

City of Carrabelle
Community Redevelopment Agency
2018-2019 ANNUAL REPORT



Submitted March 31, 2019

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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, 2019. 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 1206 Hwy 98 E., Carrabelle, FL 32301 beginning April 1, 2019. 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 2018-2019 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:

- Beautification, landscape, and upkeep of CRA District.
- Paving of roads, adding sidewalks and stormwater on Avenue B.

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.

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 2018-2096 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. Also, the CRA has actively been soliciting interest in the lease or purchase of The Moore House which is located on the highest point in Carrabelle and holds both historic and cultural value to the City and surrounding areas. The efforts have included circulation of a formal invitation to negotiate and consideration by the CRA of a number of informal proposals tendered by interested members of the public.

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 did not sponsor or support any City events in fiscal year 2018-2019.

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, 2016:

Client:	522875 - City of Carrabelle, Florida		
Engagement:	522875 - City of Carrabelle, Florida		
Period Ending:	9/30/2019		
Trial Balance:	TB-01 - Fund TB		
Workpaper:	02 - SRF		
Fund Level:	Fund		
Index:	02		
Account	Description	FINAL	1st PP-FINAL
		9/30/2019	9/30/2018
Group : [A-01]	Cash and Cash Equiv		
Subgroup : [A-02-01]	Current Restricted Cash		
02-109000	CCB Tax Increment Trust	151,658.00	233,223.00
Group : [LW-01]	Prepaid Items		
02-110100	Prepaid Insurance	4,695.00	4,489.00
Group : [BB-01]	Accounts Payable		
02-202000	Accounts Payable	(71,510.00)	(71,934.00)
Group : [RR-01]	Due to/from Funds		
02-132100	Due From General Fund	292,798.00	417,798.00
02-JMCO - Due from CP	Due from CP	33,858.00	0.00
Subtotal All Funds Presented	Subtotal [RR-01-01] Due from Other Funds	326,656.00	417,798.00
Group : [SS-01]	Fund Balance		
02-1110	Retained Earnings	390,254.00	27,663.00
02-270000	Fund balance- Unreserved	(1,052,371.00)	(973,829.00)
Subtotal Fund : 02	Subgroup : [FB] Fund Balance	(662,117.00)	(946,166.00)
Group : [REV-01]	Taxes		
02-311100	Tax Increment County Portion	(83,610.00)	(79,004.00)
Group : [REV-06]	Interest Income		
Fund : 02	Special Revenue		
02-361000	Interest Income	(542.00)	(960.00)
Group : [RR-03]	Transfers In/Out		
02-311101	Tax Increment City Portion	(120,055.00)	(112,746.00)

Group : [EXP-06]	Culture and Recreation		
Fund : 02	Special Revenue		
02-512619	Triangle Parking Millender Lot	0.00	170,093.00
02-512621	Riverwalk Park Facilities Rehab	5,127.00	151,141.00
02-512801	Holidays	2,500.00	2,500.00
02-512860	Replace Street Lights on Marine	0.00	3,950.00
02-542600	CAPITAL OUTLAY	0.00	2,433.00
All Funds Presented	Group Total [EXP-06] Culture and Recreation	7,627.00	330,117.00
Group : [EXP-07]	Physical Environment		
Subgroup : None			
Fund : 02	Special Revenue		
02-512100	Administrative Cost	0.00	0.00
02-512110	Landscape Maintenance Contract	41,113.00	48,714.00
02-512111	Sprinkler Maintenance	6,250.00	0.00
02-512112	Plant Replacement	0.00	0.00
02-512210	FICA	0.00	0.00
02-512300	Accounting and Audit	10,000.00	10,000.00
02-512341	Training	0.00	0.00
02-512400	Travel	0.00	0.00
02-512430	Utilities	13,060.00	15,968.00
02-512451	Liability Insurance	4,695.00	4,489.00
02-512465	Maint. And Repair	2,831.00	1,181.00
02-512470	Advertising	0.00	242.00
02-512490	Other Charges and Obligations	0.00	555.00
02-512510	Supplies - Office	0.00	0.00
02-512540	Books Publications Memberships	795.00	175.00
02-512550	Legal Counsel	1,320.00	2,060.00
02-512560	Consulting Fees	1,200.00	2,267.00
02-512602	4th st Boatramp Parking	0.00	0.00
02-512604	Repair Old Police Booth	0.00	0.00
02-512605	Repair Boardwalk	0.00	0.00
02-512606	4th St Crosswalk	0.00	0.00
02-512607	Vets Park Renovations	0.00	0.00
02-512608	Park Equipment	0.00	0.00
02-512609	Resurface SE Ave B & 1st St	0.00	0.00
02-512613	Media and Website for CRA	168.00	135.00
02-512615	CDBG NW AVE B PROJECT	365,972.00	127,743.00
02-512616	Historic Sinange	0.00	0.00
02-512618	Ave C & 1st SE Paving	0.00	734.00
02-512620	Street Signs / Lot Clean Up	0.00	136.00
02-512700	Facade Grant	0.00	0.00
02-512800	Promotions	0.00	501.00
02-512803	Concerts Events	0.00	0.00
02-512850	Land Acquisition	0.00	0.00
02-541600	Capital Outlay - ST & RD	0.00	0.00
02-542000	Capital Outlay - Phy Env	0.00	0.00
02-542490	Other Current Charges and Oblig	0.00	0.00
02-550000	Bad Debt	0.00	10,358.00
02-6240	Miscellaneous	(206.00)	(75.00)
02-JMCO-Repaving	Street Repaving	0.00	0.00
All Funds Presented	Group Total [EXP-07] Physical Environment	447,198.00	225,183.00
	NET (INCOME) LOSS	250,618.00	362,590.00
	Sum of Account Groups	0.00	0.00

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.