

ANNUAL REPORT FY 2010-2011
COMMUNITY REDEVELOPMENT AGENCY

City of Plant City, Florida



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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 2010-2011. Other supporting financial data attached to this report include the annual line item budget.

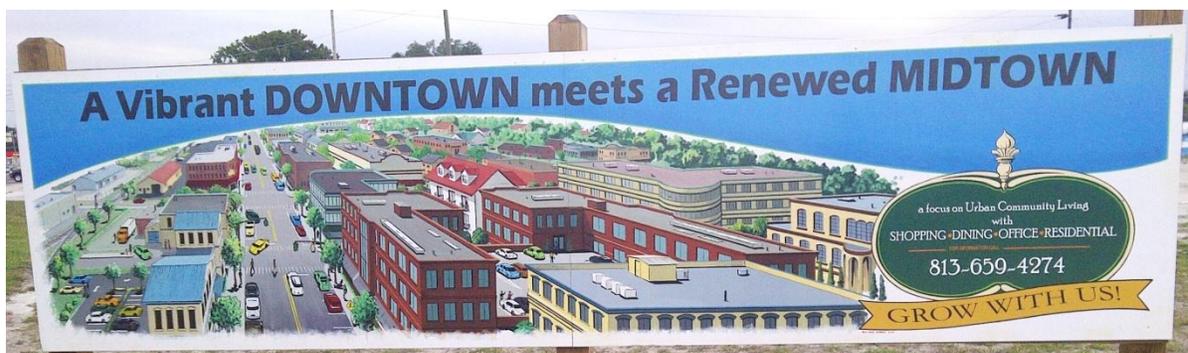
CREATING THE VISION

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, 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, and eliminate slum and blight; and demolition and clearance of substandard structures. (A listing with descriptions of completed projects is attached as Appendix I.) 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.” Today many of the land uses in the Midtown district, typical of the Community Redevelopment Area as a whole, are oriented toward heavy commercial and light industrial activity, interspersed with family residences. Such a layout is incompatible with the adjacent downtown and outlying suburban-style residential districts. In short, 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 FOR 2011

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. During the previous year, five parcels containing 4.27 acres were acquired to support revitalization of Midtown. A total of 14 parcels, containing approximately 12.61 acres, have been acquired. 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.

Madison Park 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. BCI Engineers completed the design and preparation of construction plans for this project.



Existing Condition

Wheeler Street Realignment

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 to accommodate the realignment of Wheeler between Renfro Street and Alabama Street BCI Engineers has completed the design and preparation of construction plans for this project.



Existing Condition

Grant-Hunter Pond

This project provides for the reconstruction of a traditional retention pond which was design primarily to address a technical need as a fenced facility for the storage of excessive drainage runoff into a passive park to serve the recreational needs of the surrounding community. Proposed design features include a 12-foot recreational trail around the perimeter of the pond, landscaping, benches, decorative lighting, and re-sloping of the sidewalls.

Midtown Redevelopment

This project has progressed from approval of the vision plan for the 85 acre area to implementation of proposed improvements at Wheeler and Evers Street core. Actions completed during this fiscal year include: demolition of buildings on the former Hydraulic Hose, Wisdom Center Restaurant, and West Auto Repair sites; designation of the Midtown Redevelopment Area as a brownfield site; and negotiations for acquisition of right-of-way needed for the realignment of Wheeler Street and installation of storm water facilities.

City of Plant City Community Redevelopment Agency Trust Fund September 30, 2011 Unaudited
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REVENUES:

County Property Tax Increment	510,559	
Plant City Property Tax Increment	419,399	
Tampa Port Authority	16,898	
Interest Income	2,291	
Committed Funds – Re-appropriated	1,599,523	
Miscellaneous Revenues		
Rental Income	7,152	
TOTAL REVENUES		\$2,555,822

EXPENDITURES:

State Filing Fee	175	
Madison Park Drainage	765	
Miscellaneous Expense	6,531	
Principal Payment	224,235	
Interest Expense	29,022	
Property Tax	4,016	
Other Contractual Services	75,260	
Wheeler Street Realignment	1,231	
Subscription and Membership	695	
Property Acquisition	600,907	
TOTAL EXPENDITURES		\$942,837

Difference		\$1,612,985
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Cash Balance 9/30/11	1,622,505	
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Accounts Receivable	2,235	
Due to Other Government Agencies	(6,793)	
Less Accounts Payable	(4,462)	
Deposit	(500)	
Total Funds Available		\$1,612,985
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Commitments of Funds 9/30/11:

Committed money for purchase of land and infrastructure improvements to reduce slum and blight	248,555	
Wheeler Street Realignment	1,008,856	
Repayment of Bond Issue	626,755	
Madison Park Drainage	230,574	
Grant-Hunter Pond Recreation Trail	125,000	
Total Committed Funds		\$2,239,740
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City of Plant City
Community Redevelopment Agency
Annual Budget
Fiscal Year 2010-2011
Unaudited

