



ANNUAL REPORT FISCAL YEAR 2010-2011

The City of Wauchula Community Redevelopment Agency (CRA) completed its 13th full year of operation in fiscal year 2010-2011. This past year has been more about following Florida Statute 163.350 titled “Working Plan”, which states:

“Any county or municipality for the purposes of this part may formulate for the county or municipality a workable program for utilizing appropriate private and public resources to eliminate and prevent the development or spread of slums and urban blight, to encourage needed community rehabilitation, to provide for the redevelopment of slum and blighted areas, to provide housing affordable to residents of low or moderate income, including the elderly, or to undertake such of the aforesaid activities or other feasible county or municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include provision for the prevention of the spread of blight into areas of the county or municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of slum and blighted areas or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements, encouraging voluntary rehabilitation, and compelling the repair and rehabilitation of deteriorated or deteriorating structures; the development of affordable housing; the implementation of community policing innovations; and the clearance and redevelopment of slum and blighted areas or portions thereof”.

In accordance with this statute, the CRA has been successful in creating partnerships not only with private property owners but also with economic development organizations such as the Industrial Development Authority and the Economic Development Authority. Other important partnerships include those with Main Street Wauchula, Hardee County Chamber of Commerce, and Peace River Explorations. These partnerships have enabled the CRA to move forward and began making progress on the short term goals established by the CRA board in 2010. This report will outline these accomplishments in more details as well as provide a financial summary of the City of Wauchula CRA.

- I. On October 15, 2010 the CRA, on behalf of the City of Wauchula, applied for an EPA Brownfields

From inception in 1997 through FY 2010-2011, the CRA area consisted of 1,536 acres (over 2.4 square miles) encompassing approximately 1,673 properties or approximately 75% of the City of Wauchula.

Program grant. On June 6, 2011 the City was awarded a \$400,000 grant for assessments. We awarded the first grant for a Phase I in August. This Phase I was extended to a Phase II for 226 W. Main Street in downtown Wauchula. This grant is helping to further along a project supported by the Industrial Development Authority to relocate and expand a business while renovating a

downtown building. Additional properties have been identified as potential candidates for the grant program and a public meeting will be held in April to inform the public about the program and solicit more participants.

- II. In September of 2010, as allowed by Florida Statute 163.361 which addresses modifications to CRA plans and establishes guidelines for adopting changes, the CRA Board moved forward with a Finding of Necessity to determine 2 items: Should the CRA expand their life from 25 years to the 30 years and should the CRA expand their boundaries to include some properties of interest that had been annexed into the City of Wauchula after the original CRA boundaries were established? Based on the results of the Finding of Necessity report which warranted the expansion of the CRA area as well as the extension of the CRA life, and after appropriate and

required public notice to all taxing authorities, the CRA Board adopted Ordinance 2011-05 on September 27, 2011 to amend the CRA Redevelopment Plan to include the identified expansion areas and to include the extended time frame for completing redevelopment activities. The areas of expansion included 16 parcels for a total of 43.58 acres.

The Redevelopment Trust Fund received \$202,649 from the City of Wauchula and \$318,534 from Hardee County for FY 2010-2011. This figure was down about 18% from the previous FY due to a decrease in property values.

- III. In 2009 the CRA created a grant program to encourage private rehabilitation and development by offering commercial and residential grants. This program successfully allows a small amount of funds to be stretched further through public and private partnerships. Beginning October 1, 2010 the CRA opened their second grant cycle. Through this cycle the CRA awarded 7 **Commercial Grants** totaling \$35,209 to assist with building renovations and rehabilitations totaling \$144,680. The CRA also awarded 5 **Residential Grants** totaling \$14,582, resulting in \$24,829 in rehabilitation work to be completed bringing the residential structures up to current building codes and enhancing their appearance. The largest amount of assistance was awarded through the **Developer Incentive** program and also resulted in the largest impact both visually and financially. The CRA awarded \$30,000 to assist with the development of The Madison Salon located at 117 N. 7th Avenue. This development took a vacant one story building and renovated it into a beautiful 2 story mixed use building housing a viable state of the art hair salon business

The CRA is funded through Tax Increment Financing (TIF) which is a tax reallocation or redistribution process. It is used to promote redevelopment, blight elimination and to promote business within a community. This tool helps the City fund improvement projects in the CRA *without* raising property owner's taxes. These improvements generally help stimulate private investments which will eventually increase the taxable value of the CRA, which is the ultimate goal.

