

2. REPORTS TO BE RECEIVED FOR FILING

- a. City of Largo West Bay Drive Community Redevelopment District Annual Report for Fiscal Year 2012.
- b. City of Safety Harbor Community Redevelopment Agency Fiscal Year 11-12 Annual Report.
- c. Tampa Bay Water Annual Financial Report and Audited Financial Statements for the Fiscal Year ended September 30, 2012.



City of Safety Harbor Florida

HOME OF ESPIRITU SANTO MINERAL SPRINGS

750 Main Street # Safety Harbor, Florida 34695

(727) 724-1555 # Fax (727) 724-1566

www.cityofsafetyharbor.com

March 27, 2013

Mr. Robert S. LaSala
County Administrator
315 Court Street
Clearwater, FL 33756

RE: Annual Report FY 11/12, Safety Harbor Community Redevelopment Agency

Dear Mr. LaSala:

Enclosed please find a copy of the FY 11-12 Annual Report for the City of Safety Harbor Community Redevelopment Agency. Copies of this report will be available for public inspection at the City Clerk's office in City Hall and the Public Library.

Sincerely,

Matthew L. Spoor, City Manager

Cc: Larry Arrington, Director of Strategic Planning and Initiatives
Karen Sammons, City Clerk
June Solanes, Finance Director
Matt McLachlan, Community Development Director
Lisa Kothe, Director, Safety Harbor Public Library

RECEIVED
BOARD OF
2013 APR - 1 PM 2:54
BOARD OF COUNTY
COMMISSIONERS
PINELLAS COUNTY FLORIDA



CITY OF SAFETY HARBOR COMMUNITY REDEVELOPMENT AGENCY

FY 11/12 Annual Report



PURPOSE

Pursuant to Section 163.356(3)(C) of Florida Statutes, the City of Safety Harbor Community Redevelopment Agency is required to:

...file with the governing body, on or before March 31 of each year, a report of its activities for the preceding fiscal year, which report shall include a complete financial statement setting forth its assets, liabilities, income and operating expenses as of the end of such fiscal year. At the time of the filing the report, the agency shall publish in a newspaper of general circulation in the community a notice to the effect that such report has been filed with the municipality and that the report is available for inspection during business hours in the office of the clerk of the city and in the office of the agency.

The purpose of this Annual Report is to satisfy the requirements of Section 153.356(3)(C) 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 to plan, promote, and carry-out downtown revitalization projects and initiatives targeted at removing real and perceived barriers to community redevelopment. Each year, the CRA produces an Annual Report of its activities for the preceding fiscal year to document its progress in achieving the goals, objectives and action strategies set forth in the adopted Community Redevelopment Plan. 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.

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 in tact while providing necessary flexibility to accommodate desired infill and redevelopment. The plans and codes are fully compatible with the MPO's Model Livable Community Ordinance and readily adaptable to any new Countywide Transit-Oriented Design standards that are developed to support mass-transit.

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.



Safety Harbor Community Redevelopment Area

FINANCIAL STATEMENT

The City of Safety Harbor Community Redevelopment Agency Fiscal Year 2012 Annual Report covers all activities from October 1, 2011 to September 30, 2012. As required by Florida Statute 163.356(c), the report includes a complete financial statement of the CRA's assets, liabilities, income and operating expenses, amount of tax increment funds collected, and a record of CRA activities for the fiscal year. This information is also detailed in the Comprehensive Annual Financial Report for the City.

City Resolution 92-26 created the City of Safety Harbor Community Redevelopment Agency. This Resolution 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.

City Ordinance 92-24 and County Ordinance 92-60 established the Redevelopment Trust Fund. The Tax Increment Finance District covers properties inside the Original CRA (approximately 108-acres). At this time, there are no plans to establish a tax increment finance district for the expansion area. The CRA is solely funded through tax increment finance revenues.

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.



