

# 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 21-22)**

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 21-22, the following projects were funded by the Community Redevelopment Agency (CRA):

### *Enhance Natural Environment*

- LED lighting for library and other city buildings

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

- Marina Pier dedication signage
- Historical marker signage
- Holiday light installation
- Design for the 4,600 square foot second floor addition to the library.

### *Public Realm*

- Brick intersection reconstruction for Main Street and 4<sup>th</sup> Avenue.
- Streetscape enhancements.

### *Economic Development*

- The CRA approved \$15,793 in downtown partnership grants in two cycles. Non-residential grants were approved for Ice Barr, Clearvue and Harbor Oaks Office Park. Residential grants were approved Eric Smith. Grant categories included residential front porch, interior renovation, landscaping and fence.

### *Land Acquisition*

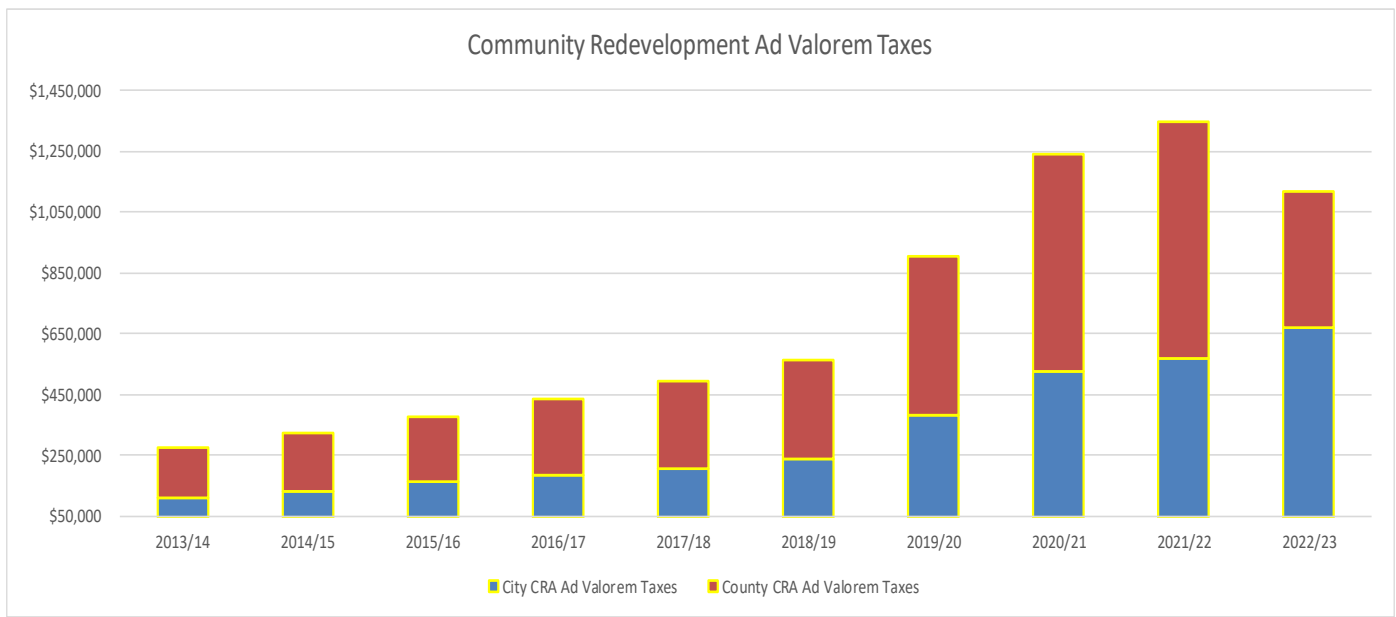
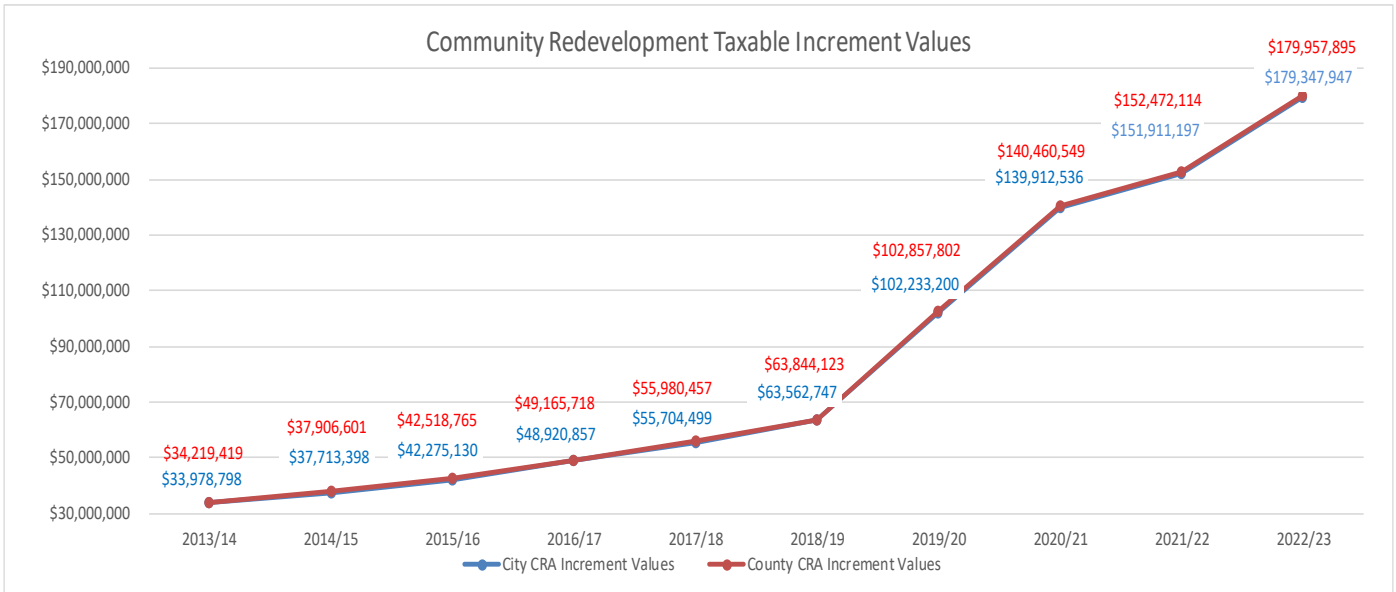
- CRA funds were used to pay debt associated with the Waterfront Park and Baranoff Oak Park land purchases.

