



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

## **FY 23/24 Annual Report**



# REPORT PURPOSE

The City of Safety Harbor Community Redevelopment Agency Fiscal Year 23/24 Annual Report covers all activities from October 1, 2023 to September 30, 2024 to document its progress in achieving the goals, objectives and action strategies set forth in the adopted Community Redevelopment Plan. Pursuant to Section 163.371(2) of Florida Statutes, the Community Redevelopment Agency (CRA) is required to:

*“... file an annual report with the county or municipality that created the agency and publish the report on agency’s website. The report must include the following information:*

*(a) The most recent complete audit report of the redevelopment trust fund as required in s. 163.387(8). If the audit report for the previous year is not available by March 31, a community redevelopment agency shall publish the audit report on its website within 45 days after completion.*

*(b) The performance data for each plan authorized, administered, or overseen by the community redevelopment agency as of December 31 of the reporting year, including the:*

- 1. Total number of projects started and completed and the estimated cost for each project.*
- 2. Total expenditures from the redevelopment trust fund.*
- 3. Original assessed real property values within the community redevelopment agency’s area of authority as of the day the agency was created.*
- 4. Total assessed real property values of property within the boundaries of the community redevelopment agency as of January 1 of the reporting year.*
- 5. Total amount expended for affordable housing for low-income and middle-income residents.*

*(c) A summary indicating to what extent, if any, the community redevelopment agency has achieved the goals set out in its community redevelopment plan. ”*

The purpose of this Annual Report is to satisfy the requirements of Section 163.371(2) 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 by City Resolution 92-96, to plan, promote, and carry-out downtown revitalization projects and initiatives targeted at removing real and perceived barriers to community redevelopment. 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.

City Resolution 92-26 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.

In 2022, the City of Safety Harbor worked with Pinellas County to extend the CRA sunset date ten years to 2032. The extension was approved by the Pinellas County Board of County Commissioners on May 21, 2024.

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.

## 23/24 CRA BOARD



**Mayor Joe Ayoub**



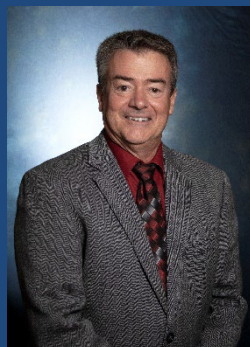
**Vice Mayor Commissioner  
Andy Steingold**



