

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 22-23)

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 22-23, the following projects were funded by the Community Redevelopment Agency (CRA):

Arts, Preservation, Culture and Environment

- Design for the 4,800 square foot second floor addition to the library.

Public Realm

- Main Street at 4th Avenue Brick Intersection Repair:
Construction for the re-habilitation of the brick intersection of Main Street at 4th Avenue was completed in May 2022. City Engineering Department provided an in-house design of the brick intersection rehabilitation project at Main Street and 4th Avenue. Construction began in April 2022 and was completed in May 2022. The design of the intersection, sub-base, and grading improved the drainage and longevity of the intersection. Improvements included the removal of the existing brick and underlying asphalt, and replacing with 16 inches of base material, a thin sand layer, and larger brick coated with polymeric sand. The improvements will allow for better drainage of the intersection. The larger bricks will be less likely to move and the polymeric sand will resist movement of the sand, both of which will provide for longevity to the intersection.
- Main Street Intersection Repairs at 2nd Avenue, 4th Avenue, 5th Avenue and North Bayshore:
Brick intersection repairs were done to intersections at Main Street and 2nd Avenue, 4th Avenue, 5th Avenue and Main Street at Philippe Parkway North crosswalk in August 2022. Bricks were sinking due to water infiltration. Contractor installed additional subbase and re-set the bricks to level and installed polymeric sand to correct water infiltration issue.

Economic Development

- The CRA approved \$52,883.75 in downtown partnership grants in two cycles. Non-residential grants were approved for Backwater, Aerie Lane, House of Petals, Guy Gannaway, Condominium Association of Harbor Oaks, and the Blend.

Land Acquisition

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

A Downtown Master Plan update was completed to extend the Community Redevelopment District sunset date by 10 years.

Fiscal Year 2023-2024 Goals

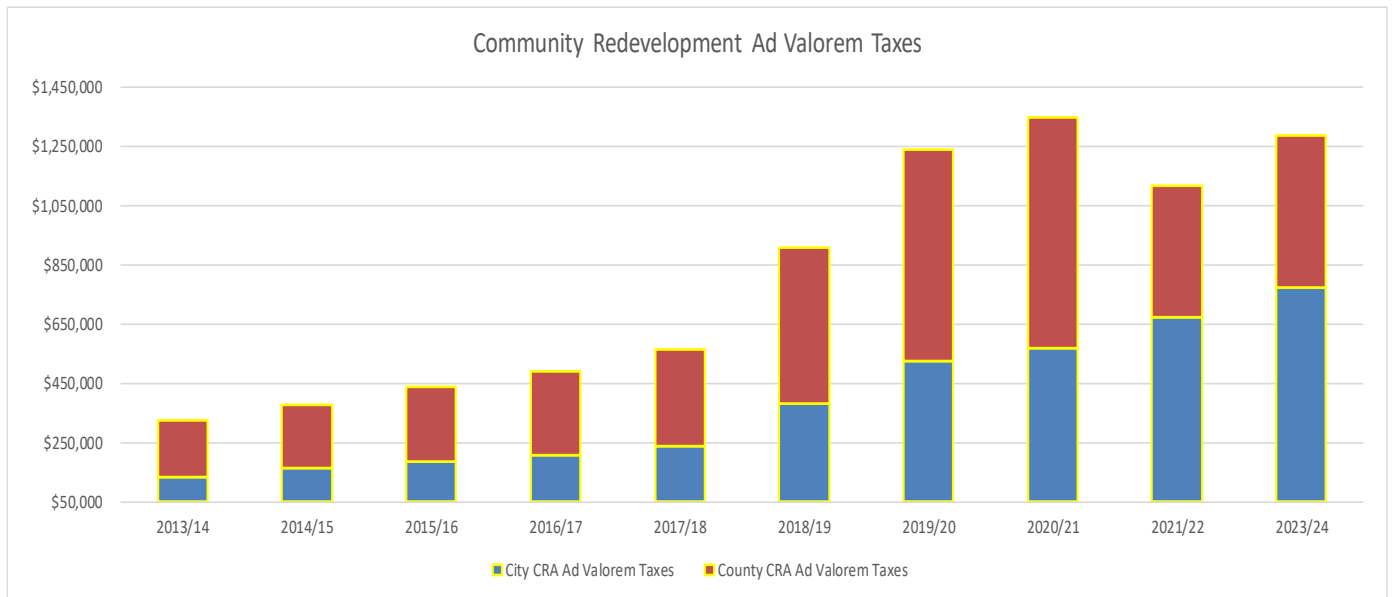
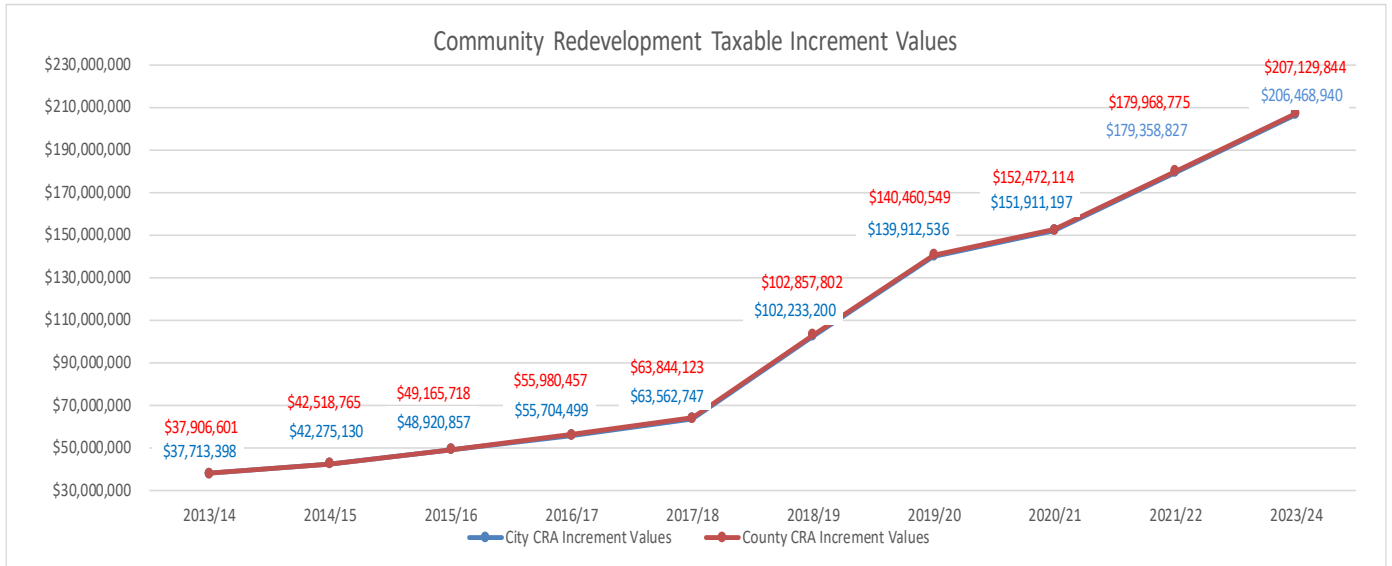
Goals for FY 2023-23 goals include design of the library addition and continuation of the Downtown Partnership Grant and Public Art programs. CRA funds will be used to pay debt associated with the Waterfront Park and Baranoff Oak Park land purchases.

