



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 21, 2019

Mr. Barry A. Burton
Pinellas County Administrator
315 Court Street
Clearwater, FL 33756

RE: Annual Report FY 17/18, Safety Harbor Community Redevelopment Agency

Dear Mr. Woodard:

Enclosed please find a copy of the FY 17-18 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 2018 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, Director, Pinellas County Planning
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 17/18 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.

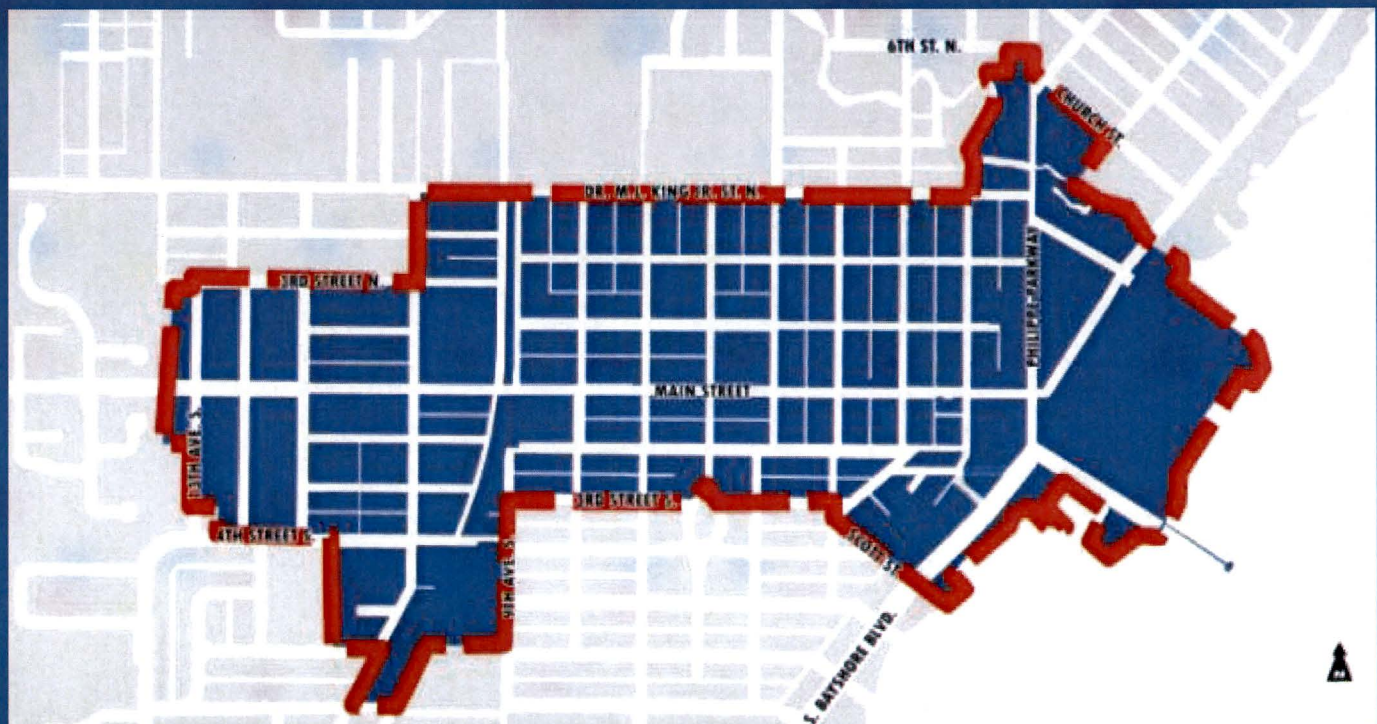
The purpose of this Annual Report is to satisfy the requirements of Section 163.356(3)(C) and to provide the public with useful information concerning the Community Redevelopment Area and Agency.

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 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 2017-18 Annual Report covers all activities from October 1, 2017 to September 30, 2018. 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. The ad valorem millage rate for FY 17-18 was 3.9500.

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.



