



2021-2022

Proposed Budget Presentation



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Welcome

Community Redevelopment Agency (CRA)
of the City of Fort Myers Fiscal Year
(FY) 2021-2022 Budget Presentation.

Presenter

Cheryl V. Thornton, MBA, FRA-RP
Fort Myers CRA Fiscal Manager



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Overview

About CRAs

- Part III Chapter 163 of Florida Statutes

Fort Myers CRA

- Organizational Structure
- Brief History
- Map of Redevelopment Areas

Fiscal Year 2020-2021 Activity Summary

- Projects Completed and Underway
 - TIF Projects
 - Programs and Projects

Fort Myers CRA Budget:

Proposed FY 2021-2022:

- Downtown
- Cleveland Avenue
- Dr. Martin Luther King, Jr. Blvd.
- Central Fort Myers

Questions



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About CRAs

Chapter 163 Part III Florida Statutes

The CRA is governed by Part III of Chapter 163 of the Florida Statutes (F.S.) commonly known as the **Community Redevelopment Act of 1969**. Under this Florida law Cities and Counties to create CRAs to assist with curing **slum and blighted areas**.

A proven need or “findings of necessity” is required before a redevelopment agency can implement or support any undertakings, activities, or projects in effort to eliminate and prevent the development or spread of slums and blight, or the reduction or prevention of crime, or for the provision of affordable housing, whether for rent or for sale, to communities of low or moderate income, including the elderly.



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Fort Myers CRA

What we do...

CRA's are designed to create a **better economy** in distressed areas in a variety of ways including:

- Attracting private investment
- Creating opportunities for entrepreneurs
- Improved infrastructure
- Job opportunities
- Housing

One way we achieve these aims is through the use of incentives, including but not limited to **tax increment rebates & grant program to encourage private investment.**



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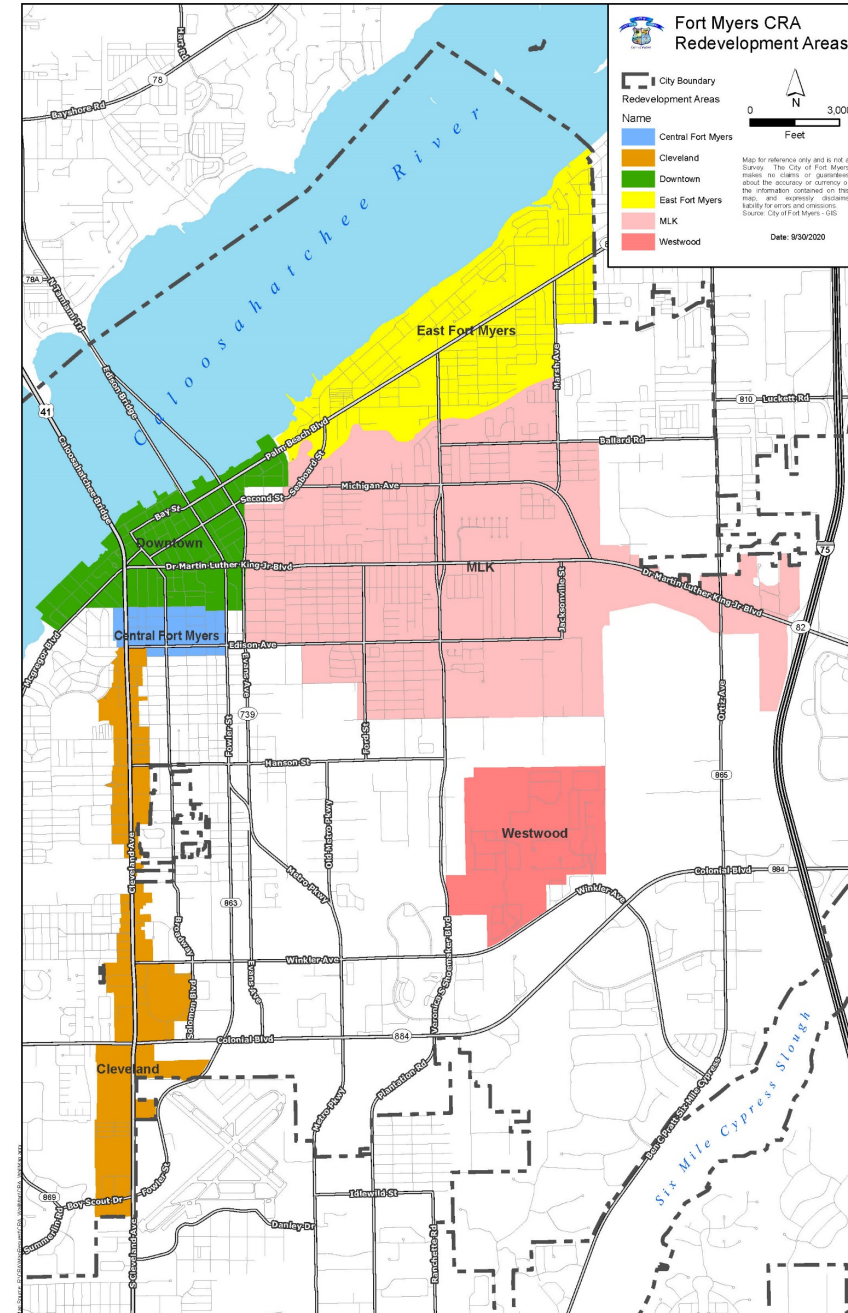


FY 2021-2022 Map of CRA Redevelopment Area

The Fort Myers Community Redevelopment Agency (CRA) encourages and oversees redevelopment in five designated areas that contain a total of sixteen distinct geographic sections.



