



# **CITY OF SAFETY HARBOR COMMUNITY REDEVELOPMENT AGENCY**

**FY 14/15 Annual Report**



# PURPOSE

Pursuant to Section 163.356(3)(C) of Florida Statutes, the City of Safety Harbor Community Redevelopment Agency is required to:

...file with the governing body, on or before March 31 of each year, a report of its activities for the preceding fiscal year, which report shall include a complete financial statement setting forth its assets, liabilities, income and operating expenses as of the end of such fiscal year. At the time of the filing the report, the agency shall publish in a newspaper of general circulation in the community a notice to the effect that such report has been filed with the municipality and that the report is available for inspection during business hours in the office of the clerk of the city and in the office of the agency.

The purpose of this Annual Report is to satisfy the requirements of Section 163.356(3)(C) and to provide the public with useful information concerning the Community Redevelopment Area and Agency.

# INTRODUCTION

The City's Community Redevelopment Agency (CRA) was created in 1992 to plan, promote, and carry-out downtown revitalization projects and initiatives targeted at removing real and perceived barriers to community redevelopment. Each year, the CRA produces an Annual Report of its activities for the preceding fiscal year to document its progress in achieving the goals, objectives and action strategies set forth in the adopted Community Redevelopment Plan. The CRA continues to focus on fixing the basics and making the downtown a better version of what it already is – a walkable town center framed by traditional neighborhoods. The CRA's strategic investments in infrastructure, public facilities and matching grants for private improvements have generated positive momentum in business and real estate activity that have made the downtown a more vital and vibrant activity center within Pinellas county.

In 2009, the City Commission approved an updated Downtown Master Plan that broadened the scope of community redevelopment efforts to include a 48-acre expansion area. The Master Plan was later adopted into the City's Comprehensive Plan as the Special Area Plan to the Community Redevelopment District. The City's Comprehensive Zoning and Land Development Code has been updated to incorporate new standards and regulations that will ensure historical development patterns remain in tact while providing necessary flexibility to accommodate desired infill and redevelopment. The plans and codes are fully compatible with the MPO's Model Livable Community Ordinance and readily adaptable to any new Countywide Transit-Oriented Design standards that are developed to support mass-transit.

The CRA will continue its track record of success by building upon existing assets, proactively facilitating private sector initiatives that align with community goals, sponsoring special events and marketing the downtown as a unique destination place in the region.



Safety Harbor Community Redevelopment Area

# FINANCIAL STATEMENT

The City of Safety Harbor Community Redevelopment Agency Fiscal Year 2014 Annual Report covers all activities from October 1, 2014 to September 30, 2015. As required by Florida Statute 163.356(c), the report includes a complete financial statement of the CRA's assets, liabilities, income and operating expenses, amount of tax increment funds collected, and a record of CRA activities for the fiscal year. This information is also detailed in the Comprehensive Annual Financial Report for the City.

City Resolution 92-26 created the City of Safety Harbor Community Redevelopment Agency. This Resolution declares that the five (5) members of the City Commission shall constitute the Community Redevelopment Agency. Pinellas County, a charter county, delegated the powers and authority to the City by County Resolution 92-152. The City Manager acts as the Executive Director and the City Attorney provides the Agency with legal counsel.

City Ordinance 92-24 and County Ordinance 92-60 established the Redevelopment Trust Fund. The Tax Increment Finance District covers properties inside the Original CRA (approximately 108-acres). At this time, there are no plans to establish a tax increment finance district for the expansion area. The CRA is solely funded through tax increment finance revenues.

Capital projects and other operating expenses related to the downtown funded by the City of Safety Harbor are detailed in the Comprehensive Annual Financial Report for the City.



