



AB

MEETING NOTICE

Orlando City Hall, Veterans Conference Room, 2nd Floor at 3:00PM

Welcome,

We are glad you have joined us for the February 28, 2024 Community Redevelopment Agency Advisory Board meeting. If you are not on the agenda and would like to speak at the meeting and address the Board, please fill out an appearance request form and hand it to the Board Secretary. The Board is pleased to hear all non-repetitive public comment. Large groups are requested to name a spokesperson. When you are recognized, state your name and address, direct all your remarks to the Board and limit your comments to 3 minutes per item or as set during the meeting.

Written public comment must include your name, address, phone number, and topic. Comments are limited to a maximum of 700 words per item. To submit written public comment, select one of the following options: (1) complete an online comment form on orlando.gov/publiccomments, (2) email to publiccomments@orlando.gov, (3) mail to City Clerk, Public Comment 400 South Orange Avenue, Orlando, FL, 32801, or (4) drop off to the 1st floor Security Station at City Hall. Written public comments received 24 hours in advance of the meeting are distributed to the Board and attached to the related agenda item for public viewing.

Note: Comments that do not include the required information will not be distributed or attached to the agenda. All comments received are public record.

AGENDA

1. Call Meeting to Order
2. Roll Call
3. Approval of Minutes
 - a. January 24, 2024 – CRA Advisory Board Meeting
4. Public Comment
5. New Business
 - a. Amendment Three to Amended and Restated Open Space Agreement – Martin Hudson, Urban Project Manager
 - b. CRA Budget Amendment One and Budget Resolution One – Tiffany Stephens, Division Fiscal Manager
 - c. DTO Retail Program Funding Agreement between the Community Redevelopment Agency (CRA) and Sunday Friend, LLC d/b/a It Grl Fit – Michael Whiteman, Economic Development Coordinator
 - d. MEBA Funding Agreement, Continuing Guaranty, and Security Agreement between the CRA and Parramore Styling, LLC – Michael Whiteman, Economic Development Coordinator
 - e. Property Purchase and Sale Agreements: 30 S. Orange Ave., 1 N. Orange Ave., and 205-215 E. Central Blvd – David Barilla, Executive Director
6. Date of Next Meeting
7. Adjournment

Persons wishing to appeal any decision made with respect to any matter considered at the Community Redevelopment Agency Advisory Board meeting, will need a record of the proceedings; for this purpose, such person may need to ensure that a verbatim record of the proceedings is made to include the testimony and evidence upon which the appeal is to be based. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office 24 hours in advance of the meeting at 407-246-2251

MEMORANDUM

TO: Monica McCown, Chair
Eugene Jones, Vice Chair
Kimberly Stewart
Rachel Moalli
Steve Garrity
Doug Taylor
Commissioner Emily Bonilla

FROM: David Barilla, Executive Director of the Downtown Development Board/Community Redevelopment Agency

DATE: February 28, 2024

SUBJECT: Agenda items to be considered at the Community Redevelopment Agency Advisory Board Meeting for Wednesday, February 28, 2024.

Approval of Minutes:

Staff will be available to answer any questions prior to Board consideration of approving the minutes of the January 24, 2024 Community Redevelopment Agency Advisory Board Meeting.

Public Comment:**New Business:**

a. Amendment Three to Amended and Restated Open Space Agreement – Martin Hudson, Urban Project Manager

City Council approved the selection of AECOM Technical Services, Inc. in June 2021 to assist in the visioning and design of the Under-i Urban Project. This public placemaking effort has the potential to unite the downtown area and its adjacent sports, arts, and entertainment districts through the development of a unique immersive, and multimodal public space that is anticipated to catalyze economic opportunities and become an iconic destination in the Orlando region. The project scope has recently been modified to include a focus on multimodal needs within the Under-i area that will be enhanced with placemaking elements. These elements will transform the space into a unique outdoor immersive destination, while still providing for needed transportation infrastructure.

While the permanent concept for this site is still in design, the City of Orlando and CRA are desirous of utilizing a portion of the 10-acre Under-i site to create approximately 150 rideshare and short-term public parking spaces to provide additional parking for the surrounding businesses. The interim use of this site will allow staff to better understand the potential benefits and challenges that come with the ride share zone in anticipation of the future multi-modal portion of the permanent project design.

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In December of 2023, a bid was released to select a construction company that would build the temporary design. There were three companies that responded to that solicitation, and ultimately, Mercon Construction Company (Mercon) was selected to complete the work, which is anticipated to take under three months. The City will act as the lead in managing the contract with Mercon for this joint City and CRA project. CRA staff is proposing amending its Open Space Agreement with the City with the CRA to provide up to a not to exceed amount of eight hundred fifty thousand dollars (\$850,000.00) to be used towards the construction costs of such improvements.

