

# **C**OMMUNITY **R**EDEVELOPMENT **A**GENCY



**FY 2011 ANNUAL REPORT**

## About the Lake City Community Redevelopment Agency



### Origins

The City of Lake City established the Community Redevelopment Agency (CRA) in 1981 to create an area in which the Central Business District would evolve into a more dynamic office, service, financial, entertainment, residential and governmental area. The authority to establish the CRA is enabled by Sections 163, Part III Florida Statutes. The CRA was revised in 1989 and again in 1993. The boundaries have since been expanded three more times most recently in April of 2011.

### Projects and Funding

CRA projects must have a public purpose with the intent to alleviate urban blight in the district. Examples of projects could be streetscapes, new buildings, parking lots/garages, neighborhood parks, planned low-moderate income housing developments, sidewalks and street landscaping. "Tax Increment Financing" (TIF) provides funding for projects in the CRA.

## FY 11 Lake City Community Redevelopment Agency:

Mayor Stephen M. Witt

Vice-Mayor Jake Hill

Councilwoman Melinda Moses

Councilman Eugene Jefferson

Councilman George Ward

## Administrative Staff:

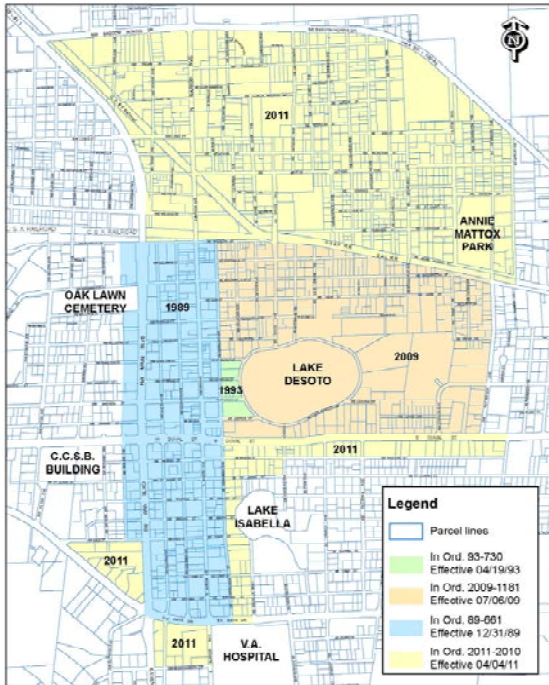
Wendell Johnson, City Manager

Jackie Kite, Community Redevelopment Administrator

Larry Lee, Growth Management Director

Laura Reissener, Planning Tech

# CRA History and Boundaries



In May 1981 (Resolution 81-16), the City of Lake City made a finding of necessity under Chapter 163 of the Florida Statutes and started the process of establishing a Community Redevelopment Agency. In June 1981 (Resolution 81-17) the City Council created the Community Redevelopment Advisory Committee to assist the Community Redevelopment Agency in obtaining the data and public input necessary to establish the boundaries of the redevelopment district in November 1989 (Resolution 89-97) and formulate the Community Redevelopment Plan in December 1989 (Resolution 89-98). In December 1989 (Ordinance 89-661), the City Council declared itself to act as the Lake City Community Redevelopment Agency (CRA) and establish a Redevelopment Trust Fund, as authorized under Chapter 63, Part III of the Florida Statutes. In November 1992 the Community Redevelopment Plan was revised (Resolution 92-069). In March of 1993, the City Council expanded and amended the boundaries of the Community Redevelopment Area (Resolution 93-021) and in April

of 1993, the City Council approved an amendment to the Community Redevelopment Plan (Resolution 93-028) to include the change in the boundaries (Ordinance 93-730). In February 2009 (Resolution CRA09-1) once again amended the Community Redevelopment Plan by amending the boundaries of the Community Redevelopment Area (Ordinance 2009-1181). The latest expansion of boundaries was approved on April 4, 2011 (Ordinance 2011-2010) was done in conjunction with the current CRA Master Plan update, which will be completed in early 2012.

As a dependent special district of the city, audits of the CRA are performed annually and included as part of the city's audit. This Report is available for inspection during business hours in the office of the City Clerk, located in City Hall at 205 North Marion Avenue, Lake City, Florida 32055.

## New Projects in FY11:

### Community Redevelopment Plan Update



Focus Group and Public Workshop meetings to gather input for the Plan development

Finding of Necessity submitted for approval February 2011  
CRA Boundary Expansion Resolution 2011-2101 April 2011  
Draft Plan submitted to Community Redevelopment Advisory Committee November 2011  
Joint Planning and Zoning Board and Community Redevelopment Advisory Committee January 2012 with recommendation to approve Updated CRA Master Plan  
Council Review and proposed Plan Adoption March 2012

### Lake DeSoto Farmers Market



The Lake DeSoto Farmers Market was established in Wilson Park and is open every Saturday. Each week you'll see new vendors as shoppers, looking for healthy local foods and creative locally made gift items, flock to the pristine lake front atmosphere.

