

City of Dade City Community Redevelopment Agency Annual Report for Fiscal Year 2009-2010

History

In November 1994, the City Commission created a Redevelopment Advisory Committee (RAC) to investigate the feasibility of creating a Community Redevelopment Agency (CRA) as authorized under Chapter 163, Part III, of the Florida Statutes. After an evaluation of the City using the eligibility criteria found in the statutes, RAC issued a report of findings and recommendations to the City Commission. On February 13, 1996, the City of Dade City approved Resolution No. 526, which made a finding of necessity under Chapter 163 of the Florida Statutes and established the boundaries of the redevelopment district.

The City of Dade City Community Redevelopment Agency was created by Resolution No. 538, approved by the City Commission on May 14, 1996. This resolution provided for the City Commission to sit as the CRA board and for the permanent establishment of the RAC.

On May 25, 1999, the City Commission adopted two ordinances that further implemented the CRA: Ordinance No. 99-0734 approved the required redevelopment plan and Ordinance No. 99-0735 created the Redevelopment Trust Fund. These ordinances provided funding through tax increment financing from the City and the County. They also established 1998 as the base tax year for calculating tax increments, with the first year of collection being fiscal year 1999-2000.

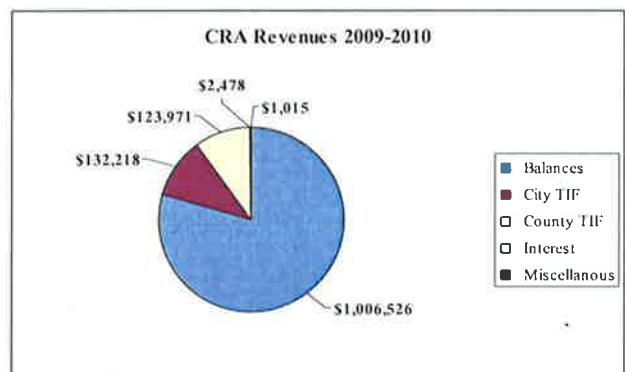
As a dependent special district of the city, audits of the CRA are performed annually and included as part of the City's audit. Records for the CRA are on file in the office of the City Clerk, located in City Hall, 38020 Meridian Avenue, Dade City, Florida 33525.

Activity

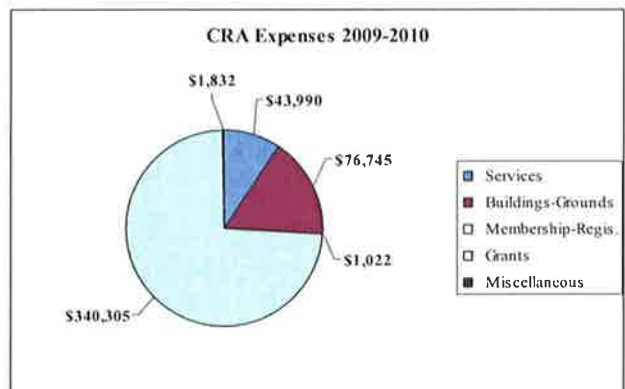
The Statement of Net Assets or Balance Sheet for the CRA as of September 30, 2010, is as follows:

Assets	
Cash and cash equivalents	\$804,960
Liabilities	
	\$2,646
Net assets – Restricted assets	\$802,314

CRA revenues for the fiscal year came from the following sources:



CRA revenues for the fiscal year were spent on the following activities:



Grants are provided to qualifying owners for making exterior building improvements.

Income

In December 2009, the following funds were applied to the CRA account:

- \$123,971 from 2009 Pasco County Tax Increment – a decrease of nearly 2% from 2008
- \$132,218 from 2009 City Tax Increment – a decrease of 17% from 2008

Interest on CRA funds is credited monthly and totaled \$2,479 for the fiscal year. Miscellaneous funds came from the “sale” of a bench to allow installation of a plaque commemorating family ownership of a nearby business (\$1,000) plus \$15 for stop-payment on a lost Grant award check.

Expenses

Grants:

Due to the decrease in prior years’ applications for Façade Improvement Grants, Downtown Dade City Main Street and the Design Review Committee requested and got approval to offer Window of Opportunity Grants under which the CRA would pay 100% toward painting buildings, with certain stipulations: Owners could not have applied for a painting grant in the past 3 years; and there was \$2,500 cap for single-story buildings, \$7,500 for multi-story or multi-storefront. Applications were submitted beginning in September 2009 and funded in the following fiscal year. This resulted in an exponential increase in grant applications both for the 100% Window of Opportunity Grants as well as the normal 75% Façade Grants:

- ✓ Window of Opportunity Grants were awarded to 42 buildings in CRA #1 and four buildings in CRA #2 for a total of \$176,511. This had the added benefit of providing much-needed work for local painting contractors.
- ✓ Façade Grants were awarded to 17 buildings for a total of \$163,794. Several multi-tenant buildings qualified for more than one grant under existing guidelines. Again, local contractors were used for a large percentage of the projects.
- ✓ Grants totaled \$340,305 for the fiscal year. (In the prior fiscal year, five grants totaling \$15,770 were awarded.)