Staff requests that the CRA Advisory Board recommend to the CRA approval of Amendment Three to the Amended and Restated Open Space Agreement, subject to review and approval by the City's Attorney's Office and authorization for the Chairman and Executive Director to execute such Amendment.

b. CRA Budget Amendment One and Budget Resolution One – Tiffany Stephens, Division Fiscal Manager

Due to higher-than-expected revenues and lower than anticipated expenses in Fiscal Year 2023-2024, the Community Redevelopment Agency (for the Downtown Redevelopment Area) had \$4,500,000 remaining in the trust fund at year end. Pursuant to section 163.387 (7)(d), these funds may be allocated to specific projects contemplated by the DTO Outlook. The following projects have been identified as priority projects for such additional revenues.

Business Retention - \$1,000,000

DTO Implementation - \$1,000,000

Venues & Open Spaces - \$1,000,000

Real Estate - \$1,250,000

Transportation - \$250,000

Staff is requesting the approval of the CRA Budget Amendment One and Budget Resolution One, amending the 2023-2024 Community Redevelopment Agency budget as stated in the resolution.

c. DTO Retail Program Funding Agreement between the Community Redevelopment Agency (CRA) and Sunday Friend, LLC d/b/a It Grl Fit – Michael Whiteman, Economic Development Coordinator

In 2010, the Community Redevelopment Agency (CRA) created the CRA Retail Stimulus Program to attract strong retail operators and to achieve high-quality interior buildouts of new retail establishments within the CRA. In 2023, the program was divided into two programs, the DTO Retail Program and the DTO Restaurant Program. The DTO Retail Program allows qualifying businesses to be eligible for up to \$150,000 for tenant improvements and \$50,000 for rent expenses for a potential maximum funding amount

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of \$200,000. Exact funding levels are dependent on program criteria such as location, square footage, and retail classification.

Sunday Friend, LLC, doing business as It Grl Fit, a fitness studio, has signed a three (3) year lease for the space located at 361 N. Rosalind Ave., Suite 9, Orlando, Florida 32801. This 1,170 sq. ft. retail space will offer workout classes, focusing on the Lagree Method and meditation sessions. This entrepreneur brings over four (4) years of retail ownership and operations experience in a similar type of retail business to this new venture.

Sunday Friend, LLC has applied for funding in the amount of \$100,000 which includes \$75,000 for tenant improvements, along with \$25,000 in rent assistance. Funding received would be used for build-out expenses including electrical, mechanical systems, framing and woodwork improvements. The overall build out of the space is anticipated to cost approximately \$260,000 and with \$75,000 from the CRA under this Funding Agreement.

Staff requests that the CRA Advisory Board recommend to the CRA approval of the DTO Retail Program Funding Agreement between the Community Redevelopment Agency and Sunday Friend, LLC, subject to review and approval of the City Attorney's Office, and authorization for the Chair and Executive Director of the CRA to execute such Funding Agreement.

d. **MEBA Funding Agreement, Continuing Guaranty, and Security Agreement between the CRA and Parramore Styling, LLC – Michael Whiteman, Economic Development Coordinator**

The Minority/Women Business Assistance (MEBA) Program was approved by the CRA on August 28, 2006 and assists with small business retention and creation in the MEBA target area within the Downtown Orlando Community Redevelopment Area. The MEBA Program provides financial assistance of up to \$40,000.00 to qualified new and existing retail and service businesses for retention/relocation expenses, purchase of capital equipment, marketing services, and business start-up expenses.

Parramore Styling LLC, doing business as Parramore Stylin', was formed in 2016 and the business is located at 430 S. Parramore Avenue, Suite A. Parramore Stylin' offers a variety an array of services, including traditional cuts, modern trends, fades, beard grooming, and hot towel shaves to the area's workforce and residents. The owners, Virgal Braxton and Jerone Hill, bring over 12 years within the cosmetology industry and are seeking to expand their existing business. The applicant has requested MEBA grant funding for rental assistance, painting, capital equipment and marketing, totaling \$28,239.22 and the MEBA Advisory Board recommended approval of the funding in the at its meeting on January 16th, 2024.

Staff requests that the CRA Advisory Board recommend approval of the MEBA Funding Agreement, Continuing Guaranty, and Security Agreement between the CRA and Parramore Styling LLC and authorization for the Chairman and Executive Director of the CRA to execute the Agreement, subject to the review and approval of the City Attorney's Office.