Safety Harbor Library Second Floor Addition and First Floor Lighting upgrades

On January 6, 2020, City Commission approved the design and permitting of the 2nd Floor Library Addition and 1st Floor lighting upgrades to the Architecture Firm, Long & Associates in the amount of \$173,674.00. The 2nd floor addition will consist of 4,800 square foot addition that contains open meeting space, a dedicated teen space, a kitchen and storage. Additional modifications have been designed for circulation and egress. Two (2) separate stairs and an elevator will be added for access to the new 2nd floor. Long & Associates has since provided 100% Construction Documents and Bid Plans for the 2nd floor addition and the 1st Floor lighting upgrades. Construction documents were submitted for both a City and Pinellas County building permit in March 2023. City Permitting and Pinellas County Permitting is complete, and Pinellas County Permit was approved on July 14, 2023. The Library 1st Floor lighting upgrades and 2nd Floor Addition is scheduled to go out to Bid on July 19, 2023, and a mandatory pre-bid meeting is scheduled for July 31, 2023. Bids are due August 29, 2023.

**CITY OF SAFETY HARBOR
ADOPTED FY 2023/2024 BUDGET**

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



Fiscal Year	City					County					Total CRA Tax @ 95%
	<u>Taxable Value</u>	<u>Base Year Value</u>	<u>Increment Value</u>	<u>Millage Rate</u>	<u>Tax @ 95%</u>	<u>Taxable Value</u>	<u>Base Year Value</u>	<u>Increment Value</u>	<u>Millage Rate</u>	<u>Tax @ 95%</u>	
2013/14	\$ 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
2014/15	\$ 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
2015/16	\$ 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
2016/17	\$ 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	\$ 492,898
2017/18	\$ 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
2018/19	\$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	\$ 907,282
2019/20	\$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
2020/21	\$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
2021/22	\$211,302,907	\$31,944,080	\$179,358,827	3.9500	\$673,044	\$211,912,855	\$31,944,080	\$179,968,775	5.2092	\$445,309	\$ 1,118,353
2023/24	\$238,413,020	\$31,944,080	\$206,468,940	3.9500	\$774,775	\$239,073,924	\$31,944,080	\$207,129,844	5.2092	\$512,516	\$ 1,287,291