## 2015 CRA BOARD

Mayor Andy Steingold (Center)  
Vice-Mayor Andy Zodrow (Standing Left)  
Commissioner Janet Hooper (Seated Left)  
Commissioner Carlos Diaz (Seated Right)  
Commissioner Cliff Merz (Standing Right)

**CITY OF SAFETY HARBOR, FLORIDA**  
**BALANCE SHEET – GOVERNMENTAL FUNDS**  
**SEPTEMBER 30, 2015**

	General	Community Redevelopment Agency	Capital Projects	Other Non-major Governmental Funds	Total Governmental Funds
<b>Assets</b>					
Cash and cash equivalents	\$ 8,736,373	\$ 537,557	\$ 2,413,074	\$ 2,070,484	\$ 13,757,488
Receivables, net:					
Accounts receivable	349,682	936	2,710	181,693	535,021
Due from other governments	233,167	-	328,148	40,081	601,396
Inventories	62,739	-	-	-	62,739
Prepaid items	7,587	-	-	-	7,587
<b>Total assets</b>	<b>\$ 9,389,548</b>	<b>\$ 538,493</b>	<b>\$ 2,743,932</b>	<b>\$ 2,292,258</b>	<b>\$ 14,964,231</b>
<b>Liabilities, Deferred Inflows of Resources and Fund Balances</b>					
<b>Liabilities:</b>					
Accounts payable	\$ 164,213	\$ 3,843	\$ 193,940	\$ 76,024	\$ 438,020
Accrued liabilities	369,530	784	-	815	371,129
Customer deposits	13,399	-	-	4,667	18,066
<b>Total liabilities</b>	<b>547,142</b>	<b>4,627</b>	<b>193,940</b>	<b>81,506</b>	<b>827,215</b>
<b>Deferred Inflows of Resources:</b>					
Proceeds from unearned revenues	994,731	-	-	1,256	995,987
<b>Fund Balances:</b>					
<b>UNAUDITED</b>					
<b>Nonspendable:</b>					
Inventories and prepaid items	37,143	-	-	-	37,143
<b>Restricted for:</b>					
General government	-	484,103	-	-	484,103
Fire protection	-	-	-	12,254	12,254
Physical environment	-	-	-	-	-
Transportation	-	-	-	489,268	489,268
Library	-	-	-	22,598	22,598
Parks and recreation	-	-	-	260,966	260,966
Debt service	-	-	-	138,327	138,327
Capital projects	-	-	839,487	-	839,487
<b>Committed to:</b>					
Emergency/disaster relief stabilization	2,941,837	-	-	-	2,941,837
Physical environment	-	-	-	265,742	265,742
Public safety	-	-	-	2,340	2,340
Capital project (Waterfront Park)	-	-	1,596,978	-	1,596,978
<b>Assigned to:</b>					
General government	-	49,763	113,527	-	163,290
Fire protection	-	-	-	2,022	2,022
Physical environment	-	-	-	13,821	13,821
Transportation	-	-	-	660,947	660,947
Parks and recreation	-	-	-	341,211	341,211
Other	-	-	-	-	-
<b>Unassigned:</b>	<b>4,868,695</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,868,695</b>
<b>Total fund balances</b>	<b>7,847,675</b>	<b>533,866</b>	<b>2,549,992</b>	<b>2,209,496</b>	<b>13,141,029</b>
<b>Total liabilities, deferred inflows of resources and fund balances</b>	<b>\$ 9,389,548</b>	<b>\$ 538,493</b>	<b>\$ 2,743,932</b>	<b>\$ 2,292,258</b>	<b>\$ 14,964,231</b>

The notes to the basic financial statements are an integral part of this statement.

**CITY OF SAFETY HARBOR, FLORIDA**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES**  
**IN FUND BALANCES – GOVERNMENTAL FUNDS**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2015**