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e. Property Purchase and Sale Agreements: 30 S. Orange Ave., 1 N. Orange Ave., and 205-215 E. Central Blvd – David Barilla, Executive Director

A. 30 S. Orange Ave.- Purchase and Sale Agreement

The property at 30 S. Orange Avenue is located in the downtown core, at the intersection of S. Orange Avenue and W. Pine Street (South Orange Property). Long vacant and underutilized, the 0.10 site, addressed as 30 S. Orange Ave. was formerly the location of the O'Connell Building, built in 1886, before it burned down in 2005. The South Orange Property is currently being leased by the CRA for open space use. It is intended that following acquisition of the South Orange Property from 30 S. Orange, LLC. by the CRA, the Property will be further improved by the CRA into public park/open space use.

Section 163.370, Florida Statutes, authorizes CRAs to acquire real property within the Area, together with any improvements thereon, and authorizes CRAs to hold, improve, clear, or prepare for redevelopment any such property. The 2015 Downtown Orlando Community Redevelopment Area Plan (DTOutlook), provided a comprehensive approach to revitalization, including expanding and connecting a broad range of public open spaces. Chapter 4, Section B, of the DTOutlook is dedicated to parks and open space and identified a strategy for the CRA to "create additional open space throughout the CRA, such as pocket parks or neighborhood parks, to serve the needs of a growing population". The parks and open space section of the Plan also notes a goal of activating vacant and underutilized areas, specifically noting the Property at 30 S. Orange Avenue as a targeted opportunity.

The purchase price of the South Orange Property is \$1,362,294, as detailed in the Purchase and Sale agreement between property owner 30 S. Orange, LLC. and the Community Redevelopment Agency. The closing of this purchase will occur simultaneously with the closings on the property acquisitions of 205 and 215 E. Central Blvd., Orlando, Florida owned by City Centre Properties, LLC and 1 North Orlando, Florida owned by One North Orange, LLC.

B. 1 N. Orange Ave.- Purchase and Sale Agreement with One North Orange, LLC

The property at 1 N. Orange Avenue (North Orange Property), is situated at the north-west intersection of N. Orange Ave. and W. Central Blvd., an historic location located in the core of downtown. One of Orlando's original skyscrapers, the 10-story structure has a terracotta on granite foundation and is constructed of bricks, trimmed with polished limestone. The 0.14 acre subject property site is zoned AC-3A with Traditional City (/T) and Historic Preservation (/HP) overlays, and was initially developed in 1924. This building has been largely vacant for nearly 15 years. The attached purchase and sale agreement contemplates the CRA's purchase of the property from One North Orange, LLC, with the intent to reposition the Property for future redevelopment and re-use. At time of redevelopment, the site will be required to go through various planning reviews.

Section 163.370, Florida Statutes, authorizes CRAs to acquire real property within the Area, together with any improvements thereon, and authorizes CRAs to hold, improve,

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clear, or prepare for redevelopment any such property. Additionally, Chapter 3 of the 2015 Downtown Orlando Community Redevelopment Area Plan (DTOutlook) notes the existence of dead zones and inactive uses within the central business district as a challenge. Chapter 4 of the Redevelopment Plan also contains has two goals pertinent to the redevelopment of this property; the conservation of Downtown Historic buildings, places and neighborhoods and the encouragement of mixed-use and mixed-income development projects, perhaps through incentives.

The purchase price of the North Orange Property is \$9,597,258.00, as detailed in the Purchase and Sale Agreement between the property owner of One North Orange, LLC and the Community Redevelopment Agency (CRA). The closing of this purchase will occur simultaneously with the closings on the property acquisitions of 205 and 215 E. Central Blvd., Orlando, Florida owned by City Centre Properties, LLC, and 30 S. Orange Avenue, Orlando, Florida owned by 30 S. Orange, LLC.

C. 205 and 215 E. Central Blvd.- Purchase and Sale Agreement

The two properties at 205 and 215 E. Central Boulevard (Properties) are owned by City Center Properties and located in the downtown core. The developed subject sites abut to the north and east the +/-44.5 acre Lake Eola Park facility. The 0.15 acre property at 205 E. Central Blvd. is developed with a 6 story commercial building. Due east is 215 E. Central Blvd., a 0.28 acre irregular shaped property with a 2-story building, constructed in 1930 as a house; it was later converted to non-residential uses. Due to their strategic location, both sites have been identified as a rare opportunity to anchor a comprehensive expansion of Lake Eola Park, and place them fully under civic control. It is therefore intended that following acquisition of these Properties by the CRA, they will be redeveloped by the CRA and incorporated into Lake Eola Park.

