

COMMUNITY REDEVELOPMENT AGENCY

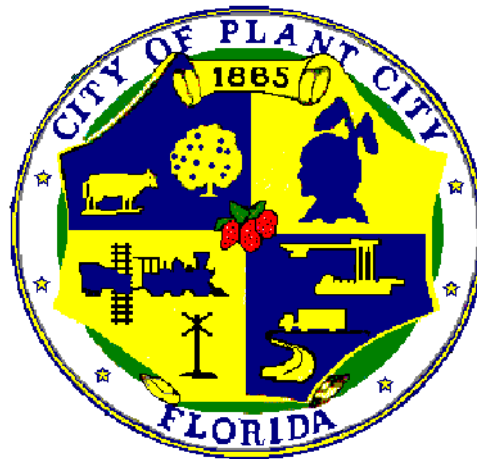
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William D. Dodson

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Mary Y. Thomas-Mathis



David R. Sollenberger, Executive Director

Community Redevelopment Agency City of Plant City, Florida Annual Report FY 2006-2007

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 2006-2007. 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 2007

Downtown Streetscape

This project provided for the installation of brick-inlaid sidewalks, landscaping improvements, and decorative street lights 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 is providing engineering and design services for this project. Construction plans are being revised to comply with comments received on the 90% percent plans.

A permit for milling, re-surfacing, and streetscaping has been 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 an updated cost estimate is obtained, it will be determined whether to implement the project block by block or complete the drainage and roadway improvements first and the other items later when funding becomes available. It is estimated that construction will begin on the first phase by June 1, 2008.



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 Community Building. This work will help preserve the structural integrity of this facility, which is listed on the National Register of Historic Places, 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.



