



City of Safety Harbor Florida

HOME OF ESPIRITU SANTO MINERAL SPRINGS

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(727) 724-1555 + Fax (727) 724-1566
www.cityofsafetyharbor.com

March 16, 2017

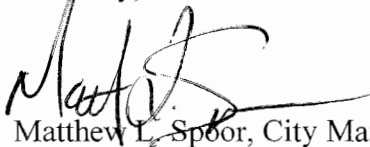
Mr. Mark S. Woodard
Pinellas County Administrator
315 Court Street
Clearwater, FL 33756

RE: Annual Report FY 15/16, Safety Harbor Community Redevelopment Agency

Dear Mr. Woodard:

Enclosed please find a copy of the FY 15-16 Annual Report for the City of Safety Harbor Community Redevelopment Agency. The City is waiting on a determination from the state Florida Retirement System office to complete the annual audit. As a result, unaudited copies of the CRA's financial statements are included in this report. After the audit is complete, the audited financial statements will be included in the City's 2016 Comprehensive Annual Financial Report that will be presented to the City Commission. 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: Renea Vincent, Division Manager, Pinellas County
Karen Sammons, City Clerk
June Solanes, Finance Director
Marcie Stenmark, Community Development Director
Lisa Kothe, Safety Harbor Public Library Director

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OFFICE OF THE CITY CLERK
315 COURT STREET
CLEARWATER, FL 33756



**CITY OF SAFETY HARBOR
COMMUNITY REDEVELOPMENT AGENCY**

FY 15/16 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 2016 Annual Report covers all activities from October 1, 2015 to September 30, 2016. 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.



2016 CRA BOARD

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

**CITY OF SAFETY HARBOR, FLORIDA
BALANCE SHEET – GOVERNMENTAL FUNDS
SEPTEMBER 30, 2016**

	General	Street Improvement	Community Redevelopment Agency	Capital Projects	Other Non-major Governmental Funds	Total Governmental Funds
Assets						
Cash and cash equivalents	\$ 8,928,798	\$ 596,220	\$ 603,946	\$ 2,136,616	\$ 1,458,499	\$ 13,724,079
Receivables, net:						
Accounts receivable	349,051	1,029	1,333	2,644	40,877	394,934
Due from other governments	315,840	39,515	3,858	395,158	-	754,371
Other assets	-	-	-	-	-	-
Inventories	45,442	-	-	-	-	45,442
Prepaid items	9,673	-	-	-	-	9,673
Total assets	\$ 9,648,804	\$ 636,764	\$ 609,137	\$ 2,534,418	\$ 1,499,376	\$ 14,928,499
Liabilities, Deferred Inflows of Resources and Fund Balances						
Liabilities:						
Accounts payable	\$ 139,798	\$ 430,235	\$ 4,590	\$ 302,132	\$ 54,908	\$ 931,663
Accrued liabilities	125,146	-	533	-	191	125,870
Customer deposits	11,326	-	-	-	5,790	17,116
Unearned revenue	1,004,446	-	-	-	1,256	1,005,702
Total liabilities	1,280,716	430,235	5,123	302,132	62,145	2,080,351
Fund Balances:						
Nonspendable:						
Inventories and prepaid items	55,115	-	-	-	-	55,115
Restricted for:						
Community redevelopment	-	-	538,109	-	-	538,109
Fire protection	-	-	-	-	23,071	23,071
Transportation	-	-	-	-	353,618	353,618
Library	-	-	-	-	33,705	33,705
Parks and recreation	-	-	-	-	-	-
Debt service	-	-	-	-	155,952	155,952
Capital projects	-	-	-	1,114,992	-	1,114,992
Committed to:						
Emergency/disaster relief stabilization	3,277,514	-	-	-	-	3,277,514
Physical environment	-	-	-	-	119,264	119,264
Public safety	-	-	-	-	7,929	7,929
Capital project (Waterfront Park)	-	-	-	974,786	-	974,786
Assigned to:						
General government	-	-	65,905	142,508	-	208,413
Fire protection	-	-	-	-	2,404	2,404
Library	-	-	-	-	337	337
Public safety	-	-	-	-	70	70
Physical environment	-	-	-	-	17,559	17,559
Transportation	-	206,529	-	-	290,450	496,979
Parks and recreation	-	-	-	-	432,872	432,872
Unassigned:	5,035,459	-	-	-	-	5,035,459
Total fund balances	8,368,088	206,529	604,014	2,232,286	1,437,231	12,848,148
Total liabilities, deferred inflows of resources and fund balances	\$ 9,648,804	\$ 636,764	\$ 609,137	\$ 2,534,418	\$ 1,499,376	\$ 14,928,499