COMMUNITY REDEVELOPMENT AGENCY
PROJECTED REVENUES AND EXPENDITURES

Expenditures	Project	Projected Revenues	Projected Expenditures
Revenues			
Ad valorem taxes - City of Safety Harbor		774,770	
Ad valorem taxes - Pinellas County		499,060	
Interest and investment income		8,000	
Balance Carryforward		61,100	
Expenditures			
Personnel Services			56,770
Art	CRAART		25,000
Holiday Lights	CRAHOL		30,000
CSX land lease	CRCSXL		690
District fees	CRFEES		1,400
C/R façade and partnership incentives	CRGRNT		100,000
Decorative lighting	CRLITE		3,500
Marketing	CRMKT		5,000
Signage	CRSIGN		5,000
Streetscaping	CRSTSC		10,000
Total Other Current Charges			180,590
Transfer Out to General Fund (2nd Street Parcel)			128,570
Transfer Out to 2018 Debt (Baranoff Oak)			129,700
Total Transfers Out			258,270
Subtotal CRA Expenditures			495,630
Budgeted fund reserve			847,300
Total		\$ 1,342,930	\$ 1,342,930

CITY OF SAFETY HARBOR
ADOPTED FY 2023/2024 BUDGET

FUND 067 - COMMUNITY REDEVELOPMENT AGENCY

Acct #	Account Description	Actual 2020-21	Actual 2021-22	Adopted Budget 2022-23	Adjusted Budget 2022-23	Estimated Year End 2022-23	Adopted Budget 2023-24
REVENUE DETAIL							
Ad Valorem Taxes							
6500-311.01-00	Ad Valorem	\$ 1,240,289	\$ 1,324,595	\$ 1,118,280	\$ 1,118,280	\$ 1,106,660	\$ 1,273,830
	Total Ad Valorem Taxes	1,240,289	1,324,595	1,118,280	1,118,280	1,106,660	1,273,830
Charges For Services							
6500-344.01-00	Parking - In Lieu of Fee	22,035	-	-	-	-	-
	Total Charges For Services	22,035	-	-	-	-	-
Miscellaneous Revenue							
6500-361.01-00	Investments	3,179	12,912	7,500	7,500	7,500	8,000
6500-361.50-00	Market Value Adj	(3,092)	(94,923)	-	-	-	-
6500-366.21-00	Donation/Private	-	-	615,140	615,140	615,140	-
	Total Miscellaneous Revenue	86	(82,011)	622,640	622,640	622,640	8,000
Miscellaneous Revenue							
6500-381.01-00	Trf From General Fund	-	320	640	900,640	900,640	-
	Total Miscellaneous Revenue	-	320	640	900,640	900,640	-
6500-389.01-00	Balance Carryforward	-	-	1,698,770	1,804,516	1,812,300	61,100
Total Community Redevelopment Agency		\$ 1,262,410	\$ 1,242,903	\$ 3,440,330	\$ 4,446,076	\$ 4,442,240	\$ 1,342,930

Fund:	Department:	Fund #:
Community Redevelopment Agency	Community Redevelopment Agency	067

EXPENDITURE DETAIL							
Acct #	Account Description	Actual 2020-21	Actual 2021-22	Adopted Budget 2022-23	Adjusted Budget 2022-23	Estimated Year End 2022-23	Adopted Budget 2023-24
Personnel Services							
6517-500.12-01	Salaries & Wages	36,442	37,741	40,100	40,100	40,100	42,530
6517-500.15-10	Incentive Pay	-	-	600	600	600	-
	Salaries & Wages Sub-Total	36,442	37,741	40,700	40,700	40,700	42,530
6517-500.21-00	Fica Taxes	2,588	2,727	3,110	3,110	3,110	3,260
6517-500.22-00	Retirement	3,626	3,755	3,990	3,990	3,990	4,230
6517-500.23-00	Life & Health Insurance	6,359	6,556	6,540	6,540	6,540	7,270
	Benefits Sub-Total	12,573	13,037	13,640	13,640	13,640	14,760
	Total Personnel Services	49,016	50,778	54,340	54,340	54,340	57,290
Operating Expenses							
6517-500.49-30	Other Current Charges	186,201	73,009	274,590	310,950	243,690	180,590
	Total Operating Expenses	186,201	73,009	274,590	310,950	243,690	180,590
Capital Expenses							
6517-500.61-00	Land	-	-	-	900,000	913,420	-
6517-500.62-00	Buildings	71,309	31,363	2,975,240	3,044,626	3,039,990	-
6517-500.63-00	Improv Other Than Bldgs	112,705	79,481	-	-	-	-
	Total Capital Expenses	184,014	110,843	2,975,240	3,944,626	3,953,410	-
Non-Expendable Disbursement							
6595-500.91-01	Trf To General Fund	157,000	157,000	-	-	-	128,570
6595-500.91-27	Trf To 2018 Debt (GOVT)	132,000	98,940	129,700	129,700	129,700	129,700
6599-500.99-02	Reserved For Future Exp	-	-	6,460	6,460	61,100	846,780
	Total Non-Expendable Disbursement	289,000	255,940	136,160	136,160	190,800	1,105,050
Total Community Redevelopment Agency		\$ 708,230	\$ 490,570	\$ 3,440,330	\$ 4,446,076	\$ 4,442,240	\$ 1,342,930