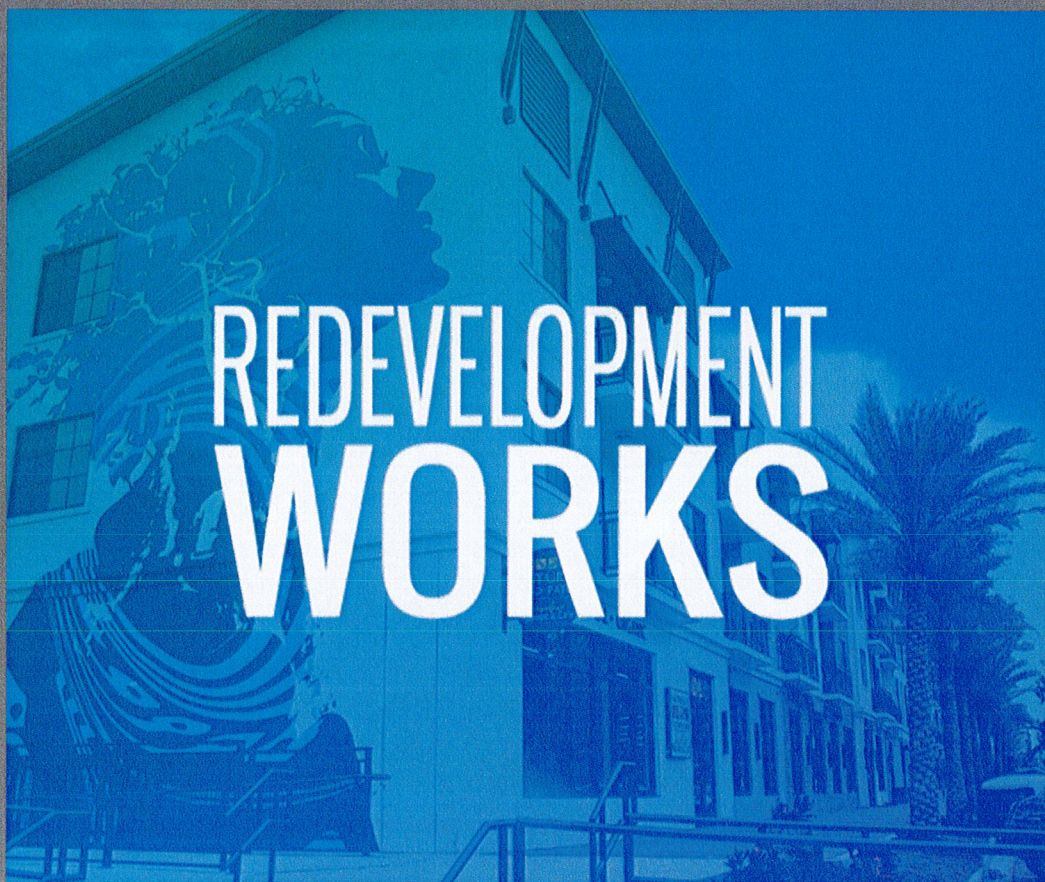


City of Dunedin Community Redevelopment Agency Annual Report

2018-2019



VISION STATEMENT

"OUR VISION IS TO PRESERVE AND ENHANCE DOWNTOWN DUNEDIN'S FRIENDLY, QUAIN'T AND WALKABLE COASTAL ATMOSPHERE WHILE EXPANDING LIVE, WORK AND PLAY OPPORTUNITIES, AND PROMOTING SUSTAINABLE REDEVELOPMENT THROUGH PUBLIC/PRIVATE PARTNERSHIPS."