## **Fiscal Year 2022-2023 Goals**

Goals for FY 2023-23 goals include construction of the library addition, public art installation at Waterfront Park, a Downtown Master Plan update, 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 2022/2023 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%	
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	\$ 183,855,277	\$31,944,080	\$ 151,911,197	3.9500	\$ 570,047	\$ 184,416,194	\$31,944,080	\$ 152,472,114	5.3590	\$ 776,243	\$ 1,346,290
2022/23	\$ 211,292,027	\$31,944,080	\$ 179,347,947	3.9500	\$ 673,003	\$ 211,901,975	\$31,944,080	\$ 179,957,895	5.2092	\$ 445,282	\$ 1,118,286

CITY OF SAFETY HARBOR  
ADOPTED FY 2022/2023 BUDGET

COMMUNITY REDEVELOPMENT AGENCY  
ADOPTED REVENUES AND EXPENDITURES

Expenditures	Project	Adopted Revenues	Adopted Expenditures
<b>Revenues</b>			
Ad valorem taxes - City of Safety Harbor		673,000	
Ad valorem taxes - Pinellas County		445,280	
Private Donations		615,140	
Interest and investment income		7,500	
Transfer In (General Fund)		640	
Balance Carryforward		1,698,770	
<b>Expenditures</b>			
<b>Personnel Services</b>			<b>54,340</b>
Art	CRAART		25,000
Holiday Lights	CRAHOL		30,000
Banners	CRBANN		3,000
CSX land lease	CRCSXL		690
Downtown Master Plan Consultant	CRDNMP		25,000
District fees	CRFEES		1,400
C/R façade and partnership incentives	CRGRNT		100,000
Decorative lighting	CRLITE		3,500
Marketing	CRMTRK		5,000
Signage	CRSIGN		5,000
Streetscaping	CRSTSC		26,000
Sidewalks R/R	CRSWRR		50,000
<b>Total Other Current Charges</b>			<b>274,590</b>
Library 2 <sup>nd</sup> Floor Buildout	LB2020		2,975,240
<b>Total Improvements Other Than Buildings</b>			<b>2,975,240</b>
Transfer Out to 2018 Debt (Baranoff Oak)			129,700
<b>Total Transfers Out</b>			<b>129,700</b>
<b>Subtotal CRA Expenditures</b>			<b>3,433,870</b>
<b>Budgeted fund reserve</b>			<b>6,460</b>
<b>Total</b>		<b>\$ 3,440,330</b>	<b>\$ 3,440,330</b>

