



# **COMMUNITY REDEVELOPMENT AGENCY**

**Annual Report**

**Fiscal Year 2018 - 2019**

## BACKGROUND

The Wauchula Community Redevelopment Agency (CRA) was established in 1997 under Chapter 163, Part III, Florida Statutes, which authorizes municipalities to create a community redevelopment agency after finding that there were existing areas of slum and blight within the municipality.

Like other rural communities in the area, Wauchula has, and continues to face challenges including stagnant population growth, decline in employment in many primary industries, fewer development opportunities, extreme weather events, and uncertainty associated with primary economic anchors. Historically, the City has been known for its agriculture (primarily cucumbers and citrus) and phosphate mining industries, cattle ranches, and affordable seasonal housing for retirees. (KHA Redevelopment Plan Update 2019)

The initial CRA area include 1,536 acres, covering over 2.4 sq miles of the City of Wauchula. Upon adoption in 1997, the CRA was established for 25 years. In 2010 the CRA conducted another Finding of Necessity and determined that an additional 16 parcels within the city boundaries met the qualifications necessary to be included within the CRA. This brought the CRA boundaries to 1,579.6 acres or 79% of the city. This Finding of Necessity also found value in extending the life of the CRA an additional five years, to the 30-year maximum allowed by statute. A new sunset date was adopted in 2010 as 2027. In 2019, upon meeting criteria set forth in the statute, the life of the CRA was extended again another 30 years. The CRA will sunset in 2057.

The CRA Board is comprised of the five commissioners elected to office to serve the City of Wauchula. Their terms as board members will follow their terms of office.

District 1- Neda Cobb

District 2- Russell Graylin Smith

District 3- Mayor Keith Nadaskay

District 4- Kenneth Lambert

District 5- Gary Smith



**DISTRICT 1**  
Mayor Pro Tem  
Neda Cobb



**DISTRICT 2**  
Russell Graylin Smith



**DISTRICT 3**  
Mayor  
Keith Nadaskay



**DISTRICT 4**  
Kenneth Lambert



**DISTRICT 5**  
Gary Smith

## **CRA RESOLUTIONS AND ORDINANCES**

**Resolution 97-09** - the City of Wauchula (City) determined and declared there existed a need for a community redevelopment agency to function in the City to carry out redevelopment purposes pursuant to the Act

**Resolution 97-10** - the Commission declared itself the CRA in the City

**Ordinance 97-834** - the Commission readopted and reaffirmed Resolutions 97-09 and 97-10, and established a Redevelopment Trust Fund pursuant to Section 163.387 of the Act

