



AGENDA
COMMUNITY REDEVELOPMENT AGENCY MEETING
APRIL 19, 2022
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

- 1 CALL TO ORDER
- 2 ROLL CALL
- 3 PRESENTATIONS/DISCUSSION
 - 3.1 **CRAAB PRESENTATION** - *Chair Jack Knocke of the Community Redevelopment Agency Advisory Board (CRAAB) will present their accomplishments in their first quarter and future goals.*
 - 3.2 **CRAAB DIRECTION** - *At the pleasure of the CRA Board, provide direction on the CRAAB's goals and duties.*
 - 3.3 **APPROVAL OF FY2020-2021 CRA REPORT** - *Requesting final approval of the FY2020-21 Amelia River Waterfront CRA Annual Report.*
4. **STAFF REPORT**
 - 4.1 **PROJECT UPDATES** - *Staff will provide an update on ongoing and upcoming projects within the CRA.*
- 5 ADJOURNMENT

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDINGS, AND, FOR SUCH PURPOSES, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS MADE.

Persons with disabilities requiring accommodations in order to participate should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired).

CRAAB 2022 Goals



2022 Goals

- 1) Engage property owners
- 2) Support the objectives and strategies of the 2005 CRA Plan
- 3) Create an action plan
- 4) Finance /TIF analysis

Goal 1: Engage Property Owners

☞ The CRAAB drafted and sent a letter to waterfront property owners and undeveloped property owners within the CRA in March 2022, inviting them to engage with the newly re-formed board.

☞ Property owners are encouraged to meet with city staff, CRAAB members, regulators, each other, etc. to establish dialog regarding best solutions.

☞ A future CRAAB workshop/meeting will be devoted entirely (possibly June) to meeting with property owners, hearing their concerns and discussing how best to support development of their properties – including City property.

☞ Request that the City Commission and Staff support this effort to create positive and engaging relationships with the property owners

Goal 2: Support the objectives and strategies of the 2005 CRA Plan

- ☞ The CRAAB members have studied the 2005 CRA Plan, and believe that many of the objectives and strategies are still applicable today
- ☞ The CRAAB is in the process of reviewing the 2005 Plan objectives for relevancy and prioritization.

Goal 3: Create an action plan

- Once the 2005 Plan objectives have been reviewed, and the property owners have had a chance to add their feedback, the Board will begin creating an action plan to achieve the objectives of the CRA.
- The Action Plan will identify immediate needs, frame out the process for achieving objectives, and identify deliverables.

Goal 4: Finance & TIF Analysis

- Once the 2005 Plan objectives have been reviewed, and the property owners have had a chance to add their feedback, the Board will begin creating an action plan to achieve the objectives of the CRA.
- The Action Plan will identify immediate needs, frame out the process for achieving objectives, and identify deliverables.

Upcoming CRAAB Meetings

- 🌀 April – Presentation - City Utilities
- 🌀 May – Presentations - State DEP, City Engineer, City Planner
- 🌀 June – Property Owners Invited for workshop
- 🌀 July – Begin Creation of Prioritized Action Plan

Moving Forward Together

Does the CRA Board to approve and support these goals?

What other direction does the CRA Board have for the CRAAB?



CRA Plan Summary

Jack Knocke 3.2.22/4.6.22 CRAAB Meeting

This is a “timeless” plan that reflects amazing insights, thoughtful suggestions, and a plan that seems just as relevant today as it was when written 15 years ago. Thanks to the authors and for the commissioners, participants and residents who spend the time to pull this together!

This plan is conformity with the city Comprehensive Plan.

Context

- Includes: 54 Parcels, working waterfront businesses, City Marina
- Plan is consistent with the community’s vision for redevelopment
- 19th & 20th century was a boom in the shipping industry in Fernandina Beach
- 1800s Fernandina Beach port was the busiest port in the western hemisphere

Conditions – Blight, deteriorating structures, street layout, parking, commercial vacancy, inadequate and outdated building density patterns, government owned property with adverse environmental conditions caused by a public or private entity (p 5)

Land use issues: the Industrial designation allows industrial uses that may not necessarily be associated with the port. Such uses may not necessarily be the highest and best use for a redeveloping waterfront area. It is recommended that a new “transitional” land use category be established. (p 12)

Zoning – recommended that new zoning categories be established for the lands west of Front Street for the transitional lands to allow for greater mix of uses. (p 13)

Recommended that buffers along the shoreline be waived

Public infrastructure review – water, sewer, utilities, stormwater. Recommend: Update to status for CRAAB

Marina Siltation problems: Was the rebuild marina rebuilt to mitigate siltation problems? Has this been effective? What is the long term plan?