	General	Community Redevelopment Agency	Capital Projects	Other Non-major Governmental Funds	Total Governmental Funds
<b>Revenues:</b>					
Property taxes	\$ 3,856,154	\$ 337,244	\$ -	\$ -	\$ 4,193,398
Utility taxes	2,423,913	-	-	-	2,423,913
Local business taxes	162,446	-	-	-	162,446
Local option taxes	128,897	-	1,670,495	240,300	2,039,692
Franchise fees	1,462,318	-	-	-	1,462,318
Licenses and permits	219,997	-	-	-	219,997
Impact fees	-	-	-	42,030	42,030
Special assessments	-	-	-	247,516	247,516
Sales tax	1,018,441	-	-	-	1,018,441
Intergovernmental	1,785,913	-	58,809	-	1,844,722
Charges for services	973,114	-	-	48,506	1,021,620
Fines and forfeitures	49,232	-	-	-	49,232
Interest income and net appreciation in fair value of investments	179,392	9,523	28,236	43,455	260,606
Contributions and donations	13,775	-	-	634,454	648,229
Other	968,183	10,000	-	-	978,183
<b>Total revenues</b>	<b>13,241,775</b>	<b>356,767</b>	<b>1,757,540</b>	<b>1,256,261</b>	<b>16,612,343</b>
<b>Expenditures:</b>					
<b>Current operating:</b>					
General government	2,405,475	99,623	-	-	2,505,098
Law enforcement	1,211,298	-	-	-	1,211,298
Fire protection	3,702,398	-	-	859	3,703,257
Building department	360,833	-	-	-	360,833
Physical environment	354,460	-	-	35,972	390,432
Transportation	686,241	-	-	638,489	1,324,730
Library	1,187,566	-	-	-	1,187,566
Parks and recreation	2,558,266	-	-	12,717	2,570,983
Capital outlay	111,414	39,202	1,126,669	780,816	2,058,101
<b>Debt service:</b>					
Capital lease principal	-	-	-	5,000	5,000
Principal retirement	-	-	-	722,400	722,400
Interest and other charges	-	-	-	167,784	167,784
<b>Total expenditures</b>	<b>12,577,951</b>	<b>138,825</b>	<b>1,126,669</b>	<b>2,364,037</b>	<b>16,207,482</b>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<b>663,824</b>	<b>217,942</b>	<b>630,871</b>	<b>(1,107,776)</b>	<b>404,861</b>
<b>Other financing sources (uses):</b>					
Transfers in	-	-	1,644,860	1,017,160	2,662,020
Transfers out	(1,607,650)	(44,860)	(888,710)	-	(2,541,220)
<b>Total other financing sources (uses)</b>	<b>(1,607,650)</b>	<b>(44,860)</b>	<b>756,150</b>	<b>1,017,160</b>	<b>120,800</b>
<b>Net change in fund balances</b>	<b>(943,826)</b>	<b>173,082</b>	<b>1,387,021</b>	<b>(90,616)</b>	<b>525,661</b>
<b>Fund balances, beginning of year</b>	<b>8,791,501</b>	<b>360,784</b>	<b>1,162,971</b>	<b>2,300,112</b>	<b>12,615,368</b>
<b>Fund balances, end of year</b>	<b>\$ 7,847,675</b>	<b>\$ 533,866</b>	<b>\$ 2,549,992</b>	<b>\$ 2,209,496</b>	<b>\$ 13,141,029</b>

The notes to the basic financial statements are an integral part of this statement.

CITY OF SAFETY HARBOR, FLORIDA  
 NOTES TO THE BASIC FINANCIAL STATEMENTS  
 SEPTEMBER 30, 2015

**NOTE 10 – REDEVELOPMENT TRUST FUND**

Pursuant to Florida Statute 163.387, the schedule below provides a summary of the sources of deposits into, and the amount and purpose of withdrawals from, the Redevelopment Trust Fund (Community Redevelopment Agency Fund) for the fiscal year ended September 30, 2015.

	Deposits	Withdrawals
Sources of deposits:		
Ad valorem taxes	\$ 145,027	\$ -
Ad valorem taxes from Pinellas County	192,217	-
Miscellaneous revenue	10,000	-
Interest and investment income	9,523	-
Purpose of withdrawals:		
Personal services	-	35,994
Banners	-	2,015
Brochures	-	567
Decorative lighting	-	4,606
District fees	-	670
Façade and partnership incentives	-	13,650
Jolley Trolley	-	27,909
Land lease - CSX	-	435
Public Art Committee	-	2,580
Streetscaping - benches, trash cans, planter, ballasts	-	11,197
Mullet Creek Bridge improvements	-	7,640
Waterfront Park	-	31,562
Transfer to Capital Projects fund for Waterfront Park	-	44,860
Totals	\$ 356,767	\$ 183,685

UNAUDITED

**NOTE 11 – RISK MANAGEMENT**

The City is a member of Public Risk Management (PRM), a local government liability risk pool. PRM administers insurance activities relating to property, general, automobile and public officials' liability, employees' health and auto physical damage. PRM absorbs losses up to a specified amount annually and purchases excess and other specific coverages from third-party carriers. PRM assesses each member their pro rata share of the estimated amount required to meet current year losses and operating expenses. If total member assessments (premiums) do not produce sufficient funds to meet its obligations, PRM can make additional limited assessments. Losses, if any, in excess of PRM's ability to assess its members would revert back to the member that incurred the loss. No additional assessments were levied by PRM to the City for the fiscal year ended September 30, 2015. The City had no significant reductions in insurance coverage during the fiscal year ended September 30, 2015. In addition, there have been no settlements that exceeded the City's insurance coverage in any of the past three fiscal years.