Section 163.370, Florida Statutes, authorizes CRAs to acquire real property within the Area, together with any improvements thereon, and authorizes CRAs to hold, improve, clear, or prepare for redevelopment any such property. The 2015 Downtown Orlando Community Redevelopment Area Plan (DTOutlook), provided a comprehensive approach to revitalization, including expanding and connecting a broad range of public open spaces. Chapter 4, Section B, of the DTOutlook is dedicated to parks and open space and identified a strategy for the CRA to “create additional open space throughout the CRA, such as pocket parks or neighborhood parks, to serve the needs of a growing population”. Additionally, Section 4B of the DTOutlook specifically calls out the importance of the redesign of Lake Eola Park to the overall success of the redevelopment of the CRA, including the amphitheater, green spaces, plazas, play areas, facilities and gateways to provide stronger connections to adjacent downtown areas. It also notes an opportunity for the CRA to create signature gateways, specifically identifying the interface of Lake Eola with the central business district as currently lacking, and an opportunity for a gateway treatment linking Lake Eola Park to the core of Downtown.

The purchase price for the Properties is \$8,390,648.00 as detailed in the Purchase and Sale agreement between property owner City Center Properties, LLC and the Community Redevelopment Agency. The closing of this purchase will occur simultaneously with the closings on the property acquisitions of One North Orange Avenue, Orlando, Florida

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AB

owned by One North Orange, LLC and 30 S. Orange Avenue, Orlando, Florida owned by 30 S. Orange, LLC.

Staff is requesting that the CRA Advisory Board recommend to the CRA approval of the Purchase and Sale Agreements with 30 S. Orange, LLC, One North Orange, LLC. and City Center Properties, subject to review and approval of the City Attorney's Office, authorization for the Chairman to execute the Agreements, and authorization for the Executive Director to execute all other closing documents for the transactions.

Date of Next Meeting:

- a. The next Community Redevelopment Agency Advisory Board Meeting will be held Wednesday, March 27, 2024 at 3:00PM in the Veterans Conference Room.

Adjournment

Persons wishing to appeal any decision made with respect to any matter considered at the Community Redevelopment Agency Advisory Board meeting, will need a record of the proceedings; for this purpose, such person may need to ensure that a verbatim record of the proceedings is made to include the testimony and evidence upon which the appeal is to be based. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office 24 hours in advance of the meeting at 407-246-2251

AMENDMENT THREE TO AMENDED AND RESTATED OPEN SPACE AGREEMENT

THIS AMENDMENT THREE TO AMENDED AND RESTATED OPEN SPACE AGREEMENT is effective as of this 11th day of March, 2024 and is made and entered into by and between the City of Orlando, Florida, a municipal corporation (hereinafter referred to as “the “CITY”), and the Community Redevelopment Agency for the City of Orlando, a body politic and corporate of the State of Florida and a community redevelopment agency created pursuant to Chapter 163, Part III, Florida Statutes, (hereinafter referred to as “CRA”).

WHEREAS, on December 9, 2019, the CITY and the CRA entered into an agreement related to open space and plazas within the Area and on January 9, 2023, entered into an amended and restated version of such agreement (“Agreement”), which was further amended by Amendments One and Two to Amended and Restated Open Space Agreement, dated March 20, 2023 and July 17, 2023, respectively; and

WHEREAS, sections 163.370(2)(c)(3), (d), and (h) contemplate the CRA’s installation, construction, and reconstruction of parks, streets, and other public improvements; and

WHEREAS, the City, through agreement with the Florida Department of Transportation (“FDOT”), has the ability to conduct certain activities within the Bridge District; and

WHEREAS, the Redevelopment Plan specifically identifies a goal of activating the Bridge District (nka Under-i) into a new destination, connecting the east and west sides of I-4, to be used for a variety of uses, including recreation, events, and the provision of parking and other transportation uses, including ride share; and

WHEREAS, the Redevelopment Plan also notes the lack of adequate parking as an impediment to further redevelopment in the Area: and

WHEREAS, while design for the Under-i is being completed, installation of temporary improvements will enable a portion of the Under-i area to be used for parking and ride share serving the surrounding area (“Temporary Under-i Improvements”); and

WHEREAS, the CRA desires for the Work, including the construction of these improvements contemplated by this Amendment Three, to be performed in fulfillment of the previously enumerated goals of its Redevelopment Plan; and

WHEREAS, the achievement of the CRA’s goals through the performance of the Work serves an important and valid public purpose.

NOW THEREFORE, in consideration of the promises and covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the CRA and CITY agree as follows:

1. Incorporation of Recitals. The recitals set forth above are true and correct and are incorporated herein as if fully set out below.

