

ANNUAL REPORT FY 2007-2008  
COMMUNITY REDEVELOPMENT AGENCY

City of Plant City, Florida



Rick A. Lott, Chairman

Daniel D. Raulerson, Vice-Chairman

William D. Dodson

Michael S. Sparkman

Mary Y. Thomas-Mathis

David R. Sollenberger, Executive Director

## **OVERVIEW**

In 1981, the City Commission of the City of Plant City, Florida established a Community Redevelopment Agency (CRA), in accordance with the Community Redevelopment Act of 1969, to implement a Community Redevelopment Plan to remove the conditions of slum and blight that existed within a large portion of the City's core, including the Central Business District (CBD) and the adjacent residential areas. The City Commission of the City of Plant City serves as the CRA board and performs the legislative functions, governing duties and corporate responsibilities of the agency. The City Manager serves as the director of the agency, performs the administrative duties and oversees the day to day operations of the agency. Several City departments, including Community Services, Developmental Services, Finance, and Public Works, provide assistance in planning and implementing project activities that are designed to revitalize and restore the identified blighted areas.

## **PURPOSE**

As stipulated in Florida Statute chapter 163.356(3)(c), each Community Redevelopment Agency is required to file an annual report of activities for the preceding fiscal year. This report, which is being filed to comply with that requirement, includes a description of projects activities and expenditures as well as a complete financial statement setting forth the assets, liabilities, income, and operating expenses of the City of Plant City CRA as of the end of fiscal year 2007-2008. Other supporting financial data attached to this report include the annual line item budget.

## **CREATING THE VISION**

During the 1980's and 1990's community leaders and stakeholders agreed upon a set of priorities that would transform downtown Plant City into "a warm and friendly place for people that offers services, shopping, dining, entertainment and housing; with tree-lined streets and a central park; reflecting historic character, southern hospitality, railroad and agricultural heritage." This vision has been the cornerstone for designing projects that would restore the downtown and surrounding residential areas in a manner that would not only be pleasing to the eye, but would excite the heart and mind as well. Throughout the years a number of projects have been targeted to address the state of decline in the community redevelopment area: these include infrastructure improvements; expansion and modernization of the library; expansion and redevelopment of the downtown central park; streetscape improvements; grants to support façade improvements; purchase of properties to support drainage improvements, develop affordable housing, expand recreational areas, and eliminate slum and blight; and demolition and clearance of substandard structures. A listing with descriptions of completed projects is attached as Appendix I.

## **ACHIEVEMENTS FOR 2008**

### **Downtown Streetscape**

This project provided for the installation of brick-inlaid sidewalks and drainage improvements along Evers Street between Drane Street and Baker Street.



### **Laura Street Widening and Streetscape Improvements**

This project provides for the widening of the roadway and replacement of the pavement and drainage facilities on Laura Street along with the replacement and/or installation of sidewalks, landscaping, and irrigation along Laura Street, Dr. Martin Luther King Boulevard, Allen Street, Knight Street, Water Street, and Lake Street. Drainage pipes that range from 18 inches to 30 inches will replace the existing reinforced concrete pipes which primarily have a diameter of 12 inches. Dyer, Riddle, Mills, and Precourt of Tampa, Florida provided engineering and design services for this project. Construction plans were prepared and a permit for milling, re-surfacing, and streetscaping was approved by Southwest Florida Water Management District.

As the estimated cost for this project is considerably more than the available funding, it will have to be implemented in phases. After advertising for bids, a contract was awarded to Lane Construction Corporation for the first phase of the project, which includes improvements along Laura Street, from CSX Railroad Tracks to Knight Street. The contract period is six months; work should commence in March, 2009.



## Historic Preservation

Funding from the CRA Trust Fund was allocated as a local match for a state historic preservation grant to restore windows at the 1914 Plant City High School Community Building, one of the local facilities that are listed on the National Register of Historic Places. This work will help preserve the structural integrity of this facility so that it can continue to serve the community as a historical museum and repository for artifacts from earlier periods.



Additionally, funding was allocated for the administration of the façade matching grant program that addresses areas of physical decline by providing assistance to property owners and business owners to repair and rehabilitate buildings in the City’s community redevelopment area.



