

FISCAL YEAR 2013/14

ANNUAL REPORT

COMMUNITY REDEVELOPMENT AGENCY

City of Plant City, Florida



Rick A. Lott, Chairman
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March 31, 2015

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. A Community Redevelopment Plan was developed 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 Executive Director of the CRA. The Community Services Department assists with the administrative duties and oversees the day to day operations of the agency activities. Several City departments, including Community Services, Recreation and Parks, Engineering, Finance, and Utilities, 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 Section 163.356(3)(c), each Community Redevelopment Agency is required to file an annual report of activities for the preceding fiscal year which runs from October 1st through September 30th of each 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 (FY) 2013/14. Other supporting financial data attached to this report include the annual line item budget.

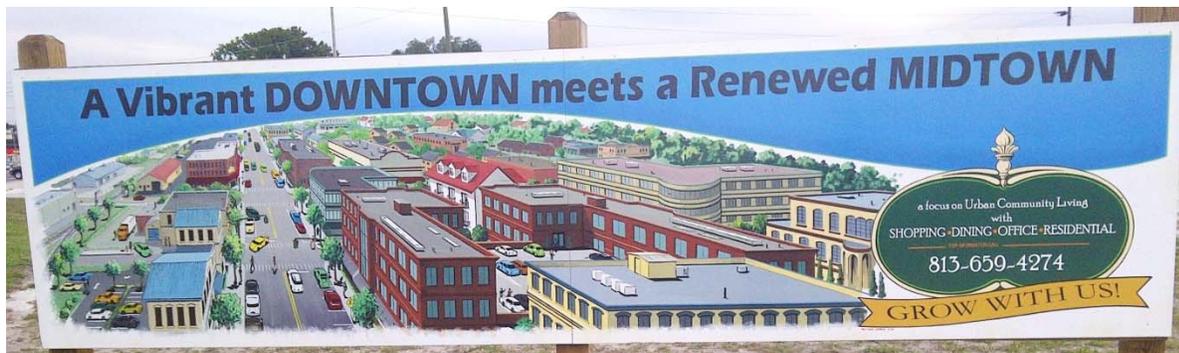
CREATING THE VISION

During the 1980s and 1990s 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, along with the strategic guide of “embracing the future while preserving the past”, 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 implemented 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, eliminate slum and blight; and demolition and clearance of substandard structures. However, revitalization efforts in this area, including ongoing infrastructure improvements made since the 1980s, have fallen short of the overall goal of eliminating slum and blight. Refocusing efforts to eliminate this blight, in June 2007, a community driven vision plan with revised redevelopment strategies was developed for the Midtown Redevelopment district, an 85 acre tract within the Community Redevelopment Area. This district will be targeted as a focal point for revitalization efforts for the next several years instead of diluting the investment over the entirety of the Community

Redevelopment Area. The vision plan was devised and vetted by city officials, city residents and city business owners to serve as a guide to inspire and encourage strategic redevelopment of this area.

The Midtown Redevelopment Vision Plan focuses on the redevelopment of Midtown as “a mixed-use, pedestrian-friendly area with multiple options for residential, business, and entertainment.” Many of the land uses in the Midtown district had been oriented toward heavy commercial and light industrial activity, interspersed with family residences. These obsolete land uses, coupled with the vacant and underutilized commercial and industrial parcels, represent mutually agreeable opportunities for both the residents and the businesses of Midtown.



The envisioned Midtown will be reinvented to contain improved, quality housing stock more in character with the higher residential density of a vibrant urban center. Such increases in population will support neighborhood oriented businesses such as improved retail options, local coffee shops and essential services to support the Midtown district as well as provide natural and obvious linkages to the amenities afforded by the adjacent, and more viable, Central Business District. These new urbanism improvements will be tied together by the presence of a newly constructed village green that will serve as the crown jewel of the new Midtown. Key to implementing this redevelopment effort and making the vision become reality was to acquire, assess and cleanup the vacant, underutilized and obsolete heavy commercial and light industrial land uses that categorize the district.

ACHIEVEMENTS FY 2013/14

The City utilized a combination of funding sources to complete activities and projects located within the CRA. While the Community Redevelopment Agency Trust Fund (CRA Fund) is the focus of this annual report and the primary source of funds, grant funds from the U. S. Department of Environmental Protection (EPA) Brownfield Cleanup Funds, U. S. Department of Housing and Urban Development Community Development Block Grant (CDBG), Florida Department of Environmental Protection (FDEP) and other sources have been utilized or will be utilized to complete projects within the CRA area. The funding source(s) are provided for each project identified in this section, but projects which received funds other than from CRA Fund are not identified within the CRA Fund Budget.