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CRA Commissioners
City Councilpersons

Community +
CRA Advisory Board

Executive Director

CRA Staff, Attorney +
Consultant(s)



About Fort Myers CRA: Organizational Structure

The City of Fort Myers (Ordinance No. 2426) in 1987, City Councilperson, under F.S. 163.357 appointed itself to serve as members of the Board of Commissioners (BOC) for the CRA.

In furtherance to this, CRA BOC members, i.e., Commissioners together 'constitute the head of the agency which is a 'legal entity distinct, and independent from the City of Fort Myers.



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Fort Myers CRA Board of Commissioners

The elected Councilpersons and City of Fort Myers Mayor also serve as the governing body of the Fort Myers CRA in a separate capacity from the City.

Fred Burson, Chair

Kevin Anderson, Vice Chair



Darla Bonk

Terolyn Watson

Teresa Watkins Brown

Liston D. Bochette III

Johnny W. Streets, Jr.



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Fort Myers CRA's Advisory Board

Volunteer citizen advisory boards are an integral part of effective governance. The creation of advisory boards is a way to engage citizens in the democratic process. Their primary purpose is to provide judicious advice from a citizen perspective.



Jarrett Eady, Chair



Dr. Gerald Laboda, Vice Chair



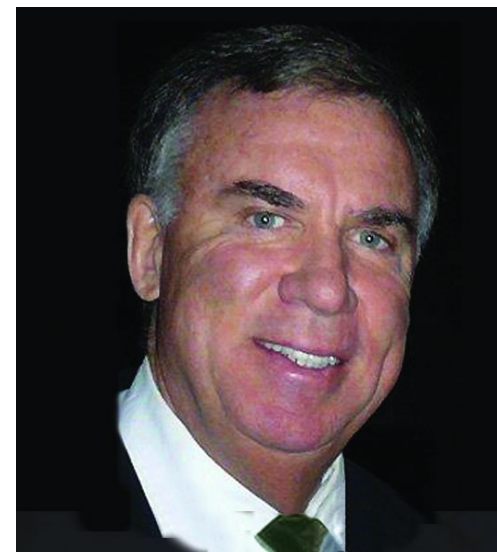
Kirk Beck



Michael Doyle



Gerri Ware



Bruce Grady



Jami McCormick



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Michele Hylton-Terry
Executive Director

Antoine Williams
Assistant Director

Sheryl Rea
Sr. Administrative Assistant

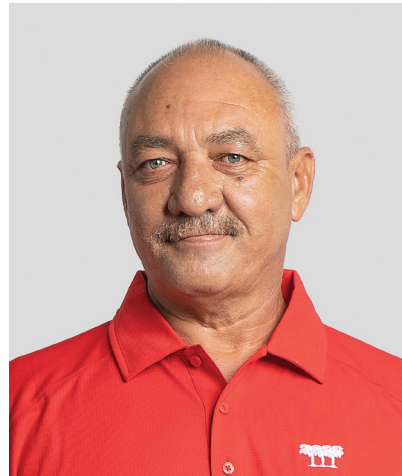
Cheryl V. Thornton
Fiscal Manager

Renee Turbeville
Redevelopment Specialist

Natalie S. Dunham
Advertising & Promotions
Manager

Fort Myers CRA's Committed Staff

Our efforts to improve our communities is only possible through the teamwork of the CRA staff working together with our community partners, city and county colleagues.



Chet Vishnudand
Trades Worker II

Gabriel Martinez
Service Worker I

Victor Cruz
Service Worker I

Wendell Young
Service Worker II



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Projects
Programs
Activity Summary

FY 2020-2021



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FY 2020-2021 TIF Awarded Projects & TIF Completed Projects:

Downtown:

- First Street Apartments (*Underway*) – TIF Awarded \$11,025,000
- AC Hotel by Marriott (*Underway*) – TIF Awarded \$5,570,000
- Montage at Midtown Apts. (*Underway*) – TIF Awarded \$11,500,000
- Staybridge Hotel (*Underway*) – TIF Awarded \$3,300,000

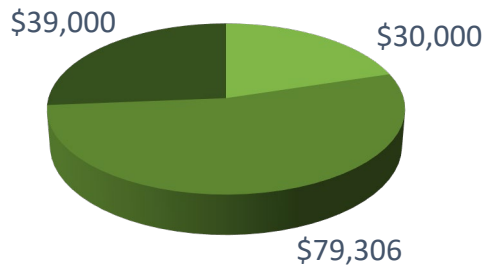
Cleveland Avenue:

- Grand Central Apts. (*Completed*) – TIF Awarded \$4,450,000

Dr. Martin Luther King, Jr. Blvd.:

- Towles Garden Townhome Comm. (*Underway*) – TIF Awarded \$4,900,000

Downtown FY 2020-2021 Programs and Projects



100K COVID-19 Relief Forgivable Loan Program (\$10K/ea.)