CITY OF SAFETY HARBOR, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2016

	General	Street Improvement	Community Redevelopment Agency	Capital Projects	Other Non-major Governmental Funds	Total Governmental Funds
Revenues:						
Property taxes	\$ 4,012,278	\$ -	\$ 378,174	\$ -	\$ -	\$ 4,390,452
Utility taxes	2,322,071	-	-	-	-	2,322,071
Local business taxes	141,389	-	-	-	-	141,389
Local option taxes	106,534	247,311	-	1,728,746	-	2,082,591
Franchise fees	1,347,753	-	-	-	-	1,347,753
Licenses and permits	244,417	-	-	-	-	244,417
Impact fees	-	-	-	-	66,932	66,932
Special assessments	-	-	-	-	246,523	246,523
Sales tax	1,151,421	-	-	-	-	1,151,421
Intergovernmental	1,828,013	-	-	103,328	-	1,931,341
Charges for services	902,613	-	-	-	45,275	947,888
Fines and forfeitures	40,328	-	-	-	-	40,328
Interest income and net appreciation in fair value of investments	159,465	9,656	11,142	22,981	25,123	228,367
Contributions and donations	15,000	-	-	9,987	755,928	780,315
Other	1,059,184	-	5,000	-	-	1,064,184
Total revenues	13,330,466	256,967	394,316	1,864,442	1,139,781	16,985,972
Expenditures:						
Current operating:						
General government	2,544,647	-	138,804	-	-	2,683,451
Public safety						
Law enforcement	1,260,277	-	-	-	-	1,260,277
Fire protection	3,716,483	-	-	-	-	3,716,483
Building department	385,827	-	-	-	251	386,078
Physical environment	417,432	-	-	-	51,816	469,248
Transportation	676,525	138,733	-	20,904	260,020	1,096,182
Culture and recreation						
Library	1,204,160	-	-	-	-	1,204,160
Parks and recreation	2,770,407	-	-	-	28,493	2,798,900
Capital outlay	83,645	458,214	28,364	1,167,114	1,045,232	2,782,569
Debt service:						
Capital lease principal	-	-	-	-	5,000	5,000
Principal retirement	-	-	-	-	746,860	746,860
Interest and other charges	-	-	-	-	129,645	129,645
Total expenditures	13,059,403	596,947	167,168	1,188,018	2,267,317	17,278,853
Excess (deficiency) of revenues over (under) expenditures	271,063	(339,980)	227,148	676,424	(1,127,536)	(292,881)
Other financing sources (uses):						
Transfers in	257,000	-	-	-	901,780	1,158,780
Transfers out	(7,650)	-	(157,000)	(994,130)	-	(1,158,780)
Total other financing sources (uses)	249,350	-	(157,000)	(994,130)	901,780	-
Net change in fund balances	520,413	(339,980)	70,148	(317,706)	(225,756)	(292,881)
Fund balances, beginning of year	7,847,675	546,509	533,866	2,549,992	1,662,987	13,141,029
Fund balances, end of year	\$ 8,368,088	\$ 206,529	\$ 604,014	\$ 2,232,286	\$ 1,437,231	\$ 12,848,148

CITY OF SAFETY HARBOR, FLORIDA
 NOTES TO THE BASIC FINANCIAL STATEMENTS
 SEPTEMBER 30, 2016

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, 2016.

