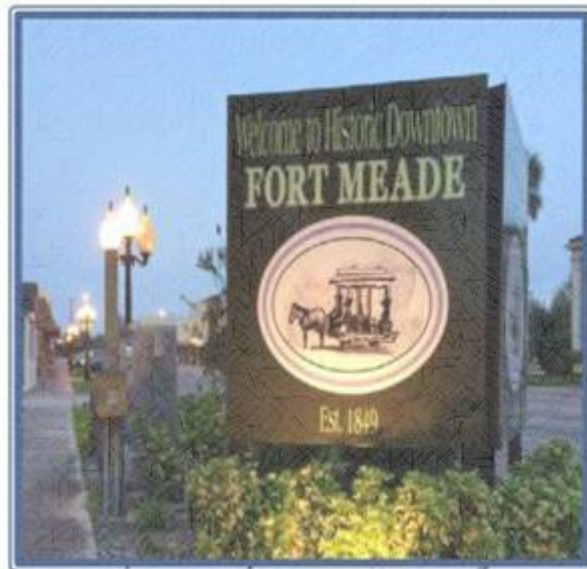




FORT MEADE

COMMUNITY REDEVELOPMENT AGENCY



2020 ANNUAL REPORT

For the fiscal year ended September 30, 2020



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About the Fort Meade CRA

Contact Information

City of Fort Meade
Attn: Community Redevelopment Agency
8 West Broadway Street
Fort Meade, FL 33841
P: 863-285-1100
F: 863-285-1125

Link to website: https://www.cityoffortmeade.com/departments/community_redevelopment_agency.php

History

What is a Community Redevelopment Agency (CRA)?

Florida enacted legislation in 1969 that enabled local governments to form community redevelopment districts and community redevelopment agencies to revitalize those districts.

CRA

“CRA” stands for Community Redevelopment Agency. A dependent special district in which any future increases in property values are set aside to support economic development projects within that district. The Community Redevelopment Agency administers the activities and/or programs offered within the special district.

The improvements made within the district are intended to encourage investment into private properties in the area and to increase business activity.

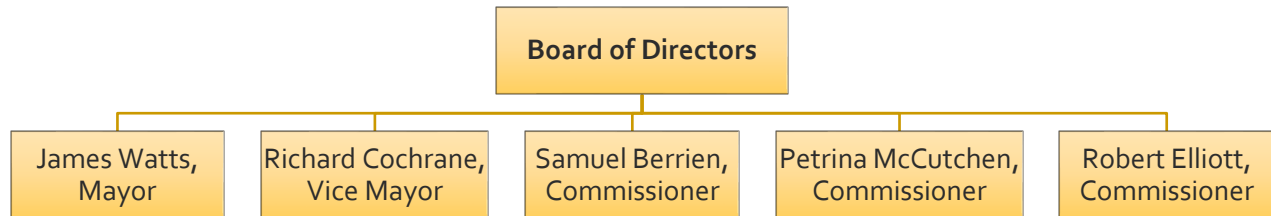
History of the Fort Meade CRA

The City of Fort Meade CRA was established on January 8, 2008, by Ordinance No. 07-08. The CRA’s mission is to strive to eliminate blight and to promote development of properties within the CRA district by the private sector. The CRA Fund for the City of Fort Meade is classified as Special Revenue Fund #101, which is a Governmental Fund type. Therefore, the funds received are designated specifically for use by the CRA for Community Redevelopment.

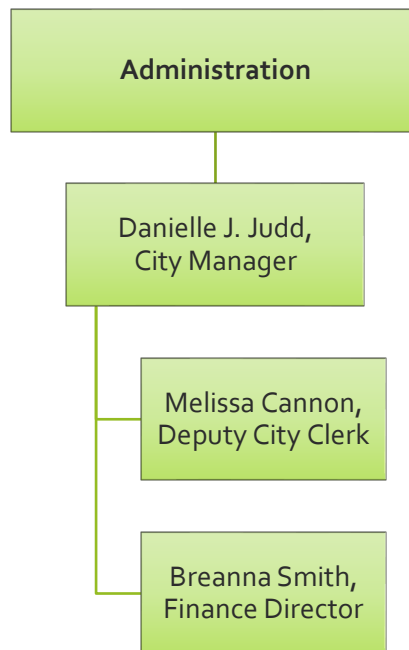
Organization & Meetings

The CRA is comprised of a Board and City staff. City staff works with the CRA Board to carry out the Agency's responsibilities and activities. City staff makes recommendations to the Board on projects and programs to be included in the annual work plan, budget and project design. The Board includes the five members of City Commission as the decision-making body. Their duties include approving the annual budget as a component unit of the City's budget and providing guidance on projects. The CRA Board holds quarterly meetings and the public is encouraged to attend.