Market Earth, Inc.	\$10,000	Completed
Enjewel Boutique	\$10,000	Completed
Salon Nicholas	\$10,000	Completed
Seed and Bean Market	\$10,000	Underway
Uncommon Friends	\$10,000	Underway

\$107K Commercial Improvement Grants (50% Matching Grants)

2040 Virginia Ave, LLC	\$29,306	Underway
750 Clearlake, LLC	\$50,000	Underway

\$50K Economic Development

High-Tech Business Recruitment	\$39,000	Underway
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\$31K Beautification Project (Citizen Donation)

First Street Planters



Business with Open Sign



Open Business



Re-Open Business Sign

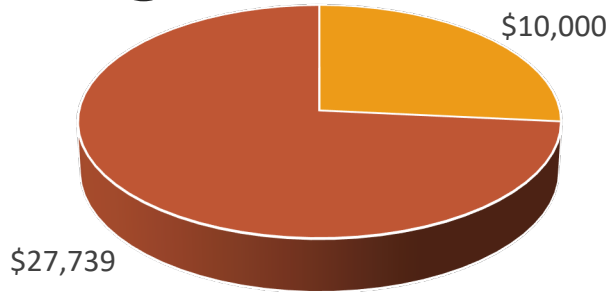


Open Business Hanging Social Distance Sign



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Cleveland Avenue FY 2020-2021 Programs and Projects



\$100K COVID-19 Relief Forgivable Loan Program (\$10K/ea.)

E-Mobile Trading, LLC	\$10,000	Completed
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\$200K Commercial Improvement Grants (50% Matching Grants)

DeMar Management Co., LLC	\$ 4,689	Completed
Padma Properties, LLC	\$ 8,050	Underway
Wellington Academy, LLC	\$15,000	Underway

\$2M Revolving Loan Program/Housing Program

Housing Authority	TBD	Underway
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Before

Sign Improvement
DeMar Management Co., LLC

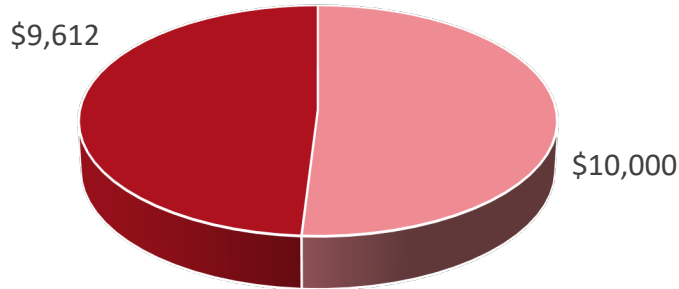


After

Sign Improvement
DeMar Management Co., LLC

Commercial Improvement Grant

Dr. MLK, Jr. Blvd. FY 2020-2021 Programs and Projects



\$100K COVID-19 Relief Forgivable Loan Program (\$10K/ea.)

A Higher Learning	\$10,000	Completed
K-5 Tutoring, LLC		

\$200K Commercial Improvement Grants (50% Matching Grants)

At the Market, LLC	\$ 9,612	Completed
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*\$250K Home Preservation Program

Underway

*\$225K Revolving Loan Program/Housing Program

Underway

*Funds not expended in FY 2021 will be rolled over into FY 2022 budget.



At the Market Store Sign



At the Market Road Sign



At the Market Outdoor Dining



At the Market Fence Mural/Painting



At the Market Walkway to Outdoor Dining

Commercial Improvement Grant

Fort Myers CRA Budget Proposed FY 2021-2022

- Downtown
- Cleveland Avenue
- Dr. Martin Luther King, Jr. Blvd.
- Central Fort Myers



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First Street



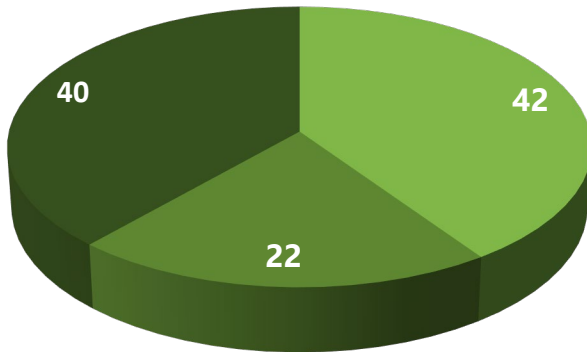
Fort Myers CRA
Downtown
Redevelopment Area
FY 2021-2022



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Revenues

FY 2021-2022 Proposed Budget



\$2,979,900 (42%)

