

Clerk of the Circuit Court and Comptroller
Regular Public Meeting
April 21, 2015

2. Reports received for filing:

- a. City of Largo Community Redevelopment Agency Annual Report for Fiscal Year 2013-2014.
- b. City of Safety Harbor Community Redevelopment Agency Annual Report for Fiscal Year 2013-2014.
- c. Division of Inspector General, Clerk of the Circuit Court and Comptroller, Report No. 2015-06 dated March 26, 2015 – Audit of BTS Hewlett Packard Contract.



City of Safety Harbor Florida

HOME OF ESIIRITU SANTO MINERAL SPRINGS

750 Main Street ✚ Safety Harbor, Florida 34695
(727) 724-1555 ✚ Fax (727) 724-1566
www.cityofsafetyharbor.com

March 23, 2015

Mr. Michael S. Woodard
County Administrator
315 Court Street
Clearwater, FL 33756

RE: Annual Report FY 13-14, Safety Harbor Community Redevelopment Agency

Dear Mr. Woodard:

Enclosed please find a copy of the FY 13-14 Annual Report for the City of Safety Harbor Community Redevelopment Agency. Audited copies of the CRA's financial statements will be included in the City's 2014 Comprehensive Annual Financial Report that is currently scheduled for a City Commission presentation next month. 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: Ryan Brinson, Planner
Karen Sammons, City Clerk
June Solanes, Finance Director
Marcie Stenmark, Community Development Director
Lisa Kothe, Safety Harbor Public Library Director

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BOARD OF COUNTY
COMMISSIONERS
PINELLAS COUNTY FLORIDA



CITY OF SAFETY HARBOR COMMUNITY REDEVELOPMENT AGENCY

FY 13/14 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 163.356(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 2014 Annual Report covers all activities from October 1, 2013 to September 30, 2014. 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.



2014 CRA BOARD

Mayor Andy Steingold (Center)
Vice-Mayor Cliff Merz (Standing Right)
Commissioner Richard Blake (Seated Left)
Commissioner Carlos Diaz (Seated Right)
Commissioner Andy Zodrow (Standing Left)

CITY OF SAFETY HARBOR, FLORIDA
BALANCE SHEET – GOVERNMENTAL FUNDS
SEPTEMBER 30, 2014

	General	Community Redevelopment Agency	Capital Projects	Street Light Assessment	Other Non-major Governmental Funds	Total Governmental Funds
Assets						
Cash and cash equivalents	\$ 9,639,520	\$ 389,604	\$ 823,010	\$ 87,895	\$ 2,186,096	\$ 13,126,125
Receivables, net:						
Accounts receivable	406,791	829	1,530	21,518	11,267	441,935
Due from other funds - stormwater fund	30,150	-	-	-	-	30,150
Due from other governments	214,060	-	341,523	-	58,650	614,233
Inventories	82,518	-	-	-	-	82,518
Prepaid items	5,642	-	-	-	-	5,642
Total assets	\$ 10,378,681	\$ 390,433	\$ 1,166,063	\$ 109,413	\$ 2,256,013	\$ 14,300,603
Liabilities, Deferred Inflows of Resources and Fund Balances						
Liabilities:						
Accounts payable	\$ 178,700	\$ 28,947	\$ 3,092	\$ 22,276	\$ 36,321	\$ 269,336
Accrued liabilities	340,256	702	-	-	607	341,565
Customer deposits	8,991	-	-	-	4,854	13,845
Total liabilities	527,947	29,649	3,092	22,276	41,782	624,746
Deferred Inflows of Resources:						
Proceeds from unearned revenues	1,059,233	-	-	-	12,56	1,060,489
Fund Balances:						
Nonspendable:						
Inventories and prepaid items	32,752	-	-	-	-	32,752
Restricted for:						
General government	-	330,544	-	-	-	330,544
Fire protection	-	-	-	-	8,438	8,438
Physical environment	-	-	-	-	-	-
Transportation	-	-	-	78,898	565,370	644,268
Library	-	-	-	-	17,619	17,619
Parks and recreation	-	-	-	-	365,354	365,354
Debt service	-	-	-	-	139,801	139,801
Capital projects	-	-	1,132,106	-	-	1,132,106
Committed to:						
Emergency/disaster relief stabilization	2,593,469	-	-	-	-	2,593,469
Physical environment	-	-	-	-	278,536	278,536
Assigned to:						
General government	-	30,240	30,865	-	-	61,105
Fire protection	-	-	-	-	1,777	1,777
Physical environment	-	-	-	-	7,587	7,587
Transportation	-	-	-	8,239	500,612	508,851
Parks and recreation	-	-	-	-	327,881	327,881
Other	1,626,050	-	-	-	-	1,626,050
Unassigned:	4,539,230	-	-	-	-	4,539,230
Total fund balances	8,791,501	360,784	1,162,971	87,137	2,212,975	12,615,368
Total liabilities, deferred inflows of resources and fund balances	\$ 10,378,681	\$ 390,433	\$ 1,166,063	\$ 109,413	\$ 2,256,013	\$ 14,300,603