Community input was critical to the development of the 2005 CRA Plan. Community involvement will be critical to the success of the execution of this plan at this time also. Recommend: Community input at CRAAB meetings, Engagement with waterfront property owners, poll of city residents via POLCO tools.

Plan summary

- Preserve views and access
- Sense of place
- Character: working waterfront, historic district

Purpose:

- Address public and private lands
- On private lands, focus on expanding opportunities for new development by allowing a broader mix of uses in waterfront ... ensure infrastructure is adequate...initiate growth of TIF revenues

- Dialog with property owners
- Ensure views of Amelia River

Public Lands

- Catalyst for change
- Functional and aesthetic improvements
- Spark private redevelopment
- Leadership in redevelopment
- Create new activity and interest in waterfront area (p21)
- Improve recreational amenities
- Public gathering space
- Attract more residents and visitors to the waterfront

Top 10 Immediate

- 1.1 City Marina Facilities- alleviate siltation issues and deteriorating site conditions
- 2.1 Amend comprehensive plan for private property owners (new land use district)
- 2.2 Amend Zoning code working with private property owners.
- 2.3 Prepare development standards-prioritize commercial uses
- 3.1 Analysis of water & sewer system
- 3.2 Check existing gravity sewer lines
- 3.4 CRA Infrastructure Technical Review Committee
- 4.1 Assess front street corridor
- 4.1a Eliminate one track of railroads
- 4.1b allow sidewalk easement
- 4.1b allow buildings to “front” on front street

Strategies (p 22)

1-Marina

Immediate-Midterm (2-15 yrs)

- 1.1 City Marina Facilities- alleviate siltation issues and deteriorating site conditions

Short term (5 yrs)

- 1.2 Public Private partnership to redesign marina
- 1.2a Coordinate with property owners to extend northward
- 1.2b Partner with developers to assist with bulkhead improvements

2-Mix of uses – Accommodate broader mix of uses

Immediate (2 yrs)

- **2.1 Amend comprehensive plan for private property owners(new land use district)**
- **2.2 Amend Zoning code working with private property owners.**
- **2.3 Prepare development standards-prioritize commercial uses**

As needed

- **2.4 Agreements to prioritize commercial uses**

3. Utilities

Immediate to mid-term (2-15 yrs)

- **3.1 Analysis of water & sewer system**
- **3.2 Check existing gravity sewer lines**
- **3.4 CRA Infrastructure Technical Review Committee**

Short Term (5 yrs)

- **3.3 Analyze master lift station**

As needed - ongoing

- **3.5 Upgrade/retrofit as needed**
- **3.6 Coordinate street improvements with sidewalks-avoid piecemeal**

4. Pedestrian & Vehicular Circulation

Immediate

- **4.1 Assess front street corridor**
- **4.1a Eliminate one track of railroads**
- **4.1b allow sidewalk easement**
- **4.1b allow buildings to “front” on front street**

Short to Long term (5-15 yrs)

- **4.2 Design solution for front street as development comes online**

Mid to Long Term

- **4.4 Connect Alachua for vehicles & pedestrians**
- **4.5 Broom Street pedestrian crossing**
- **4.6 Sidewalks in right of way**
- **4.7 Street lighting**
- **4.3 Center Street design elements**
- **4.6 Wayfinding signage**
- **4.7 restrict street sweeping and trash pickup to off hours**

5. Public Access to the water

Short to long term

- **5.1 Enhanced Park that encourages pedestrian interaction with waterfront area (seating, picnic facilities, walkways, fishing piers, restrooms, public gathering place, performance stage, educational facilities)**
- **5.2 “community icon” at foot of center street**
- **5.3 Riverwalk system throughout**

