

COMMUNITY **R**EDEVELOPMENT **A**GENCY



FY 2012 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 2012 Lake City Community Redevelopment Agency:

Mayor Stephen M. Witt

Councilman Jake Hill

Councilman Eugene Jefferson

Councilwoman Melinda Moses

Councilman George Ward

Administrative Staff:

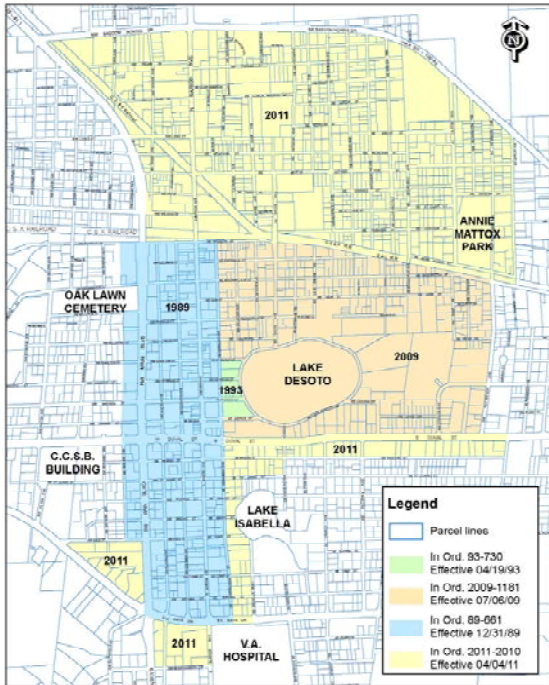
Wendell Johnson, City Manager

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

Continued Façade Grant

- * 18 completed projects totaling \$164,202.24 in improvements and \$91,155.94 in reimbursements.
- * \$50,000 budgeted funds for 2013



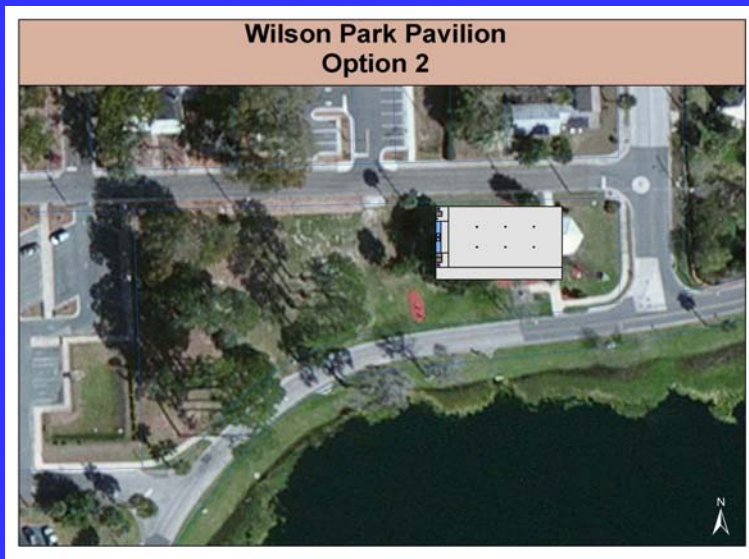
Development Incentives

Wolfson's Children Hospital chose to locate a satellite office in the CRA District. Several Improvements to the building were required to retrofit it to the clinics needs. TIF funds in the amount of \$24,683.05 were utilized to repave the parking lot to meet the ADHD requirements and special needs of the clients utilizing the clinic.



Other Initiatives for 2013

•The Pavilion at Wilson Park



Still in its early planning stages, the proposed construction of a Recreation Pavilion in Wilson Park will include Restroom Facilities and a Certified Kitchen. The completion of this project will bring much needed public facilities to our expanding park area as well as a wonderful space to be enjoyed by the public for weddings and other events.



•Art League of North Florida

The CRA is partnering with the Art League of North Florida to establish an Art Gallery in Downtown. Grant Funds for initial operation costs will be used to establish the gallery in a currently vacant building space. The goal of the Art League of North Florida is to be a viable and active member of our community and use the downtown location to permanently display their art. This facility will also allow the artist to offer art classes to the community, thus further generating interest in the downtown area.

2012 Financial Report

UNAUDITED

FY 12

Revenues:

Tax Revenues Sources:

County TIF	\$ 164,494.72
IDA TIF	\$ -
City TIF	\$ 103,180.67
Trust Fund Transfer	\$ 227,795.92
Interest Income	\$ 1,092.68
Other Miscellaneous Revenue	\$ 6,259.08
Total Revenue	\$ 502,823.07

Expenses:

Operating Expenses

Personnel Services	\$ 78,863.15
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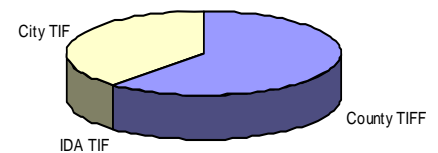
Operating Expenses:

Professional Fees	\$ 70,615.33
Accounting	\$ 1,030.00
Travel & Education	\$ 1,052.12
Communication Expense	\$ 1,740.06
Postage	\$ 26.04
Repairs & Maintenance	\$ 1,415.89
Printing	\$ 908.04
Other Current Charges	\$ 107,959.25
Office Supplies	\$ 967.94
Operating Supplies	\$ 348.25
Dues, Memberships, & Publications	\$ 1,180.00
Total Operating Expenses	\$ 187,242.92

Capital Expense:

Land & Building	\$ -
Improvements	\$ 236,717.00
Total Capital Expenses	\$ 236,717.00
Total Expenses	\$ 502,823.07
Net income (loss)	\$ -

Tax Revenue Sources



Total Expenses

