

City of Carrabelle
Community Redevelopment Agency
2016-2017 ANNUAL REPORT



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I. Introduction

Pursuant to Section 163.356, Florida Statutes the governing body of the Carrabelle Community Redevelopment Agency (CRA) must file an Annual Report complying with Florida law on or before March 31, 2017. This report is intended to include a complete report of the Carrabelle Community Redevelopment Agency's (CRA's) activities for the preceding fiscal year. This report must also include a complete financial statement setting forth the CRA assets, liabilities, income, and operating expenses as of the end of such fiscal year. This report is submitted to Franklin County, as the local taxing authority, and will be available for the public to review during regular business hours (8:30-4:30 pm EST) at the City Clerk's Office located at 1001 Gray Ave., Carrabelle, FL 32301 beginning April 1, 2017. A notice to this effect shall be published in the Carrabelle and Apalachicola Times.

II. The Carrabelle Community Redevelopment Agency

The Carrabelle Community Redevelopment Agency (CRA) was established in 1992 in accordance with Chapter 163, Art. III, Florida Statutes, commonly referred to as the Community Redevelopment Act of 1969. The Agency adopted the original Community Redevelopment Plan (Plan) in 1992 and recently updated the Plan in 2014 following extensive public participation designed to amend the Plan to reflect the changes that have taken place in the Community Redevelopment Area (District) since inception.

The Plan adopted by the CRA contains several elements, all of which are aimed at identifying and developing activities to eliminate and prevent the spread of blighted conditions and to develop workable programs to aid in rehabilitation, conservation, re-development and promote economic development within the Plan area.

As part of the recent update of the Plan, the governing body of the CRA elected to add two additional members to the Board pursuant to Section 163.357, F.S. Historically, the Board has consisted of only the five (5) elected City officials. It now consists of the statutory maximum seven (7) members. The addition of two members is intended to broaden the scope and increase participation within the CRA, as well as encourage additional public participation.

III. Successes and Accomplishments

During the 2016-2017 Fiscal year, the CRA activities were extensive. After updating the CRA Plan the CRA has gotten down to work and is moving forward on a wide variety of projects authorized by the Plan. The CRA projects include but not limited to:

- Avenue C and 1st Street Paving
- Repair and replace street lights on Marine Street
- Repair Boardwalk
- 4th Street Crosswalk
- Design, planning and construction of Avenue B Project
- Beautification, landscape, and upkeep of CRA District.

In addition the CRA has continued its efforts to educate Board members and staff as to the duties and responsibilities in governance and operations of a Florida CRA. We anticipate that the Director and at least one member of the Board will complete the CRA certification training.

It is truly an exciting time for the Carrabelle CRA. The projects underway and as contemplated for funding over the next 2-3 years will serve as a strong foundation for the redevelopment and revitalization of downtown Carrabelle.

IV. The Façade Grant Program

The original CRA Plan did not provide for any grant funding of stakeholder improvements to property located in the redevelopment area. A Façade Grant Program has been adopted and implemented. Moving forward the Board will be discussing potential amendment of the program to provide funding mechanisms for a greater variety of redevelopment activities.

V. Economic Development Efforts

In 2017-2018 the CRA focused on development of a budget designed to accomplish a wide variety of revitalization and redevelopment activities. The redevelopment effort has revolved around infrastructure projects related to roadway, pedestrian and stormwater improvements. The cornerstone of the revitalization effort is the façade grant program and a variety of projects designed to revitalize and enhance coastal resort and tourist areas that have deteriorated or suffer from economic distress.

VI. Promotional Efforts

As part of promotional efforts within the Redevelopment District, the CRA will be considering the provision of assistance to local businesses that would like additional exposure and publicity. Along these lines, the CRA may coordinate grand openings of new businesses, or existing businesses that have undergone a reinvention or change in management. The types of assistance could include planning a ribbon cutting event, CRA staff designed and distributed invitations to City dignitaries and members of local government staff, the press or local celebrities. Staff may also provide assistance in marketing and promotion by way of press releases, media advisories, flyers, posters, and advertisement on City web sites and Facebook pages. A website and GIS informational resource is being developed to provide the public with information about the CRA, regarding property in the CRA, activities of the CRA, and to implement many of the promotional efforts listed above.

A. Agency Sponsored Events

The CRA sponsored the Holiday on the Harbor event.

B. Agency-Supported City Events

The CRA sponsored the Fireworks for the Holiday on the Harbor Festival in fiscal year 2016-2017.

C. Collaboration with Community Partners

The CRA collaborated with representatives of the Carrabelle Waterfronts Partnership as part of the CRA Plan update process. The downtown waterfront in Carrabelle plays a crucial role in the economic development of business in the District and City as a whole. The majority of the projects approved and budgeted this fiscal year directly involve the waterfront or complement the waterfront. The CRA anticipates that this will remain a focus moving forward in hopes of capturing a larger segment of the tourism market in Franklin County. Many of the existing businesses in the CRA District incorporate the waterfront and associated traditional character in their business activities. The CRA will be actively seeking economic development opportunities upon which it can collaborate with local Community partners moving forward.

