



2007

**Bartow Community Redevelopment
Plan**

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Section 1 - Definitions

The following terms, wherever used or referred to in this document, have the following meanings:

“The Act” means The Florida Community Redevelopment Act of 1969, as amended.

“Agency” or “community redevelopment agency” or “CRA” means the City of Bartow public agency created by, or designated pursuant to Chapter 163, Part III, as amended of the Florida Statutes.

“Board of Commissioners” or “Board” or “CRA Board” or “CRA Board of Commissioners” or “Board of Directors” means the City of Bartow Community Redevelopment Agency Board of Commissioners appointed by the City of Bartow City Commission.

“City” means the City of Bartow, Florida.

“Clerk’s Office” or “Clerk” means the City of Bartow Clerk’s Office.

“Community redevelopment area” or “redevelopment area” means the blighted areas as described in the City of Bartow Finding of Necessities studies.

“Community redevelopment plan” or “redevelopment plan” or “Plan” means a plan, as it exists from time to time, for the community redevelopment area in the City of Bartow, Florida.

“Community redevelopment” or “redevelopment” definitions are located in Section 5.

“Comprehensive Plan” means the adopted City of Bartow Comprehensive Plan pursuant to the Florida Statutes and corresponding Florida Administrative Codes.

“County” means Polk County, Florida.

“MSA” means the metropolitan statistical area inclusive of Polk County.

“State” means the State of Florida.

“TIF” means tax increment financing.

Section 2 - History

April 1990 to September 2007

The City of Bartow first established its CRA in April 1990. It grew out of the early efforts of the merchants who formed Downtown Bartow Inc. (now known as Main Street Bartow) to arrest the decline of the historic heart of the City and to promote its redevelopment. The City Commission created an independent Policy Board of seven members to conduct the affairs of the CRA as defined under State Statutes. The original CRA Plan was prepared by the Central Florida Regional Planning Council with a specific focus on the problems and needs in Bartow's redevelopment area that could be addressed during the 1990s.

Two significant changes in the structure of the CRA were undertaken in 1999. First the boundaries of the CRA were greatly increased to 1,329 acres from the original 535 acres. The new area encompassed the City's northern commercial district; the West Bartow neighborhood and some adjacent residential areas north and east of the historic Downtown area. The second was the decision that the City would forgo its tax increment for the tax year 1999. The advantage of the decision was that the implementation period would be 30 years for the entire CRA, not the 20 years for the existing area and 30 years for the new area. This meant that the CRA would have considerably more resources to implement its plans. The County challenged the City's authority to amend its CRA Plan and boundaries. The City prevailed in Circuit Court. The County at first appealed the summary judgment, but decided to withdraw its challenge in December 2001.

Once the boundary issue was settled, the agency created the CRA Plan 2000 to implement a comprehensive and visionary redevelopment strategy to take the community through 2010.

The CRA made a minor amendment to its boundaries in 2005 to close a "donut hole" on the near east side of Downtown. The area from Gay Street to Bay Street bound by 3rd Avenue and 7th Avenue was added to the redevelopment area. There were no objections to the change as it corrected an earlier oversight which left an area bound on three sides by the Bartow CRA.

The CRA Board of Directors decided in late 2006, after a petition from the residents of east Bartow to bring their residential area into the redevelopment area, to undertake a Finding of Necessity study with the intent to include the east Bartow residential area in the CRA. The study is the first step in the process to expand the Agency's boundary. In late 2006 the Finding of Necessity was completed and the redevelopment area was expanded to include the east side residential area bound by Wabash Street on the north and Georgia Street on the south and then extending west to join the previous eastern boundary of the redevelopment area. The East Bartow boundary change was approved by the

City Commission and the Polk County Board of County Commissioners in February 2007.

With the community changing so rapidly it became apparent to the Board that the CRA Plan 2000 would require a major update. The CRA, now in 2007, is preparing that major update of community redevelopment plan.

The Community Redevelopment Plan 2000 re-established the redevelopment area's base tax year. The Bartow CRA has 30 years to implement redevelopment. In accordance with State Statutes, all redevelopment projects financed through tax increment monies shall be completed no later than the 30th year after the fiscal year in which the Community Redevelopment Plan 2000 was based. The rewriting and subsequent adoption of the Community Redevelopment Plan 2007 shall not re-establish the base tax year.

Section 3 - Community Vision

The previous redevelopment plan, the Bartow Redevelopment Plan 2000, included portions of the City Commission's adopted A Vision of Bartow. The City's vision for redevelopment activities continues to be:

- The Downtown is the heart of Bartow where architecture, street lighting and landscaping makes the entire commercial center of Bartow a place of beauty, activity and safety. The theme is a historical business district wrapped around a restored, central old courthouse and adjacent to a modern complex that houses government offices.
- The older neighborhoods of Bartow have been refashioned with the extension of sidewalks, paths and street lighting that further promotes strolling to restaurants and shopping along Main Street. The redevelopment of neighborhoods and the expansion of choice in new housing have reinforced the stability, value and charm of the City.

The previous redevelopment plan consisted of specific projects over five years. The old plan was not flexible enough to incorporate new redevelopment techniques and projects. This Plan rewrite provides for the maximum flexibility allowable under The Act. Instead of limiting this plan to a five year horizon, the CRA Board is required to adopt a five year capital improvement schedule each and every year.

Community Outreach

The CRA Board sent a clear message to the community in the formulation of this Plan's rewrite by holding three separate stakeholder meetings; the stakeholders being the residents, business operators and property owners. The stakeholders were presented some redevelopment ideas and a map, and then they decided the programs and projects necessary to further the redevelopment of Bartow.

Pictures of the last meeting follows on the next page.



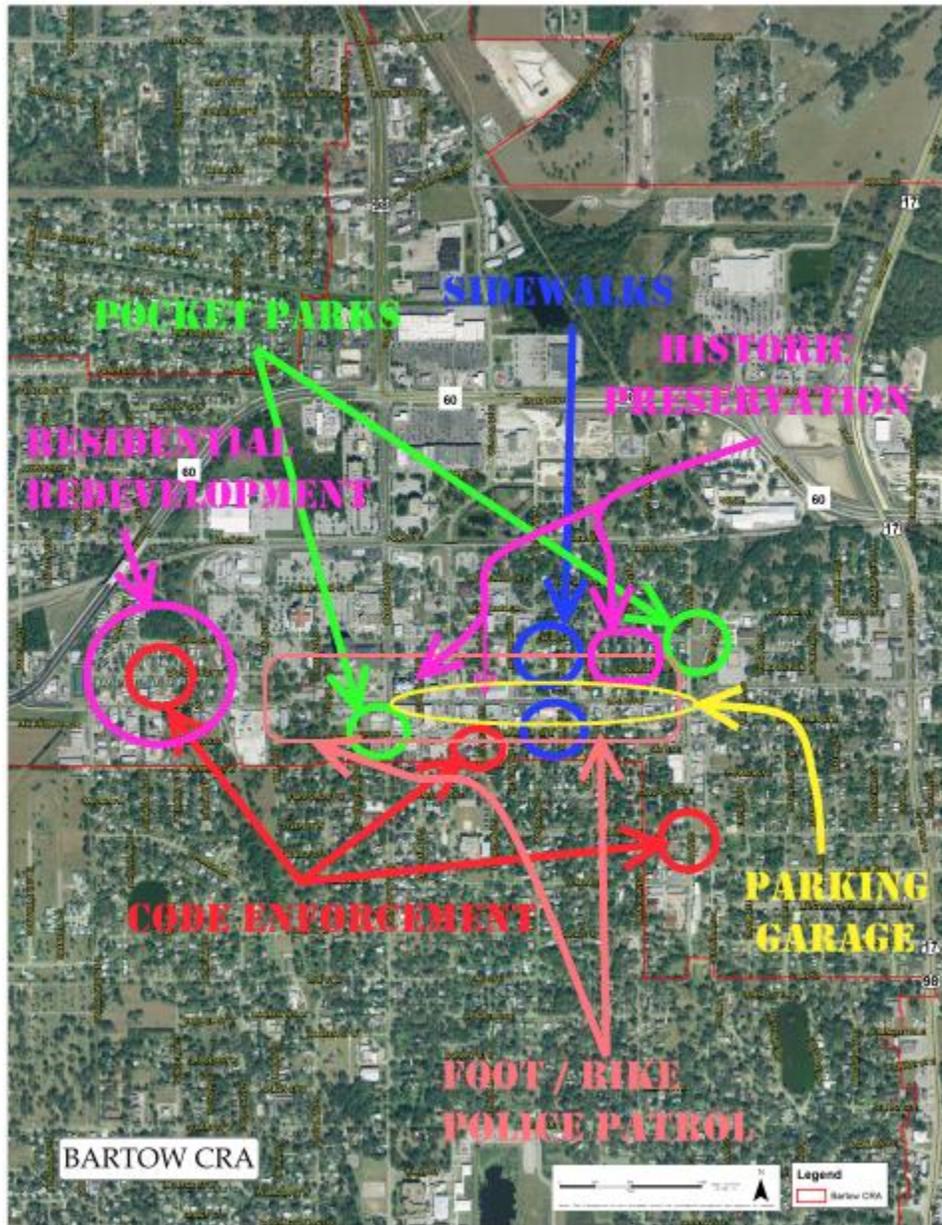
Picture 1: Jim Duane Presenting at a Workshop



Picture 2: Work Session



Picture 3: Work Session



Picture 4: Downtown Stakeholder Ideas (partial list)

The first community meeting was held at 6:30 PM at the Polk Street Center on February 22nd, 2007. In attendance were 23 people not including CRA and CFRPC staff.

The next community meeting was at the Bob Crawford Agriculture Center on March 22nd, 2007 at 6:30 PM and in attendance were 22 people not including staff.

The third community meeting happened on April 19th, 2007 at 6:30 PM at the Carver Recreation Center and in attendance was 16 people not including staff.

A fourth and final meeting was postponed by the CRA staff.
The following is a consolidated summary of the stakeholder ideas:

- a) A turn lane is needed at State Road 60 and Dorothy St.
- b) Pedestrian crossing at Crown Avenue and State Road 60.
- c) Street lighting improvements along Crown Avenue North.
- d) Sidewalk improvements along State Road 60 along the entire length from Crown Avenue to Publix and also along Jackson Avenue.
- e) Safer and wider sidewalks along Crown Avenue.
- f) Street lighting on Polk Street from the overpass to Broadway.
- g) Waldon Avenue and other residential and commercial roadways need resurfacing.
- h) Traffic calming is needed along Gordon Avenue North, Childs Avenue, and many places in east Bartow such as along Bay and Magnolia and around Downtown.
- i) Community policing is needed along Polk St. West.
- j) Entranceways are needed along State Road 60 at Baker, Dorothy and Crown.
- k) More pocket parks throughout of the community especially ones designed for children and the elderly at such locations like 1st and Main or 1st and Church.
- l) Park improvements to existing parks such as the small park at the entrance to Tee Circle.
- m) Redevelopment of numerous abandoned and dilapidated properties such as some of the houses along Childs, Austin and Maple.
- n) Infill housing is needed throughout the community.
- o) A senior safety and assurance program is needed.
- p) Preservation of historic buildings through detailed cataloguing and restoration.
- q) The community is in need of an emergency services program to assist families in their time of need.
- r) Storm drainage improvements are needed in some places such as on Dorothy St., along Main Street by the cement factory, on Wabash, along Hamilton and on Magnolia at the railroad crossing.
- s) Bus and pedestrian shelters at Maple and Oak, Polk and Walden, and Johnson and Meade.
- t) Northward expansion of Evergreen Cemetery or use of the land for a park and baseball field.
- u) Health trails, greenways and walking paths where feasible.
- v) Recreation activities for teenagers.
- w) Enhanced code enforcement services and more severe penalties for debris, abandoned vehicles and chickens.
- x) Targeted code enforcement such as the property located at Magnolia and 2nd.

- y) Mixed-use friendly land development regulations especially for the Downtown.
- z) Large residential redevelopment projects such as the blighted mobile home park.
- aa) Residential rehabilitation programs.
- bb) Neighborhood and business district design standards.
- cc) 55+ age housing close to the Downtown.
- dd) Redevelopment of the property located on the southwest corner of Main and Broadway.
- ee) Class A office space.
- ff) Redevelopment of the Polk County School Board property on State Road 60.
- gg) Refurbishment of the tobacco factory for retail space or a place for recreational activities.
- hh) Converting the Old Bartow Hospital into an assisted living facility.
- ii) Townhome style projects close to the Downtown.
- jj) Foot and bicycle police patrols in the Downtown especially along Main St., around the Post Office and along Bay Street where there is illicit drug activities.
- kk) Commercial frontage improvements along Van Fleet (State Road 60), also along MLK and for the stores along US 17/98.
- ll) Greater policing visibility and more patrols.
- mm) A police annex or mini-station at Gibbons and Hamilton or at Gibbons and Golfview at the old 7-11.
- nn) More parks and recreational activities in the neighborhoods.
- oo) An innovative parking garage at the fire lot such as a tri-level mixed use structure.
- pp) Business façade improvement programs (e.g. awnings).
- qq) Holding public festive events further east of Main Street and Broadway Avenue.
- rr) A modernizing program for the older commercial buildings.
- ss) Sign codes for the commercial areas on US-98 North.
- tt) A continuation of decorative lights along Main St.
- uu) Traffic signalization at intersections of Oak and Main and Oak and Orange.
- vv) Conversion of the talisman into a parks and recreation facility.
- ww) Promotion and support for a Downtown tea room.
- xx) Improvements at the Duck Pond (Wilson and Blount).
- yy) A cross over bridge for the Fort Frasier Trail.
- zz) "No Outlet" signage for the Tee Circle neighborhood.
- aaa) Housing rehabilitation program.
- bbb) Neighborhood watch program assistance including the cost of signage.
- ccc) Targeted improvements for the property at US 17/98 and Laurel and MLK and 4th Ave.
- ddd) The installation of a restroom at the senior citizens park on MLK.

