



**HARDEN / PARKWAY COMMUNITY
REDEVELOPMENT AGENCY
Annual Report
Polk County Florida
Fiscal Year 2022-2023
(October 1, 2022 to September 30, 2023)**



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SECTION I INTRODUCTION

Chapter 163.387 (8), Florida Statutes, requires that Polk County Board of County Commissioners (the Board) 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 obligation and is filed for FY 22/23 ending September 30, 2023.

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 \$146,983,163 which represents a 7.73% increase from the 2022 final taxable value. Overall, the Agency's taxable value has increased by 194.69% (\$7.5 million to \$147.0 million) above the base year.

This report sets forth: (1) the history of the Community Redevelopment Agency CRA 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.

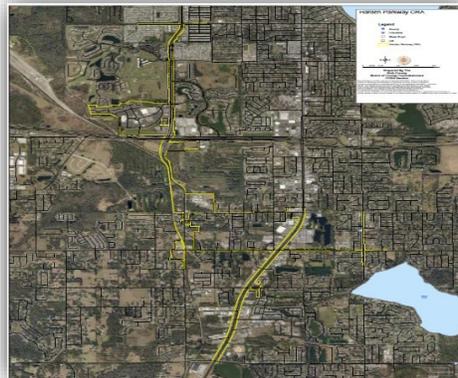


Figure 1 Harden/Parkway CRA Boundary Map



SECTION II HISTORY

On June 20, 2004, the Board of County Commissioners (the Board) approved the establishment of the Harden/Parkway Community Redevelopment Agency (the Agency) through the adoption of the Community Redevelopment Plan (the 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 Board 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 Board 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 includes 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, 2026
- Bill Braswell, District 3, November 5, 2024
- Martha Santiago, District 4, November 8, 2026
- Neil Combee, District 5, November 5, 2024
- Shawn Sherrouse, Lakeland's City Manager
- Brian Rewis, Lakeland's Community & Economic 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 2022-2023 will be available by end of 3rd Quarter 2024. The budget summary report for FY 2023-2024 will be available on-line at <https://www.polk-county.net/government/community-redevelopment/harden-parkway/>. For previous fiscal years' Financial Statements, please see past Harden/Parkway CRA Documents and Financial Reports.

HARDEN / PARKWAY CRA BUDGET

Harden / Parkway CRA Budget Description	FY 21/22 Audited Actuals	FY 22/23 Adopted Budget	FY 22/23 Actuals	FY 23/24 Adopted Budget
Total Fund Balance Forward	36,077	43,448	25,079	69,283
Total County CRA Revenue	802,242	842,419	838,063	891,748
Total Municipality Tax Increment Taxes from Cities in CRA	601,214	629,423	641,560	647,969
Interest	-14,454	3,993	18,143	2,139
Total Revenue Available	1,425,079	1,519,283	1,522,845	1,611,139
Debt Service Expense	1,400,000	1,450,000	1,450,000	1,450,000
Reserves	0	69,283	0	161,139
Total Expenditures	1,400,000	1,519,283	1,450,000	1,611,139
Fund Balance	25,079	0	72,845	0



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