



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Regular Meeting Agenda

Community Redevelopment Agency

Monday, January 25, 2021

5:00 PM

Council Chambers

MEMORANDUM TO:

Members of the City of Jacksonville Beach Community Redevelopment Agency

The following Agenda of Business has been prepared for consideration and action at a Regular Meeting of the Community Redevelopment Agency:

CALL TO ORDER

ROLL CALL

Art Graham (Chairperson), Frances Povloski (Vice-Chairperson), Jeffrey Jones, Gary Paetau, David McGraw

APPROVAL OF MINUTES

- a. Special Community Redevelopment Agency Meeting held December 16, 2020

DOWNTOWN CAPE

OLD BUSINESS

NEW BUSINESS

- a. **The Southern Group Contract Extension** – Jim Gilmore

ITEMS FOR DISCUSSION

- a. **Southend TIFF Reduction** - Mike Staffopoulos, City Manager
- b. **Downtown Projected Cash Flow** - Ashlie Gossett, Chief Financial Officer
- c. **CRA- Owned Southend Lot Appraisal Update** – Jim Gilmore, The Southern Group
- d. **Public Works Downtown Repairs** – Jim Gilmore/Kayle Moore, Project Engineer
- e. **Delray Beach CRA** – Art Graham, Chair
- f. **Upcoming Meeting Agenda Topics** – Jim Gilmore and Taylor Mejia, The Southern Group

COURTESY OF THE FLOOR TO VISITORS

ADJOURNMENT

NOTICE

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299 no later than one business day before the meeting or by sending an e-mail to CityClerk@jaxbchfl.net. Information concerning the hearing process is available online at www.jacksonvillebeach.org/publichearinginfo and a copy is also posted in the City Hall first floor display case. In accordance with Section 286.0114, Florida Statutes, any member of the public can attend the public hearing and can be heard on any matter presented before the Agency. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. Speakers will be called to address the Agency when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.

Alternatively, written public comment can be submitted in advance and must include the following: (1) First Name, (2) Last Name, (3) Address, (4) Public Hearing Date, (5) Specific Agenda Item(s), and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to the Agency Administrator at planning@jaxbchfl.net, (2) Postal mail to Community Redevelopment Agency Administrator - Public Comment, 11 3rd Street North, Jacksonville Beach, FL 32250, or (3) Drop off in-person to Planning and Development at City Hall. Written comments that include all required information and are received 24 hours in advance of the meeting will be distributed to the Agency and attached to the related agenda item before the start of the meeting. Written public comments will be read into the record at the appropriate time and will be limited to three (3) minutes of reading time. All comments received are public record.

In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person 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.

cc: Mike Staffopoulos, City Manager; Chris Ambrosio, City Attorney



Draft Special Meeting Minutes

Community Redevelopment Agency

Wednesday, December 16, 2020

5:00 PM

Council Chambers

CALL TO ORDER

Chairperson Art Graham called the special meeting to order at 5:03 P.M.

ROLL CALL

Chairperson: Art Graham
Vice-Chairperson: Frances Povloski
Agency Members: Jeffrey Jones, Samuel Hall, Gary Paetau

Also present were CRA Administrator William Mann, City Manager Mike Staffopoulos, Deputy City Manager Karen Nelson, City Attorney Chris Ambrosio, Chief Financial Officer Ashlie Gossett, Agency Consultant Jim Gilmore, Agency Consultant Taylor Mejia, and Recording Secretary Chandra Medford

APPROVAL OF MINUTES

- a. Regular Community Redevelopment Agency Virtual Meeting held July 27, 2020

It was moved by Mrs. Povloski and seconded by Mr. Paetau and passed unanimously by voice vote, to approve the July 27, 2020 virtual meeting minutes as presented.

- b. Regular Community Redevelopment Agency Virtual Meeting held August 24, 2020

It was moved by Mrs. Povloski and seconded by Mr. Paetau and passed unanimously by voice vote, to approve the August 24, 2020 virtual meeting minutes as amended.

The tax increment revenue information on page 3 of New Business Item A (Resolution No. 2020-03) shall be amended to clarify the actual amount of revenue received.

- c. Regular Community Redevelopment Agency Virtual Meeting held September 28, 2020

It was moved by Mrs. Povloski and seconded by Mr. Paetau and passed unanimously by voice vote, to approve the September 28, 2020 virtual meeting minutes as amended.