Section 8, Projects and Programs, ensures the Board has the authority to undertake the stakeholder ideas.

On January 20th, 2007, the Board held a strategic planning workshop at the Old Bartow Hospital. The event was coordinated by CRA staff and the SMART Team of Winter Haven. The Board discussed various redevelopment ideas and concerns. A product of the workshop was a “top five” list of items, and they are listed on the next page.

1. Finish Main Street
2. Continuation of housing purchase incentive programs
3. Development incentive program, including rebate, for appropriate CRA development
4. Recruit businesses including retail for the for the downtown for the evening traffic
5. U.S. 17 corridor (focus on development south of the 60 bypass).

The stakeholders and the Board share similar redevelopment ideas. The fruition of these ideas should be prioritized by the Board through a revolving five year capital improvements program.

Section 4 - Authority to Undertake Redevelopment

The Plan has been prepared in accordance with the Community Redevelopment Act, Chapter 163, Part III, of the Florida Statutes. The adoption of this Plan, and any subsequent modifications or amendments, shall follow the required procedures through public hearings and the adoption of the necessary resolutions and ordinances.

In recognition of the need to prevent the spread and to eliminate the existence of blight conditions within the community, the Community Redevelopment Act confers upon counties and municipalities the authority and powers to carry out community redevelopment.

For purposes of the Plan, the following definition as provided in Chapter 163, Part III, Florida Statutes, shall apply.

"Community redevelopment" or "redevelopment" means undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight, or for the reduction or prevention of crime, or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area or rehabilitation and revitalization of coastal resort and tourist areas that are deteriorating and economically distressed, or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan.

Section 5 - Safeguards to Ensure Community Redevelopment Follows the Redevelopment Plan

The CRA Board shall be fully subject to the Florida Sunshine Law and will meet as necessary to carry out the business of the Agency.

The CRA Board is governed by its publicly adopted by-laws in its activities and its administrative polices.

The CRA shall provide adequate safeguards to ensure that all leases, deeds, contracts, agreements, and declarations of restrictions relative to any real property conveyed shall contain restrictions, covenants, running with the land and its uses, or other such provisions necessary to carry out the goals and objectives of the Plan.

Safeguards to Ensure Proper Implementation and Project/Program Accountability

Measurable objectives for each CRA program shall be established upon its administrative design and funding approval by the Board. This shall be done on an annual basis at the time the budget is adopted.

The CRA shall hold an annual informational public workshop to:

- a. Report on the status and progress of programs and projects;
- b. Gather input from property owners, citizens and interested parties regarding redevelopment activities; and
- c. Discuss strategies relating to local redevelopment issues.

Safeguards through Retention of Certain Powers by the City

Powers retained by the City shall be provided by State law. The City of Bartow retains the following powers pursuant to s.163.358 of the Florida Statutes:

- a. The power to determine an area to be slum or blighted, or combination thereof; to designate such area as appropriate for community redevelopment; and to hold any public hearings required.
- b. The power to grant final approval to community redevelopment plans and modifications thereof.
- c. The power to the issuance of revenue bonds as set forth in Section 163.385, Florida Statutes
- e. The power to approve the development of community policing innovations.
- f. The power of eminent domain.

Eminent Domain

On June 23rd 2005, the United States Supreme Court ruled in a 5 to 4 decision in favor of the City of New London, Connecticut in the pivotal case of Kelo v. the City of New London. In brief summary, the court found that the use of eminent domain for economic development was allowable by the City of New London in regards to the case before the court. This ruling sent a shockwave throughout the United States that resulted in many states adopting or modifying their eminent domain laws.

Florida enacted such a changed in May of 2006 with the passage of House Bill 1567. The bill clarified the use of eminent domain for a public use or a public purpose, restricted the transference of lands taken through eminent domain to private entities, and also stripped the authority from CRAs to use eminent domain to prevent or eliminate an area of slum or blight.

A 2006 voter approved constitutional amendment permits the Florida legislatures to use eminent domain for economic development with a three-fifths vote of the membership in each house of the legislature.

Section 6 - The Redevelopment Area

The City covers approximately 40 square miles. The CRA has approximately 2.5 square miles (1,578 acres) designated as the redevelopment area and it transverse the City in a wide swath from the west side of the City through the Downtown to the east side of the City. The area has previously been subdivided into 2,537 parcels ranging in size from 15 square feet to more than 41 acres. Maps 1, 2 and 3 on the following pages display the redevelopment area.

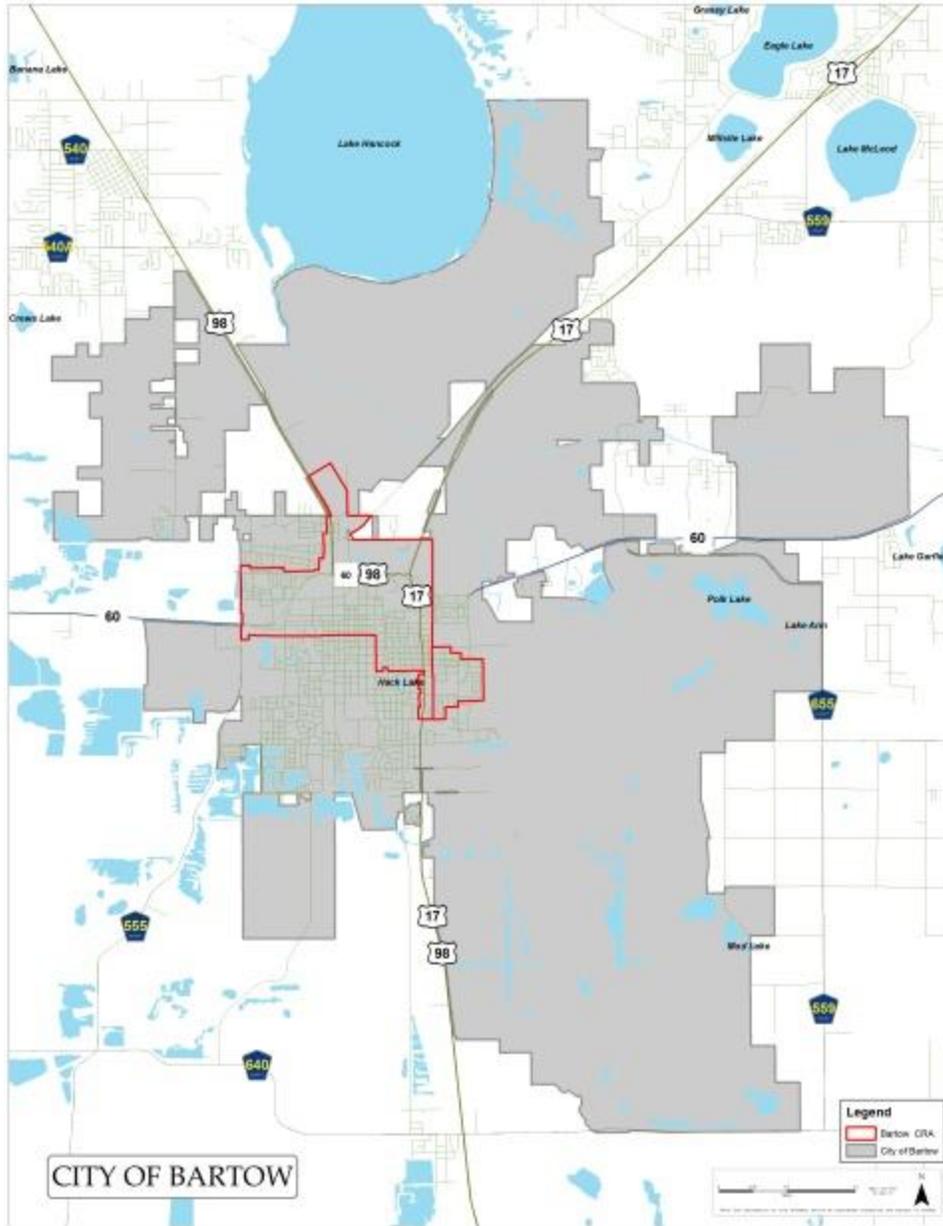
(NOTE: The zoning districts can be identified in Map 4. For a zoning determination, please contact the City of Bartow. This map is for general planning purposes only and shall not replace or supersede the City's adopted zoning map.)

The Bartow CRA has the following zoning districts contained within its boundary: C-1; C-2; C-3; CHU; CON; I-1; I-2; P-1; PI; PR; PUD-R; R-1; R-1A; R-2; R-3; R-4; R-5; ROW; SCH. The limitations of the type, size, height, number and proposed use of buildings in the redevelopment area shall conform to the City of Bartow Unified Land Development Code.

At a later date, the CRA may propose to the City changes, additions or deletions to the Unified Land Development Code, the Comprehensive Plan and other growth management documents. One item being considered is an overlay district for the Downtown that fosters mixed-use developments. The CRA has the authority to expend redevelopment trust fund monies in pursuit of this paragraph.

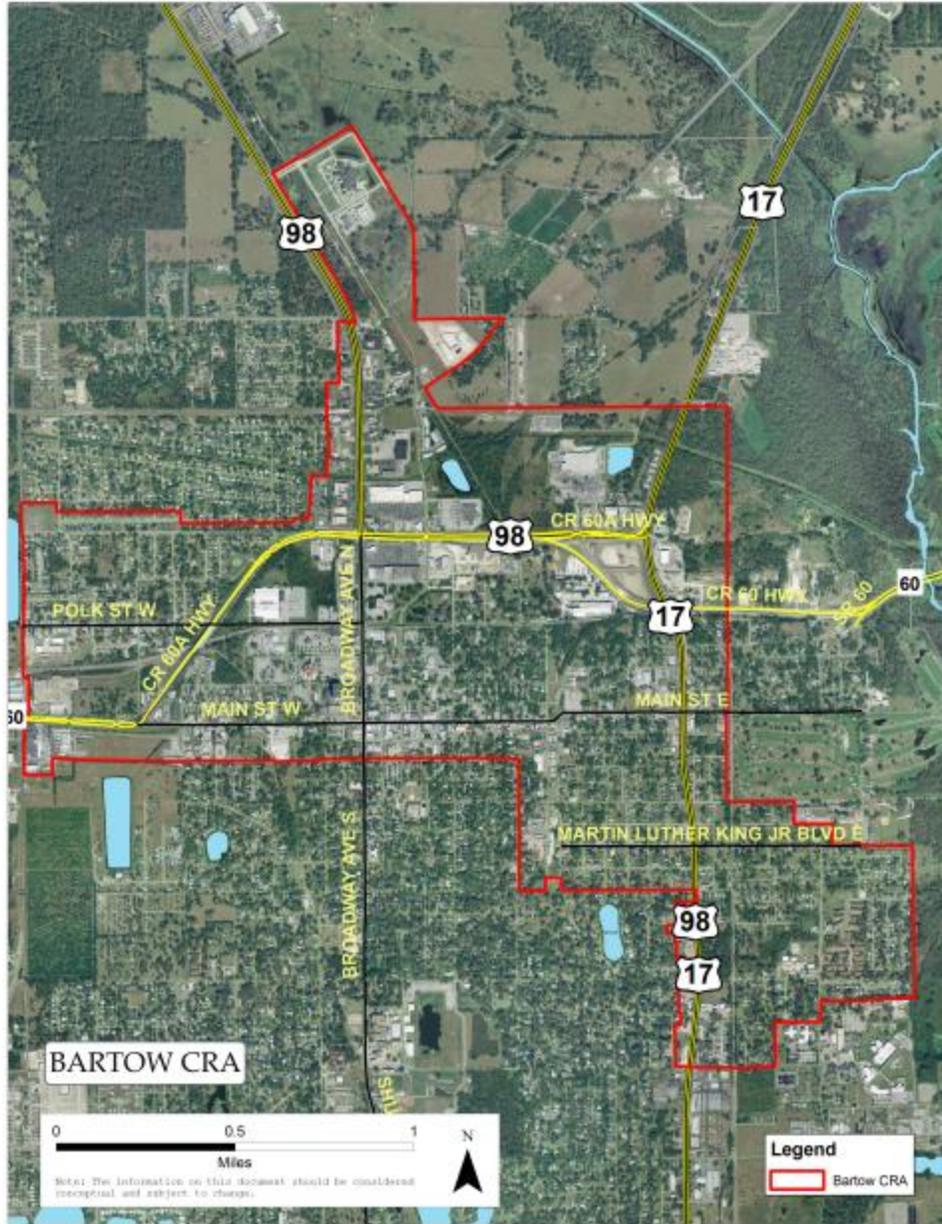
The Downtown is generally recognized as the commercial portions of East and West Main Street including the commercial areas several blocks to the north and south. Residential uses are found west, northeast, southeast and south of the Downtown. There are approximately 1,191 single family homes and 115 multi-family structures within the redevelopment area. A total of 1,536 dwelling units are locatable within the CRA. These values were determined through an analysis of the data provided by the Polk County Property Appraiser.

All maps depicted in this document are not surveys and were derived from the following data sources: the City of Bartow, Polk County Property Appraiser, Polk County, the Central Florida Regional Planning Council, the Southwest Florida Water Management District and the Florida Department of Transportation.

