



City of Groveland

Community Redevelopment Agency

FY 2016 - 2017 Annual Report





Vision / Mission

Our Vision is to have “A downtown that is memorable, sustainable, prosperous and friendly”. The mission is “To pursue redevelopment projects and revitalization endeavors that will enhance the economic, social and physical aspects of the Community Redevelopment Agency (CRA) district and result in increased private investment”.

History of Groveland’s CRA

In the heart of Florida, halfway between the Atlantic Ocean and the Gulf of Mexico lies the City of Groveland. Blessed with bass-filled lakes, near perfect climate, and Florida rare rolling hills; has long beckoned to settlers. In May of 2002, the City of Groveland created the CRA with the intent to once again capture this natural beauty and address blighted areas of town that once served as the main transportation routes, old general stores, and original settlements that have fallen into disrepair and divestment. In June 2002, Ordinance 2002-06-20 provided the formal creation and administration of the Community Redevelopment Trust Fund for the Community Redevelopment Area. Money allocated to the fund shall be used by the CRA to finance projects within the Redevelopment Area.

Each year the appropriate taxing authorities, as defined in Florida Statutes, shall pay into the fund the incremental increase in ad valorem taxes levied each year, based upon the base tax year of 2002, subject to such other conditions as outlined in Florida law.

The CRA consists of a (7) member board that is comprised of (5) City Council members, with the other (2) members being appointed by the City Council. These members are chosen from members of the public who reside or are engaged in business within the CRA district.

The City Council members are allowed to serve on the CRA board as long as they serve on the City Council. The other two members serve a four-year term with any vacancy during a term being filled for the unexpired term.

The CRA is charged with undertaking redevelopment functions that include but are not limited to: reducing or eliminating blight, improving the tax base and encouraging public and private investments in the CRA district.

SR 50 Realignment and the Coast to Coast Trail



The 50 Realignment and the Coast to Coast Trail

This project once completed will create a vibrant, memorable and resilient downtown for the City of Groveland.

This project in its early concept stages with much of the transportation design work completed. However, within the proposed project, the goal is to upgrade the transportation infrastructure to a pedestrian friendly transportation system that diverts heavy truck traffic away from pedestrian areas and move bicyclists into a welcoming pedestrian environment that is aimed to offer opportunity for recreational, retail, and residential experiences.

The project considers alternatives to consolidate civic uses currently scattered around the downtown district into a municipal mall like development with a central pocket park that will highlight “coast to coast trail” access and a water feature.

In 2012, the Groveland Community Redevelopment Agency developed a 2030 Community Vision Plan to provide a blueprint for the City’s downtown development before, during and after the SR-50 realignment. The Plan identified redevelopment strategies, projects and programs for implementation by the Community Redevelopment Agency.

Projects and programs identified within the Plan included :

- Revision of the City’s downtown land development regulations to accommodate and encourage desired development.
- Streetscape, pedestrian improvements.
- Public infrastructure improvements.
- Recreational improvements at Lake David Park.
- Redevelopment of targeted Opportunity Sites within the CRA.
- Renovation of the Historic Train Depot building.
- Residential and Commercial development incentives.



Community Policing

To protect our investment in redevelopment projects, the CRA continued its community-policing program by providing funding for an additional law enforcement officer and bike patrol in and around recently completed CRA projects and events. During special events, law enforcement is able to provide extra effort to enforce no parking on sidewalks and reduce speeding within the project area. As the CRA district attracts new businesses and patrons, the additional community policing efforts ensure that areas safety using Tax Increment Revenues.

Special Projects

The CRA initiated two (2) significant projects in FY 2016/2017. These projects included the conceptual planning of the Lake David Park improvements near the gazebo and great lawn area and the conceptual planning of the Elese Tomlin Community Center. The Elese Tomlin Community Center will be located between Blue and South Street and will house a computer lab, study hall and restrooms. The Center will open in Q1-2018

CRA Economic Development Incentive Program

The CRA Board set-a-side \$20,000 each year in economic development incentive grant program each year since FY2014. The grant is based on 10% rebate for a new or existing business based on total expenditure towards expanding (Existing business expanding 25% SF) or rehabbing internal and external repairs to the business. The CRA has previously provided incentives to the following businesses: Faith Neighborhood Center, Riffle Air and Heating and My Kinda of Nails Salon. The CRA did not provide any economic incentives during FY 16/17.