REVENUES:	Original Budget	Adjusted Budget	Actual	Variance
County Ad Valorem Tax	510,701	510,559	510,559	0
City Ad Valorem Tax	419,399	419,399	419,399	0
Tampa Port Authority Tax	17,120	16,898	16,898	0
Rental Income	7,140	7,152	7,152	0
Interest Income	3,000	2,291	2,291	0
Sale of Surplus Material & Scrap	0	0	0	0
Miscellaneous Revenues	0	0	0	0
Re-Appropriated Funds	0	1,599,523	1,599,523	0
TOTAL REVENUES	957,360	957,360	2,555,822	0
EXPENDITURES:	Original Budget	Adjusted Budget	Actual	Variance
Property Acquisition Infrastructure Improvements	446,100	849,462	600,907	248,555
Madison Park Drainage	0	231,339	765	230,574
Wheeler Street Realignment	225,185	1,010,087	1,231	1,008,856
Grant-Hunter Pond	0	125,000	0	125,000
Building and Property Repairs	5,000	0	0	0
Property Tax	5,000	4,016	4,016	0
State Filing Fee	175	175	175	0
Subscription & Memberships	700	695	695	0
Other Contractual Services	25,000	75,260	75,260	0
Other Supplies	1,000	6,531	6,531	0
Principal	220,000	224,235	224,235	0
Interest	29,200	29,022	29,022	0
TOTAL EXPENDITURES	957,360	2,555,822	942,837	1,612,985
FUND BALANCE			1,612,985	1,612,985

Appendix I

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

Samuel W. Cooper Park



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 five parking lots in the downtown area: Wheeler and Baker Streets; Wheeler and North Drane Streets; Thomas and North Drane Streets; Palmer Street and Martin L. King Boulevard; and Collins Street and Dr. Martin Luther King Boulevard

Funding: CRA and General Fund

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.

Recreation Improvements



McCall Park – This project provided for the construction of a 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



Laura Street Widening and Streetscape Improvements

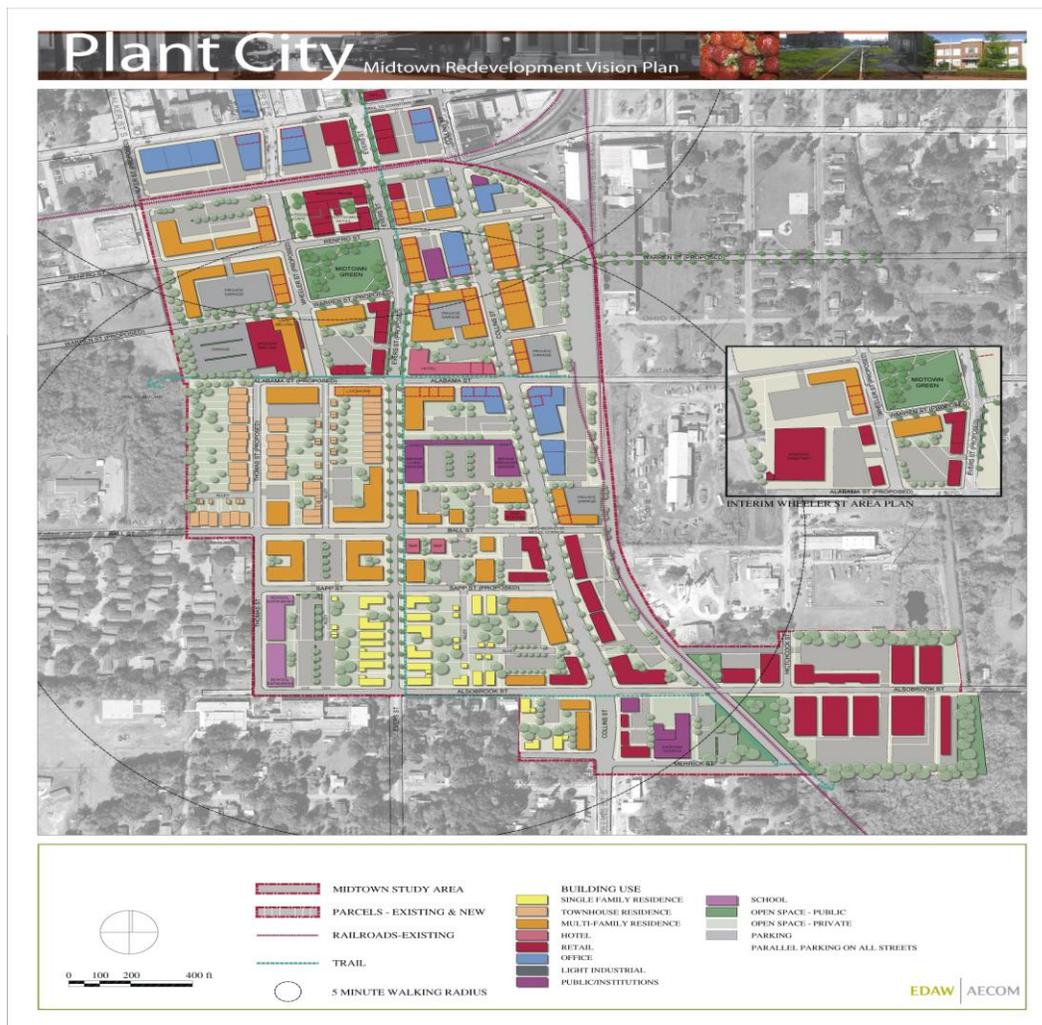


This project provided for improvements to convey area drainage runoff, widening of portions of Laura Street to have sufficient lane width to reinstitute two-way traffic, and landscaping to improve the appearance of the neighborhood. Work included the replacement and widening of the roadway, curbing, gutters, concrete sidewalks, and concrete drainage pipes along with the installation of irrigation and landscaping improvements between CSX Railroad Tracks and Warnell Street.

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.”



Property Acquisition

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

Funding: CRA and CDBG

Demolition/Clearance

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

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