

Winter Haven Community Redevelopment Agency

Florence Villa Advisory Committee

January 10, 2011

5:00 p.m.

Winter Haven City Hall

John Fuller Auditorium

451 Third Street, N.W., Winter Haven, Florida

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Minutes
October 11, 2010
4. Business Opportunity Fund
 - a. Terry Dewdney Application
5. Project Updates
 - a. Lake Maude Nature Park Group Pavilion Update
 - b. First Street Overlay
 - c. Neighborhood Service Center
 - d. PAL Building
6. Adjournment

If a person decides to appeal any decision made by the CRA with respect to any matter considered at such meetings or hearing, they will need a record of the proceedings, and that, for such purposes, they need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based (FS 286.0105). In accordance with the Americans with Disabilities Act and Florida Statutes, Section 286.26, persons with disabilities needing special accommodations to participate in this proceeding, should contact the CRA Director's Office, 451 Third Street, NW Winter Haven, FL 33883, in writing no later than 48 hours prior to the proceeding. If not in writing, not later than four (4) days prior to the proceeding at (863) 298-4477. If hearing impaired call (863) 291-5624, or voice (800) 955-8770, for assistance.

CITY OF WINTER HAVEN FACT SHEET
COMMUNITY REDEVELOPMENT AGENCY
Florence Villa Advisory Committee
January 10, 2011

DATE: January 3, 2011

TO: Florence Villa Advisory Committee

VIA: Dale L. Smith, City Manager
David Dickey, Community and Economic Development Director

FROM: Jeanne M. Sobierajski, CRA Manager

SUBJECT: Business Opportunity Fund Application

BACKGROUND:

In the FY 2010-2011 Budget, the CRA Board approved an allocation of \$20,000 for façade grants, of which the funds would also be utilized for funding the Business Opportunity Fund. The cap for the Fund is \$10,000; however, it was discussed that a maximum of \$5,000 would be approved until the end of the fiscal year, where if any additional funds were available, they would be distributed.

The following application with a description of the proposed work and photographs of existing conditions has been reviewed by staff and is consistent with the parameters of the Business Opportunity Fund.

Name of Business	Business Owner	Address
Dewdney Car Wash	Terry Dewdney	1654 First Street, NE

Staff is currently waiting on an estimate from a contractor for the work to be completed.

Staff has had discussions with one (1) other individual interested in applying for the Business Opportunity Fund and two (2) individuals interested in applying for façade grant.

RECOMMENDATION:

Staff recommends that the Florence Villa Advisory Committee approve the application in the amount of \$5,000 in the form of a grant for the construction of two (2) additional bays at the described location. The approval is conditioned upon receiving all the necessary documents and development agreement.

ATTACHMENTS:

Business Opportunity Fund Application
Photographs of Existing Conditions

CITY OF WINTER HAVEN
OPPORTUNITY FUND PROGRAM

BY: _____

APPLICATION

I. Applicant/Business Information:

Applicant's Name: Terry L. Dewdney
Home Address: 128 Ave D NE Winter Haven FL 33881
Home Phone/Fax/Email: 863-287-8958 / tdewdney@yahoo.com

Name of Business: Dewdney's CAR WASH
Business Address: 1654 1st NE Winter Haven FL 33881
Business
Phone/Fax/Email: 863-875-5590

Date Business Started: October 2009
Number of Years Operating at Present Business Address: 1
Business Ownership: Sole Proprietorship Partnership
 Corporation Other (specify)

Principal Owners (List Individuals Owning 20% or More of Business)

Present Number of Employees: Full Time _____ Part Time 2
New Employees Anticipated : 1 Yr. - Full Time _____ Part Time 4
2 Yr. - Full Time _____ Part Time 7

(Provide List of Job Classifications, Salary Range and Number of Positions)

II. Location of Property for Business Operations:

Applicant: Owns Leases Business Property

If Leased, Owner's Name _____
Owner's Address _____
Term of Lease: N/A (Attach Copy of Lease)

If Existing Bldg.: SF Occupied: _____ Yr Constructed: 2007

If New Improvements: _____ SF New 20,000⁰⁰ \$ of Improv.

Assessed Valuation of Property \$ 306,000⁰⁰ (Most Recent Yr)
Real Estate Taxes Paid \$ 7,800⁰⁰ Year 2010

CITY OF WINTER HAVEN OPPORTUNITY FUND PROGRAM

III. Proposed Uses of Funds/Project Costs

Describe nature of project including improvements to be financed in part by the City's Loan

Fund: Adding two additional wash and wax bays.