BEFORE



AFTER

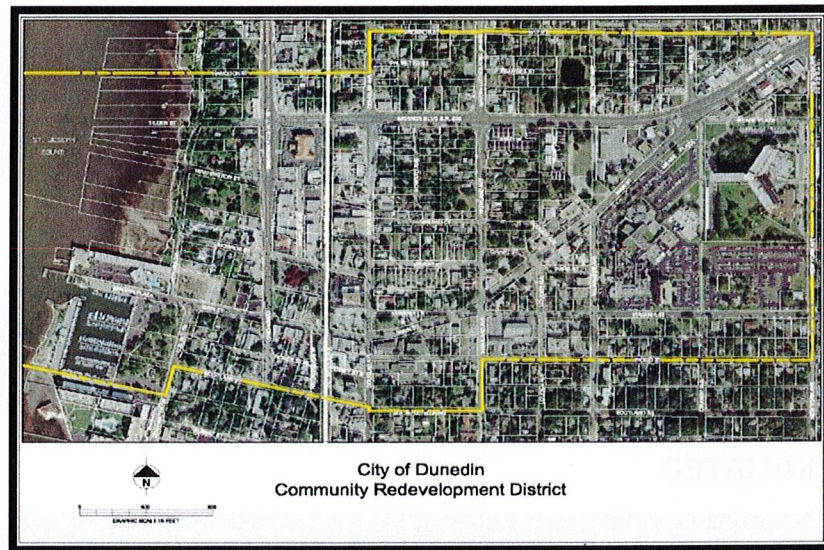
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INTRODUCTION

Chapter 163.387 (8), Florida Statute, requires that the City of Dunedin file an annual report of its financial activities with the taxing authorities each year for the preceding fiscal year. This annual report has been prepared to meet that obligation and is filed for fiscal year 2018/2019 ending September 30, 2019. After approval by the Community Redevelopment Agency, the annual report is sent to Pinellas County.

This report sets forth: (I) the organization of the Community Redevelopment Agency and its member commissioners, (II) the organization and membership of the Community Redevelopment Agency Advisory Committee, (III) organization and membership of the administration, (IV) public and private capital improvements and (V) financial statement of investments, liabilities, income, and operating expenses.



Community Redevelopment Agency (CRA) established the District comprised of 217 acres and approximately 550 parcels.

The activities of the 217-acre Community Redevelopment Agency District are assigned by City of Dunedin Ordinance No. 88-31, adopted December 15, 1988, (*ratified and readopted by Ordinance No. 91-4, effective May 16, 1991*) whereas the community redevelopment plan entitled *Guideways to Downtown's Future – 1988-2018* was found to conform to the general plan of the county and municipality as a whole. Most of the goals in the original plan were accomplished, and to continue the success of downtown Dunedin, an update of the Downtown Master Plan was completed by consultants Wade-Trim, Inc. stating new goals. This updated plan includes projects to further strengthen the downtown including streetscaping, vertical parking structures, waterfront enhancements, connectivity initiatives, and infrastructure replacement. In addition to the preparation of the *Downtown Master Plan 2033*, a *Downtown Waterfront Illustrative Corridor Plan* was also compiled to provide a blueprint for projects that enhance the Marina area and increase connectivity with Main Street. These documents were reviewed by the Pinellas County Planning Council, and were approved by the Pinellas County Board of County Commissioners in 2012. The extension of the Tax Increment Financing (TIF) was also approved through 2033 (reflected in Ordinance 12-23), securing additional funding to carry out the plans of the City.

COMMUNITY REDEVELOPMENT AGENCY

Organization

The five-member Community Redevelopment Agency is comprised solely of the elected officials of the City Commission of the City of Dunedin, Florida, as created by Resolution No. 88-16, adopted May 12, 1988 (*ratified and readopted by Resolution No. 91-9, effective May 2, 1991*). The Agency operates under a set of by-laws providing for a name, purpose, membership, executive director, Agency committees, meetings, conflict of interest, distribution of materials, amendments, and an effective date.

Membership

Julie Ward Bujalski, Mayor of the City of Dunedin, served as Chair of the CRA. Vice Mayor, Maureen Freaney and City Commissioners Heather Gracy, Jeff Gow, Deborah Kynes served as Agency Commissioners during fiscal year 2018/2019. City Manager Jennifer Bramley acted as supervising liaison between City administration and CRA administration, Tom Trask, City Attorney, provided legal counsel to the Agency, and City Clerk, Denise Kirkpatrick, served as Clerk to the Agency.