2018 CRA BOARD

Mayor Joe Ayoub
Vice Mayor Commissioner Carlos Diaz
Commissioner Nancy Besore
Commissioner Andy Zodrow
Commissioner Cliff Merz

CITY OF SAFETY HARBOR, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2018

	General	Community Redevelopment Agency	Capital Projects	Other Non- major Governmental Funds	Total Governmental Funds
Assets					
Pooled cash and investments	\$ 7,960,577	\$ 587,800	\$ 1,495,590	\$ 2,307,501	\$ 12,351,468
Receivables, net:					
Accounts receivable	391,437	1,334	2,327	26,421	421,519
Due from other funds	-	-	-	-	-
Due from other governments	329,416	-	445,007	59,188	833,611
Inventories	54,627	-	-	-	54,627
Prepaid items	2,234	-	135,000	217,043	354,277
Total assets	\$ 8,738,291	\$ 589,134	\$ 2,077,924	\$ 2,610,153	\$ 14,015,502
Liabilities and Fund Balances					
Liabilities:					
Accounts payable	\$ 255,959	\$ 236,406	\$ 16,151	\$ 78,879	\$ 587,395
Accrued liabilities	154,818	753	-	664	156,235
Customer deposits	16,582	-	-	5,978	22,560
Unearned revenue	966,947	-	-	153	967,100
Total liabilities	1,394,306	237,159	16,151	85,674	1,733,290
Fund Balances:					
Nonspendable:					
Inventories and prepaid items	56,861	-	-	-	56,861
Restricted for:					
Community redevelopment	-	285,697	-	-	285,697
Fire protection	-	-	-	79,944	79,944
Transportation	-	-	-	387,620	387,620
Library	-	-	-	60,133	60,133
Parks and recreation	-	-	-	80,726	80,726
Debt service	-	-	-	183,323	183,323
Capital projects	-	-	1,462,388	-	1,462,388
Committed to:					
Emergency/disaster relief stabilization	3,081,687	-	-	-	3,081,687
Physical environment	-	-	-	134,384	134,384
Public safety	-	-	-	90,580	90,580
Capital project (Waterfront Park)	-	-	80,986	-	80,986
Assigned to:					
General government	-	66,278	-	-	66,278
Fire protection	-	-	-	2,318	2,318
Library	-	-	-	142	142
Public safety	-	-	-	2,067	2,067
Physical environment	-	-	-	17,288	17,288
Transportation	-	-	-	637,768	637,768
Parks and recreation	-	-	518,399	848,186	1,366,585
Unassigned:	4,205,437	-	-	-	4,205,437
Total fund balances	7,343,985	351,975	2,061,773	2,524,479	12,282,212
Total liabilities and fund balances	\$ 8,738,291	\$ 589,134	\$ 2,077,924	\$ 2,610,153	\$ 14,015,502

