City of Groveland

Community Redevelopment Agency

FY 2015 - 2016 Annual Report

City with a Future… Watch Us Grow

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 Statues, 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.

The goal of the proposed project 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 that will highlight the “coast to coast trail”.

These project(s) concepts include the potential development of, but are not limited to:

- A realigned State Highway
- Newly dedicated local roads that will run through the heart of downtown
- A portion of the Coast to Coast Trail
- Two large wet retention ponds that will feature aeration fountains with lighting
- Potential new Municipal Complex with pocket park and water feature
- A renovated Historic Train Depot which may be outfitted for retail use to serve trail users.
- Potential two land clearings in partnership with private development for hotel and commercial development.
- New and old public controlled leasing opportunities
- Streetscape

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 equipment to tour 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 Events

The CRA Board as changed its approach from previous years. They have decided to reduce the number of special events aimed at encouraging business development within the district. The board had two activities: Rehab and new construction of four homes through the DEO Community Development Block Grant (CDBG) program and promoted and hosted The Wall That Heals event.

CRA Economic Development Incentive Program

The CRA Board set-a-side $20,000 in economic development incentive grant program 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 extended incentives to the following businesses: Faith Neighborhood Center, Riffle Air and Heating and My Kinda of Nails Salon.

FREQUENTLY ASKED QUESTIONS ?

What Is A CRA?

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 203 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 Revenue (TIR). TIR is calculated by "freezing" the tax base in the year CRA was created. Taxing authorities continue to receive tax revenue based on frozen tax base. 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 $151,442 for debt service on real property purchased in prior years by the CRA for the purpose of redevelopment of blighted properties.

City of Groveland, Florida
Statement of Revenues, Expenditures, and Changes in Fund Balance
All Governmental Funds
September 30, 2016

Revenues	
Taxes	$ 188,156
Intergovernmental	-
Miscellaneous	38,425
Total Revenues	$ 226,581
Expenditures	
Current	
Community Redevelopment	148,238
Debt Service	
Principal and Interest	151,442
Capital Outlay	
Community Redevelopment	3,450
Total Expenditures	$ 303,130
Excess of Revenues Over (under) Expenditures	(76,549)
Other Financing Sources	
Interfund Transfer in (out)	186,728
	186,728
Net Change in Fund Balance	110,179
Fund Balance – Beginning of the Year	228,294
Fund Balance – End of the Year	$ 338,473