Mayor Julie Ward Bujalski, Vice Mayor Maureen (Moe) Freaney, Commissioners Deborah Kynes, Jeff Gow, and Heather Gracy

CRA ADVISORY COMMITTEE

Organization and Membership

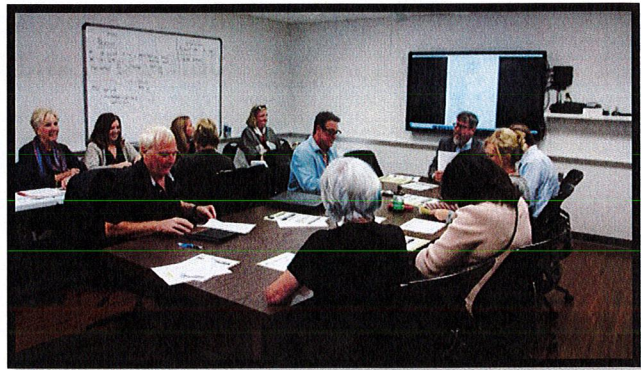
The CRA Advisory Committee was originally created as the CRA Advisory Board by motion at the regular meeting of the Agency on November 17, 1988. By CRA Resolution No 90-1, the Board was formally established by the Community Redevelopment Agency on January 13, 1990, with the Board's participation consisting of thirteen members.

The CRA Advisory Board was re-established by Resolution 92-1 at the February 13, 1992, CRA meeting. This was accomplished, in name, by changing the CRA Advisory Board to the CRA Advisory Committee.

In 1999, through CRA Resolution 99-1, the CRA Advisory Committee was modified to consist of nine members. The purpose of the Board was to provide the Agency and its administration opinions, recommendations, and action programs relevant to all CRA District redevelopment and revitalization issues.

In August 2011, CRA Resolution 11-03 was adopted, adding two additional members to the Committee and changing the quorum to five. These two additional members added to the Committee must be residents who live within the boundaries of the CRA District (or abutting to) but do not own a business or commercial property within the CRA District. These additional members were added to give input and a perspective of activities in the downtown area from a resident point of view.

The Committee meets at least once per quarter and reports to the Community Redevelopment Agency on its activities. The Committee is supported by the CRA Director, CRA Administrator, and CRA Special Projects Coordinator. The CRA Advisory Committee members were: Chair John Freeborn, Vice-Chair Wendy Barmore, Members Jen Welch, Greg Brady, Patti Coleman, Robert Henion, Thomas "Jim" Graham, Rene' Johnson, Sylvia Tzekas, Dr. Terry Zervos, and David Wolters. This Committee met eight times during this Fiscal Year. Ex-Officio members to the Committee are from the Dunedin Downtown Merchants Association (Kim Platt), Marina Advisory Committee (Walt Wickman), Public Relations Advisory Action Committee (Monty Seidler), Arts and Cultural Advisory Committee (Jackie Nigro), Chamber of Commerce (Pam Pravetz), and Historic Preservation Advisory (Ralph Shenefelt).



For FY 2018/2019, Robert Ironsmith, AICP continued in the capacity as CRA Director to oversee the daily administrative matters of the CRA. Jeanmarie Garner served as Administrator of the CRA, Trevor Davis served as Special Projects Coordinator, Danny Craig served as Economic Development Specialist. Greg Rice as Director of Planning and Development was consulted frequently with regard to Downtown programs and zoning matters.

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DIRECTOR'S SUMMARY

The 2019 Fiscal Year has been another busy year for the Dunedin Community Redevelopment Agency (CRA). We continue to build on the great success of the CRA as we implement our CRA Master Plan with a balanced approach to development and maintaining the "coastal small town" character of our downtown.