- 5.4 Riverwalk extension to private properties
- 5.5 incentive to provide water views, pedestrian connection, **support bulkhead on private lands**

6 Protect view corridors to the River

- Maintain view corridors particularly at foot of east/west streets

Design Standards

- 6.1 consider provision of view corridors in design standards
- 6.2 **work with private landowners to incorporate water viewing with redevelopment**

7 Parking – with park design

Reconfigure existing parking and relocation to lands east of railroad tracks

With park-mid-long, design standards

- 7.1 Allow for enhanced park facilities between parking lot & river
- 7.2 Evaluate alternative locations for parking east of front street
- 7.3 Incorporate screening and landscaping standards for new off-street parking

8 Maintain working waterfront

Encourage the continuation of water related commercial enterprise in the area

Ongoing – Long-term

- 8.1 Maintain GIS database of available properties for new businesses
- 8.2 Consider public private partnerships to assist marine related businesses to locate in the area
- 8.3 Work with state reps to designate waterfront at aquaculture “greenbelt” for shrimp industry

9 Protect & Celebrate city history

With park, ongoing, long term

- 9.1 Historic and environmental education
- 9.2 Use indigenous species for landscape material
- 9.3 Historic overlay district to include entire CRA
- 9.4 Marine education facility
- 9.5 Promote adaptive reuse of existing structures

10 Clean-up efforts

Ongoing

- 10.1 Code enforcement and board encouraging cleanup
- 10.2 Promote Clean-up and amnesty days

11 Marketing & Programming – increase general use

ongoing

- 11.1 Coordinate or sponsor community groups to meet regularly
- 11.2 Coordinate with TDC to promote awareness
- 11.3 CRA newsletter
- 11.4 City Brochure on CRA

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Discussion

REQUESTED ACTION:

SYNOPSIS: This meeting of the Community Redevelopment Agency Executive Board is its first since the reconstitution of the Community Redevelopment Agency Advisory Board. The members of the Executive Board should provide direction to the Advisory Board for desired action and efforts.

FISCAL IMPACT:

CITY ATTORNEY COMMENTS:

CITY MANAGER RECOMMENDATION(S):

Dale Martin, City Manager 4/8/2022

Date: April 07, 2022

Submitted By: Katie Newton, Legal Assistant

COMMISSION ACTION:

From: aortbals@ibjonline.com
To: [Mr. Dale L. Martin](#)
Subject: CRAAB
Date: Monday, April 11, 2022 7:25:32 AM

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

Dale,

I hereby tender my resignation from the Community Redevelopment Area Advisory Board, effective immediately.

I volunteered for this board because I thought my expertise and experience in economic development would be helpful in bringing about the long-awaited redevelopment of the waterfront. I was wrong.

As I have stated in each of the CRAAB meetings, Amelia Island is a hot real estate market. With the Amelia River on one side and a very successful and attractive downtown business district on the other, the waterfront should be one of the hottest subareas in the market. As I have also stated in each of these meetings, I believe that the reason there has been no development on the waterfront is because of the inadequate and dilapidated infrastructure.

I believe that city staff is doing all it can and is enjoying some success in the eastern portion of the CRA. Water and sewer improvements are underway and the rail crossing upgrades at Ash and Centre are important. The opening of Alachua Street will be a boon to the North 2nd Street area. Considerable private investment is occurring and more is planned.

However, there are three infrastructure projects that are essential to development in the waterfront area: 1) completion of the sea wall along the waterline (not zigzagging around uncooperative landowners); 2) rebuilding Front Street, and 3) burying the utilities. All of these projects are and have always been blocked by uncooperative property owners. While the city has the power of eminent domain for just such circumstances, it refuses to use it. It is my professional opinion that until property owners become cooperative or the city council changes its mind, development in that area will not occur.

I think it's also important to note that the opening of Alachua Street will put more traffic on Front Street that it will not be able to handle.

The waterfront could be a real highlight and community asset, but this is not possible under the current circumstances, so I see no point in my continued participation. If the situation would change, I would be happy to help so please feel free to contact me if that would occur.