2012 CRA BOARD

Mayor Andy Steingold (Center)
Vice-Mayor Joseph Ayoub (Seated Left)
Commissioner Nina Bandoni (Seated Right)
Commissioner Nancy Besore (Standing Left)
Commissioner Cliff Merz (Standing Right)

CITY OF SAFETY HARBOR, FLORIDA
BALANCE SHEET – GOVERNMENTAL FUNDS
SEPTEMBER 30, 2012

	General	Community Redevelopment Agency	Capital Projects	Parkland	Other Non-major Governmental Funds	Total Governmental Funds
Assets						
Cash and cash equivalents	\$ 9,126,657	\$ 419,479	\$ 1,400,411	\$ 675,884	\$ 977,784	\$ 12,600,215
Receivables, net:						
Accounts receivable	361,713	1,608	4,583	1,856	10,286	380,046
Due from other funds - stormwater fund	66,314	-	-	-	-	66,314
Due from other governments	262,292	53,640	223,638	5,000	35,496	580,066
Inventories	71,303	-	-	-	-	71,303
Advances to other funds - stormwater fund	83,686	-	-	-	-	83,686
Total assets	\$ 9,971,965	\$ 474,727	\$ 1,628,632	\$ 682,740	\$ 1,023,566	\$ 13,781,630
Liabilities and Fund Balances						
Liabilities:						
Accounts payable	\$ 141,387	\$ 72,767	\$ 10,789	\$ -	\$ 17,467	\$ 242,410
Accrued liabilities	297,307	3,091	-	-	562	300,960
Customer deposits	3,892	-	-	-	4,480	8,372
Deferred revenue	1,092,913	-	-	-	1,255	1,094,168
Total liabilities	1,535,499	75,858	10,789	-	23,764	1,645,910
Fund Balances:						
Nonspendable:						
Inventories and prepaid items	33,461	-	-	-	-	33,461
Restricted for:						
General government	-	377,745	-	-	-	377,745
Fire protection	-	-	-	-	78,160	78,160
Physical environment	-	-	-	-	-	-
Transportation	-	-	-	-	201,956	201,956
Library	-	-	-	-	4,979	4,979
Parks and recreation	-	-	-	363,918	-	363,918
Debt service	-	-	-	-	76,081	76,081
Capital projects	-	-	1,597,727	-	-	1,597,727
Committed to:						
Emergency/disaster relief stabilization	2,573,083	-	-	-	-	2,573,083
Physical environment	-	-	-	-	265,067	265,067
Assigned to:						
General government	-	21,124	20,116	-	-	41,240
Fire protection	-	-	-	-	1,158	1,158
Physical environment	-	-	-	-	3,863	3,863
Transportation	-	-	-	-	368,538	368,538
Parks and recreation	-	-	-	318,822	-	318,822
Other	397,680	-	-	-	-	397,680
Unassigned:	5,432,242	-	-	-	-	5,432,242
Total fund balances	8,436,466	398,869	1,617,843	682,740	999,802	12,135,720
Total liabilities and fund balances	\$ 9,971,965	\$ 474,727	\$ 1,628,632	\$ 682,740	\$ 1,023,566	\$ 13,781,630

The notes to the basic financial statements are an integral part of this statement.

CITY OF SAFETY HARBOR, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES - GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2012