City (7.5875)

\$1,516,900 (22%)

Lee County (3.8623)

\$2,503,300 (36%)

Prior Year Surplus

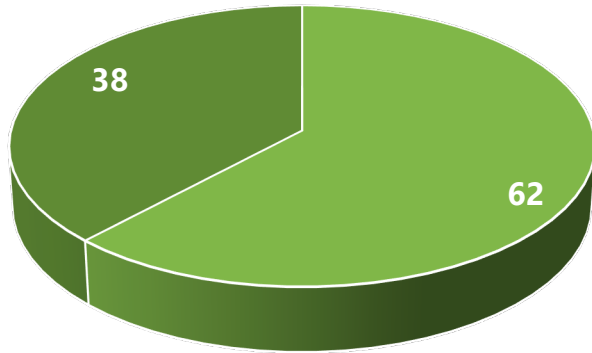
■ City ■ Lee County ■ Prior Year Surplus ■

Descriptions	FY 2020-2021	FY 2021-2022	+/-
	Amended Budget	Proposed Budget	From Prior Year
City	\$2,823,900	\$2,979,900	\$156,000
Lee County	\$1,436,200	\$1,516,900	\$80,700
Pr. Yr. Surplus	\$2,890,600	\$2,503,300	-\$387,300
Total	\$7,150,700	\$7,000,100	-\$150,600



Personnel Services & Benefits

FY 2021-2022 Proposed Budget



\$624,700 (62%)

Salaries

\$344,600 (38%)

Benefits

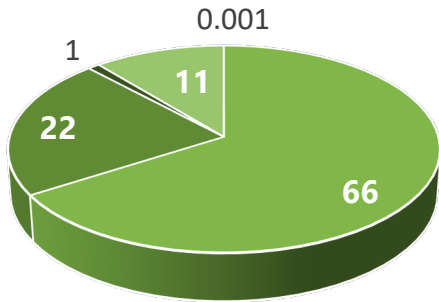
■ Salaries ■ Benefits

Descriptions	FY 2020-2021 Amended Budget	FY 2021-2022 Proposed Budget	+/- From Prior Year
Salaries	\$591,400	\$624,700	\$33,300
Benefits	\$366,000	\$344,600	-\$21,400
Total	\$957,400	\$969,300	\$11,900



Fixed Costs

FY 2021-2022 Proposed Budget



\$500 (.001%)

Accounting

\$61,300 (22%)

ITS Service Charges

\$3,500 (1%)

ITS Capital Recovery

\$36,400 (11%)

Insurance

\$216,300 (66%)

General Admin.



Accounting/Auditing



Insurance

Descriptions	FY 2020-2021	FY 2021-2022	+/- From Prior Year
	Amended Budget	Proposed Budget	
Accounting	\$500	\$500	\$0
General Admin.	\$213,600	\$216,300	\$2,700
Insurance	\$33,800	\$36,400	\$2,600
ITS Capital Recovery	\$3,000	\$3,500	\$500
ITS Services Charges	\$72,800	\$61,300	-\$11,500
Total	\$323,700	\$318,000	-\$5,700



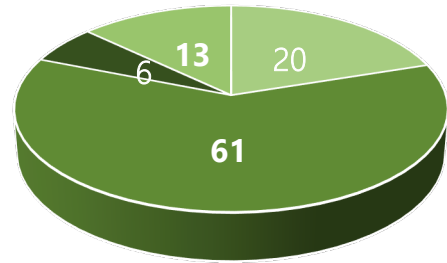
General Administrative



ITS

Interlocal Agreements

FY 2021-2022 Proposed Budget



\$55,300 (20%)

Contract Services

\$173,000 (61%)

Repairs/Maintenance

\$16,500 (6%)

Operating Supplies

\$37,100 (13%)

Street Sweeper



Street Sweeper



Trash & Recycling Bins, Light Pole

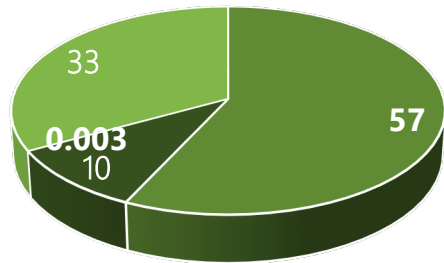
Descriptions	FY 2020-2021 Amended Budget	FY 2021-2022 Proposed Budget	+/- From Prior Year
Contract Services	\$55,200	\$55,300	\$100
Operating Supplies	\$16,500	\$16,500	\$0
Repairs & Maint.	\$179,000	\$173,000	(\$6,000)
Street Sweeper	\$37,100	\$37,100	\$0
Total	\$287,800	\$281,900	(\$5,900)



