

CITY OF GROVELAND COMMUNITY REDEVELOPMENT AGENCY

FY 2013 - 14 ANNUAL REPORT

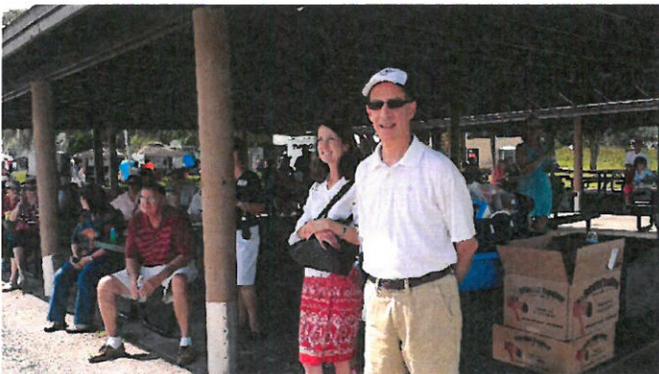


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WHAT IS THE CRA

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 dependant 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 THE CRA IS FUNDED

Redevelopment activities are primarily funded by Tax Increment Revenue (TIR). TIR is calculated by "freezing" the tax base in the year the 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 COMMUNITY REDEVELOPMENT AGENCY OUR 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 CRA and result in increased private investment".

HISTORY OF GROVELAND'S CRA

In March 2002, the City of Groveland adopted a "Finding of Necessity" Report for the Groveland Redevelopment Area, finding that a blighted area as defined in Florida Statutes (Chapter 163, Part III) exists within the geographical area studied. That resolution also found that the blighted area was appropriate for rehabilitation, conservation, or redevelopment, and that there was a need to create a Community Redevelopment Agency within the City of Groveland to carry out the community redevelopment purposes.

In May 2002, the City of Groveland's Council created the Community Redevelopment Agency (CRA) with Ordinance 2002-05-15, establishing the CRA. The seven (7) member board is comprised of five (5) City Council members. The other two (2) members are chosen by the City Council from members of the public who reside in or are engaged in business within the CRA district. That same ordinance, enacted terms of office. The City Council members serve on the CRA board as long as they serve as a City Council member. The other two members have four year terms with a vacancy during a term being filled for the unexpired term. The CRA is charged with undertaking redevelopment functions within the specified [community redevelopment district](#). The CRA fiscal year is October 1 thru September 30. The CRA Board carries out the [CRA Plan](#) and manages the tax increment fund (TIF).

In June 2002, Ordinance 2002-06-20 provided for the creation and administration of a Community Redevelopment Trust Fund for the Community Redevelopment Area. Money allocated to the Fund shall be used by the Community Redevelopment Agency 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.

**CITY OF GROVELAND
COMMUNITY REDEVELOPMENT AGENCY BOARD**

City of Groveland

City Hall
156 S. Lake Avenue
Groveland, Florida 34736
(352) 429-2241

CRA Board members - Fiscal Year 2013/2014:

- 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@goverland-fl.gov

Website:www.groveland-fl.gov

ACCOMPLISHMENTS: CRA PROGRAMS & SPECIAL EVENTS

REDEVELOPMENT

In order to meet the CRA Board's goal to promote redevelopment in the CRA and encourage private investment in the CRA, the Board supported the City's efforts in redevelopment of inferior housing. The City received a Community Development Block Grant in the amount of \$650,000 from the State of Florida's Department of Economic Opportunity for rehabilitation of housing. Five (5) homes were located within the CRA district. The CRA Liaison oversaw the rehabilitation of the homes located within the CRA district.

FEATURED BUSINESS OF THE MONTH

The CRA Board chose a business each month to recognize and spotlight for operating a business within the CRA District. The Board spotlights the business for 30-days by placing a sandwich sign in front of the business, naming the business on the CRA website as a recipient of the Featured Business of the Month and through the South Lake Tablet newspaper. This project is to encourage residents and visitors to frequent businesses within the CRA and promote economic development of the CRA district.

