



COMMUNITY REDEVELOPMENT AGENCY

**ANNUAL REPORT
FISCAL YEAR 2013-2014**

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The City of Wauchula Community Redevelopment Agency (CRA) completed its 17th full year of operation in fiscal year 2013-2014. The CRA continues to following Redevelopment Plan Update adopted by the CRA Board in 2010. From brownfields to parking lots and beautification, the CRA is making strides to revitalize Wauchula. These projects, along with others, continue to fulfill the intent of the CRA program as outlined in F.S. 163 Part III and are described in more detail throughout this report.

- I. In May 2013, the CRA re-evaluated the grant program and approved the **Commercial Revitalization Program**. This program, unlike the original grant program established in 2009, was designed to be more open and not confined by categories, category limits or even disbursement. It allowed for more funding opportunities, negotiations, and options to ensure both the applicant and the CRA were obtaining the most benefit possible. The program proved

The Redevelopment Trust Fund received \$168,029 from the City of Wauchula and \$254,460 from Hardee County for FY 2013-2014.

This figure was down about 5.65% from the previous FY.

to be successful again this year with 5 awards totaling \$40,899.51 being given, resulting in over \$87,450.39 in renovations and building upgrades.

- II. The CRA was excited to host the 2nd Annual Paint the Town Program. This year's program saw an increase to 7 homes being painted in one day with the help of 170 volunteers. This

program not only improved the appearance of the homes but it also improved the street, gave homeowners pride in their property, and brought together groups of people who took pride in giving back.

- III. The CRA was able to wrap up the parking lot construction project which began in May of 2013. This resulted in 4 parking lot renovations, the addition of 1 new parking lot, stormwater system enhancements, drainage resolutions, a new sidewalk on Palmetto, a mill and repave of George Burrus and Palmetto, and the addition of beautiful landscaping and lighting; all coming in at budget.

- IV. In an effort to maintain the investment in the beautiful landscaping along Hwy 17 N. and S., as well as Main Street, the CRA solicited bids for a landscape contractor. The bid was awarded to Redding Lawn Care.

- V. The CRA continues to work closely with the Main Street Wauchula program which provides volunteer support through a variety of projects and programs that benefit not only the Main Street program area but also the City and County.

- VI. As recommended in the Redevelopment Plan, the CRA began research on rehabilitation, revitalization, and possible reuse of the historic city auditorium and historic city power plant.

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.

VII. Also recommended in the Redevelopment Plan is the annual budgeting for street lighting and sidewalk improvements. In order to be strategic in this effort, the CRA felt it would be best to let the citizens tell them. With the help of the Main Street Wauchula's Economic Restructuring Committee, the CRA area was divided into 6 neighborhoods. Utilizing local churches or community buildings, the residents in those areas were invited to public meetings to voice their concerns and opinions. In addition, surveys were mail to all of the residents which also gave them the opportunity to be heard. *(meetings were scheduled for November 2014 and therefore results are not included in this FY report)*

VIII. In an effort to recognize those property owners that take pride in their properties on an ongoing basis, commercial or residential, the CRA continued the Curb Appeal Award with the help of Main Street Wauchula. 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.

- IX. On June 6, 2011 the City was awarded, by the Environmental Protection Agency (EPA), a \$400,000 Brownfield Grant to be managed by the CRA. In FY 2013-2014, \$91,898.64 was awarded to properties for Phase I and Phase II assessments and a Brownfield Site Inventory.
- A. Phase I and Phase II Hazardous Substance Assessments were completed on 897 S. 6th Avenue to assist with the Industrial Development Authority's business incubator project.
 - B. Phase I and Phase II Hazardous Substance and Petroleum Assessments were completed on 1489 US Hwy 17 Nth to assist with the future development of the property.
 - C. Phase I and Phase II Hazardous Substance Assessments were completed on 520 US Hwy 17 Nth to assist the Industrial Development Authority to recycle the concrete for use in the Commerce Park and in turn clean up the property.
 - D. Brownfield Grant funds were also used to complete a Brownfield Site Inventory and Characterization report. The report summarized 121 properties in the City of Wauchula and ranked them based on their availability of sale or lease and potential for having evidence of hazardous materials present either onsite or adjacent. This report is a useful tool for those looking to purchase property within the City.
 - E. The Brownfield Grant was closed out on September 30, 2014 with \$390,805.20 of the \$400,000 being expended. Both the CRA and the EPA viewed the grant to be a success.