Alan Ortbals



City of Fernandina Beach
Community Redevelopment Agency
Annual Report
FY 2020-21
October 1, 2020 – September 30, 2021

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COMMUNITY REDEVELOPMENT BOARD OF DIRECTORS

Fiscal Year 2020-2021

The City Commission of the City of Fernandina Beach sits as the CRA Board.



**Mayor
Michael A. Lednovich**



**Vice Mayor
Len Kreger**



**Commissioner
Bradley Bean**



**Commissioner
Chip Ross**



**Commissioner
David Sturges**

City Staff Support

**City Manager Dale L. Martin
City Attorney/Board Counsel Tammi E. Bach**

**City Clerk/Board Secretary Caroline Best
City Comptroller Pauline Testagrose**

INTRODUCTION.

A Community Redevelopment Agency (CRA) refers to a public entity created by a city or county to implement the activities outlined under the Community Redevelopment Act of 1963 (Chapter 163, Part III, Florida Statutes). The purpose of the CRA is to identify objectives and strategies for addressing the conditions of blight in a manner appropriate to the community. The CRA is established by the local government and functions within that local government.

A CRA revolves around a publicly customized plan, funded by the increase in assessed values overtime, called the increment. It is intended for revitalization of a public area and preservation of a community's history. The CRA is about building cohesiveness within our community.

The Amelia Waterfront CRA was established in 2005 by the City Commission of the City of Fernandina Beach based upon the findings of necessity accepted in 2004. The findings showed that the area had the following conditions present: inadequate street layout, inadequate parking facilities, unsanitary or unsafe conditions, deterioration of site, and inadequate or outdated building density patterns. The railroad divides the waterfront district from the Centre Street area, limiting access to the waterfront. Lack of pedestrian facilities and deteriorating pier structures created a sense of unsafe conditions.



The City Commission sits as the Community Redevelopment Agency and makes all final decisions on actions or expenditures within the CRA. The Amelia River Waterfront CRA is intended to act as a catalyst for change by creating functional and aesthetic improvements to spark redevelopment, to take a leadership role in efforts to show that the City believes in itself, and to generate activity and renewed interest by expanding recreational opportunities and improved pedestrian access.

The Amelia Waterfront CRA area totals 39.5 acres and approximately eighty total properties. While several properties are publicly owned, most of the properties are privately owned.

Community Redevelopment Area



Prepared by: City of Fernandina Beach Planning Department 4-4-2005

Map 1. Amelia Island Waterfront Community Redevelopment Area

REQUIREMENTS FOR ANNUAL REPORT.

Pursuant to Section 163.356(3)(d) and 163.371(2), Florida Statutes, the Amelia River Waterfront CRA is required to file with the governing body, on or before March 31 of each year, a report of its activities for the preceding fiscal year. The report must include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of the fiscal year. At the time of filing of this report, the agency will publish in a newspaper of general circulation in the community a notice to the effect that such report has been filed with the municipality and that the report is available for inspection during business hours in the office of the City Clerk and in the office of the agency.

The Amelia River Waterfront Community Redevelopment Agency Annual Report for Fiscal Year 2020-21 covers all activities for the period October 1, 2020, through September 30, 2021. It includes a complete financial statement of the Agency's revenues and expenses, amount of tax increment funds collected, and a record of activities for the fiscal year.

FUNDING SOURCE.

The major funding source for the Amelia River Waterfront Community Redevelopment Agency is tax increment revenue. Tax increment revenue is a mechanism available to cities and counties to re-invest all new property tax dollars within a targeted redevelopment area. When a CRA is created, the current assessed values of the property as determined by the Property Appraiser are designated as the base year value. Taxing authorities that contribute to the tax increment continue to receive ad valorem revenue based on the base year value. Ad valorem revenues from increases in real property value above the base year amount (“increment”) are deposited in a redevelopment trust fund and dedicated to the community redevelopment area. Since the tax increment is used to finance and fund redevelopment, the term tax increment is commonly referred to as tax increment financing or tax increment funding (TIF).

The Amelia River Waterfront CRA base year was first established in 2005 and was reset in 2013.

OVERVIEW OF THE AMELIA RIVER WATERFRONT CRA.

