

**C
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**COMMUNITY
REDEVELOPMENT
AGENCY**



FY 2013 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 2013 Lake City Community Redevelopment Agency:

Mayor Stephen M. Witt

Councilman Eugene Jefferson

Councilwoman Melinda Moses

Councilman Zack Paulk

Councilman George Ward

Administrative Staff:

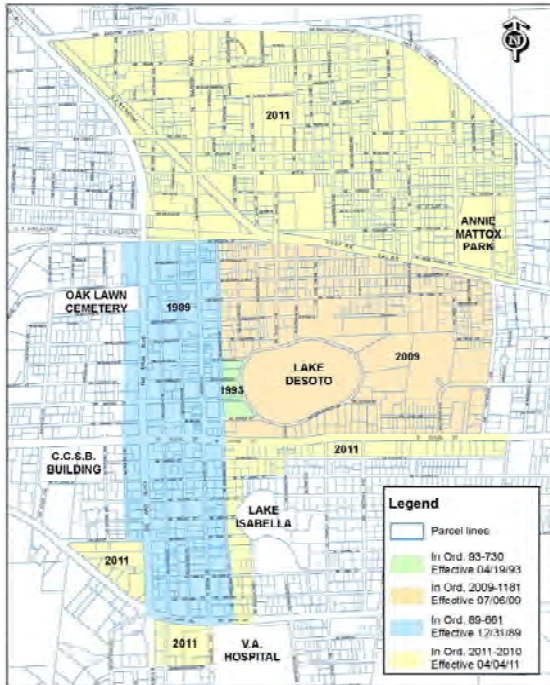
Wendell Johnson, City Manager

Jackie Kite, Community Redevelopment Administrator

Robert Hathcox, 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 FY2013:

DOWNTOWN LAKE CITY REDEVELOPMENT MASTER PLAN



A REDEVELOPMENT VISION FOR LAKE DESOTO



•*Lake Desoto Circle "Multi-Use" Pavilion.* Construction began in late Fall of 2013 on the 6,000 square foot Event Pavilion for Wilson Park. The Projected \$196,922.00 includes enhancement of certain aspects of the Façade of the building. Additional funds are being spent along with public works man hours to create concrete gathering pads to achieve the desired overall esthetics of the park. It is anticipated that completion of this project will be in early Winter 2014.



Art League of North Florida

The CRA is partnered with the Art League of North Florida to establish an Art Gallery. Grant funds for initial operation costs were used to establish the gallery in vacant building space on the perimeter of the CRA boundaries. First year operations have been successful despite the noticeable parking problems and lack of walk-in traffic due to the location. Plans are underway to relocate to downtown in early 2014

New Projects

New Projects

Continued Façade Grant

- * 23 completed projects totaling \$207,014.74 in improvements and \$100,769.22 in reimbursements.
- * \$50,000 budgeted funds for 2014