CITY OF SAFETY HARBOR, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2018

	General	Community Redevelopment Agency	Capital Projects	Other Non-major Governmental Funds	Total Governmental Funds
Revenues:					
Property taxes	\$ 4,419,680	\$ 494,030	\$ -	\$ -	\$ 4,913,710
Utility taxes	2,324,144	-	-	-	2,324,144
Local business taxes	149,597	-	-	-	149,597
Local option taxes	92,010	-	1,882,870	241,027	2,215,907
Franchise fees	1,416,403	-	-	-	1,416,403
Licenses and permits	356,505	-	-	-	356,505
Impact fees	-	-	-	98,772	98,772
Special assessments	-	-	-	246,527	246,527
Sales tax	1,125,671	-	-	-	1,125,671
Intergovernmental	2,004,369	-	-	-	2,004,369
Charges for services	1,212,936	-	-	157,390	1,370,326
Fines and forfeitures	48,559	-	-	-	48,559
Interest income and net appreciation in fair value of investments	(45,606)	(1,348)	435	(12,008)	(58,527)
Contributions and donations	15,800	-	49,054	27,559	92,413
Other	1,158,572	63	-	-	1,158,635
Total revenues	14,278,640	492,745	1,932,359	759,267	17,463,011
Expenditures:					
Current operating:					
General government	2,792,716	144,361	-	-	2,937,077
Public safety					
Law enforcement	1,312,142	-	-	-	1,312,142
Fire protection	3,821,117	-	-	-	3,821,117
Building department	488,906	-	-	30,859	519,765
Physical environment	450,000	-	-	41,378	491,378
Transportation	671,075	-	14,460	287,875	973,410
Culture and recreation					
Library	1,330,932	-	-	-	1,330,932
Parks and recreation	3,329,366	-	1,488	17,136	3,347,990
Capital outlay	111,057	286,785	390,867	569,033	1,357,742
Debt service:					
Capital lease principal	-	-	-	5,000	5,000
Principal retirement	-	-	-	303,141	303,141
Interest and other charges	-	-	-	65,287	65,287
Total expenditures	14,307,311	431,146	406,815	1,319,709	16,464,981
Excess (deficiency) of revenues over (under) expenditures	(28,671)	61,599	1,525,544	(560,442)	998,030
Other financing sources (uses):					
Transfers in	257,000	-	155,000	1,327,920	1,739,920
Transfers out	(579,700)	(157,000)	(1,003,220)	-	(1,739,920)
Total other financing sources (uses)	(322,700)	(157,000)	(848,220)	1,327,920	-
Net change in fund balances	(351,371)	(95,401)	677,324	767,478	998,030
Fund balances, beginning of year	7,695,356	447,376	1,384,449	1,757,001	11,284,182
Fund balances, end of year	\$ 7,343,985	\$ 351,975	\$ 2,061,773	\$ 2,524,479	\$ 12,282,212