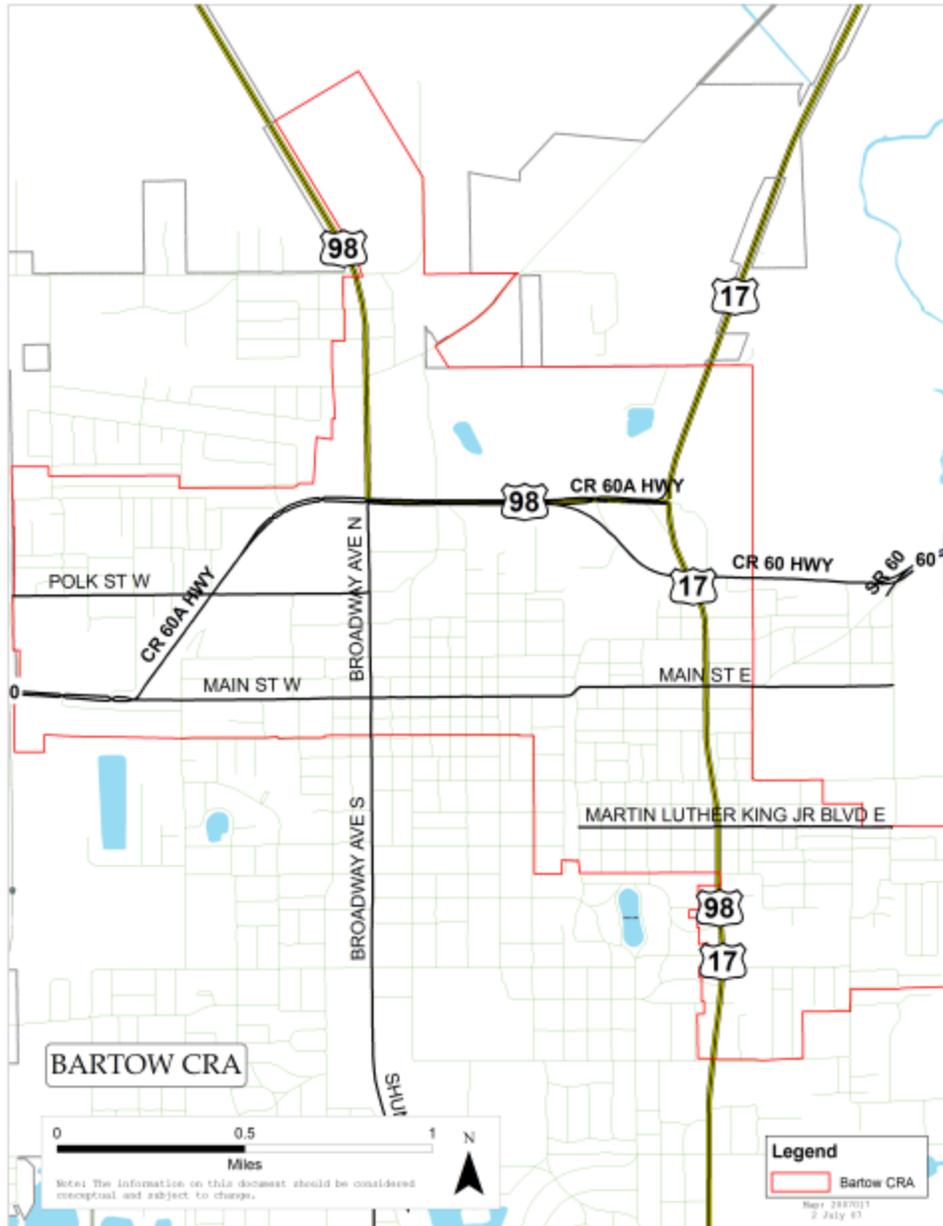


Map 1 - City of Bartow and the CRA Boundaries

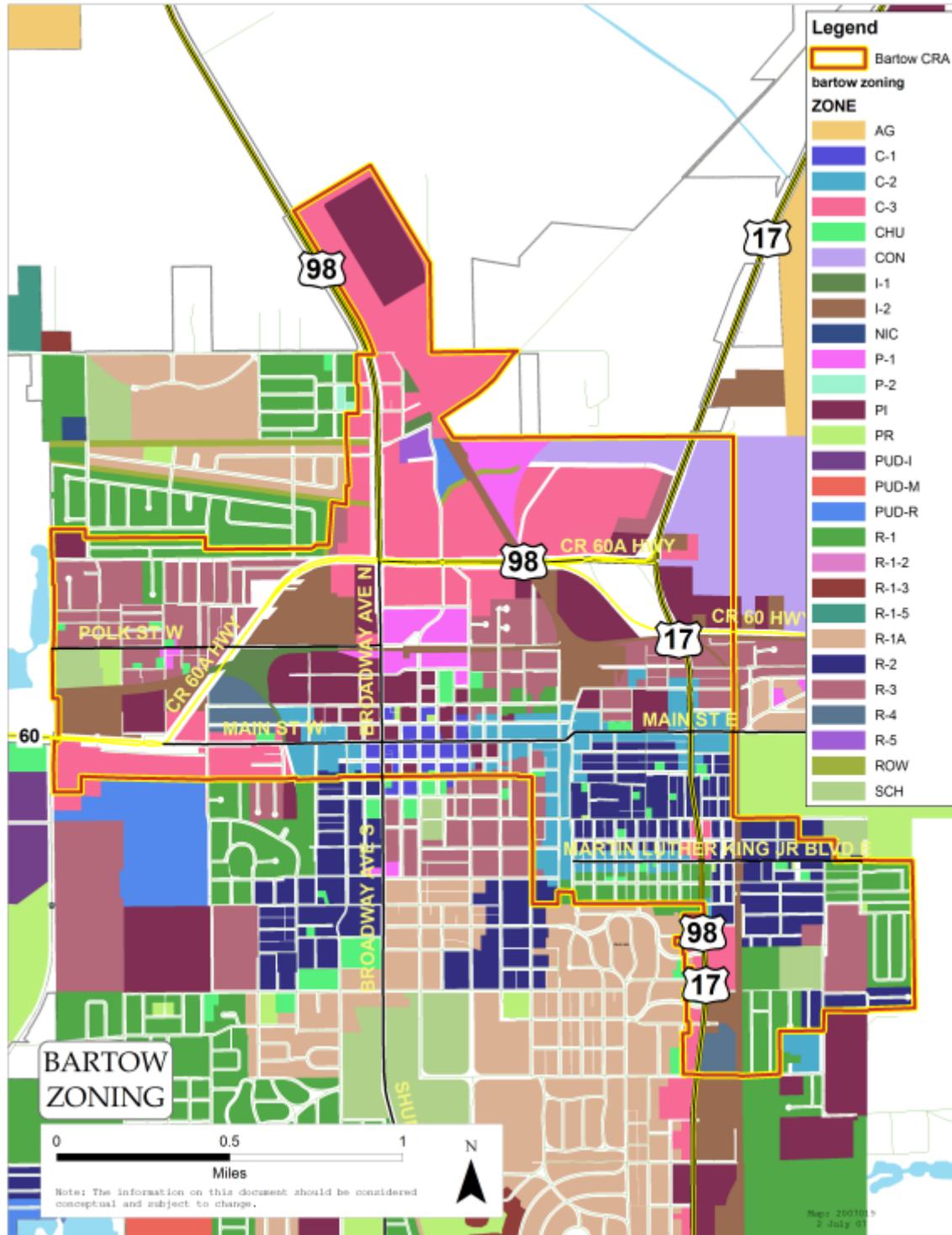
Map 1 displays the City’s municipal limits in gray. The Bartow CRA is outlined in red. Map 2 and 3 on the following pages display the redevelopment area.



Map 2 - Bartow CRA Redevelopment Area



Map 3 - Bartow CRA Redevelopment Area



Map 4 - Zoning Districts (approximated)

Map 4 is provided as a general planning tool and its accuracy is not guaranteed. For a zoning determination, please contact the City of Bartow.

Section 7 - Bartow CRA Mission Statement, Goals, Objectives and Policies

The community spent months in deliberation, at workshops, and participating in individual and community discussions preparing for the adoption of this community redevelopment plan. Ultimately, the adoption of the Plan is a policy statement that provides the CRA with the greatest ability to assist the area in realizing its redevelopment vision as it evolves over the life of the Agency's existence.

The redevelopment efforts in Bartow are well underway, yet a lot of work remains to be done. While the impacts cannot be predicted with certainty, a unified vision has emerged since the 1990s when the City's impending redevelopment trend was identified. Future impacts generated by the CRA and redevelopment will be reviewed on a consistent basis in order to evaluate the extent to which each furthers the vision.

This section of the community redevelopment plan seeks to delineate the vision in the form of long-term CRA goals and objectives. Or, better said, this section explains what needs to be accomplished in the community.

Mission Statement

The mission of the Bartow CRA is to improve the vitality of the community by eliminating blight through public and private investment.

Goals

- Generate an atmosphere in which substantial private investment in the area becomes both profitable and, at the same time, contributes to the creation of the environment desired by the community.
- Further the established A Vision of Bartow, in particular the Downtown and the surrounding commercial and residential areas, is established by the Comprehensive Plan, zoning regulations, the numerous urban design reports, marketing reports and the pending Capital Improvements Program. The shared vision, in summary, is for a traditional town center with pedestrian-oriented, mixed-use development creating a place. It will be an exciting, enlivened social gathering point and a destination that encourages the establishment of a wide mix of commercial and residential uses within high quality, architecturally compatible, consistently landscaped developments. By offering the flexibility to meet a variety of market needs, an environment that attracts day and evening activities will be created for visitors and residents of all ages, ethnicities, and income levels, business owners and operators who are mutually vested in the vitality of Bartow.

- Earn the trust and respect of the residents, businesses and property owners within the redevelopment area while casting the community, without fail, in a positive light while sharing their stake in the vitality of the neighborhood.

Objectives

Increase the economic prosperity within the redevelopment area by creating an environment that is conducive to and encouraging of private investment.

Increase the amount of public investment in infrastructure, streetscape and landscape improvements constructed in the redevelopment area as necessary.

Improve the socioeconomic status of residents within the redevelopment area by generating more wealth opportunities in the community.

Reduce the number of lots within the redevelopment area that act as a deterrent to the redevelopment efforts or as an obstacle to land assembly as measured by the number of such lots that are eliminated through private investment, re-platting and redevelopment.

Reduce the amount of property maintenance problems, code violations, substandard conditions, structures with deteriorating conditions, abandoned cars, discarded and unattended furniture, fixtures and accumulations of trash and debris. This will be measured by the extent to which the disparities are reduced or overcome.

Reduce crime rates as determined by the extent to which the disproportionate number of police incidents in the redevelopment area as compared to the City as a whole is reduced and eliminated.

Policies

Finally, the framework within which the goals and objectives will be pursued is set forth by the following policies. Together, the goals, objectives and policies will guide the specific activities and programs anticipated by this plan. The activities and programs have been selected specifically because of their potential to effectuate the changes listed above and their consistency with the policies listed below:

1. The CRA shall work with the City and all of its departments towards the shared goals of improving the quality of life for all citizens, businesses and property owners in the redevelopment area.

1. The CRA shall work with the private sector, financial institutions and interested investors to the fullest extent it deems reasonable to facilitate the maximum investment of private funds in the redevelopment area.
2. The CRA shall work and communicate with all interested community groups towards the successful realization of the redevelopment goals and the successful implementation of all redevelopment projects and programs.
3. The Plan shall serve as the primary policy guide and provide the primary tools for the City's redevelopment efforts with the redevelopment area.
4. The CRA shall pursue compliance with the goals, objectives and guidelines that are established in the City's development review boards for all development and redevelopment activities it supports or initiates.
5. The CRA shall work towards leveraging the maximum amount of non-tax increment financing resources possible to assist in the redevelopment of its assigned area.
6. The CRA will actively partner with both public and private sector entities towards the achievement of its redevelopment goals and to gain maximum leveraging of assets and cooperation.
7. The CRA, in cooperation with local residents, property owners and development interests, shall seek to identify and rehabilitate historical and cultural elements of the community.
8. Where appropriate, the CRA shall encourage and facilitate an integrated system of pedestrian circulation, parks and open space in the redevelopment area with special emphasis on providing residents with easy and safe access to commercial activities.
9. The CRA shall support and participate in the provision of an efficient parking system throughout the redevelopment area, including but not limited to, parking structures, signage and roadway improvements.
10. The CRA shall encourage that potable water, wastewater treatment and stormwater drainage systems accommodate present and future demands in a timely, cost-efficient and equitable manner while protecting the health, safety and welfare of the system users and the environment.
11. The CRA shall support in environment clean-up activities where environmental problems are an obstacle to successful redevelopment.
12. The CRA encourages and may financial support at the sole discretion of the CRA Board public entertainment, cultural and art events, historical awareness and preservation and other public festive activities that promote the City of Bartow, the CRA, Polk County, community oriented not for profits and commercial events including but not limited to Friday Fest, Farmer's Market, Friday Night Movie, L.B. Brown Festival, Juneteenth, the Antique Fair and holiday events such as the Fourth of July Celebration.
13. The CRA shall encourage the development of new housing units and the rehabilitation of existing units in the redevelopment area.