**Commissioner Carlos Diaz**



**Commissioner Nancy Besore**



**Commissioner Cliff Merz  
Left Office March 2024**



**Commissioner Jacob Burnett  
Entered Office March 2024**



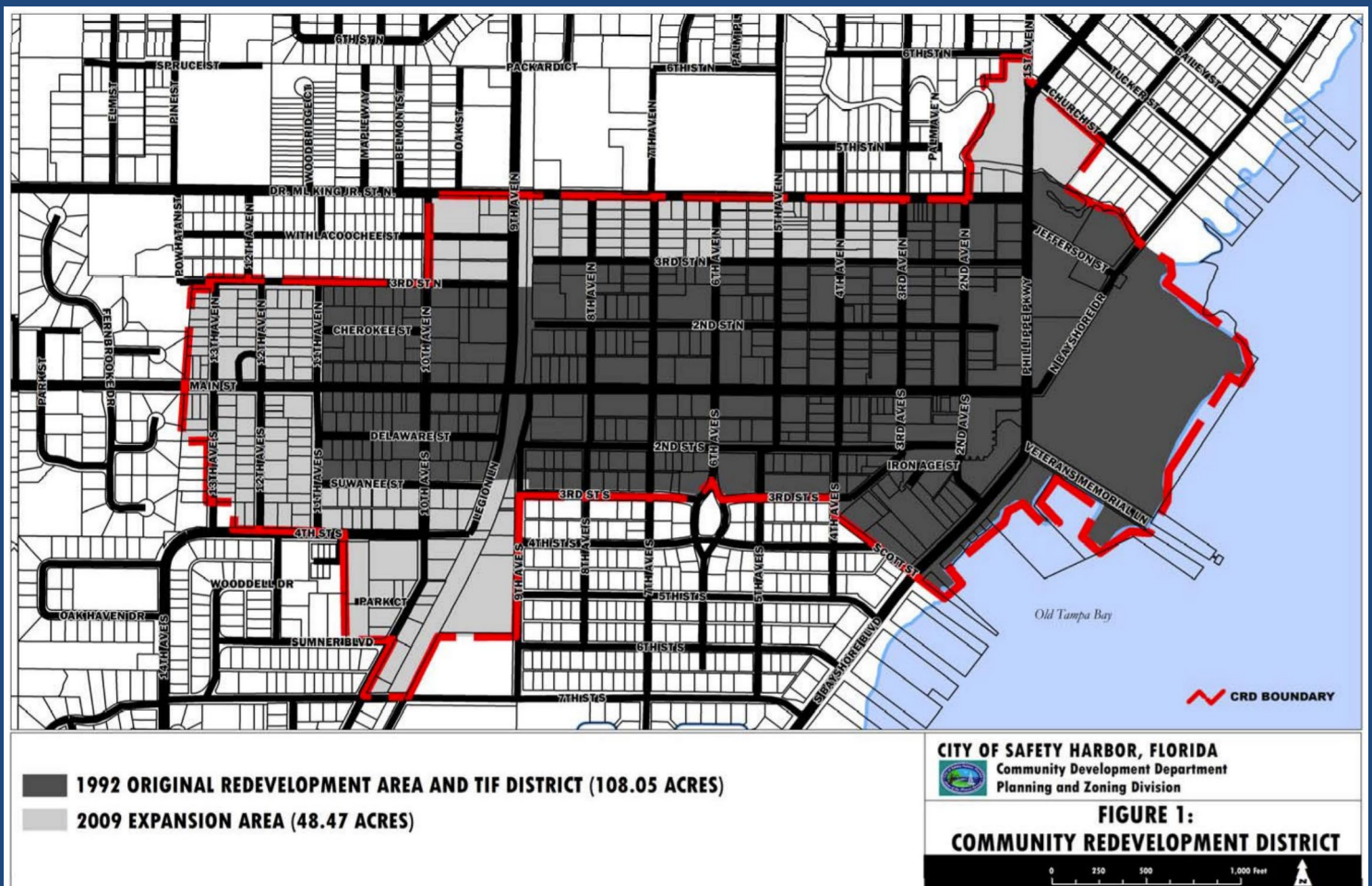
# CRA FINANCIALS

City Ordinance 92-24 and County Ordinance 92-60 established the Redevelopment Trust Fund in 1992. The Tax Increment Finance District covers properties inside the Original CRA (approximately 108-acres).

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 intact while providing necessary flexibility to accommodate desired infill and redevelopment.

At this time, there are no plans to establish a tax increment finance district for the expansion area. The CRA is primarily funded through tax increment finance revenues. The ad valorem millage rate for FY 23/24 was 3.9500.

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.



**COMMUNITY REDEVELOPMENT AGENCY  
(A BLENDED COMPONENT UNIT OF THE CITY OF SAFETY HARBOR, FLORIDA)  
GOVERNMENTAL FUND BALANCE SHEET AND STATEMENT OF NET POSITION  
SEPTEMBER 30, 2023**

