



# City of Groveland Community Redevelopment Agency

*Fy 2014/2015 Annual Report*



*City with a Future... Watch Us Grow*



### ***Vision / Mission***

Our Vision is to have “A downtown that is memorable, sustainable, prosperous and friendly”. The mission is “To pursue redevelopment projects and revitalization endeavors that will enhance the economic, social and physical aspects of the Community Redevelopment Agency (CRA) district and result in increased private investment”.

### ***History of Groveland’s CRA***

In the heart of Florida, halfway between the Atlantic Ocean and the Gulf of Mexico lies the City of Groveland. Blessed with bass-filled lakes, near perfect climate, and Florida rare rolling hills; has long beckoned to settlers. In May of 2002, the City of Groveland created the CRA with the intent to once again capture this natural beauty and address blighted areas of town that once served as the main transportation routes, old general stores, and original settlements that have fallen into disrepair and divestment. In June 2002, Ordinance 2002-06-20 provided the formal creation and administration of the Community



Redevelopment Trust Fund for The Community Redevelopment Area. Money Allocated to the Fund shall be used by the CRA to finance

projects within the Redevelopment Area. Each year the appropriate taxing authorities, as defined in Florida Statutes, shall pay into the fund the incremental increase in ad valorem taxes levied each year, based upon the base tax year of 2002, subject to such other conditions as outlined in Florida law.

The CRA consists of a (7) member board that is comprised of (5) City Council members, with the other (2) members being appointed by the City Council. These members are chosen from members of the public who reside or are engaged in business within the CRA district.

The City Council members are allowed to serve on the CRA board as long as they serve on the City Council. The other two members serve a four-year term with a vacancy during a term being filled for the unexpired term.

The CRA is charged with undertaking redevelopment functions that include but are not limited to: reducing or eliminating blight, improving the tax base and encouraging public and private investments in the CRA district.

## SR 50 Realignment and the Coast to Coast Trail



### *The 50 Realignment and the Coast to Coast Trail*

This project once completed will create a vibrant, memorable and resilient downtown for the City of Groveland.

This project in its early concept stages with much of the transportation design work completed. However, within the proposed project, the goal is to upgrade the transportation infrastructure to a pedestrian friendly transportation system that divert heavy truck traffic away from pedestrian areas and move bicyclist into a welcoming pedestrian environment that is aimed to offer opportunity for recreational, retail, and residence experiences.

The project being proposed as a partnership between the City of Groveland, the City of Groveland Community Redevelopment Agency, the Florida Department of Transportation, and the private development community. The project is anticipated to last 3 years and estimated to have a combined project(s) cost of \$45 million dollars. The project also includes the potential for a Direct Incentive Funding from the CRA, City of Groveland Lease to Own Agreement(s) with the private investment sector, and 80% funding from the Florida Department of Transportation.

The project considers alternatives to consolidate civic uses currently scattered around the downtown district

into a municipal mall like development with a central pocket park that will highlight “coast to coast trail” access and a water feature.

These project(s) concepts include the potential development of, but are not limited to:

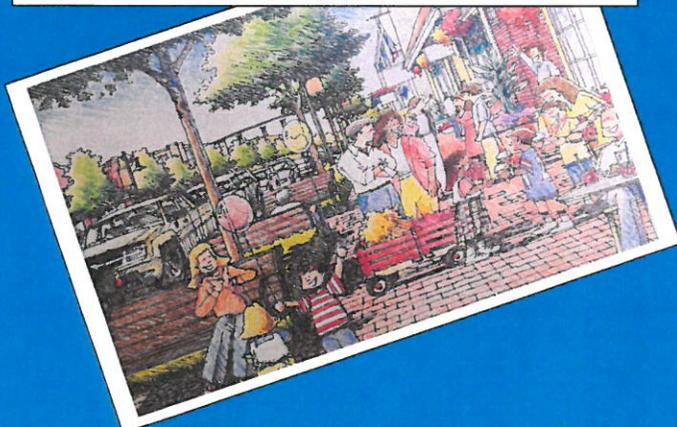
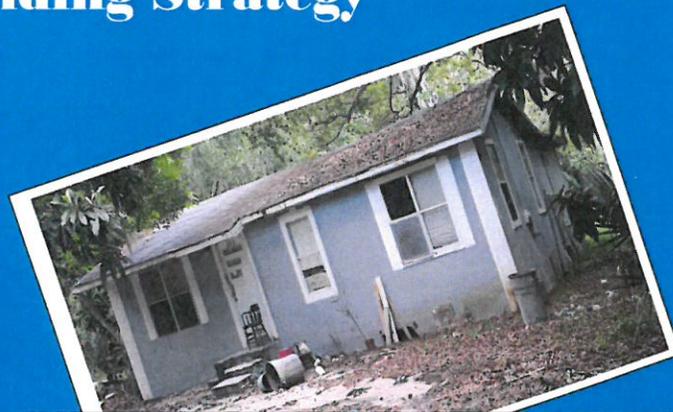
- A realigned State Highway
- Newly dedicated local road that may run through the heart of downtown
- A portion of the Coast to Coast Trail
- Two Large Wet Retention Ponds that will feature aeration fountains with lighting
- A proposed pedestrian / bicycle overpass
- New Municipal Complex with pocket park and water feature
- A renovated Historic Train Depot which may be outfitted for retail use to serve trail users.
- Two land clearings in partnership with private development for hotel and commercial development
- New and Old public controlled leasing opportunities