14. The CRA shall provide for priority to be given to residents of the redevelopment area, and secondly to those of the City of Bartow, to purchase homes developed under the Plan to the extent the law allows.
15. The CRA shall consider providing a priority to local business entities for their participation in redevelopment projects and programs to the extent it seems legal and that is in the public's best interest.
16. The CRA with the assistance of neighborhood-based organizations, housing authorities, financial institutions, government agencies, development interests and real estate representatives shall preserve and enhance existing residential areas to provide a variety of housing opportunities for all income levels.
17. The CRA shall undertake yearly improvement programs and other activities that are designed to prevent the recurrence and spread of blight conditions.
18. The CRA in cooperation with the Bartow Police Department, the Polk County Sheriff's Office, the Bartow Fire Department and the City's Code Enforcement Division shall work to create a safe, quality environment for residents, businesses, tourists, shoppers and property owners.
19. The CRA shall work with citizen groups and the Polk County School Board to identify opportunities for additional or improved educational facilities, charter schools, structures and sites within the redevelopment area.
20. The CRA shall assist the City and other governmental entities to promote alternative modes of transportation such as bicycle trails to maximize use of transit facilities for related economic and community uses.
21. The CRA shall implement programs that assist in removing the financial obstacles that may occur and prevent otherwise successful redevelopment projects and activities.
22. The CRA will work in concert with the goals of the Bartow Comprehensive Plan, in addition to those established by Florida Statutes, as they relate to the adopted community redevelopment plan.

Section 8 - Projects and Programs

This section provides the tools for redevelopment activities. The programs outlined in this section may be utilized as needed over the life of the Agency. Specific details and criteria will be established and approved by the Board. The Board shall have the authority to adopt, prioritize, modify, update, change or abolish any program at any duly noticed public meeting whether or not the action was on the agenda.

The projects and programs included within a community redevelopment plan may be designed either in a site specific manner or in a generalized manner such that the programs exist as “tools in a toolbox” whereby any individual program may apply to a number of different properties within the redevelopment area. Property owners and business operators may participate in any number of CRA programs as determined by the various program guidelines.

The Board has the authority to decide when and if any of the following projects and programs will be implemented. **Simply because a project or program is listed below, does not mean the Board is bound to implement or provide funds for the endeavor or task.** The Board may use any number of the projects or programs in a manner that furthers the redevelopment of the community. All the projects and programs are all eligible for TIF monies.

Area Wide Programs and Strategies

Development and Improvement Incentives

This program is designed to directly stimulate and support private investment in new real estate development, property improvements, new businesses, increased business activity and as a result thereof, the creation of new jobs. The CRA has the authority to prepare and adopt guidelines for determining eligibility and the amount of incentive payment.

Direct Financial Incentives to Generate New Private Development

There is often an economic “gap” between the total cost of development of a project and the market value of the completed project, due largely to the high cost of site acquisition. There is a need for a reduction in cost to make projects financially viable for private developers. With regard to residential uses, there is a need to stimulate homeownership and offer new housing options in a range of prices in accordance with sound affordable and workforce housing strategies¹. The CRA is empowered to

¹ The CRA statute does not address workforce housing. The Florida Legislature adopted standards in 2006 that defines workforce housing, however no amendments to The Florida Community Redevelopment Act were adopted that permits the use of TIF monies for workforce

financially subsidize commercial, residential and mixed-use private development projects, including but not limited to direct grants, loans and the sale of real property owned by the CRA at a discounted price. The CRA has the authority to establish the necessary guidelines and the level of financial assistance.

Financial Incentives for New Businesses

Attracting new businesses will be critical to the success of the redevelopment and revitalization of the commercial portions of the community redevelopment area. The ability to offer financial incentives increases the potential for success in attracting the numbers and types of businesses needed and desired to create a sustainable business community. The CRA is empowered to use redevelopment trust fund monies to pay incentives to new businesses that locate in or an established business to relocate to the community redevelopment area. The CRA has the authority to establish the necessary business guidelines and the level of financial assistance, if any.

Financial Incentives for Existing Businesses

Retaining businesses in the redevelopment area is a critical concern. Often times certain public and private projects disrupt local business operations for many months. The CRA is empowered to provide grants or loans to business owners to keep the business operating. The CRA has the authority to establish the necessary guidelines and provide financial assistance.

Building and Property Improvements

From time to time, properties within the redevelopment area become unstable or structurally unsound. This program is designed to repair or improve real property that has been determined to be unsafe, a nuisance or a threat to public safety. The CRA is empowered to expend monies to correct or upgrade the property. The CRA has the authority to prepare and adopt guidelines as to the eligibility and type of financial assistance to be provided whether grants or loans.

Direct Financial Incentives to Stimulate Property Improvements

Owners of commercial or residential properties often cannot justify the cost of renovations because the property value will not increase enough to provide an acceptable return on investment. The CRA is empowered to

housing to remedy a shortage of affordable housing. Nevertheless, the CRA does have the authority to pursue workforce housing strategies to eliminate blight, although it will not address a deficiency of affordable housing.

financially subsidize the cost of property improvements through loans and grants to business operators and property owners, including commercial properties, rental apartment properties, single family homes, multi-family homes, homeowner associations and condominium associations. Eligible improvements shall include, but not be limited to façade treatments, landscaping, engineering, construction, designing, roofs, parking upgrades, lighting and signage. Property improvements such as conversion of rental units to owner occupied residences shall also be eligible. The CRA has the authority to prepare and adopt guidelines as to the type of eligible costs and the limits on the amount of the grants or loans.

Interest Subsidies on Loans for Property Improvements

Owners of commercial or residential rental properties often cannot justify the cost of renovations because rents will not increase enough to provide an acceptable return on investment. Individual homeowners, condominium associations (if any) and home owner associations (if any) often cannot afford to make the needed improvements. The CRA is empowered to pay the interest on loans that business operators, property owners, homeowners, multi-family homes, condominium owners, condominium associations or home owner associations acquire from a third party lender to make property improvements. Eligible improvements shall include, but not be limited to façade treatments, landscaping, parking lot upgrades, lighting and signage. The CRA has the authority to prepare and adopt guidelines as to the type of renovations that will be eligible and the amount of the interest subsidy.

Rehabilitation of Commercial Buildings

Key underutilized commercial buildings shall be identified within the redevelopment area. The CRA may pursue the purchase of these buildings, work to establish joint-venture opportunities or assist in the recruitment of business occupants to ensure these structures perform to their economic potential. The CRA has the authority to prepare and adopt guidelines as to the eligibility and financial limits.

Marketing Research

The CRA may provide funding and guidance to create a useful and locally tailored marketing plan to identify the appropriate mix of retail, office and residential for the redevelopment area. The goal of this plan is to provide information for businesses, landlords and developers indicating what profitable business opportunities exist given the socio-economic character and dynamics of the market. The CRA is encouraged to work closely with the Bartow Chamber of Commerce and other entities that foster economic

development. The CRA has the authority to enter into contracts for the provision of services.

Advertisement and Promotions

There will be an ongoing need to ensure awareness of investment, development, business and residential opportunities within the redevelopment area. In addition, there will also be a need to provide promotional support for area businesses and to create an identity (branding). Towards this end, the CRA may assist in the funding for the creation of promotional campaigns aimed at increasing business volume and residential interest in the area. Appropriate media venues shall include, but not be limited to visual (public and private television commercials), audio (radio, satellite radio and internet radio commercials), digital (internet web site) and print media (newspaper, magazine, specialty publications and marketing collateral). The CRA is also empowered to pay for other promotional efforts, including but not limited to staff, consultants, materials production costs, distribution costs, special purpose equipment and systems and events.

Business and Redeveloper Recruitment

The CRA may fund the costs to recruit quality businesses, investors and redevelopers to the community redevelopment area. The CRA has the authority to adopt guidelines and set the financial limits of this program.

Land Banking and Site Assembly

In order to help further the purposes of the Plan, it may be necessary from time to time for the CRA to purchase properties either for current or future redevelopment opportunities. The CRA is empowered to purchase properties to hold for current or future opportunities or to assemble with other properties. The CRA may also pay for related costs, including but not limited to transaction costs, site clearance, demolition, repairs, title insurance and attorney fees. The CRA also may pay for costs associated with the disposition of property it acquires, including but not limited to marketing, the request-for-proposal (RFP) process and transaction costs. This program shall be utilized as a secondary tool after efforts have been made to encourage the private sector to take the lead in response to redevelopment opportunities.

The City and the CRA will seek to purchase real property on the basis of negotiated voluntary sales. At the time of the adoption and approval of this Plan, there are no specific properties that the CRA is proposing to purchase using eminent domain. In the event that a future need is

identified requiring the use of eminent domain, the CRA has the authority to reimburse the City for all of the associated costs.

Relocation Assistance

The CRA is empowered to make payments to residents or businesses to cover moving expenses. Services may include, but not be limited to identification of available properties for residents and businesses that might need to move, advertisements, distribution of pertinent information and the actual cost of moving. The CRA has the authority to adopt guidelines and set the financial limits of this program.

Beautification and Appearance Improvement

Signage/Entry Features/Public Art/Landscaping

The visual appearances of amenities need to be enhanced in various areas of the community redevelopment area. Further, there is a need to promote the identity for this important core area of the community. The CRA is empowered to pay for aesthetic and identity enhancements, including but not limited to signage, entry features, period lighting, public art and landscaping.

Historic Preservation

The redevelopment area has many historically significant structures and districts such as the Polk County Courthouse (old), the Bartow Downtown Commercial District, the Northeast Bartow Residential District, the South Bartow Residential District, the Lawrence B. Brown House and the John Swearingen House. As part of the ongoing redevelopment of the community, the CRA is empowered to keep this vital component from being further influenced by blight. The historic areas provide a strong identity to the City and a destination location for visitors and shoppers. The City has created a Historic Architectural Review Board and Historic District Guidelines. The CRA is empowered to assist with the historical preservation of buildings, objects or districts located in the redevelopment area. The CRA has the authority to prepare and adopt guidelines and levels of financial assistance.

Design Standards

The Board recognizes the need for design standards for the commercial and residential areas. From time to time, the CRA desires to update and amendment various studies that address this need. The Agency contracted with the Treasure Coast Regional Planning Council to develop a Citizen's

Master Plan in 2000. The West Bartow Neighborhood Revitalization Plan: A Community's Vision for the Future was developed by the University of South Florida for the CRA in 2000. The City adopted historical guidelines for development in the designated historic district. With all these studies at hand and the potential for future studies, the Board has the authority to propose district and neighborhood design standards for the City Commission's review. The CRA has the authority to expend TIF monies to facilitate needed studies that address redevelopment. The Board also has the authority to reimburse the City for all expenses incurred during the development, review and adoption of any design standards that fall, even partially, within the redevelopment area.

Residential Reinvestment Programs

Residential Rehabilitation

The appearance and integrity of residential neighborhoods within the redevelopment area is critical to the Agency's success. Accordingly, the CRA may provide grants or loans to residential property owners and associations for the rehabilitation of their properties. These funds can be used for a broad range of permanent (fixed) improvements, including but not limited to roof repair, landscaping, painting, parking, driveway upgrades, wastewater hook-ups, electrical upgrades, improvements to bring the home into compliance with the Florida Building Code, undergrounding of power lines and repairs to existing water and wastewater lines. The Board has the authority to prepare and adopt guidelines and levels of financial assistance.

In-Fill & New Housing

The Agency shall identify potential lots within the redevelopment area for the development of new housing. The Agency may recruit developers and builders to fulfill this goal. The CRA is empowered to give grants or loans to such developers and builders to reduce the costs of developing the new housing, including but not limited to reimbursement of impact fees, site clearance, roadway improvements, infrastructure improvements and landscaping. The CRA has the authority to prepare and adopt guidelines for determining eligibility and the amount of the incentive payment or discount.

Homeowner Reinvestment Program

Upon application to the Agency, owners of real property with a "Homestead Exemption" may apply for grants or loans for uses that will be outlined by the Agency. Eligible owners of the real property within the community redevelopment area may be eligible for the life of the

redevelopment trust fund. Only the owners of real property with a “Homestead Exemption” are eligible to participate in this program. This program is designed to assist existing homeowners to remain in the community, and to show the intent of the Agency to undertake a number of activities that will assist current owners to remain in the community as the redevelopment efforts go forward. This program is also designed to help homeowners reinvest in their homes, the community and the City of Bartow. The Agency has the authority to prepare and adopt specific guidelines for determining eligibility and the payment amounts.

Mortgage Subsidies and Second Mortgage Assistance

In order to encourage homeownership, the CRA may provide subsidies to reduce the costs of purchasing a house or other residential units. This program is designed to encourage owner occupied homes, and not rental properties. The Agency has the authority to structure such subsidies in a variety of ways, including but not limited to grants to be applied toward the purchase price, mortgages wherein no repayment is required during the homeowner’s period of ownership and payment of impact fees. The CRA may establish a requirement that the grant or second mortgage principal and any interest or fees implemented by the CRA must be repaid to the Agency upon the sale of the residential property. The Agency will prepare and adopt guidelines for determining eligibility, penalties and procedures.

Infrastructure Improvement Program

Working with the appropriate City, County or the State of Florida department, the Agency may allocate funds to remedy infrastructure deficiencies, add capacity for redevelopment projects and address identified future needs, including but not limited to water utilities, roadways, wastewater systems, electric utilities, signalization and stormwater management. All infrastructure projects funded by the Agency shall be for increasing the area’s redevelopment potential and the likelihood of private investment. These programs are not designed to replace the existing funding already allocated for capital improvement projects in the area, but rather to augment them.

Bartow CRA Communities for a Lifetime Initiative

The Bartow CRA is empowered to pay the cost to establish programs designed specifically for the elderly and the permanently disabled. This program may include, but not be limited to financial assistance for housing needs such as affordable housing, housing rehabilitation, wheelchair ramps, property upgrades and transportation. The CRA has the authority to establish, as it deems necessary, any guidelines and limits on financial assistance. This program is not designed to provide health care.