Benches, Cigarette Urn

Tax Increment Rebates

FY 2021-2022 Proposed Budget



\$220,000 (57%)
St. Tropez & Riviera

\$38,000 (10%)
Hotel Indigo

\$1,200 (.003%)
David Plummer

\$130,000 (33%)
Campo Felice



Beau Rivage

Descriptions	FY 2020-2021 Amended Budget	FY 2021-2022 Proposed Budget	+/- From Prior Year
Campo Felice	\$130,000	\$130,000	\$0
David Plummer	\$800	\$1,200	\$400
Hotel Indigo	\$33,800	\$38,000	\$4,200
St. Tropez & Riviera	\$220,000	\$220,000	\$0
Total	\$384,600	\$389,200	\$4,600

Tax Increment Rebate

Beau Rivage Project

- Agreement between CRA and Homes for America Executed Agreement December 31, 2001
- 95% tax rebate for 15 years or until payments total \$3,000,000 plus interest, whichever comes first; amortized loan amount \$4,520,439.87.
- Base Year of Property \$1,320,000
- Project completed and placed on Tax Roll 12/31/2004
- Total CRA rebates \$4,261,052 made to Busey Bank
- FY 2019 Current Property Value after 15 years \$21,841,675



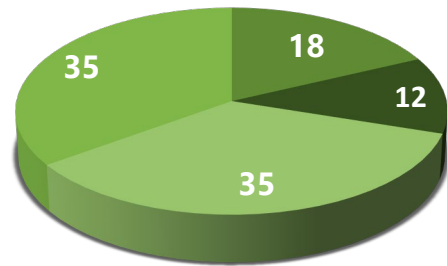
Beau Rivage



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Other Subsidies & Grants

FY 2021-2022 Proposed Budget



\$50,000 (18%)
Florida Repertory

\$35,000 (12%)
High Tech. Bus.
Recruitment

\$100,000 (35%)
SWFL Community
Foundation

\$100,000 (35%)
Grants



Florida Repertory Theatre



Job Creation & Talent Attraction Grant
Cigent Technologies

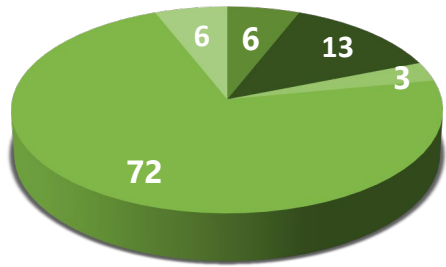
Descriptions	FY 2020-2021 Amended Budget	FY 2021-2022 Proposed Budget	+/- From Prior Year
Florida Repertory	\$50,000	\$50,000	\$0
Disaster Public Assistance	\$100,000	\$0	(\$100,000)
Grants	\$107,000	\$100,000	(\$7,000)
High Tech. Bus. Recruit.	\$50,000	\$35,000	(\$15,000)
SWFL Community Foundation	\$100,000	\$100,000	\$0
Total	\$407,000	\$285,000	(\$122,000)



Collaboratory

Public Relations Special Events

FY 2021-2022 Proposed Budget



\$25,000 (6%)
ArtFest

\$288,500 (72%)
River District Alliance

\$50,000 (13%)
Florida Arts/SBDAC

\$25,000 (6%)
Edison Awards

\$10,000 (3%)
FMWCC/Holiday House

Descriptions	FY 2020-2021 Amended Budget	FY 2021-2022 Proposed Budget	+/- From Prior Year
ArtFest	\$25,000	\$25,000	\$0
Florida Arts/ SBDAC	\$100,000	\$50,000	(\$50,000)
FMWCC/ Holiday	\$10,000	\$10,000	\$0
River District Alliance	\$288,500	\$288,500	\$0
Edison	\$25,000	\$25,000	\$0
Total	\$448,500	\$398,500	(\$50,000)



ArtFest Fort Myers



Florida Arts/SBDAC



Holiday House



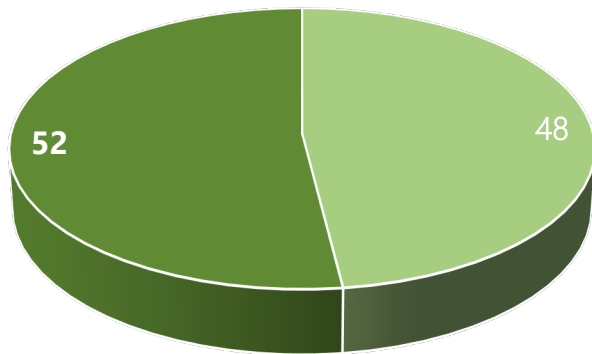
2021 Edison Awards



River District Alliance
Fort Myers Art Walk

Debt Service

FY 2021-2022 Proposed Budget



\$500,000 (48%)
Repayment to CFM Streetscape

\$536,700 (52%)
Loan: Streetscape Principal & Interest

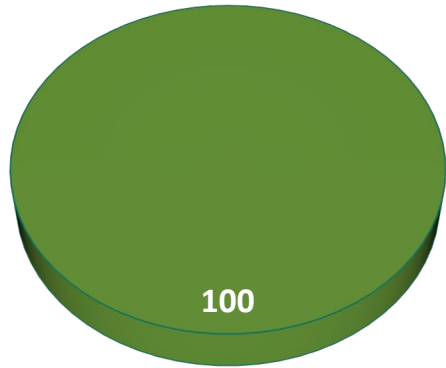
Descriptions	FY 2020-2021	FY 2021-2022	+/-
	Amended Budget	Proposed Budget	From Prior Year
Streetscape Loan - Repayment to the City	\$1,000,000	\$500,000	(\$500,000)
Streetscape Loan - Principal & Interest to Bank	\$536,700	\$536,700	\$0
Total	\$1,536,700	\$1,036,700	(\$500,000)