	<u>Deposits</u>	<u>Withdrawals</u>
Sources of deposits:		
Ad valorem taxes	\$ 162,569	\$ -
Ad valorem taxes from Pinellas County	215,605	-
Miscellaneous revenue	5,000	-
Interest and investment income	11,142	-
Purpose of withdrawals:		
Personal services	-	39,555
Decorative lighting	-	4,826
District fees	-	670
Downtown Parking Improvements	-	2,353
Downtown Parking Lease	-	1,650
Façade and partnership incentives	-	26,482
Jolley Trolley	-	26,368
Land lease - CSX	-	438
LED Lighting	-	21,452
Public Art Committee	-	11,660
Signage	-	3,350
Art Center Parking	-	24,274
Mullet Creek Bridge improvements	-	2,340
Museum improvements	-	1,750
Transfer to General fund for Waterfront Park repayment	-	157,000
Totals	<u>\$ 394,316</u>	<u>\$ 324,168</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, 2016. The City had no significant reductions in insurance coverage during the fiscal year ended September 30, 2016. In addition, there have been no settlements that exceeded the City's insurance coverage in any of the past three fiscal years.

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.

Projects that were implemented in FY 2016 are noted below:

Waterfront Park

Implementation of the master plan continued this year including finalization of the Phase 1 trail within Waterfront Park. The waterfront green space was used by the community for special events (such as “The Best Damn Race” half marathon), festivals (such as the Singer Songwriter Festival), and passive recreation.

Mullet Creek Bridge

In 2016, the City completed the Mullet Creek Bridge project at Philippe Parkway, which included replacing the bollards and railings, resurfacing the bridge, adding decorative pavers and drainage improvements.

Downtown Partnership Grants

The CRA reinstated the Downtown Partnership Grant program. Five commercial matching grants were issued FY 2016 totaling \$19,431.60 to leverage \$33,183.28 in matching grant investment. Grant categories included façade, landscaping, and signage projects within downtown. months of our weekend trolley route we had 4,633 riders. That's February -September 2014.

Jolley Trolley

In 2012, 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 route began in 2014 and operates in the evening on Fridays and during the day and evening on Saturdays and Sundays. In September of 2015, the City Commission approved a service agreement with Jolley Trolley and the Pinellas Suncoast Transit Authority. During FY 2015, the trolley had 6,481 riders. During FY 2016, the trolley had 6,447 riders.

PROGRESS REPORT ON CRA ACTION STRATEGY

Arts, Preservation, Culture and Environment

Mullet Creek Park

Seven mini murals were installed on the artwalls at Mullet Creek Park. The art features Florida's native and some endangered species. They serve as the focal point for the park while the tags assist in educating our residents and visitors on conservation efforts and native species. Artist: Beth Warmath

Parks and Building Maintenance Facility (333 9th Ave. N.)

Two murals were installed that highlight the parks, building maintenance, and horticulture efforts of the city. The murals feature parks and landmarks of Safety Harbor. Artist: Tanya Pistillio (South wall)
Artist Group: Derek Donnelly, Carlito Culb, James Oleson (East wall w/ bay doors)

Portable Mural: Senior Living Building-Main Street

Mural depicting one of the cities' historic settlers, Odet Philippe. The mural highlights his contribution of bringing grapefruit and citrus to Safety Harbor. The mural was installed on a private building utilizing a portable material. Artist: Nancy Mitchell

Centennial Painting

The artwork will hang and rotate through all the city galleries and then permanently reside at the Safety Harbor Museum & Cultural Center. Artist: Stuart Dwork

Marina Park

This post card mural depicts landmarks, local celebrations, and all things relative to Safety Harbor. It has become a picture spot for visitors and residents. Artist: Matt Sunderman

Library

New benches were installed at the library featuring works of local writers, community members and artists. Artists: Laura Kepner & community members

Baranoff Oak

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.

