

# COMMUNITY REDEVELOPMENT AGENCY

In 1992, the City of Safety Harbor established a Community Redevelopment Agency (CRA) to guide the implementation of the Safety Harbor Downtown Master Plan. Since its creation, the CRA has been successful in improving the physical and economic conditions of the district through strategic investments in public facilities and infrastructure and by providing matching grants to encourage the redevelopment, rehabilitation, and reuse of vacant and underutilized buildings. The CRA uses Tax Increment Financing (TIF) as its primary method of funding community redevelopment projects and initiatives.

## **Current and Prior Year Accomplishments (FY 20-21)**

Implementation of the Downtown Master Plan is motivated by the City's desire to achieve its vision of becoming a vibrant destination city with a unique quality of life – a City is successful in balancing responsible, innovative growth with careful preservation of its small town atmosphere, its quaint character, and its valued treasures. According to the Citizen Survey performed in tandem with the visioning process, the majority of residents feel that the City, in addition to ensuring public safety and protecting the environment, should concentrate its redevelopment efforts on: (1) addressing traffic safety and parking issues; (2) bringing in more dining and retail stores Downtown, (3) encouraging compatible economic development and diversification of the tax base; and (4) addressing the availability of affordable housing.

In FY 20-21, the following projects were funded by the Community Redevelopment Agency (CRA):

### *Arts, Preservation, Culture and Environment*

- Brick intersection reconstruction design for Main Street and 3<sup>rd</sup> Avenue.
- Design for the 4,600 square foot second floor addition to the library.
- Safety Harbor Marina restroom renovation.

### *Economic Development*

- The CRA approved \$95,900.76 in downtown partnership grants in two cycles. Non-residential grants were approved for Courtney Hawkins Aerie Ln., Ben Popaj Paradise Café, Warm Sea Acupuncture, Wilson Risk Management/Brightway, Jordan Mavrakos, Condo Association of Harbor Oaks, Core Vegan Market, Safety Harbor Therapeutic Massage, Dayes Law Firm, and The Tides Seafood Market. Residential grants were approved for Will Burgman, Micaela Morenz, and Alexander Adams. Grant categories included landscaping, façade, sign and interior renovation.