CRA Board of Directors



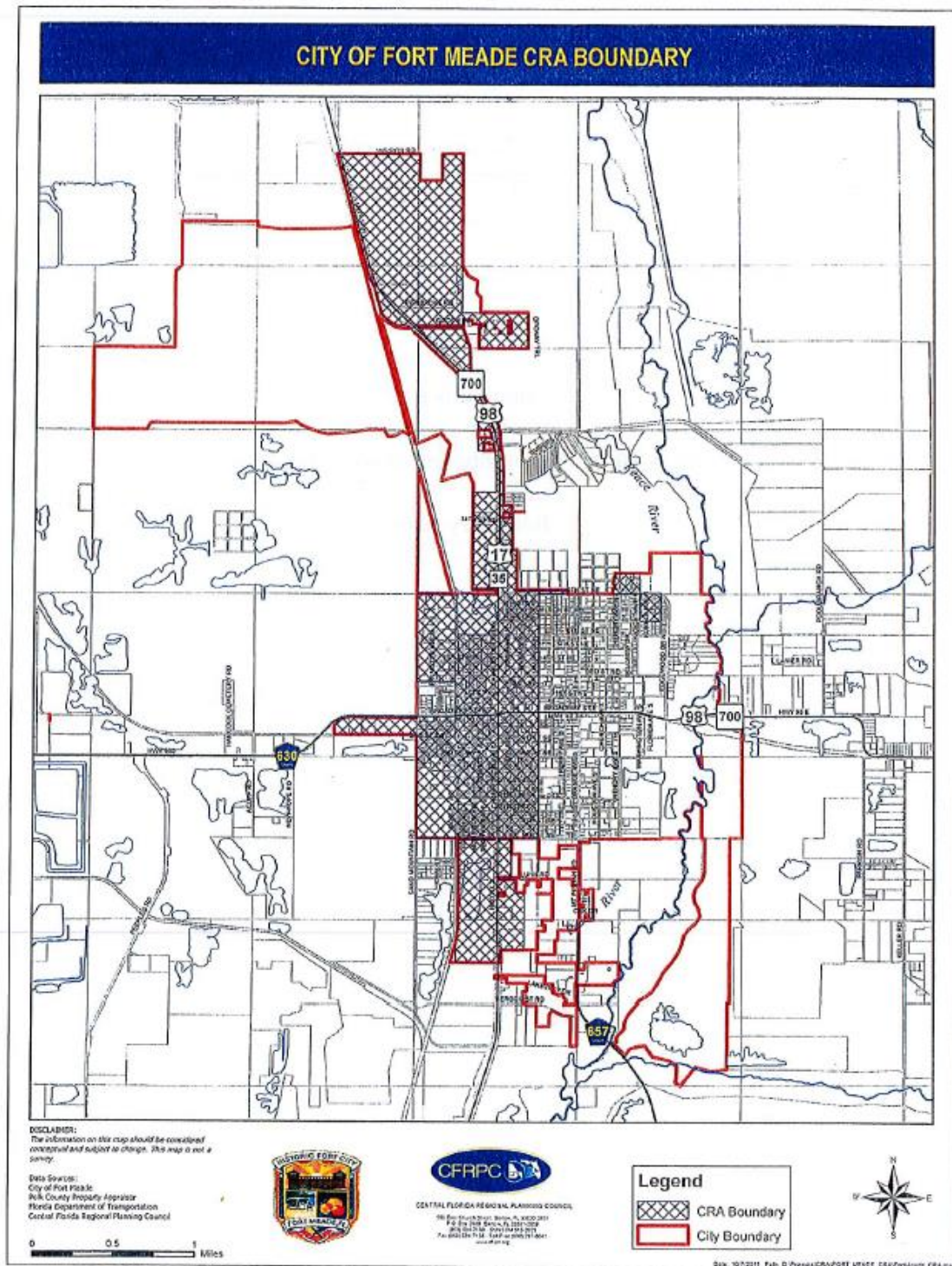
CRA Administration





PICTURE OF THE CITY OF FORT MEADE, CITY HALL

Comprises 1,273 Parcels



Program Activities

FY 2020 Highlights

Code Enforcement

According to the CRA Plan, Code Enforcement is listed as a highest priority program. There was significant emphasis placed on Code Enforcement by the City in support of the CRA's efforts.