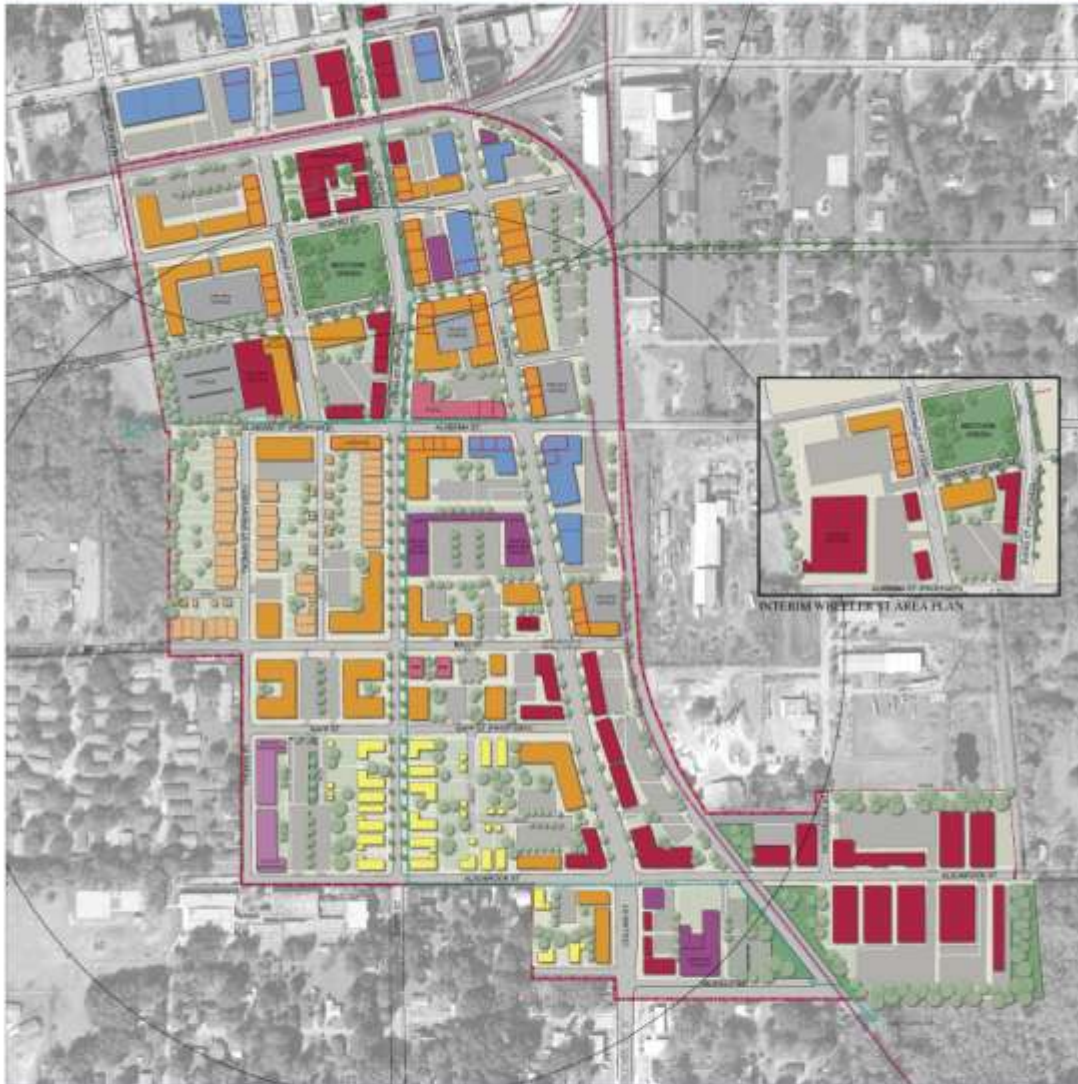
Midtown Vision Plan

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.”

Plant City Midtown Redevelopment Vision Plan



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

County Property Tax Increment	785,410	
Plant City Property Tax Increment	568,634	
Tampa Port Authority	26,617	
Interest Income	105,513	
Committed Funds – Re-appropriated	1,090,352	
Sale of Land	49,580	
TOTAL REVENUES		\$2,626,106

EXPENDITURES:

Downtown Streetscape	121,656	
State Filing Fee	175	
Laura Street – Streetscape	126,324	
Principal Payment	202,697	
Interest Expense	57,957	
Property Acquisition	24,884	
TOTAL EXPENDITURES		\$533,693

 \$2,092,413
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Cash Balance 9/30/07	2,118,065
Bond – Construction Fund Cash	
Accrued Interest	6,436
Less Accounts Payable	(32,088)

Total Funds Available **\$2,092,413**
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Commitments of Funds 9/30/07:

Committed money for purchase of land and infrastructure improvements to reduce slum and blight	1,843,928
Committed money for downtown revitalization	89,685
1914 Community Building	60,000
Streetscape	98,227
Repayment of Bond Issue	1,477,512

Total Committed Funds **3,569,352**
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City of Plant City
Community Redevelopment Agency
Annual Budget
Fiscal Year 2006-2007
Unaudited

REVENUES:	Original Budget	Adjusted Budget	Actual	Variance
County Ad Valorem Tax	792,724	785,410	785,410	0
Tampa Port Authority Tax	31,456	26,617	26,617	0
City Ad Valorem Tax	568,634	568,634	568,634	0
Investment Income	20,000	104,430	105,513	1,083
Sale of Real Estate	0	49,580	49,580	0
Re-Appropriated Funds	0	1,090,352	1,090,352	0
TOTAL REVENUES	1,412,814	2,625,023	2,626,106	1,083
EXPENDITURES:	Original Budget	Adjusted Budget	Actual	Variance
Downtown Streetscape	200,000	211,341	121,656	89,685
Laura Street Streetscape	75,000	224,551	126,324	98,227
Property Acquisition/Midtown Redevelopment	878,139	1,866,759	24,884	1,841,875
1914 Community Building	0	60,000	0	60,000
Other Contractual Services	5,000	0	0	0
Miscellaneous	175	175	175	0
Principal	195,000	202,697	202,697	0
Interest	59,500	59,500	57,957	1,543
TOTAL EXPENDITURES	1,412,814	2,625,023	533,693	2,091,330
FUND BALANCE	0	0	2,092,413	2,092,413

Appendix I

City of Plant City Community Development Agency 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 paved trail with benches, 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, Palmer Street and Martin L. King Boulevard

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

Marie B. Ellis - 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 Parks - Construction of pavilion with restrooms.

Funding: CRA and CDBG

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