Some of the major projects and programs during this fiscal year included:

- Skinner Boulevard Complete Streets design concept
- John R. Lawrence Pioneer Park design concept
- Downtown paver replacement program
- Historic Museum Boxcar enhancements
- "Give Me Shelter" artistic bus shelter
- Land purchase 510 Main Street
- Douglas Avenue raised crosswalks design concept
- Downtown decorative wayfinding signage
- Commercial façade grants
- Affordable Housing Appraisals and Site plans
- Development incentive assistance
- Aid to Organizations including festivals and special events
- Art Incubator support
- Jolley Trolley service
- Artisan district entryway sign enhancement
- Parking lot leases



In addition to the summary of projects listed on the next page staff also spent considerable time and resources in its attempt to initiate a Downtown Affordable Housing project. A property was identified, concept sketches were drawn and housing partners were brought in. Unfortunately even with significant contribution from housing partners the pro-forma did not work for the development community or the housing partners.

CAPITAL IMPROVEMENTS & ENHANCEMENTS



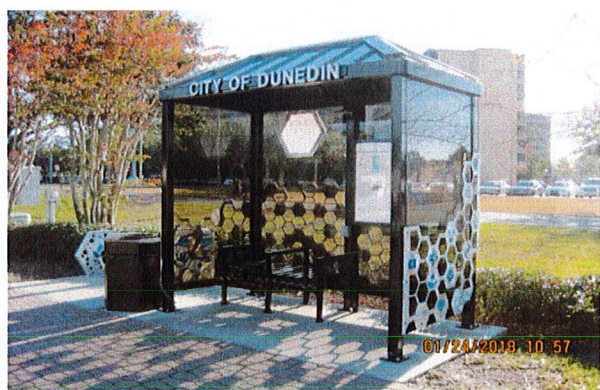
Artisan district entryway signage enhancement



Wayfinding Signage



Paver Replacement Project



Give Me Shelter Artistic Bus Shelter

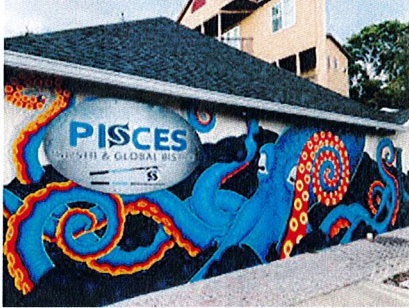


Historic Museum
Box Car Enhancements

FAÇADE PROGRAM

The façade program is an economic stimulus plan to encourage business activity and new investment, and is a great mechanism to enhance the appearance and condition of commercial structures. During Fiscal Year 2018/2019 the CRA reimbursed nine Businesses with Matching Façade Grants.