- FY 2020 was the Sr. Code Enforcement Officer's first complete year of full-time service.
- There was a significant increase in lien management to facilitate new development within the City.
- There was also a substantial increase in citation compliance as well, which was a coordinated effort between property owners and the Sr. Code Enforcement Officer.
- The Special Magistrate Program continued throughout FY 2020.
- The Code Enforcement Dept. also oversaw the demolition of several unsafe structures to reduce blight.

Community Events, Cultural Awareness & Festivities

According to the CRA Plan, Community Events, Cultural Awareness and Festivities are listed as funding availability priority programs. The City supported the CRA's efforts in these areas by hosting:

Scarecrow Row

The following activities are generally supported by the City, but were cancelled due to the impacts of the COVID-19 pandemic. The City will follow CDC guidelines and is hopeful that such programs can be reinstated in 2021.

- Moonlight Music
- Christmas Parade
- Fourth of July Celebration
- Arts on Broadway, presented by Cultural Arts Legacy Committee (CALC)

Scarecrow Row



Building, Property, and Traffic Calming Improvements

According to the CRA Plan, Building, Property, and Traffic Calming Improvements are listed as funding availability priority programs.

- The CRA purchased the parking lot behind the post office during the fiscal year. The CRA can improve this property and use it to support commerce and recreational activity in the downtown corridor.



Direct Financial Incentives to Stimulate Property Improvements

According to the CRA Plan, Direct Financial Incentives to Stimulate Property Improvements are listed as funding availability priority programs.

- Façade Match – The CRA funded \$10,000 as a local business grant for façade improvements in the downtown corridor.
- In the future, the CRA should consider additional funding for local business grants to encourage development, as funds become available. This is frequently requested by members of the community.



Planning Services



According to the CRA Plan, Planning Services can be considered an Administrative Program, which is listed as a high priority program. The Central Florida Regional Planning Council actively reviewed the City's Land Development Code and proposed updates to facilitate growth and improvements, with the support of the City.

- Department of Economic Opportunity: Competitive Florida Partnership Grant.

Recreation Facilities, Equipment & Open Space

According to the CRA Plan, Recreation Facilities, Equipment and Open Space are listed as funding availability priority programs. The City and CRA funded significant improvements to the Community Center during the year.



The highlights of this video is to share with the community the renovations for 2019 – 2020 year at the Fort Meade Community Center's interior and exterior areas.

The Fort Meade Community Center received approximately \$100,000.00 in physical improvements for the 2019 – 2020 year.

This video will highlight the interior of the facility:

new ceiling tiles, new flooring, new Industrial Stove, new refrigerator, new office blinds, new sound boards, enhanced technology system, new painting in some areas and (2) new partition walls and a professional deep cleaning service.

The highlights of the exterior of the facility:

new outdoor security system, (3) new sitting benches, (2) resurfaced and painted planter benches, some new additional outside flowers, new painting inside and outside the Racquetball Courts, restriping of parking lot lines, new painting of the soffit edges and multiple tree trimmings.



Link to the video: <https://www.youtube.com/watch?v=VoMkLAVQgeA>

Signage/Entry Features Public Art/Landscaping

According to the CRA Plan, Signage, Entry Features, Public Art, and Landscaping are listed as funding availability priority programs. The City continued to support the CRA's efforts by promoting:

- Decorative Period Pole Lighting
- Seasonal Street Banners
- Downtown Planter Landscaping



Future Plans

The CRA has a bright future in the City of Fort Meade! The Fiscal Year 2021 Budget has several capital projects to foster growth, reduce blight, and encourage recreation within our community. The CRA plans to:

- Purchase the drive thru in the downtown corridor in early FY 2021.
- Host a Christmas Tree display at Patterson Park for the community to decorate trees.
- Improve ADA compliance in public facilities.
- Rehabilitation of Commercial Buildings with willing partners.
- The CRA plan needs revisions to address the amounts allocated to projects, in order to be in compliance with Section 163.387, Florida Statute
- The CRA will need to update its vision and mission to align with the proposed revisions to the plan document as well.