CURB APPEAL WINNERS

October 2013

798 E. Main Street

November 2013

214 S. 8th Avenue

December 2013

125 N. 1st Street

January 2014

401 S. 6th Avenue

February 2014

708 E. Palmetto Street

March 2014

507 E. Main Street

April 2014

907 S. 6th Avenue

May 2014

504 S. 10th Avenue

June 2014

502 W. Main Street

July 2014

511 E. Orange Street

August 2014

121 S. 7th Avenue

September 2014

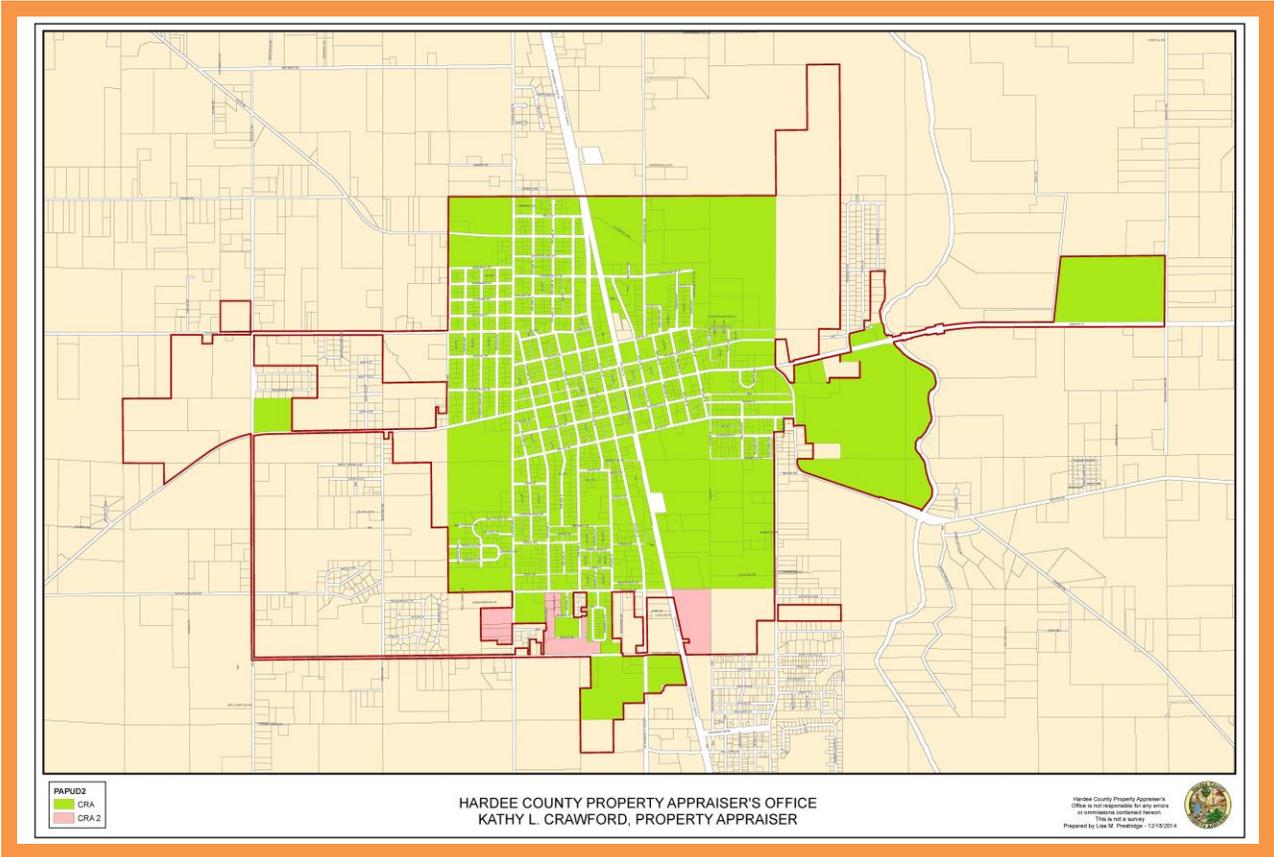
213 S. 7th Avenue

- X. The CRA continued to focus on the clean-up of 226 W. Main Street where soil and groundwater contamination were found as the result of the Phase I and Phase II conducted under the Brownfield Grants Program in 2012. With the help of funding received from the Florida Department of Environmental Protection (FDEP) and the Central Florida Regional Planning Council (CFRPC) in 2013, an oxygenating system was put in place. In 2014, an additional \$35,000 in funding was secured from CFRPC as part grant and part loan, for the continued maintenance and monitoring of the system.
- XI. Throughout the year the CRA has continued to build partnerships, solicit public input, and adhere to the Redevelopment Plan Update 2010. Because of these efforts the CRA has, and will continue, to make a positive impact and grow our local economy.

