

City of Dade City Community Redevelopment Agency Annual Report for Fiscal Year 2012-2013

History

In November 1994, the City Commission formed 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.

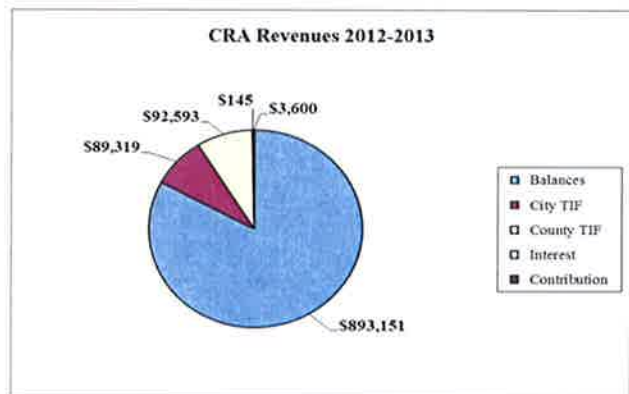
Resolution No. 2009-10 dated April 14, 2009 created CRA #2, an 11-block area south of the original CRA; and Agreements No. CRA 2009-01 dated September 8, 2009 and 2010-02 dated May 11, 2010 covered an Interlocal Agreement and First Amendment for the loan of money between the two CRAs.

Activity

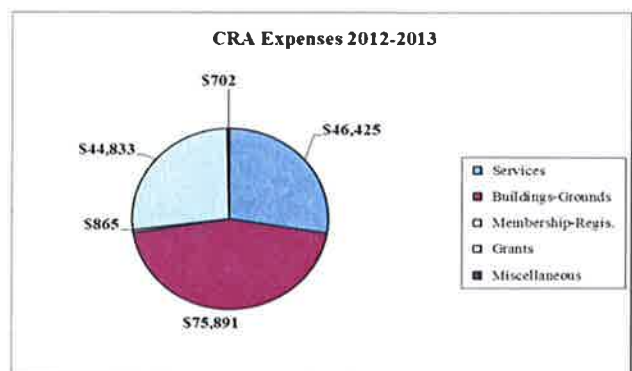
The Statement of Net Assets or Balance Sheet for the CRA as of September 30, 2013, is as follows:

Assets	
Cash and cash equivalents	\$779,722
Liabilities	
	\$11,423
Net assets – Restricted assets	\$768,299

CRA revenues for the fiscal year were obtained from the following sources:



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



Grants are provided to qualifying property owners for exterior building improvements. Depending on building size, grants can cover up to 75% of specified improvements.

In October 2010, a CRA Sign Grant was added, covering up to 50% or a maximum of \$1,250 for building signage. In April 2011, a CRA Parking Lot Paving Grant was added as well, covering paving or repaving parking lots, up to 50% or a maximum of \$5,000. All grant applications were revised and updated in June 2013.

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, 38008 Meridian Avenue, Dade City, Florida 33525.

Income

In December 2012, the following funds were applied to the CRA account:

- \$92,593 from 2012 Pasco County Tax Increment, an increase of 4% from 2011 funds. This is the first increase in the County contribution since fiscal year 2006-2007. Note: The total represents \$95,284 for CRA #1 and, since current property values continue to be below the base values in CRA #2, a deficit of \$2,691 for CRA #2.
- \$89,319 from 2012 City Tax Increment, a decrease of 3.6% from 2011. Note: This represents \$92,133 for CRA #1 and deficit of \$2,814 for CRA #2 (see above).

Miscellaneous Income of \$3,745 was made up of the following:

- \$3,600 donation from Main Street toward renovations of the Matter of Taste Alleyway. Funds were donated in April 2013 when the Main Street organization disbanded.
- \$145 refund from Hilton Hotels for the October 2012 FRA Conference.

Expenses

Grants:

Fifteen grants were awarded this fiscal year for ten buildings; this included six building exterior grants, seven sign grants and two parking lot paving grants.

- ✓ Re-roof, replace fascia, gutters, downspouts: \$10,578
- ✓ Painting building exterior (3): \$20,789
- ✓ Recovering awnings: \$2,250
- ✓ Projecting sign, façade signs and window signage: \$4,198
- ✓ Monument sign: \$1,250
- ✓ Repairing, sealcoating and striping two parking lots: \$5,768

Grants totaled \$44,833 for the fiscal year.

Services:

During fiscal year 2009-2010, the CRA contracted with Tampa Electric Company to replace streetlights along the 7th Street CRA corridor with historic-looking lightpoles and lights, and move wiring underground. A total of 100 streetlights were installed and are covered by lease with TECO. The cost for the lights for fiscal 2012-2013 was \$50,806.

Under Capital Projects, CRA contracted with Larkin Construction for improvements to the 8th Street Parking Lot, the City's only Downtown lot. As part of the project, irrigation was installed in the medians to sustain the new plantings. Water charges beginning April 2013 totaled \$10,346. This included extensive irrigation to help new plantings get started.

An additional \$1,425 was paid to Natural Resource Planning for "Parking Lots Tree Assessment" of the 8th Street Parking Lot medians. This was completed to assess age and condition of existing trees, to determine which should be removed during the parking lot medians renovation project.