CRA Financial Reports

Funding

How does it work?

- When the CRA was formed, the value of the real estate in the CRA boundaries was assigned. This is known as the Base Value.
- During the term of the CRA, the rise in values within the CRA boundaries creates what is known as “incremental taxes.” [40-Year Term]
- The incremental tax revenues are used to fund projects outlined in the CRA Plan.

CRA Total Property Taxable Values

		FY 2019	FY 2020	FY 2021
CRA Base Value City	\$	40,873,382	\$ 40,873,382	\$ 40,873,382
Tax Year Valuation City	\$	46,611,373	\$ 50,294,995	\$ 59,982,821
Increase over base	\$	5,737,991	\$ 9,421,613	\$ 18,815,240

Change City Increment value (annually)		\$ 3,683,622	\$ 9,687,826
		8%	19%

Growth in Tax Increment Property Taxable Values

		FY 2019		FY 2020		FY 2021
Current year tax increment value	\$	5,737,991	\$	9,421,613	\$	19,109,439
Dedicated increment value	\$	5,451,091	\$	8,950,532	\$	18,153,967
Change Dedicated increment value				64%		103%

*Source: Florida Department of Revenue, Form DR 420 TIF

Statement of Activities 2-Year Comparison

The following summary is an excerpt from the September 30, 2020 financial statements of the Fort Meade Community Redevelopment Agency as a component unit of the City of Fort Meade, Florida.

Statement of Activities. The following table reflects a summary of the statement of activities compared to the prior year. The statement of activities can be found by referencing the table of contents of this report.

Statement of Activities (Summary)		
For the year ended September 30,		
	Governmental Activities	
	2020	2019
Revenues:		
<i>Program Revenues:</i>		
Operating grants/contrib.	\$ 3,157	\$ -
<i>General revenues:</i>		
Taxes	133,633	74,488
Other	-	428
Total revenues	<u>136,790</u>	<u>74,916</u>
Expenses:		
Governmental activities:		
Community redevelopment	123,276	31,611
Total expenses	<u>123,276</u>	<u>31,611</u>
Change in Net Position	13,514	43,305
Net position - Beginning	107,526	64,221
Net position - Ending	<u>\$ 121,040</u>	<u>\$ 107,526</u>

Statement of Net Position 2-Year Comparison

The following summary is an excerpt from the September 30, 2020 financial statements of the Fort Meade Community Redevelopment Agency as a component unit of the City of Fort Meade, Florida.

Statement of Net Position. The following table reflects a summary of the statement of net position compared to the prior year. The statement of net position can be found by referencing the table of contents of this report.

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. The following table reflects a summary of net position compared to the prior year.

Statement of Net Position (Summary) as of September 30,		
	Governmental Activities	
	<u>2020</u>	<u>2019</u>
Assets		
Current and other assets	\$ 147,201	\$ 109,918
Total assets	<u>147,201</u>	<u>109,918</u>
Liabilities		
Current liabilities	<u>26,161</u>	<u>2,392</u>
Total liabilities	<u>26,161</u>	<u>2,392</u>
Net position:		
Restricted	<u>121,040</u>	<u>107,526</u>
Total net position	<u>\$ 121,040</u>	<u>\$ 107,526</u>

On September 30, 2020 and 2019, 100% of the CRA's net position is reported as restricted and can only be used for community redevelopment in accordance with Chapter 163, Florida Statutes and the community redevelopment plan.

Appropriating Funds by Project

Florida Statutes 163.387(6) and (7) requires the Community Redevelopment Agency to appropriate funds to a specific redevelopment project that was approved in the CRA Plan.

Excerpt of Florida Statute 163.387(7) shown below.