	General	Community Redevelopment Agency	Capital Projects	Parkland	Other Non-major Governmental Funds	Total Governmental Funds
Revenues:						
Property taxes	\$ 2,990,749	\$ 276,291	\$ -	\$ -	\$ -	\$ 3,267,040
Utility taxes	2,473,714	-	-	-	-	2,473,714
Local business taxes	154,396	-	-	-	-	154,396
Local option taxes	142,828	-	1,354,216	-	224,914	1,721,958
Franchise fees	1,435,731	-	-	-	-	1,435,731
Licenses and permits	169,407	-	-	-	-	169,407
Impact fees	-	14,480	-	4,095	25,154	43,729
Special assessments	-	-	-	-	10,696	10,696
Sales tax	889,029	-	-	-	-	889,029
Intergovernmental	1,689,294	150,000	9,933	1,634	-	1,850,861
Charges for services	810,761	-	-	-	49,913	860,674
Fines and forfeitures	140,659	-	-	-	-	140,659
Interest income and net appreciation in fair value of investments	153,284	6,644	15,116	8,803	14,269	198,116
Other	1,032,488	-	5,000	-	-	1,037,488
Total revenues	12,082,340	447,415	1,384,265	14,532	324,946	14,253,498
Expenditures						
Current operating						
General government	2,571,483	227,081	-	-	-	2,798,564
Law enforcement	1,264,935	-	-	-	-	1,264,935
Fire protection	3,566,685	-	-	-	-	3,566,685
Building department	293,273	-	-	-	-	293,273
Physical environment	386,410	-	-	-	16,830	403,240
Transportation	998,674	-	-	-	467,544	1,466,218
Library	1,157,376	-	-	-	-	1,157,376
Parks and recreation	2,273,634	-	-	13,468	-	2,287,102
Capital outlay	100,798	503,898	584,788	2,816,687	88,560	4,096,731
Debt service						
Principal payments	-	-	-	-	414,062	414,062
Interest and other fiscal charges	-	-	-	-	179,572	179,572
Total expenditures	12,613,268	732,979	584,788	2,830,155	1,166,568	17,927,758
Excess (deficiency) of revenues over (under) expenditures	(530,928)	(285,564)	799,477	(2,815,623)	(841,622)	(3,674,260)
Other financing sources (uses)						
Transfers in	-	-	-	-	921,720	921,720
Transfers out	-	-	(1,203,710)	(84,530)	(500,000)	(1,728,240)
Bond issuance costs	-	-	-	-	(24,521)	(24,521)
Debt proceeds	-	-	-	2,775,000	-	2,775,000
Total other financing sources (uses)	-	-	(1,203,710)	2,750,470	397,199	1,943,959
Net change in fund balances	(530,928)	(285,564)	(404,233)	(65,153)	(444,423)	(1,730,301)
Fund balances, beginning of year	8,967,394	684,433	2,022,076	747,893	1,444,225	13,866,021
Fund balances, end of year	\$ 8,436,466	\$ 398,869	\$ 1,617,843	\$ 682,740	\$ 999,802	\$ 12,135,720

The notes to the basic financial statements are an integral part of this statement.

CITY OF SAFETY HARBOR, FLORIDA
NOTES TO THE BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2012

NOTE 10 – REDEVELOPMENT TRUST FUND

Pursuant to Florida Statute 163.387, the schedule below provides a summary of the sources of deposits into, and the amount and purpose of withdrawals from, the Redevelopment Trust Fund (Community Redevelopment Agency Fund) for the fiscal year ended September 30, 2012.

	<u>Deposits</u>	<u>Withdrawals</u>
Sources of deposits:		
Ad valorem taxes	\$ 112,803	\$ -
Ad valorem taxes from Pinellas County	163,488	-
Community Development Block Grant	150,000	-
Parking in lieu of fee	14,480	-
Interest and investment income	6,644	-
Purpose of withdrawals:		
Personal services	-	80,220
District fees	-	670
Façade and partnership incentives	-	132,680
Decorative lighting	-	3,467
Streetscaping - benches, trash cans, planter, ballasts	-	840
Marina improvements	-	1,729
Public Art Committee	-	2,050
Museum building improvements	-	1,030
Land lease - CSX	-	425
Economic development	-	3,970
Mullet Creek Park	-	220,404
2nd Street parking phase II	-	148,068
Museum building improvements	-	137,426
Totals	<u>\$ 447,415</u>	<u>\$ 732,979</u>

NOTE 11 – RISK MANAGEMENT

The City is a member of Public Risk Management (PRM), a local government liability risk pool. PRM administers insurance activities relating to property, general, automobile and public officials' liability, employees' health and auto physical damage. PRM absorbs losses up to a specified amount annually and purchases excess and other specific coverages from third-party carriers. PRM assesses each member their pro rata share of the estimated amount required to meet current year losses and operating expenses. If total member assessments (premiums) do not produce sufficient funds to meet its obligations, PRM can make additional limited assessments. Losses, if any, in excess of PRM's ability to assess its members would revert back to the member that incurred the loss. No additional assessments were levied by PRM to the City for the fiscal year ended September 30, 2012. The City had no significant reductions in insurance coverage during the fiscal year ended September 30, 2012. In addition, there have been no settlements that exceeded the City's insurance coverage in any of the past three fiscal years.