FAÇADE GRANT/CRA ECONOMIC DEVELOPMENT INCENTIVE PROGRAM

Façade grants were suspended in FY14 and the CRA Board established a new CRA Economic Development Incentive Program by setting-a-side \$20,000 in the fiscal year for economic incentives for business development within the CRA district. The Program is established by Resolution and has various requirements. An award is available to a new or existing, but expanding, business located in the CRA district. The CRA Board awarded one grant in the amount of \$10,000 to Timeless Boutique, a new business which opened in a vacant building located in the CRA district. The business owner made substantial internal and exterior improvements to the building.

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, as well as the CRA district generally. During special events, law enforcement was able to provide extra effort to enforce no parking on sidewalks and reduce speeding within the area. As the CRA district attracts new businesses and patrons, the additional community policing efforts ensures that areas improved using Tax Increment Revenue remain safe and inviting for visitors.

SPECIAL EVENTS

The CRA funded special events to encourage residents and visitors to visit the CRA district and promote business activities within the CRA District. Special events included: 4th of July Fireworks, Christmas Parade, Memorial Day, and Movie Night & Food Trucks. These events attracted over 7,000 people to the City of Groveland CRA district.

CRA DEBT SERVICE

The CRA paid \$154,042 for debt service on real property purchased in prior years by the CRA for the purpose of redevelopment of blighted properties.

Financial Statements

CITY OF GROVELAND, FLORIDA

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

ALL GOVERNMENTAL FUNDS

SEPTEMBER 30, 2014



Revenues	
Taxes	\$ 144,636
Intergovernmental	-
Miscellaneous	46,850
Total Revenues	<u>\$ 191,486</u>
Expenditures	
Current:	
Community redevelopment	206,025
Debt Service	
Principal and interest	154,042
Capital Outlay	
Community redevelopment	1,000
Total Expenditures	<u>\$ 361,067</u>
Excess of Revenues Over (Under) Expenditures	(169,581)
Other Financing Sources	
Interfund Transfer in (out)	148,664
	<u>148,664</u>
Net Change in Fund Balance	<u>(20,917)</u>
Fund Balance - Beginning of Year	238,037
Fund Balance - Ending of Year	<u>\$ 217,120</u>

***AUDITED**

**CITY OF GROVELAND, FLORIDA
BALANCE SHEET**

**ALL GOVERNMENTAL FUNDS
SEPTEMBER 30, 2014**



ASSETS

Cash and cash equivalents	241,567
TOTAL ASSETS	\$ 241,567

LIABILITIES AND FUND BALANCES

Liabilities:	
Accounts payable	\$ 18,851
Accrued interest	760
Compensated absences	4,836
TOTAL LIABILITIES	24,447