The final paragraph of Discussion Item B shall be amended by separating it into two paragraphs.

- d. Community Redevelopment Agency Virtual Workshop Meeting held October 7, 2020

It was moved by Mrs. Povloski and seconded by Mr. Paetau and passed unanimously by voice vote, to approve the October 7, 2020 meeting minutes as presented.

- e. Regular Community Redevelopment Agency Virtual Meeting held October 26, 2020

It was moved by Mrs. Povloski and seconded by Mr. Paetau and passed unanimously by voice vote, to approve the October 26, 2020 meeting minutes as presented.

- f. Community Redevelopment Agency Virtual Workshop Meeting held November 18, 2020

It was moved by Mrs. Povloski and seconded by Mr. Paetau and passed unanimously by voice vote, to approve the November 18, 2020 meeting minutes as presented.

DOWNTOWN CAPE

A status report was not available.

NEW BUSINESS

- a. **Authorize Appraisal for CRA-owned Southend lot**

It was moved by Mrs. Povloski and seconded by Mr. Hall, to authorize the Agency Administrator to procure an appraisal [for a vacant parcel located south of Sunshine Park at the end of Horn Court]. After a brief discussion, the motion carried unanimously by roll call vote.

A brief discussion ensued related to the procurement process and disposition procedures. Mr. Mann advised the Agency that he obtained the exact same quote from two separate appraisers and the fee would be \$400.00.

ITEMS FOR DISCUSSION

- a. **CRA Program Manager Job Position** – Karen Nelson, Deputy City Manager

Mrs. Nelson advised the Agency that of the 25 applications submitted only one candidate met all of the criteria. She explained that she met with the City Manager and the Human Resources Director to assess the job description to identify potential modifications that could increase the number of qualified candidates. Mrs. Nelson distributed a draft copy of recommended changes to the job description. Discussion ensued regarding but not limited to: changing the position title, qualifications [preferred and minimum], and amending essential functions.

- b. **City Council - CRA communication** – Chris Ambrosio, City Attorney

Mr. Ambrosio and Administrator Mann addressed the Agency regarding both internal [Agency members] and external [Council, board or committee members] communications [written, verbal, or face-to-face] and compliance with Florida Sunshine Laws.

c. Southend Redevelopment Area Projected Cash Flows - Ashlie Gossett, Chief Financial Officer

Chief Financial Officer Ashlie Gossett addressed the Agency regarding the reduction in Tax Increment Trust Fund revenues and provided an explanation of the data contained within the “South Beach Redevelopment District Summary Cash Flow Projections at 50% TIF Funding” spreadsheet that was distributed as part of the agenda packet. A moderately extensive discussion ensued; the City Manager Mike Staffopoulos, Mrs. Gossett, Administrator Mann, Consultant Gilmore and Mr. Ambrosio responded to and answered various questions from Agency members regarding but not limited to: TIF funding, budget preparations, and project funding. A voice poll conducted by Chairperson Graham resulted in a vote of 4-0 to request the City Manager table this item from the January 19, 2021 City Council agenda to the March 1, 2021 agenda.

d. Consolidated Downtown Redevelopment Plan - Review/discussion

Mr. Gilmore distributed a four-page handout titled, “Downtown Jacksonville Beach Vision Plan- ‘A Menu of Ideas’” to Agency members for review to discuss at a future meeting.

COURTESY OF THE FLOOR TO VISITORS

No visitors wished to speak under Courtesy of the Floor.

Mr. Jones recognized Mr. Mann at his final CRA meeting as Agency Administrator and others in attendance congratulated him for his service to the City and community.

Mr. Paetau addressed the Agency regarding potential negative effects to the recently repaved 12th Avenue South street-end and distributed a recently published newspaper article relating to incentive opportunities in the Downtown district to foster additional development.