*** Unaudited**

City of Groveland, Florida

Balance Sheet

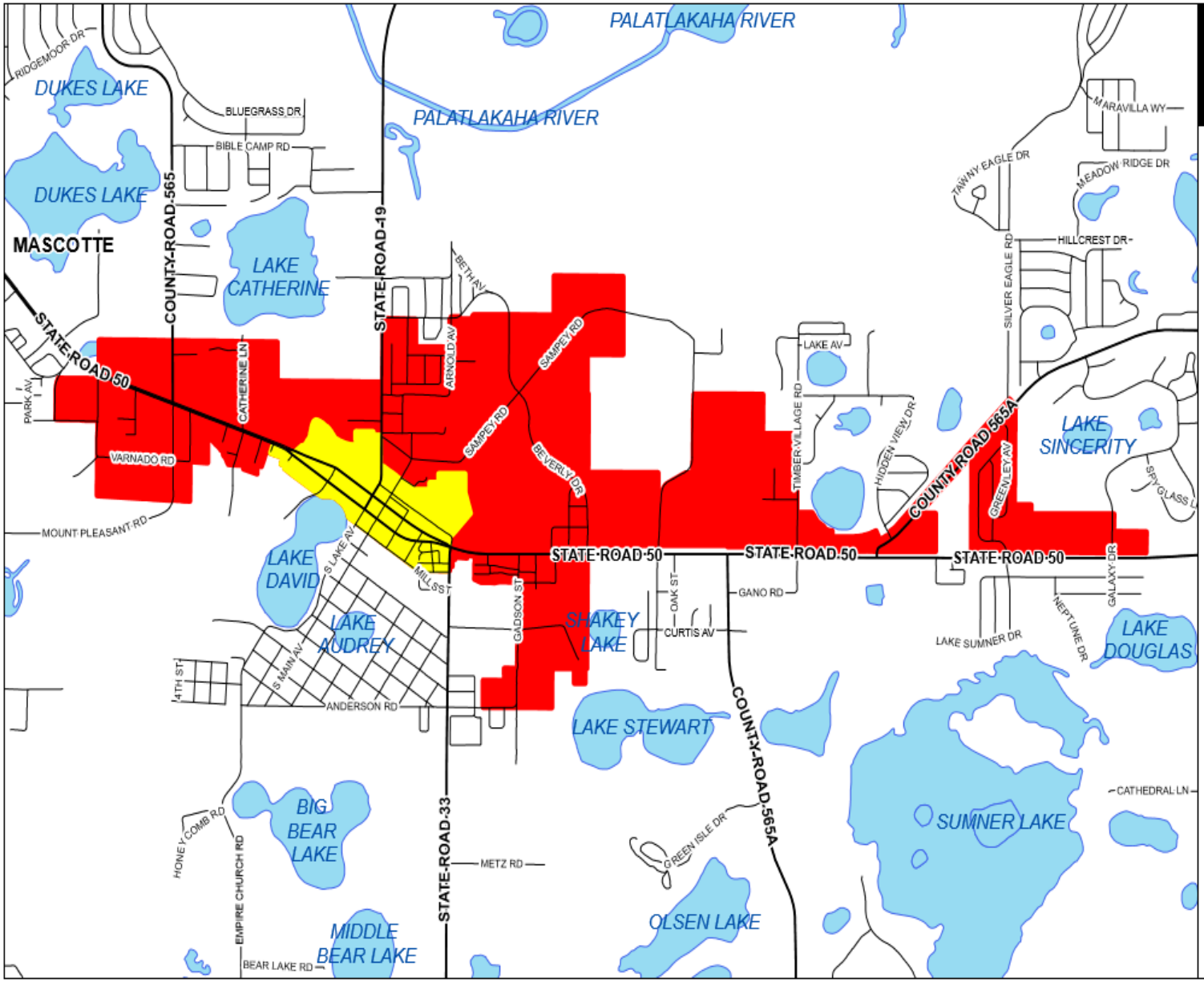
All Governmental Funds

September 30, 2016

Assets	346,056
Cash and cash equivalents	$ 346,056
Total Assets	
Liabilities and Fund Balances	
Liabilities	
Accounts Payable	$ 4,481
Accrued Interest	760
Compensated Absences	2,342
Total Liabilities	$ 7,583
Fund Balance	
Restricted	$ 338,473
Total Liabilities and Fund Balance	$ 346,056

*** Unaudited**

CITY OF GROVELAND COMMUNITY REDEVELOPMENT AREA MAP



LEGEND

- CRA BOUNDARY
- DOWTOWN OVERLAY DISTRICT

SOURCES: GROVELAND GIS AND LAKE COUNTY.

***NOTE - THIS MAP AND DIGITAL DATA IS FOR PLANNING PURPOSES ONLY AND SHOULD NOT BE USED TO DETERMINE THE PRECISE LOCATION OF A FEATURE.

N

0 1,500 3,000

FEET

CITY OF GROVELAND
156 S. LAKE AVENUE
GROVELAND, FL 34736
352-429-2141
WWW.GROVELAND-FL.GOV

P:\Community Dev\GIS\Current_2009\Maps\CRA Website Maps\CRA Boundary without aerial.mxd

Last Updated: April 16, 2009

The People behind the City of Groveland Community Redevelopment Agency

COMMUNITY REDEVELOPMENT AGENCY BOARD

Current CRA Board members:
•Chair, Tim Loucks (Mayor)
•Vice Chair, Karen McMican (Vice Mayor)
• 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, Gwen Walker
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:
Gwen Walker, Interim City/CRA Manager
352-429-2141, Ext. 250 ● E-mail: Gwen.walker@groveland-fl.gov

Rodney Lucas, CRA Liaison and Economic Development Manager
352-429-2141, Ext. 225 ● E-mail: rodney.lucas@groveland-fl.gov

Website:www.groveland-fl.gov

City of Groveland

community redevelopment agency

City with a Future… Watch Us Grow