(7) On the last day of the fiscal year of the community redevelopment agency, any money which remains in the trust fund after the payment of expenses pursuant to subsection (6) for such year shall be:

- (a) Returned to each taxing authority which paid the increment in the proportion that the amount of the payment of such taxing authority bears to the total amount paid into the trust fund by all taxing authorities for that year;
- (b) Used to reduce the amount of any indebtedness to which increment revenues are pledged;
- (c) Deposited into an escrow account for the purpose of later reducing any indebtedness to which increment revenues are pledged; or
- (d) Appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan. The funds appropriated for such project may not be changed unless the project is amended, redesigned, or delayed, in which case the funds must be reappropriated pursuant to the next annual budget adopted by the board of commissioners of the community redevelopment agency.

Re-Appropriated Project Funds FY 2020

FY 2019-20 Capital Projects approved in the Adopted Budget

<u>Capital Improvements Requested (Buildings)</u>		
Morrison Park Bathrooms	\$ 7,000.00	
Patterson Park Dry Docks	\$ 3,000.00	
Patterson Park Storage	\$ 10,000.00	
Total Capital Improvements (Buildings)	\$ 20,000.00	
<u>Capital Improvements Requested (System)</u>		
Decorative Lights	\$ 22,670.00	
Decorative Signage	\$ 7,300.00	
Total Capital Improvements (System)	\$ 29,970.00	Funded
<u>Capital Equipment Requested</u>		
Christmas Décor	\$ 26,500.00	
Christmas & Patriotic Banners	\$ 7,000.00	
Total Capital Equipment	\$ 33,500.00	Funded

The annual budgets adopted by the City Commission are based on a snapshot in time of what the City reasonably expects to happen, based on current circumstances and needs expressed during the budget process. It is the mission of the CRA to address blight and determine rehabilitation, conservation, or redevelopment needs, or a combination thereof, within the CRA district that are deemed necessary in the best interests of the public health, safety, morals, or welfare of the residents and citizens of the City of Fort Meade. As the fiscal year 2020 progressed, it became evident to the CRA Board that funds needed to be redirected to address significant and immediate needs within the boundaries of the CRA district. These needs are summarized below.

After much discussion, the CRA Board adopted CRA Resolution R19-16 by a unanimous vote of 5-0 at the November 12, 2019 CRA Meeting. During that meeting, there was significant dialogue concerning the allocations of funding for capital projects within the district, specifically stating a need to address the condition of the Community Center, as well as the long-term plans for the Morrison Park restrooms.

At the next CRA Meeting on January 30, 2020, the CRA approved funding for approximately \$10,000 for the Façade Program for capital improvements within the CRA boundaries to facilitate rehabilitation. This program was passed by a unanimous vote of 5-0. Following this discussion, City Manager Danielle J. Judd gave an overview of the significant capital improvements needed at the Community Center, as a follow-up from the November 2019 meeting. The capital improvements were meant to rehabilitate the Community Center, to encourage and provide a safe place for residents and citizens to engage in recreation in our community. Commissioner Elliott stated he agrees with catching up on these items, however, stated that going forward these should be budgeted items and not funded through the CRA. A motion to proceed with the formal bid was passed by a unanimous vote of 5-0.

At the following CRA Meeting on April 28, 2020, the CRA annual report and unaudited FY 2020 quarterly financial reports were presented and accepted as status updates. An application for the Façade Grant program was also presented and approved. The final agenda item was a request for the CRA to purchase a drive thru across from Citizens Bank & Trust in the downtown corridor and a parking lot behind the post office. These purchases were intended to foster redevelopment, growth, and traffic calming improvements within the CRA boundaries. Both of these requests were approved by a unanimous vote of 4-0.

CRA funding was also used throughout the fiscal year 2020 to address needs for decorative signage, lights, and Christmas décor. These improvements were meant to address needs for public art and signage within the CRA district.

The budget amendment for the Fiscal Year ended September 30, 2020 includes the estimated spending on Capital Projects within the CRA Boundaries and Fund Balance Reserves to be carried forward in the CRA Fund. These funds were redirected at the request of the CRA Board to address significant needs in the CRA District, which were deemed prudent and in the best interests of the citizens and residents of the City of Fort Meade.

The above re-appropriations were approved by a unanimous vote of 4-0 at the November 10, 2020 CRA Board meeting.