The City is a defendant in various legal actions that, in the opinion of management, will not have a significant effect on the financial position or results of operations of the City.

# PROGRESS REPORT ON CRA ACTION STRATEGY

Implementation of the Downtown Master Plan is motivated by the desire by the City to achieve its vision of becoming a vibrant destination city with a unique quality of life – a city 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.

Projects that were implemented in FY 2015 are noted below:

## Waterfront Park

Implementation of the master plan continued this year including finalization of the Phase 1 trail design and announcement of a bid process for completion of the grading, drainage and trail within Waterfront Park. The waterfront green space was used by the community for special events (such as “The Best Damn Race” half marathon), festivals (such as the Singer Songwriter Festival), and passive recreation.

## Arts, Preservation , Culture and Environment

In FY 2015, the CRA funded artwork within Mullet Creek Park and a new historical marker program. Four new art prints were installed on walls within the park. Ten markers were installed to education residents and visitors regarding the City’s heritage. In partnership with the Museum Board and Historical Society, the locations and names of the markers were placed in the locations listed below:

- (2 Markers ) Native American Mound, Tabby Well, Carriage House: Safety Harbor Museum & Cultural Center 329 S Bayshore Blvd.
- Tucker Mansion: 311 N Bayshore Blvd.
- Safety Harbor Herald: Dazzled Boutique 525 Main St.
- First Town Hall: Chamber of Commerce 200 Main St.
- First Library: Arc 624 4th Ave. N
- First Presbyterian Church: 255 5th Ave. S
- Baranoff Oak: 2nd St. N
- St. James Hotel: 101 Main St.
- Hotel Frances: 454 Main St.

# PROGRESS REPORT ON CRA ACTION STRATEGY

## Arts, Preservation , Culture and Environment (Continued)

The iconic 300 year old Baranoff Oak Tree is a staple attraction to the City's downtown. In an effort to provide long term preservation of this unique cultural and environmental treasure, the CRA continued to fund the monitoring of measures to improve the surrounding soils, irrigation and protection for the tree.

## Jolley Trolley

In 2012, the City of Safety Harbor partnered with the Chamber of Commerce, the Safety Harbor Spa, the Florida Department of Transportation and Pinellas Suncoast Transit Authority to fund a new Jolley Trolley route between the Safety Harbor Spa and downtown Dunedin. The route began in 2014 and operates in the evening on Fridays and during the day and evening on Saturdays and Sundays. The rubber tire trolley is a "concierge on wheels." While transporting passengers between the two cities, drivers provide fun facts about the City. In addition to bringing visitors to Safety Harbor, the trolley serves as a park and ride, reducing parking demand in downtown Safety Harbor. In September of 2015, the City Commission approved a service agreement with Jolley Trolley and the Pinellas Suncoast Transit Authority. From February to September of 2014, the trolley had 4,633 riders. During FY 2015, the trolley had 6,481 riders.

## Main Street Brick Intersection Restoration

In 2015, the City of Safety Harbor reconstructed the intersection of Main Street and 8<sup>th</sup> Avenue to address subsurface drainage issues. The decorative brick design was replaced within the intersection.