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, 2018

NOTE 10 – REDEVELOPMENT TRUST FUND

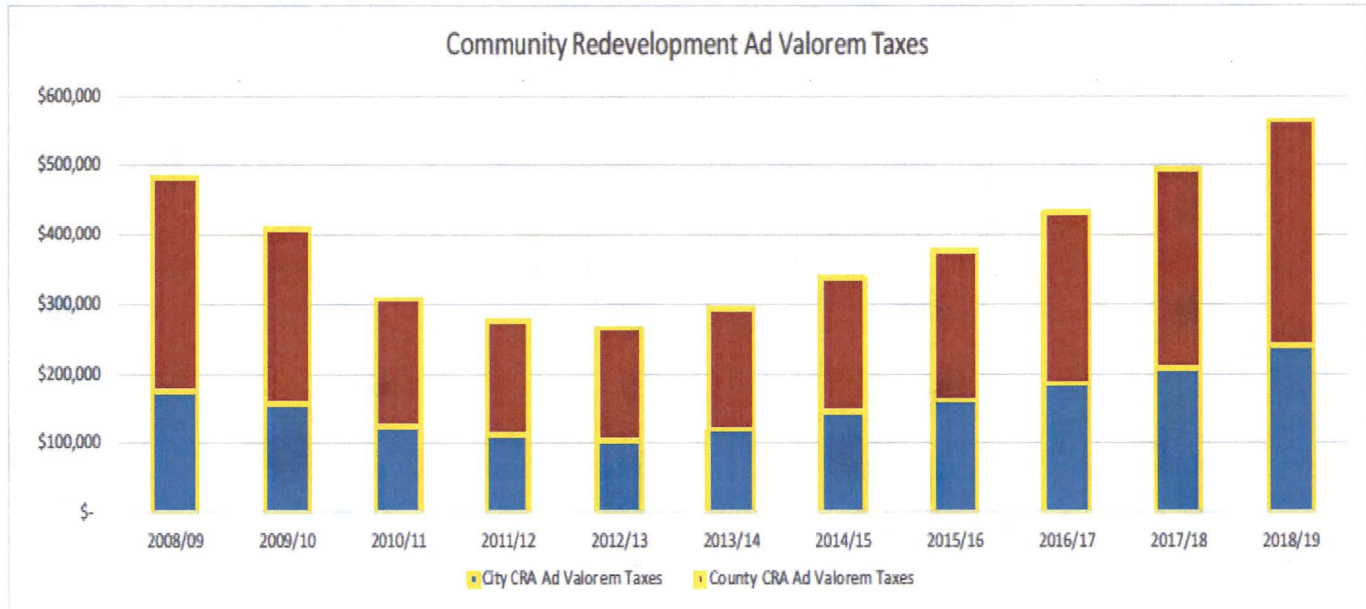
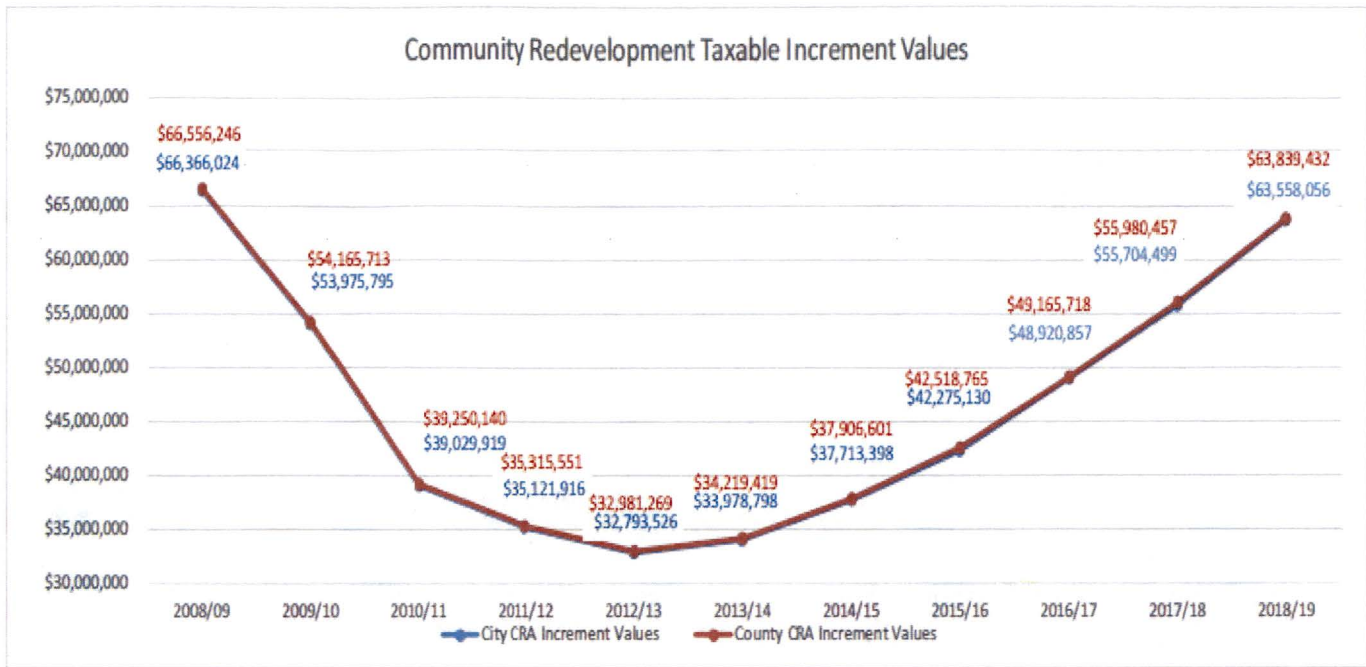
Pursuant to Florida Statute 163.387, the schedule below provides a summary of the sources of deposits into, and the amount and purpose of withdrawals from, the Redevelopment Trust Fund (Community Redevelopment Agency Fund) for the fiscal year ended September 30, 2018.