FREQUENTLY ASKED QUESTIONS ?

In 1969, Florida enacted legislation (Chapter 163, Part III) that enabled local governments to create Community Redevelopment Agency districts and community redevelopment agencies to work in those districts. There are approximately 270 CRA's operating in Florida at this time. A Community Redevelopment Agency (CRA) is an independent taxing district established by local government for the purpose of carrying out redevelopment activities including reducing or eliminating blight, improving the tax base and encouraging public and private investments in the redevelopment area.

How Is A CRA Funded?

Redevelopment activities are primarily funded by Tax Increment Fund revenue (TIF). TIF is calculated by "freezing" the tax base year value in the year CRA was created. Taxing authorities continue to receive tax revenue based on base year tax value. When tax revenues rise as a result of redevelopment activities, this "increment" is deposited into the CRA Trust Fund for use on subsequent redevelopment activities.

What is the CRA Debt Service?

The CRA paid \$137,557.50 for debt service on real property purchased in prior years by the CRA.

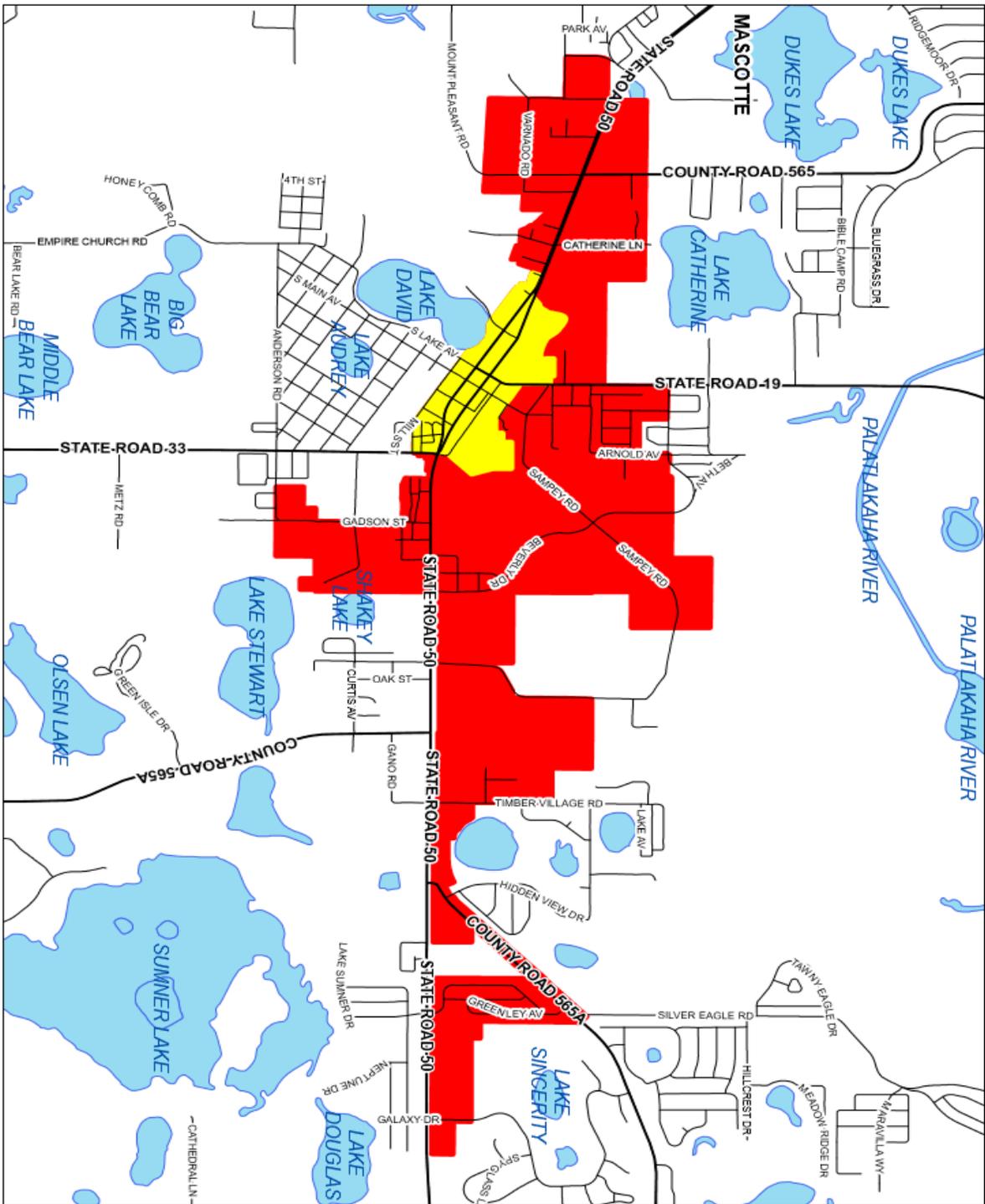
CITY OF GROVELAND, FLORIDA

COMMUNITY REDEVELOPMENT AGENCY
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended September 30, 2017

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
Revenues:				
Taxes and impact fees	\$ 410,678	\$ 410,678	\$ 399,294	\$ (11,384)
Miscellaneous	21,000	21,000	41,430	20,430
Total revenues	<u>431,678</u>	<u>431,678</u>	<u>440,724</u>	<u>9,046</u>
Expenditures:				
Current:				
Community redevelopment	621,868	618,418	80,736	537,682
Debt Service:				
Principal	136,900	140,226	139,462	764
Interest	1,500	1,624	1,546	78
Total expenditures	<u>760,268</u>	<u>760,268</u>	<u>221,744</u>	<u>538,524</u>
