



**WAUCHULA COMMUNITY
REDEVELOPMENT AGENCY**

**ANNUAL REPORT
FISCAL YEAR 2015-2016**

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The Wauchula Community Redevelopment Agency (CRA) completed its 19th full year of operation in fiscal year 2015-2016. The CRA continues to follow the 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. The CRA successfully continued to foster growth and development through public/private partnerships while filling a need in the community with two mixed use developments.

The CRA's desire to development the vacant "Coker Lot" resulted in the issuing of two RFP's; the vacant lot and redevelopment of an existing building located within HC1. One proposal was received for each project, bringing a total of 14 – 16 new apartments and 4 commercial spaces to the downtown. With both projects being worthy of incentivizing, the CRA requested a partnership with the Industrial Development Authority. The IDA had budgeted funds for housing because of three public meetings, during which moderate income multi-family housing was determined to be a need of the community. They too saw the value of the projects and agreed to contribute an additional \$200,000 per project to the CRA's commitment of \$150,000 per project.



- II. With the help of the Main Street Wauchula program, the CRA revitalized another neighborhood with the 4th Annual Paint the Town Program. This year's program focused on the SE area of the city and painted 5 homes with the help of 110 volunteers.



III. The long-awaited wayfinding signs were installed! Six large signs now line Hwy 17 North and South with another four smaller signs placed throughout the downtown and a large directional map placed at the corner of Heritage Park. The signs give direction to key locations such as the City Administration, Wauchula Police Department, County Annex, and Public Library. The final touch to the sign program will be two entryway signs scheduled to be installed in the coming year.



IV. 226 W. Main Street continues to be a priority for the CRA. As the CFRPC grant was wrapped up, it became clear that the current process was not effective. The CRA agreed to take more aggressive measures and with the help of Kimley-Horn & Associates, other remediation options were explored.



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.

December 2015 409 & 501 W. Bay Street	March 2016 302 N. 10 th Avenue	July 2016 406 E. Bay Street
January 2016 132 S. 10 th Avenue	April 2016 406 N. 6 th Avenue	August 2016 703 E. Main Street
February 2016 503 E. Orange Street	May 2016 912 W. Main Street	September 2016 701 N. 7 th Avenue
	June 2016 204 S. 11 th Avenue	

- VI. Crews Park became a focus this year for the City of Wauchula with much needed repairs to the boat ramp as well as the playground. This brought to light other possibilities for the park which



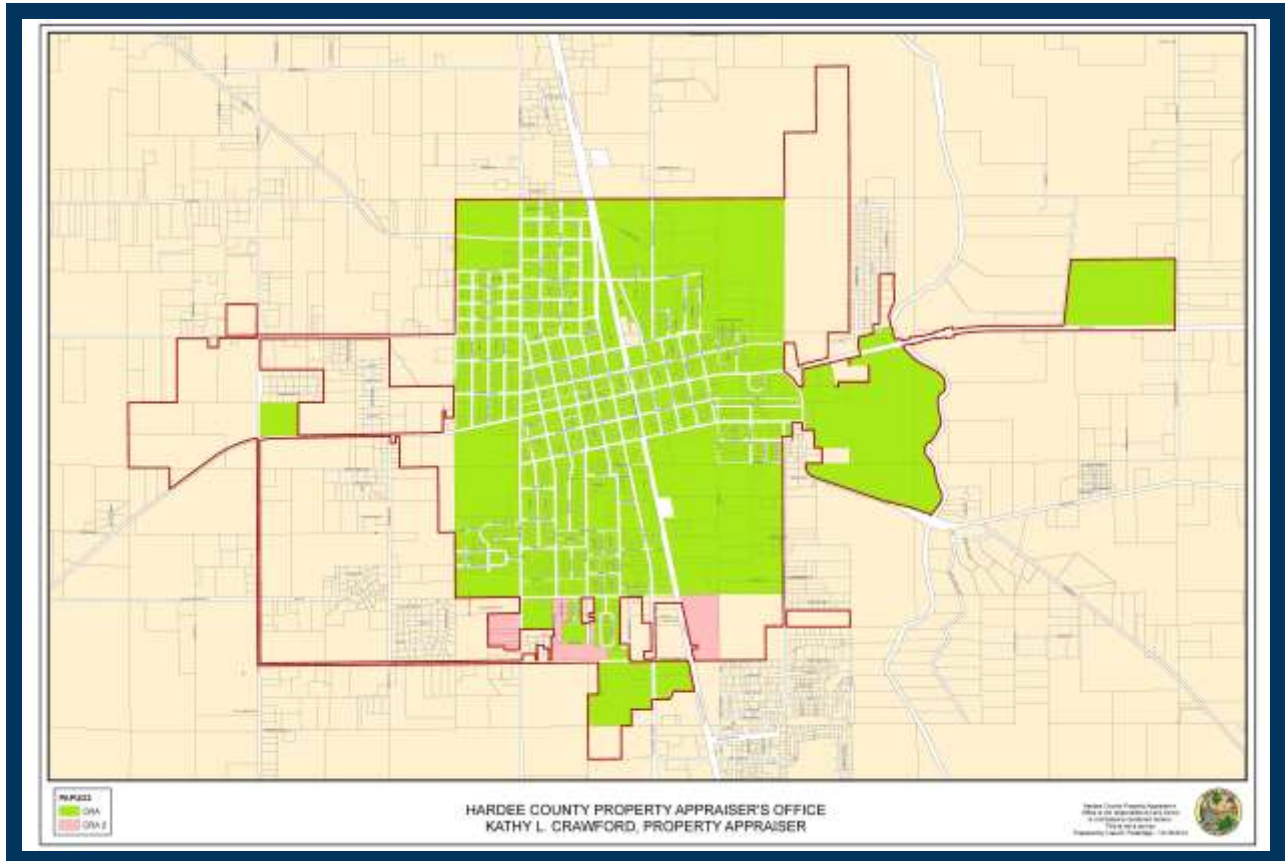
lead the CRA to fund a design process. Two focus groups were hosted comprised of various types of park users. The groups, with the help of a consultant, expanded the scope of enhancing Crews Park to also include Peace River Park and promoting them as one park system. Enhancements include but are not limited to, kayak and canoe launches with racks, an elevated walkway leading to a raised pavilion, a new playground, parking, walking trails, campsites, signage, and a 40' observation tower. The CRA made public presentations to Rotary, Kiwanis, Lion's, and the Mosaic CAP as well as the Chamber of Commerce. Online surveys were completed to gage the community's views of the park as well as priority for enhancements and repairs.