2. Section 2 of the Agreement, Funding, is hereby amended to add a new section N as stated below:

N. The CRA agrees that the invoices from the construction contractor(s) hired by the CITY for the construction of the Temporary Under-i Improvements will be paid from the CRA funds designated for the Under-i project, up to a not to exceed amount of eight hundred fifty thousand dollars (\$850,000.00).

4. Except as amended herein, and in Amendments One and Two, the Amended and Restated Open Space Agreement and its terms shall otherwise remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first written above.

Signatures on following page

CITY OF ORLANDO

By: _____
Mayor

ATTEST:

Stephanie Herdocia, City Clerk

APPROVED AS TO FORM AND LEGALITY
for use and reliance of the City of Orlando only.

_____, 2024
Assistant City Attorney

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, Buddy Dyer and Stephanie Herdocia, Mayor and City Clerk, respectively, of the City of Orlando. They are personally known to me or have produced _____ as identification.

Notary Public: _____
My Commission Expires: _____

COMMUNITY REDEVELOPMENT AGENCY

Attest:

By: _____
Buddy Dyer, Chairman

David Barilla, Executive Director

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by Buddy Dyer and David Barilla, the Chairman and Acting Executive Director respectively, of the Community Redevelopment Agency of the City of Orlando, on behalf of the Agency. They are personally known to me or have produced _____ as identification.

Notary Public: _____
My Commission Expires: _____

APPROVED AS TO FORM AND LEGALITY
For the use and reliance of the CRA only.

_____, 2023.

Assistant City Attorney

BUDGET RESOLUTION ONE OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF ORLANDO AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; RECOGNIZING ADDITIONAL REVENUE, APPROVING ALLOCATION OF FUNDING FOR SPECIFIC PROJECTS AND LINE ITEMS; MAKING FINDINGS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on October 1, 2023, the Community Redevelopment Agency (“CRA”) approved, by resolution, a budget for Fiscal Year 2023-2024; and

WHEREAS, since the adoption of the budget for Fiscal Year 2023-2024, the CRA has received additional revenues from an excess in the fund balance and desires to allocate those funds; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF ORLANDO:

SECTION 1: The Community Redevelopment Agency does hereby amend its budget for the Fiscal Year beginning October 1, 2023 and ending September 31, 2024, to include the changes specified on Exhibit “A”.

SECTION 2: This budget amendment is adopted in accordance with Section 189.418, Florida Statutes (2023).

SECTION 3: The budget for Fiscal Year 2023-2024 adopted by the Community Redevelopment Agency on October 1, 2023 shall otherwise remain in full effect as shall the terms of the resolution adopting such budget.

SECTION 4: This resolution shall take effect immediately upon its adoption by the CRA.

ADOPTED at a regular meeting of and by the Community Redevelopment Agency this ____ day of _____, 2024.

CITY OF ORLANDO COMMUNITY
REDEVELOPMENT AGENCY

ATTEST:

By: _____
Executive Director

By: _____
Chairman

APPROVED AS TO FORM AND LEGALITY FOR THE
USE AND RELIANCE OF THE COMMUNITY
REDEVELOPMENT AGENCY, OF THE CITY OF
ORLANDO, ONLY.

_____, 2024.

Assistant City Attorney

Exhibit "A"
FY 2023/2024 Amendment One
Revenue and Appropriations Summary

Community Redevelopment Agency
Fund 1250

Revenues

| | |
|-------------------------|--------------------|
| Fund Balance Allocation | 4,100,000 |
| Transfer In | 400,000 |
| <u>Total Revenues</u> | <u>\$4,500,000</u> |

Appropriations

| | |
|-----------------------------|--------------------|
| <u>CRA Operating Fund</u> | |
| Economic Development | 4,500,000 |
| <u>Total Appropriations</u> | <u>\$4,500,000</u> |

Project and Grant Appropriations Within Total

| | |
|---------------------------|-------------|
| <u>CRA Operating Fund</u> | |
| Business Retention | \$1,000,000 |
| DTO Implementation | \$1,000,000 |
| Venues & Open Spaces | \$1,000,000 |
| Real Estate | \$1,250,000 |
| Transportation | \$250,000 |

Exhibit "A"
FY 2023/2024 Amendment One
Revenue and Appropriations Summary

Community Redevelopment Agency
Fund 1251

Revenues

| | |
|-------------------------|-------------------|
| Fund Balance Allocation | 400,000 |
| <u>Total Revenues</u> | <u>\$ 400,000</u> |

Appropriations

| | |
|---|-------------------|
| <u>CRA Trust Fund</u> Economic Development | 400,000 |
| <u>Total Appropriations</u> | <u>\$ 400,000</u> |