### *Land Acquisition*

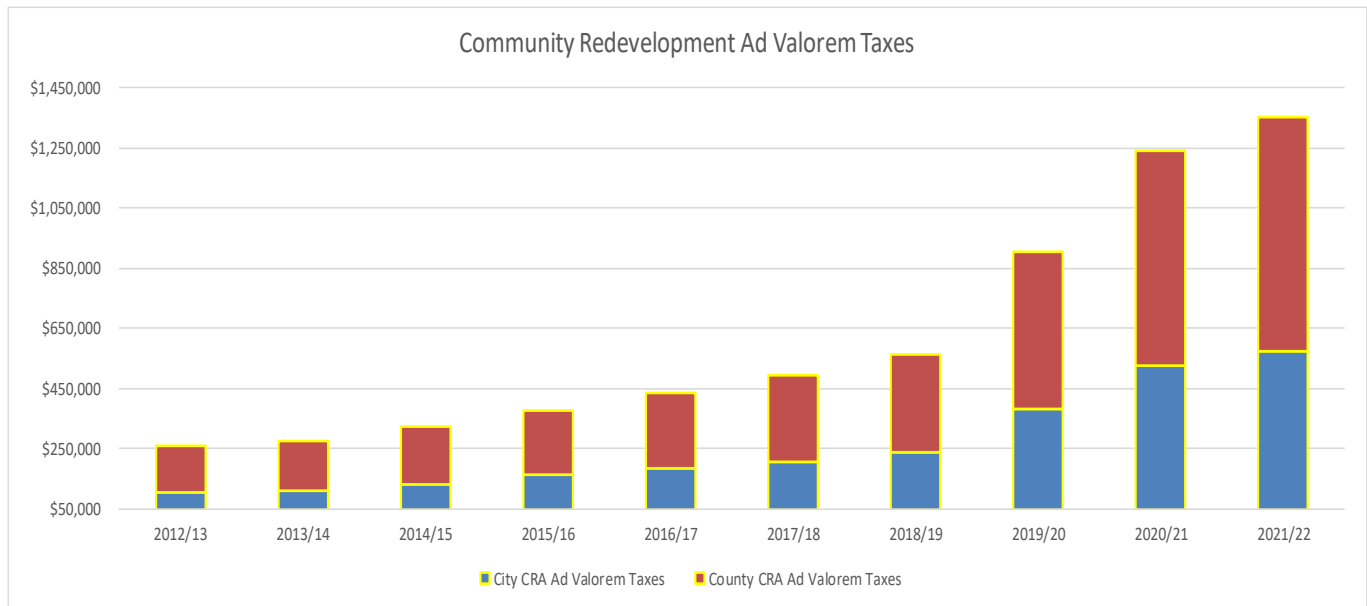
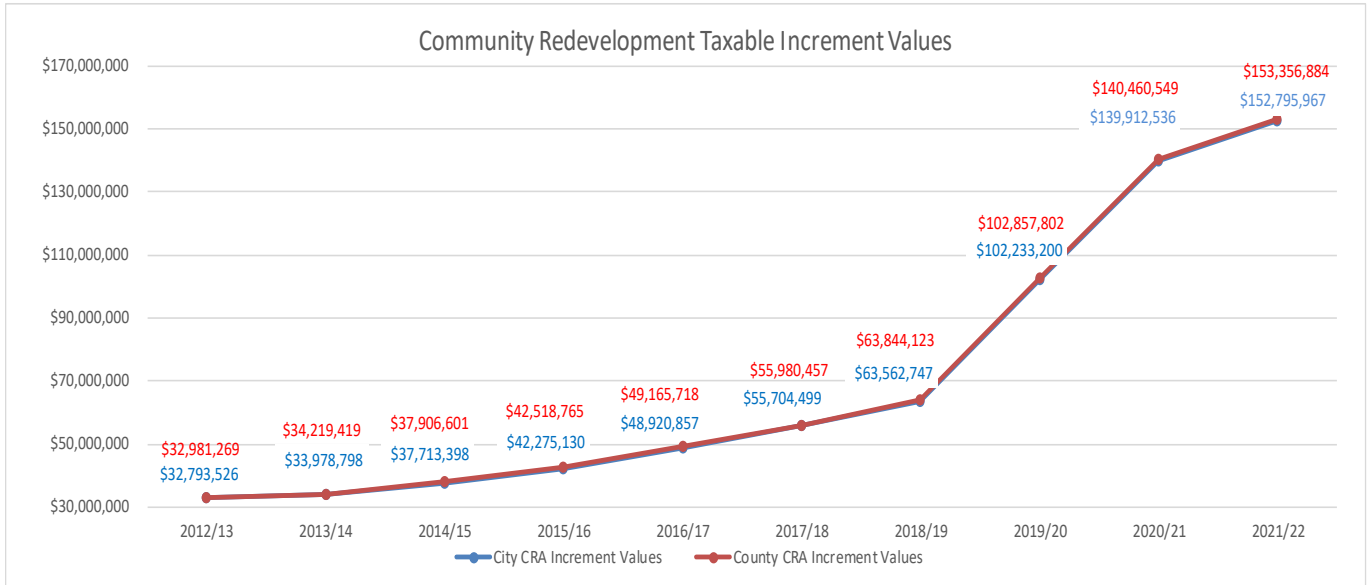
- CRA funds were used to pay debt associated with the Waterfront Park and Baranoff Oak Park land purchases.

## **Fiscal Year 2021-22 Goals**

Goals for FY 2021-22 goals include construction of the library addition, public art installation at Waterfront Park, submittal of an application to extend the time horizon of the CRA, and continuation of the Downtown Partnership Grant and Public Art programs. CRA funds will be used to pay debt associated with the Waterfront Park and Baranoff Oak Park land purchases.