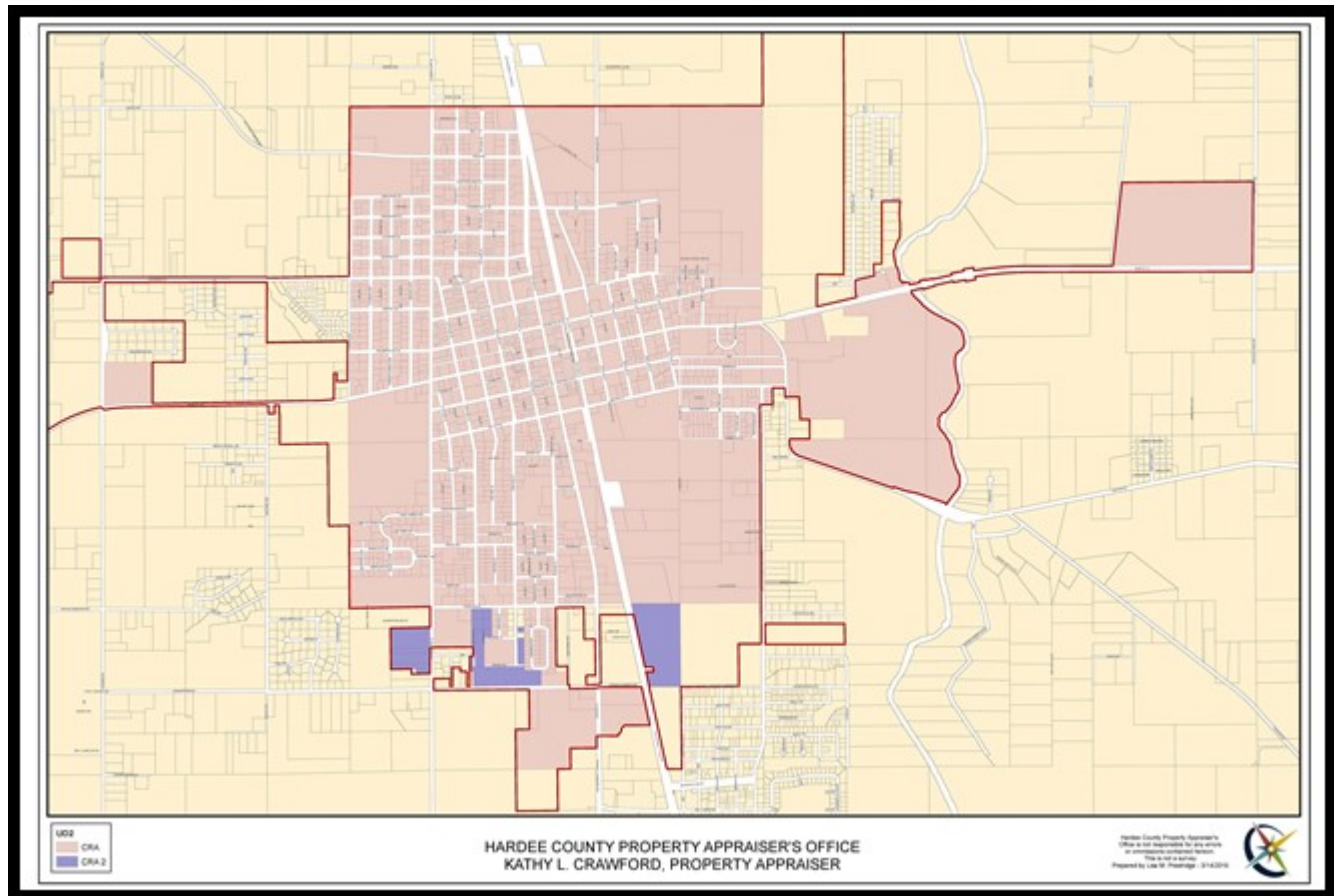
**Resolution 2009-25** - the CRA and Kimley-Horn and Associates, Inc. ("KHA"), entered into an agreement through which KHA provided an evaluation and comprehensive update to the Community Redevelopment Plan (the "Plan") emphasizing programmatic and project-specific implementation consistent with the CRA boundary

**Resolution 2010-24** – on August 9, 2010, the City modified the community redevelopment plan following presentation of the Plan Update 2010 to the City of Wauchula Planning and Zoning Board (the "P&Z") on June 21, 2010 and a public hearing by the CRA on July 12, 2010

**Resolution 2011-01** – the CRA expanded the boundaries of the area and extended the timeframe to provide redevelopment activities within the CRA boundaries after supporting data and analysis found the existence of conditions that warranted these updates

**Resolution 2019-10** – on September 16, 2019 the CRA adopted Plan Update 2018 following a public hearing held on September 9, 2019 with amendments focused on 1. Updated capital improvements plan (CIP) and related tax increment projection (TIF) projections, 2. Neighborhood impact, including affordable and workforce housing, 3. Downtown parking study, 4. Parks and recreation facilities, 5. Extension of the CRA term date from 2027 to 2057

## REDEVELOPMENT AREA



The Wauchula Community Redevelopment Area consists of 1,688 parcels within the limits of the City of Wauchula.

(255 of those parcels do not generate property tax)

## FUNDING SOURCE

The CRA Trust Fund is funded through tax increment financing (TIF). TIF revenue is a unique tool used by cities and counties for the purpose of redevelopment activities. The goal of this tool is to leverage public funds to promote private sector activity within the redevelopment area.

TIF collected by the CRA is equivalent to 95% of the value of property taxes collected for that year, minus the base year.

