

CITY OF KISSIMMEE  
COMMUNITY REDEVELOPMENT  
AGENCY  
ANNUAL REPORT 2014



**CITY OF KISSIMMEE  
COMMUNITY REDEVELOPMENT AGENCY**

**CRA COMMISSION**

**JIM SWAN**

**WANDA Y RENTAS**

**JOSE ALVAREZ**

**SARA SHAW**

**ARTURO OTERO**

**ADVISORY BOARD**

**RAJIA ACKLEY**

**EDMUND CID**

**GEORGE CROSS**

**PATRICIA DAUGHERTY**

**KATHY FOUST**

**ROBERT KRIEGER**

**KIM WAGAR**

# COMMUNITY REDEVELOPMENT AGENCIES

INDEPENDENT SPECIAL DISTRICTS

OR

DEPENDENT SPECIAL DISTRICTS

THE CITY OF KISSIMMEE COMMUNITY REDEVELOPMENT AGENCY IS A SPECIAL DEPENDENT DISTRICT:

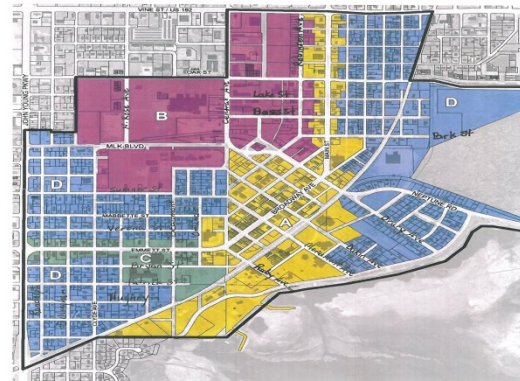
- It has a governing body exercising public power specified in Florida Law
- It has jurisdiction to operate with a limited geographic boundary
- It was created by a local ordinance pursuant to general law
- It must comply with the requirements as specified in Chapter 189 Florida Statutes (Uniform Special District Accountability Act)

# CITY OF KISSIMMEE COMMUNITY REDEVELOPMENT AGENCY

The City of Kissimmee CRA is comprised of 720 acres situated between Vine Street, Lakeshore Drive, Lawrence Silas and John Young Parkway.

## CRA DISTRICT MAP

The CRA District Map identifies the boundaries of four general districts: A- Gateway District, B- Mixed Employment District, C- Courthouse District, and D- Neighborhood District. For properties located in more than one District, the property frontage shall define which District guidelines shall apply.



# FLORIDA'S SPECIAL DISTRICTS

TOTAL	1,647
INDEPENDENT	1,011
DEPENDENT	636
SINGLE COUNTY	1,573
MULTICOUNTY	74
DISSOLVED SINCE '89	316

# **FLORIDA'S SPECIAL DISTRICTS TOP SPECIALIZED FUNCTIONS**

**COMMUNITY DEVELOPMENT**

**COMMUNITY REDEVELOPMENT**

**HOUSING AUTHORITIES**

**DRAINAGE/WATER CONTROL**

**FIRE RESCUE CONTROL**

**SOIL/WATER CONSERVATION**

**NEIGHBORHOOD IMPROVEMENTS**

**HEALTH/HOSPITAL FACILITIES**



# RESOURCES & CONTACTS

[WWW.FLORIDAJOBS.ORG](http://WWW.FLORIDAJOBS.ORG)

[WWW.FLORIDAJOBS.ORG/SPECIALDISTRICTHELP](http://WWW.FLORIDAJOBS.ORG/SPECIALDISTRICTHELP)

[WWW.MYFLORIDA.COM](http://WWW.MYFLORIDA.COM)

[JACK.GASKINS@DEO.MYFLORIDA.COM](mailto:JACK.GASKINS@DEO.MYFLORIDA.COM)

[WWW.REDEVELOPMENT.NET](http://WWW.REDEVELOPMENT.NET)

[WWW.LEG.STATE.FL.US/STATUTES](http://WWW.LEG.STATE.FL.US/STATUTES)

[WWW.FLORIDALEAGUEOFCITIES.COM](http://WWW.FLORIDALEAGUEOFCITIES.COM)