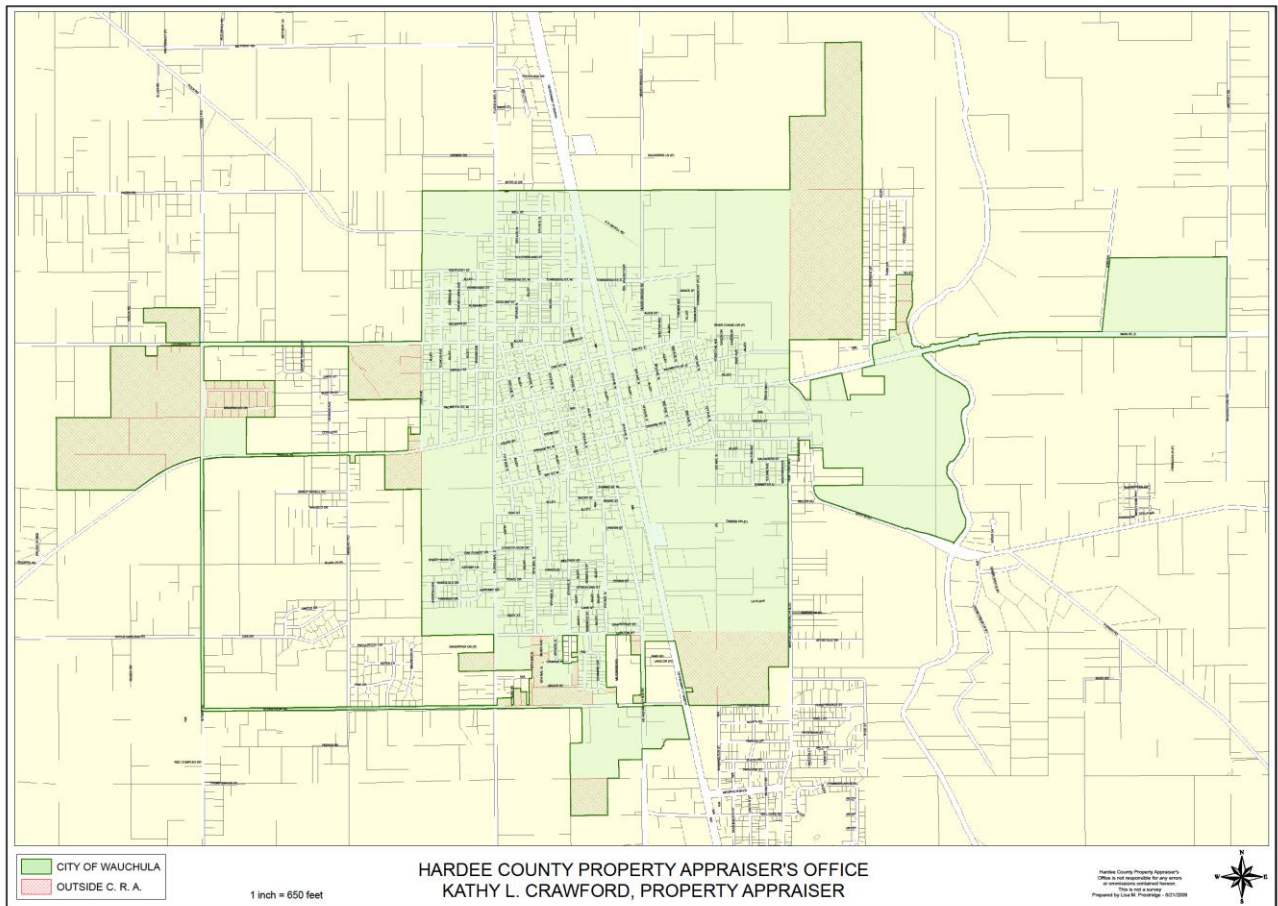
on the first floor and two apartments on the second floor. The salon's business is growing rapidly and the apartments were leased immediately. The \$30,000 CRA investment turned into a \$203,000 investment in downtown Wauchula.

- IV. The CRA continued to build partnerships with other organizations when the Economic Development Authority awarded \$400,000 to Peace River Explorations for the renovation of the north half of the Historic Train Depot. This award was granted with the stipulation that the CRA administer the funds. This

restoration of the north half of the depot will finalize the renovation of this building. The south half was restored in 2009 with funds from FDOT.

- V. The CRA wayfinding program has been an ongoing project with the partnership of the Main Street Wauchula Design Committee. The committee has worked with Kimley Horn & Associates to select an appropriate design for the signs and FDOT to select appropriate locations for the signs along Highway 17. They have also worked diligently to determine what areas of interest should be placed on the signs, narrowing down the list and working with FDOT to ensure appropriateness for FDOT right of way. The project is currently in the hands of FDOT awaiting approval. One of the catalyst projects identified in the CRA Redevelopment Plan Update 2010 was the renovation/rehabilitation of the Town Center parking lot. This project continued to move forward last year with a survey being conducted, preliminary meetings being held with FDOT as well as SWFWMD and a design was selected and recommended to the CRA board by the Main Street Wauchula Design Committee.