### **Midtown Redevelopment**

This project has progressed from approval of the vision plan for the 85 acre area to implementation of proposed improvements at the Stock Building Supply-Sweetbay core. This included the acquisition of the Stock Building Supply site to assure that redevelopment of the property will be done in a way to fulfill the vision of the plan; the property was leased backed to Stock Building Supply for five years resulting in a credit toward the purchase price.



Funding has also been allocated for a form based zoning code which will help buildings achieve the look contemplated by the vision plan. Actions completed during this fiscal year include: demolition of the former police station; selection of consultant to prepare a storm water master plan for storm water quality mitigation and attenuation of drainage runoff in the Midtown area; selection of consultant to design and prepare plans for the realignment of Wheeler Street and installation of storm water facilities; and acquisition of some of the right-of-way needed for the street project.

### **Warren Street Drainage Improvements**

Funding was allocated for the installation of drainage pipes and backfill in the open drainage ditch on the north side of Warren Street, from Daniels Street to Howard Street. A contract was awarded to BCI Engineers to design and prepare construction plans for this project.



## **Wheeler Street Drainage Improvements**

This project provides for the installation of drainage pipes and backfill in the open drainage ditch on the north side of Sweetbay Supermarket, from Wheeler Street to Walker Street. A contract was awarded to BCI Engineers to design and prepare construction plans for this project.



City of Plant City Community Redevelopment Agency Trust Fund September 30, 2008 Unaudited
--

REVENUES:

County Property Tax Increment	855,374	
Plant City Property Tax Increment	613,768	
Tampa Port Authority	29,205	
Interest Income	89,829	
Committed Funds – Re-appropriated	2,092,413	
Rental Income	14,842	
<b>TOTAL REVENUES</b>		<b>\$3,695,431</b>

EXPENDITURES:

Downtown Streetscape	62,438	
State Filing Fee	175	
Other Contractual Services	51,111	
Laura Street – Streetscape	19,140	
Midtown Project	19,330	
1914 Community Building	45,492	
Property Acquisition	2,625,957	
Miscellaneous Expense	695	
Principal Payment	200,573	
Interest Expense	50,482	
<b>TOTAL EXPENDITURES</b>		<b>\$3,075,393</b>

Difference		<u>\$620,038</u> =====
------------	--	---------------------------

Cash Balance 9/30/08	1,576,432	
Accrued Interest	1,597	
Due to Other Government Agencies	(50,400)	
Less Accounts Payable	(31,905)	
Deferred Revenues	(875,686)	
<b>Total Funds Available</b>		<b>\$620,038</b>
		=====

Commitments of Funds 9/30/08:

Committed money for purchase of land and infrastructure improvements to reduce slum and blight	452,609	
Midtown	67,885	
1914 Community Building	14,508	
Streetscape	79,087	
Repayment of Bond Issue	1,276,939	
<b>Total Committed Funds</b>		<b>1,891,028</b>
		=====

City of Plant City  
Community Redevelopment Agency  
Annual Budget  
Fiscal Year 2007-2008  
Unaudited

<b>REVENUES:</b>	<b>Original Budget</b>	<b>Adjusted Budget</b>	<b>Actual</b>	<b>Variance</b>
County Ad Valorem Tax	810,439	855,373	855,374	1
City Ad Valorem Tax	613,767	613,767	613,768	1
Tampa Port Authority Tax	27,997	29,205	29,205	0
Investment Income	20,000	89,829	89,829	0
Rental Income	0	14,842	14,842	0
Re-Appropriated Funds	0	2,092,413	2,092,413	0
<b>TOTAL REVENUES</b>	<b>1,472,203</b>	<b>3,695,429</b>	<b>3,695,431</b>	<b>2</b>
<b>EXPENDITURES:</b>	<b>Original Budget</b>	<b>Adjusted Budget</b>	<b>Actual</b>	<b>Variance</b>
Downtown Streetscape	0	62,438	62,438	0
Laura Street Streetscape	0	98,227	19,140	79,087
Property Acquisition Infrastructure Improvements	1,211,528	3,078,565	2,625,957	452,608
Midtown Redevelopment	0	19,330	19,330	0
1914 Community Building	0	60,000	45,492	14,508
Other Contractual Services	10,000	124,943	51,111	73,832
State Filing Fee	175	175	175	0
Subscription & Memberships	0	695	695	0
Principal	200,000	200,573	200,573	0
Interest	50,500	50,483	50,482	1
<b>TOTAL EXPENDITURES</b>	<b>1,472,203</b>	<b>3,695,429</b>	<b>3,075,393</b>	<b>620,036</b>
<b>FUND BALANCE</b>	<b>0</b>	<b>0</b>	<b>620,038</b>	<b>620,038</b>