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

CITY OF SAFETY HARBOR, FLORIDA
RECONCILIATION OF THE BALANCE SHEET
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2014

Fund balances - total governmental funds	\$ 12,615,368
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Amounts reported for governmental activities in the statement
of net position are different because:

Capital assets used in governmental activities are not financial resources
and therefore are not reported in the governmental funds.

Governmental capital assets		
Non depreciable	\$ 7,092,857	
Depreciable	40,619,500	
Less, accumulated depreciation	23,645,948	24,066,409

The net pension asset related to governmental activities does not represent financial resources and is not reported in the funds.	516,388
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Long-term liabilities are not due and payable in the current period
and, therefore, are not reported in the governmental funds.

Revenue notes payable	(6,028,218)	
Capital lease payable	(240,000)	
Compensated absences	(767,321)	
Other post employment benefits	(255,185)	(7,290,724)

Net position of governmental activities	\$ 29,907,441
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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, 2014

	General	Community Redevelopment Agency	Capital Projects	Street Light Assessment	Other Non-major Governmental Funds	Total Governmental Funds
Revenues:						
Property taxes	\$ 3,428,185	\$ 294,063	\$ -	\$ -	\$ -	\$ 3,722,248
Utility taxes	2,459,059	-	-	-	-	2,459,059
Local business taxes	135,802	-	-	-	-	135,802
Local option taxes	147,781	-	1,501,934	-	235,192	1,884,907
Franchise fees	1,473,646	-	-	-	-	1,473,646
Licenses and permits	215,144	-	-	-	-	215,144
Impact fees	3,633	-	-	-	40,797	44,430
Special assessments	-	-	-	313,784	4,079	317,863
Sales tax	980,143	-	-	-	-	980,143
Intergovernmental	1,980,377	-	-	-	2,111	1,982,488
Charges for services	948,638	-	-	-	16,550	965,188
Fines and forfeitures	31,911	-	-	-	-	31,911
Interest income and net appreciation in fair value of investments	152,635	5,559	13,952	938	31,312	204,396
Contributions and donations	20,776	-	41,688	-	18,834	81,298
Other	898,056	10,000	-	-	-	908,056
Total revenues	12,875,786	309,622	1,557,574	314,722	378,875	15,436,579
Expenditures:						
Current operating:						
General government	2,449,498	141,744	-	-	-	2,591,242
Law enforcement	1,177,579	-	-	-	-	1,177,579
Fire protection	3,720,886	-	-	-	5,579	3,726,465
Building department	302,451	-	-	-	-	302,451
Physical environment	371,651	-	-	-	35,164	406,815
Transportation	679,091	-	-	266,533	26,727	972,351
Library	1,141,108	-	-	-	-	1,141,108
Parks and recreation	2,463,471	-	-	-	14,398	2,477,869
Capital outlay	21,960	71,499	852,515	-	82,473	1,098,447
Debt service:						
Capital lease principal	-	-	-	-	5,000	5,000
Principal retirement	-	-	-	-	702,982	702,982
Interest and other charges	-	-	-	-	189,032	189,032
Total expenditures	12,397,695	213,243	852,515	266,533	1,061,355	14,791,341
Excess (deficiency) of revenues over (under) expenditures	478,091	96,379	705,059	48,189	(682,480)	645,238
Other financing sources (uses):						
Transfers in	-	-	-	7,650	1,011,120	1,018,770
Transfers out	(7,650)	-	(890,320)	-	-	(897,970)
Total other financing sources (uses)	(7,650)	-	(890,320)	7,650	1,011,120	120,800
Net change in fund balances	470,441	96,379	(185,261)	55,839	328,640	766,038
Fund balances, beginning of year	8,321,060	264,405	1,348,232	31,298	1,884,335	11,849,330

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

CITY OF SAFETY HARBOR, FLORIDA
RECONCILIATION TO THE STATEMENT OF REVENUES,
EXPENDITURES, AND CHANGES IN FUND BALANCES OF
GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2014

Net change in fund balances - total governmental funds	\$	766,038
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Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense.

