

# WINTER HAVEN COMMUNITY REDEVELOPMENT AGENCY

## Annual Report

**Fiscal Year 2007-2008**

### Financials

The primary funding source for the Winter Haven Community Redevelopment Agency (CRA) is Tax Increment Financing (TIF). TIF revenues are calculated based on the Polk County Property Appraiser's Office Redevelopment Reports that determine the taxable value of the CRA districts.

The 2007-2008 total taxable value for the Downtown District was \$359,064,952 producing TIF revenues of \$2,234,579. The total taxable value for the Florence Villa District was \$88,795,037 producing TIF revenues of \$593,065.

	<u>Downtown</u>		<u>Florence Villa</u>	
	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>
<b><u>Revenues</u></b>				
Ad Valorem Taxes-City	\$1,034,448	\$1,033,545	\$273,930	\$274,478
Ad Valorem Taxes-County	1,214,351	1,201,034	317,951	318,587
Interest Earnings	10,000	33,327	1,500	1,843
HUD-EDI Grant	247,500	247,500	-0-	-0-
Transfer from Cons. Fund	490,142	490,142	-0-	-0-
Total	\$2,996,441	\$3,005,548	\$593,381	\$594,908
<b><u>Expenditures</u></b>				
Administration	\$245,784	\$246,263	136,877	\$125,518
Facade Grant Program	20,000	2,500	-0-	-0-
GF Transfer - Debt Service	752,813	752,813	177,462	177,462
Winter Haven Main Street	15,000	15,000	-0-	-0-
Ritz Theatre 100	250,000	-0-	-0-	-0-
Landscaping 6/10 Corp.	27,434	27,434	-0-	-0-
Lake Howard Sediment Study	50,000	-0-	-0-	-0-
Transportation Imp. Program	125,000	125,000	100,000	0-
South Park Memorial	15,000	-0-	-0-	-0-
GF Transfer-Trail Head	106,794	106,794	-0-	-0-
Avenue T – Phase III	-0-	-0-	100,000	-0-
Demolitions	10,000	-0-	-0-	-0-
Sidewalk Materials	20,000	20,000	-0-	-0-
Third Street Improvements	1,500,000	480,622	-0-	-0-
Total	\$3,137,825	\$1,776,426	\$514,339	\$302,980
Excess of Revenues over <under expenditures>		\$1,229,122		\$291,928
Beginning Fund Balance		914,064		72,122
Ending Fund Balance		\$2,143,186		\$364,050

## COMMUNITY REDEVELOPMENT AGENCY

The CRA is led by a seven-member Board of Directors and receives input from an advisory committee for each district.

Established in 2000, the Winter Haven Community Redevelopment Agency fosters and promotes community redevelopment activities in two designated districts: Downtown and Florence Villa. A CRA is a “special district” under Florida law that encourages redevelopment within the district. Activities of the Winter Haven CRA are detailed in plans tailored for each district which include:

- Infrastructure improvements
- Streetscaping or beautification
- Affordable housing
- Recreation and park facility improvements
- Economic development
- Transportation improvement
- Neighborhood enhancement

### Current Projects

**Third Street Reconstruction Project** – Using the same design used on Central Avenue, streetscaping on Third Street spanned from Avenue A, SW, north to Avenue D, NW. Construction began in March 2008, with an estimated April 2009 completion. The \$2 million project is funded with \$500,000 for utility upgrades and the remaining coming from the CRA.

**Hill Building** - On March 29, 2008 the City purchased the Hill Building, located at 131 3<sup>rd</sup> Street SW, within an area essential to the City’s CRA plans for redevelopment of the downtown retail component south of Central Avenue. Demolition of the Hill Building is scheduled for Summer 2009.

**South Park** - The City continues to work with Envisors on plans for South Park. Proposed improvements to the park include a large open green space, performance stage and interactive water feature (a/k/a spray-ground). The park will also be expanded to the east making its east-west dimension consistent with Central Park.

A key element in the design component will be “right-sizing” Avenue A SW to include a reduction in the east and west travel lanes from 65 to 24 feet and the addition of 8-foot parallel parking lanes on both sides of the street. South Park is one-third parking lot and two-thirds park. There are currently 98 spaces available. Implementation of the new design plan will provide additional parking spaces for the area. Improvements along 4<sup>th</sup> Street SW and 5<sup>th</sup> Street SW will be designed in a Piazza style to allow for event use during non-peak parking hours.

The proposed 2009 CRA budget includes moneys to finalize the conceptual and engineering construction plans.

**Chain of Lakes Downtown Trailhead Project** - will be located on City-owned property immediately north of Fire Station 1. The primary focus of this facility is to provide access to the recently completed Chain of Lakes Trail, while also expanding the City's general recreation offerings. The facility's proximity to the Winter Haven Area Transit Terminal (WHAT) will allow for enhanced connectivity between multiple transportation modes (vehicular, pedestrian, mass transit, etc.). As an indirect benefit, the facility will help meet parking needs associated with other destination facilities in the immediate area (i.e. City Hall, MLK, Jr. Park, Senior Adult Center, Garden Center and Nora Mayo Hall).

Improvements associated with the project include 140 new parking spaces, restroom/concession facilities, a transportation themed interactive playground, a municipal lawn/plaza, maintenance storage building, picnic facilities, shade pavilion, bike lockers, and general site furnishings. The landscape/layout design is consistent with recent redevelopment patterns of downtown and incorporates Mediterranean Revival Theme architecture consistent with the Winter Haven Public Library and WHAT Terminal.

**Downtown Parking Garage** – Two properties were acquired for a downtown parking garage and additional parcels are being sought for a multi-story parking facility. It will have 200-350 parking spaces with retail space available on the first floor. Plans are for the facade to blend with existing storefronts. The City continues to pursue Federal funding for the estimated \$10 million project, and construction is expected to begin in about three to five years, depending on available funding. To help pay debt service, building space on the site is being leased.

**Avenue T Improvement Project - Phase II** – New pedestrian lighting, landscaping and benches are planned for a streetscape project on Avenue T, NW from U.S. Highway 17 to First Street, North. The total budget is \$590,357 funded through a Local Agency Program (LAP) Agreement administered by FDOT. This project began in Spring 2008 and will be completed in Spring 2009.

**Avenue T Improvement Project - Phase III** – This project is in the design stage, with a budget of \$100,000. The project will ultimately include streetscaping on First Street, North from North Lake Silver Drive to Avenue T.

**Florence Villa Improvements - Phase IV** – This was a project to construct pedestrian lighting, benches and landscaping along Lucerne Park Road. The project was divided into two sections, based on funding sources. The first section was Avenue T to Ware Avenue, funded by a City of Winter Haven Community Development Block Grant with a budget of \$397,437. The second section was Ware Avenue to Avenue Y, funded by a Polk County Community Development Block Grant with a budget of \$348,000. The project design for both sections was approved by FDOT. Construction began in Summer 2008 and will be completed in Spring 2009.

<b>Additional CRA Projects</b>
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**Street and Sidewalk Improvements** – Projects are planned within both CRA Districts - \$125,000

**Ritz Theatre Renovation** – Public donations and fund-raising will be matched by the CRA funds - \$250,000 maximum for the renovation of Ritz Theatre.

**Façade Grant Program** – Funding for storefront improvements on private property located within the Downtown CRA District - \$20,000.

### CORE IMPROVEMENT AREA

In 2007, Polk County Commissioners approved an Interlocal Agreement with the City of Winter Haven to waive impact fees, excluding water and sewer, within a “Core Improvement Area.” Encompassing the Downtown and Florence Villa CRA Districts, implementation of this strategy will encourage redevelopment.