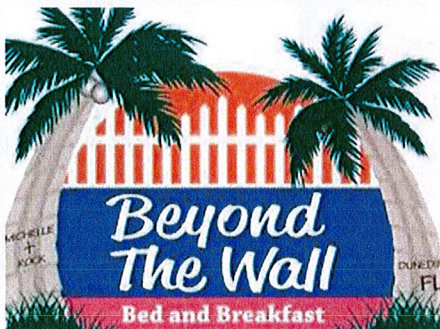
Pisces Sushi and Global Bistro



Sandpiper Restaurant



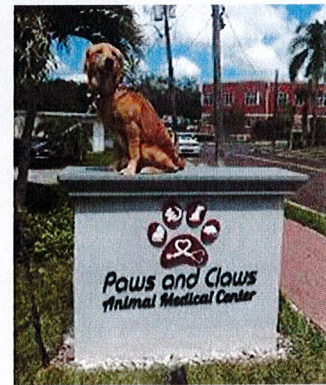
Beyond the Wall Bed & Breakfast



Andrew Stinnette, PA



Paws and Claws Animal Medical Center

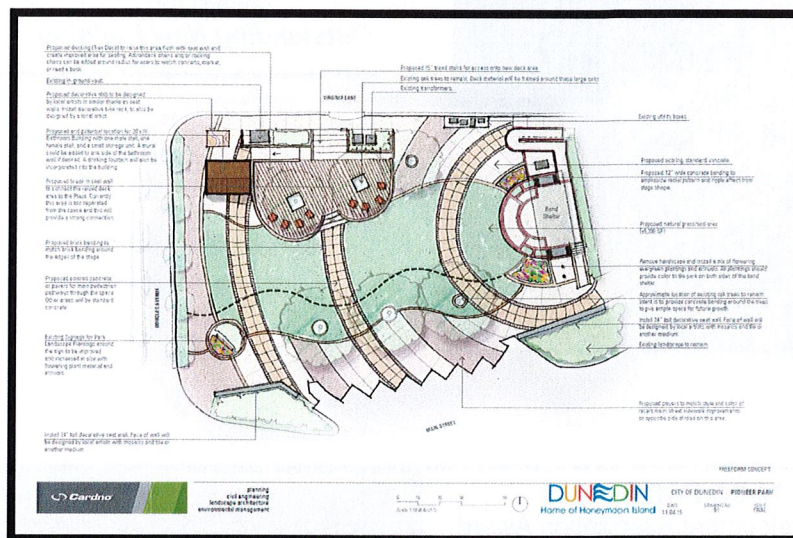


Caledonia Brewing, LLC

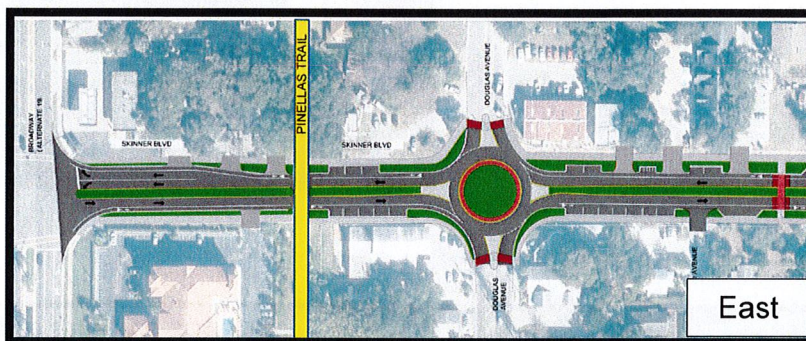


MAJOR PROJECTS INITIATED

John R. Lawrence Pioneer Park Concept



Skinner Blvd Complete Street Concept



AWARDS & ACCOLADES



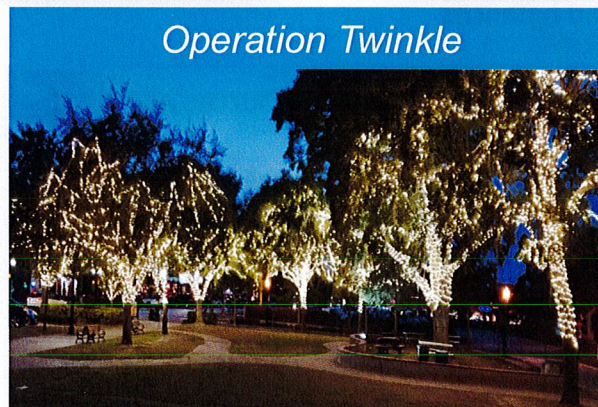
ARTISAN
Florida Redevelopment Association
award for
Outstanding New Building

TACO BABY
Florida Redevelopment Association Award
for *Out of the Box Adaptive Reuse*



MONROE PARKING GARAGE
Tampa Bay Future of the Region
Award

FESTIVALS & CULTURAL EVENTS



City of Dunedin, Florida
Balance Sheet
Governmental Funds
September 30, 2019

	Community Redevelopment Agency
<u>ASSETS</u>	
Cash, cash equivalents, and investments	\$ 463,358
Receivables-net of allowance for uncollectibles	2,721
Other assets	6,300
Total assets	<u>\$ 472,379</u>
<u>LIABILITIES</u>	
Accounts payable	\$ 7,959
Accrued salaries payable	3,813
Deposits payable	2,000
Total liabilities	<u>13,772</u>
<u>FUND BALANCES</u>	
Nonspendable	6,300
Restricted	452,307
Total fund balances	<u>458,607</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 472,379</u>

City of Dunedin, Florida

Statement of Revenues, Expenditures and Changes in Fund Balances - Budget to Actual