# Infill Development and Streetscape Funding Strategy

## Infill Development

Each neighborhood's appearance contributes to its residents' quality of life. Attractive housing, accessible parks and well-maintained streets are key indicators of a neighborhood's livability. The CRA is working on ways to help residents maintain their neighborhoods as desirable locations to live, work and play.

Within the CRA District we have been able to replace several of Groveland's most troubled homes with new homes. Making changes one family at a time. The result: retain property values and improve neighborhood quality and livability.



## Streetscape Funding Strategy

In January 2008, the City of Groveland set out a Streetscape plan that boldly prioritizes people over vehicles, it provides for much-needed infrastructure support and major improvements to streets that have been neglected for far too long, while providing a showcase for the Downtown.

In 2015, the CRA Board and Manager devised a strategy to fund the long outstanding Streetscape Plan. Although the strategy is still conceptual, we believe through a Public Private Partnership that leverages a \$32 million transportation project and \$14 million in civic projects in a manner that will not raise local taxes, the CRA goals can be achieved.

Moving Our Community

into the... **FUTURE**

And out of the **PAST**

One Family  
One Business  
& One Project At A Time

Before



After



Before



After



Before



After



Before



After



### *Community Policing*

To protect its investment in redevelopment projects, the CRA continued its innovative community policing program by providing funding for additional law enforcement and bike patrol in and around recently completed CRA projects and events. During special events, law enforcement is able to provide extra effort to enforce no parking on sidewalks and reduce speeding within the project area. As the CRA district attracts new businesses and patrons, the additional community policing efforts ensure that areas improved using Tax Increment Revenue remain safe and inviting for visitors.

### *Special Events*

As a change from previous years, the CRA funded select few special events aimed at encouraging business development in the District. Special events funded in FY14/15 included the 4th of July Fireworks Celebration, Christmas Parade, Memorial Day and Veterans Celebration and Movie Night & Food Trucks. These five events attracted over 5,000 people to the downtown District.

### *New CRA Economic Development Incentive Program*

The CRA Board set-a-side \$20,000 for its economic development incentive grant program for FY2014/2015. The grant provides a 10% rebate to a new or existing business in the CRA district based on total expenditure towards expanding (Existing business expanding 25% SF) or rehabbing internal and external repairs to the business. In FY2014/2015, the CRA awarded one business grant. The Board approved an amended CRA Economic Development Incentive Resolution 2015-11-16.

### *CRA Debt Service*

The CRA paid \$150,814 for debt service on real property purchased in prior years by the CRA for the purpose of redevelopment of blighted properties.

## FREQUENTLY ASKED QUESTIONS ?

### What Is A CRA?

In 1969, Florida enacted legislation (Chapter 163, Part III) that enabled local governments to create Community Redevelopment Agency districts and community redevelopment agencies to work in those districts. There are approximately 203 CRA's operating in Florida at this time. A Community Redevelopment Agency (CRA) is a independent taxing district established by local government for the purpose of carrying out redevelopment activities including reducing or eliminating blight, improving the tax base and encouraging public and private investments in the redevelopment area.