The Amelia River Waterfront Community Redevelopment Area encompasses approximately thirty-four acres. Located along the City's waterfront, the CRA is made up of approximately eighty parcels including working waterfront businesses, vacant and underutilized parcels, the City's marina, and transitional commercial uses.

The City of Fernandina Beach has a rich history for which the waterfront area has played a significant role. Much of the City's "historic charm" evolved from the late 19th and early 20th centuries, which saw a boom in the shipping industry and the area's popularity as a tourist destination for wealthy Americans from the northeast.

With the development of the railroad along the east coast of Florida, tourist traffic began to migrate to more southerly destinations in Florida leading to a decline in tourism for Fernandina Beach. The birth of the shrimping industry in the early 1900s, in addition to the lumber industry, helped sustain the City's economy over the past



century; however, recent changes in the global economy and the environment have led to a decline in the local seafood industry, leaving many waterfront properties in an underutilized and deteriorating state.

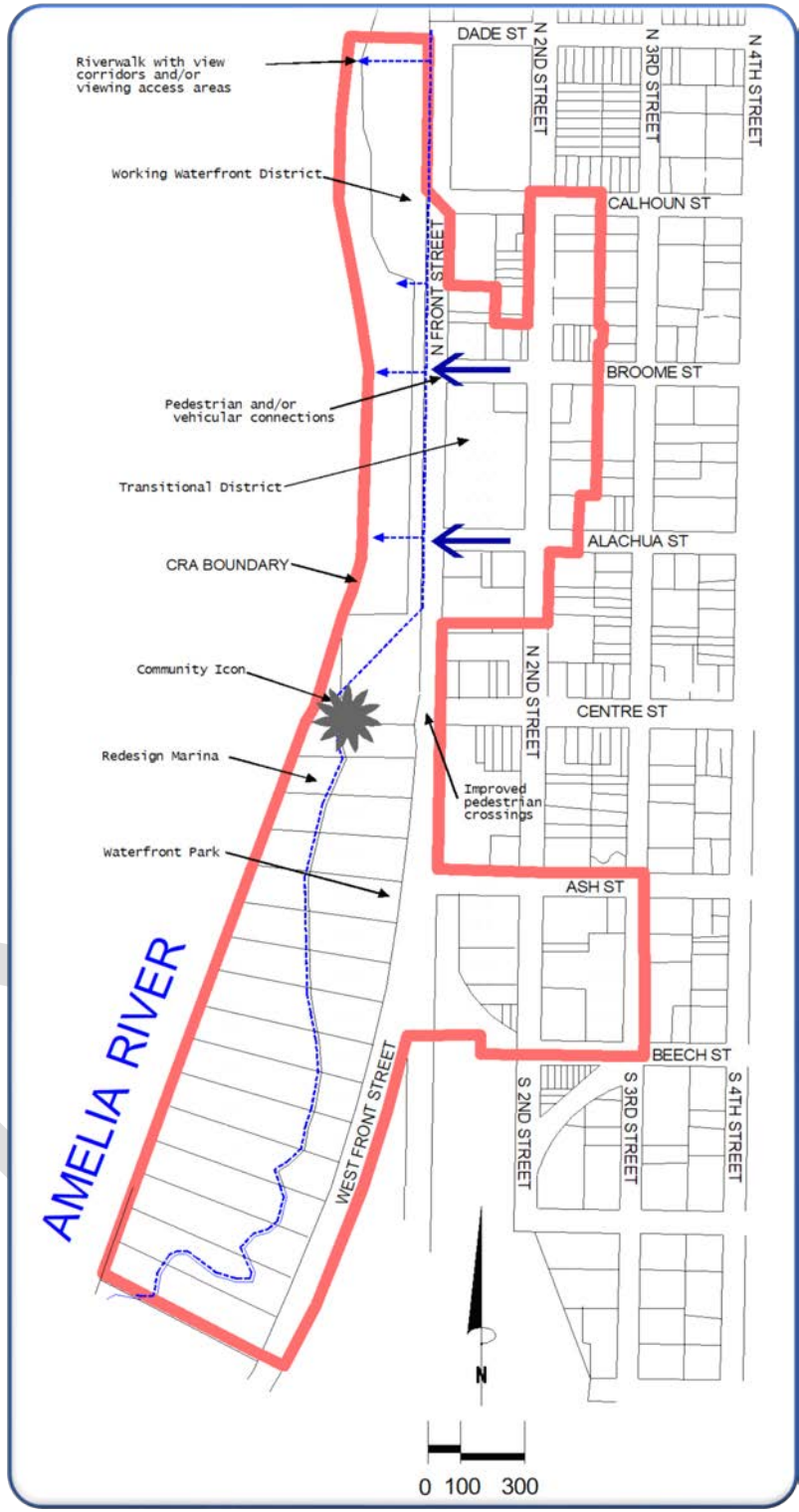
The City's marina facility was first constructed in the 1960s and later redeveloped in the mid-1980s. Siltation problems resulting from its design and position relative to river currents have caused significant issues in its operation. These problems have diminished the marina's ability to function at an optimal level. Hurricane Matthew (October 2016) destroyed a significant portion of the marina facilities, which was not restored to full operation until early 2021.