CITY OF SAFETY HARBOR  
ADOPTED FY 2021/2022 BUDGET

COMMUNITY REDEVELOPMENT AGENCY  
CITY AND COUNTY TAXABLE VALUATIONS AND AD VALOREM TAXES



| Fiscal Year | City                    |                 |                 |              |            | County                  |                 |                 |              |           | Total CRA Tax @ 95% |
|-------------|-------------------------|-----------------|-----------------|--------------|------------|-------------------------|-----------------|-----------------|--------------|-----------|---------------------|
|             | Base Year Taxable Value | Base Year Value | Increment Value | Millage Rate | Tax @ 95%  | Base Year Taxable Value | Base Year Value | Increment Value | Millage Rate | Tax @ 95% |                     |
| 2012/13     | \$ 64,737,606           | \$31,944,080    | \$ 32,793,526   | 3.3808       | \$ 105,325 | \$ 64,925,349           | \$31,944,080    | \$ 32,981,269   | 4.8730       | \$152,682 | \$ 258,007          |
| 2013/14     | \$ 65,922,878           | \$31,944,080    | \$ 33,978,798   | 3.3808       | \$ 109,132 | \$ 66,163,499           | \$31,944,080    | \$ 34,219,419   | 5.0727       | \$164,906 | \$ 274,037          |
| 2014/15     | \$ 69,657,478           | \$31,944,080    | \$ 37,713,398   | 3.7343       | \$ 133,791 | \$ 69,850,681           | \$31,944,080    | \$ 37,906,601   | 5.3377       | \$192,217 | \$ 326,009          |
| 2015/16     | \$ 74,219,210           | \$31,944,080    | \$ 42,275,130   | 4.0479       | \$ 162,569 | \$ 74,462,845           | \$31,944,080    | \$ 42,518,765   | 5.3377       | \$215,605 | \$ 378,174          |
| 2016/17     | \$ 80,864,937           | \$31,944,080    | \$ 48,920,857   | 4.0479       | \$ 188,125 | \$ 81,109,798           | \$31,944,080    | \$ 49,165,718   | 5.3377       | \$249,310 | \$ 437,436          |
| 2017/18     | \$ 87,648,579           | \$31,944,080    | \$ 55,704,499   | 3.9500       | \$ 209,031 | \$ 87,924,537           | \$31,944,080    | \$ 55,980,457   | 5.3377       | \$283,867 | \$ 492,896          |
| 2018/19     | \$ 95,506,827           | \$31,944,080    | \$ 63,562,747   | 3.9500       | \$ 238,519 | \$ 95,788,203           | \$31,944,080    | \$ 63,844,123   | 5.3590       | \$325,034 | \$ 563,551          |
| 2019/20     | \$134,177,280           | \$31,944,080    | \$102,233,200   | 3.9500       | \$383,630  | \$134,801,882           | \$31,944,080    | \$102,857,802   | 5.3590       | \$523,654 | \$ 907,284          |
| 2020/21     | \$171,856,616           | \$31,944,080    | \$139,912,536   | 3.9500       | \$525,022  | \$172,404,629           | \$31,944,080    | \$140,460,549   | 5.3590       | \$715,092 | \$ 1,240,113        |
| 2021/22     | \$184,740,047           | \$31,944,080    | \$152,795,967   | 3.9500       | \$573,367  | \$185,300,964           | \$31,944,080    | \$153,356,884   | 5.3590       | \$780,748 | \$ 1,354,114        |

CITY OF SAFETY HARBOR  
ADOPTED FY 2021/2022 BUDGET

COMMUNITY REDEVELOPMENT AGENCY  
ADOPTED REVENUES AND EXPENDITURES

| Expenditures                                   | Project | Adopted<br>Revenues | Adopted<br>Expenditures |
|--|---------|---------------------|-------------------------|
| <b>Revenues</b>                                |         |                     |                         |
| Ad valorem taxes - City of Safety Harbor       |         | 573,370             |                         |
| Ad valorem taxes - Pinellas County             |         | 780,750             |                         |
| Private Donations                              |         | 590,140             |                         |
| Debt Issuance                                  |         | 576,060             |                         |
| Interest and investment income                 |         | 1,380               |                         |
| Balance Carryforward                           |         | 831,090             |                         |
| <b>Expenditures</b>                            |         |                     |                         |
| <b>Personnel Services</b>                      |         |                     | <b>51,060</b>           |
| Banners  | CRBANN  |                     | 3,000                   |
| Art  | CRAART  |                     | 25,000                  |
| Holiday Lights                                 | CRAHOL  |                     | 30,000                  |
| Downtown Master Plan Consultant                | CRDNMP  |                     | 15,000                  |
| C/R façade and partnership incentives          | CRGRNT  |                     | 100,000                 |
| CSX land lease                                 | CRCSXL  |                     | 670                     |
| Decorative lighting                            | CRLITE  |                     | 3,500                   |
| District fees                                  | CRFEES  |                     | 1,050                   |
| Marketing                                      | CRMRKT  |                     | 5,000                   |
| Sidewalks R/R                                  | CRSWRR  |                     | 25,000                  |
| Signage  | CRSIGN  |                     | 5,000                   |
| Streetscaping                                  | CRSTSC  |                     | 30,000                  |
| <b>Total Other Current Charges</b>             |         |                     | <b>243,220</b>          |
| North Bayshore Sidewalk Improvements           | ST0052  |                     | 80,000                  |
| Public Art Committee                           | CRAART  |                     | 100,000                 |
| Pedestrian Traffic Safety Improvements         | LESI1   |                     | 20,000                  |
| Main Street bricks                             | ST0028  |                     | 80,000                  |
| Library Design 2 <sup>nd</sup> Floor Buildout  | LB2020  |                     | 2,500,000               |
| <b>Total Improvements Other Than Buildings</b> |         |                     | <b>2,780,000</b>        |
| Transfer Out to General Fund                   |         |                     | 157,000                 |
| Transfer Out to 2018 Debt (Baranoff Oak)       |         |                     | 98,940                  |
| <b>Total Transfers Out</b>                     |         |                     | <b>255,940</b>          |
| <b>Subtotal CRA Expenditures</b>               |         |                     | <b>3,330,220</b>        |
| <b>Budgeted fund reserve</b>                   |         |                     | <b>22,570</b>           |
| <b>Total</b>                                   |         | <b>\$ 3,352,790</b> | <b>\$ 3,352,790</b>     |