Community Redevelopment Agency

For the year ended September 30, 2019

	Budget			Variance with Final Budget - Positive (Negative)
	Original	Final	Actual	
REVENUES				
Property	\$ 903,400	\$ 903,400	\$ 901,997	\$ (1,403)
Intergovernmental	100,000	100,000	100,000	-
Investment earnings	1,200	1,200	8,779	7,579
Rents	39,200	39,200	45,360	6,160
Other revenue	-	-	19,819	19,819
Total revenues	1,043,800	1,043,800	1,075,955	32,155
EXPENDITURES				
Current:				
Economic environment	478,500	495,116	552,483	(57,367)
Capital outlay:				
Economic environment	230,000	560,636	319,892	240,744
Aids and grants	154,400	154,400	43,719	110,681
Total expenditures	862,900	1,210,152	916,094	294,058
Excess (deficiency) of revenues over (under) expenditures	180,900	(166,352)	159,861	326,213
OTHER FINANCING SOURCES (USES)				
Transfers out	(126,300)	(126,300)	(99,800)	26,500
Total other financing sources (uses)	(126,300)	(126,300)	(99,800)	26,500
Net change in fund balances	\$ 54,600	\$ (292,652)	60,061	\$ 352,713
Fund balances - beginning			398,546	
Fund balances - ending			\$ 458,607	

CITY OF DUNEDIN TIF HISTORY

Tax Year	City Contribution to CRA Revenue	County Contribution to CRA Revenue	TOTAL City and County TIF History
1988			
1989	\$ 10,610	\$ 13,503	\$ 24,113
1990	\$ 12,854	\$ 16,360	\$ 29,214
1991	\$ 17,561	\$ 22,351	\$ 39,912
1992	\$ 9,088	\$ 11,566	\$ 20,654
1993	\$ 28,277	\$ 35,988	\$ 64,265
1994	\$ 28,285	\$ 35,999	\$ 64,284
1995	\$ 29,028	\$ 36,945	\$ 65,973
1996	\$ 8,492	\$ 10,809	\$ 19,301
1997	\$ 6,780	\$ 8,629	\$ 15,409
1998	\$ 16,448	\$ 20,934	\$ 37,382
1999	\$ 25,842	\$ 36,749	\$ 62,591
2000	\$ 36,748	\$ 53,596	\$ 90,344
2001	\$ 64,059	\$ 95,561	\$ 159,620
2002	\$ 87,999	\$ 131,275	\$ 219,274
2003	\$ 119,491	\$ 165,818	\$ 285,309
2004	\$ 144,887	\$ 201,060	\$ 345,947
2005	\$ 202,130	\$ 280,496	\$ 482,626
2006	\$ 269,035	\$ 359,545	\$ 628,580
2007	\$ 318,654	\$ 379,343	\$ 697,997
2008	\$ 256,857	\$ 352,789	\$ 609,646
2009	\$ 207,914	\$ 285,664	\$ 493,578
2010	\$ 174,159	\$ 239,555	\$ 413,714
2011	\$ 152,246	\$ 220,626	\$ 372,872
2012	\$ 144,973	\$ 218,754	\$ 363,727
2013	\$ 161,189	\$ 231,203	\$ 392,392
2014	\$ 184,926	\$ 265,064	\$ 449,990
2015	\$ 220,641	\$ 285,412	\$ 506,053
2016	\$ 248,507	\$ 320,935	\$ 569,442
2017	\$ 335,860	\$ 435,909	\$ 771,769
2018	\$ 392,459	\$ 509,538	\$ 901,997
2019	\$ 533,000	\$ 691,700	\$ 1,224,700

Summary of CRA Master Plan Goals

During the reporting year, a number of activities occurred consistent with the budget and goals of the CRA. Initiatives for FY 2018-2019 included:

Goal 1: Maintain and expand financing mechanisms to fund CRA projects and activities.

- Financing mechanisms used during the year included site planning and matching commercial façade grants.
- LDO incentives were utilized for two mixed use projects, Artisan and Gramercy development projects.

Goal 2: Maintain the “coastal small town” character ensuring predictable development patterns.

- John R. Lawrence Pioneer Park concept plans for park enhancements were undertaken.

