



ANNUAL REPORT FISCAL YEAR 2011-2012

The City of Wauchula Community Redevelopment Agency (CRA) completed its 14th full year of operation in fiscal year 2011-2012. Following the 5 year work plan laid out by the CRA Board in 2010, the major focus of this year was spent finalizing details for parking lot renovations. However, new projects came to light such as the Historic Train Depot renovation and Brownfield projects. Each project, not without its issues, was exciting to see develop and unfold. This report will outline these projects in more detail as well as provide a financial summary of the City of Wauchula CRA.

- I. 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

The Redevelopment Trust Fund received \$193,654 from the City of Wauchula and \$293,196 from Hardee County for FY 2011-2012. This figure was down about 7% from the previous FY.

of funds to be stretched further through public and private partnerships. Beginning October 1, 2011 the CRA opened their third grant cycle. In March of 2012, the CRA Board held a grant review workshop during which they edited and updated the grants criteria and awards. Through this grant cycle the CRA awarded 10 **Commercial Grants** totaling \$44,025 to assist with building renovations and rehabilitations totaling \$112,443. The CRA also awarded 1

Residential Grants totaling \$1,347, resulting in \$2,349 in rehabilitation work to be completed bringing the residential structures up to current building codes and enhancing their appearance.

- II. In an effort to recognize those property owners that take pride in their properties on an ongoing basis, commercial or residential, the CRA implemented the Curb Appeal Award with the help of Main Street Wauchula, Inc. Each month a property is selected to receive the award which includes a certificate presented by the CRA Chairman, a picture of the property in the local newspaper, and a yard sign acknowledging the property as that month's winner. The CRA hopes to make well maintained properties infectious with everyone doing their part to make Wauchula look beautiful.

- III. On June 6, 2011 the City was awarded a \$400,000 Brownfield Grant. In FY 2011-2012, \$94,940 was awarded to properties for Phase I and Phase II assessments.

- A. A Phase I and Phase II were completed on 226 W. Main Street with groundwater and soil contamination being found. Under the grant, further testing located the source to be an abandoned tank in the City's right of way behind the property. The tank was removed. This site remains an ongoing project as testing continues to determine the plume and a plan for clean up.

CURB APPEAL WINNERS

July 2012

Ponger-Karnes Funeral Home
404 West Palmetto Street

August 2012

Anderson's Floors & More
230 West Main Street

September 2012

St. Ann's Episcopal Church
204 North 9th Avenue

Discussions have taken place with FDEP as well as CFRPC regarding grant funding for the clean up phase of this project.

- B. A Phase II was completed on 231 W. Main Street, formerly known as the Coker Building and currently owned by the CRA. This Phase II found no contamination on the site and no further action was recommended.
- C. A Phase I was completed on the parking lot located at the NW corner of Main Street and Hwy 17S. This testing was done prior the CRA purchasing the parking lot and renovating it. The Phase I did not result in any evidence to suggest further action was needed.

The CRA made efforts throughout the year to promote the program and gain more interest in receiving grants for assessment. A breakfast was hosted for realtors and bank lenders as well as a public meeting targeting properties owners that have suspect contamination. In addition, the local civic clubs were given an update on the program. The CRA continues to find ways to promote the grant program and successfully utilize the grant funds by the end of the grant cycle in 2014.

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.

- IV. As was a goal last year, the CRA continues striving to create public and private partnerships to ensure the funds stretch as far as possible. On November 30, 2011, the CRA accepted a \$400,000 grant from the Economic Development Council on behalf of a newly formed non profit, Peace River Explorations (PRE). The grant was applied for to rehabilitate the north half of the City of Wauchula's Historic Train Depot which is currently under lease by PRE to serve as a welcome center and museum. The rehabilitation design was led by PRE to incorporate the historic features of the depot while making functional for their use. The CRA bid the project and selected a contractor