CRA AREA BOUNDARIES 2010-2011



FINANCIAL REPORT FOR FY 2010-2011 (Ending September 30, 2011)

ASSETS

CHECKING - NOW	\$ 6,657.39
DUE FROM GENERAL FUND	\$ 114,089.62
CRA MM	\$ 796,956.73
ACCRUED QUARTERLY PAYMENT	\$ 10,309.99
TOTAL ASSETS	\$ 928,013.73

LIABILITIES

DUE TO GEN FUND	\$ (17,468.05)
SLS TAX PAYABLE	\$ (3,752.75)
RE TXS PAYABLE	\$ (675.00)
FEEs ON DEPOSIT	\$ (500.00)
TOTAL LIABILITIES	\$ (22,395.80)

FINANCIAL REPORT CONTINUED

FUND BALANCES

BUDGET FUND BAL. - SYSTEM	\$ (556,085.33)
EXP. BUDGET CONTROL-SYS	\$(1,127,180.00)
REVENUE BUDGET CONTROL-SY	\$ 1,127,180.00
FUND BALANCE	\$ (198,398.67)
TOTAL FUND BALANCES	\$ (754,484.00)

REVENUES

INTEREST -- CRA MM	\$ (2,986.50)
INTEREST WAC CONST ACCT	\$ (0.29)
PARK PLACE LEASE	\$ (14,400.00)
CRA RENTAL INCOME	\$ (5,000.00)
CONT. HARDEE CO. TIF	\$ (390,003.00)
TRANSFER FROM GEN FUND MM	\$ 1,284.00
TIF TRANSFER FROM GEN FUND MM	\$ (248,117.00)
OTHER REIMBURSEMENTS	\$ 2,909.18
TOTAL REVENUES	\$ (656,313.61)

EXPENSES

PROF SERVICES - GENERAL	\$ 1,770.00
CRA MASTER PLAN	\$ 175,120.00
CONTRACTUAL SERVICES	\$ 69,658.06
TRAVEL & PER DIEM	\$ 1,599.01
COMMUNICATION - TELEPHONE	\$ 559.36
RENTALS & LEASES	\$ 11,000.00
INSURANCE	\$ 14,678.62
REPAIRS & MAINTENANCE	\$ 1,375.04
CRA OFFICE SUPPLIES	\$ 827.70
OPERATING SUP & EXP	\$ 5,386.68
FUEL EXPENSE D.O.C.	\$ 5,533.44
CLOTHING ALLOWANCE	\$ 216.65
BOOKS, PUBLICATIONS & ED	\$ 353.77
PROP TAX - INCOME PROPERTIES	\$ 4,631.71
CAPITAL - IMPRT O/T BLDS	\$ 36,130.00
CAPITAL - MACH & EQUIP	\$ 5,837.60
PRIN - CRA PROJECTS	\$ 29,423.79
INTEREST - CRA PROJECTS	\$ 10,664.25
GRANTS - RESIDENTIAL	\$ 7,087.50
GRANTS - COMMERCIAL	\$ 11,338.13
INTERFUND TRANS - UTL	\$ 3,564.16
INTERFUND TRANS - GF	\$ 96,960.85
CONTRIBUTIONS-MAIN ST PRO	\$ 25,000.00
TOTAL EXPENSES	\$ 518,716.32

LOOKING AHEAD...

The CRA is excited about the projects in store for this fiscal year 2011-2012. The scope for the Town Center project has been expanded from a beautification project to include a more efficient drainage system, parking for the depot to complete that project completely, and rehabilitation of the sidewalk along Palmetto Street from Highway 17 North to Highway 17 South. The expansion of this scope will complete the block not only for beautification but also efficiency and

The CRA is currently in negotiations to swap property with the American Legion. If successful, this swap will allow for a renovation and beautification of the parking lot situated at the corner of Highway 17 South and Main Street. Improvements and enhancements at this intersection serve to encourage those traveling Highway 17 to take notice, park, and enjoy shops, restaurants, and services offered in downtown Wauchula.

The Brownfield Site Assessment Grants program will be in full swing this upcoming fiscal year. A public meeting is scheduled for Tuesday, April 17th at 5:30pm in the City of Wauchula Commission Chambers. This meeting will educate interested property owners about Brownfields and how they can benefit from this grant program. Property owners throughout the CRA will be encouraged to attend.

The CRA will begin a more efficient marking campaign for the grants and incentives offered. This campaign is intended to educate the public on how they can use the CRA to their advantage and to hopefully target potential developers.

City of Wauchula CRA

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<http://www.cityofwauchula.com/commdev/CRA.html>