ADJOURNMENT

There being no further business, Chairperson Graham adjourned the meeting at 6:42 P.M.
Submitted by: Chandra Medford, Recording Secretary

Approval:

Art Graham, Chairperson

Date: _____

MEMORANDUM

TO: Jacksonville Beach Community Redevelopment Agency Members

FROM: Jim Gilmore and Taylor Mejia, The Southern Group

RE: January 25, 2021 Community Redevelopment Agency Meeting

DATE: January 15, 2021

Please find the following updates for Dix Hite, Parks and Recreation, as well as Public Works projects for the CRA:

Dix Hite

- Dix Hite working on pier design. This is the last remaining part of Phase 2 work. 90% drawing completed. Submitted 1st round of DEP permits, working through comments on submittal now. DEP needs signed letter from COJB in support of project. A construction schedule is also needed for final DEP approval. Estimated construction of Pier entryway is 9 months. Dix Hite to include prototype of decorative "rail" attached to bulk head. Prototype needs to be put in place in another location first to see how it weathers prior to being installed at Pier entrance. This could be an add on to bike/street furnishing bid/scope.
- Additional work for Public Works Department for bike and furnishings plan. Dix Hite sent info to Kayle in December. Contract may need to be modified. Estimated 35K needed to complete work. Jones Edmunds to help with bidding process and construction administration. The plan is to complete the documents with additional funds to bid the project. Estimated construction start is late spring, early summer.
- Rework of street lighting plan based on lighting prototype. We will assist in obtaining the prototypes from Margaritaville and the amber street ends for inclusion in the lighting plan. We will meet with Beaches Electric to plan an RFP for implementation this year.

Parks and Recreation

- Urban trails are Parks and Rec big initiative right now, which includes a 10 ft sidewalks connecting beach to parks to retail. Plans for Southern portion of the trail will need to be included as a plan amendment before it can be included in Parks and Rec plan. Master plan for trail will be done by end of current FY. A pocket park could be included in the Southend CRA portion of the

CRA210125memo

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master plan. Parks and Rec department to provide what is needed to move this forward

- Replacing the Sunshine Park wooden structure is also in the 5-year plan. CRA may request to move this project up for implementation.
- Parks and Rec is also planning the removal and replanting of landscaping/plants along right of ways.
- Currently putting together a maintenance contract to go out to bid for Downtown maintenance, to be sent to purchasing this month, then to Chris Ambrosio to review. Trevor now oversees spraying (in house job now).
- We have reached out to the Jacksonville Cultural Council for advice on implementing the public art recommendations.

Public Works

- Concrete list will be sent to TSG soon. This is the list for the new contractor.
- Paver cleaning and sealing, currently on an ongoing/as needed basis for graffiti and paver cleaning in Downtown.
- Maintenance for wayfinding signage can be included in CRA budget.
- Bike and street furnishings plan prepared for RFP and commencement of work this year. We are awaiting a final schedule.
- Ocean Terrace 8 ft path, on Jax Drive. Kayle is working on this now. Phase 2 will be under design (later this year) once Phase 1 begins construction. Sidewalk project includes curb and gutter improvements as well. (The 8-ft path is part of a much larger drainage & roadway improvement project for the Ocean Terrace neighborhood. The path is only a portion of the project.) PW will include Phase 2 definition of scope during budget approval process with CRA. Phase 1 bid should be out February (the engineer is experiencing delays due to private utility locates like fiber/cable), advertise February, open bid in early March/April, by end of May anticipated CRA and Council approval, construction in June timeframe. Estimated 4 – 6 months.
- “Downtown Projects 3, 4 and 5” – 2 consultants have been selected for work related to reconstruction of roadways, drainage, stormwater basins, and stormwater pump stations. GAI is submitting a scope & fee for final design of Projects 4 and 5. Jones Edmunds is submitting a scope & fee for a preliminary engineering study for Project 3. These scopes and contracts will be ready for CRA Board approval in February. Study for Project 3 will take about 3 – 4 months. Then the scope for design of Project 3 will be finalized, PW will need to come back to CRA Board for approval later. Both will be action items in February at CRA Board meeting. Both of these should fall within 1.5 M already approved in budget.



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- Dune outfall and dune walkovers – 8 walkovers (6 within CRA boundaries) being designed now but all 8 won't be constructed before turtle season begins. The current plan is to bid them over the summer and have the contractor begin construction on November 1, immediately following turtle season. CRA will need to approve funds for construction following the bid process (July/August). This is the 1st package and will include another 8+/- or more each year for future years.
- Margaritaville – no longer has a bike lane in front of it (on 1st Ave). It has been replaced by trees/landscaping.

