

High Springs CRA Extension

October 19, 2017

Presented by Amanda Arnold Rodriguez & Courtney Wilson Johnson

Brief History

- Community Redevelopment Agency (CRA) is a public entity created by the City of High Springs in 1986 to implement the community redevelopment activities outlined under Chapter 163 and Chapter 189, Florida Statutes. The CRA Board of Commissioners is composed of the elected city commissioners. Each year, the board elects a Chair and a Vice Chair. In 2014, the board hired an executive director to manage the CRA.
- Agency was scheduled to sunset in December 2016

Brief History Continued

- University of Florida helped draft first CRA plan and create the CRA
- Population of around 6,000 residents



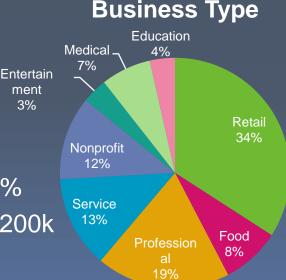


High Springs CRA by the numbers

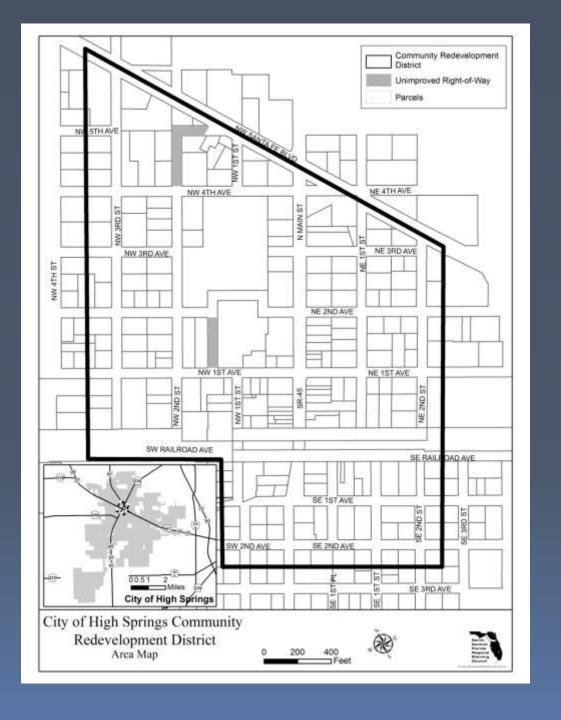
- Currently, there are 88 commercial and nonprofit businesses located in the district.
- The average business has 7 employees
- 27% of businesses have been located in the CRA District less than 5 years.
- 46% of businesses have been located in the CRA District

20 or more years.

- There are 95 residential units.
- The total land area is 119 acres
- The CRA is overlaid by the historic district
- Three highways US 27, US 41, US 441
- Annual property assessment increase of 5%
- Annual TIF and City contribution of nearly 200k
- Year End Appropriations of 270K



3%



Extension Background

- County staff prepared memorandum regarding issues in municipal CRAs (7 in County)
- City first contacted County staff in 2013 for extension
- No one knew the process
- Extension v. a new CRA
- Automatic v. Control
- New Executive Director

Our Initial Timeline

mend to Planning

Board

· Public

Workshop

provide up-

dates to CRA

Taxing

Authorities

CRA Plan Timeline **High Springs CRA Timeline** March 2015: Notice to Taxing Authorities, 15 days prior to public workshop. (tentative) May 2015: Draft Plan June 2015: Draft Plan Revised 2/24/15 July 2015: Draft Plan August 2015: CRA Board to discuss draft CRA plan. And recommend to Planning Board 08/06/15 September 2015: Submit CRA plan to Planning Board for review. October 2015: Planning Board Public Hearing on CRA Plan, written recom-3/16/15 04/02/15 · CRA board mendations from Planning Board to CRA. to discuss draft CRA · Draft CRA November 2015: Draft Plan with LPA Recommendations plan. And recom- Notice to Plan and

March 2015 April 2015 May - July2015 August 2015 Sept 2015 Oct 2015 Nov 2015 Dec 2016 Feb 2016 Jan 2016 · Draft Plan with LPA Recommen- Submit · Planning Board · City Apdations CRA Plan Public Hearing proves Plan · CRA Ap-· Joint Bocc/ on CRA Plan, to Planning proves Plan CC Public Board for written recommendation from Hearing · CRA Recomand Adop-09/22/15 Planning Board mends Plan tion of CRA to CRA to City 1/14/16 Plan 12/3/15 10/27/15 2/4/16

December 2015: CRA Approves Plan

January 2016: City Approves Plan

CRA recommends Plan to City and County.