- Repayment to CFM Streetscape
- Loan: Streetscape Principal & Interest



Trolley Service

FY 2021-2022 Proposed Budget



\$267,800 (100%)
Trolley Service

Descriptions	FY 2020-2021 Amended Budget	FY 2021-2022 Proposed Budget	+/- From Prior Year
Trolley Service	\$267,800	\$267,800	\$0
Total	\$267,800	\$267,800	\$0



River District Trolley



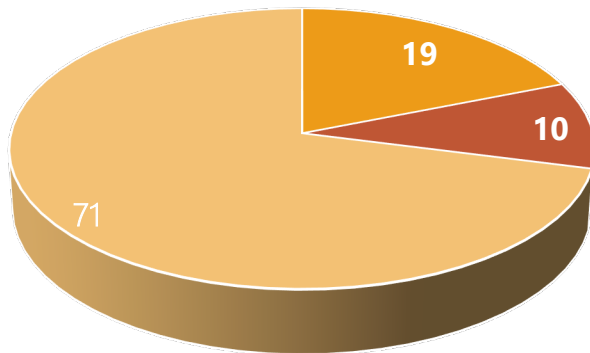
**Fort Myers CRA
Cleveland Avenue
Redevelopment
Area
FY 2021-2022**



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Revenues

FY 2021-2022 Proposed Budget



\$991,300 (19%)

City (7.5875)

\$504,600 (10%)

Lee County (3.8623)

\$3,766,000 (71%)

Prior Year Surplus

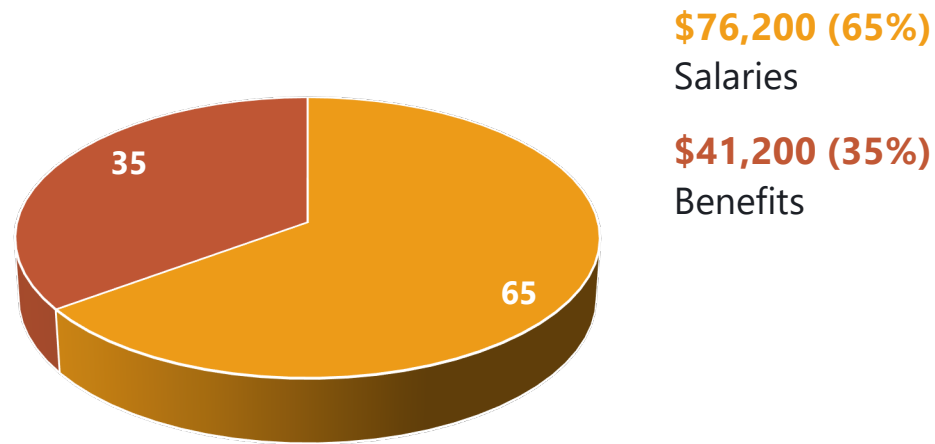
■ City ■ Lee County ■ Prior Year Surplus ■

Descriptions	FY 2020-2021 Amended Budget	FY 2021-2022 Proposed Budget	+/- From Prior Year
City	\$869,300	\$991,300	\$122,000
Lee County	\$442,100	\$504,600	\$62,500
Prior Year Surplus	\$2,698,700	\$3,766,000	\$1,067,300
Fund Balance	\$0	\$0	\$0
Total	\$4,010,100	\$5,261,900	\$1,251,800



Personnel Services & Benefits

FY 2021-2022 Proposed Budget



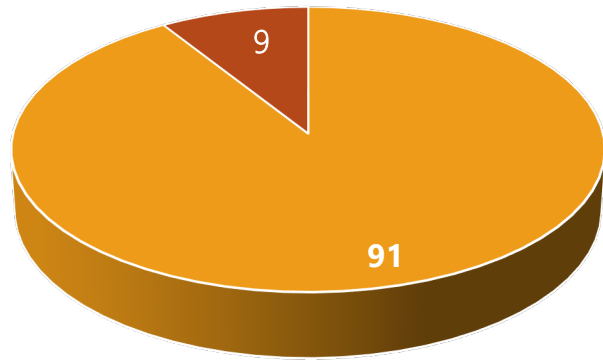
■ Salaries ■ Benefits

Descriptions	FY 2020-2021	FY 2021-2022	+/-
	Amended Budget	Proposed Budget	From Prior Year
Salaries	\$73,400	\$76,200	\$2,800
Benefits	\$43,800	\$41,200	-\$2,600
Total	\$117,200	\$117,400	\$200



Other Subsidies and Assistance

FY 2021-2022 Proposed Budget



\$2,200,000 (100%)

Grant Programs:

***\$2M Revolving Loan**

***\$200K Commercial Improvements**

*Funds not expended in FY 2021 rolled over into FY 2022 budget.