CITY OF SAFETY HARBOR  
ADOPTED FY 2021/2022 BUDGET

**FUND 067 - COMMUNITY REDEVELOPMENT AGENCY**

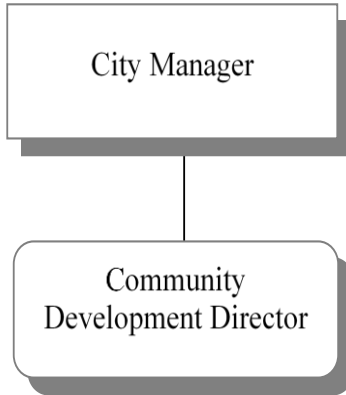
| Acct #                       | Account Description                         | Actual            | Actual            | Adopted             | Adjusted            | Estimated           | Adopted             |
|------------------------------|---|-------------------|-------------------|---------------------|---------------------|---------------------|---------------------|
|                              |   | 2018-19           | 2019-20           | Budget              | Budget              | Year End            | Budget              |
| <b>REVENUE DETAIL</b>        |   |                   |                   |                     |                     |                     |                     |
| <b>Ad Valorem Taxes</b>      |   |                   |                   |                     |                     |                     |                     |
| 6500-311.01-00               | Ad Valorem                                  | \$ 563,553        | \$ 907,284        | \$ 1,071,750        | \$ 1,071,750        | \$ 1,240,290        | \$ 1,354,120        |
|                              | Total Ad Valorem Taxes                      | 563,553           | 907,284           | 1,071,750           | 1,071,750           | 1,240,290           | 1,354,120           |
| <b>Charges For Services</b>  |   |                   |                   |                     |                     |                     |                     |
| 6500-344.01-00               | Parking - In Lieu of Fee                    | -                 | -                 | -                   | -                   | 22,030              | -                   |
|                              | Total Charges For Services                  | -                 | -                 | -                   | -                   | 22,030              | -                   |
| <b>Miscellaneous Revenue</b> |   |                   |                   |                     |                     |                     |                     |
| 6500-361.01-00               | Investments                                 | 8,082             | 2,054             | 1,380               | 1,380               | 1,380               | 1,380               |
| 6500-361.50-00               | Market Value Adj                            | 8,618             | 5,183             | -                   | -                   | -                   | -                   |
| 6500-366.21-00               | Donation/Private                            | -                 | -                 | -                   | -                   | -                   | 590,140             |
|                              | Total Miscellaneous Revenue                 | 16,700            | 7,237             | 1,380               | 1,380               | 1,380               | 591,520             |
| <b>Miscellaneous Revenue</b> |   |                   |                   |                     |                     |                     |                     |
| 6500-362.01-00               | Rent-Public Facilities                      | -                 | -                 | -                   | -                   | -                   | -                   |
| 6500-381.01-00               | Trf From General Fund                       | -                 | -                 | -                   | -                   | -                   | -                   |
| 6500-384.23-00               | Debt Issuance                               | -                 | -                 | -                   | -                   | -                   | 576,060             |
|                              | Total Miscellaneous Revenue                 | -                 | -                 | -                   | -                   | -                   | 576,060             |
| 6500-389.01-00               | Balance Carryforward                        | -                 | -                 | 314,760             | 529,047             | 505,960             | 831,090             |
|                              | <b>Total Community Redevelopment Agency</b> | <b>\$ 580,253</b> | <b>\$ 914,521</b> | <b>\$ 1,387,890</b> | <b>\$ 1,602,177</b> | <b>\$ 1,769,660</b> | <b>\$ 3,352,790</b> |

