



**BARTOW COMMUNITY REDEVELOPMENT AGENCY  
JOINT MEETING WITH CITY COMMISSION**

Friday, February 13, 2026 at 3:00 P.M. (EST)  
*(or as soon thereafter as possible)*  
Bartow City Hall, Commission Chambers  
450 N. Wilson Avenue, Bartow, FL 33830

***Please Note: One or more of the City Commissioners may attend and can make public comments and participate in this public discussion.***

This meeting will automatically adjourn thirty minutes after a loss of quorum.

CALL MEETING TO ORDER: CRA BOARD CHAIR

CLERK TO CALL ROLL:

NEW BUSINESS:

1. Discussion and Review of the City of Bartow's and the Community Redevelopment Agency's Bond Issuances
2. Discussion and Review of legal limitations governing the use of Community Redevelopment Agency bond proceeds for redevelopment projects - Holland & Knight
3. Review and Take Action to Approve the Community Redevelopment Agency's Project List for Redevelopment Initiatives

PUBLIC COMMENT ON AGENDA ITEMS

COMMENTS:

1. Executive Director
2. CRA Attorney
3. City Commissioners
4. CRA Board Members

NEXT MEETING: Wednesday, February 25, 2026, 8:30 A.M., Regular Meeting

ADJOURNMENT:

Please be advised that if you desire to appeal any decisions made because of the above hearing or meeting, you will need a record of the proceedings and in some cases a verbatim record is required. You must make your own arrangements to produce this record. (Florida Statute 286.0105). The board may continue the public hearing(s) on other dates and at times as it deems necessary. Any interested party shall be advised that the date, time, and place of any continuation of these or continued public hearings may be announced during the hearing and that no further notice regarding this matter will be published. If you are a person with a disability who needs any accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the City Clerk's Office at 450 N. Wilson Avenue, P.O. Box 1069, Bartow, Florida 33831-1069 or phone (863) 534-0100 within 2 working days of your receipt of this meeting notification; if you are hearing or voice impaired, call 1-800-955-8771. Posted at City Hall, Bartow Public Library, the City's website: [www.cityofbartow.net](http://www.cityofbartow.net) and Facebook page on February 6, 2026.





**CRA Executive Director Staff Report CRA Priority Projects**  
**CRA Review Date: February 13, 2026**

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**GENERAL INFORMATION**

Request: Review and take action to approve the Community Redevelopment Agency's List for Redevelopment Projects

**STAFF ANALYSIS**

The purpose of this item is to Review and Take Action to approve the Community Redevelopment Agency's, CRA, List for Redevelopment Projects. The CRA is pursuing the issuance of up to \$18 million in bond financing to advance priority redevelopment initiatives within the CRA District. The purpose of the proposed financing is to fund catalytic projects that support infrastructure improvements, redevelopment, and economic development activities consistent with the CRA's Redevelopment and three-year Strategic Work Plan.

To support the financing process, CRA staff has developed a preliminary list of projects proposed for funding with bond proceeds. Identification of eligible taxable and non-taxable projects is required for the bond validation, preparation of financing documents, and coordination with the CRA's financial and legal advisors.

During preliminary review, it was determined that several proposed projects require an evaluation due to the limitations associated with the legal use of bond proceeds, particularly where projects may involve financial assistance to for-profit entities.

**ANALYSIS**

CRA staff evaluated proposed projects based on statutory eligibility, consistency with the Redevelopment Plan, community benefit, readiness, and financial feasibility. This review identified certain projects that warrant additional legal analysis, specifically those that may involve incentives or loans to for-profit entities.

CRA staff has prepared a detailed project matrix that:

- Identifies projects recommended for bond funding
- Highlights projects as taxable and non-taxable for financing
- Clarifies whether proposed assistance would be structured as grants, loans, or capital investments

Timely directions from the CRA and City Commission are necessary to maintain the proposed financing schedule. Finalization of the project list will allow staff and consultants to proceed with bond validation for issuance.

**Financing Project Categories**

To structure the proposed \$18 million bond financing, CRA staff grouped eligible projects into the following categories to guide funding allocation and legal review:

Based on the current project list and planning-level estimates, the CRA anticipates a total project investment of approximately \$18 million associated with the acquisition, redevelopment, public improvements, and programmatic initiatives. While individual project budgets will be refined as sites are acquired and development agreements are negotiated, the current cost framework is summarized as follows:

**Land Acquisitions: Proposed \$9 million (Taxable)**

- Funding to support the strategic acquisition of priority redevelopment sites to facilitate future public, private, or joint redevelopment efforts along US 17 and Main St East (East End Vision).

**CRA-Owned Parcels- Construction Allocation: Proposed \$8 million (Non-Taxable)**

- Funding is to support the development of vertical construction projects and/or site improvements on CRA-owned properties that will be intended for public-private partnerships (P3) with Development Incentives.