|  | General<br>Fund     | Adjustments         | Statement of<br>Net Position |
|--|---------------------|---------------------|------------------------------|
| <b>ASSETS</b>                          |                     |                     |                              |
| Current Assets:                        |                     |                     |                              |
| Cash and Cash Equivalents              | \$ 2,654,532        | \$ -                | \$ 2,654,532                 |
| Accounts Receivable                    | 2,024               | -                   | 2,024                        |
| Total Current Assets                   | <u>2,656,556</u>    | <u>-</u>            | <u>2,656,556</u>             |
| Noncurrent Assets:                     |                     |                     |                              |
| Capital assets                         |                     |                     |                              |
| Nondepreciable                         | -                   | 913,418             | 913,418                      |
| Total Noncurrent Assets                | <u>-</u>            | <u>913,418</u>      | <u>913,418</u>               |
| Total Assets                           | 2,656,556           | 913,418             | 3,569,974                    |
| <b>LIABILITIES</b>                     |                     |                     |                              |
| Accrued Liabilities                    | 1,921               | -                   | 1,921                        |
| Advance from Primary Government        | 900,000             | -                   | 900,000                      |
| Total Liabilities                      | <u>901,921</u>      | <u>-</u>            | <u>901,921</u>               |
| <b>FUND BALANCE/NET POSITION</b>       |                     |                     |                              |
| Fund Balance:                          |                     |                     |                              |
| Restricted for Community Redevelopment | 1,694,042           | (1,694,042)         | -                            |
| Assigned for Community Redevelopment   | 60,593              | (60,593)            | -                            |
| Total Fund Balance                     | <u>\$ 1,754,635</u> | <u>(1,754,635)</u>  | <u>-</u>                     |
| Net Position:                          |                     |                     |                              |
| Net Investment in Capital Assets       |                     | 913,418             | 913,418                      |
| Restricted for Community Redevelopment |                     | 1,694,042           | 1,694,042                    |
| Unrestricted                           |                     | 60,593              | 60,593                       |
| Total Net Position                     |                     | <u>\$ 2,668,053</u> | <u>\$ 2,668,053</u>          |

**COMMUNITY REDEVELOPMENT AGENCY  
(A BLENDED COMPONENT UNIT OF THE CITY OF SAFETY HARBOR, FLORIDA)  
GOVERNMENTAL FUND STATEMENT OF REVENUES, EXPENDITURES, AND  
CHANGES IN FUND BALANCE AND STATEMENT OF ACTIVITIES  
YEAR ENDED SEPTEMBER 30, 2023**

|  | General<br>Fund     | Adjustments      | Statement of<br>Activities |
|--|---------------------|------------------|----------------------------|
| <b>EXPENDITURES/EXPENSES</b>                             |                     |                  |                            |
| General Government                                       | \$ 180,960          | \$ -             | \$ 180,960                 |
| Capital Outlay   | 913,418             | (913,418)        | -                          |
| Total Expenses   | <u>1,094,378</u>    | <u>(913,418)</u> | <u>180,960</u>             |
| <b>GENERAL REVENUES</b>                                  |                     |                  |                            |
| Taxes  | 1,106,657           | -                | 1,106,657                  |
| Investment Income  | 42,283              | -                | 42,283                     |
| Total Revenues   | <u>1,148,940</u>    | <u>-</u>         | <u>1,148,940</u>           |
| <b>EXCESS OF REVENUES OVER<br/>EXPENDITURES/EXPENSES</b> | <u>54,562</u>       | <u>913,418</u>   | <u>967,980</u>             |
| <b>OTHER FINANCING SOURCES (USES)</b>                    |                     |                  |                            |
| Transfers from Primary Government                        | 640                 | -                | 640                        |
| Transfers to Primary Government                          | (129,700)           | -                | (129,700)                  |
| Total Other Financing Sources (Uses)                     | <u>(129,060)</u>    | <u>-</u>         | <u>(129,060)</u>           |
| <b>NET CHANGE IN FUND BALANCE/NET POSITION</b>           | (74,498)            | 913,418          | 838,920                    |
| Fund Balance/Net Position - Beginning of Year            | <u>1,829,133</u>    | <u>-</u>         | <u>1,829,133</u>           |
| <b>FUND BALANCE/NET POSITION - END OF YEAR</b>           | <u>\$ 1,754,635</u> | <u>\$ -</u>      | <u>\$ 2,668,053</u>        |

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**COMMUNITY REDEVELOPMENT AGENCY  
(A BLENDED COMPONENT UNIT OF THE CITY OF SAFETY HARBOR, FLORIDA)  
BUDGETARY COMPARISON SCHEDULE – GENERAL FUND  
YEAR ENDED SEPTEMBER 30, 2023**