YEAR	REAL VALUE	CITY TIF	HC TIFF	TOTAL TIF
1997	48,554,864.00	BASE YEAR	BASE YEAR	<b>0.00</b>
1998	49,697,530.00	434.00	756.00	<b>1,190.00</b>
1999	53,463,866.83	18,395.00	32,064.00	<b>50,459.00</b>
2000	54,358,701.00	22,429.00	39,095.00	<b>61,524.00</b>
2001	56,775,965.00	33,957.00	57,498.00	<b>91,455.00</b>
2002	58,610,200.00	42,383.00	71,764.00	<b>114,147.00</b>
2003	62,965,725.00	60,488.00	97,619.00	<b>158,107.00</b>
2004	66,750,022.00	71,457.00	123,939.00	<b>195,396.00</b>
2005	66,311,246.00	64,911.00	118,503.00	<b>183,414.00</b>
2006	87,855,237.00	163,290.00	292,751.00	<b>456,041.00</b>
2007	105,030,345.00	231,018.00	364,750.00	<b>595,768.00</b>
2008	107,884,517.00	251,523.00	395,356.00	<b>646,879.00</b>
2009	107,225,708.00	248,117.00	390,002.00	<b>638,119.00</b>
2010	98,430,945.00	202,649.00	318,533.00	<b>521,182.00</b>
2011	90,623,689.00	172,260.00	260,868.00	<b>433,128.00</b>
2012	95,001,510.00	178,072.00	269,699.00	<b>447,771.00</b>
2013	85,794,162.00	168,029.00	254,460.00	<b>422,489.00</b>
2014	85,921,642.00	168,905.00	266,106.00	<b>435,011.00</b>
2015	88,352,787.00	181,501.00	285,952.00	<b>467,453.00</b>
2016	93,823,536.00	210,798.00	332,109.00	<b>542,907.00</b>
2017	98,850,941.00	237,776.00	374,611.00	<b>612,387.00</b>
2018	101,788,080.00	252,949.00	399,442.00	<b>652,391.00</b>
2019	107,059,323.00	281,169.00	448,542.00	<b>729,711.00</b>
<b>TOTAL</b>	<b>1,295,334,232.83</b>	<b>3,262,510.00</b>	<b>5,194,419.00</b>	<b>4,594,580.00</b>



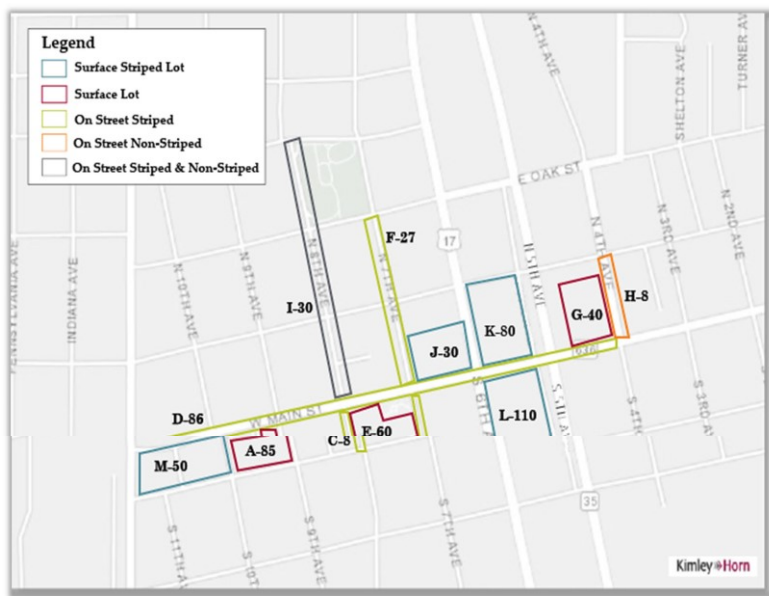
## 2019 ACCOMPLISHMENTS AND PROJECT UPDATES

## MASTER REDEVELOPMENT PLAN UPDATE 2019 – COMPLETED

In 2019 the CRA embarked on updating the Master Redevelopment Plan Update 2010. Following F.S. 163.360 which addresses community redevelopment plan requirements, the plan adopted by the CRA serves to guide the program and therefore should be updated periodically in order to stay current. With key projects completed from the 2010 plan, it was time to reevaluate and update.

Public meetings, community surveys, and input from City and CRA staff, led to the 2019 Plan Update which was adopted by Resolution 2019-10 on September 16, 2019. The plan builds upon the 2010 Plan, and includes five key, updated elements:

1. Updated capital improvements plan (CIP) and related tax increment projection (TIF) projections
2. Neighborhood impact, including affordable and workforce housing
3. Downtown parking study
4. Parks and recreation facilities
5. Extension of term date from 2027 to 2057



## MULTI-FAMILY WORK FORCE HOUSING

In 2018 we saw the first of 3 projects under this goal completed with the opening of West Park Place. This renovated historic building is currently housing 8 apartments and 1 commercial space.