The City is a defendant in various legal actions that, in the opinion of management, will not have a significant effect on the financial position or results of operations of the City.

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 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.

Arts, Preservation , Culture and Environment

In FY 11-12, the CRA and Pinellas County Community Development funded the construction of a new two-acre neighborhood park showcasing public art, native landscaping and gardens, play features and seating areas. The park was planned and designed by City Staff with extensive community involvement . The project was identified in the Downtown Master Plan as a needed enhancement to the northern gateway to the downtown.

The CRA also funded the transformation of the Safety Harbor Museum into a Museum and Cultural Center that offers a multitude of activities that celebrates the history of Safety Harbor while welcoming the growing arts community. The interior and exterior of the building was completely remodeled in keeping with the traditional character of the community.

The CRA installed a platform for a rotating public art exhibit in front of City Hall. The first work of art “the Tree” was on display throughout the fiscal year. The CRA also installed new lighting in Marina Park to better highlight an existing sculpture.

Transportation

The CRA wrapped up the second phase of the 2nd Street South parking project which added 42 new parking spaces within the existing right-of-way . The project included new landscaping and sidewalks.

Economic Development

The CRA continued its success with the Downtown Partnership Program awarding 18 grants totaling \$90,026 to leverage \$746,498 in matching private investment (1:8 public to private investment ratio) during the fiscal year.

PROGRESS REPORT – MULLET CREEK PARK (NEW CONSTRUCTION)



View of Mullet Creek
Park which forms the
northern gateway to
Downtown

Community
volunteers planting
Demonstration
Garden



Example of public art
which is displayed
throughout the Park

PROGRESS REPORT – PUBLIC ART



Before



After

PROGRESS REPORT – PUBLIC ART AND BEAUTIFICATION



Public Art
Installation in front of
City Hall

New Lighting at
Marina Park



PROGRESS REPORT – PHASE II, 2ND STREET SOUTH PARKING



Before



After

FY 11/12 DOWNTOWN PARTNERSHIP GRANTS



Commercial Residential

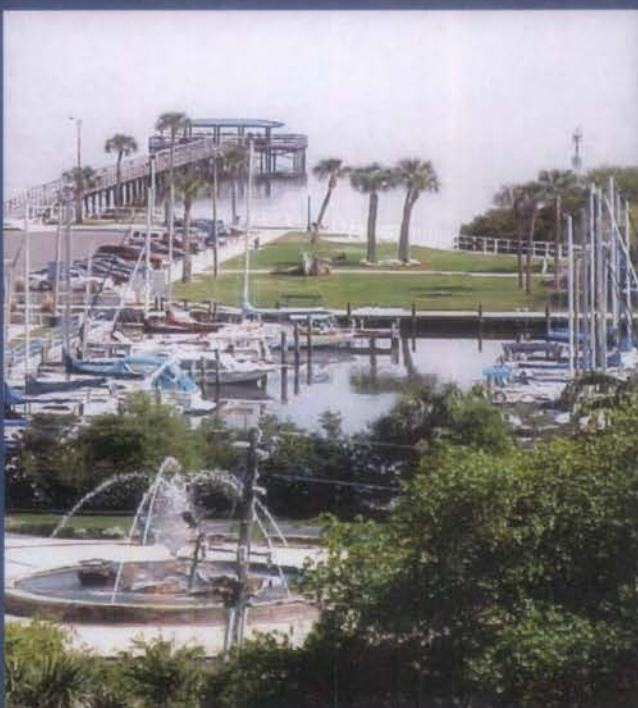
DOWNTOWN PARTNERSHIP PROGRAM GRANTS (FY 11/12)