Through community outreach, the following was established as a vision statement:

Vision Statement

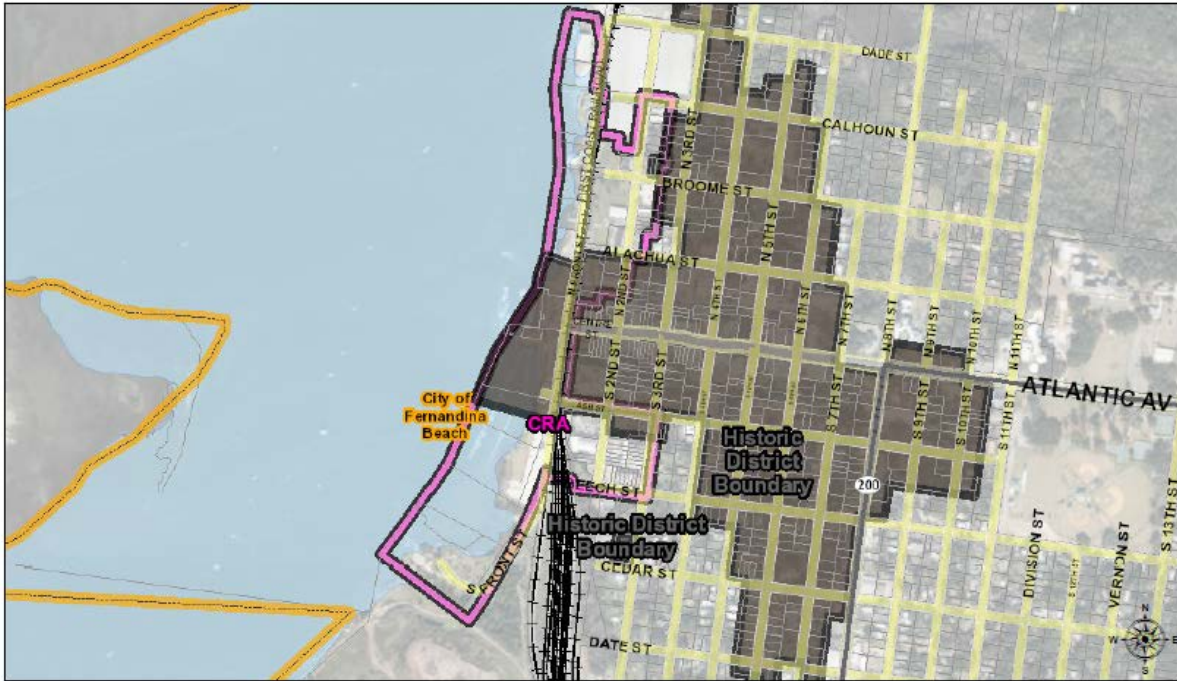
Redevelopment efforts for Fernandina Beach's waterfront area should:

- *Maintain views and access to the water;*
- *Establish a sense of place along the water's edge; and,*
- *Maintain the character of Fernandina Beach as reflected in its working waterfront and historic district.*



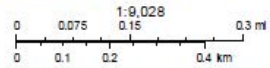
Map 2. Redevelopment initiatives diagram

CRA/Downtown Historic District Boundary



January 7, 2022

- Land Parcels
- City of F.B. Historic District
- City of F.B. CRA Boundary



1:9,028
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), IGN, © OpenStreetMap contributors, and the GIS User Community

Map 3. CRA & Historic District Overlay

AMELIA RIVER WATERFRONT CRA ACTIVITIES (highlights).