The Cobb Project is still under construction and scheduled to be completed in the summer of 2020. This project will add 9 apartments and 3 commercial spaces to the CRA. This project is incentivized by the CRA with a \$150,000 grant and the contribution of the property in addition to a \$200,000 incentive from the Hardee County Industrial Development Authority (IDA). This project not only meets our goal for housing but it also puts a vacant property back on the tax roll.



Palmetto 8 is also slated for completion in the summer of 2020. This project will bring life to a vacant building with the addition of 8 new apartments, a dental office, and 3 additional office spaces. It too is incentivized through a CRA/IDA partnership totaling \$350,000.

PROJECT	PUBLIC \$	PRIVATE \$	STATUS
Cobb Project	\$350,000	\$1,600,000	Ongoing
Palmetto 8	\$350,000	\$1,600,000	Ongoing



## COMMERCIAL REVITALIZATION GRANT

The purpose of the Wauchula CRA Revitalization Program is to restore and improve commercial buildings within the Wauchula Community Redevelopment Agency area in an effort to improve the area in ways that contribute to the physical, economic, social and aesthetic well-being of the City of Wauchula. Moreover, it is the intent of this program to encourage improvements to private properties that go well beyond what is required under the City of Wauchula's Land Development Regulations to enhance the form, function and design quality of this redevelopment district.



COMPANY	ADDRESS	COST	AWARD	STATUS
Utilitech	130 W. Main Str	\$178,689.00	\$ 66,250.23	Ongoing
Mustard Seed	132 S. 6 <sup>th</sup> Ave	\$ 21,788.46	\$ 10,891.23	Complete
FL Revell	101 E. Main Str.	\$ 20,650.00	\$ 10,325.00	Complete

## BROWNFIELD - ONGOING

The brownfield site at 226 W. Main Street continues to be monitored. Contamination levels have yet to decreased enough and been maintained at a level allowing for closure. We continue to monitor and work with FDEP on further steps.

The CRA was successful in receiving \$77,826.32 from the sale of tax credits received from the 2017 and 2018 Voluntary Clean-up Tax Credit application. These funds help offset the cost put into the clean-up process. A 2019 application has been submitted and approved as well.

## PARKS AT PEACE RIVER - ONGOING

Beginning in 2015, the Parks at Peace River project finally broke ground in February of 2019. Despite an unprecedented amount of rain and flood levels, Phase I of the project moved forward without experiencing any loss of material or work done to that point. The only negative impact was the delay to the project schedule which will now be completed in March of 2020.



The project has been divided into 5 phases for the purpose of grant applications.

	Project Cost	CRA \$	Grant \$	Private \$
Planning	\$258,950	\$198,950		\$ 60,000
Phase I	\$816,540	\$568,293	\$143,247	\$105,000
Phase II	\$248,050	\$248,050		
Phase III	\$142,757	unfunded		
Phase IV	\$654,500	\$454,500	\$200,000	
Phase V	\$276,540	\$110,140	\$166,400 (pending)	





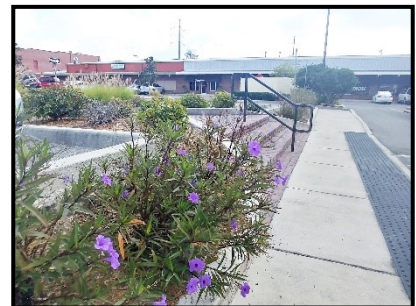
## **PAINT THE TOWN - ONGOING**

With the help of Main Street Wauchula, Inc., the CRA revitalized a neighborhood on the east side of the city bordered by Louisiana Street to the north, Main Street to the south, Ohio Avenue to the west, and Florida Avenue to the east. A little bit of paint can go a long way to improving the appearance of a neighborhood one home at a time. This year 11 teams comprised of 149 volunteers improved 8 homes. Since 2013, 955 volunteers have painted 49 homes throughout the city.



## **LANDSCAPE & LAWN CARE – ONGOING**

Beautification is a key element in revitalization and economic growth. People want to visit and live in an area that feels warm and inviting. Therefore, the CRA takes great pride in the appearance of the city, particularly the Hwy 17 and Main Street corridors, as they provide a first impression to those entering the area. It is for this reason that the CRA continues to fund the maintenance of the landscaping in those areas through a private contractor. The city parks and grounds department is not large enough to keep up with the work involved to keep it up to standards and still maintain the other areas of the city.