Park and Public Facility Improvements

Village Green Park at Midtown: Funded with a combination of U.S Department of Environmental Protection Agency and CRA Funds, the development of Village Green will provide a “Town Center Park” which will establish the identity for the redevelopment of the core of Midtown. Creating a center for community activities, the park will also be a respite for those looking for a relaxing lunch break or meeting up with friends and nearby residents after work and at special events.

Construction started late in the fiscal year but quickly made progress. Brownfield funding was went toward the purchase of more mature trees for installation as well as the cost of the remaining landscaping features.

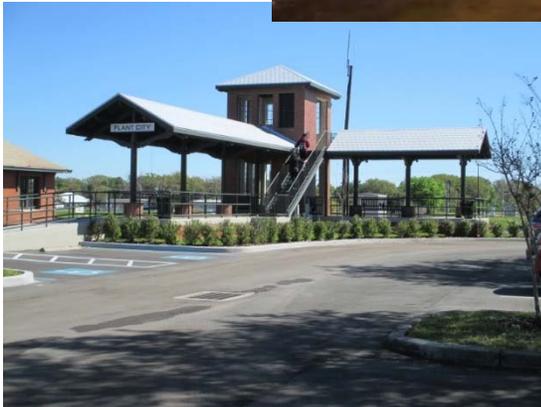
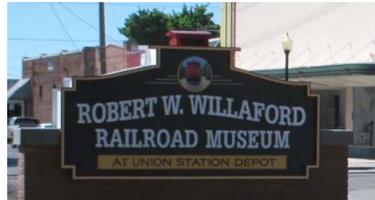
Park completion scheduled for January 2015 was met, and a ribbon cutting held on February 6, 2015.





Plant City Train Viewing Platform & Tower and Robert W. Willaford Railroad Museum

Dedicated on December 12, 2013, the Train Viewing Platform is a gathering place for train enthusiasts of all ages. Historical memorabilia on display within and around the museum educates young children and stirs the imagination. There was a large contingency of private funding which made these projects come to life. Grant funding was also received from CSX to support the Viewing Platform and fencing.



Snowden Park Restoration:

The City received \$640,000 through the Hillsborough County CDBG program to complete a restoration of this park due to debris identified during a site assessment. Work at this site will include the encapsulation of debris with two foot of clean soil and redeveloping the site amenities. Amenities include two ball fields, playground, basketball court, picnic pavilions and restrooms. Additionally, lighting and landscaping will be added to the park. Anticipated completion of this project is fall of 2015.

Dr. Hal and Lynn Brewer Park: CRA Funds for this project originally provided for the reconstruction of a traditional retention pond into a passive park to serve the recreational needs of the surrounding community. The park was completed during FY 2011/12 but since that time additional improvements have been completed which include the installation of a pavilion and handicapped parking.



Façade Improvements



CDBG program income funds are utilized to provide assistance to local businesses to improve the façade of their businesses. These improvements encourage businesses to improve their existing building but through the elimination of slum and blighted conditions, other businesses want to locate in the area. Projects were approved for the following businesses or

buildings, 106 N. Evers St./Chamber of Commerce, 120 N. Collins St./Heritage Blvd, and 101 E. J. Arden Mays Blvd./Krazy Kup. Work was completed at the Chamber of Commerce Building but is ongoing at the other sites.



Property Acquisition

This project provides for the acquisition of right-of-way, easements, and real property to support drainage improvement projects, affordable housing assistance, economic redevelopment, and expansion of recreation and open spaces. A total of 15 parcels, containing approximately 13.84 acres, have been acquired to support revitalization of Midtown. Along with a City owned parcel containing 1.87 acres, this property will be made available for redevelopment through the request for proposals process upon completion of the cleanup and remediation of sites that are impacted with petroleum and hazardous substances.

One property was acquired as part of the final road right-of-way realignment for Wheeler Street. Additional properties were assessed during this fiscal year but no acquisitions have been acquired.

Drainage Improvements

Westside Canal Drainage Improvements and Ditch Enclosure: Funding for this project is provided from CDBG and grant funds awarded from the Florida Department of Environmental Protection which will include the enclosure of the open ditch and reconfiguration of the drainage system along the east side of Snowden Park. Engineering is underway with anticipated completion by early spring 2015. Once completed the project will be publicly noticed for a comment period and bid out for construction. Anticipated completion is fall 2015.