Fiscal Year 2015-2016

City acquires the property located at 101 N. Front Street (\$850,000, but CRA funds were not utilized). The property was desired for the purpose of acquiring additional riparian rights for expanded Marina operations as well as the demolition of the dilapidated structure and potential redevelopment of the site.

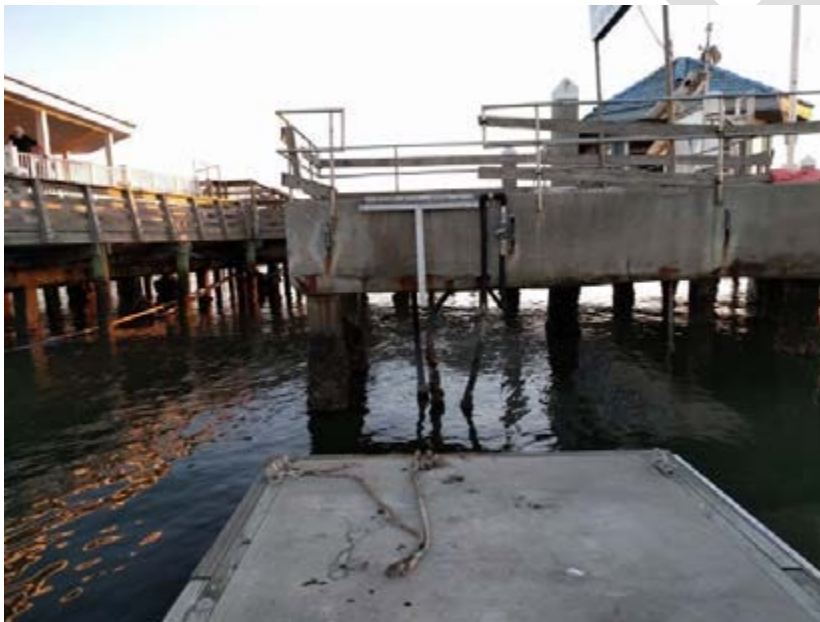
No significant private CRA activities.

Fiscal Year 2016-2017

No CRA funds were expended.

No significant private CRA activities.

City Marina destroyed by Hurricane Matthew (Oct 2016)



Fiscal Year 2017-2018

No CRA funds were expended.

Efforts to reconstruct the Marina continued (United States Army Corps of Engineers [USACE], Federal Emergency Management Agency [FEMA])

CRA waterfront property owners were unresponsive to City efforts to utilize State of Florida Stan Mayfield Working Waterfront grant to acquire and redevelop subject properties.

Redevelopment of the former lumberyard (117 S. 3rd Street) into a series of townhouses begins. When completed, this effort will lead to the first substantial infusion of revenue to the CRA.

Fiscal Year 2018-2019

No CRA funds were expended.

No new significant private CRA activities. Townhouse construction at 117 S. 3rd Street continues.

Fiscal Year 2019-2020

No CRA funds were expended.

A sidewalk was constructed parallel to the railroad, connecting Ash Street to Centre Street. Planned fencing adjacent to sidewalk remains to be installed (design approved by railroad officials and Historic District Commission).

City staff, with assistance of consultants planned for several improvements, including waterfront resiliency and a waterfront park. To support development of the waterfront park, the City initiated eminent domain proceedings on the one privately-owned waterfront property between the southern limit of Parking Lot D and Alachua Street.

Additionally, City staff continued discussions with State and railroad officials regarding the re-opening of the Alachua Street railroad crossing (original effort: 2005).

No new significant private CRA activities. Townhouse construction at 117 S. 3rd Street continues.

Fiscal Year 2020-2021

No CRA funds were expended.

The City Marina was restored to full operations, including fuel sales, in May 2021.