■ Revolving Loan ■ Commercial Improvements

Descriptions	FY 2020-2021 Amended Budget	FY 2021-2022 Proposed Budget	+/- From Prior Year
Disaster Public Assistance	\$100,000	\$0	-\$100,000
Grant Programs	\$2,200,000	\$2,200,000	\$0
Total	\$2,300,000	\$2,200,000	-\$100,000





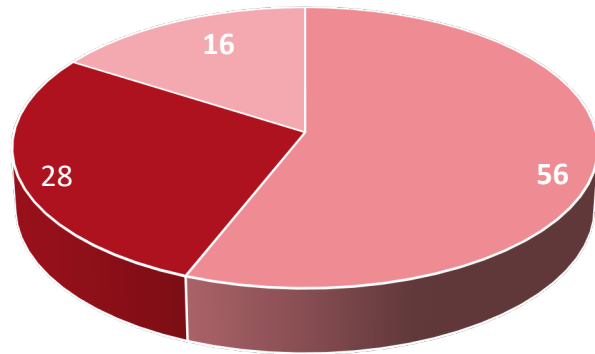
Fort Myers CRA
Dr. Martin Luther King Jr.
Blvd.
Redevelopment Area
FY 2021-2022



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Revenues

FY 2021-2022 Proposed Budget



\$668,300 (56%)

City (7.5875)

\$340,200 (28%)

Lee County (3.8623)

\$189,700 (16%)

Prior Year Surplus

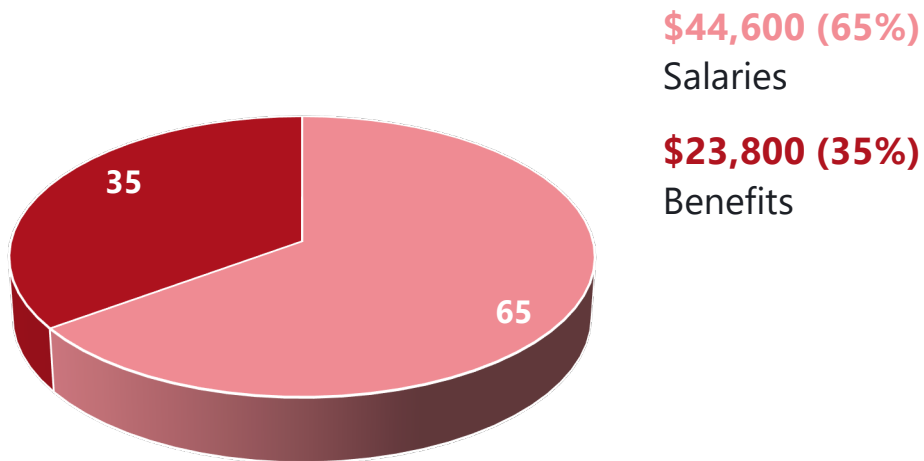
■ City ■ Lee County ■ Pr. Yr. Surplus

Descriptions	FY 2020-2021 Amended Budget	FY 2021-2022 Proposed Budget	+/- From Prior Year
City	\$489,000	\$668,300	\$179,300
Lee County	\$249,000	\$340,200	\$91,200
Prior Year Surplus	\$624,000	\$189,700	-\$434,300
Fund Balance	\$0	\$0	\$0
Total	\$1,362,000	\$1,198,200	-\$163,800



Personnel Services & Benefits

FY 2021-2022 Proposed Budget



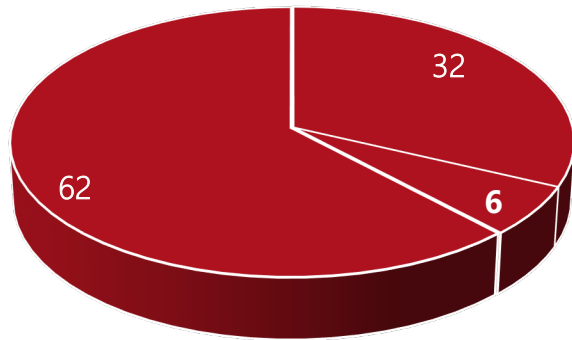
■ Salaries ■ Benefits

Descriptions	FY 2020-2021	FY 2021-2022	+/-	
	Amended Budget	Proposed Budget	From	Prior
			Year	
Salaries	\$42,800	\$44,600		\$1,800
Benefits	\$25,600	\$23,800		-\$1,800
Total	\$68,400	\$68,400		\$0



Other Subsidies & Assistance

FY 2021-2022 Proposed Budget



\$782,600 (100%)

Grant Programs:

- *\$250K Home Preservation
- \$50K Economic Development
- *\$483K Revolving Loan

* Funds not expended in FY 2021 rolled over into FY 2022 budget.