PROGRESS REPORT ON CRA ACTION STRATEGY

Arts, Preservation , Culture and Environment

Historical Marker Program

In FY 2016, the CRA continued to fund the historical marker program. Markers are installed to educate residents and visitors regarding the City's heritage. In partnership with the Museum Board and Historical Society, the locations and names of the markers were placed in the locations listed below:

- Peace Treaty
- Bungalow Home – 135 4th Ave. N.
- Gingerbread House
- Safety Harbor Elementary School
- Log Cabin

PROGRESS REPORT – PUBLIC ART

Mullet Creek Mini Murals



Murals



PROGRESS REPORT – PUBLIC ART

Portable Mural



Centennial Painting



Marina Park



Library Benches



PROGRESS REPORT – HISTORICAL MARKER PROGRAM



Safety Harbor Historical Site: Safety Harbor School

The first Safety Harbor School opened in 1907 as a two room frame building behind the present day fire station. The school included grades one through eight. In 1916, a new red brick three story school house was constructed at its current location. By 1926, the school needed to expand. New larger classrooms and a 500 seat auditorium with state of the art flood lights on the stage were added.



By 1936, the school population expanded to grades one through nine and additional buildings were added. In 1942, the playground was plowed, and the students planted a Victory Garden. The food that was grown was used in the cafeteria for school lunches. Fire and bomb drills became a way of life for the students. After WWII, the school population steadily increased and the first kindergarten class was added in 1948.

In 1961, the school board approved a six million dollar bond issue, and the original 1916 building was razed. The 1926 additions were remodeled, and a 14 classroom wing was added. In 1962, the Safety Harbor School became an elementary school as grades seven through nine were moved to the middle school.

In the mid-1960s, the Lincoln Heights Elementary School was closed, and African-American students were integrated into the Safety Harbor Elementary School. In 1968, a single unit kindergarten pod was added, then a three room pod was added in 1984 due to a sharp increase in kindergarten students.

Safety Harbor Elementary School and the City of Safety Harbor have forged a strong working relationship over the years. The school auditorium is still used today for many other programs and functions.



Historical marker funding provided by the Community Redevelopment Agency and the Safety Harbor Museum of Regional History 501c3.



PROGRESS REPORT – HISTORICAL MARKER PROGRAM



Safety Harbor Historical Site: 135 4th Avenue North

This cottage was constructed in the early 1900's, soon after Safety Harbor's downtown streets were platted. The turn-of-the-century wood frame vernacular structure was identified by the Safety Harbor Historic Building Survey of 1994 as one of the oldest remaining structures in the City of Safety Harbor.

Vernacular architecture is an architectural style that reflects local building traditions. The wood frame vernacular style was the dominant housing style in Safety Harbor from the 19th century until approximately 1940. Generally, these homes were not built by formally-schooled architects, but by local builders using available resources and construction materials.

The architectural features of this building include a steeply pitched front-facing gable, which allow for attic storage or a second floor loft. The front gable is covered with "fish scale" siding, which was a common architectural decorative element in late Victorian and turn-of-the-century homes. This building also includes a wide front porch or veranda. Chamfered posts support the shed roof which covers the porch and creates a space where owners socialize with neighbors.

Charles S. Rosier, a carpenter/farmer from western New York, and his wife Flora first purchased property in Safety Harbor in 1926. They bought and sold several lots in town and lived in the house from circa 1935 until 1959. This historic property was maintained as a private residence until 2012 when it was converted into commercial use.



Historical marker funding provided by the Community Redevelopment Agency and the Safety Harbor Museum of Regional History 50163.

PROGRESS REPORT – BARANOFF OAK TREE PRESERVATION

Monitoring of the City's iconic oak tree



PROGRESS REPORT – DOWNTOWN PARTNERSHIP GRANT

Safety Harbor Art and Music Center Mural

Before



After



325 5th Ave. N.

Before



After



PROGRESS REPORT - MULLET CREEK BRIDGE



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
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Safety Harbor, Florida 34695
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