ANNUAL CRA TIF

FY YEAR	CITY TIF	HC TIFF
97-98		
98-99	\$434	\$756
99-00	\$18,395	\$32,064
00-01	\$22,429	\$39,095
01-02	\$33,957	\$57,498
02-03	\$42,383	\$71,764
03-04	\$60,488	\$97,619
04-05	\$71,457	\$123,939
05-06	\$64,911	\$118,503
06-07	\$163,290	\$292,751
07-08	\$231,018	\$364,750
08-09	\$251,523	\$395,356
09-10	\$248,117	\$390,002
10-11	\$202,649	\$318,533
11-12	\$172,260	\$260,868
12-13	\$178,072	\$269,699
13-14	\$168,029	\$254,460
TOTAL	\$2,099,654	\$3,345,468

CRA AREA BOUNDARIES 2013-2014



FINANCIAL REPORT FOR FY 2013 - 2014 (Ending September 30, 2014)

**CITY OF WAUCHULA
COMMUNITY REDEVELOPMENT AGENCY
AS OF SEPTEMBER 30, 2014**

Assets

CHECKING - NOW	\$	3,867.66
DUE FROM GENERAL FUND	\$	88,725.70
DUE FROM GRANTS	\$	18,375.70
CRA MM	\$	288,688.17
PREPAID INSURANCE	\$	5,052.74
	\$	404,709.97

Liabilities

ACCOUNTS PAYABLE	\$	(17,499.71)
DUE TO GEN FUND	\$	(22,356.52)
SLS TAX PAYABLE	\$	(6,776.75)
RE TXS PAYABLE	\$	(675.00)
FEES ON DEPOSIT	\$	(500.00)
CONSTRUCTION PROJECTS PAYABLE	\$	(40,496.40)
	\$	(88,304.38)

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
FUND BALANCE	\$	239,679.33
	\$	(316,406.00)

Revenue

EPA BROWNFILIED ASSESSMENT	\$	(186,516.31)
CFRPC - BROWNFILIED GRANT	\$	(20,339.60)
INTEREST -- CRA MM	\$	(744.63)
PARK PLACE LEASE	\$	(14,400.00)
CONT. HARDEE CO. TIF	\$	(254,460.00)
TRANSFER FROM GEN FUND MM	\$	(5,492.06)
TIF TRANSFER FROM GEN FUND MM	\$	(168,029.00)
INSURANCE REIMBURSEMENTS	\$	(500.00)
	\$	(650,481.60)

FINANCIAL REPORT CONTINUED

Expense	
PROF SERVICES - GENERAL	\$ 2,718.63
ACCOUNTING AND AUDITING	\$ 3,036.10
CONTRACTUAL SERVICES	\$ 63,437.00
BROWNFIELD ASSESSMENT	\$ 142,668.29
CFRPC BROWNFIELD CLEANUP	\$ 25,397.50
SPONSORSHIPS & PROMOTIONS	\$ 8,550.00
TRAVEL & PER DIEM	\$ 1,698.18
COMMUNICATION - TELEPHONE	\$ 264.32
RENTALS & LEASES	\$ 12,000.00
INSURANCE	\$ 2,700.00
REPAIRS & MAINTENANCE	\$ 1,394.52
REPAIRS & MAINTENANCE > \$2000	\$ 5,000.00
PRINTING & BINDING	\$ 2,539.38
CRA OFFICE SUPPLIES	\$ 124.07
OPERATING SUP & EXP	\$ 1,060.97
CLOTHING ALLOWANCE	\$ 334.79
BOOKS, PUBLICATIONS & ED	\$ 1,219.00
PROP TAX - INCOME PROPERTIES	\$ 2,162.99
WAYFINDING SIGNS	\$ 2,247.02
DOWNTOWN CONSOLIDATED PARKING	\$ 395,847.66
PRIN - CRA PROJECTS	\$ 33,839.31
INTEREST - CRA PROJECTS	\$ 6,248.76
GRANTS - RESIDENTIAL	\$ 10,021.24
GRANTS - COMMERCIAL	\$ 32,913.50
INTERFUND TRANS - GF	\$ 88,731.26
CONTRIBUTIONS-MAIN ST PRO	\$ 20,000.00
	\$ 866,154.49



City of Wauchula CRA

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