Street and Alley Improvements

There are streets and alleys in the community redevelopment area that are in need of repair, rebuilding and surfacing. The CRA is empowered to pay the cost of repairing, rebuilding, surfacing and resurfacing streets and alleys in the community redevelopment area. Improvements also will include, but not be limited to sidewalks, landscaping, streetlights, bicycle lanes, public art, street furniture and signs.

Traffic Calming

The community will be impacted by higher traffic volumes as the redevelopment efforts move forward. It may become necessary to create safer roadways by implementing traffic calming solutions. The CRA is empowered to pay all costs associated with traffic calming, including but not limited to studies, public workshops, physical improvements, signage and the purchase of real property. The CRA has the authority to establish guidelines and any financial levels.

Stormwater Drainage Improvements

Areas in the community redevelopment area flood during rainstorms. In many cases, the surface water remains for days after the storm. Furthermore, many individual properties in the anticipated rebuilt environment will not be able to retain stormwater on site, which will seriously limit the potential for new development. The CRA is empowered to pay for stormwater drainage solutions, including but not limited to design and construction of public systems, subsidizing design and construction of stormwater management improvements on privately owned property, design and development of one or more master drainage systems and the purchase of real property.

Wastewater Installations and Upgrades

The CRA is empowered to pay for new or existing wastewater systems, including as but not limited to extending, relocating, installing and adding service lines for individual connections, provided the necessary arrangements can be made.

Water Upgrades

As redevelopment occurs, the result will be a higher density development pattern that will require a larger capacity potable water system. Water conservation measures consistent with the Southwest Florida Water Management District (SWFWMD) and the City of Bartow Comprehensive Plan will be required of all redevelopment projects. The CRA is empowered to pay for new or existing potable water systems, including but not limited to

extending, relocating, installing and adding service lines. The CRA is also empowered to pay for innovative solutions that reduce the use of potable water, including but not limited to reclaimed water systems, intelligent sprinkler systems, alternative grasses, promoting native plant and tree species known as “Florida friendly”, green roofs, gray water systems and other ecologically protective systems. The CRA has the authority to adopt guidelines and levels of financial assistance.

Parking Facilities

As redevelopment occurs leading to a higher and more efficient intensity of development, there will be a need for public parking lots or structures to supplement the private parking. The CRA is encouraged to participate in public/private joint ventures for the provision of public parking. The CRA is empowered to pay for developing public parking facilities, including but not limited to surface lots, studies, structures and parking facilities including mixed-used parking solutions. The CRA may purchase, lease or enter into an option purchase agreement for the real property needed for a project. Cooperative parking solutions between the CRA, the City, the County, business and property owners will be encouraged.

Public Transportation

As an incentive to local businesses and a convenience to the residents, the CRA may wish to enhance public transportation throughout the redevelopment area. This program is intended to augment the existing public transportation systems. The CRA is empowered to pay for a public transportation system, including but not limited to contracting with public agencies, contracting with private entities, purchasing or leasing vehicles, employing qualified staff and promoting the service.

Environmental Improvements

Contaminated properties may be discovered during redevelopment. Redevelopment of contaminated properties requires additional expenses due to remediation costs, which limits the redevelopment opportunities. The CRA is empowered to provide grants, subsidies and other forms of financial assistance to developers and property owners to cover the costs associated with redevelopment of contaminated properties. The CRA will prepare and adopt guidelines for determining eligibility and the amount of the payments.

Air Rights

As provided in the Florida Statutes, the Agency is empowered to acquire air rights when necessary for redevelopment purposes.

Matching Funds for Grants Program

As provided by Chapter 163, Part III, Florida Statutes, the CRA may apply for and receive grants. Most grant programs require some level of matching funding from the recipient. The CRA is empowered to use monies as matching funds for grants, regardless of what entity applies for the grant, provided the proceeds of the grant will be used for community redevelopment within the redevelopment area.

Code Enforcement

Adequate code enforcement is required to protect property values, commercial activity levels and the quality of life of the residents within the community redevelopment area. Code Enforcement also is important to attracting new investment, new development, new businesses and new residents. The goal of this program is to increase the marketability, aesthetics and structural integrity of the properties in the community redevelopment area. The CRA is empowered to reimburse the City for all or a portion of additional code enforcement officers that operate in the community redevelopment area. This program is not designed to replace existing City funding of code enforcement, but rather to augment it.

Community Events, Cultural Awareness and Festivities

The CRA encourages and may financially support public entertainment, cultural events, art exhibits/sales, historical awareness and any other activities open to the public that promote the community, the City of Bartow, the CRA and Polk County. Events that the CRA may finance, include but are not limited to Friday Fest, Farmer's Market, movies, Lawrence B. Brown Celebration, Juneteenth, antique fairs, neighborhood block parties and parades. The CRA may also financially assist holiday or seasonal events such as the Fourth of July, Thanksgiving and Christmas. The CRA may only provide funding for activities that occur in the redevelopment area.

"Grassroots and Boots" Partnership Assistance

The Agency recognizes that the redevelopment efforts throughout the community may come from a variety of grassroots and boots organizations. These organizations include, but are not limited to civic associations, Front Porch, East Side Positive Action Committee, Main Street, the Bartow Chamber of Commerce, Smart Growth organizations, Small Town organizations and other organizations. The Agency may partner with organizations that seek to improve the economic, social and physical character of the redevelopment area. The Agency has the authority to prepare guidelines and goals, and to provide financial assistance on a year-by-year basis.

Community Policing Innovations

Adequate law enforcement is required to protect property values, commercial activity levels and the quality of life of the residents within the community redevelopment area. Law enforcement also is important to attract new investment, new development, new businesses, new residents and remove and prevent blight conditions. The CRA has the authority to pay for the cost of utilizing community policing strategies designed to reduce crime within the community redevelopment area. These strategies may include, but are not limited to community mobilization, Neighborhood Block Watch, Citizen Patrol, foot patrol, bicycle patrol, neighborhood storefront police stations, motorized patrol and the installation of security and monitoring systems.

At the time of the adoption of this Plan, the primary goal of the CRA is to provide financial support such that the Bartow Police Department can initiate a community policing program within the redevelopment area. At a minimum, this would include uniformed officers that would be dedicated to the redevelopment area. All personnel, vehicle and equipment costs associated with these officers would be eligible for CRA funding.

Any and all CRA funding for community policing within the redevelopment area would be in addition to other funding sources for the Police Department. The CRA funding shall not be used to replace other sources of funding.

Charter Schools and Public Education

The need for additional classroom space will increase as the number of housing units in the CRA increases. The CRA is empowered to provide financial support for development of charter and public school plant facilities, such as but not limited to financial support for impact fees, wastewater systems, potable water systems, roadway improvements, the purchase of real property, utility improvements and other infrastructure improvements.

Recreation Facilities, Equipment and Open Space

As more housing units are built as a result of redevelopment, there will be more people in the community redevelopment area, thus creating a need for additional, expanded, or improved recreation facilities, equipment and open space. The CRA is empowered to pay for new, expanded or improved recreation facilities, furniture, fixtures, equipment and all costs associated with the acquisition of real property deemed necessary by the CRA to provide adequate recreation and open space for the residents and visitors in the redevelopment area. This program is designed to supplement existing City, County, State and Federal funding. Monies from this program may be partnered with other funding sources or used to leverage existing funding.

In accordance with The Act, the following list catalogues the existing parks and recreational areas in the redevelopment area:

- a) Duck Pond is located north of the CSX railroad and is between Jackson and Wilson Avenues.
- b) Gibbons Elementary School is located on Gibbons Street East.
- c) A neighborhood park located at Oakland Drive South and Hamilton Street East.

Innovative Technologies Program

Future technological advancements are difficult to predict. The CRA recognizes that at the adoption of this plan, certain technologies may come to exist in the future that will reduce or prevent the spread of blight conditions. The CRA is empowered to pay all costs to provide these technological advancements as a means to modernize the redevelopment area and reduce or prevent the spread of blight. The CRA is empowered to establish guidelines and financial assistance for innovative technology programs, such as but not limited to wireless internet access.

Disaster Prevention and Recovery

Natural Disasters

In 2004, Polk County experienced three hurricanes and the County was designated a federal disaster area. Property and business owners in the redevelopment area were adversely affected by the hurricanes. The CRA is empowered to pay for programs that prevent damage from natural disasters, recovery and clean up post disaster, including but not limited to preventive programs that harden structures to protect real property from windstorm and flooding damage and recovery efforts such as tree and debris removal. This program is designed specifically to protect the public's health, safety and welfare and prevent or remove blight. The CRA has the authority to establish guidelines and financial assistance levels.

Manmade Disasters

In the wake of September 11, 2001, the CRA recognizes the need to fund programs that augment public safety. The CRA is empowered to pay for programs that are identified by the Bartow Police Department, Polk County Sheriff's Office, Florida Department of Law Enforcement, the Department of Homeland Security or other organizations that protect the public from manmade disasters. This program is designed specifically to protect the public's health, safety and welfare and prevent or remove blight. The CRA has the authority to establish guidelines and any financial assistance levels.

Section 9 - Encouraging Private Enterprise

The CRA shall afford maximum opportunity, consistent with the needs of the City of Bartow as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprise.

Owners of properties listed in the National Register may be eligible for a 20% investment tax credit for the certified rehabilitation of income-producing certified historic structures such as commercial, industrial or rental residential buildings. This credit can be combined with a straight-line depreciation period of 27.5 years for residential property and 31.5 years for nonresidential property for the depreciable basis of the rehabilitated building reduced by the amount of the tax credit claimed. Federal tax deductions are also available for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. The Federal Historic Preservation Tax Incentive program is run through the National Park Service U.S. Department of Interior.

The City shall give consideration to this objective in exercising its powers, including the formulation of a workable program; the approval of community redevelopment plans, communitywide plans or programs for community redevelopment, and general neighborhood redevelopment plans; the development and implementation of community policing innovations; the exercise of its zoning powers; the enforcement of other laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements; the development of affordable housing; the disposition of any property acquired, subject to the limitations of 73.013, Florida Statutes; and the provision of necessary public improvements.

Section 10 - Procurement

At a minimum, the Bartow CRA shall abide by the State of Florida's procurement law. The Board has adopted the City of Bartow's specific procurement policies and procedures. The Board may also elect to adopt CRA specific or utilize another Florida governmental unit's purchasing department to perform the Agency's procurement if such a need arises.

The CRA has the authority to reimburse any government agency that procures on behalf of the Agency.

Section 11 - Organization, Administration and Consulting Services

Organization

The Bartow CRA Board of Directors is appointed by the City Commission pursuant to 163.356, Florida Statutes. The Board is comprised of seven members who are required to reside or engages in business within the redevelopment area. Typically, the City Commission nominates a member of the City Commission as a representative to the Board.

The Board of Directors shall receive no compensation for services, but are entitled to reimbursement for necessary expenses incurred in the discharge of duties, including but not limited to travel expenses, meals and mileage. The CRA may pay in advance or reimburse Board members who attend conferences, workshops, training or educational events that provide the Board member with “real world” examples and best practices concerning redevelopment, business attraction and retention, economic development, community rehabilitation, historical preservation and affordable housing. Such events include, but are not limited to the Florida Redevelopment Association annual conference and workshops, Small Town conferences and seminars, Florida League of Cities annual conference and seminars, the International Council of Shopping Centers conference and the Urban Land Institute seminars. The CRA Board must authorize any and all reimbursements to a Board member at a public meeting. The decision of the Board shall be thoroughly represented in the minutes of the meeting.

Public Notice

The Bartow CRA Board meetings are required to be duly noticed in accordance with State law.

Pubic Records

The Bartow CRA and its designees shall abide by Florida’s public records law; Chapter 119 of the Florida Statutes. The CRA may designate and reimburse another entity or government agency to maintain its records.

The Executive Director and the CRA Attorney shall be notified of all public records requests. Certain records of the Agency are exempt from the Florida in the Sunshine law as detailed in Chapter 119 of the Florida Statutes. General day-to-day records, such as the Board’s financial statements are not exempt and will be provided to the requestor as soon as possible.

Administration and Professional Consulting Services

Management and Administration Activities

The CRA is empowered to pay costs associated with management and administration, including but not limited to salaries and benefits for staff, office lease, supplies, vehicles, electronics, software and equipment. The CRA may purchase or lease property for its operations.

Intergovernmental Services

The CRA is empowered to pay the costs for services rendered by government organizations that provide administrative, professional and planning services, including but not limited to the City of Bartow, the Central Florida Regional Planning Council, Polk County, Southwest Florida Water Management District, Florida Department of Environmental Protection, Florida Department of Community Affairs and the Governor's Office of Florida.

Consultant Services

From time to time, the CRA will have a need for expert and temporary services. The CRA is empowered to pay for expert or temporary services, including but not limited to urban planners, technical experts, agents, financial advisors, bond counsel, certified public accountants, redevelopment consultants, auditors, architects, demographers, arborists, advertising, marketing and public relations consultants, landscapers, temporary employees, artists, engineers and attorneys.

Financial Administration and Bookkeeping Services

The Board has the need to be provided accurate financial administration and bookkeeping services and reporting that conforms to Government Accounting Standards. The Agency may elect to contract with public or private agencies for these services, such as but not limited to the City of Bartow.