In addition, please consider the following information and staff recommendation relative to the one item to be acted upon at the upcoming January 25th, 2021 CRA meeting:

1. CRA Program Manager – Job Description

The Southern Group (previously Gilmore Hagan Partners) was retained by the Agency in June of 2020 as a consultant for the CRA. The contract was subsequently amended and extended for work to be done October 2020 through January 2021. The proposal for Agency consideration at the January 25th CRA Board meeting would add to the scope and extend the contract through April 30th, 2021. The proposed scope of services has been expanded to include Jim Gilmore, The Southern Group, as the interim acting Administrator for the CRA.

Recommendation: approval of The Southern Group contract extension

Attachment: The Southern Group contract amendment/extension



January 7, 2021

Ms. Ashlie Gossett
City of Jacksonville Beach, Florida
agossett@jaxbchfl.net

Dear Ms. Gossett,

We propose an extension of our contract from January 31, 2021, through April 30, 2021 under the same terms and conditions as currently exist with additional service scope as outlined below. We request the contract extension be issued to The Southern Group. The contract was awarded based upon our contracts with the Jacksonville Transportation Authority. Those contracts have been assigned to the Southern Group and I have attached those documents. We are excited about what we have accomplished working together over the last few months and look forward to this next phase.

Scope of Services

The Southern Group will provide the following services to the City of Jacksonville Beach and the Jacksonville Beach Community Redevelopment Agency. The Scope may include other tasks as directed.

- Consultant will assist in onboarding the Jacksonville Beach Program Manager.
- Consultant will continue to implement the adopted Internal and External Communications Plan.
- Consultant will prepare a discussion with the CRA on the Shepherd downtown plan recommendations for comments that could produce amendments for the next year, including a review of the tax increment budget and work with the City Finance Department and the Agency in preparation of the budget for the next fiscal year.
- Consultant will prepare and lead a discussion with the CRA on the Southbeach Redevelopment plan – were do we go from here that could lead to recommendations. This includes a review of the Southbank tax increment budget in preparation for the next fiscal year budget.
- Consultant will work to implement the Incentive Tool Box
- As part of the above, Consultant will work with the City to identify potential capital project and programming needs for downtown and south beach.
- Consultant will assume responsibility regarding implementation of activities as approved in this Fiscal Year.
- Consultant will prepare a development strategy for the development community to be aware of opportunities in the redevelopment areas.
- Consultant will assume responsibility for all CRA administrative responsibilities. This includes meeting scheduling, meeting preparation, distribution of minutes and meeting materials and any other necessary administrative responsibilities.
- Consultant will maintain contact with the Redevelopment Agency members.

The other items in the existing contract remain the same. The agreement may be extended or cancelled at any time with the payment of due billings.

Jim Gilmore and Taylor Mejia will serve as project managers.

Thanks for this opportunity.

Respectfully,

A handwritten signature in blue ink that reads "Jim Gilmore". The signature is fluid and cursive, with the first name "Jim" and last name "Gilmore" clearly legible.

Jim Gilmore
The Southern Group

**SOUTH BEACH REDEVELOPMENT DISTRICT
CASH FLOW PROJECTIONS
DETAIL OF MAINTENANCE PROGRAM AND CIP PROJECTS**

MAINTENANCE PROGRAM (TIF funded assets)

	2021 Budget	2022 Estimated	2023 Estimated	2024 Estimated	2025 Estimated	2026 Estimated	2027 Estimated	2028 Estimated	2029 Estimated	2030 Estimated
Parks Maintenance Program	185,000	150,000	153,000	156,060	159,181	162,365	165,612	168,924	172,303	175,749
Skate Park Maintenance	15,000	15,300	15,606	15,918	16,236	16,561	16,892	17,230	17,575	17,926
Artificial Turf Maintenance	5,000	5,100	5,202	5,306	5,412	5,520	5,631	5,743	5,858	5,975
Splash Pad, Restroom, & Bldg Maintenance	20,000	20,400	20,808	21,224	21,649	22,082	22,523	22,974	23,433	23,902
Security Cameras	15,000	15,300	15,606	15,918	16,236	16,561	16,892	17,230	17,575	17,926
Stormwater-System Maintenance Program	250,000	250,000	255,000	260,100	265,302	270,608	276,020	281,541	287,171	292,915
Total MAINTENANCE PROGRAM	240,000	456,100	465,222	474,526	484,017	493,697	503,571	513,643	523,916	534,394