VII. Financial Report

A review of CRA finances for Fiscal Year ending September 30, 2017:

| 9/30/2017 | | |
|--|----------------------------|--------------|
| Group : [A-02] Restricted Cash | | |
| 02-109000 | CCB Tax Increment Trust | 395,981.00 |
| Group : [B-02] Accounts Receivable | | |
| Subgroup : [AR] Receivables | | |
| 02-19999 | Account Receivable | 10,358.00 |
| Group : [LW-01] Prepaid Items | | |
| 02-110100 | Prepaid Insurance | 4,414.00 |
| Group : [BB-01] Accounts Payable | | |
| 02-202000 | Accounts Payable | (221,810.00) |
| Group : [RR-01] Due to/from Funds | | |
| 02-132100 | Due From General Fund | 757,223.00 |
| Group : [RR-03] Transfers In/Out | | |
| 02-311101 | Tax Increment City Portion | (114,014.00) |
| Group : [SS-01] Fund Balance | | |

| | | |
|---------------------------|-------------------------------------|------------------------------|
| 02-1110 | Retained Earnings | 530,393.00 |
| 02-270000 | Fund balance- Unreserved | <u>(1,791,107.00)</u> |
| Subtotal Fund : 02 | Subgroup : [FB] Fund Balance | <u>(1,260,714.00)</u> |

Group : [REV-01] Taxes

| | | |
|-----------|------------------------------|-------------|
| 02-311100 | Tax Increment County Portion | (79,892.00) |
|-----------|------------------------------|-------------|

Group : [REV-03] Intergovernmental

| | | |
|----------|----------------|-------------|
| 02-39999 | Grant Revenues | (10,358.00) |
|----------|----------------|-------------|

Group : [REV-06] Interest Income

| | | |
|-----------|-----------------|------------|
| 02-361000 | Interest Income | (1,142.00) |
|-----------|-----------------|------------|

Group : [EXP-06] Culture and Recreation

| | | |
|---------------------------|---------------------------------|---------------------|
| 02-512619 | Triangle Parking Millender Lot | 42.00 |
| 02-512621 | Riverwalk Park Facilities Rehab | <u>0.00</u> |
| Subtotal Fund : 02 | Subgroup : None | <u>42.00</u> |

Group : [EXP-07] Physical Environment

| | | |
|-----------|--------------------------------|-----------|
| 02-512100 | Administrative Cost | 0.00 |
| 02-512110 | Landscape Maintenance Contract | 39,195.00 |
| 02-512111 | Sprinkler Maintenance | 4,154.00 |
| 02-512112 | Plant Replacement | 0.00 |
| 02-512210 | FICA | 0.00 |
| 02-512300 | Accounting and Audit | 2,459.00 |
| 02-512341 | Training | 0.00 |
| 02-512400 | Travel | 0.00 |
| 02-512430 | Utilities | 17,443.00 |
| 02-512451 | Liability Insurance | 4,455.00 |
| 02-512465 | Maint. And Repair | 8,580.00 |
| 02-512470 | Advertising | 2,000.00 |
| 02-512490 | Other Charges and Obligations | 3,379.00 |
| 02-512510 | Supplies - Office | 589.00 |
| 02-512540 | Books Publications Memberships | 920.00 |
| 02-512550 | Legal Counsel | 2,850.00 |
| 02-512560 | Consulting Fees | 5,628.00 |
| 02-512602 | 4th st Boatramp Parking | 0.00 |
| 02-512604 | Repair Old Police Booth | 666.00 |
| 02-512605 | Repair Boardwalk | 18,960.00 |
| 02-512606 | 4th St Crosswalk | 61,687.00 |
| 02-512607 | Vets Park Renovations | 2,206.00 |

| | | |
|---------------------------|---------------------------------|-------------------|
| 02-512608 | Park Equipment | 0.00 |
| 02-512609 | Resurface SE Ave B & 1st St | 0.00 |
| 02-512613 | Media and Website for CRA | 135.00 |
| 02-512615 | CDBG NW AVE B PROJECT | 10,358.00 |
| 02-512616 | Historic Sinange | 265.00 |
| 02-512618 | Ave C & 1st SE Paving | 5,568.00 |
| 02-512620 | Street Signs / Lot Clean Up | 0.00 |
| 02-512700 | Facade Grant | 66,321.00 |
| 02-512800 | Promotions | 1,918.00 |
| 02-512801 | Holidays | 1,352.00 |
| 02-512803 | Concerts Events | 0.00 |
| 02-512850 | Land Acquisition | 0.00 |
| 02-512860 | Replace Street Lights on Marine | 7,565.00 |
| 02-541600 | Capital Outlay - ST & RD | 0.00 |
| 02-542000 | Capital Outlay - Phy Env | 0.00 |
| 02-542490 | Other Current Charges and Oblig | 0.00 |
| 02-542600 | CAPITAL OUTLAY | 149,808.00 |
| 02-550000 | Bad Debt | 0.00 |
| 02-6240 | Miscellaneous | (2.00) |
| 02-JMCO-Repaving | Street Repaving | 101,453.00 |
| Subtotal Fund : 02 | Subgroup : None | 519,912.00 |

VIII. Conclusion

The CRA has made and will continue to make a large and beneficial impact in the designated redevelopment area. The recent update of the Plan provides a framework for future Agency efforts to redevelop blighted areas and promote the economic development of District businesses.

The recent update effort is only the beginning of ongoing efforts to update the focus and types of projects and priorities for the CRA. We look forward to working with all members of the Carrabelle community on future efforts to beautify and enhance the Carrabelle Community Redevelopment District.