## Appendix I

### City of Plant City Community Development Agency Completed Projects Funded by CRA Trust Fund

#### Samuel W. Cooper Lake



**Description:** Construction of a 10 acre man-made lake with sloped banks and a system of aerators and fountains to maintain water quality. Amenities include a sixth/tenths of a mile paved trail with benches, distance markers, waste receptacles, perimeter lighting, parking and landscaping designed to enhance the property without detracting from the scenic water area.

**Funding:** CRA and CDBG

#### Herring, Palmer, Mahoney and Michigan Streets Infrastructure Improvements

**Description:** Replacement of approximately 3,600 linear feet of drainage piping and appurtenances, 2,100 linear feet of wastewater piping, and 4,000 linear feet of potable water mains and service lines along Herring, Palmer and Mahoney Streets to improve infrastructure systems for the downtown area

**Funding:** CRA

#### Bruton Memorial Library Expansion



**Description:** Expansion of library space and upgrading of technological equipment and services to accommodate growing needs of the community.

**Funding:** CRA and General Fund

#### Decorative Street Lighting Expansion

**Description:** Purchase and installation decorative street lights in the downtown area along Collins Street, from Martin L. King Boulevard to Baker Street; Palmer Street, from Martin L. King Boulevard to Mahoney Street; Martin L. King Boulevard, from Palmer Street to Evers Street; and Baker Street, from Collins Street to Wheeler Street

**Funding:** CRA

### **Downtown Streetscape**



**Description:** Installation of brick-inlaid sidewalks, landscaping improvements, and decorative street lights along Evers, Wheeler, Palmer and Baker Streets

**Funding:** CRA

### **Downtown Parking Lots**

**Description:** Construction of four parking lots in the downtown area: Wheeler and Baker Streets, Wheeler and North Drane Streets, Thomas and North Drane Streets, and Palmer Street and Martin L. King Boulevard

**Funding:** CRA and General Fund

### **Recreation Improvements**

**McCall Park** - Construction of pavilion, gazebo, and restrooms; installation of benches, landscaping, park identification sign, and parking areas.



**Marie B. Ellis Park** - Construction of pavilion with restrooms, shuffleboard courts and gazebo; installation of volleyball court, horseshoe pit, and parking area; and installation of landscaping, park identification sign and irrigation system.