Appropriated Project Funds FY 2021

FY 2020-21 Capital Projects approved in the Adopted Budget

The FY 2021 Budget includes the estimated expenditures necessary to carry out the capital projects of the CRA for the Fiscal Year beginning October 1, 2020 and ending September 30, 2021.

Fiscal Year	Description	Type	Amount
	FY 2020 Parking Lot	Capital - Land	13,750
FY 2020-21	Drive Thru	Capital - Buildings	35,000
FY 2020-21	Drive Thru Rehabilitation	Capital - Buildings	-
FY 2020-21	ADA Compliance at Ops Center	Capital - Buildings	12,000
FY 2020-21	ADA Compliance at Fire Entryway	Capital - Buildings	12,000
FY 2020-21	ADA Entryway & Bathroom at Community Ctr	Capital - Buildings	40,150
FY 2020-21	Streetscape	Capital Improvements-System	100,279
FY 2020-21	Christmas Trees @ Patterson Park	Capital Improvements-System	4,500
FY 2020-21	Roadway Garland	Capital Improvements-System	10,000
FUND 101 - CRA FUND			213,929

The CRA Board adopted CRA Resolution R20-01 at the November 10, 2020 CRA Board meeting by a unanimous vote of 4-0.

FY 2021 Budget

		2020-21 APPROVED BUDGET
GL NUMBER	DESCRIPTION	
Fund 101 - COMMUNITY REDEVELOPMENT		
ESTIMATED REVENUES		
AD VALOREM TAXES		
101-000.00-311.000	AD VALOREM TAX	259,044
AD VALOREM TAXES		259,044
TOTAL ESTIMATED REVENUES		259,044
		2020-21 APPROVED BUDGET
GL NUMBER	DESCRIPTION	
Fund 101 - COMMUNITY REDEVELOPMENT		
APPROPRIATIONS		
Dept 550.00 - COMMUNITY REDEVELOPMENT		
OPERATING EXPENDITURES		
101-550.00-500.430	UTILITY SERVICES	460
101-550.00-500.450	LIABILITY INSURANCE	980
101-550.00-500.464	SYSTEM/GROUNDS MAINTENANCE	3,500
101-550.00-500.467	TREE REMOVAL/REPLACEMENT	4,500
101-550.00-500.480	PROMOTIONAL ACTIVITIES	5,000
101-550.00-500.490	OTHER CURRENT CHARGES	175
101-550.00-500.494	INTERNAL SERVICE CHARGES	5,000
101-550.00-500.540	BOOKS, PUBS & MEMBERSHIPS	500
OPERATING EXPENDITURES		20,115
CAPITAL OUTLAY		
101-550.00-500.630	CAPITAL - IMPROVEMENTS	99,150
101-550.00-500.638	CAPITAL IMPROVEMENTS-SYSTEM	114,779
CAPITAL OUTLAY		213,929
GRANTS AND AIDS		
101-550.00-500.830	LOCAL BUSINESS GRANTS	25,000
GRANTS AND AIDS		25,000
Totals for dept 550.00 - COMMUNITY REDEVELOPMENT		259,044
TOTAL APPROPRIATIONS		259,044
NET OF REVENUES/APPROPRIATIONS - FUND 101		

Fund 101 – CRA Fund Revenues

CRA Fund Revenues

Source	Description
Ad Valorem Tax	This funding, also called Tax Increment Revenues, are the amount of tax dollars received in excess of the base year property assessed values within the CRA District.
Fund Balance	Reserve funding brought forward to use for capital spending with the CRA District.

Short-Term Organizational Factors

When the CRA was established, the City Commission voted to place funds into a CRA account until such time that the City might be able to receive revenues. However, the Community Development Area Development Plan was not established until October 11, 2011, by Ordinances through Polk County and the City of Fort Meade (See Ordinance No. 11-04). Currently, the City of Fort Meade's community redevelopment Agency operates under Florida Statutes Chapter 189.