Expenditure for capital assets	1,057,310	
Less, current year depreciation	<u>1,849,235</u>	(791,925)

Net pension asset is not a current financial resources and consequently is not reported in the governmental funds. However, it is an asset in the statement of net position.

Current year change in the pension asset	38,868
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Repayment of long-term debt is reported as an expenditure in governmental funds, but the repayment reduces long-term liabilities in the statement of net position.

Capital lease payment	5,000
Principal payments	702,982

Some expenses reported in the statement of activities do not require the use of current financial resources, and therefore, are not reported as expenditures in governmental funds.

Decrease in compensated absences	44,065	
Increase in other post employment benefits	<u>(46,757)</u>	<u>(2,692)</u>

Change in net position of governmental activities	\$	<u><u>718,271</u></u>
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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, 2014

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, 2014.

	<u>Deposits</u>	<u>Withdrawals</u>
Sources of deposits:		
Ad valorem taxes	\$ 120,543	\$ -
Ad valorem taxes from Pinellas County	173,520	-
Miscellaneous revenue	10,000	-
Interest and investment income	5,559	-
Purpose of withdrawals:		
Personal services	-	42,011
Banners	-	1,635
Brochures	-	567
Decorative lighting	-	5,359
District fees	-	670
Façade and partnership incentives	-	35,319
Holiday decorations	-	20,450
Jolley Trolley	-	19,404
Land lease - CSX	-	438
Public Art Committee	-	10,227
Signage	-	995
Streetscaping - benches, trash cans, planter, ballasts	-	4,669
Waterfront Park	-	71,499
Totals	<u>\$ 309,622</u>	<u>\$ 213,243</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, 2014. The City had no significant reductions in insurance coverage during the fiscal year ended September 30, 2014. 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 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.

Waterfront Park

Implementation of the master plan continued this year including the preparation of trail design plans and environmental permit applications for the boardwalk. The waterfront green space was used by the community for special events (such as “The Best Damn Race” half marathon), festivals (such as the San Gennaro Festa), and passive recreation.

Arts, Preservation , Culture and Environment

The CRA funded several art projects including a “vote for your favorite Mullet Creek Park artwall” contest. This contest yielded four new donated works of that will permanently be part of the City’s art collection. *Dragonfly* is now hanging on a wall at the Rigsby Recreation Center. *Nature stampings* is hanging in the Teen Room of the Community Center and *The Butterflies* will make their home in the butterfly garden of the Museum & Cultural Center. The winner, *Fish*, remains at Mullet Creek until he finds a permanent home.

Three benches were installed in the art park at the Library. “Words as art” was a collaborative effort between the Safety Harbor Writers and Poets group and members of the community. The group issued a call for writers to send in their favorite excerpts from authors or their own writings. The pieces were then assembled to create two benches appropriately fitting to the Safety Harbor Public Library. This is Safety Harbor’s first art pieces utilizing the written word as public art. The third art bench was created by professional artist Maria Virgilio and features a series of vibrant colors and design.

PROGRESS REPORT ON CRA ACTION STRATEGY

Arts, Preservation , Culture and Environment (Continued)

The iconic 300 year old Baranoff Oak Tree is a staple attraction to the City's downtown. In an effort to provide long term preservation of this unique cultural and environmental treasure, the CRA continued to fund the monitoring of measures to improve the surrounding soils, irrigation and protection for the tree that were funded in 2012/2013.

Mullet Creek Bridge

During fiscal year 2013/2014, the CRA began evaluating design alternatives and cost estimates for the Mullet Creek Bridge project, which will include new railings and decorative lighting, as well as, drainage improvements.