### How Is A CRA Funded?

Redevelopment activities are primarily funded by Tax Increment Revenue (TIR). TIR is calculated by "freezing" the tax base in the year CRA was created. Taxing authorities continue to receive tax revenue based on frozen tax base. When tax revenues rise as a result of redevelopment activities, this "increment" is deposited into the CRA Trust Fund for use on subsequent redevelopment activities.



**City of Groveland, Florida**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**All Governmental Funds**  
**September 30, 2015**

<b>Revenues</b>	
Taxes	\$ 178,384
Intergovernmental	-
Miscellaneous	31,376
<b>Total Revenues</b>	\$ 209,760
<b>Expenditures</b>	
Current	
Community Redevelopment	219,368
Debt Service	
Principal and Interest	150,814
Capital Outlay	
Community Redevelopment	3,450
<b>Total Expenditures</b>	\$ 373,632
Excess of Revenues Over (under) Expenditures	(163,872)
<b>Other Financing Sources</b>	
Interfund Transfer in (out)	175,046
	175,046
<b>Net Change in Fund Balance</b>	11,174
<b>Fund Balance – Beginning of the Year</b>	217,120
<b>Fund Balance – End of the Year</b>	\$ 228,294

**\* Unaudited**

\* The City changed Auditing Firms this year which has delayed the CRA audited statements by the March 31<sup>st</sup> Annual required submittal date. However, the City of Groveland utilizes the reporting model as required by Governmental Accounting Standards Board Statement No. 34, Basic Financial Statements and Management’s Discussion and Analysis for State and Local Governments.