MAP ID#	APPLICANT	ADDRESS	SCOPE OF WORK	PUBLIC	PRIVATE	TOTAL PROJECT COST	DATE COMPLETED
1	Safety Harbor Senior Living (UCity Properties)	101 Main Street	New Business Signage	\$2,500.00	\$2,756.89	\$5,256.89	Dec-12
2	Cled E. Vogt	318 Main Street	Facade & Interior Renovation / Fencing / Signage	\$7,841.25	\$35,000.00	\$42,841.25	Aug-12
3	Bay to Bay Properties	230 Short Street	Facade/ Landscaping/ Other - Sewer Tie In	\$6,750.00	\$39,335.31	\$46,085.31	Aug-12
4	Frances Rogal - Dobbler's Endeavors	134 5th Ave N	Bldg Façade/ Porch	\$10,000.00	\$43,500.00	\$53,500.00	*
5	Franklin Clark	404 Main Street	Building Interior Renovation	\$10,000.00	\$56,970.00	\$66,970.00	Sep-12
6	Parts of Paris	146 4th Ave. N.	Interior Renovation Grant	\$10,000.00	\$123,363.10	\$133,363.10	Apr-12
7	Green Springs Bistro	156 4th Ave N	Bldg Façade/ Signage/ Landscaping	\$2,747.98	\$5,199.51	\$7,947.59	Aug-12
8	Joseph Spencer	125 5th Avenue N	Painting / Hurricane Windows	\$1,980.50	\$10,601.00	\$12,561.50	Sep-12
9	Blake Smereczynsky/ FL Choice Homes, Inc.	252 5th Ave N	Bldg Façade/ Front Porch/ Fencing/ Walls/ Landscape	\$3,580.15	\$5,335.01	\$8,915.16	Dec-11
10	Saxony Homes, Inc.	1300 Main Street	Landscaping	\$1,787.50	\$2,937.50	\$4,725.00	Dec-11
11	Tara McCutcheon - Copperhead Taphouse	670 Main Street	Interior Renovations	\$10,000.00	\$111,246.00	\$121,246.00	Aug-12
12	Frances Hill, Peace, Love & Cake	837 Main St	Interior Renovation Grant/ signage/ ADA Improvements	\$4,677.57	\$14,964.52	\$19,642.09	Dec-11
13	Safety Harbor Grill	997 Main Street	Mural & Awnings	\$2,287.50	\$6,482.50	\$8,770.00	Sep-12
14	Joseph David Lawhorne	1005 Main Street	Painting, Fencing, Front Porch Fans	\$2,054.32	\$2,054.34	\$4,108.66	Mar-12
15	William Burgess - Burgess Heating & Air	976 Dr. MLK Jr. St. N.	New Business Signage	\$844.25	\$844.25	\$1,688.50	Nov-12
16	David Pencabene	145 11th Ave N	Bldg Façade/ Front Porch/ Fencing/ Walls/ Landscape/ Other	\$6,420.00	\$23,000.52	\$29,420.52	Jul-12
17	Nicole Scheman	1200 Main Street	Paint/ Residing & Porch	\$1,484.66	\$3,098.49	\$4,583.05	Apr-12
18	Saxony Homes, Inc.	375 5th Ave. N.	Permit/ Impact Fee Reduction/ Landscaping	\$5,090.72	\$259,810.72	\$264,901.44	Mar-12

* Under Construction

City Mission Statement:

"Safety Harbor will be a vibrant destination city with a unique quality of life – a city that is successful balancing responsible, innovative growth with careful preservation of its small-town atmosphere, its quaint character, and its valued treasures."



CONTACT US:

Matthew L. Spoor, CPRP
City Manager/Executive Director
Safety Harbor Community
Redevelopment Agency
750 Main Street
Safety Harbor, Florida 34695
(727) 724-1555
www.cityofsafetyharbor.com