	<u>Deposits</u>	<u>Withdrawals</u>
Sources of deposits:		
Ad valorem taxes	\$ 209,031	\$ -
Ad valorem taxes from Pinellas County	284,999	-
Miscellaneous revenue	63	-
Interest and investment income	(1,348)	-
Purpose of withdrawals:		
Personal services	-	43,782
Banners	-	389
Decorative lighting	-	3,119
District fees	-	920
Downtown parking lease	-	13,813
Façade and partnership incentives	-	35,011
Land lease - CSX	-	461
Public art	-	8,508
Signage	-	12,445
Streetscaping - benches, trash cans, planter, ballasts	-	4,916
Sidewalks	-	20,997
Main Street Electrical, Irrigation, Landscaping	-	207,834
Veterans Memorial Park Improvements	-	42,336
Holiday tree (artificial) and decorations	-	10,861
Oak Tree Lightning Protection System	-	4,600
Baranoff oak tree support system	-	14,900
Museum improvements	-	6,254
Transfer to General fund for Waterfront Park repayment	-	157,000
Totals	<u>\$ 492,745</u>	<u>\$ 588,146</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, 2018. The City had no significant reductions in insurance coverage during the fiscal year ended September 30, 2018. In addition, there have been no settlements that exceeded the City's insurance coverage in any of the past three fiscal years.

**COMMUNITY REDEVELOPMENT AGENCY
CITY AND COUNTY TAXABLE VALUATIONS AND AD VALOREM TAXES**



Fiscal Year	City					County					Total CRA Tax @ 95%
	Taxable Value	Base Year Value	Increment Value	Millage Rate	Tax @ 95%	Taxable Value	Base Year Value	Increment Value	Millage Rate	Tax @ 95%	
2008/09	\$98,310,104	\$31,944,080	\$66,366,024	2.7830	\$175,462	\$98,500,326	\$31,944,080	\$66,556,246	4.8730	\$308,112	\$483,574
2009/10	\$85,919,875	\$31,944,080	\$53,975,795	3.0674	\$157,287	\$86,109,793	\$31,944,080	\$54,165,713	4.8730	\$250,752	\$408,039
2010/11	\$70,973,999	\$31,944,080	\$39,029,919	3.3808	\$125,355	\$71,194,220	\$31,944,080	\$39,250,140	4.8730	\$181,703	\$307,057
2011/12	\$67,065,996	\$31,944,080	\$35,121,916	3.3808	\$112,803	\$67,259,631	\$31,944,080	\$35,315,551	4.8730	\$163,488	\$276,291
2012/13	\$64,737,606	\$31,944,080	\$32,793,526	3.3808	\$105,325	\$64,925,349	\$31,944,080	\$32,981,269	5.0727	\$158,939	\$264,264
2013/14	\$65,922,878	\$31,944,080	\$33,978,798	3.7343	\$120,543	\$66,163,499	\$31,944,080	\$34,219,419	5.3377	\$173,520	\$294,063
2014/15	\$69,657,478	\$31,944,080	\$37,713,398	4.0479	\$145,027	\$69,850,681	\$31,944,080	\$37,906,601	5.3377	\$192,217	\$337,244
2015/16	\$74,219,210	\$31,944,080	\$42,275,130	4.0479	\$162,569	\$74,462,845	\$31,944,080	\$42,518,765	5.3377	\$215,605	\$378,172
2016/17	\$80,864,937	\$31,944,080	\$48,920,857	3.9500	\$183,576	\$81,109,798	\$31,944,080	\$49,165,718	5.3377	\$249,310	\$432,884
2017/18	\$87,648,579	\$31,944,080	\$55,704,499	3.9500	\$209,031	\$87,924,537	\$31,944,080	\$55,980,457	5.3590	\$284,999	\$494,030
2018/19	\$95,502,136	\$31,944,080	\$63,558,056	3.9500	\$238,502	\$95,783,512	\$31,944,080	\$63,839,432	5.3590	\$325,010	\$563,511

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 fiscal year 2017-2018 are noted below:

Baranoff Oak Tree Branch Support

The iconic 300 year old Baranoff Oak Tree is a staple attraction to the City's downtown. Three wooden branch supports were replaced with steel and another new steel support was added to provide long term support to tree branches.