CAPITAL OUTLAY

INFRASTRUCTURE PROJECTS

Ocean Terrace Pond Improvements - Phase 3	1,000,000									
Stormwater Piping and Roadway Improvements - Phase 4	1,600,000	2,190,000	3,500,000							
Stormwater/Road Improvements - Phase 5	300,000	300,000	1,750,000							
South Basin Stormwater Outfall Channel Improvements - Phase 5	150,000	1,550,000	550,000	550,000	500,000					
Stormwater/Reuse Improvements - Phase 6 (optional)					584,000	4,136,000				
Osceola Ave Stormwater Impr. - SB Pkwy to Millie Dr.						848,488				
Osceola Regional Pond Impr - Bypass Piping						682,207				
South Basin Canal Modifications				55,003						
Reconstruct America Ave from Jax Dr to south of Republic - Phase 4		439,636								
Mill and Resurface Marsh Landing Parkway (ML to A1A)		647,956								
Reconstruct Roadway Grande Blvd from Sanctuary Pkwy to North End		422,011								
Reconstruct Roadway Palm Way from Sanctuary Pkwy to North End		403,326								

PARKS PROJECTS

2018-03 Toddler Splash Pad										
SB Park Lighting Replacements	15,000	15,000	15,000	400,000						
Sunshine Park Playground Replacement							600,000			
Multi-Purpose Field Artificial Turf Replacement							200,000			
Fitness Station Replacements							800,000			
Total CAPITAL OUTLAY	2,765,000	5,967,929	5,815,000	1,005,003	1,084,000	5,666,695	800,000	-	-	-

**SOUTH BEACH REDEVELOPMENT DISTRICT
SUMMARY CASH FLOW PROJECTIONS
at 50% TIF FUNDING**

	2019 actual	2020 ytd in progress	2021 budgeted	2022 estimated	2023 estimated	2024 estimated	2025 estimated	2026 estimated	2027 estimated	2028 estimated	2029 estimated	2030 estimated
Fund Balance carried forward from prior year	\$ 9,802,250	\$ 9,799,908	\$ 10,997,078	\$ 10,393,679	\$ 6,442,670	\$ 2,641,651	\$ 3,649,873	\$ 4,627,131	\$ 1,070,123	\$ 2,383,619	\$ 4,550,361	\$ 6,779,628
Revenues:												
(a) Taxes	4,431,388	4,627,544	2,533,448	2,584,117	2,635,799	2,688,515	2,742,286	2,797,131	2,853,074	2,910,135	2,968,338	3,027,705
Taxes returned to taxing authorities	(4,431,388)	(2,191,994)	-	-	-	-	-	-	-	-	-	-
Interest & other	509,018	452,482	77,361	103,937	64,427	26,417	36,499	46,271	10,701	23,836	45,504	67,796
Total Revenues	509,018	2,888,032	2,610,809	2,688,054	2,700,226	2,714,932	2,778,784	2,843,403	2,863,775	2,933,972	3,013,842	3,095,501
Expenditures:												
(b) Personal services	64,360	73,486	119,071	122,643	126,322	130,112	134,015	138,036	142,177	146,442	150,836	155,361
Operating:												
(c) Administrative	159,920	85,563	90,137	92,390	94,700	97,068	99,494	101,982	104,531	107,145	109,823	112,569
Maintenance Program	95,040	23,988	240,000	456,100	465,222	474,526	484,017	493,697	503,571	513,643	523,916	534,394
(e) Capital outlay	192,040	1,507,825	2,765,000	5,967,929	5,815,000	1,005,003	1,084,000	5,666,695	800,000	-	-	-
Total Expenditures	511,360	1,690,862	3,214,208	6,639,063	6,501,245	1,706,710	1,801,527	6,400,410	1,550,280	767,230	784,574	802,323
Ending Fund Balance	\$ 9,799,908	\$ 10,997,078	\$ 10,393,679	\$ 6,442,670	\$ 2,641,651	\$ 3,649,873	\$ 4,627,131	\$ 1,070,123	\$ 2,383,619	\$ 4,550,361	\$ 6,779,628	\$ 9,072,806

Notes & Assumptions:

