



**HARDEN / PARKWAY COMMUNITY  
REDEVELOPMENT AGENCY  
Annual Report  
Polk County Florida  
Fiscal Year 2020-2021  
(October 1, 2020 to September 30, 2021)**



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## **SECTION I INTRODUCTION**

Chapter 163.387 (8), Florida Statutes, requires that Polk County Board of County Commissioners file an annual report of its financial activities with the taxing authorities each year for the preceding fiscal year. This annual report has been prepared to meet that obligation and is filed for FY 20/21 ending September 30, 2021.

The Agency's base year is 2003 and the base year taxable value is (\$7,549,782). The current year taxable value in the tax increment area from the Polk County Property Appraiser is \$129,290,645 which represents a 11.82% increase from the 2020 final taxable value. Overall, the Agency's taxable value has increased by 171.25% (\$7.5 million to \$129.3 million) above the base year.

This report sets forth: (1) the history of the Community Redevelopment Agency and its member commissioners, (2) organization and membership of the administration, (3) public and private capital improvement and projects accomplished, and (4) financial statements of investments, liabilities, income, and operating expenses.



*Figure 1 Harden/Parkway CRA Boundary Map*



## **SECTION II HISTORY**

On June 20, 2004, the Board of County Commissioners (the BoCC) approved the establishment of the Harden/Parkway Community Redevelopment Agency (Agency) through the adoption of the Community Redevelopment Plan (Plan) with Ordinance No. 2004-11 and the funding of the Plan through Ordinance No. 2004-12, which created the Agency Trust Fund. On January 21, 2004, the BoCC adopted Resolution No. 2004-10 appointing itself as the Board Members of the Agency. In accordance with the Section 163.357(1)(c), Florida Statutes, the BoCC went on to appoint the City Manager and the Community Development Department Director for the City of Lakeland to serve as two additional members of the Harden/Parkway CRA Board.

The Agency is located within the South portion of the City of Lakeland and unincorporated areas of Polk County. The purpose of the Agency is to coordinate projects and programs to rehabilitate, conserve, and redevelop the Harden/Parkway community. The Agency lies within District 1 of the County.

The Agency encompasses lands located within the southern portion of the City of Lakeland and unincorporated areas of Polk County. These lands are predominately road right of ways along Harden Boulevard and South Florida Avenue. Polk County had the statutory authority to establish a redevelopment area in a municipality located within Polk County and was supported by the City of Lakeland in utilizing this approach. The County and City established an Interlocal Agreement to cooperate in creating this CRA for the purpose of eliminating transportation system blight in the area which originally had adverse impacts upon both County and City governments and the citizenry.

The purpose of the Agency CRA Plan was to provide the program framework to relieve the transportation blight conditions, avoid economic disuse of potentially viable properties, and provide the funding mechanism to jointly address the necessary transportation improvements. The County borrowed the funds to complete approximately \$11.2 million of transportation and roadway improvements prior to 2013. Repayment of this debt is dependent upon tax increment financing (TIF) revenues and gas tax revenue, as TIF revenue alone is insufficient to cover the debt service payment.





*Figure 2 Harden/Parkway CRA Topographical Map*

### **SECTION III HARDEN CRA BOARD**

The Harden/Parkway CRA Board include the Polk County Board of County Commissioners, the City Manager of Lakeland, and the Community Development department Director for the City of Lakeland, or their designees, to serve as two additional members of the Harden/Parkway CRA Board. The appointing authority is found in Resolution No. 2004-010. The Harden/Parkway CRA Board holds meetings on an as-needed basis. Current Board Members are:

#### **Board Members**

- George Lindsey, District 1, November 5, 2024
- Rick Wilson, District 2, November 8, 2022
- Bill Braswell, District 3, November 5, 2024
- Martha Santiago, District 4, November 8, 2022
- Neil Combee, District 5, November 5, 2024
- Shawn Sherrouse, Lakeland's City Manager
- Brian Rewis, Lakeland's Community Development Director





*Figure 3 Harden/Parkway CRA Aerial View*

## **SECTION IV HARDEN CRA DEVELOPMENT SUMMARY**

The Harden/Parkway CRA is in current debt repayment due to the County and City establishing an Interlocal Agreement to cooperate in creating this CRA, for the purpose of eliminating transportation system blight in the area as mentioned in Section II. The County borrowed the funds to complete transportation and roadway improvements prior to 2013.



*Figure 4 Harden/Parkway CRA, Lakeside Village*



The Lakeside Village retail / mixed use development is the primary commercial development in the CRA. It has not seen significant new development since its early development days, other than retail store and lease spaces changing hands. Photos shown are of the Lakeside Village Retail Development from which the majority of CRA TIF monies are generated. In addition to retail and restaurants, the development has over 40,000 square feet of mixed-use Class A office space, office space above the retail stores, and a state-of-the-art movie theater.

**SECTION V  
FINANCIAL STATEMENTS**

An audited Comprehensive Annual Financial Report (CAFR) for FY 2020-2021 will be available by end of 3rd Quarter 2022. The budget summary report for FY 2020-2021 will be available on-line at <https://www.polk-county.net/community-redevelopment-areas/harden-parkway>. For previous fiscal years' Financial Statements, please see past Harden/Parkway CRA Annual Reports.

**HARDEN / PARKWAY CRA BUDGET**

<b>Harden/Parkway CRA Budget Description</b>	<b>FY 2020-2021 Unaudited Actual</b>	<b>FY 2021-2022 Adopted Budget</b>	<b>FY 2021-2022 Projected Actual</b>
<b>Total Fund Balance Forward</b>	193,477	42,351	111,720
Total County CRA Revenue	748,538	802,242	802,242
Total Municipality Tax Increment Taxes from Cities in CRA	563,313	604,766	604,766
Interest	6,392	2,404	2,404
<b>Total Available Revenue</b>	1,511,720	1,451,763	1,521,132
Debt Service	1,400,000	1,400,000	1,400,000
<b>Total Expenditures</b>	1,400,000	1,400,000	1,400,000
Reserves	0	51,763	121,132
Fund Balance	111,720	0	0

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