# CITY OF KISSIMMEE CRA REVENUE VALUES

1. BASE YEAR TAXABLE VALUE (1992)	\$67,434,313
2. CURRENT YEAR TAXABLE VALUE (2014)	\$203,754,828
3. 2014 INCREMENTAL TAXABLE VALUE	\$136,320,515
4. CERTIFIED MILLAGE	6.7000
5. 2014 TAX INCREMENT	\$913,347.45
6. AMOUNT PAYABLE 2014 (-5%)	\$867,680.08
7. DEBT SERVICE PAYMENT	\$420,286.53
8. INCREMENT FROM COUNTY	\$775,801.18
9. INCREMENT FROM CITY	\$535,569.14



# CRA 2015 BUDGET

CITY OF KISSIMMEE  
2015 ANNUAL BUDGET

**COMMUNITY REDEVELOPMENT FUND**

This fund was established to account for the financial activity of the Community Redevelopment Agency (CRA). Revenue is received based on the incremental increase in assessed value within the CRA's boundaries.

<u>ACCOUNT</u>	<u>ACTUAL FY 2013</u>	<u>ADJUSTED BUDGET FY 2014</u>	<u>ESTIMATE FY 2014</u>	<u>BUDGET FY 2015</u>
Intergovernmental Revenue	\$ 1,333,904	\$ 1,324,430	\$ 1,311,370	\$ 869,164
Interest Earnings	6,640	3,000	3,700	3,000
Miscellaneous Revenue	121,053	1,200	1,200	1,200
Transfer from General Fund	-	-	-	600,021
Fund Balance Carryover	<u>856,644</u>	<u>549,527</u>	<u>892,796</u>	<u>547,760</u>
<b>TOTAL SOURCES</b>	<b>\$ 2,318,241</b>	<b>\$ 1,878,157</b>	<b>\$ 2,209,066</b>	<b>\$ 2,021,145</b>
Professional Services	\$ 167,871	\$ 189,763	\$ 189,763	\$ 56,000
Other Operating Costs	217,869	294,039	287,681	325,204
General Fund Admin Cost	152,964	158,259	156,259	163,228
Capital Outlay	232,522	311,357	311,285	129,500
Transfers to Other Funds	654,819	738,860	714,318	754,288
Unrestricted Reserves	<u>892,796</u>	<u>185,879</u>	<u>547,760</u>	<u>592,947</u>
<b>TOTAL USES</b>	<b>\$ 2,318,241</b>	<b>\$ 1,878,157</b>	<b>\$ 2,209,066</b>	<b>\$ 2,021,145</b>

# **CRA IN NUMBERS**

**2013-2014**

**TOTAL OF 18 GRANTS / DEVELOPER INCENTIVES**

**TOTAL OF \$384,332.12 WAS INVESTED IN THE COMMUNITY**

**TOTAL OF \$133,357.52 WAS AWARDED IN GRANTS**

**1993-2014**

**TOTAL OF 588 GRANTS OR INCENTIVES AWARDED**

**TOTAL OF \$1,758,315.39 WAS AWARDED IN GRANTS**

**TOTAL OF \$8,723,335.51 WAS INVESTED IN THE COMMUNITY**

# CURRENT PROJECTS

- ❖ DEVELOP HANSEL PLANT
  - ❖ REDEVELOP TOHO SQUARE
  - ❖ WAYFINDING SIGNAGE
  - ❖ SEASONAL BANNERS
  - ❖ HOLIDAY DECORATIONS
  - ❖ KMS/ART FEST/PUB CRAWL
- 