Goal 3: Leverage the marina/waterfront as an integral Downtown asset through preparation of a sustainable corridor plan that enhances its connectivity to Main Street and redefines the preferred land uses, development density/intensity, form and function, and aesthetic appeal.

- An Artistic Crosswalk of a fish was commissioned and completed at the Marina that promotes public art.
- Enhancements took place at the Marina that replaced decking and railing on the Marina Pier.
- The Clearwater Ferry added a stop at Downtown Dunedin in 2019. The Dunedin route is a great way to enjoy a neighboring city with great restaurants, breweries and shopping.

Goal 4: Capitalize on strategic downtown vacant developable parcels to foster economic development

- The mixed project “Court Yard on Main” which includes condominiums, restaurant and retail uses was approved.
- CRA Purchased 510 Main Street for future redevelopment.

Goal 5: Continue to enhance walkability, the public realm, and recreational spaces.

- Various amenities such as bike racks, bike repair station, trash receptacles and artistic bus shelter were either being planned or installed to improve the experience for pedestrians.
- Main Street paver enhancement program began with the first section in front of the First United Methodist Church being completed.

Goal 6: Continue to improve transportation, parking, and infrastructure needs to support future development.

- Complete Streets concept plans project for Skinner Blvd were approved by City Commission/CRA and an RFQ for design is being initiated.
- The City renewed leases for public parking.
- The Jolley Trolley increased service trips to the City of Dunedin.
- A second Artistic Bus Shelter on Main Street was initiated.

- Tiki Ride began offering free pick up service in and around Downtown.
- The Clearwater Ferry added Downtown Dunedin to the Ferry route. It is the best way to get to some of Pinellas County's best destinations while avoiding the traffic and parking hassles of a regular beach day. The Dunedin route is a great way to enjoy a neighboring city with great restaurants, breweries and shopping.

Goal 7: Continue to offer Downtown Redevelopment Assistance.

- Façade and Demolition Grants to businesses in the CRA were offered.

Goal 8: Expand marketing efforts to capitalize business opportunities and tourism.

- Marketing brochures and fliers, such as the Merchant Walking Guide.
- The CRA continues to support Visit Dunedin with monetary and staff resources.

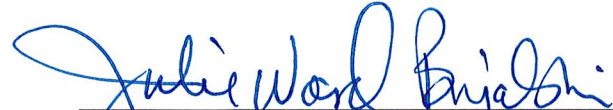
Goal 9: Continue making downtown "the end" destination for locals and visitors by supporting community events, the arts and historical heritage.

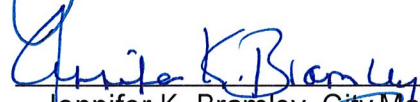
- A full year of Special Events occur every year downtown with over 100,000 people attending events such as; Mardi Gras, Wines The Blues, Halloween, Old Fashioned Christmas, Arts and Crafts, St. Patrick's Day, and many others.

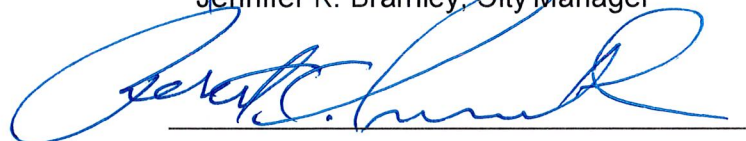
Goal 10: Contribute to the City's Green initiative

- LED lighting was installed in the decorative street lights throughout the downtown
- The Artisan Development received a Platinum level award for energy efficiency.

THIS ANNUAL REPORT FOR FISCAL YEAR 2018/2019 OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DUNEDIN, FLORIDA, IS HEREBY APPROVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DUNEDIN, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED, THIS 19th DAY OF MARCH, 2020.


Julie Ward Bujalski, CRA Chairperson


Jennifer K. Bramley, City Manager


Robert C. Ironsmith, CRA Director

ATTEST:


Rebecca Schlichter, City Clerk

City of Dunedin Community
Redevelopment Agency
737 Loudon Avenue
Dunedin, FL 34698


Home of Honeymoon Island
727-298-3204