■ Home Preservation ■ Economic Development ■ Revolving Loan

Descriptions	FY 2020-2021	FY 2021-2022	+/-
	Amended Budget	Proposed Budget	From Prior Year
Grant Programs	\$682,600	\$782,600	\$100,000
Public Disaster Assistance	\$100,000	\$0	(\$100,000)
Total	\$782,600	\$782,600	\$0





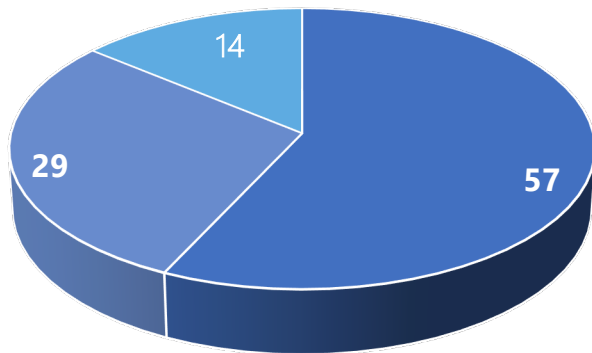
Fort Myers CRA
Central Fort Myers
Redevelopment Area
FY 2021-2022



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Revenues

FY 2021-2022 Proposed Budget



\$35,900 (57%)

City (7.5875)

\$18,300 (29%)

Lee County (3.8623)

\$9,000 (14%)

Prior Yr. Surplus

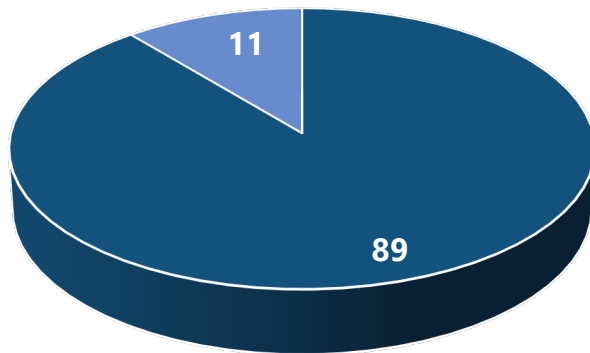
■ City ■ Lee County ■ Prior Yr. Surplus

Descriptions	FY 2020-2021	FY 2021-2022	+/- From Prior Year
	Amended Budget	Proposed Budget	
City	\$10,900	\$35,900	\$25,000
Lee County	\$21,500	\$18,300	-\$3,200
Prior Yr. Surplus	\$5,700	\$0	-\$5,700
Total	\$38,100	\$54,200	\$16,100



Professional & Legal Services

FY 2021-2022 Proposed Budget



\$48,500 (89%)
Professional Services

\$5,700 (11%)
Legal Services

■ Professional ■ Legal Svc.

Descriptions	FY 2020-2021	FY 2021-2022	+/-
	Amended Budget	Proposed Budget	From Prior Year
Professional Services	\$32,400	\$48,500	\$16,100
Legal Services	\$5,700	\$5,700	\$0
Total	\$38,100	\$54,200	\$16,100





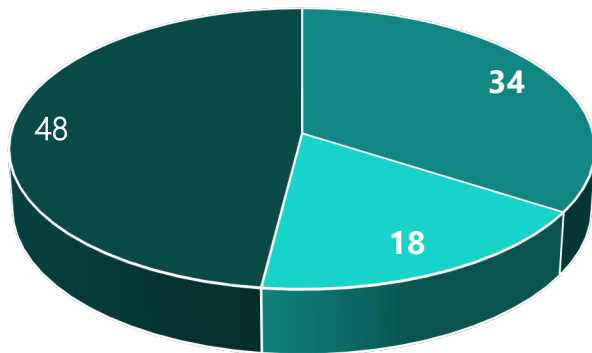
**Fort Myers CRA
Consolidated
Revenues
Budget
Summary
FY 2021-2022**



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Consolidated Revenues

FY 2021-2022 Proposed Budget



\$4,675,400 (34%)

City (7.5875)

\$2,380,000 (18%)

Lee County (3.8623)

\$6,459,000 (48%)

Prior Year Surplus

■ City ■ Lee County ■ Prior Year Surplus

Revenues	FY 2021-2022	FY 2021-2022	FY 2021-2022	FY 2021-2022	FY 2021-2022
	Proposed Budget	Proposed Budget	Proposed Budget	Proposed Budget	Proposed Budget
	Downtown	Cleveland	Dr. MLK, Jr. Blvd	Central	Total CRA
City	\$2,979,900	\$991,300	\$668,300	\$35,900	\$4,675,400
County	\$1,516,900	\$504,600	\$340,200	\$18,300	\$2,380,000
Pr. Yr. Surplus	\$2,503,300	\$3,766,000	\$189,700	\$0	\$6,459,000
Fund Balance	\$0	\$0	\$0	\$0	\$0
Total	\$7,000,100	\$5,261,900	\$1,198,200	\$54,200	\$13,514,400



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Questions?



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