

March 16, 2004

Ms. Anne Furr
Lakeland Downtown Development Authority
228 South Massachusetts Avenue
City Hall, 3rd Floor
Lakeland, FL 33801-5012

Dear Anne,

This document serves as the basis for expanding the Downtown CRA's northeastern boundary to include the 14.62 acres of land south of the In-Town Bypass. This document includes:

- ❑ **Part I** - The Downtown CRA Expansion Area Finding of Necessity Report, March, 2004 prepared by RERC,
- ❑ **Part II** - The Memorandum on the Tax Increment Analysis and Projections, February 12, 2004, prepared by RERC, and
- ❑ **Part III** - The Downtown CRA Expansion Area Community Redevelopment Plan, March 2004, prepared by Glatting Jackson.

This document has been revised to reflect the comments received during the review process. We appreciate your assistance and that of the entire City staff, especially the Planning Department staff. We look forward to participating in the meetings and hearings as the Expansion is finalized.

Thank you for having Glatting Jackson and RERC as a part of your Team.

Sincerely,

William C. Kercher, Jr.

cc: Real Estate Research Consultants, Inc.