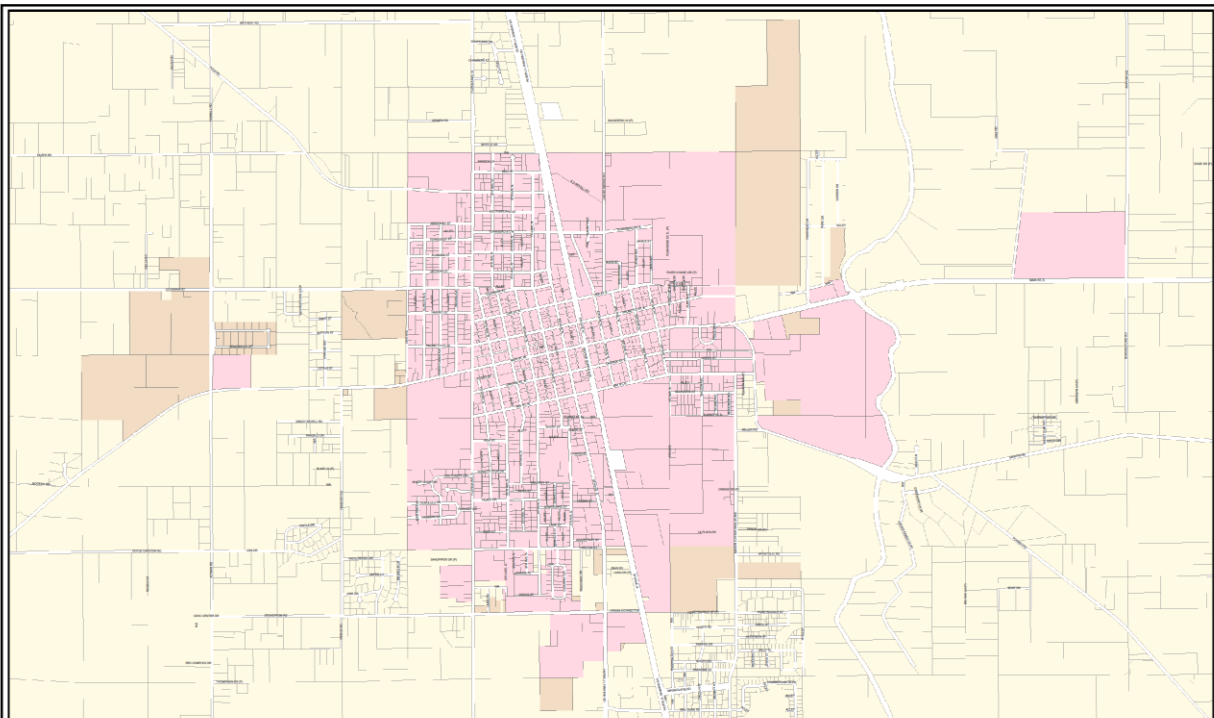
in September of 2011. The project is currently under construction and set for completion in early March of 2013.

- V. In an effort to understand the CRA and make decisions that are the best use of the funds, the CRA Board participated in a CRA 101 workshop funded by the Florida Redevelopment Agency. The workshop educated the Board on Florida Statutes regarding the CRA, informing them of its purpose, what they can and cannot spend the funds on and other legal issues to be aware of.
- VI. One of the projects outlined in the Redevelopment Plan 2010 involves two parking lot rehabilitations. One lot was owned by the City of Wauchula and the other lot was owned by the American Legion. Through the process the CRA Board felt it was best to own the Legion's lot if they were going to invest money into it. For months the CRA negotiated a property swap with the Legion resulting in their desire to sell the lot. After further negotiations both organizations were able to come to an agreement. However, the FY year ended with the sale pending due to the process and procedures of due diligence required by the American Legion.

Discussion during the design phase of the project raised issues regarding drainage at the entryway of one of the lots as it emptied on to Main Street. Also, at the same time discussion was taking place regarding parking at the Historic Train Depot after its rehabilitation was complete. This resulted in the CRA Board approving to expand the two phase parking project to be three phases. Prior to bidding the project in July the CRA Board, at the request of some downtown business owners, voted to postpone the project until January ensuring not to interfere with crucial holiday shopping. This delay proved to be beneficial by allowing more time to include a fourth phase to the project and thus create additional parking for the downtown.

This project will improve four existing parking lots, create a new parking lot, remediate drainage issues along Main Street as well as add sidewalk and drainage improvements along Palmetto Street between Hwy 17 N and S. Scheduled to bid in January of 2013, this project will truly be an enhancement to downtown Wauchula.

CRA AREA BOUNDARIES 2011-2012



Taxing District 902
CRA
Areas Outside CRA

HARDEE COUNTY PROPERTY APPRAISER'S OFFICE
KATHY L. CRAWFORD, PROPERTY APPRAISER

Hardee County Property Appraiser's
Office is not responsible for any errors
or omissions contained herein.
This is not a survey.
Prepared by Lisa M. Pennington - 7/19/2012



FINANCIAL REPORT FOR FY 2011-2012 (Ending September 30, 2011)

ASSETS

CHECKING - NOW	\$ 4,042.93
DUE FROM GENERAL FUND	\$ 88,725.70
DUE FROM GRANTS	\$ 44,236.83
CRA MM	\$ 860,208.17
PREPAID INSURANCE	\$ 607.37
TOTAL ASSETS	\$ 997,821.00