|  | Budget       |              |              | Variance with<br>Final Budget<br>Positive<br>(Negative) |
|--|--------------|--------------|--------------|---|
|  | Original     | Final        | Actual       |   |
| <b>REVENUES</b>  |              |              |              |   |
| Taxes  | \$ 1,118,280 | \$ 1,118,280 | \$ 1,106,657 | \$ (11,623)   |
| Other Revenue  | 615,140      | 615,140      | -            | (615,140)   |
| Investment Income  | 7,500        | 7,500        | 42,283       | 34,783  |
| Total Revenues   | 1,740,920    | 1,740,920    | 1,148,940    | (591,980)   |
| <b>EXPENDITURES</b>  |              |              |              |   |
| Personnel Services   | 54,340       | 54,340       | 52,870       | 1,470   |
| General Operating Expenses   | 274,590      | 279,645      | 128,090      | 151,555   |
| Capital Projects   | 2,975,240    | 900,000      | 913,418      | (13,418)  |
| Total Expenditures   | 3,304,170    | 1,233,985    | 1,094,378    | 139,607   |
| <b>EXCESS (DEFICIENCY) OF REVENUES<br/>OVER (UNDER) EXPENDITURES</b> | (1,563,250)  | 506,935      | 54,562       | (452,373)   |
| <b>OTHER FINANCING SOURCES (USES)</b>                                |              |              |              |   |
| Transfers from Primary Government                                    | 640          | 900,640      | 640          | (900,000)   |
| Transfers to Primary Government                                      | (129,700)    | (129,700)    | (129,700)    | -   |
| Total Other Financing<br>Sources (Uses)                              | (129,060)    | 770,940      | (129,060)    | (900,000)   |
| <b>NET CHANGE IN FUND BALANCE</b>                                    | (1,692,310)  | 1,277,875    | (74,498)     | (1,352,373)   |
| Fund Balance - Beginning of Year                                     | 1,692,310    | (1,277,875)  | 1,829,133    | 3,107,008   |
| <b>FUND BALANCE - END OF YEAR</b>                                    | \$ -         | \$ -         | \$ 1,754,635 | \$ 1,754,635  |

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# **FY 23/24 BUDGET**

Note: The following pages are from the adopted FY23/24 CRA Budget and do not reflect actual expenditures during the fiscal year.



# 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 4<sup>th</sup> Avenue Brick Intersection Repair:  
Construction for the re-habilitation of the brick intersection of Main Street at 4<sup>th</sup> 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 2<sup>nd</sup> Avenue, 4<sup>th</sup> Avenue, 5<sup>th</sup> Avenue and North Bayshore:  
Brick intersection repairs were done to intersections at Main Street and 2<sup>nd</sup> Avenue, 4<sup>th</sup> Avenue, 5<sup>th</sup> 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.

# Continued from previous page

## 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 2<sup>nd</sup> Floor Library Addition and 1<sup>st</sup> Floor lighting upgrades to the Architecture Firm, Long & Associates in the amount of \$173,674.00. The 2<sup>nd</sup> 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 2<sup>nd</sup> floor. Long & Associates has since provided 100% Construction Documents and Bid Plans for the 2<sup>nd</sup> floor addition and the 1<sup>st</sup> 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 1<sup>st</sup> Floor lighting upgrades and 2<sup>nd</sup> 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.