Section 12 - Financial Planning and Reporting

The key element of the CRA is the use of incremental taxes generated by revitalization and redevelopment to finance community redevelopment programs and projects. Tax increment projections are subject to a number of key variables including the pace of development, the lag between the completion of development and additional assessments and the aggressiveness of assessed value appraisals. Although the Florida Constitution requires that assessed value equal 100% of the just value, actual appraisals generally represents not more than 85% of the fair market value and new real estate products are often assessed below actual costs.

Community redevelopment agencies utilize tax increment financing (TIF) as its primary funding mechanism. CRAs do not levy ad valorem taxes, and the Florida legislature empowered CRAs to collect monies through TIF. TIF simply means that the increase in property taxes is redirected to the redevelopment trust fund. CRAs may also receive funding through grants, loans and other types of financial contributions as per the Florida Statutes.

To calculate the amount of the increase, a base year was established. The Bartow CRA re-established its base year as tax year 1999 when the redevelopment plan was amended in the year 2000. The total taxable value of all real property in the redevelopment area was \$83,817,415. The Bartow CRA collects 95% of the increment which is the maximum allowed under the Act. This document is also an amendment to the redevelopment plan, but the base year shall remain the tax year 1999.

The Florida Statutes exempts certain entities from contributing to the redevelopment trust fund. For example, school boards are exempt. The Bartow CRA currently receives TIF monies from the City of Bartow and Polk County including certain County created taxing districts.

The Bartow CRA shall perform the following financial and accounting practices:

1. The Bartow City Commission shall annually adopt by resolution the Bartow CRA budget. The CRA fiscal year starts on October 1st and ends on September 30th of the following year. The budget shall include the total amount available from taxation and other sources, including amounts carried over from prior fiscal years which shall equal total appropriations for expenditures and reserves.
2. The Bartow CRA shall annually adopt a five-year capital improvements program.
3. The Agency shall maintain timesheets for all employees paid through the redevelopment trust fund.
4. The Bartow CRA shall provide for annual audits of the redevelopment trust fund in accordance with Section 163.387(8), Florida Statutes. When such

- audits are included in the City of Bartow audit, it shall include all of the information required by the law and the redevelopment trust fund shall be included as a major fund. The findings of the audit shall be presented at a public meeting of the CRA Board and such findings shall be forwarded to the State Auditor General's Office by March 31 of each year for the preceding fiscal year, which shall run from October 1st through September 30th. Copies of the annual audits shall be provided to each taxing authority levying ad valorem taxes in the redevelopment area.
5. The Agency shall ensure that a report of activities is filed as required by Section 163.356(3)(c), Florida Statutes. In addition, it should confer with the City Commission regarding the non-financial information to be included in the report of activities. For example, the report could include progress on CRA projects and future activities planned. The availability of the report shall be published in the newspaper and must be filed with the City Commission on or before March 31 of each year. The report of activities shall include a complete financial statement setting forth the Agency's assets, liabilities, income and operating expenses as of the end of the fiscal year. If the annual audit is complete and includes the before mentioned information, it may be considered the Agency's annual financial statement.
 6. All CRA tax increment funds shall be held in a redevelopment trust fund separately from other funds as required by state law.
 7. The CRA shall file all reports necessary to comply with the Special Districts requirements of the State of Florida, including transmitting an annual financial report to the Florida Department of Financial Services.
 8. The annual budget adopted by the CRA Board and the City Commission shall also be considered the Agency's annual work plan.

Section 13 - Relocation Policy

Under Chapter 163, Part III, Florida Statutes, the Bartow Community Redevelopment Agency is required to adopt a policy statement assuring that there will be replacement housing provided for those persons displaced from their homes by community redevelopment activities initiated by the CRA. It is the Agency's goal and intent to increase and improve the housing stock in the redevelopment area. There are no redevelopment programs or initiatives contemplated by the CRA or the City of Bartow at the time of this Plan's preparation and adoption designed to displace any residents from their home.

In the future, if any redevelopment project involving the CRA requires that even one person be involuntarily displaced from a residential unit, the project proposal must contain a relocation plan that adheres to all applicable laws. The City and Agency must approve the relocation proposal in a publicly noticed meeting before any final approval of the project.

If any future projects were to require relocation and Agency monies were to be "partnered" with federal funds, the CRA shall make it a condition of Agency participation that all provisions of the Uniform Relocation Assistance and Real Property Acquisition Act are met. This strategy adheres to the requirements of Chapters 163 and 421, Florida Statutes.

Section 14 - Compliance with the City's Comprehensive Plan, Zoning and Unified Land Development Code.

All CRA projects, programs and activities must conform and comply with the City of Bartow Comprehensive Plan. The CRA does not have the authority or power to amend any portion of the Comprehensive Plan. The CRA may utilize its powers and resources to assist the City in achieving the goals and objectives within the community redevelopment area as adopted in the Comprehensive Plan.

Limitations on the type, size, height, number and proposed use of buildings in the redevelopment area:

In general, limitations on the type, size, height, number and proposed use of buildings shall conform to the zoning and land development code of the City of Bartow.

Proposed changes or additions to the City of Bartow Comprehensive Plan, zoning districts and unified land development code:

The Agency will research and may recommend to the City changes to the City's Comprehensive Plan, zoning and unified land development code that promote redevelopment. The CRA is empowered to pay all costs, including but not limited to hiring consultants, planners and attorneys, for recommended changes or additions to the City of Bartow Comprehensive Plan, zoning districts and unified land development code. One such addition may be an overlay district for a portion of the redevelopment area as to allow mixed-use land uses.

Section 15 - Provision of Affordable Housing

The redevelopment area contains a wide variety of housing, both new construction and pre-existing. The analyses provided in this section demonstrate that homes in the community are *generally not* affordable for purchase, and units are unaffordable for renters. Some recent rental data is available at the County level and it is used to approximate the affordability of rental housing in the City.

Chapter 420 of the Florida Statute provides the following affordable housing definitions:

"Affordable" means:

(a) With respect to a housing unit to be occupied by very-low-income persons, that monthly rents, or monthly mortgage payments including property taxes and insurance, do not exceed 30 percent of that amount which represents 50 percent of the median adjusted gross annual income for the households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the housing unit is located, divided by 12.

(b) With respect to a housing unit to be occupied by low-income persons, that monthly rents, or monthly mortgage payments including taxes and insurance, do not exceed 30 percent of that amount which represents 80 percent of the median adjusted gross annual income for the households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the housing unit is located, divided by 12.

(c) With respect to a housing unit to be occupied by moderate-income persons, that monthly rents, or monthly mortgage payments including taxes and insurance, do not exceed 30 percent of that amount which represents 120 percent of the median adjusted gross annual income for the households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the housing unit is located, divided by 12.

According to BEBR², the City of Bartow had a population of approximately 16,455 on July 1st, 2006. This is up from 15,340 in the year 2000. The only available data to determine the median income for the City is the 2000 Census. The median household income was tabulated at \$38,568. Since the County is a large geographical area with more than ½ million people, the Census Bureau annually updates the County's profile. The 2004 median household income for the County was \$40,900, which is up from \$36,036 in the year 2000. In 2000, it should be noted that the City's median household income was greater than the County's.

² The Bureau of Economic and Business Research at the University of Florida

The City of Bartow is located in the Lakeland, FL Metro MSA. The 2005 MSA median household income was estimated by the Census at \$39,124 with a mean household income of \$52,021.

Affordable Housing Analysis 1

Appendix C contains a list of recent home sales throughout the City. It was determined that of the 41 recent homes sales, the average sale's price was \$193,768. Homes sold from a low of \$90,000 to high of \$425,000. The median sales price was \$168,500.

The monthly principle and interest for a \$168,500 home with a 30 year fixed 6.00% rate mortgage would be approximately \$1,010.

The total millage rate for the area is approximately 21 mills. The taxes on a \$168,500 home would be approximately \$295 per month, which excludes homestead and other exemptions.

The average monthly utility bill for homes in the area is approximately \$200. Utility costs include sanitation, electric, water and wastewater services.

Insurance costs vary dependent upon many factors including the age of the home, compliance with newer Florida building code standards, flood rating, roof type and type of material used in the home's construction. As a general rule of thumb, 1% of the home's value is used to determine the insurance cost. A \$168,500 home would have a monthly insurance cost of approximately \$140.

The average cost per month would be

$$\begin{aligned} &[\text{principle} + \text{interest} + \text{taxes} + \text{utilities} + \text{insurance}] = \\ &[\$1,010 + \$295 + \$200 + \$140] = \\ &\$1,645 \text{ per month} \end{aligned}$$

The affordable housing definition provides, among other thresholds, that a home is considered to be affordable if the costs do not exceed 30 percent of 120 percent of the adjusted gross annual household income. This definition is for "moderate income persons." For this analysis, the adjustment due to family size is not considered.

The median household income was determined to be \$39,124, and 30 percent of 120 percent of that value would be approximately \$14,085 per year or \$1,174 per month.

Since the approximate cost is \$1,645 per month and the median income is approximately \$1,174 per month, this analysis demonstrates that homes in the City are *generally not* affordable for moderate income persons. Ergo, the homes are *not generally* affordable for the other income brackets, too.

Affordable Housing Analysis 2

The Shimberg Center for Affordable Housing at the University of Florida is recognized as a leader of affordable housing statistics. As previously stated, there is a lack of renter household data available at the City level. The following table provides County level data on the affordability of rental units.

County	Year	Household Income	Renter Household Count
Polk	2007	20% or Less	5,176
Polk	2007	20.1-35% AMI	7,483
Polk	2007	35.1-50% AMI	5,756
Polk	2007	50.1-60% AMI	3,973
Polk	2007	60.1+% AMI	31,404

Source: Shimberg Center for Affordable Housing
AMI means the area median income.

The data demonstrates that of the 53,792 renter households in the County, 41,133 households exceed 35% of the area median income to pay for the costs. In other words, more than 76% of the renter households are not considered affordable. Assuming that the City is relatively similar to the County, there is clearly a lack of affordable rental housing.

Conclusion

There is a lack of affordable rental housing and homes for purchase. Home values have dramatically escalated in the past five years. Increases in household incomes have not kept pace with the home values, thus creating a situation that diminished the stock of affordable homes. This plan recognizes that the real estate market cycles play a pivotal role.

Remedy

The CRA has the authority to coordinate with each housing authority, other affordable housing entities, with the City, the County, and with non-profit such as but not limited to Habitat for Humanity and for profit entities to commit to providing affordable housing within the geographic boundaries of the redevelopment area.

Historically, efforts to provide affordable housing to very low, low, and moderate income households have been led by government. As housing prices have risen, households above moderate income have been priced out of homeownership. The category of workers affected by this includes essential personnel such as teachers, fire fighters, law enforcement officers and other government agencies. The income of these workers typically falls into the “workforce housing” category. Whereas these workers are desired to live within the CRA, the Community

Redevelopment Act of 1969 (The Act) does not provide for the TIF funds to be spent on programs that directly benefit this income level as a remedy to address a shortage of affordable housing.

In pursuit of redevelopment, the Board may take measures to promote the affordability of homes by providing development incentives for affordable homes, townhomes and condominiums. The Agency is empowered to purchase real property for redevelopment. The Act provides CRAs the authority to sell or dispose of real property at whatever value that is in the public's interest. Some Florida CRAs, such as the Hallandale Beach CRA, provide in-fill property at no cost to an affordable housing developer.

The Board may want to consider keeping real property affordable through a deed restriction. This strategy maintains the home's affordability for as long as the deed restriction indicates. Another strategy is for the CRA to place a 2nd mortgage on the property, thus ensuring that whatever public monies were invested in the affordable housing development will be returned, perhaps with interest, to the CRA if the owners sell the home. The CRA would then be able to reinvest the public money back into the community

Section 16 - Land Acquisition and Disposal Policy

All property acquisition and disposition carried out by the Bartow Community Redevelopment Agency must be done in accordance with the provisions of Chapter 163, Part III, Florida Statutes. This section of the Plan contains a detailed summary of those provisions.

The CRA may acquire real property in the community redevelopment area by purchase, lease, option, gift, grant, bequest, devise, eminent domain, or otherwise any real property (or personal property for its administrative purposes), together with any improvements thereon.

The City and the CRA will seek to purchase real property on the basis of negotiated voluntary sales. At the time of the adoption and approval of this Plan, there are no specific properties that the CRA is proposing to purchase using eminent domain.

As mentioned before and among other things, in 2006 the Florida Legislature removed the authority for properties to be seized by eminent domain to alleviate slum or blight.

The CRA may sell, lease, dispose of, or otherwise transfer real property or any interest acquired by it for community redevelopment in a community redevelopment area to any public or private entity.

The CRA may retain property for public use, and may enter into contracts with other parties for residential, recreational, commercial, industrial, educational, or other uses. In accordance with the community redevelopment plan, all such transactions shall be subject to such covenants, conditions, and restrictions, including covenants running with the land, as the CRA deems necessary or desirable to assist in carrying out the purposes of Chapter 163, Part III, Florida Statutes.

The purchasers or lessees and their successors and assigns shall be obligated to devote such real property only to the uses specified by the CRA Board and may be obligated to comply with other requirements as the CRA may determine to be in the public interest. This includes the obligation to begin any improvements on such real property required by the CRA within a reasonable time.

Real property may be sold, leased, or otherwise transferred at a value determined by the CRA. In determining the value of real property, the CRA shall take into account and give consideration to the long-term benefits to be achieved by the CRA resulting from incurring short term losses or costs in the disposal of real property. In addition, the CRA shall take into account the uses provided in the redevelopment plan, the restrictions upon, and the covenants, conditions and

obligations assumed by the purchaser or lessee or by the CRA retaining the property and the objectives of the redevelopment plan for the prevention of the recurrence of blighted conditions.