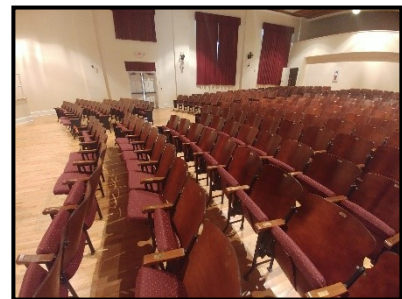
From the beautiful Japanese Blueberry trees lining Main Street, to the blooming Crepe Myrtles along Hwy 17, and the green foliage and beautiful flowers that adorn the planters and plant beds, this ongoing project draws the attention to those traveling through and gives a sense of pride to those that live in the city.

## MAIN STREET WAUCHULA, INC

The CRA is able to further their redevelopment efforts through the partnership with the Main Street Wauchula, Inc. This non-profit organization maintains both a Main Street America accreditation as well a Florida Main Street designation. With the collaboration of many volunteers, the downtown business owners, and local government, Main Street Wauchula, Inc. strives to bring about economic development by preserving the very core of our community. Highlights for the year include but are not limited to:



- Logged 1,914 volunteer hours to clean downtown, put on events, provide a variety of assistance to business owners
- 6 new businesses opened with 18 employees
- Shop Small Saturday promotions brought 42% increase in transactions in 28% increase in sales over 2018
- Awarded \$2,930 in Façade Grants to 2 businesses
- Awarded \$525 in Continuing Education Grants to 3 businesses
- Awarded \$337.50 in Utility Deposit Assistance Grant to 1 business
- Produced 20 downtown events bringing together the community and promoting businesses
- Introduced a Children's Summer Movie Series with 367 attendees in the historic auditorium
- Received a grant from Mosaic for 107 fabric cushion specifically designed for the seats in the historic auditorium



## FINANCIAL REPORT AS OF SEPTEMBER 30, 2019

<b>ASSETS</b>	
CLAIM ON POOLED CASH	\$ 585,696.46
	<b>\$ 585,696.46</b>
<b>LIABILITIES</b>	
AP POOLED	\$ (120,149.38)
WAGES PAYABLE-PAYROLL A/C	\$ (2,197.72)
	<b>\$ (122,347.10)</b>
<b>FUND BALANCE</b>	
BUDGET FUND BAL. - SYSTEM	\$ (542,847.15)
ENCUMBRANCES CONTROL	\$ 47.97
RESERVE FOR ENCUMBRANCES	\$ (47.97)
FUND BALANCE	\$ 21,944.53
	<b>\$ (520,902.62)</b>
<b>REVENUE</b>	
CREWS PARK GRANT -MOSAIC	\$ (105,000.00)
INTEREST -- CRA MM	\$ (1,347.36)
PARK PLACE LEASE	\$ (14,400.00)
SALE OF VCTC	\$ (70,821.95)
CONT. HARDEE CO. TIF	\$ (399,442.00)
CONT. CITY OF WAUCHULA TIF	\$ (252,949.00)
	<b>\$ (843,960.31)</b>
<b>EXPENSE</b>	
EXECUTIVE SALARIES	\$ 83,154.68
PROF SERVICES - GENERAL	\$ 3,915.76
ACCOUNTING AND AUDITING	\$ 3,282.50
CRA MASTER PLAN	\$ 53,910.00
CONTRACTUAL SERVICES	\$ 56,235.50
BROWNFIELD CLEANUP	\$ 49,498.23
SPONSORSHIPS & PROMOTIONS	\$ 11,468.39
TRAVEL & PER DIEM	\$ 461.38
COMMUNICATION - TELEPHONE	\$ 925.58
RENTALS & LEASES	\$ 12,000.00
INSURANCE	\$ 1,376.94
PRINTING & BINDING	\$ 2,514.56
OPERATING SUP & EXP	\$ 1,062.39
BOOKS, PUBLICATIONS & ED	\$ 1,190.00
PROP TAX - INCOME PROPERTIES	\$ 2,297.19
IN-FILL HOUSING	\$ 500.00
WAYFINDING SIGNS	\$ 21,226.39
CREWS PARK	\$ 540,015.48
GRANTS - RESIDENTIAL	\$ 10,661.99
GRANTS - COMMERCIAL	\$ 15,772.12
CONTRIBUTIONS-MAIN ST PRO	\$ 32,000.00
AUDIT ENTRIES	\$ (1,955.51)
	<b>\$ 901,513.57</b>



**WAUCHULA COMMUNITY REDEVELOPMENT AGENCY**  
**107 E. MAIN STREET**  
**WAUCHULA, FL 33873**  
**(863) 767-0330**