FUND BALANCE

Restricted	217,120
TOTAL LIABILITIES AND FUND BALANCE	\$ 241,567

***AUDITED**

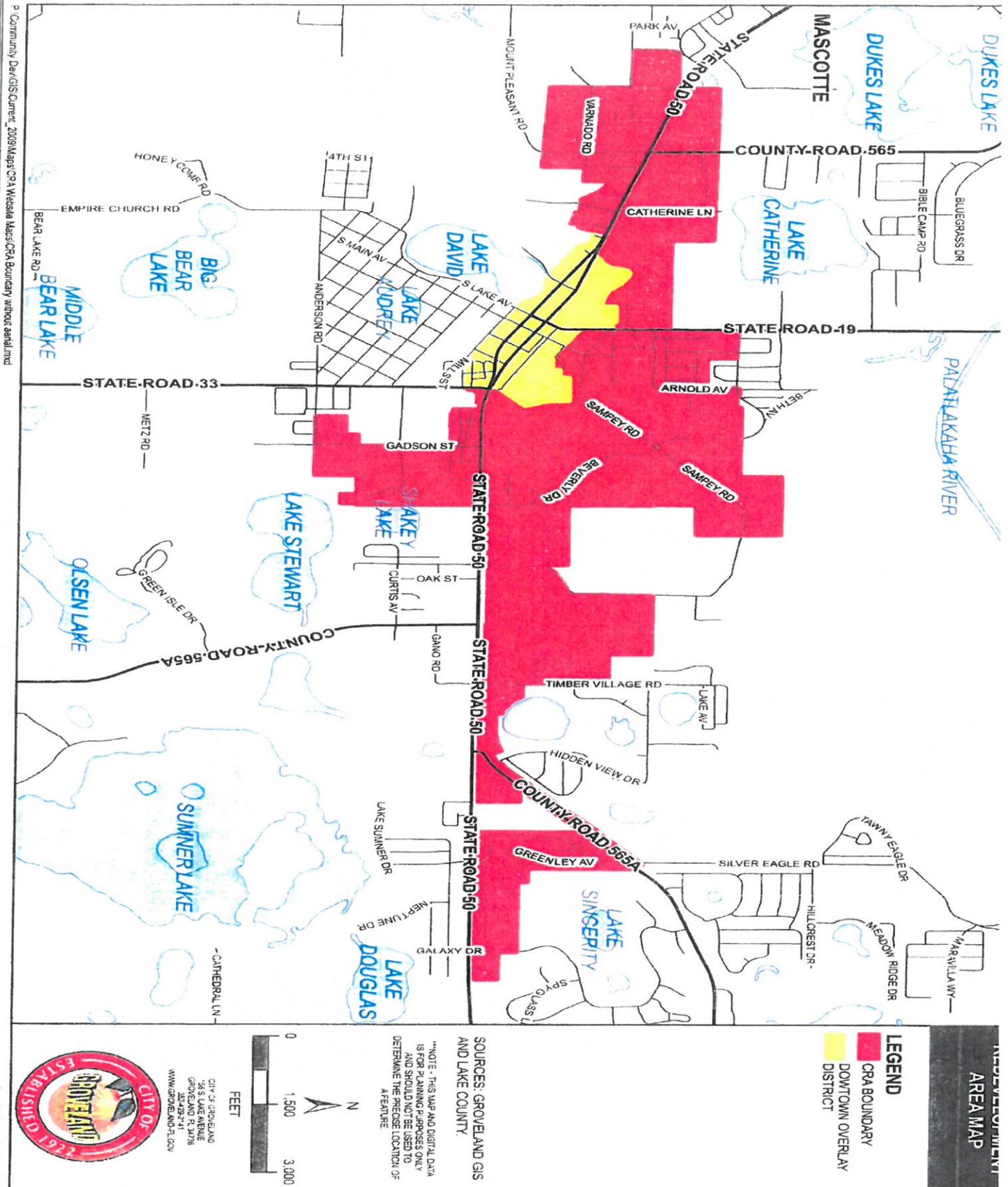
CRA FINANCIALS

***AUDITED STATEMENTS** As a dependent district established by the City of Groveland, Florida, the Groveland CRA presents its financial statements in accordance with the reporting model required by Governmental Accounting Standards Board Statement No. 34, Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments.

This report also contains other supplementary information in addition to the basic financial statements themselves. The CRA adopts an annual budget. This report demonstrates compliance with the annual budget.

Copies of the Groveland CRA's financial statements are available at the City Clerk Office, on the website at www.groveland-fl.gov or may be requested by telephone at 352-429-2141.

CRA District Map

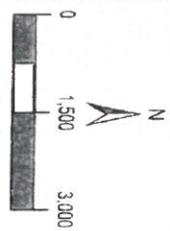


LEGEND

- CRA BOUNDARY
- DOWNTOWN OVERLAY DISTRICT

SOURCES: GROVELAND GIS AND LAKE COUNTY.

*NOTE - THIS MAP AND DIGITAL DATA IS FOR PLANNING PURPOSES ONLY AND SHOULD NOT BE USED TO DETERMINE THE PRECISE LOCATION OF A FEATURE.



Last Updated: April 16, 2009

© Community Development/Current, 2009/MapS CRA Website Maps/CRA Boundary without aerial.mxd