**Connectivity and Wayfinding: Proposed \$0.3 million (Non-Taxable)**

- Funding for district-wide signage, mobility enhancements, and wayfinding infrastructure to improve access, connectivity, and user experience throughout the CRA.

**Park Enhancements: Proposed \$0.7 million (Non-Taxable)**

- Funding to support targeted Park and Public Space enhancements for a walking trail, and park lot improvements, and landscaping.

**Cigar Factory – Incentive to the City: Proposed \$2.0 million**

- Funding to support redevelopment of the city-owned Cigar Factory building or site as a catalytic project. (Funding incentive is not part of the CRA loan package)

**FISCAL IMPACT**

The proposed bond issuance would provide up to \$18 million for CRA redevelopment projects. Debt service would be payable from annual TIF revenues. Approval of the project list does not authorize the issuance of debt, but it establishes the framework for project funding and allocation of bond proceeds. No impact on the City's General Fund is anticipated.

**Florida Statutes, Chapter 163 (Community Redevelopment Act)**

The proposed project list is consistent with authority and purposes established under Part III of Chapter 163, Florida Statutes, which governs CRA's. Each project category supports the statutory objectives of eliminating blight, encouraging redevelopment, promoting economic growth, and improving public infrastructure within the designated CRA district.

Specifically, the planned investments align with Chapter 163 by:

- Eliminating slum and blight conditions through strategic acquisition and redevelopment of underutilized and deteriorated properties;
- Encouraging private enterprise and public-private partnerships to stimulate economic development, increase taxable value, and create employment opportunities;
- Improving public infrastructure and amenities, including streetscape, parks, connectivity, and wayfinding, to enhance safety, accessibility, and quality of life;
- Facilitating redevelopment of publicly owned land in a manner that supports long-term economic vitality and district reinvestment; and
- Supporting business development and retention programs that strengthen the commercial base of the redevelopment area.

All expenditures are intended to implement the adopted CRA Redevelopment Plan and will be carried out in accordance with Chapter 163, applicable interlocal agreements, and all required CRA Board and City Commission approvals. The projects serve a valid public purpose and are designed to advance the statutory goals of community redevelopment.

### **LEGAL REVIEW**

All projects proposed for bond funding must comply with Florida Statutes governing CRA expenditures, public purpose requirements, and applicable bond financing restrictions. city and CRA legal counsel are actively reviewing the project list to ensure eligibility and to recommend appropriate structuring of any project involving private entities.

### **RECOMMENDATION**

The adoption of a clear and legally compliant project list is the primary step in advancing the CRA's redevelopment strategy and maintaining the current bond financing timeline.

Staff recommend that the CRA and City Commission review the proposed CRA project list associated with the \$18 million bond financing, provide direction regarding projects, and authorize CRA staff to proceed with finalizing an eligible project list subject to legal and financial review.

### **ATTACHMENTS:**

- Project List





## Redevelopment Projects and Land Acquisitions Exhibit

This chart below is intended to list all the potential redevelopment projects and land acquisitions that can be associated with CRA Debt, including public-private partnerships, development incentives, acquisitions, and City/CRA-owned properties for redevelopment. The range of projects identified is intended to illustrate potential CRA initiatives for planning and financing purposes to develop a flexible portfolio of redevelopment opportunities for the highest and best uses.

Project Inventory Table of All Possible Projects

#	Project	P3 Development	Project Type	City/CRA Owned	Status
1	1395 E Main Street	Yes	Land Acquisition	Private Owner	Taxable
2	190 N US 17 North	Yes	Land Acquisition	Private Owner	Taxable
3	1410 E Main Street	Yes	Land Acquisition	Private Owner	Taxable
4	1460 E Main Street	Yes	Land Acquisition	Private Owner	Taxable
5	1480 E Main Street	Yes	Land Acquisition	Private Owner	Taxable
6	495 W Main Street	Yes	Land Acquisition	Private Owner	Taxable
7	Cigar Factory	Yes	Incentive to City	City	N/A
8	330 E. Main Street	Yes	N/A	CRA	N-Taxable
9	335 E. Main Street	Yes	Developer Incentive	CRA	N-Taxable
10	970 E. Main Street	Yes	Developer Incentive	CRA	N-Taxable
11	1095 E. Main Street	Yes	Developer Incentive	CRA	N-Taxable
12	Connectivity/Wayfinding	No	CIP	City/CRA	N-Taxable
13	Park Enhancements	No	CIP	City/CRA	N-Taxable
14	Streetscape Proj Main St	No	CIP	City/CRA	N-Taxable
15	Sidewalk Project-CRA	No	CIP	City/CRA	N-Taxable
16	Street Repaving	No	CIP	City/CRA	N-Taxable

The scope, design, and development of any projects, including amenities proposed for local parks or green spaces intended for community activation will be informed by public engagement, stakeholder coordination, and/or a community input process. Final project concepts, budgets, and partnerships will be subject to future staff reports, public meetings, and governing board actions to ensure alignment with the CRA Redevelopment Plan, community priorities, and fiscal responsibility.