Prior to disposition of any real property or interest in such property in a community redevelopment area, the CRA shall give public notice of disposition by publication in a newspaper having a general circulation in the community, at least 30 days prior to the execution of any contract to sell, lease, or otherwise transfer real property and, prior to the delivery of any instrument of conveyance with respect thereto under the provisions of Chapter 163, Part III, Florida Statutes. The CRA shall invite proposals from, and make all pertinent information available to private redevelopers or any persons interested in undertaking to redevelop or rehabilitate the community redevelopment area or any part thereof. Such notice shall identify the area or portion thereof and shall state that proposals must be made by those interested within 30 days after the date of publication of the notice and that further information may be obtained, as available, from the office designated in the notice.

The CRA shall consider all such redevelopment or rehabilitation proposals and the financial and legal ability of the persons making proposals to carry them out. The CRA may negotiate with any persons for proposals for the purchase, lease, or other transfer of any real property acquired by it in the community redevelopment area. The CRA may accept a proposal as it deems to be in the public interest and in furtherance of the purposes of this Plan. Thereafter, the CRA may execute the contract in accordance with the provisions of delineated above and deliver deeds, leases, and other instruments and take all steps necessary to effectuate the contract.

The CRA may temporarily operate and maintain real property acquired in a community redevelopment area for or in connection with a community redevelopment plan pending the disposition of the property as authorized in Chapter 163, Part III, Florida Statutes without regard to the provisions of Section 163.380(1) for such uses and purposes as may be deemed desirable, even though not in conformity with the community redevelopment plan.

Section 17 - Bonding Capacity

The Agency has the authority to issue redevelopment bonds that pledge the annual TIF revenue stream as the source of repayment. The Florida Supreme Court is currently reviewing a recent decision that may require CRAs to attain approval by referendum prior to TIF pledged bonds. Contingent upon debt coverage ratios, the existence of a secondary revenue pledge and interest rates, an investment grade bond may be issued by the Agency.

The appropriate use of any bond proceeds may be determined through the negotiation process with private or public redevelopment interests. All net proceeds shall be allocated to capital intensive projects related directly to redevelopment projects. It is the intent of this Plan to provide maximum flexibility with regard to the financial arrangements and deal structures that utilize these funds for capital investment. The Agency intends to use full authority granted by this Plan and Chapter 163, Part III, Florida Statutes, and all covenants delineated in the Official Statement that will be prepared to govern the bond issue.

The City, either directly or through the Agency, may sell bonds or execute notes and other forms of indebtedness, as well as collateral documents, to finance redevelopment activities deemed necessary by the Agency for the redevelopment area.

Section 18 - Interlocal Agreements and Contracts

The Agency is encouraged to enter into Interlocal agreements with other governmental agencies pursuant to Section 163.01 of the Florida Statutes. An Interlocal agreement permits the CRA and other local governmental units to make the most efficient use of their powers. It enables them to cooperate on a basis of mutual advantage. Thereby, the Interlocal agreement provides services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population and other factors influencing the needs and development of local communities.

The CRA may recommend to the City of Bartow to enter into Interlocals with other government agencies such as but not limited to Polk County, the State of Florida, Regional and Federal agencies to enhance the redevelopment goals the Agency.

The Agency has the authority pursuant to Chapter 163, Part III, Florida Statutes, to enter into and negotiate contracts with public and private entities. The Agency also has the authority to expend tax increment finance monies on such contacts that further this Plan.

Section 19 - Severability

Should any provision, section, subsection, sentence, clause, or phrase of this Plan be declared by the courts to be invalid or unconstitutional such declaration shall not affect the validity of the remaining portion or portions of this Plan.

Section 20 - FY 2007/2008 to 2010/2011 Capital Outlay Plan

Project Number	Project Name	FY 07-08		FY 08-09		FY 09-10		FY 10-11		FY 11-12		Total Project Cost
LAND BANKING												
1	US 17 S / MLK			\$125,000	Purchase, demolition, fencing and seeding	\$125,000	Purchase, demolition, fencing and seeding	\$125,000	Purchase, demolition, fencing and seeding	\$125,000	Purchase, demolition, fencing and seeding	\$500,000
2	Downtown							\$2,000,000	Property Purchase			
Land Banking Total		\$0.00		\$125,000.00		\$125,000.00		\$2,125,000.00		\$125,000.00		\$2,500,000
TRANSPORTATION												
1	Church Street Calming	\$25,000	Study and design	\$75,000	Construction							\$100,000
2	Main Street Gateways			\$180,000	Construction							\$180,000
3	Baker / Main Street Improvements		Study and design	\$15,000	Construction							\$15,000
4	200 Blk S Central Ave / Wilson Streetscaping					\$200,000	Central Ave	\$200,000	Wilson Ave			\$400,000
5	Wilson and Park Ave	\$330,000	Construction									\$330,000
6	Main St / 1st St Intersection	\$70,000	Preliminary Engineering	\$250,000	Design and Engineering	\$1,500,000	Construction	\$1,500,000	Construction			\$3,320,000
Transportation Total		\$425,000		\$520,000		\$1,700,000		\$1,700,000		\$0		\$4,345,000
RECREATION												
1	Polk Street Underpass Park	\$50,000	Study	\$300,000	Design and Construction							\$350,000
2	Marketing Activities			\$15,000	Equipment and supplies	\$15,000	Equipment and supplies	\$15,000	Equipment and supplies	\$15,000	Equipment and supplies	\$60,000
Recreation Total		\$50,000		\$315,000		\$15,000		\$15,000		\$15,000		\$410,000
HISTORICAL PRESERVATION												
1	Cigar Factory	\$50,000	Inspection, cleanup and preliminary cost estimates for renovation	\$250,000	Renovation	\$250,000	Renovation					\$550,000
2	Historic Civic Center Renovation			\$100,000	Renovation	\$100,000	Renovation					\$200,000
3	Historic District Beautification	\$8,000	Beautification	\$8,000	Beautification	\$8,000	Beautification	\$8,000	Beautification	\$8,000	Beautification	\$40,000
Historical Preservation Total		\$58,000		\$358,000		\$358,000		\$8,000		\$8,000		\$790,000
TOTAL ALL CATEGORIES		\$533,000		\$1,318,000		\$2,198,000		\$3,848,000		\$148,000		\$8,045,000

Appendices

Appendix A – Legal Description

The following legal description was established in the Bartow Redevelopment Plan of 2000. In 2006, the Bartow City Commission approved the expansion of the redevelopment area to include a portion of the city south and east of the intersection of US 17 and Main Street. This legal description is also included

The Community Redevelopment Area (CRA) begins on the southeast corner at the intersection of Georgia Street and the west right-of-way line of the CSX Railroad, approximately five hundred feet east of U.S. Highway 17.

The eastern boundary is the CSX Railroad as it runs north from the point of beginning and a line extending north from a point where the railroad curves to the west, and on to the City Limits north of Bear Creek.

The northern boundary follows the City Limits west from the eastern boundary of the CRA, and encompasses the new Columbia Hospital site, then returns south to the Lyle Parkway, crosses U.S. Highway 98 to the west side, then turns south and follows an irregular pattern one to two parcels deep, west of U.S.98 to Bear Creek; continues south encompassing Oaks Landing Apartments, then turns west in line with Forest Drive, continues west along the center line of Forest Drive to the east boundary of the Azalea Oaks Subdivision, then turns north one lot to the north boundary of said subdivision, then west along the north boundary of said subdivision to Maple Street, across Maple Street and around north side of the City property that is the site of a power substation to the western boundary of the area.

The western boundary follows the City Limits south and parallel to Maple Street and Crown Avenue crossing the CSX Railroad right-of-way then, State Road 60, and running approximately 800 feet south of the highway to a point.

The southern boundary runs east from the end of the western boundary a distance of 425 feet, more or less; turns north and runs 250 feet, more or less, to a point on a line extended west from the center line of Parker Street then; turns east and runs along said line and the center line of Parker Street to the center line of Orange Avenue then; south along the center line of Orange Avenue to Vine Street then; east along the center line of Vine Street to First Avenue then; north along the east right-of-way of First Avenue to Vine Street then; east along the center line of Vine Street to Second Avenue then; north along the center line of Second Avenue to Magnolia Street then; east along the center line of Magnolia Street to Third Avenue then; north along the center line of Third Avenue and a line extended north from said center line to Gay Street then; east along the center line of Gay Street to East Avenue then; south along the center line of East Avenue and continue south along the

(Continued on next page)

center line of seventh Avenue to Magnolia Street then; east along the center line of Magnolia Street to the west right-of-way of U.S. Highway 17 then; south along said west right-of-way to a point 150 feet, more or less, south of Bay Street then; west 250 feet, more or less, to a point then; proceed south in an irregular pattern one or two lots west of U.S.17 to a point one lot south of Clinton Street then; turn west and proceed to the center line of Pine Level Avenue then; turn south along the center line of Pine Level Avenue to Georgia Street then; turn east and proceed along the center line of Georgia street across U.S.17 to the Point of Beginning.

AND

Begin at the southwest corner at the intersection of the north right-of-way of Georgia Street and the west right-of-way line of the CSX Railroad.

Thence north along the west right-of-way of CSX Railroad to the centerline of Wabash Street East.

Thence east along the centerline of Wabash Street East to the west boundary of Union Academy (Parcel No. 253009000000031020), thence south along the west boundary of Union Academy to the centerline of Laurel Street East, thence east along the centerline of Laurel Street East to the west boundary of Union Academy, thence south along the west boundary of Union Academy to the north line of Edgewood Estates Subdivision, which is also the centerline of Martin Luther King Jr Blvd East, thence east along the centerline of Martin Luther King Jr Blvd East and continuing east along the north boundary of College Park Estates Subdivision, to the northeast corner of said subdivision.

Thence south along the eastern boundaries of College Park Estates Subdivision, Peace River Heights Subdivision, Peace River Heights First Addition Subdivision and Sweets Subdivision, Unit No. 1, to the southeast corner of Sweets Subdivision, Unit No. 1.

Thence west from the southeast corner of Sweets Subdivision, Unit No. 1, along the south boundary of Sweets Subdivision, Unit No. 1, to the east boundary of Sweets Subdivision, Unit No. 2, thence south to the southeast corner of Sweets Subdivision, Unit No. 2, thence west along the south boundaries of Sweets Subdivision, Unit No. 2 and Bennetts Subdivision to the west boundary of Highland Park Subdivision, thence south along the east boundary of Highland Park Subdivision to the southeast corner of Highland Park Subdivision, thence west along the south boundary of said Subdivision to the point of beginning.

AND

Begin at the northeast corner at the intersection of the north right of way of Gay Street East and the west right of way of East Avenue of Section 5, Township 30 South and Range 25 East. thence southerly along the centerline of East Avenue 733 feet, more or less, to the centerline of Martin Luther King Jr. Blvd East. thence westerly along the centerline of Martin Luther King Jr. Blvd East 90 feet, more or less, to the centerline of South 7th Ave. thence southerly 1,280 feet, more or less, to the centerline of Bay Street thence westerly 991 feet, more or less, along the centerline of Bay Street to the centerline of Second Ave. South thence northerly 260 feet, more or less, to the centerline of East Magnolia Street thence westerly 325 feet, more or less, to the centerline of First Ave. S thence southerly 291 feet, more or less, to the centerline of East Vine Street thence westerly 463 feet, more or less, to the centerline of Orange Ave. South thence northerly along the centerline of Orange Ave. South 2,478 feet, more or less, to the centerline of Main Street East, thence easterly along the centerline of Main Street East 2,406 feet, more or less, to the centerline of US Highway 17 thence southerly along the centerline of US Highway 17 618 feet, more or less, to the centerline of East Gay Street. Then westerly along East Gay Street to the point of the beginning.

Appendix B – CRA Powers

Chapter 163, Part III, as amended, of the Florida Statutes known as the Community Redevelopment Act of 1969 describes the powers of community redevelopment agencies. The following excerpt is provided for informational purposes only. The information provided herein this section shall not in any way limit the existing or the future powers of the Bartow Community Redevelopment Agency. The Bartow CRA shall have all the powers afforded to it by law.

FS 163.370 Powers; counties and municipalities; community redevelopment agencies.³

(1) Counties and municipalities may not exercise the power of eminent domain for the purpose of preventing or eliminating a slum area or blighted area as defined in this part; however, counties and municipalities may acquire property by eminent domain within a community redevelopment area, subject to the limitations set forth in s. 73.013 and 73.014 or other general law.

(2) Every county and municipality shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this part, including the following powers in addition to others herein granted:

(a) To make and execute contracts and other instruments necessary or convenient to the exercise of its powers under this part.

(b) To disseminate slum clearance and community redevelopment information.

(c) To undertake and carry out community redevelopment and related activities within the community redevelopment area, which may include:

1. Acquisition of property within a slum area or a blighted area by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition.

2. Demolition and removal of buildings and improvements.

3. Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, public areas of major hotels that are constructed in support of convention centers, including meeting rooms, banquet facilities, parking garages, lobbies, and passageways, and other improvements necessary for carrying out in the community redevelopment area the community redevelopment objectives of this part in accordance with the community redevelopment plan.

³ Source: The Florida Senate website; www.flsenate.gov retrieved on 26 June 2007.

4. Disposition of any property acquired in the community redevelopment area at its fair value as provided in s. 163.380 for uses in accordance with the community redevelopment plan.

5. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the community redevelopment plan.

6. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of real property in the community redevelopment area which, under the community redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitation of the structures for guidance purposes, and resale of the property.

7. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of any other real property in the community redevelopment area when necessary to eliminate unhealthful, unsanitary, or unsafe conditions; lessen density; eliminate obsolete or other uses detrimental to the public welfare; or otherwise to remove or prevent the spread of blight or deterioration or to provide land for needed public facilities.

8. Acquisition, without regard to any requirement that the area be a slum or blighted area, of air rights in an area consisting principally of land in highways, railway or subway tracks, bridge or tunnel entrances, or other similar facilities which have a blighting influence on the surrounding area and over which air rights sites are to be developed for the elimination of such blighting influences and for the provision of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.

9. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of property in unincorporated enclaves surrounded by the boundaries of a community redevelopment area when it is determined necessary by the agency to accomplish the community redevelopment plan.

10. Construction of foundations and platforms necessary for the provision of air rights sites of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.

(d) To provide, or to arrange or contract for, the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets,

roads, public utilities, or other facilities for or in connection with a community redevelopment; to install, construct, and reconstruct streets, utilities, parks, playgrounds, and other public improvements; and to agree to any conditions that it deems reasonable and appropriate which are attached to federal financial assistance and imposed pursuant to federal law relating to the determination of prevailing salaries or wages or compliance with labor standards, in the undertaking or carrying out of a community redevelopment and related activities, and to include in any contract let in connection with such redevelopment and related activities provisions to fulfill such of the conditions as it deems reasonable and appropriate.

(e) Within the community redevelopment area:

1. To enter into any building or property in any community redevelopment area in order to make inspections, surveys, appraisals, soundings, or test borings and to obtain an order for this purpose from a court of competent jurisdiction in the event entry is denied or resisted.

2. To acquire by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition any personal or real property, together with any improvements thereon.

3. To hold, improve, clear, or prepare for redevelopment any such property.

4. To mortgage, pledge, hypothecate, or otherwise encumber or dispose of any real property.

5. To insure or provide for the insurance of any real or personal property or operations of the county or municipality against any risks or hazards, including the power to pay premiums on any such insurance.

6. To enter into any contracts necessary to effectuate the purposes of this part.

7. To solicit requests for proposals for redevelopment of parcels of real property contemplated by a community redevelopment plan to be acquired for redevelopment purposes by a community redevelopment agency and, as a result of such requests for proposals, to advertise for the disposition of such real property to private persons pursuant to s. 163.380 prior to acquisition of such real property by the community redevelopment agency.

(f) To invest any community redevelopment funds held in reserves or sinking funds or any such funds not required for immediate disbursement in property or securities in which savings banks may legally invest funds subject to

their control and to redeem such bonds as have been issued pursuant to s. 163.385 at the redemption price established therein or to purchase such bonds at less than redemption price, all such bonds so redeemed or purchased to be canceled.

(g) To borrow money and to apply for and accept advances, loans, grants, contributions, and any other form of financial assistance from the Federal Government or the state, county, or other public body or from any sources, public or private, for the purposes of this part and to give such security as may be required and to enter into and carry out contracts or agreements in connection therewith; and to include in any contract for financial assistance with the Federal Government for or with respect to community redevelopment and related activities such conditions imposed pursuant to federal laws as the county or municipality deems reasonable and appropriate which are not inconsistent with the purposes of this part.

(h) To make or have made all surveys and plans necessary to the carrying out of the purposes of this part; to contract with any person, public or private, in making and carrying out such plans; and to adopt or approve, modify, and amend such plans, which plans may include, but are not limited to:

1. Plans for carrying out a program of voluntary or compulsory repair and rehabilitation of buildings and improvements.

2. Plans for the enforcement of state and local laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements.

3. Appraisals, title searches, surveys, studies, and other plans and work necessary to prepare for the undertaking of community redevelopment and related activities.

(i) To develop, test, and report methods and techniques, and carry out demonstrations and other activities, for the prevention and the elimination of slums and urban blight and developing and demonstrating new or improved means of providing housing for families and persons of low income.

(j) To apply for, accept, and utilize grants of funds from the Federal Government for such purposes.

(k) To prepare plans for and assist in the relocation of persons (including individuals, families, business concerns, nonprofit organizations, and others) displaced from a community redevelopment area and to make relocation payments to or with respect to such persons for moving expenses and losses of

property for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the Federal Government.

(l) To appropriate such funds and make such expenditures as are necessary to carry out the purposes of this part; to zone or rezone any part of the county or municipality or make exceptions from building regulations; and to enter into agreements with a housing authority, which agreements may extend over any period, notwithstanding any provision or rule of law to the contrary, respecting action to be taken by such county or municipality pursuant to any of the powers granted by this part.

(m) To close, vacate, plan, or replan streets, roads, sidewalks, ways, or other places and to plan or replan any part of the county or municipality.

(n) To organize, coordinate, and direct the administration of the provisions of this part, as they may apply to such county or municipality, in order that the objective of remedying slum and blighted areas and preventing the causes thereof within such county or municipality may be most effectively promoted and achieved and to establish such new office or offices of the county or municipality or to reorganize existing offices in order to carry out such purpose most effectively.

(o) To develop and implement community policing innovations.

(3) The following projects may not be paid for or financed by increment revenues:

(a) Construction or expansion of administrative buildings for public bodies or police and fire buildings, unless each taxing authority agrees to such method of financing for the construction or expansion, or unless the construction or expansion is contemplated as part of a community policing innovation.

(b) Installation, construction, reconstruction, repair, or alteration of any publicly owned capital improvements or projects if such projects or improvements were scheduled to be installed, constructed, reconstructed, repaired, or altered within 3 years of the approval of the community redevelopment plan by the governing body pursuant to a previously approved public capital improvement or project schedule or plan of the governing body which approved the community redevelopment plan unless and until such projects or improvements have been removed from such schedule or plan of the governing body and 3 years have elapsed since such removal or such projects or improvements were identified in such schedule or plan to be funded, in whole or in part, with funds on deposit within the community redevelopment trust fund.

(c) General government operating expenses unrelated to the planning and carrying out of a community redevelopment plan.

(4) With the approval of the governing body, a community redevelopment agency may:

(a) Prior to approval of a community redevelopment plan or approval of any modifications of the plan, acquire real property in a community redevelopment area by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition; demolish and remove any structures on the property; and pay all costs related to the acquisition, demolition, or removal, including any administrative or relocation expenses, provided such acquisition is not pursuant to s. 163.375.

(b) Assume the responsibility to bear any loss that may arise as the result of the exercise of authority under this subsection, in the event that the real property is not made part of the community redevelopment area.

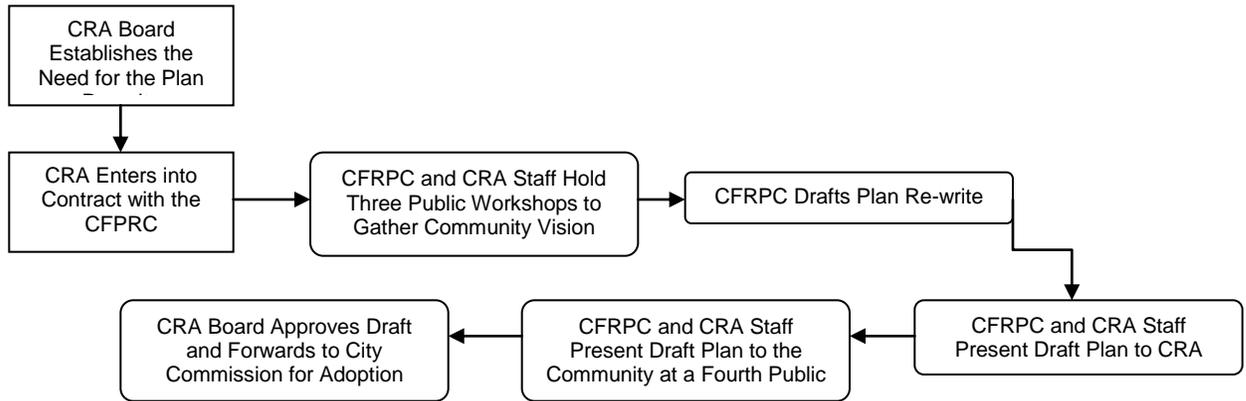
End Statute Section

Appendix C – Comparables

Comps	Price	Sold on	Bd	Ba	Size	\$/sq ft	Lot	Lot \$/sq ft	Built
955 E Tee Cir	\$ 90,000	09/07/2006	3	2	1,077	\$83	6,525	\$13	1972
1020 Forrest Dr	\$105,000	01/26/2007	4	2	1,312	\$80	8,680	\$12	1999
5505 E Georgia St	\$113,400	08/29/2006	3	2	1,294	\$87	8,625	\$13	1979
1625 S Broadway Ave	\$114,800	12/20/2006	3	2	1,438	\$79	12,492	\$9	1996
882 Stuart St	\$116,000	06/11/2007	2	2	1,365	\$84	--	\$0	2004
688 Formosa Ave	\$119,500	09/05/2006	3	2	1,132	\$105	8,743	\$13	1978
1060 Forrest Dr	\$121,700	01/17/2007	3	2	1,518	\$80	8,750	\$13	2000
315 Piedmont Ct	\$132,000	11/03/2006	3	2	1,144	\$115	6,240	\$21	1980
865 White Birch Ln	\$135,000	09/21/2006	3	2	1,670	\$80	7,050	\$19	1980
830 E Gay St	\$140,000	02/12/2007	3	2	1,159	\$120	6,880	\$20	1975
1725 Horizon Way	\$142,000	11/27/2006	3	2	1,109	\$128	6,336	\$22	1989
1175 Lisa Ln	\$142,000	08/16/2006	3	2	1,483	\$95	14,000	\$10	1974
1065 Forrest Dr	\$145,000	12/27/2006	3	2	1,246	\$116	8,750	\$16	2001
2105 Greentree Ct	\$145,000	12/05/2006	3	2	1,184	\$122	10,000	\$14	1980
1580 Lakeside Dr	\$145,000	09/18/2006	3	2	1,129	\$128	6,600	\$21	1991
1665 Lakeside Dr	\$145,000	09/05/2006	3	2	1,514	\$95	5,720	\$25	1996
1540 Sailpoint Dr	\$153,000	05/02/2007	3	2	1,414	\$108	6,240	\$24	1986
1695 Lakeside Dr	\$158,000	01/10/2007	3	2	1,438	\$109	5,900	\$26	1992
1735 W Oakwood Loop	\$162,000	10/16/2006	3	2	1,555	\$104	7,500	\$21	1979
1140 Lisa Ln	\$168,000	03/22/2007	3	2	1,493	\$112	14,100	\$11	1974
1570 Meadows Pond Dr	\$168,500	10/11/2006	2	2	1,256	\$134	--	\$0	2003
935 Bearcreek Dr	\$170,000	07/28/2006	3	2	1,782	\$95	11,900	\$14	1972
1475 Caroline Ct	\$172,900	06/15/2007	3	2	1,396	\$123	--	\$0	2002
1510 Meadows Pond Dr	\$176,500	03/07/2007	3	2	1,553	\$113	--	\$0	2004
1540 Laurel Meadows Dr	\$185,000	01/05/2007	4	2	1,833	\$100	--	\$0	2004
1535 Harbor Way	\$189,000	09/27/2006	3	2	1,884	\$100	6,240	\$30	1984
355 S Orange Ave	\$189,900	08/07/2006	3	3	1,785	\$106	16,800	\$11	1997
1750 Sunrise Dr	\$190,000	06/07/2007	3	2	1,438	\$132	11,715	\$16	1992
1430 Meadows Pond Dr	\$196,000	06/05/2007	3	2	1,630	\$120	--	\$0	2004
1515 Laurel Meadows Dr	\$199,500	05/02/2007	3	2	1,637	\$121	--	\$0	2005
1145 N Maple Ave	\$201,000	08/31/2006	3	2	1,596	\$125	13,750	\$14	1977
1196 E Hermosa Ave	\$233,000	12/11/2006	3	2	1,816	\$128	17,550	\$13	1987
845 Lila St	\$259,000	06/05/2007	3	2	2,066	\$125	18,200	\$14	1980
6309 Riverlake Ct	\$270,000	11/02/2006	3	2	1,972	\$136	--	\$0	2004
685 Square Lake Dr E	\$284,900	11/27/2006	4	2	2,369	\$120	--	\$0	1998
6204 Riverlake Ln	\$330,000	01/17/2007	3	2	2,423	\$136	--	\$0	2004
1550 Rosa Ct	\$332,000	08/08/2006	3	3	2,447	\$135	14,960	\$22	1994
6245 Riverlake Ln	\$335,900	04/06/2007	3	2	2,246	\$149	--	\$0	2005
6208 Riverlake Ln	\$345,000	06/18/2007	4	2	2,395	\$144	--	\$0	2003
606 Lyle Pkwy	\$399,000	09/27/2006	3	3	3,128	\$127	36,750	\$10	1990
6220 Riverlake Ln	\$425,000	10/10/2006	4	2	2,596	\$163	--	\$0	2003

Appendix D – Flow Chart

This section displays the general steps taken to amend the Bartow Redevelopment Plan:



Appendix E – Bartow Community Redevelopment Agency Planning Documents

Through the years, the Bartow CRA has collected a series of planning documents to guide the Agency's redevelopment efforts in the community. This section lists the planning documents:

1. West Bartow Neighborhood Revitalization Plan: A Community's Vision for the Future prepared by Florida Center for Community Design and Research at the University of Florida – 5 June 2000
2. Downtown Bartow – A Citizen's Masterplan Charrette Report performed by the Treasure Coast Regional Planning Council – 1999
3. Bartow Marketing Study - 2007