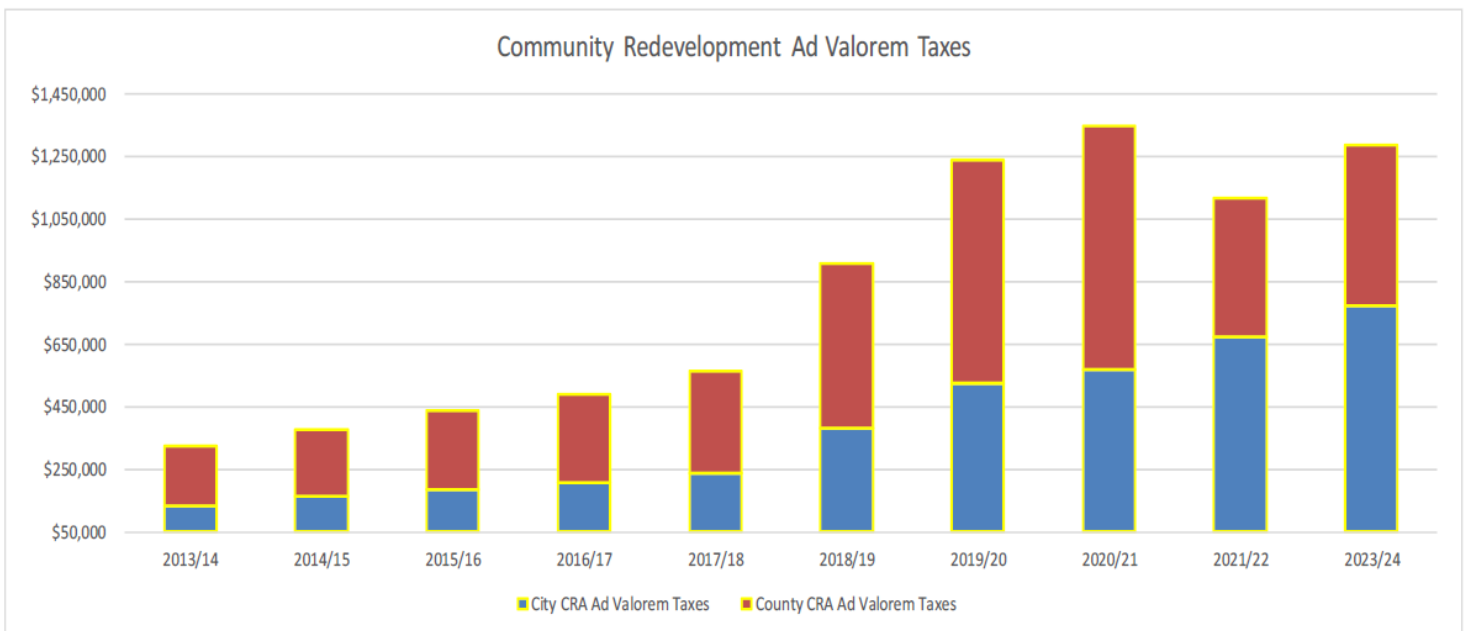
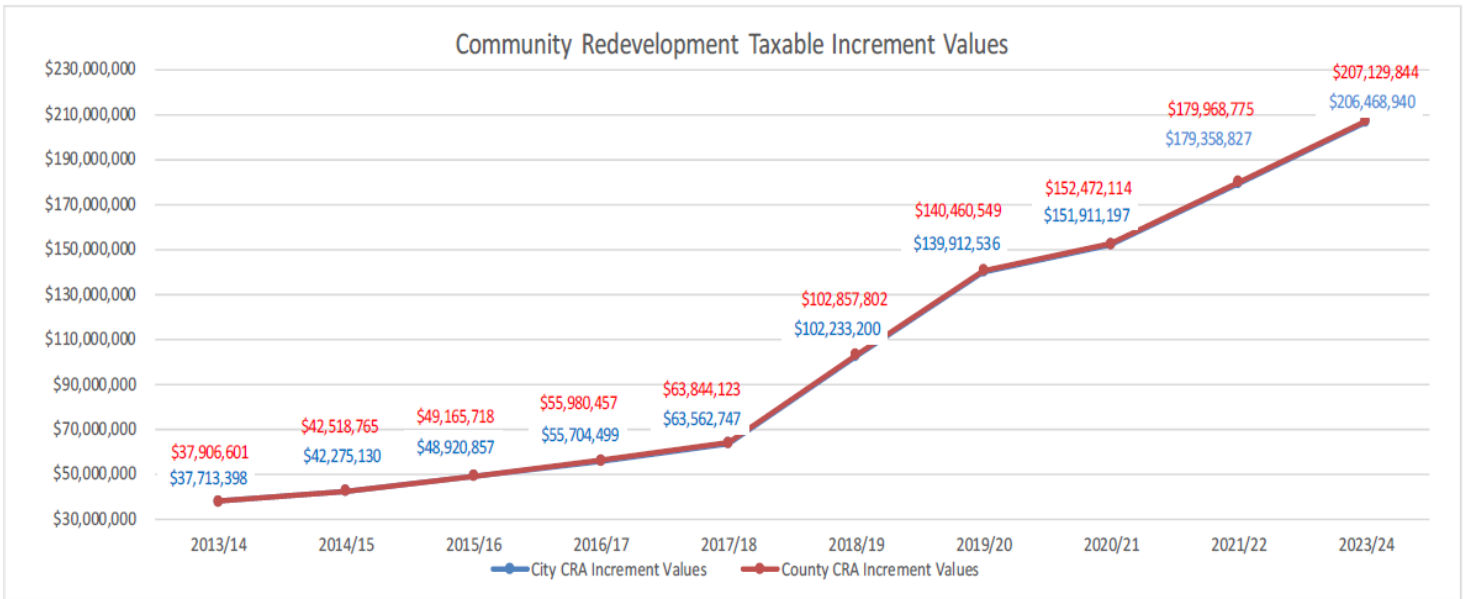
\*From the FY 23/24 CRA Budget