Estimated Project Costs:

Land Acquisition	\$ _____
Land Improvements	\$ _____
New Construction	\$ <u>20,000⁰⁰</u>
Building Renovations	\$ _____
Capital Equipment (M&E)	\$ _____
Inventory/Working Capital	\$ _____
Other Assoc. Project Costs	\$ _____
Total	\$ _____

Begin Improvements JAN, 2010

Complete Improvements MARCH, 2010

Occupancy/Start-up MARCH, 2010

IV. Project Financing:

Requested Loan Amount through City's Op Fund \$ 10,000⁰⁰

Listed Other Financing Required for Project

Bank Loan	_____	\$ _____
SBA Loan	<u>N/A</u>	\$ _____
Other	<u>N/A</u>	\$ _____
Owner Equity	_____	\$ _____
Total Financing	_____	\$ _____

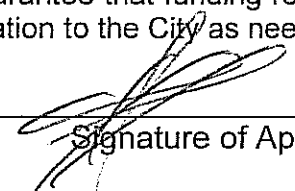
Existing Debts on Business:

Name & Address of Lender	Original Amount of Loan	Unpaid Balance	Monthly Payment	Date Loan Matures
--------------------------	-------------------------	----------------	-----------------	-------------------

<u>N/A</u>	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

V. Certification:

The undersigned certifies that to the best of my knowledge and belief, all information contained in application is true, complete, and correct. The undersigned agrees to notify the City of Centralia's Economic Development Director of any material changes. It is further agreed the application does not guarantee that funding request will be approved. The applicant agrees to furnish any additional information to the City as needed to reviewed and consider this finance request.


Signature of Applicant

12-6-2010
Date

Projected Employment for the next two years:

First year: Four part time car wash technicians
One part time cashier

Second Year: Five part time car wash technicians
Two part time cashier

Existing Conditions



**CITY OF WINTER HAVEN FACT SHEET
COMMUNITY REDEVELOPMENT AGENCY
Florence Villa Advisory Committee
January 10, 2011**

DATE: January 5, 2011

TO: Florence Villa Advisory Committee

VIA: Dale L. Smith, City Manager
David Dickey, Community and Economic Development Director

FROM: Jeanne M. Sobierajski, CRA Manager

SUBJECT: Lake Maude Nature Park Group Pavilion

BACKGROUND:

The Florence Villa CRA budget for FY2010/11 includes \$50,000 for the construction of a pavilion with amenities at the Lake Maude nature Park. The long term intent was to construct two (2) pavilions; however, funding for only one (1) was feasible for the 2010/11 fiscal year. On September 27, 2010, the bid was awarded at a cost less than staff anticipated at \$21,760. The cost with furnishings is \$28,500.

Upon a recommendation from Commissioner Birdsong, the City Commission at its December 13, 2010 regular scheduled meeting discussed and unanimously approved the funding and construction of the second pavilion at the Lake Maude Nature Park.

Staff will move forward with the necessary steps to have the second pavilion constructed.

**CITY OF WINTER HAVEN FACT SHEET
COMMUNITY REDEVELOPMENT AGENCY
Florence Villa Advisory Committee
January 10, 2011**

DATE: January 5, 2011

TO: Florence Villa Advisory Committee

VIA: Dale L. Smith, City Manager
David Dickey, Community and Economic Development Director

FROM: Jeanne M. Sobierajski, CRA Manager

SUBJECT: First Street North Overlay District

BACKGROUND:

On November 10, 2009, January 12, 2010, March 16, 2010, and November 23, 2010, City staff in conjunction with Martin & Vargas consultants, conducted workshops at the Northeast Recreational and Cultural Center related to the creation and implementation of the First Street Overlay District. This initiative is being motivated due to economic development needs as well to recognize the unique character of the area.

The development and design standards set forth in this district intend to accomplish the following purposes:

1. Promote an attractive and inviting corridor;
2. Provide safe and convenient access to shopping and other essential services;
3. Promote sustainable use of limited land and investment resources by encouraging high building densities, allowing efficient shared parking areas, and ensuring multi-modal transportation access;
4. Provide for sufficient amount of attractive and well-maintained landscaping to complement buildings and structures within the corridor;
5. Encourage development of attractive buildings within the corridor; and
6. Promote an increased level of economic development.

The proposed ordinance was presented to the Planning Commission at their October 5, 2010 meeting where they unanimously approved the request. The final document will be brought forward to the City Commission in early 2011.

CITY OF WINTER HAVEN FACT SHEET
COMMUNITY REDEVELOPMENT AGENCY
Florence Villa Advisory Committee
January 10, 2011

DATE: January 6, 2011

TO: Florence Villa Advisory Committee

VIA: Dale L. Smith, City Manager
David Dickey, Community and Economic Development Director

FROM: Jeanne M. Sobierajski, CRA Manager

SUBJECT: Neighborhood Services Center

BACKGROUND

CDBG Funds are being utilized to remodel the Neighborhood Service Center located on Avenue S, NE. The kitchen and bathrooms will be remodeled, as well as the installation of a new A/C unit at a cost of \$40,000+. A pre-construction meeting was held prior to the holidays and construction is expected to start in the beginning of January.

**CITY OF WINTER HAVEN FACT SHEET
COMMUNITY REDEVELOPMENT AGENCY
Florence Villa Advisory Committee
January 10, 2011**

DATE: January 6, 2011

TO: Florence Villa Advisory Committee

VIA: Dale L. Smith, City Manager
David Dickey, Community and Economic Development Director

FROM: Jeanne M. Sobierajski, CRA Manager

SUBJECT: PAL Building

BACKGROUND

At the end of December, the new roof installation was completed on the PAL building located at 203 Avenue R, NW. This project was funded through CDBG/R, CDBG, Revolving Funds and Capital Depletion Reserve Funds. The total cost of the project was \$97,552.