Downtown Partnership Grants

The Downtown Partnership Grant program is funded by the Community Redevelopment Agency. Two residential matching grants and three commercial matching grants were issued totaling \$25,062. Grant categories included façade and interior renovation projects within downtown.

LED Lighting

In fiscal year 2017-18, LED lighting was installed in the following locations:

- Library (partial)
- Marina restrooms interior
- Main Street and 10th Avenue Streetscape signage
- Fire Station 52 interior
- Pier
- Veterans Memorial Park
- Gazebo restrooms

PROGRESS REPORT ON CRA ACTION STRATEGY

Main Street Irrigation and Landscaping

The irrigation and landscaping project along Main Street was completed from Bayshore Drive west to 10th Avenue. This project included irrigation system repair, replacement of aging ground cover and shrubs, and shade tree plantings. In addition, a new pocket park was added near City Hall, bicycle parking was added in multiple locations, and a few new planting areas were established. Numerous tree planting areas were redesigned to ensure the long term health of shade trees, including the expansion of planting beds, moving of street furniture, and replacement of sidewalk areas with flexible pervious pavement.

Waterfront Park

During this fiscal year, the City Commission discussed Phase II of Waterfront Park which will include a shade structure with seating, pedestrian scale lighting and an electrical system for events, a living shoreline, and additional sidewalks. Staff began designing these elements for implementation in FY 2017-18. The park was used by the community for special events such as The "Best Damn Race" half marathon, Bands on the Bay, Paddle the Bay, Carnival Latino Tampa Bay, Melons for Moolah Guinness Book of World Record event, and 4th of July.

Veteran's Memorial Plaza Improvements

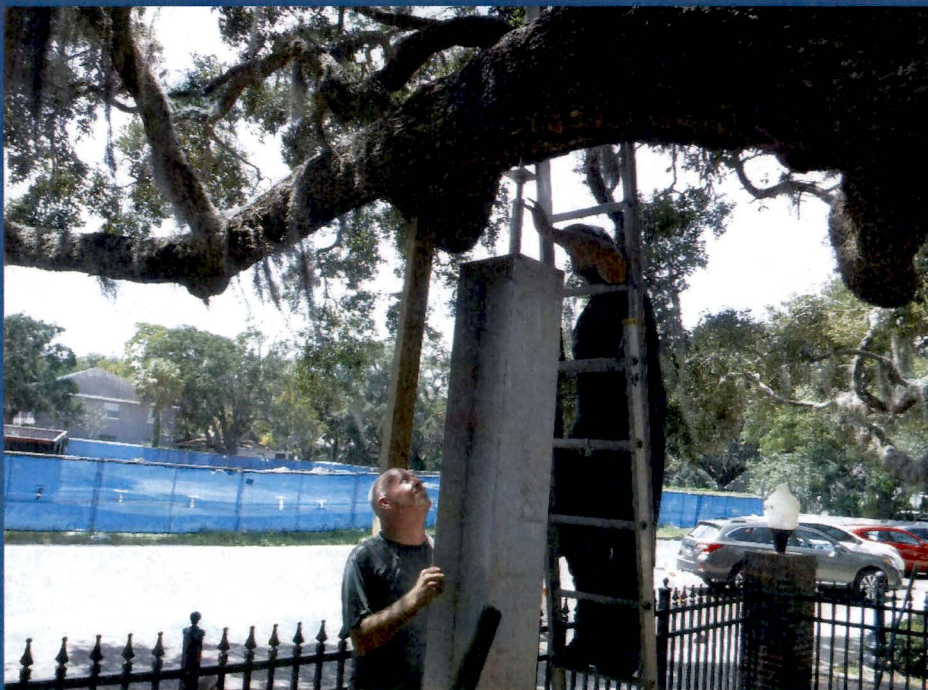
Veteran's Memorial Park includes 460 pavers including written messages that were installed in 2001. Several updates were made to Veteran's Memorial Park, including replacement of the paver area using new technology, new picnic tables, trash receptacles, shelters and erosion control.