Library as of late February 2025



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



| Fiscal Year | City          |                 |                 |              |            | County        |                 |                 |              |           | Total CRA Tax @ 95% |
|-------------|---------------|-----------------|-----------------|--------------|------------|---------------|-----------------|-----------------|--------------|-----------|---------------------|
|             | Taxable Value | Base Year Value | Increment Value | Millage Rate | Tax @ 95%  | Taxable Value | Base Year Value | Increment Value | Millage Rate | Tax @ 95% |                     |
| 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         |

\* From the FY 23/24 CRA Budget

COMMUNITY REDEVELOPMENT AGENCY  
PROJECTED REVENUES AND EXPENDITURES

| Expenditures                                     | Project | Projected Revenues  | Projected Expenditures |
|--|---------|---------------------|------------------------|
| <b>Revenues</b>                                  |         |                     |                        |
| 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              |                        |
| <b>Expenditures</b>                              |         |                     |                        |
| <b>Personnel Services</b>                        |         |                     | <b>56,770</b>          |
| 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  | CRMRKT  |                     | 5,000                  |
| Signage  | CRSIGN  |                     | 5,000                  |
| Streetscaping                                    | CRSTSC  |                     | 10,000                 |
| <b>Total Other Current Charges</b>               |         |                     | <b>180,590</b>         |
| Transfer Out to General Fund (2nd Street Parcel) |         |                     | 128,570                |
| Transfer Out to 2018 Debt (Baranoff Oak)         |         |                     | 129,700                |
| <b>Total Transfers Out</b>                       |         |                     | <b>258,270</b>         |
| <b>Subtotal CRA Expenditures</b>                 |         |                     | <b>495,630</b>         |
| <b>Budgeted fund reserve</b>                     |         |                     | <b>847,300</b>         |
| <b>Total</b>                                     |         | <b>\$ 1,342,930</b> | <b>\$ 1,342,930</b>    |

\*From the FY 23/24 CRA Budget



**FUND 067 - COMMUNITY REDEVELOPMENT AGENCY**

| Acct #                                      | Account Description         | Actual<br>2020-21   | Actual<br>2021-22   | Adopted<br>Budget<br>2022-23 | Adjusted<br>Budget<br>2022-23 | Estimated<br>Year End<br>2022-23 | Adopted<br>Budget<br>2023-24 |
|---|-----------------------------|---------------------|---------------------|------------------------------|-------------------------------|----------------------------------|------------------------------|
| <b>REVENUE DETAIL</b>                       |                             |                     |                     |                              |                               |                                  |                              |
| <b>Ad Valorem Taxes</b>                     |                             |                     |                     |                              |                               |                                  |                              |
| 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                    |
| <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                 | 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                        |
| <b>Miscellaneous Revenue</b>                |                             |                     |                     |                              |                               |                                  |                              |
| 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                       |
| <b>Total Community Redevelopment Agency</b> |                             | <b>\$ 1,262,410</b> | <b>\$ 1,242,903</b> | <b>\$ 3,440,330</b>          | <b>\$ 4,446,076</b>           | <b>\$ 4,442,240</b>              | <b>\$ 1,342,930</b>          |