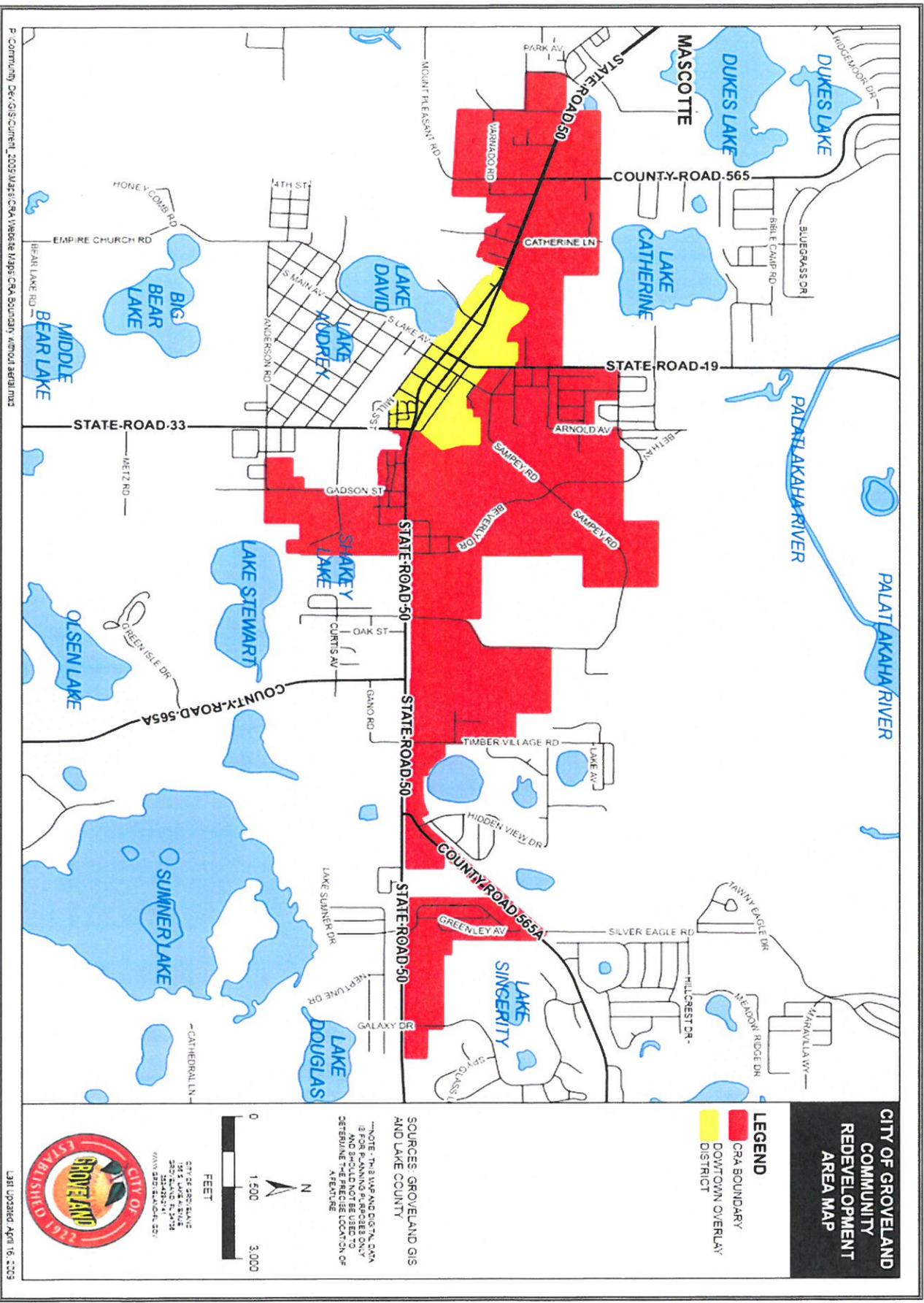


**City of Groveland, Florida**  
**Balance Sheet**  
**All Governmental Funds**  
**September 30, 2015**

<b>Assets</b>		236,982
Cash and cash equivalents		\$ 236,982
<b>Total Assets</b>		
<b>Liabilities and Fund Balances</b>		
Liabilities		
Accounts Payable		\$ 3,091
Accrued Interest		760
Compensated Absences		4,837
<b>Total Liabilities</b>		\$ 8,688
<b>Fund Balance</b>		
Restricted		\$ 228,294
<b>Total Liabilities and Fund Balance</b>		\$ 236,982

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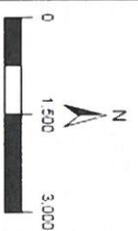


**CITY OF GROVELAND  
COMMUNITY  
REDEVELOPMENT  
AREA MAP**

- LEGEND**
- CRA BOUNDARY
  - DOWNTOWN OVERLAY DISTRICT

SOURCES: GROVELAND GIS AND LAKE COUNTY

NOTE: THIS MAP AND DIGITAL DATA FOR PLANNING PURPOSES ONLY. IT DOES NOT DETERMINE THE PRECISE LOCATION OF A FEATURE.



City of Groveland  
1015 S. LAKEVIEW BLVD  
GROVELAND, FL 32748  
904.328.2141  
WWW.GROVELANDFL.COM

LAST UPDATED: APRIL 16, 2009

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# The People behind the City of Groveland Community Redevelopment Agency

## COMMUNITY REDEVELOPMENT AGENCY BOARD

### Current CRA Board members:

- Chair, Tim Loucks (Mayor)
- Vice Chair, John Griffin (Vice Mayor)
- Board Member, James Smith (City Council)
- Board Member, Dina Sweatt (City Council)
- Board Member, Evelyn Wilson (City Council)
- Board Member, Ralph Morris
- Board Member, Briggett Brannon

### City Staff

City/CRA Manager, Redmond Jones  
CRA Liaison, Rodney Lucas  
CRA Administrative Support, Lisa Cortese  
City Clerk, Teresa Begley  
City Attorney, Anita Geraci-Carver  
Sergeant at Arms, Deputy Chief John Flinn

### CRA Board Meetings

All meetings are held on the 4th Monday of each month at 6:30 p.m., E. L. Puryear Building located, **243 S. Lake Avenue, Groveland, FL 34736**

**All meetings are open to the public.**

### Contact:

Redmond Jones II, City/CRA Manager  
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Rodney Lucas, CRA Liaison and Economic Development Manager  
352-429-2141, Ext. 225 • E-mail: [rodney.lucas@groveland-fl.gov](mailto:rodney.lucas@groveland-fl.gov)

**Website: [www.groveland-fl.gov](http://www.groveland-fl.gov)**



***“One of the most important practices of leadership is giving life and work a sense of meaning and purpose by offering an exciting vision.”***

*James M. Kouzes and Barry Z. Posner  
The Leadership Challenge*



*City with a Future... Watch Us Grow*