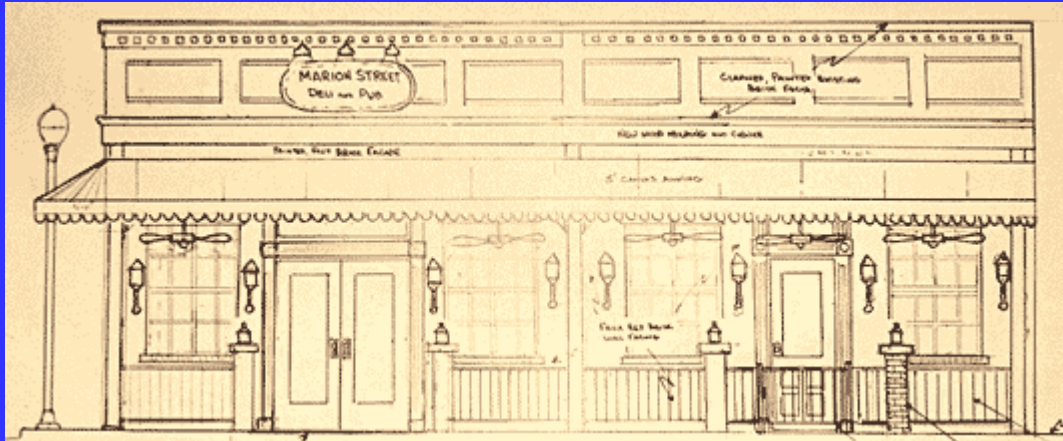
Development Incentives



Salvage Yard on Marion Avenue: Staff worked diligently with the owners of property located in the Industrial District on North Marion Avenue to make the front of the property bordering Marion Avenue more visually appealing as it is one of the first things that you see upon entering our downtown district from the North. Based on negotiations with the property owner it was agreed to erect a buffering fence on the property that would hide the business operations from the view from Marion Avenue. Improvements totaling \$28,000.00 were made to the property. Grant funds of \$21,000 were awarded to assist the owner with the costs. Since the completion of this project and due to an overwhelming positive response to the project, the owners have additionally repainted an existing building on the property and purchased new signage. Discussions with the property owners continue, concerning further improvements to the Industrial District.

Other Initiatives for 2014

•Marion Street Deli & Pub



Private owner/developer Ronald Robbins d.b.a., Marion Street Deli & Pub, has been approved construction grant assistance towards redevelopment of property located within the CRA on Marion Avenue. The total investment committed by Mr. Robbins for this project is \$494,000 which includes purchase of the two parcels. Design plans include an exterior “open air” seating area for up to 40 patrons at a cost of \$86,800. A 75% CRA construction incentive of \$65,100 has been granted to this project, to be combined with \$281,000 of remaining interior construction, equipment and miscellaneous costs to be paid by Mr. Robbins. Redevelopment of this property into the Marion Street Deli & Pub will create up to 20 new jobs.

•Gateway Art Gallery



The CRA is partnering with the Art League of North Florida to relocate the Art Gallery in Downtown. Grant Funds for initial operation costs were used last year to establish the gallery on the perimeter of the CRA Boundary. Going into their second year property in the downtown has become available. 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 is double in size and will also allow the artist to offer art classes to the community, thus further generating interest in the downtown area.

2013 Financial Report

CRA

UNAUDITED

FY13

Revenues:

Tax Revenues Sources:

County TIF	\$158,999.32
City TIF	\$99,829.65
Prior year surplus carryforward	
Interest Income	\$586.44
Other Miscellaneous Revenue	\$2,129.37
Total Revenue	\$261,544.78

Expenses:

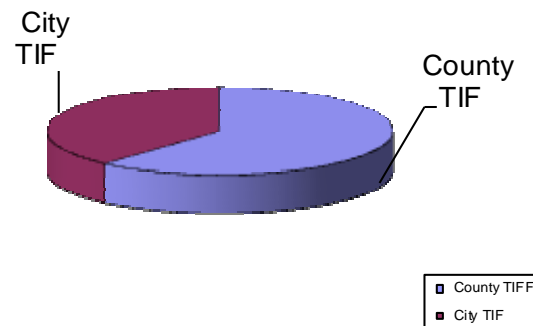
Operating Expenses

Personnel Services	\$66,997.99
Operating Expenses:	
Professional Fees	\$12,409.00
Accounting	\$1,460.17
Contractual services	\$9,150.00
Travel & Education	\$970.24
Communication Expense	\$2,478.31
Postage	\$64.21
Repairs & Maintenance	\$1,936.17
Printing	\$292.50
Other Current Charges	\$53,749.78
Office Supplies	\$1,107.44
Operating Supplies	\$7,814.21
Dues, Memberships, & Publications	\$1,665.00
Total Operating Expenses	\$93,097.03

Capital Expense:

Land & Building Improvements	\$25,717.05
Total Capital Expenses	\$25,717.05
Total Expenses	\$185,812.07
Net income (loss)	\$75,732.71

Tax Revenue Sources



Total Expenses

