
6320 NORTH HISTORIC EXPENSE	242,873	44,488	82,918	-	-	-	-	0.0%
3101 REID GARDEN DESIGNS	-	-	-	2,836	-	-	-	-100.0%
3102 STREET SIGN CLEAN-REID GARDEN	-	-	-	530	-	-	-	-100.0%
4801 CHRISTMAS TOUR	-	-	-	500	-	-	-	-100.0%
6321 HOME IMPROVEMENT PROGRAM	-	-	-	40,000	20,030	20,030	40,000	0.0%
6322 GENERAL CAPITAL IMPROVEMENTS	-	-	-	25,000	-	-	71,937	187.7%
<b>DEPARTMENT TOTAL</b>	<b>242,873</b>	<b>44,488</b>	<b>82,918</b>	<b>68,866</b>	<b>20,030</b>	<b>20,030</b>	<b>111,937</b>	<b>62.5%</b>
<b>TOTAL EXPENDITURES</b>	<b>705,863</b>	<b>532,528</b>	<b>1,078,145</b>	<b>758,062</b>	<b>273,963</b>	<b>554,754</b>	<b>675,678</b>	<b>-10.9%</b>
<b>CONTINGENCIES &amp; RESERVES</b>								
9901 CONTINGENCY/RESERVE-DOWNTOWN	-	-	-	(3,465)	206,767	0	38,548	-1212.5%
9902 CONTINGENCY/RESERVE-SOUTH HIST	-	-	-	113,237	226,555	239,243	(0)	-100.0%
9903 CONTINGENCY/RESERVE-NORTH HIST	-	-	-	21,840	59,339	70,676	0	-100.0%
Total	-	-	-	131,612	492,660	309,919	38,548	-70.7%
<b>TOTAL EXPENDITURES, TRANSFERS, CONTINGENCIES &amp; RESERVES</b>	<b>705,863</b>	<b>532,528</b>	<b>1,078,145</b>	<b>889,674</b>	<b>766,623</b>	<b>864,673</b>	<b>714,226</b>	<b>-19.7%</b>

# Budget FY2013-2014 Reserves

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	Projected 2012-13	Budget 2013-14	Net Impact
General Fund-A/C/R	\$292,366	\$540,859	\$248,493
General Fund-Unassigned	\$965,575	\$950,236	\$(15,339)
Better Place-Restricted	\$531,014	\$6,039	\$(524,975)
Airport Fund-Restricted	\$(207,804)	\$(299,216)	\$(91,412)
Water Fund-Restricted	\$137,960	\$127,784	\$(10,176)
Water Fund-Impact Fees	\$32,229	\$153,622	\$121,393
Golf Fund-Restricted	\$(1,540,833)	\$(1,618,023)	\$(77,190)
Sanitation Fund-Restricted	\$164,720	\$181,368	\$16,648
Downtown TIF Fund-Restricted	-	\$38,548	\$38,548
South Historic TIF Fund-Restricted	\$239,243	-	\$(239,243)
North Historic TIF Fund-Restricted	\$70,676	-	\$(70,676)

# Downtown TIF District

▪ **Expenditures include:**

▪ **\$30,000 for Building Improvement Grant and Façade Grant programs**

▪ **\$10,000 for landscaping**

▪ **\$16,000 for site amenities (replacement and installation of trash receptacles, benches, lighting and banners)**

▪ **\$8,000 for an aquatic midge control program**

# South Historic District

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- **Expenditures include:**
  - **\$60,000 for the Home Improvement Program**
  - **\$4,000 for signage**
  - **\$20,000 for the Live Where You Work Program**
  - **\$40,000 for the Commercial Rehabilitation Grant Program**
  - **Remainder (\$195,379) set aside for other potential capital projects**

# North Historic District

- **Expenditures include:**
  - **\$40,000 for the Home Improvement Program**
  - **Remainder (\$71,937) set aside for other potential capital projects**