# HANSEL PLANT SITE

2.16 ACRES FRONTING LAKEFRONT PARK  
ADJACENT TO DOWNTOWN AND TOHO SQUARE

FRONT VIEW



SIDE VIEW



# TOHO SQUARE SITE

2.53 ACRES ONE BLOCK EAST OF LAKEFRONT PARK  
NEAR HISTORIC DOWNTOWN, SUNRAIL, AMTRAK, AND HANSEL SITE



# WAYFINDING SIGNAGE



# SEASONAL BANNERS



# HOLIDAY DECORATIONS





# CRA ASSISTED PROJECTS

## Lakefront Redevelopment



## Hansel Power Plant Demo



## Stormwater Pond





**COMPLETED PROJECTS**

**GRANT AWARDS**

**&**

**DEVELOPER INCENTIVES**

## 561 BRACK ST. – BEFORE



# 561 BRACK ST. – AFTER



# 818 BRACK BEFORE



# 818 BRACK AFTER



# 10 LAKE STREET - BEFORE

Building 1 Property Photo



22-25-29-2010-0004-0015 10/10/2007

# 10 LAKE STREET - AFTER





# 21 CLYDE BEFORE



# 21 CLYDE - AFTER



# 121 BROADWAY – BEFORE



# 121 BROADWAY – AFTER



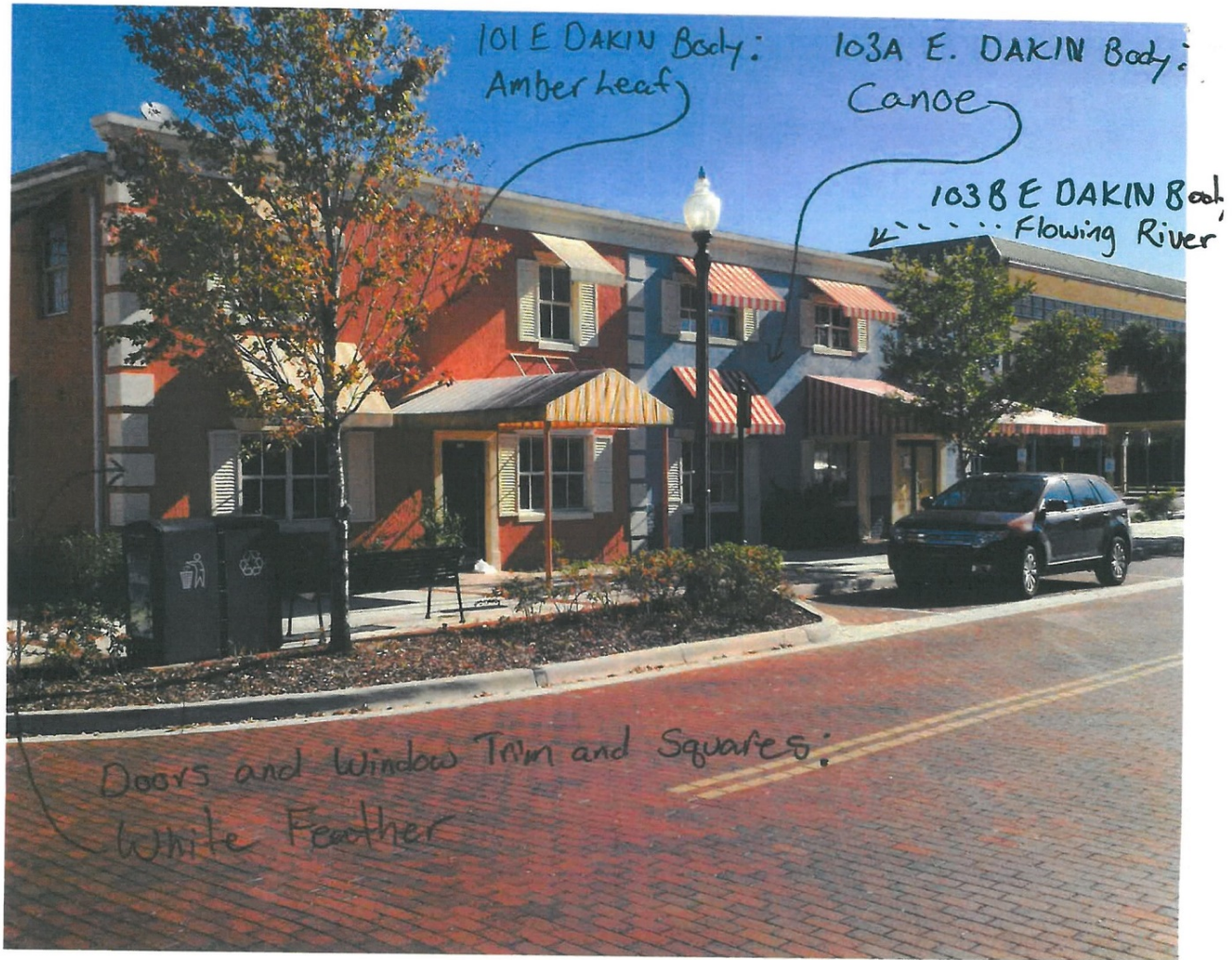
# 30 BROADWAY - BEFORE



# 30 BROADWAY – AFTER



# 101/103 DAKIN - BEFORE



# 101/103 DAKIN - AFTER





# 16/18 BROADWAY BEFORE



# 16/18 BROADWAY – AFTER