- (a) Assumes average growth of 2%
- (b) Assumes average growth of 3%
- (c) Assumes average growth of 2.5%; includes professional services, internal service charges, supplies, utilities, etc.
- (d) Assumes average growth of 2%; adds stormwater maintenance program in FY2022
- (e) Includes in capital improvement plan as well as additional projects identified by PW and Parks

**DOWNTOWN REDEVELOPMENT DISTRICT
SUMMARY CASH FLOW PROJECTIONS**

	2019 actual	2020 actual	2021 budgeted	2022 estimated	2023 estimated	2024 estimated	2025 estimated	2026 estimated	2027 estimated	2028 estimated	2029 estimated	2030 estimated	2031 estimated
Fund Balance carried forward from prior year	\$ 16,429,346	\$ 16,587,709	\$ 17,937,816	\$ 17,556,924	\$ 14,146,370	\$ 12,859,979	\$ 12,767,866	\$ 16,851,411	\$ 21,491,327	\$ 27,065,151	\$ 32,770,777	\$ 38,609,863	\$ 44,584,044
Revenues:													
(a) Taxes	6,525,605	6,843,019	7,099,859	7,241,856	7,386,693	7,534,427	7,685,116	7,838,818	7,995,594	8,155,506	8,318,616	8,484,989	8,654,689
Taxes returned to taxing authorities	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest & other	737,760	596,661	176,489	175,569	141,464	128,600	127,679	168,514	214,913	270,652	327,708	386,099	445,840
Total Revenues	7,263,365	7,439,680	7,276,348	7,417,425	7,528,157	7,663,027	7,812,794	8,007,332	8,210,508	8,426,158	8,646,324	8,871,087	9,100,529
Expenditures:													
DT CAPE (Community Policing Initiatives)													
(b) Personal services	782,887	842,878	1,022,631	1,063,536	1,106,077	1,150,320	1,196,333	1,244,186	1,293,953	1,345,711	1,399,539	1,455,521	1,513,742
(c) Operating Expenses	126,073	119,166	111,450	114,236	117,092	120,019	123,019	126,094	129,246	132,477	135,789	139,184	142,664
(d) Capital outlay	64,209	38,964	55,750	103,400	78,150	31,200	15,000	60,000	61,200	62,424	63,672	64,945	66,244
Sub-Total DT CAPE	973,169	1,001,008	1,189,831	1,281,172	1,301,319	1,301,539	1,334,352	1,430,280	1,484,399	1,540,612	1,599,000	1,659,650	1,722,650
CRA Administration													
(b) Personal services	174,860	174,226	244,805	252,149	259,714	267,505	275,530	283,796	292,310	301,079	310,112	319,415	328,997
Operating:													
(c) Administrative	75,227	115,812	287,570	294,759	302,128	309,681	317,423	325,359	333,493	341,830	350,376	359,136	368,114
(e) Enhanced Maintenance Program	168,325	224,402	467,500	476,850	486,387	496,115	506,037	516,158	526,481	537,011	547,751	558,706	569,880
(f) Capital outlay	5,713,421	4,574,126	5,467,535	8,523,049	6,465,000	5,380,300	1,295,906	811,824	-	-	-	-	-
Sub-Total CRA Administration	6,131,833	5,088,565	6,467,410	9,546,807	7,513,229	6,453,601	2,394,897	1,937,137	1,152,284	1,179,920	1,208,239	1,237,256	1,266,991
Total Expenditures	7,105,002	6,089,573	7,657,241	10,827,979	8,814,548	7,755,140	3,729,249	3,367,417	2,636,683	2,720,532	2,807,239	2,896,906	2,989,641
Ending Fund Balance	\$ 16,587,709	\$ 17,937,816	\$ 17,556,924	\$ 14,146,370	\$ 12,859,979	\$ 12,767,866	\$ 16,851,411	\$ 21,491,327	\$ 27,065,151	\$ 32,770,777	\$ 38,609,863	\$ 44,584,044	\$ 50,694,931

Notes & Assumptions:

- (a) Assumes average growth of 2%
- (b) Assumes average growth of 3-4%
- (c) Assumes average growth of 2.5%; includes professional services, internal service charges, supplies, utilities, etc.
- (d) Assumes average growth of 2%; includes items in 5-yr Cap Plan
- (e) Assumes average growth of 2%; includes paver cleaning, tree trimming, & CRA renovations
- (f) Includes items in capital improvement plan as well as additional projects identified by PW and Parks