- VII. The CRA continues to maintain and beautify Hwy 17 and Main Street. A new RFP was issued for services with the contract being awarded once again to Redding Lawncare.
- VIII. The CRA and Main Street Wauchula partnered together to enhance Heritage Park. The sound system received needed repairs and the lights were converted to LED. In addition, the CRA shared in the cost to upgrade the 45,000 lights used to decorate the park for winter to LED.

The CRA continued to redevelop by supporting the economic development programs offered by the Main Street Main Street Wauchula, Inc. This support strengthens the core of the city and county through various events, promotions, and activities.

The Redevelopment Trust Fund received \$181,501 from the City of Wauchula, a 7% increase over the previous year, while receiving \$285,952, also a 7% increase, from Hardee County for FY 2015-2016.

CRA AREA BOUNDARIES 2015-2016



The Community Redevelopment Area consists of 1,676 parcels within the limits of the City of Wauchula. (268 of those parcels generate no property tax)

FINANCIAL REPORT FOR FY 2015 - 2016 (Ending September 30, 2016)

CITY OF WAUCHULA COMMUNITY REDEVELOPMENT AGENCY AS OF SEPTEMBER 30, 2016

ASSETS

CLAIM ON POOLED CASH	\$673,674.04
A/R- BILLING	\$1,284.00
	\$674,958.04

LIABILITIES

AP POOLED	\$(20,652.29)
ACCOUNTS PAYABLE-MANUAL	\$(518.30)
WAGES PAYABLE-PAYROLL A/C	\$(1,614.22)
	\$(22,784.81)

FUND BALANCE

BUDGET FUND BAL. - SYSTEM	\$(542,847.15)
FUND BALANCE	\$70,607.97
	\$(472,239.18)

REVENUE

CFRPC - BROWNFILIED GRANT	\$(9,694.70)
IDA GRANT	\$(50,000.00)
INTEREST -- CRA MM	\$(1,121.23)
PARK PLACE LEASE	\$(14,400.00)
CONT. HARDEE CO. TIF	\$(285,952.00)
TIF TRANSFER FROM GEN FUND MM	\$(181,501.00)
INSURANCE REIMBURSEMENTS	\$(42.93)
OTHER REIMBURSEMENTS	\$(6,860.75)
	\$(549,572.61)

FINANCIAL REPORT CONTINUED

EXPENSE

EXECUTIVE SALARIES	\$	72,547.21
PROF SERVICES - GENERAL	\$	6,638.66
ACCOUNTING AND AUDITING	\$	2,663.25
CRA MASTER PLAN	\$	22,915.22
CONTRACTUAL SERVICES	\$	54,607.07
CFRPC BROWNFIELD CLEANUP	\$	45,865.25
SPONSORSHIPS & PROMOTIONS	\$	5,387.50
TRAVEL & PER DIEM	\$	666.09
COMMUNICATION - TELEPHONE	\$	963.25
RENTALS & LEASES	\$	12,000.00
INSURANCE	\$	1,704.06
REPAIRS & MAINTENANCE	\$	17,190.43
PRINTING & BINDING	\$	3,149.06
CRA OFFICE SUPPLIES	\$	1,119.14
OPERATING SUP & EXP	\$	4,374.07
CLOTHING ALLOWANCE	\$	312.18
BOOKS, PUBLICATIONS & ED	\$	620.00
PROP TAX - INCOME PROPERTIES	\$	2,044.34
STORM WATER MASTER PLAN	\$	10,000.00
WAYFINDING SIGNS	\$	35,237.40
SIDEWALKS & ST LIGHTS CITYWIDE	\$	320.00
COKER BLDG DESIGN & CONSTRUCTION	\$	1,375.00
ENTRYWAY SIGNS	\$	3,410.00
PRIN - CRA PROJECTS	\$	36,584.82
INTEREST - CRA PROJECTS	\$	3,503.14
GRANTS - RESIDENTIAL	\$	4,257.52
CONTRIBUTIONS-MAIN ST PRO	\$	20,000.00
AUDIT ENTRIES	\$	183.90
	\$	369,638.56



Wauchula Community Redevelopment Agency

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