Jolley Trolley

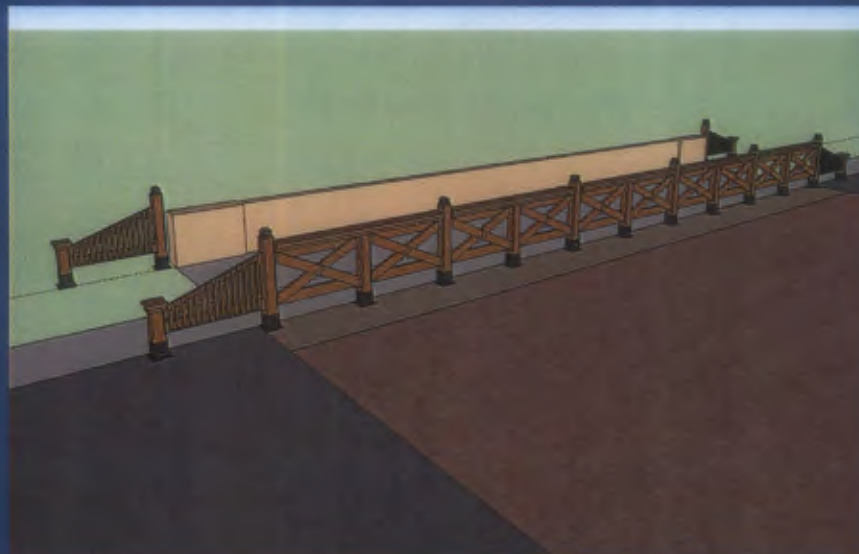
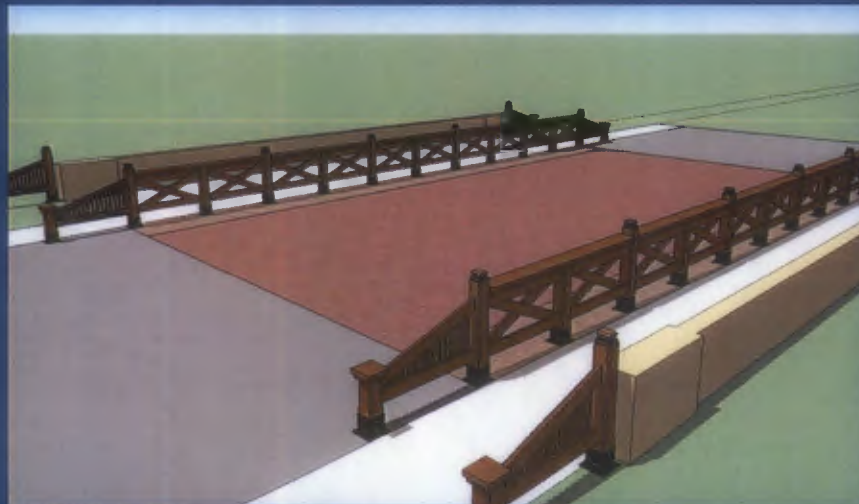
In 2013, the City of Safety Harbor partnered with the Chamber of Commerce, the Safety Harbor Spa, the Florida Department of Transportation and Pinellas Suncoast Transit Authority to fund a new Jolley Trolley route between the Safety Harbor Spa and downtown Dunedin. The Jolley Trolley operates in the evening on Fridays and during the day and evening on Saturdays and Sundays. The rubber tire trolley is a "concierge on wheels." While transporting passengers between the two cities, drivers provide fun facts and recommendations regarding places to eat, see and visit. In addition to bringing visitors to Safety Harbor, the trolley facilitates parking and riding, reducing parking demand in downtown Safety Harbor. From February to September of 2014, the trolley had 4,633 riders. e first 8 months of our weekend trolley route we had 4,633 riders. That's February - September 2014.

The design and permitting phases of the trail and boardwalk components of the Waterfront Park began this fiscal year.



PROGRESS REPORT – MULLET CREEK BRIDGE

Draft Railing Design Concepts



PROGRESS REPORT – PUBLIC ART

Mullet Creek Park Art Wall

*vote for your favorite
Mullet Creek Park artwall*

8/26–9/30

safetyharborpublicart.com



Library Art Park Benches



PROGRESS REPORT – BARANOFF OAK TREE PRESERVATION

Monitoring of the City's iconic oak tree



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:

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