LIABILITIES

ACCOUNTS PAYABLE	\$ (21,468.88)
DUE TO GEN FUND	\$ (22,519.07)
SLS TAX PAYABLE	\$ (4,760.75)
RE TXS PAYABLE	\$ (675.00)
FEES ON DEPOSIT	\$ (500.00)
TOTAL LIABILITIES	\$ (49,923.70)

FUND BALANCE

BUDGET FUND BAL. - SYSTEM	\$ (556,085.33)
EXP. BUDGET CONTROL-SYS	\$(1,127,180.00)
REVENUE BUDGET CONTROL-SY	\$ 1,127,180.00
ENCUMBRANCE CONTRL	\$-
RESERVES FOR ENCUMBRANCE CONTRL	\$-
FUND BALANCE	\$ (349,533.04)
TOTAL FUND BALANCE	\$ (905,618.37)

REVENUE

EPA BROWNFIELED ASSESSMENT	\$ (124,752.67)
EDA GRANT-TRAIN DEPOT	\$ (33,200.16)
INTEREST -- CRA MM	\$ (464.00)
PARK PLACE LEASE	\$ (14,400.00)
CONT. HARDEE CO. TIF	\$ (293,196.24)
TRANSFER FROM GEN FUND MM	\$ (258.00)
TIF TRANSFER FROM GEN FUND MM	\$ (193,654.00)
OTHER REIMBURSEMENTS	\$ (1,050.00)
TOTAL REVENUE	\$ (660,975.07)

EXPENSES

PROF SERVICES - GENERAL	\$ 3,395.00
CONTRACTUAL SERVICES	\$ 57,576.44
BROWNFIELED ASSESSMENT	\$ 124,724.72
DEVELOPER'S INCENTIVES	\$ 30,000.00
SPONSORSHIPS & PROMOTIONS	\$ 11,100.00

FINANCIAL REPORT CONTINUED

TRAVEL & PER DIEM	\$	1,436.62
COMMUNICATION - TELEPHONE	\$	1,053.94
RENTALS & LEASES	\$	12,000.00
INSURANCE	\$	13,057.40
REPAIRS & MAINTENANCE	\$	1,858.52
PRINTING & BINDING	\$	2,121.75
CRA OFFICE SUPPLIES	\$	125.77
OPERATING SUP & EXP	\$	4,015.85
FUEL EXPENSE D.O.C.	\$	3,964.11
CLOTHING ALLOWANCE	\$	338.03
BOOKS, PUBLICATIONS & ED	\$	865.00
PROP TAX - INCOME PROPERTIES	\$	2,217.61
CAPITAL - LAND	\$	26,938.23
LAND ACQUISITION	\$	405.00
TOWN CENTER PARKING	\$	54,333.03
17 & MAIN PARKING	\$	26,337.63
WAYFINDING SIGNS	\$	3,273.43
COKER BLDG DESIGN & CONSTRUCTION	\$	460.00
COKER FUEL	\$	6,430.00
TRAIN DEPOT REHAB	\$	33,228.14
PRIN - CRA PROJECTS	\$	31,749.64
INTEREST - CRA PROJECTS	\$	8,657.35
NOTES PAYABLE - CHEVY VAN	\$	3,168.55
GRANTS - RESIDENTIAL	\$	1,061.90
GRANTS - COMMERCIAL	\$	52,394.83
INTERFUND TRANS - UTL	\$	17,941.50
INTERFUND TRANS - GF	\$	57,465.71
CONTRIBUTION - HERITAGE PARK	\$-	
CONTRIBUTIONS-MAIN ST PRO	\$	25,000.00
TOTAL EXPENSES	\$	618,695.70

LOOKING AHEAD...

With much of 2011-2012 spent in planning mode, the CRA Board looks forward to the next fiscal year and the completion of some of these projects.

- The CRA should finalize the purchase of the parking lot from the American Legion and see the four phase parking project completed by July of 2013.
- The Historic Train Depot rehabilitation shall see completion in March of 2013.
- The CRA will continue to work with the Main Street Wauchula, Inc. Design Committee to complete the wayfinding sign project.
- With almost all new CRA Board members from when the 5 year plan was adopted in 2010, the Board will hold a public workshop in the spring to reevaluate the goals and decide whether new priorities need to be set.
- The CRA will finalize an application to Florida DEP as well as to CFRPC for cleanup funding of the brownfield site located behind 226 W. Main Street. In addition, the CRA will continue to promote the Brownfield Grants program and accept applications for assessments.

City of Wauchula CRA

107 E. Main Street

P.O. Box 1162

Wauchula, FL 33873

(863) 767-0330

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