CITY OF SAFETY HARBOR  
ADOPTED FY 2022/2023 BUDGET

**FUND 067 - COMMUNITY REDEVELOPMENT AGENCY**

Acct #	Account Description	Actual 2019-20	Actual 2020-21	Adopted Budget 2021-22	Adjusted Budget 2021-22	Estimated Year End 2021-22	Adopted Budget 2022-23
<b>REVENUE DETAIL</b>							
<b>Ad Valorem Taxes</b>							
6500-311.01-00	Ad Valorem	\$ 907,284	\$ 1,240,289	\$ 1,354,120	\$ 1,354,120	\$ 1,354,120	\$ 1,118,280
	Total Ad Valorem Taxes	907,284	1,240,289	1,354,120	1,354,120	1,354,120	1,118,280
<b>Charges For Services</b>							
6500-344.01-00	Parking - In Lieu of Fee	-	22,035	-	-	-	-
	Total Charges For Services	-	22,035	-	-	-	-
<b>Miscellaneous Revenue</b>							
6500-361.01-00	Investments	2,054	3,179	1,380	1,380	6,000	7,500
6500-361.50-00	Market Value Adj	5,183	(3,092)	-	-	-	-
6500-366.21-00	Donation/Private	-	-	590,140	590,140	-	615,140
	Total Miscellaneous Revenue	7,236	86	591,520	591,520	6,000	622,640
<b>Miscellaneous Revenue</b>							
6500-381.01-00	Trf From General Fund	-	-	-	320	320	640
6500-384.23-00	Debt Issuance	-	-	576,060	576,060	-	-
	Total Miscellaneous Revenue	-	-	576,060	576,380	320	640
6500-389.01-00	Balance Carryforward	-	-	831,090	975,366	1,060,150	1,698,770
	<b>Total Community Redevelopment Agency</b>	<b>\$ 914,520</b>	<b>\$ 1,262,410</b>	<b>\$ 3,352,790</b>	<b>\$ 3,497,386</b>	<b>\$ 2,420,590</b>	<b>\$ 3,440,330</b>

Acct #	Account Description	Actual 2019-20	Actual 2020-21	Adopted Budget 2021-22	Adjusted Budget 2021-22	Estimated Year End 2021-22	Adopted Budget 2022-23
<b>EXPENDITURE DETAIL</b>							
<b>Personnel Services</b>							
6517-500.12-01	Salaries & Wages	35,382	36,442	37,810	37,810	37,810	40,100
6517-500.15-10	Incentive Pay	-	-	-	300	300	600
	Salaries & Wages Sub-Total	35,382	36,442	37,810	38,110	38,110	40,700
6517-500.21-00	Fica Taxes	2,569	2,588	2,900	2,920	2,920	3,110
6517-500.22-00	Retirement	3,518	3,626	3,760	3,760	3,760	3,990
6517-500.23-00	Life & Health Insurance	6,049	6,359	6,590	6,590	6,590	6,540
	Benefits Sub-Total	12,137	12,573	13,250	13,270	13,270	13,640
	Total Personnel Services	47,519	49,016	51,060	51,380	51,380	54,340
<b>Operating Expenses</b>							
6517-500.49-30	Other Current Charges	63,182	186,201	243,220	293,546	123,750	274,590
	Total Operating Expenses	63,182	186,201	243,220	293,546	123,750	274,590
<b>Capital Expenses</b>							
6517-500.62-00	Buildings	49,102	71,309	2,500,000	2,593,950	100,750	2,975,240
6517-500.63-00	Improv Other Than Bldgs	36,098	112,705	280,000	280,000	190,000	-
	Total Capital Expenses	85,200	184,014	2,780,000	2,873,950	290,750	2,975,240
<b>Non-Expendable Disbursement</b>							
6595-500.91-01	Trf To General Fund	157,000	157,000	157,000	157,000	157,000	-
6595-500.91-27	Trf To 2018 Debt (GOVT)	132,000	132,000	98,940	98,940	98,940	129,700
6599-500.99-02	Reserved For Future Exp	-	-	22,570	22,570	1,698,770	6,460
	Total Non-Expendable Disbursement	289,000	289,000	278,510	278,510	1,954,710	136,160
	<b>Total Community Redevelopment Agency</b>	<b>\$ 484,900</b>	<b>\$ 708,230</b>	<b>\$ 3,352,790</b>	<b>\$ 3,497,386</b>	<b>\$ 2,420,590</b>	<b>\$ 3,440,330</b>