Current Conditions

Street Improvements

Wheeler Street Realignment: CRA Funds were utilized for the realignment of Wheeler Street between Renfro Street and Alabama Street. While most of the construction was completed prior to the end of the 2012/13 fiscal year, the project was completed in FY 2013/14.



Brownfields Cleanup

The CRA is working toward the clean-up of three Brownfield sites within the Mid-Town Brownfield Area. These are the Hydraulic Hose site (Hydraulic Hose), the Former Stock Building Supply /McGinnis Lumber Yard (Stock Building Supply) and the Gro-Mor Fertilizer Plant (Gro-Mor). Site rehabilitation is proceeding on all three sites under the supervision of the Hillsborough County Environmental Protection Commission (EPC).

At Hydraulic Hose during 2012, petroleum impacted soil was excavated and transported to an approved landfill for disposal; the affected area was backfilled with clean soil. Contaminated groundwater had been pumped, pretreated and sent to the City's Water Reclamation Facility for further treatment. Since 2012, post remediation groundwater monitoring of the site has been ongoing.

During the summer of 2012, soil impacted with arsenic and benzo(a)pyrene above soil cleanup target levels (SCTLs) was excavated and removed from the former Gro Mor Fertilizer Plant and Stock Building Supply sites. This required impacted soil to be transported to an approved landfill for disposal and excavated areas were filled with clean backfill that was pre-screened for the chemicals of concern. Subsequently, in April of 2014, EPC issued a Site Rehabilitation Completion Order (SRCO) for an area of petroleum contamination near the former vehicle maintenance building at Stock Building Supply indicating that no further action will be required on that portion of the site.

The focus is currently upon rehabilitation of groundwater impacted with ammonia, nitrates, manganese, sulfates, and iron on and near Gro-Mor, including impacts to Stock Building Supply. In 2014, the CRA's environmental consultant, PPM Consultants, proposed a Remedial Action Plan (RAP) for the Gro Mor and Stock Building Supply sites. Discussions with EPC continue toward a resolution potentially involving monitoring for natural attenuation coupled with an ultimate remedy involving institutional controls related to limitations on use of groundwater on the affected properties. This area is serviced by City water supplies. The plan includes the method of phytoremediation to augment cleanup through natural attenuation (letting nature take care of it). As part of the rehabilitation, trees were planted along the western boundary of the former Gro Mor site and in the area of the proposed Midtown Village Green Park.

During this fiscal year, PPM continued working toward the close-out of the project, installing replacement wells for those damaged during road construction at Wheeler Street and testing wells for base sampling. The City and PPM staff continue to work toward a final agreement with the EPC on continued monitoring of the clean-up sites. Natural attenuation and phytoremediation methodologies will continue to reduce contamination at some areas.

As of the close of FY 2013/14, the EPA Brownfield Clean-up Grant had been successfully expended, and closeout of the grant was completed during the following quarter.

PPM was contracted during FY 2013/14 to provide additional assessment of properties owned by the CRA. The Phase II Environmental Assessment Report was provided after the close of the fiscal year for the following properties: 601, 607, 609 and 611 South Evers Street.

Other Activities within the CRA

Community Policing: The Community Oriented Policing provides high visibility patrol through the designation of a specific officer to work exclusively within the CRA. This officer acts as a liaison with the Chamber of Commerce, Downtown Merchants, Bruton Memorial Library and identified resident groups. The officer is an augmentation to the zone patrol units working in the various quadrants of the CRA.

The officer has developed relationships within the CRA community which are providing improved communication between the police, business owners and residents. The officer offers crime prevention programs to residents and businesses, and supports special events held within the CRA. A significant accomplishment has been the development of trust between her and individuals not typically trusting of law enforcement. This has enabled her to provide referrals for residents in need to social services providers.

LOOKING AHEAD TO FY 2014/15

Sidewalk Improvements

It is anticipated that CDBG funding will be allocated in this fiscal year for sidewalk improvements. The improvements have not been identified at the time of this report.

Infrastructure Improvements

Howard Street: Running north off Ball Street, this small street has issues with flooding, aged water lines, a poorly operating sewer system and a substandard road. This project will be completed with CDBG funds in FY 2014/15, and provide a complete upgrade in all the infrastructure for these residents.



Public Review

The CRA Annual Report for Fiscal Year (FY) 2013/14 is being submitted to the City Commission of the City of Plant City in compliance with the requirement stipulated in Florida Statute chapter 163.356(3)(c). Included in the report are descriptions of projects 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 FY 2013/14.