Excess (deficiency) of revenues over expenditures	<u>(328,590)</u>	<u>(328,590)</u>	<u>218,980</u>	<u>547,570</u>
Net Change in Fund Balance	(328,590)	(328,590)	218,980	547,570
Fund Balance - beginning	344,741	344,741	344,741	-
Fund Balance - ending	<u>\$ 16,151</u>	<u>\$ 16,151</u>	<u>\$ 563,721</u>	<u>\$ 547,570</u>

The accompanying Notes to Financial Statements are an integral part of these statements.



CITY OF GROVELAND
196 S. LAKE AVENUE
GROVELAND, FL 32043-4341
WWW.GROVELAND.FL.GOV



SOURCES: GROVELAND GIS AND LAKE COUNTY.
NOTE: THIS MAP AND DIGITAL DATA IS PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED TO DETERMINE THE PRECISE LOCATION OF A FEATURE.

LEGEND
 CRA BOUNDARY
 DOWNTOWN OVERLAY DISTRICT

**CITY OF GROVELAND
COMMUNITY
REDEVELOPMENT
AREA MAP**

The People behind the City of Groveland Community Redevelopment Agency

COMMUNITY REDEVELOPMENT AGENCY BOARD (October 1, 2016 through September 30, 2017)

Current CRA Board members:

- Chair, George Rosario (Mayor) (Served only a portion of FY16/17)
- Chair/Vice Chair, Karen McMican (Vice Mayor) (Served remaining portions of the year when Mayor Rosario was not available)
- Board Member, Mike Radzik (City Council)
- Board Member, Dina Sweatt (City Council)
- Board Member, John Griffin (City Council)
- Board Member, Ralph Morris
- Board Member, Briggett Brannon

City Staff

Interim CRA/City Manager, Rodney Lucas
CRA Liaison, Rodney Lucas
CRA Administrative Support, Lisa Cortese
City Clerk, Teresa Begley
City Attorney, Anita Geraci-Carver
Sergeant at Arms, Chief M. Smith Tennyson

CRA Board Meetings

All meetings are held on the 4th Monday of each month at 6:30 p.m., E. L. Puryear Building located, **243 S. Lake Avenue, Groveland, FL 34736**

All meetings are open to the public.

Contact: (Current Contact 3/3/2018)

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Website: www.groveland-fl.gov



City with a Future... Watch Us Grow