**Snowden Park** - Construction of pavilion with restrooms.

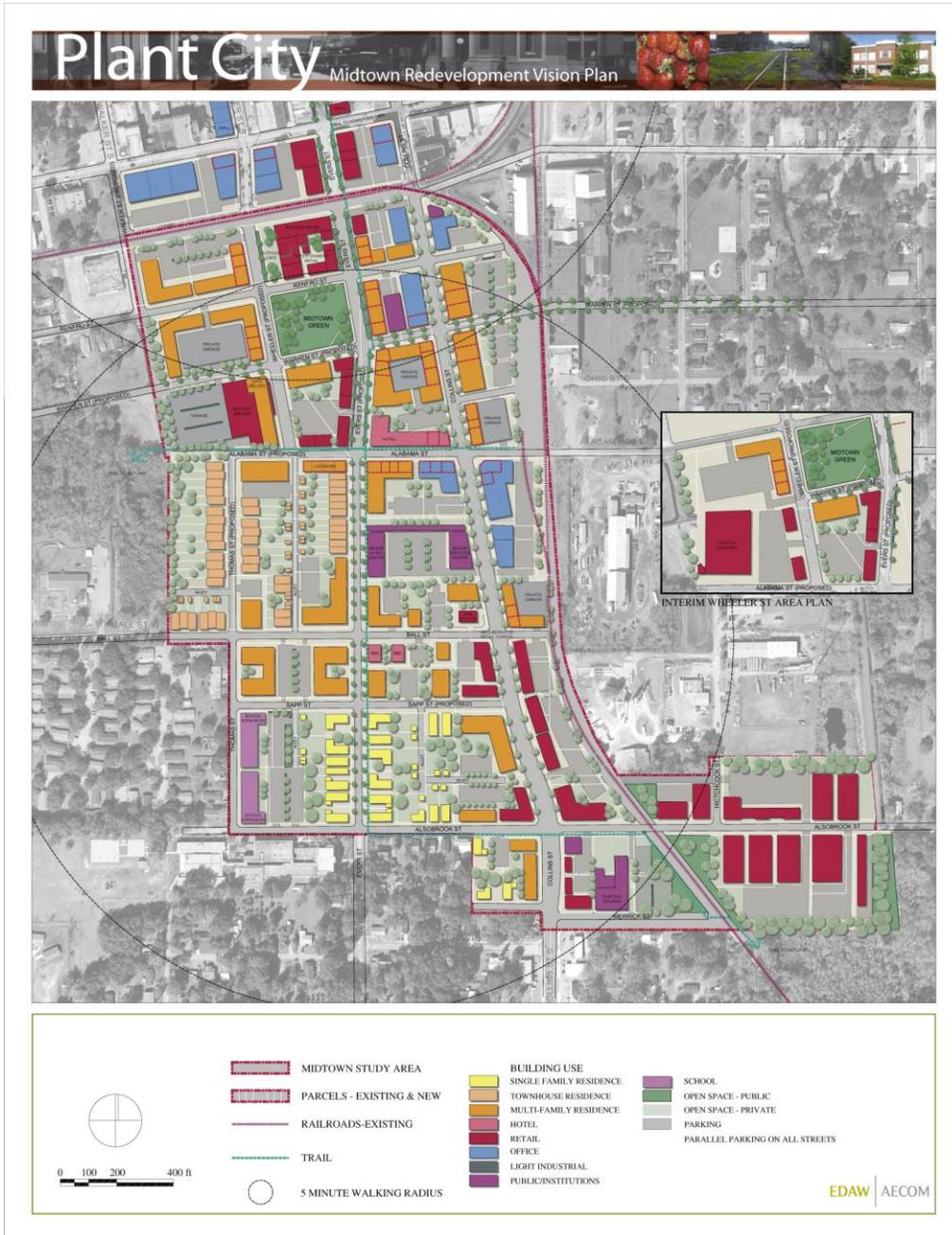
**Funding:** CRA and CDBG

### **Midtown Vision Plan**

Restoration efforts in an area adjacent to the downtown core have not matched those of the surrounding areas. This area contains a collection of older deteriorating structures oriented toward industrial activity; repair of automobiles; sales of building products, agricultural products, and marble and granite monuments; and a variety of other commercial activities. Additionally, some of the streets are poorly laid out, negatively impacting traffic circulation within the

area.

To highlight the potential for Midtown, EDAW | AECOM of Atlanta, Georgia was commissioned to prepare a vision plan that could be used as a guide to inspire and encourage the redevelopment of this area. The vision plan focuses on the redevelopment of Midtown as “a mixed-use, pedestrian-friendly area with multiple options for residential, business, and entertainment.”



## Administration of Façade Grant Program



**Description:** Administration of program that addresses areas of physical decline by providing funds for property owners and business owners to repair and rehabilitate buildings in the City's community redevelopment area.



**Funding:** CRA and CDBG



## Property Acquisition

**Description:** Acquisition of real property, right-of-way and easements to support drainage improvement projects, affordable housing assistance, and expansion of recreation and open spaces

**Funding:** CRA and CDBG

## Demolition/Clearance

**Description:** Demolition and removal of substandard structures in the City's community redevelopment area.

**Funding:** CRA and CDBG