No capital improvements within the CRA were constructed in 2020-2021, but planning efforts continued for the waterfront resiliency and the waterfront park. City Commissioners ceased the eminent domain effort initiated in 2019-2020.



Discussions with State and railroad officials continued for railroad improvements and crossings at Ash, Centre, and Alachua Streets.

Federal American Rescue Act funds (approximately \$2,800,000) were tentatively allocated to stormwater improvements within the CRA.

Due to the provisions of the lease (expires 2026) related to the proposed construction of a boardwalk, discussions with the leaseholder of Atlantic Seafood regarding the future disposition of that structure began.

A preliminary structural/space assessment was completed for City Hall (original construction: 1905).

The City, following an engineering assessment, declared the structure housing Brett's Waterway Café as unsafe.

Two significant vacant/underutilized properties at Alachua and N. 2nd Street were purchased and proposed for commercial and residential redevelopment.

Townhouse construction at 117 S. 3rd Street continues. Additional commercial and residential redevelopment of underutilized/vacant sites on N. 2nd Street commenced.



Fiscal Year 2021-2022 (projected)

Construction of Amelia River waterfront resiliency components, including seawall, shoreline stabilization, and a boardwalk, began (\$2,600,000).



Following completion of formal agreements between the City, the State, and railroad officials, railroad crossing improvements will be constructed. The funding for the Alachua Street re-opening (including crossing and other associated street improvements) will be allocated from bond proceeds (\$1,000,000), with associated debt service paid by CRA revenues.

Development/redevelopment efforts (commercial and residential) of the S. 3rd Street and N. 2nd Street properties will continue.

FINANCIAL STATEMENT.

180 COMMUNITY REDEVELOPMENT AREA FUND

	ACTUAL 2019	ACTUAL 2020	BUDGET 2020	BUDGET 2021	BUDGET 2022	INCREASE / DECREASE
OPERATING REVENUE						
180 31110 PROPERTY TAXES	8,652	11,452	11,453	35,204	48,762	38.5%
180 31117 PROPERTY TAXES-COUNTY	-	13,386	13,386	44,659	67,915	52.1%
TOTAL	8,652	24,838	24,839	79,863	116,677	46.1%
OTHER REVENUES						
180 36110 INTEREST	41	211	-	500	500	0.0%
180 36991 PARKING REVENUE	-	-	1,000	1,000	-	-100.0%
180 38410 LOAN PROCEEDS	-	-	-	-	1,000,000	0.0%
TOTAL	41	211	1,000	1,500	1,000,500	66600.0%
CASH BALANCE FORWARD						
180 38910 CASH BALANCE FORWARD	13,313	22,006	29,785	48,095	126,615	163.3%
TOTAL	13,313	22,006	29,785	48,095	126,615	163.3%
TOTAL REVENUE AND CASH BALANCES	22,006	47,055	55,624	129,458	1,243,792	860.8%
OPERATING EXPENSES						
180 33100 PROFESSIONAL SERVICES	-	-	-	-	-	0.0%
180 34000 TRAINING/TRAVEL	-	-	-	-	-	0.0%
180 34700 PRINTING	-	-	-	-	-	0.0%
TOTAL	-	-	-	-	-	0.0%
CAPITAL OUTLAY						
180 36300 IMPROVEMENTS	-	-	-	-	1,000,000	0.0%
180 36400 EQUIPMENT	-	-	-	-	-	0.0%
180 36401 NON CAP EQUIP	-	-	-	-	-	0.0%
TOTAL	-	-	-	-	1,000,000	0.0%
DEBT SERVICE						
180 37100 PRINCIPAL	-	-	-	-	52,000	0.0%
180 37200 INTEREST	-	-	-	-	35,000	0.0%
180 37300 FINANCING COSTS	-	-	-	-	50,000	0.0%
TOTAL	-	-	-	-	137,000	0.0%
TRANSFERS OUT						
180 39100 TRANSFER TO GENERAL FUND	-	-	-	-	-	0.0%
TOTAL	-	-	-	-	-	0.0%
180 39990 RESERVE	22,006	47,055	55,624	129,458	106,792	-17.5%
TOTAL EXPENDITURES AND RESERVES	22,006	47,055	55,624	129,458	1,243,792	860.8%