



COMMUNITY REDEVELOPMENT AGENCY

**ANNUAL REPORT
FISCAL YEAR 2014-2015**

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The City of Wauchula Community Redevelopment Agency (CRA) completed its 18th full year of operation in fiscal year 2014-2015. 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 June of 2015 the CRA had the opportunity to utilize the **Commercial Revitalization Program** the way the board had intended when they developed it in May 2013. The intent was to leverage a small amount of money for greater things through public/private partnerships. The Marauder Properties



Project accomplished just that. This project was the true definition of economic development. It included job creation, an increase in property value, as well as provided a needed service to the community. In 2013 Marauder purchased Dr. Fallon’s practice, a long standing private practice in Wauchula. The vision for the project was to create an urgent care center and build a state of the art diagnostic center. Other enhancements would include dermatology, labs, and a mobile MRI unit. The CRA board felt so strongly about this project that they solicited the help of the Hardee County Industrial Development Authority to make it happen. The CRA agreed to invest \$50,000 and the IDA approved \$200,000 over a period of 5 years, dispersed in accordance with meeting predetermined milestones. The result will include an urgent care center, the diagnostic center in a newly constructed half million dollar building, and 17 new FTE jobs ranging from physicians to office staff.

- II. The CRA hosted the 3rd Annual Paint the Town Program with 6 homes being painted in one day with the help of 142 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.



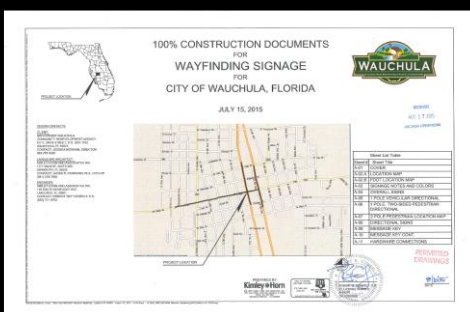
III. The CRA follows the Master Redevelopment Plan Update 2010 which was created with the help of public input. In an attempt to make sure those goals and projects were still accurate, the CRA hosted 6 *It's Your Neighborhood* meetings.



The CRA area was divided into 6 areas that shared similarities in make-up as closely as possible. The meetings were held at venues within those areas such as churches, or other community buildings. In addition, surveys in both English and Spanish were mailed to the 1,177 homes in those areas. From 25 citizens that attended meetings and 40 that mailed in their surveys, the result proved helpful for the city and the CRA providing direction and focus. While some of the comments were more long term in nature, some were items that could be addressed immediately and they were.



IV. Wayfinding sign concepts were finalized and FDOT permitting was received. In addition, the CRA board approved an entryway sign which was also submitted to FDOT for approval.

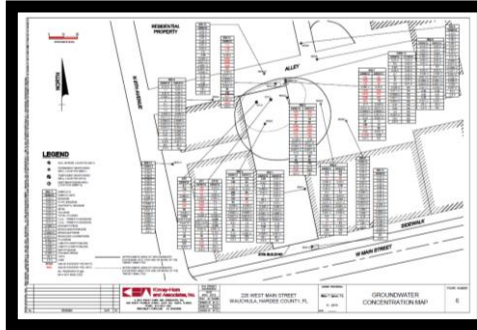


V. The CRA continued the Curb Appeal Award with the help of Main Street Wauchula. Each month a property is selected to receive the award which includes a certificate presented by the CRA Chairman, a picture of the property in the local newspaper, and a yard sign acknowledging the property as that month's winner. The CRA hopes to make well maintained properties infectious with everyone doing their part to make Wauchula look beautiful.

CURB APPEAL WINNER 2014 - 2015

October 2014 415 S. 6 th Avenue	February 2015 110 N. 6 th Avenue	May 2015 415 Heard Bridge Rd
November 2014 808 S. 10 th Avenue	March 2015 302 N. 10 th Avenue	June 2015 901 Louisiana Street
December 2014 528 W. Main Street	April 2015 406 N. 6 th Avenue	July 2015 117 W. Palmetto Street
January 2015 501 Constitution Drive		

VI. 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 October of 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.