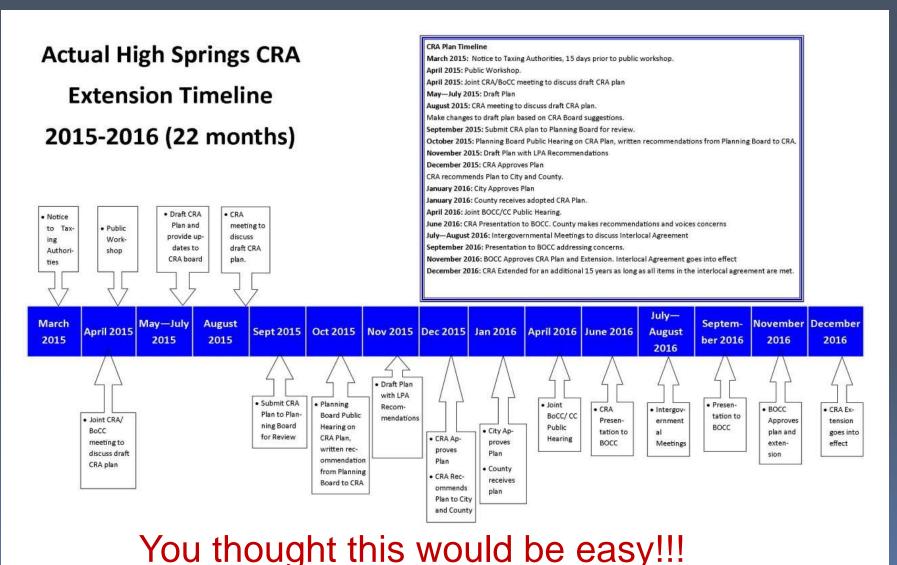
February 2016: Joint BOCC/CC Public Hearing and Adoption of the CRA



Not so fast!!!



Our Actual Timeline







Issues

- 1. Past mistakes in accounting, records management, and previous projects
- 2. The amount of money the city and the county were each contributing to the trust fund
- 3. Whether the High Springs CRA has successfully completed the initiatives that were originally identified.
- 4. Other CRAs
- 5. Establishing Ordinance-Trust Fund

Issues Continued

- 6. Growth projections
- 7. Operating expenses v. administrative expenses
- 8. No County standards-accounting, coordinating costs
- Economic Development/Private business
 v. brick and mortar/infrastructure

Accounting and records management

1. Missing Payments

- 2. Forensic Audit
- 3. Best Practices-Resolution in 2017



TIF Contributions

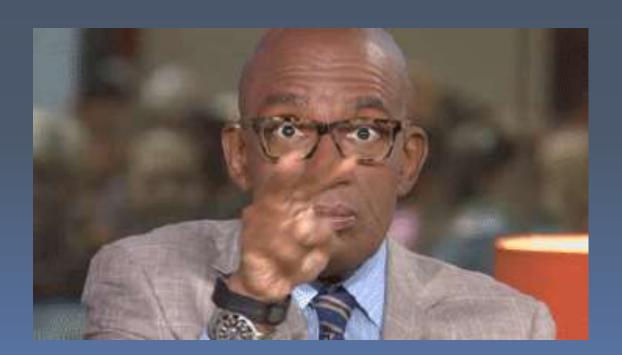
- •Alachua County's 2016-17 millage rate was 2.5 mils higher than the City of High Springs 2016-17 millage rate.
- County paying substantial sums to other CRAs
- Equal partners
- Reset County contribution rate (City's rate)

Repayment

- City failed to provide for deposit for City's tax increment into Trust Fund for 2002-2003, 2003-2004, 2004-2005, 2005-2006;
- Totaling \$199,824.02
- Neither party knew consequences
- First 5 years of extension-repayment period
- No pre-payment penalty
- No bonds during this period (no leverage) without County approval

Monitoring and Evaluation

- Actual
- Philosophical



Interlocal Agreement

- July 5, 2016
- Best way to have creative solutions to problems without answers-uncertainty and risk of litigating the issues
- Resolved all pre-existing issues
- Allows County more control –more assurances
- 15 year term with possibility of 15 more years with approval
- Premature ending of County's Obligations
 - Fails to make any payment
 - Major objectives met



WE GOT OUR EXTENSION!

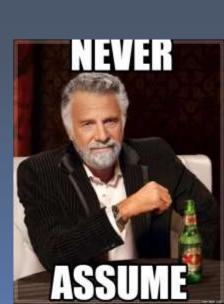
...with no time to spare ©

Lessons Learned

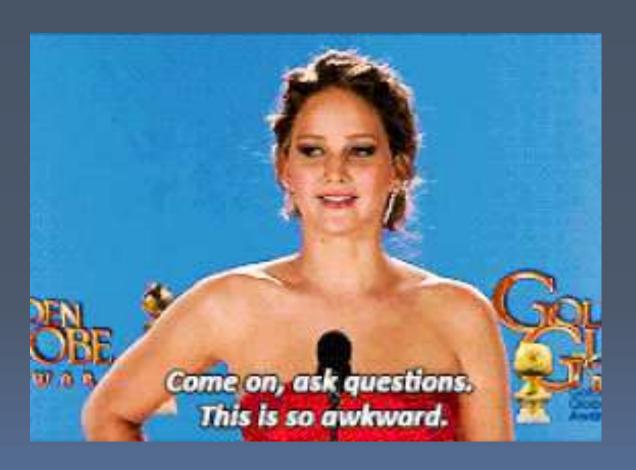


LESSONS LEARNED

- Start early
- Bring in all departmentscoordination
- Pick your battles
- Involve elected officials
- ■Don't assume
- Explain the process
- Keep the faith/Keep smiling



Questions and Comments:



Additional Information

- High Springs CRA Plan, Interlocal Agreement, and Resolutions - http://highsprings.us/communityredevelopment-agency/cra-plan/
- Extension Report Email Amanda Arnold Rodriguez at arodriguez@highsprings.us