**DOWNTOWN REDEVELOPMENT DISTRICT
CASH FLOW PROJECTIONS
DETAIL OF MAINTENANCE PROGRAM AND CIP PROJECTS**

	Actual 2019	Actual 2020	Budget 2021	Estimated 2022	Estimated 2023	Estimated 2024	Estimated 2025	Estimated 2026	Estimated 2027	Estimated 2028	Estimated 2029	Estimated 2030	Estimated 2031
ENHANCED MAINTENANCE PROGRAM													
Paver Cleaning	114,924	178,702	200,000	204,000	208,080	212,242	216,486	220,816	225,232	229,737	234,332	239,019	243,799
Tree Trimming	28,350	45,700	66,000	67,320	68,666	70,040	71,441	72,869	74,327	75,813	77,330	78,876	80,454
CRA Renovations	25,051	-	201,500	205,530	209,641	213,833	218,110	222,472	226,922	231,460	236,089	240,811	245,627
Total MAINTENANCE PROGRAM	168,325	224,402	467,500	476,850	486,387	496,115	506,037	516,158	526,481	537,011	547,751	558,706	569,880
CAPITAL OUTLAY													
Downtown Vision Plan													
Phase III-B: Construct new water main and sidewalk on the east side of North 3rd Street between 6th Avenue North and 9th Avenue North	220,213	38,407	235,136										
2018-10 appropriation													
Phase III-B: Design Infrastructure improvements at 2nd Street North from Beach Blvd. to 6th Avenue North. Construction estimates TBD.						100,000							
5-year CIP Plan													
Phase III-C Project #2: Stormwater collection piping, replace water and sewer systems, and road reconstruction, including on-street parking and sidewalks where appropriate, as needed in a portion of the area bounded by 4th Avenue South on the north and 13th Avenue South on the south between South 3 rd Street and the oceanfront	5,014,668	4,235,182	1,803,378										
2018-1 appropriation													
5-year CIP Plan													
Phase III-C Project #2: Downstream SW outfall impv through Golf Course	16,236	16,236											
2018-4, 2018-9 appropriation													
Phase III-C, Projects #3-5: Stormwater collection piping, replace water and sewer systems, and road reconstruction, including on-street parking and sidewalks where appropriate, as needed in a portion of the area bounded by 4th Avenue South on the north and 11th Avenue South on the south between South 3 rd Street and the oceanfront as well as the area bounded by 8th Avenue North and 2nd Avenue North on 1st Street North.		2,070,475	3,136,500	4,000,000	5,000,000	4,000,000							
5-year CIP Plan													
Design 25 replacement dune walkover structures and design seaward extensions of 15 existing oceanfront stormwater outfall structures	81,968		19,041										
2017-03, 2018-8 appropriation													
Construct 3 replacement ADA compliant dune walkovers	194,120	122,055											
2018-11 appropriation													
Construct 25 Replacement Dune Walkovers		1,000,000	500,000	500,000	500,000	500,000	500,000	500,000					
5-year CIP Plan													
Construct 15 Replacement Stormwater Outfalls		200,000	200,000	200,000	200,000								
5-year CIP Plan													
Downtown Action Plan													
Dix Hite, DT Action Plan	186,216	162,246	91,538										
2018-12 appropriation													
Video Security Camera System, Downtown area - Installation and Maintenance		47,967											
2020-02 appropriation													
The Pier Entry Redesign/Construction		838,259											
2019 estimate from Dix Hite w/2% per yr incr													
Bicycle Parking Plan		56,574											
2019 estimate from Dix Hite w/2% per yr incr													
Lighting Master Plan		877,448											
2019 estimate from Dix Hite w/2% per yr incr													
Wayfinding and Signage		1,370,304											
2019 estimate from Dix Hite w/2% per yr incr													
Site Furnishing Plan		793,964											
2019 estimate from Dix Hite w/2% per yr incr													
Art Master Plan		750,000	780,300	795,906	811,824								
2019 estimate from Dix Hite w/2% per yr incr													
Total CAPITAL OUTLAY	5,713,421	4,574,126	5,467,535	8,523,049	6,465,000	5,380,300	1,295,906	811,824	-	-	-	-	-