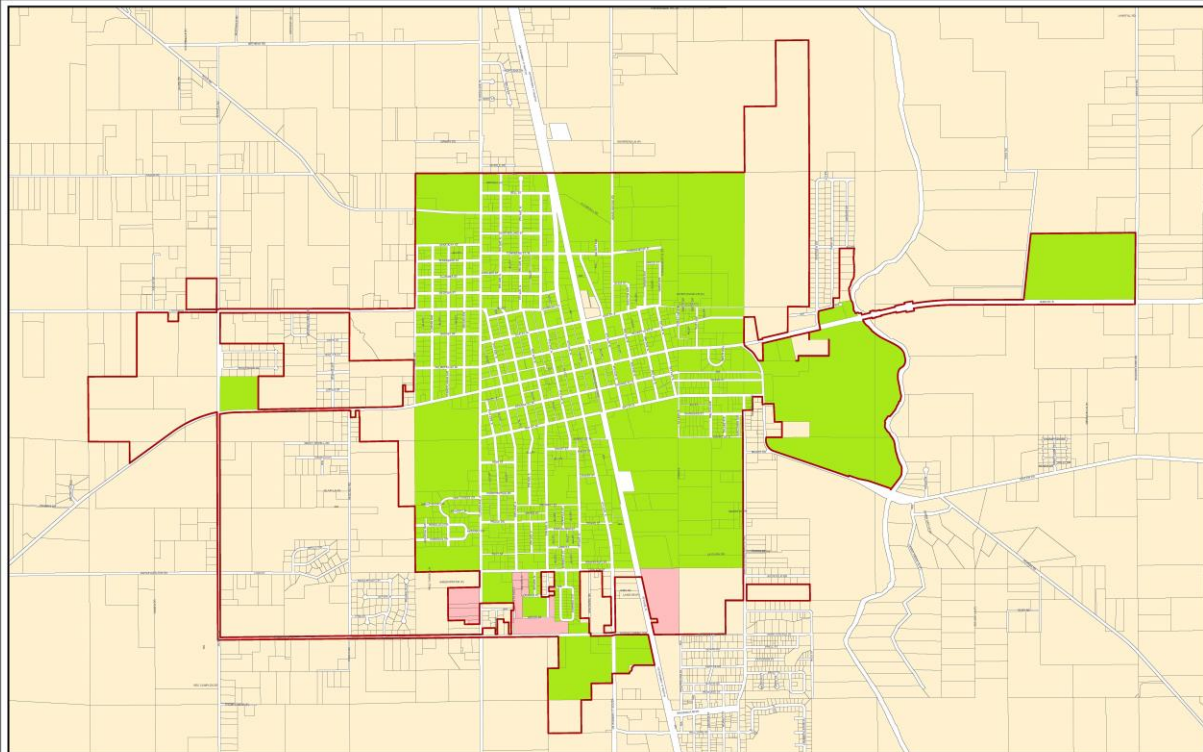
VII. According to the recommendation of the 2010 plan update the CRA has continued to budget for sidewalk repairs and additions. This was reinforced with comments received from the neighborhood meetings and surveys.

VIII. 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.

IX. 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.

The Redevelopment Trust Fund received \$168,905 from the City of Wauchula, a .5% decrease over the previous year, while receiving \$266,106, a 4% increase from Hardee County for FY 2014-2015.

CRA AREA BOUNDARIES 2014-2015



PAPUD2
CRA
CRA 2

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 warranty. Prepared by Lee M. Probstinger - 12/18/2014



The Community Redevelopment Area consists of 1,670 parcels within the limits of the City of Wauchula. (270 of those parcels generate no property tax)

FINANCIAL REPORT FOR FY 2014 - 2015 (Ending September 30, 2015)

**CITY OF WAUCHULA
COMMUNITY REDEVELOPMENT AGENCY
AS OF SEPTEMBER 30, 2015**

Assets

CLAIM ON POOLED CASH	\$	481,129.22
DUE FROM GRANTS	\$	23,912.56
PREPAID INSURANCE	\$	5,052.74
	\$	510,094.52

Liabilities

AP POOLED	\$	(3,162.83)
ACCOUNTS PAYABLE-MANUAL	\$	(2,294.00)
DEFERRED REVENUE	\$	(9,694.70)
WAGES PAYABLE-PAYROLL A/C	\$	(1,430.32)
SLS TAX PAYABLE	\$	(6,860.75)
RE TXS PAYABLE	\$	(675.00)
FEES ON DEPOSIT	\$	(500.00)
	\$	(24,617.60)

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	\$	192,563.84
	\$	(363,521.49)

Revenue

EPA BROWNFILIED ASSESSMENT	\$	(10,907.98)
CFRPC - BROWNFILIED GRANT	\$	(29,084.08)
INTEREST -- CRA MM	\$	(714.55)
PARK PLACE LEASE	\$	(14,400.00)
CONT. HARDEE CO. TIF	\$	(266,106.00)
TIF TRANSFER FROM GEN FUND MM	\$	(168,905.00)
INSURANCE REIMBURSEMENTS	\$	(150.00)
	\$	(490,267.61)

FINANCIAL REPORT CONTINUED

Expense	
EXECUTIVE SALARIES	\$ 1,430.32
PROF SERVICES - GENERAL	\$ 5,383.26
ACCOUNTING AND AUDITING	\$ 3,965.75
CONTRACTUAL SERVICES	\$ 57,527.00
BROWNFIELD ASSESSMENT	\$ 5,213.39
CFRPC BROWNFIELD CLEANUP	\$ 41,568.63
BROWNFIELD CLEANUP	\$ 10,000.00
SPONSORSHIPS & PROMOTIONS	\$ 12,636.50
TRAVEL & PER DIEM	\$ 989.54
RENTALS & LEASES	\$ 12,000.00
INSURANCE	\$ 3,096.54
PRINTING & BINDING	\$ 3,495.44
OPERATING SUP & EXP	\$ 356.08
CLOTHING ALLOWANCE	\$ 347.60
BOOKS, PUBLICATIONS & ED	\$ 1,615.00
PROP TAX - INCOME PROPERTIES	\$ 2,174.78
WAYFINDING SIGNS	\$ 5,752.52
SIDEWALKS & ST LIGHTS CITYWIDE	\$ 4,404.36
ENTRYWAY SIGNS	\$ 7,590.00
CRA AREA MARKETING	\$ 2,225.96
PRIN - CRA PROJECTS	\$ 35,163.94
INTEREST - CRA PROJECTS	\$ 4,924.13
GRANTS - RESIDENTIAL	\$ 5,698.48
GRANTS - COMMERCIAL	\$ 50,000.00
INTERFUND TRANS - GF	\$ 69,322.20
CONTRIBUTIONS-MAIN ST PRO	\$ 20,000.00
AUDIT ENTRIES	\$ 1,430.32
	\$ 368,311.74



City of Wauchula CRA

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