Planters, plants, mulch and landscape boulders were purchased for 7th and 8th Streets and Meridian Avenue, at a total cost of \$2,442. The City participates in Pasco County's Great American Clean-up and Coastal Clean-up, held annually in April and September. Costs this fiscal year included \$525 for three dumpsters and \$316 for trash bags and clean-up supplies.

Annual Christmas decorations were installed on the 100 lightpoles along 7th Street, consisting of garland, red bows and battery-powered lights. Decorations were also installed in Agnes Lamb Park and the Santa Claus house. Total cost was \$11,980.

The CRA enters into annual Agreements with the Greater Dade City Chamber of Commerce and Downtown Dade City Main Street, whereby the Chamber and Main Street provide various services to further CRA redevelopment projects and related activities within the CRA's area of operation. This fiscal year, the Chamber was provided \$25,000 for such activities, the same amount as last fiscal year, and Main Street \$20,000. Each group reported to the CRA on a quarterly basis, detailing how funds were spent.

In April 2013, Main Street disbanded and was replaced by the Dade City Merchants Association. The group requested, and was awarded, the \$10,000 balance that had not been paid to Main Street, to continue their events and services.

Capital Outlay:

Last fiscal year, groundwork was laid for the main capital project for 2012-2013: 8th Street Parking Lot and Medians. The project included removal of certain trees and grass/plantings, purchase and installation of specified trees and plantings, installation of drip irrigation system, removal and reinstallation of existing brick pavers, limited curb replacement, and sealcoating and striping of all parking surfaces. Bids were received and tallied September 2012, with a low bid of \$117,416. Work was started the beginning of January 2013.

The original contract was expanded by two Change Orders, increasing the contract by \$24,377 and including removal and replacement of 24 trees, expanded sidewalk improvements and re-setting additional brick pavers. Final contract price was \$141,793, and work was completed in February 2013.

Before and after photos are enclosed.

Other Charges:

- CRA Special District fee: \$175
- Florida Redevelopment Association (FRA) Membership dues: \$495
- Registration for attendance at FRA Annual Conference: \$370
- Legal advertisement for the CRA Annual Report: \$27

Other Activities

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

City Agreement No. 2012-21 / CRA Agreement No. 2012-01 covered the annual "Interlocal Agreement Between the City of Dade City, Florida and the Dade City Community Redevelopment Agency," allocating \$7,500 of CRA funds to the City to be applied to the salary and benefits of the City employee who also serves as the CRA Director.

Per Agreement No. CRA 2012-02, Dade City CRA agreed to pay the Greater Dade City Chamber of Commerce \$25,000 toward Chamber costs to provide marketing services and promotional materials for the CRA District – the same as the prior year's funding. This was paid in two increments of \$12,500 each in February and June 2013.

Per Agreement No. CRA 2012-03, the CRA agreed to pay Downtown Dade City Main Street \$20,000 toward costs to serve as the point of contact for the grant program, and to prepare and distribute brochures and marketing materials for the CRA District, a decrease of \$5,000 over the prior year's funding. \$10,000 was paid in February.

Main Street was disbanded in April 2013 and replaced by Dade City Merchant's Association, Inc. Per Agreement No. CRA 2013-04, the Merchants took over Main Street's duties, with the exception of the grant program. The \$10,000 remaining in Main Street's contract was reassigned to the Merchants, and was paid in July 2013.

City Agreement No. 2012-26 / CRA Agreement No. 2012-04 was an "Agreement for Placement of Bicycle Racks" on property owned by the Weitzenkorn Family Partnership along the north end of 7th Street. City Agreement No. 2013-01 / CRA Agreement No. 2013-01 was an "Agreement for Placement of Planters/Sculptures" on the same property. These allowed the City to install bicycle racks and decorative planters on private property along sidewalks where there wasn't sufficient clearance on City rights-of-way.

Agreements No. CRA 2013-02 and 2013-03 were one-year contracts for Landscape Maintenance with Herrmann's Landscaping, LLC and Irrigation Maintenance with William T. Varnell Irrigation Services, Inc. for 8th Street Parking Lots, ensuring maintenance of new plantings.

Agreement No. CRA 2013-08' was a "Community Aesthetic Feature Agreement" with Florida Department of Transportation (FDOT), covering installation of four decorative planters on FDOT right-of-way along Meridian Avenue.

BEFORE – Parking Lot at Live Oak Avenue



AFTER



BEFORE – Parking Lot North of Meridian Avenue



AFTER



BEFORE – Parking Lot South of Meridian Avenue



AFTER



BEFORE – Chamber of Commerce Parking Lot



AFTER



PUBLIC NOTICE**City of Dade City Community Redevelopment Agency (CRA) Report Available**

In accordance with S. 163.356(3)(c), Florida Statutes, the City of Dade City CRA has developed the annual report of its activities for the preceding fiscal year, including a complete financial statement setting forth assets, liabilities, income, and operating expenses as of the end of fiscal year 2013. This report has been filed with the City Clerk and is available online at www.dadecityfl.com or may be inspected during business hours in the office of the Clerk, located at 38020 Meridian Avenue, Dade City, Florida 33525, phone number 352-523-5052.

Please publish one time as a legal ad in the Pasco Times on March 30, 2014.