WINTER HAVEN
THE CHAIN OF LAKES CITY

SPECIAL COMMUNITY REDEVELOPMENT AGENCY (CRA) DOWNTOWN ADVISORY COMMITTEE MEETING

DATE: Wednesday, May 27, 2026, 4:30 p.m.

LOCATION: City Hall - John Fuller Auditorium
451 Third Street NW
Winter Haven, FL 33881

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1. Call to Order

2. Roll Call

3. Presentations/ Updates

4. Action Items

4.A Budget Endorsement

Staff Contact: *Angie Hibbard, CRA Manager, AHibbard@MyWinterHaven.com*

Summary FY27 Budget Proposal
Downtown FY27 Budget Proposal

5. Other Business

5.A Comments from the Committee

5.B Comments from Staff

i. **Next Regular Meeting Date - July 20, 2026**

5.C Comments from the Public

6. Adjournment

If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceeding 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 City Clerk's Office, 451 Third Street, NW, Winter Haven, Florida 33881, in writing, not later than 48 hours prior to the proceeding; if not in writing, then not later than four (4) days prior to the proceeding at (863) 291-5600. Vision or hearing impaired please call (800) 955-8771 for assistance.

DATE: May 21, 2026

TO: Downtown CRA Advisory Committee

VIA: Eric Labbe, Director of Economic Opportunity & Community Investment

FROM: Angie Hibbard, CRA Manager

SUBJECT: Budget Recommendations for FY 2026-27

BACKGROUND

Each year the CRA is required to adopt a budget for its operation. Within this budget, funds are set aside for personnel, operating expenses, debt service, development incentives, and capital projects.

The Polk County Property Appraiser does not publish the estimated property tax numbers until June. Using an estimated 15% increase from the current year's numbers, the Downtown CRA is anticipated to receive $4,858,735 in ad valorem revenue and interest for fiscal year 2026-2027. Projected fund balance and end of year expenditures have not been estimated. Based upon the anticipated revenue, a draft fiscal year 2026-2027 tentative budget has been prepared for consideration.

The draft budget includes the following (additional details are on the attached spreadsheet):

Personnel Expenses:	$ 175,470
Operating Expenses:	$1,166,106
Capital Improvements:	$ 852,591
Economic Development:	$1,750,000
Grant & Aid:	$ 599,000
Miscellaneous:	$1,314,396
Total budgeted expenses:	$5,857,563

Key projects and programs funded in the draft budget include:

- Development incentive reimbursement (TIFF)
- Commercial small business focus including new Commercial Improvement Grant Program and Small Business Support Program
- Circulator Route, micro transit and electric undergrounding
- Residential Improvement grant program with focus on SW area of the district
- Capital Projects including the beautification of the FDOT Pond and renovation of RH Malcom Park in SW area of the district

STAFF RECOMMENDATION

Staff recommends that the Downtown CRA Advisory Committee recommend approval of the proposed budget to the CRA Board, allowing for line-item adjustments, consistent with the proposed budget, as necessary to balance the budget when final revenue amounts are provided.

ATTACHMENTS

- Proposed Budget Spreadsheet

Downtown CRA

Budget Year 2027

Account Description			FY27
REVENUE			
Projected Revenue	15% Increase	$	4,858,735
Estimated Cash Balance			
Interest on Investments		$	50,000
Rental-Parking Space			
REVENUE TOTALS		**$**	**4,908,735**
EXPENSE			
Personnel Services			
Personnel Services Totals		*$*	*175,470*
Operating Services			
Prof. Svc.-Engineering		$	235,000
Avenue C Lighting Constuction Services	$ 10,000		
DOT Pond - Phase 2 (Lighting)	$ 75,000		
Café Expansion	$ 50,000		
Various Engineering - Lighting, Signs, Sidewalks, Parks, Stormwater/ Raingarden, etc.	$ 100,000		
Prof.Svc.-Other (Pressure wash café spaces)		$	5,000
Contract Svc. - Other		$	756,500
Circulator Route	$ 200,000.00		
Micro Transit	$ 125,000.00		
TECO Underground	$ 400,000.00		
Retail Strategies Program	$ 25,000.00		
DTN - Lighting Alert System	$ 6,500.00		
Parking Garage - Utilities, Contracts, Maintenance		$	155,215
Contract Svc Other	$ 10,000		
Utilities	$ 25,215		
R/M Building - Grnds	$ 100,000		
R/M Contracts-Parking Garage	$ 20,000		
Travel, Training, Office Supplies, Memberships, etc.		$	14,391
Operating Services Totals		*$*	*1,166,106*
Capital			
Projects		$	850,000
Lighting -FDOT Pond, Ave C & 2nd St SW	$ 400,000		
RH Malcomb Park Improvements - *CDBG*	$ 300,000		
Various Projects - Lighting, Signs, Sidewalks, Parks, Stormwater/ Raingarden, etc.	$ 125,000		
Capital Projects Contingency	$ 25,000		
Capital Depletion Reserve		$	2,591
Capital Totals		*$*	*852,591*
Economic Development			
Grant & Aid Totals		*$*	*1,750,000*

Miscellaneous					
	Transfer to General Fund (Construction & Police)			$	972,504
	Transfer to Dark Fiber Fund			$	147,417
	Audit, Insurance, Admin & Internal Services			$	194,475
		Miscellaneous Totals		*$*	*1,314,396*
Grant & Aid					
	WH Main Street			$	50,000
	Reimbursable Grants			$	549,000
	Commercial Improvement -	Jessie + $150K	$ 300,000		
	Residential Improvement -	10@10K	$ 100,000		
	Café Furniture -	4@6K	$ 24,000		
	Retail Strategies Sm Business Program -	15@5K	$ 75,000		
	Alleyway Improvements -	1@50K	$ 50,000		
		Grant & Aid Totals		*$*	*599,000*
EXPENSE TOTALS 5.6.26				**$**	**5,857,563**