A public notice will be published in the Tampa Tribune on April 2, 2015 advising that the CRA report for FY 2013/14 is available for review by the general public during regular business hours in the City Clerk's office, City of Plant City, 302 West Reynolds Street, Plant City, Florida 33563 or on the City of Plant City's website at www.plantcitygov.com.

For additional information regarding the CRA or CRA projects, you may contact Karen Collins at 813/659-4209 or via email at kcollins@plantcitygov.com.

City of Plant City Community Redevelopment Agency Trust Fund September 30, 2014 – Unaudited

REVENUES:

County Property Tax Increment	\$430,201	
Plant City Property Tax Increment	\$353,703	
Tampa Port Authority	\$13,782	
Committed Funds - Reappropriated	\$1,347,369	
Rental income	\$468	
Interest Income	\$131	
Grant Revenue	\$185,963	
TOTAL REVENUES		\$2,331,617

EXPENDITURES:

State Filing Fee	\$175	
Miscellaneous Expenses	\$994	
Brownfield Grant- Hazardous	\$141,085	
Brownfield Grant- Petroleum	\$53,832	
Principal Payment	\$190,819	
Interest Expense	\$5,703	
Other Contractual Services	\$135,649	
Dr. Hal & Lynn Brewer Park Recreational Trail	\$46,407	
Wheeler Street re-alignment	\$324,534	
Village Green	\$161,246	
Subscription and Membership	\$745	
Other Capital Equipment	\$12,157	
Aid to Private Organization	\$12,000	
Property Acquisition	\$131,092	
TOTAL EXPENDITURES		\$1,216,438
		<u>\$1,115,179</u>

Cash Balance 9/30/13	\$1,240,381
Due from Other Governments	\$142,847
Other Payables	-\$20
Less Accounts Payable	-\$256,282
Due to Other Governments	-\$11,747

Total Funds Available **\$1,115,179**

Commitments of Funds 9/30/14:		
Committed money for purchase of land and infrastructure improvements to reduce slum and blight	\$663,411	
Wheeler Street Re-alignment	\$9,647	
Village Green	\$421,771	
Brewer Park Match	\$20,350	
Total Committed Funds		<u>\$1,115,179</u>

City of Plant City Community Redevelopment Agency
Annual Budget - Unaudited
Fiscal Year 2013/14

REVENUES:	Original Budget	Adjusted Budget	Actual	Variance
County Ad Valorem Tax	452,985.00	430,200.97	430,200.97	0.00
City Ad Valorem Tax	372,319.00	353,702.96	353,702.96	0.00
Tampa Port Authority Tax	14,606.00	13,782.24	13,782.24	0.00
Brownfield Grant	0.00	185,962.48	185,962.46	0.02
Interest Income	0.00	131.26	131.26	0.00
Rental Income	0.00	467.29	467.29	0.00
Re-Appropriated Funds	0.00	1,347,369.44	1,347,369.44	0.00
TOTAL REVENUES	839,910.00	2,331,616.64	2,331,616.62	0.02
EXPENDITURES	Original Budget	Adjusted Budget	Actual	Variance
Other Contractual	90,000.00	135,648.68	135,648.68	0.00
Property Acquisition	0.00	794,503.28	131,092.32	663,410.96
Building and Property Repairs	5,000.00	0.00	0.00	0.00
Other Contractual Services	0.00	28,189.59	24,874.60	3,314.99
Brewer Park (grant matching)	0.00	38,567.50	21,532.66	17,034.84
Village Green	450,000.00	583,016.43	161,245.84	421,770.59
Wheeler Street Realignment	260,940.00	334,180.83	324,533.89	9,646.94
Brownfield Grant – Hazardous	0.00	141,085.41	141,085.41	0.00
Brownfield Grant – Petroleum	0.00	53,831.97	53,831.97	0.00
State Fees	175.00	175.00	175.00	0.00
Subscription & Memberships	695.00	745.00	745.00	0.00
Miscellaneous Expenses	5,000.00	993.37	993.37	0.00
Other Capital Equipment	0.00	12,157.43	12,157.43	0.00
Aid to Private Organization-Museum	0.00	12,000.00	12,000.00	0.00
Principal Expense	21,900.00	190,819.42	190,819.42	0.00
Interest Expense	6,200.00	5,702.73	5,702.73	0.00
TOTAL EXPENDITURES	839,910.00	2,331,616.64	1,216,438.32	1,115,178.32
FUND BALANCE			1,115,178.30	