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

| <b>EXPENDITURE DETAIL</b>                   |                                   |                   |                   |                              |                               |                                  |                              |
|---|-----------------------------------|-------------------|-------------------|------------------------------|-------------------------------|----------------------------------|------------------------------|
| Acct #                                      | Account Description               | Actual<br>2020-21 | Actual<br>2021-22 | Adopted<br>Budget<br>2022-23 | Adjusted<br>Budget<br>2022-23 | Estimated<br>Year End<br>2022-23 | Adopted<br>Budget<br>2023-24 |
| <b>Personnel Services</b>                   |                                   |                   |                   |                              |                               |                                  |                              |
| 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                       |
| <b>Operating Expenses</b>                   |                                   |                   |                   |                              |                               |                                  |                              |
| 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                      |
| <b>Capital Expenses</b>                     |                                   |                   |                   |                              |                               |                                  |                              |
| 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                        | -                            |
| <b>Non-Expendable Disbursement</b>          |                                   |                   |                   |                              |                               |                                  |                              |
| 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                    |
| <b>Total Community Redevelopment Agency</b> |                                   | <b>\$ 708,230</b> | <b>\$ 490,570</b> | <b>\$ 3,440,330</b>          | <b>\$ 4,446,076</b>           | <b>\$ 4,442,240</b>              | <b>\$ 1,342,930</b>          |

\*From the FY 23/24 CRA Budget

# REPORTING REQUIREMENTS

Section 163.371 of Florida Statutes requires the city prepare an annual report each year by March 31<sup>st</sup>. A list of the required information and responses to each question are provided below:

- (a) The most recent complete audit report of the redevelopment trust fund as required in s. 163.387(8). If the audit report for the previous year is not available by March 31, a community redevelopment agency shall publish the audit report on its website within 45 days after completion.

*The FY 23-24 audit report was not available at time of publishing of this report and will be added to the city's website upon completion.*

- (b) The performance data for each plan authorized, administered, or overseen by the community redevelopment agency as of December 31 of the reporting year, including the:
1. Total number of projects started and completed and the estimated cost for each project.

**Projects Started: 13**

**Projects Completed: 14**

**Individual project costs can be found starting on page 15.**

2. Total expenditures from the redevelopment trust fund.

**\$2,883,954**

3. Original assessed real property values within the community redevelopment agency's area of authority as of the day the agency was created.

**\$ 31,944,080**

4. Total assessed real property values of property within the boundaries of the community redevelopment agency as of January 1 of the reporting year.

**\$238,149,883**

5. Total amount expended for affordable housing for low-income and middle-income residents.

**\$0.00**

- (c) A summary indicating to what extent, if any, the community redevelopment agency has achieved the goals set out in its community redevelopment plan.

**This report summarizes CRA achievements during FY 23-24.**

# 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 fiscal year 2023-2024 are noted on the following pages:

|                             |          |
|-----------------------------|----------|
| <u>Administrative Costs</u> | \$66,532 |
|-----------------------------|----------|

Project Status: On-Going

|                       |       |
|-----------------------|-------|
| <u>CSX Land Lease</u> | \$728 |
|-----------------------|-------|

Project Status: On-Going

|                                  |       |
|----------------------------------|-------|
| <u>Support Our Troops Banner</u> | \$389 |
|----------------------------------|-------|

Project Status: Started and Completed

|                                  |         |
|----------------------------------|---------|
| <u>Marina/Veterans Park Sign</u> | \$5,030 |
|----------------------------------|---------|

Project Status: Started and Completed

|  |         |
|--|---------|
| <u>2<sup>nd</sup> Street South Plantings Refresh</u> | \$1,250 |
|--|---------|

Project Status: Started and Completed

# PROGRESS REPORT ON CRA ACTION STRATEGY

## Safety Harbor Library Expansion

\$2,463,551

This fiscal year, construction continued on the library expansion to add second floor meeting rooms and 1<sup>st</sup> floor lighting upgrades. The contractor is expected to turn the project over to the City in March 2025. A ribbon cutting ceremony is planned for April 2025. Below is a picture of the construction in August 2024.

**Project Status: On-Going**



## Downtown Holiday Lighting

\$31,204

Numerous holiday lighting installations were completed during the holiday season.

**Project Status: Started and Completed**





# PROGRESS REPORT ON CRA ACTION STRATEGY

## PUBLIC ART

### Fire Station Mural

\$12,373

The mural on Fire Station 52 was professionally cleaned and refurbished

**Project Status: Started and Completed**

Before:



During:



### Tree Stump Chair Carving

\$1,100

An old tree stump at the Rigsby Recreation Center was carved on-site into a functional piece of art.