Wayfinding Signage Program

The CRA installed two new wayfinding sign poles in fiscal year 17-18 at the northwest corner of Main Street and 7th Avenue and the SW corner of Main Street and 4th Avenue.

PROGRESS REPORT – BARANOFF OAK

Tree Branch Supports



PROGRESS REPORT – MAIN STREET LANDSCAPING AND IRRIGATION

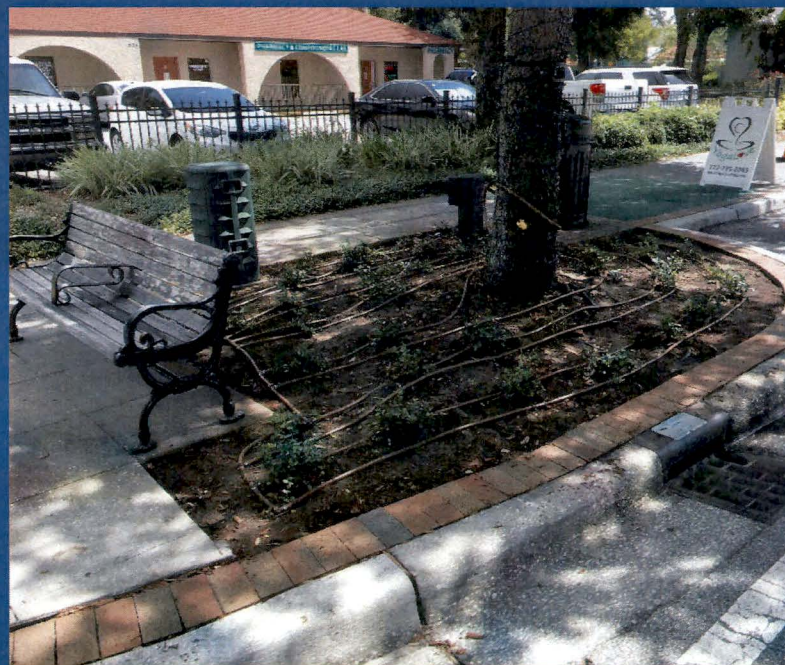
Pocket Park



Bicycle Parking



Landscaping and Irrigation



PROGRESS REPORT – VETERAN'S MEMORIAL PARK

Shelters and Picnic Tables



Paver Replacement



PROGRESS REPORT – SIGNAGE

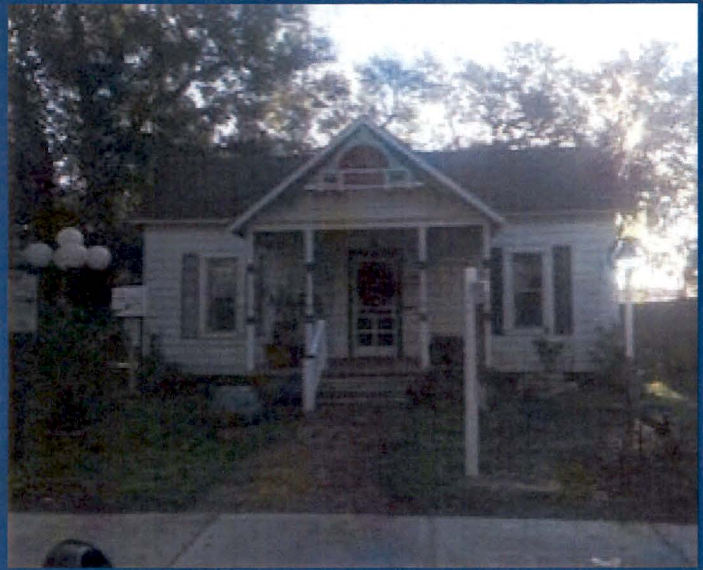
New Wayfinding Signs



PROGRESS REPORT – DOWNTOWN PARTNERSHIP GRANT

Harms Residence Façade Improvement

Before



After



City Vision:

“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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Safety Harbor Community
Redevelopment Agency
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www.cityofsafetyharbor.com