The Lake DeSoto Farmers Market is a project of the Lake City Community Redevelopment Agency (CRA). The CRA plans to utilize one of its most important assets in the district, Lake DeSoto. It is the long term goal of the CRA to create a Waterfront Entertainment District surrounding Lake DeSoto, with Wilson Park highlighted as the premiere park in downtown for weekly community events. For more information about the Lake DeSoto Farmer Market call 386-719-5766 or visit [market.lcfla.com](http://market.lcfla.com)

# New Projects

## New Projects in FY11:

- Aggressive Code Enforcement efforts within the CRA

A Full Time Code Enforcement Officer dedicated to the CRA was added this year. This has generated 50 new Code Enforcement Cases within the CRA, of which 44 cases have voluntarily complied with compliance requests. There are 6 cases that are actively being pursued by the Code Enforcement Board.



Unoccupied, unsafe structure



After Removal

The removal of unsightly, unoccupied structures decreases the appearance of blight. It also creates a safer environment and reduces unwanted activities. Property values are increased and communities are strengthened by the removal of these unsafe structures.

# New Projects

# Future Projects

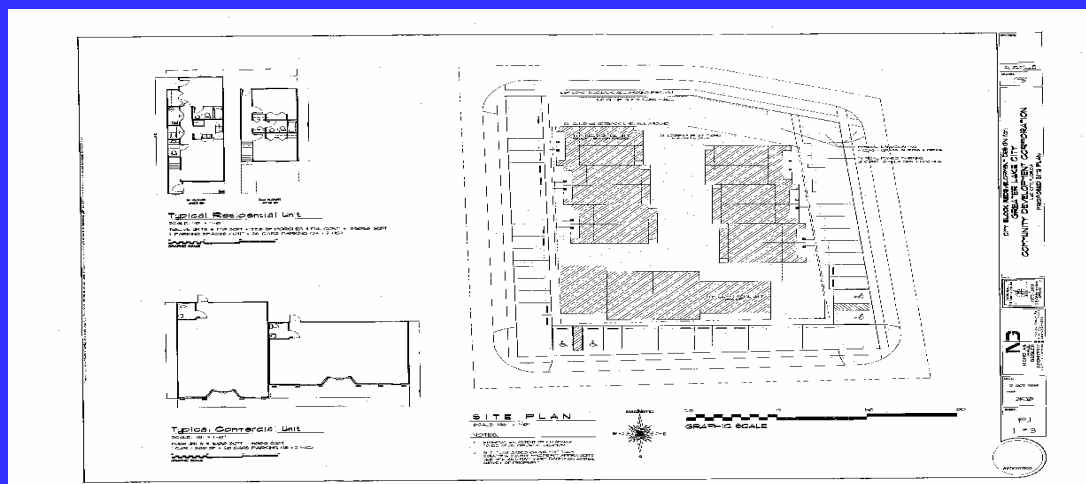
## Other Initiatives for 2012

### •Construct Restroom Facilities at Wilson Park



Plans have been drawn and bids will be requested for the construction of a Restroom Facility adjacent to Wilson Park. The completion of this project will bring much needed Public Facilities to our expanding park area.

### •Affordable Housing Initiatives



The CRA is partnering with the Greater Lake City CDC to create a Mixed Use project on Escambia Street. The City of Lake City currently owns property on Escambia Street. TIF Funds were utilized to demolish existing buildings. Negotiations are in process to purchase contiguous lots and donate the entire block for a Commercial/Affordable Housing Mixed Use concept.

### •Continued Façade Grant

- \* 14 completed projects totaling \$100,515.27 in improvements and \$70,540.49 in reimbursements.
- \* \$50,000 budgeted funds for 2012

# 2011 Financial Report

UNAUDITED	FY 11
Revenues:	
Tax Revenues Sources:	
County TIF	\$ 125,671.57
IDA TIF	\$ 1,974.82
City TIF	\$ 63,410.71
Trust Fund Transfer	\$ 84,374.60
Interest Income	\$ 1,627.41
Other Miscellaneous Revenue	\$ 12,593.80
<b>Total Revenue</b>	<b>\$ 289,652.91</b>
Expenses:	
Operating Expenses	
Personnel Services	\$ 74,462.49
Operating Expenses:	
Professional Fees	\$ 136,938.66
Travel & Education	\$ 1,448.48
Communication Expense	\$ 420.00
Postage	\$ 500.00
Printing	\$ 402.00
Other Current Charges	\$ 63,757.15
Office Supplies	\$ 1,141.17
Operating Supplies	\$ 1,349.10
Dues, Memberships, & Publications	\$ 2,141.00
<b>Total Operating Expenses</b>	<b>\$ 208,097.56</b>
Capital Expense:	
Land & Building	\$ -
Improvements	\$ 7,092.86
<b>Total Capital Expenses</b>	<b>\$ 7,092.86</b>
<b>Total Expenses</b>	<b>\$ 289,652.91</b>
<b>Net income (loss)</b>	<b>\$ -</b>