“Before and after” photos of some of the buildings improved by grants are shown below.



ANPM Building:

BEFORE



AFTER



Larkin Building: BEFORE



AFTER



Kiefer Building: BEFORE



AFTER



Huckabay Building: BEFORE



AFTER



Mander Building: BEFORE



AFTER

Other Projects:

For several years, the CRA had researched replacing streetlights along the 7th Street CRA area with historic lightpoles and period lights. This year the project came to fruition. In a cooperative venture with TECO Energy, 84 streetlights were installed in CRA #1 and 16 in CRA #2. All wiring was moved underground, creating a uniform look and greatly improving the appearance of lighting in the Downtown area. In addition, light levels were addressed to ensure more uniform light and better lighting at street level. Total cost for directional boring, asphalt and concrete work was \$70,988.46.



Looking north along 7th St.: BEFORE



AFTER

To promote uniformity and an historic look along the streets, CRA contracted with the *St. Petersburg Times* to install newspaper racks that would consolidate both paid publications and free neighborhood newspapers in central locations. Two boxes were installed: one in the 8th Street parking lot and one at City Hall, for a total cost of \$468.48. The style and color were chosen to match the benches and trashcans that were installed throughout the CRA in the last fiscal year.



Newsracks at City Hall: BEFORE



AFTER

Services:

One of CRA's current projects is renovation of an alleyway along 7th Street that leads from the Business District to the only public restrooms in the City. In order to get City Commission, RAC and citizen input on what the alleyway should encompass, Wannemacher Jenson Architects, a St. Petersburg firm who worked with the City on other projects, held a public charette to get citizen input for the project, then produced Bid Documents – at a total cost of \$3,990. The alleyway project has been budgeted for construction during the 2010-2011 fiscal year.

Per Agreement No. CRA 2009-02, Dade City CRA agreed to pay the Greater Dade City Chamber of Commerce \$20,000 toward Chamber costs to provide marketing services and promotional materials for the CRA District, an increase of \$5,000 over the prior year's funding. This was paid in two increments of \$10,000 each in February and September 2009.

Per Agreement No. CRA 2009-03, the CRA agreed to pay Downtown Dade City Main Street \$20,000 toward costs to serve as the point of contact for the façade improvement program, and prepare and distribute brochures and marketing materials for the CRA District, also an increase of \$5,000 over the prior year's funding. This was also paid in two increments of \$10,000, in June and September 2010.

Other Charges:

- CRA Special District fee: \$175
- Florida Redevelopment Association (FRA) dues: \$395
- Legal advertisements for the Amendment creating CRA District #2 and for the CRA Annual Report: \$70.36
- Charges for CRA signs for buildings undergoing grant improvements: \$278.95
- Safety vests (25) for Recycling Volunteers – given to Habitat for Humanity, who monitors recycling at City events: \$138.75
- Memorial plaque for a bench: \$151.59. A family “purchased” a bench for \$1,000 as a memorial to their ancestors; CRA paid to have the plaque produced and installed as part of this price.
- Registration, hotel, parking and travel expenses for attendance at FRA Annual Conference in Orlando October 28-30 2009 and registration for two East Central Regional Meetings in March and August: \$582.82
- Registration and hotel for attendance at FRA Annual Conference in Orlando October 13-15, 2010: \$593 (paid fiscal 2009-2010)

Project Expenses:

- Planting Magnolias in 13 pots around the Downtown area: \$1,105.
- Sidewalk repairs – grinding edges of uneven sidewalk areas in both CRAs: \$4,652

Other Activities

The following documents were drawn up and executed by the Community Redevelopment Agency in the fiscal year:

- Agreement No. 2010-01 dated April 27, 2010, set forth conditions for extension of a façade grant for ANPM Enterprises and agreed to payment of the grant in four installments.
- Agreement No. CRA 2010-02 dated May 11, 2010, First Amendment to Interlocal Agreement No. CRA 2009-01, increased the funds deposited by CRA No. 1 to CRA No. 2 to pay the cost-in-aid-of-construction for streetlight installation plus electric costs for ten years.