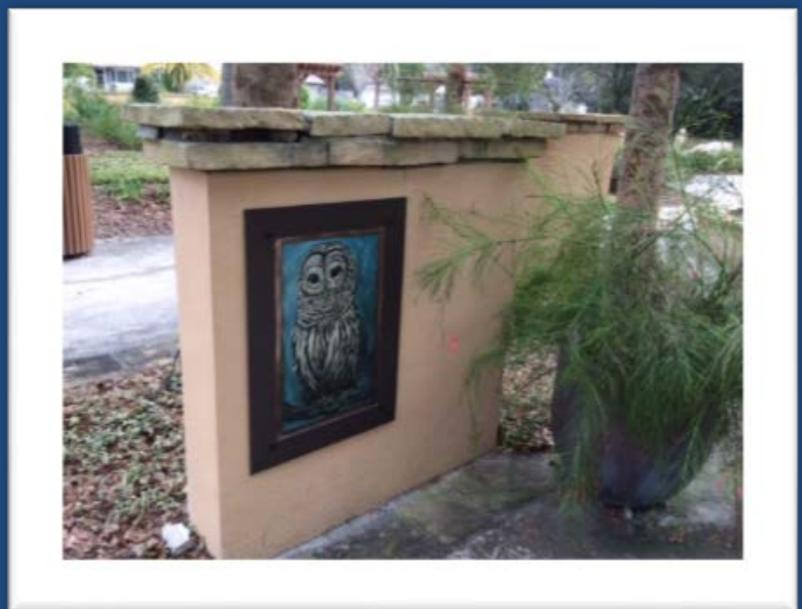
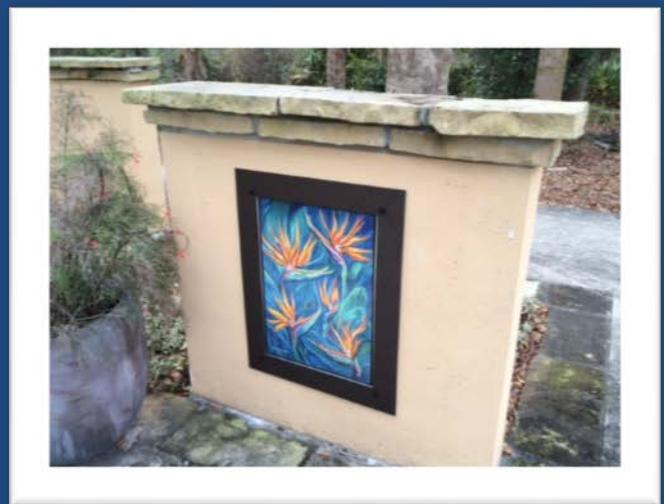
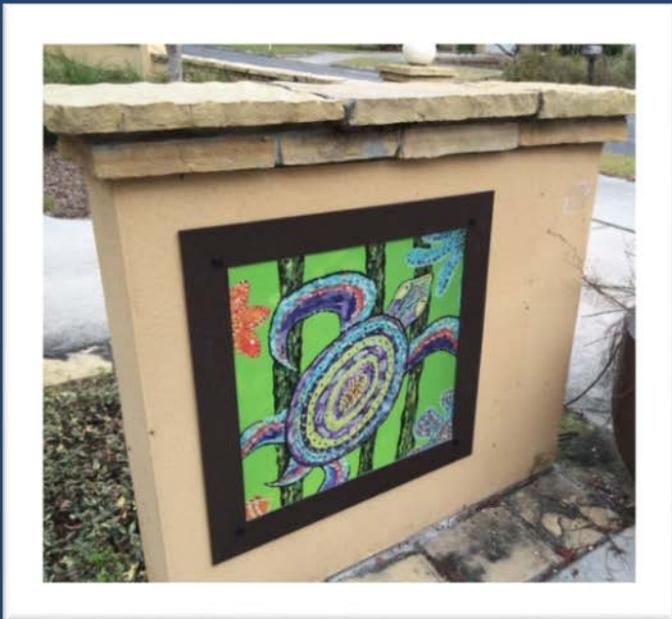
## Downtown Partnership Grants

The CRA reinstated the Downtown Partnership Grant program. Five commercial matching grants were issued FY 2015 totaling \$21,000 to leverage \$63,087 in matching grant investment. Grant categories included façade, landscaping, and signage projects within downtown.



# PROGRESS REPORT – PUBLIC ART

## Mullet Creek Park Art



# PROGRESS REPORT – PUBLIC ART

## Historical Marker Program



# PROGRESS REPORT – BARANOFF OAK TREE PRESERVATION

Monitoring of the City's iconic oak tree



# PROGRESS REPORT – DOWNTOWN PARTNERSHIP GRANT

## Crooked Thumb Brewery

Before



After



## Harbor Pet Grooming

Before



After



# PROGRESS REPORT – MAIN STREET BRICK INTERSECTION RESTORATION



## City Mission Statement:

*“Safety Harbor will be a vibrant destination city with a unique quality of life – a city that is successful balancing responsible, innovative growth with careful preservation of its small-town atmosphere, its quaint character, and its valued treasures.”*



## CONTACT US:

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