|  |  |                       |
|--|--|-----------------------|
| <b>Fund:</b><br>Community Redevelopment Agency | <b>Department:</b><br>Community Redevelopment Agency | <b>Fund #:</b><br>067 |
|--|--|-----------------------|

| Acct #                             | Account Description                         | Actual            | Actual            | Adopted             | Adjusted            | Estimated           | Adopted             |
|------------------------------------|---|-------------------|-------------------|---------------------|---------------------|---------------------|---------------------|
|                                    |   | 2018-19           | 2019-20           | Budget              | Budget              | Year End            | Budget              |
| <b>EXPENDITURE DETAIL</b>          |   |                   |                   |                     |                     |                     |                     |
| <b>Personnel Services</b>          |   |                   |                   |                     |                     |                     |                     |
| 6517-500.12-01                     | Salaries & Wages                            | 34,057            | 35,383            | 36,490              | 36,490              | 36,490              | 37,810              |
|                                    | Salaries & Wages Sub-Total                  | 34,057            | 35,383            | 36,490              | 36,490              | 36,490              | 37,810              |
| 6517-500.21-00                     | Fica Taxes                                  | 2,459             | 2,569             | 2,800               | 2,800               | 2,800               | 2,900               |
| 6517-500.22-00                     | Retirement                                  | 3,390             | 3,518             | 3,640               | 3,640               | 3,640               | 3,760               |
| 6517-500.23-00                     | Life & Health Insurance                     | 6,073             | 6,049             | 5,880               | 5,880               | 6,460               | 6,590               |
|                                    | Benefits Sub-Total                          | 11,922            | 12,136            | 12,320              | 12,320              | 12,900              | 13,250              |
|                                    | Total Personnel Services                    | 45,979            | 47,519            | 48,810              | 48,810              | 49,390              | 51,060              |
| <b>Operating Expenses</b>          |   |                   |                   |                     |                     |                     |                     |
| 6517-500.49-30                     | Other Current Charges                       | 290,165           | 63,182            | 169,700             | 236,750             | 212,760             | 243,220             |
|                                    | Total Operating Expenses                    | 290,165           | 63,182            | 169,700             | 236,750             | 212,760             | 243,220             |
| <b>Capital Expenses</b>            |   |                   |                   |                     |                     |                     |                     |
| 6517-500.62-00                     | Buildings                                   | -                 | 49,102            | -                   | 275,889             | 274,210             | 2,500,000           |
| 6517-500.63-00                     | Improv Other Than Bldgs                     | 196,738           | 36,098            | 388,950             | 327,268             | 113,210             | 280,000             |
|                                    | Total Capital Expenses                      | 196,738           | 85,200            | 388,950             | 603,157             | 387,420             | 2,780,000           |
| <b>Non-Expendable Disbursement</b> |   |                   |                   |                     |                     |                     |                     |
| 6595-500.91-01                     | Trf To General Fund                         | 157,000           | 157,000           | 157,000             | 157,000             | 157,000             | 157,000             |
| 6595-500.91-27                     | Trf To 2018 Debt (GOVT)                     | 166,000           | 132,000           | 132,000             | 132,000             | 132,000             | 98,940              |
| 6599-500.99-02                     | Reserved For Future Exp                     | -                 | -                 | 491,430             | 424,460             | 831,090             | 22,570              |
|                                    | Total Non-Expendable Disbursement           | 323,000           | 289,000           | 780,430             | 713,460             | 1,120,090           | 278,510             |
|                                    | <b>Total Community Redevelopment Agency</b> | <b>\$ 855,882</b> | <b>\$ 484,901</b> | <b>\$ 1,387,890</b> | <b>\$ 1,602,177</b> | <b>\$ 1,769,660</b> | <b>\$ 3,352,790</b> |

**Organizational Chart**

**COMMUNITY REDEVELOPMENT AGENCY**



| JOB<br>CLASS / TITLE           | PAY<br>GRADE | ADOPTED<br>FY 19/20 | ADOPTED<br>FY 20/21 | ADOPTED<br>FY 21/22 |
|--------------------------------|--------------|---------------------|---------------------|---------------------|
| City Manager                   | CM           | 0.10                | 0.10                | 0.10                |
| Community Development Director | 133          | 0.20                | 0.20                | 0.20                |
| <b>Total Division</b>          |              | <b>0.30</b>         | <b>0.30</b>         | <b>0.30</b>         |