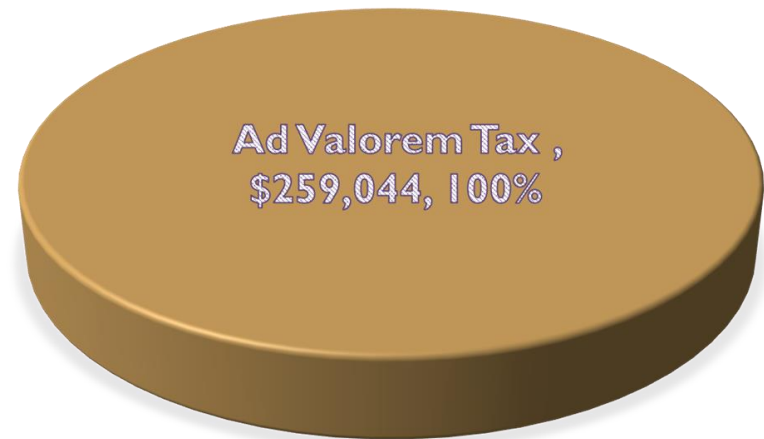
Tax Increment Funding - Abbreviated as "TIF"

This funding, also called Tax Increment Revenues, are the amount of tax dollars received in excess of the base year property assessed values within the CRA District. The excess funds are deposited in the CRA Special Revenue Account and must be used for redevelopment within the CRA District. The fundamental purpose behind this reinvestment of funds is that property values will continue to increase, as the CRA continues to invest these funds within the district. This creates a revolving inflow of funding in theory, as long as property values continue to rise above the base values. FY 2018 was the first year that the CRA received Tax Increment Funding since its establishment.

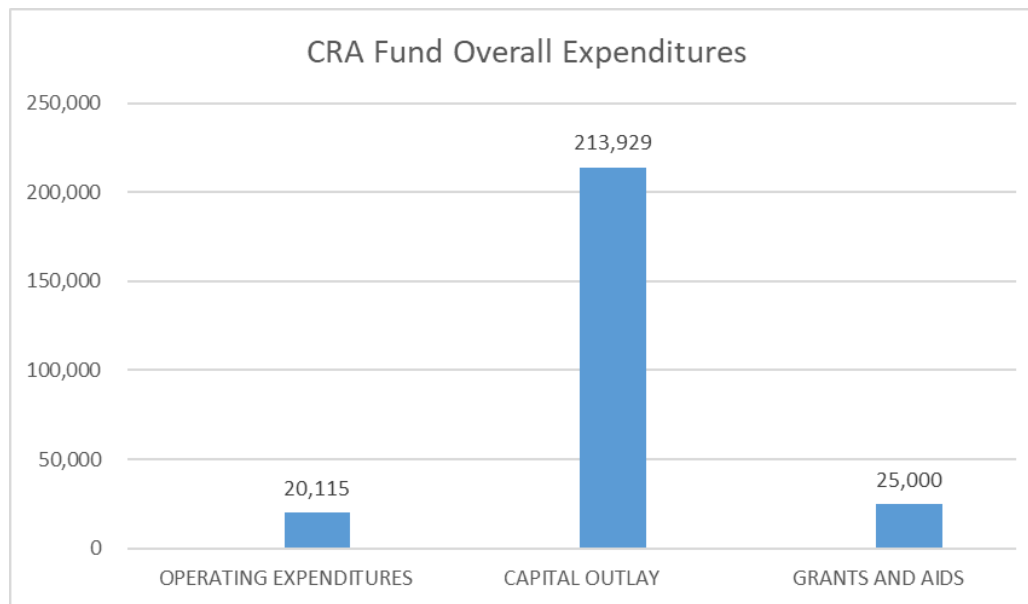
Tax Increment Funding

Increased property tax revenues from new development within the CRA boundaries.

CRA FUND REVENUES - WHERE THE MONEY COMES FROM -



Fund 101 – CRA Fund Expenditures



Capital Requests

- \$35,000 Drive Thru
- \$0 Drive Thru Rehabilitation
- \$12,000 ADA Compliance at Ops Center
- \$12,000 ADA Compliance at Fire Entryway
- \$40,150 ADA Community Center ADA Compliance
- \$100,279 Streetscape
- \$4,500 Christmas Tree Display at Patterson Park
- \$10,000 Roadway Garland
- \$213,929 Total FY 2021

Debt

- There is no existing debt for the CRA.
- However, the CRA Board can consider issuing debt to complete long-term capital improvement projects within the CRA Boundaries.

Personnel

- There are no employees assigned to this department.

Unmet Needs

- There are no Unmet Needs at this time.







City of Fort Meade
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