**Project Status: Started and Completed**

### Rigsby Recreation Center Mural

\$500

A new interactive mural will be installed at the Rigsby Recreation Center. The project started with the selection of the artist and a down payment for design.

**Project Status: Started**





# PROGRESS REPORT ON CRA ACTION STRATEGY

## Downtown Partnership Grants

### Neighborhood BARK – 660 2<sup>nd</sup> Street S

New signage

\$1,277

**Project Status: Started and Completed**



### 603 3<sup>rd</sup> Street N

Residential front porch

\$2,500

**Project Status: Started and Completed**

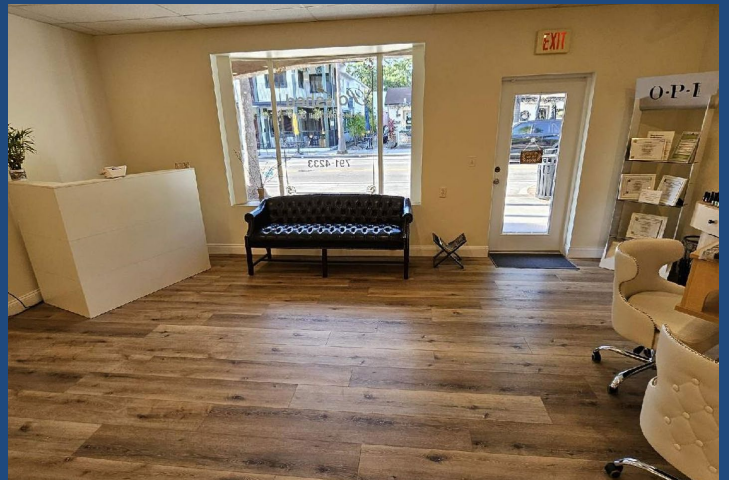


### Polished Salon - 500 Main Street

Interior renovation – flooring and paint

\$2,513

**Project Status: Stated and Completed**



### Chamber of Commerce - 200 Main Street

Façade – exterior paint

\$1,725

**Project Status: Stated and Completed**





# PROGRESS REPORT ON CRA ACTION STRATEGY

## Downtown Partnership Grants (continued)

### Blend Sweat Social - 855 Main Street

Interior renovation and addition

\$15,000

**Project Status: Completed**



### Whistle Stop Grill & Bar - 915 Main St

Interior renovation – bar and paver rehab

\$4,013

**Project Status: Started and Completed**

### 130 13<sup>th</sup> Street S

\$1,000

Residential landscaping

**Project Status: Started and Completed**



### House of Petals – 400 2<sup>nd</sup> Street N

Interior renovation – flooring, paint, lighting

\$15,000

**Project Status: Completed**





# PROGRESS REPORT ON CRA ACTION STRATEGY

## Baranoff Park

\$129,700

The Baranoff Oak is considered the oldest live oak in Pinellas County and is estimated to be 300+ years old. On March 1, 2019, the City of Safety Harbor purchased the land beneath and surrounding the Baranoff Oak. CRA funds were used to pay debt service back to the general fund for the purchase of the property and to create a passive park including seating, public art, a perimeter wall, and landscaping.

Project Status: On-Going





# PROGRESS REPORT ON CRA ACTION STRATEGY

Property at 2<sup>nd</sup> Street S. and 6<sup>th</sup> Ave. S.

**\$128,570**

On March 23, 2023, the CRA purchased a property located east of 6<sup>th</sup> Street S. and north of 2<sup>nd</sup> Street S. for a future park/parking lot and began paying debt to the general fund for the purchase of the property.

Project Status: On-Going





## City Vision:

**Safety Harbor is a thriving city with a charming quality of life – committed to balancing responsible growth while preserving its small-town atmosphere, quaint character, and valued treasures.**



## CONTACT US:

Josh Stefancic  
City Manager/Executive Director  
Safety Harbor Community  
Redevelopment Agency  
750 Main Street  
Safety Harbor, Florida 34695  
(727) 724-1555  
<http://cityofsafetyharbor.com/801/Community-Redevelopment-Agency>

