



Home of Honeymoon Island

Community Redevelopment Agency

March 21, 2017

Pinellas County Board of County Commissioners
315 Court Street
Clearwater, FL 33756

Dear Members of the Board:

Enclosed is a copy of the Annual Report for the City of Dunedin's Community Redevelopment Agency for Fiscal Year 2015/2016 as required by Chapter 163.356(c) of the Laws of Florida.

If you have any questions, please call me at 727-298-3204.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert C. Ironsmith".

Robert C. Ironsmith,
CRA Director

RCI/jj

Enclosure

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BOARD OF
2017 MAR 28 PM 2:41
PINELLAS COUNTY FLORIDA

CRA Annual Report



(c) Bob Colmer

FY2015 – 2016

Vision Statement

“Our vision is to preserve and enhance downtown Dunedin’s friendly, quaint and walkable coastal atmosphere while expanding live, work and play opportunities, and promoting sustainable redevelopment through public/private partnerships.”

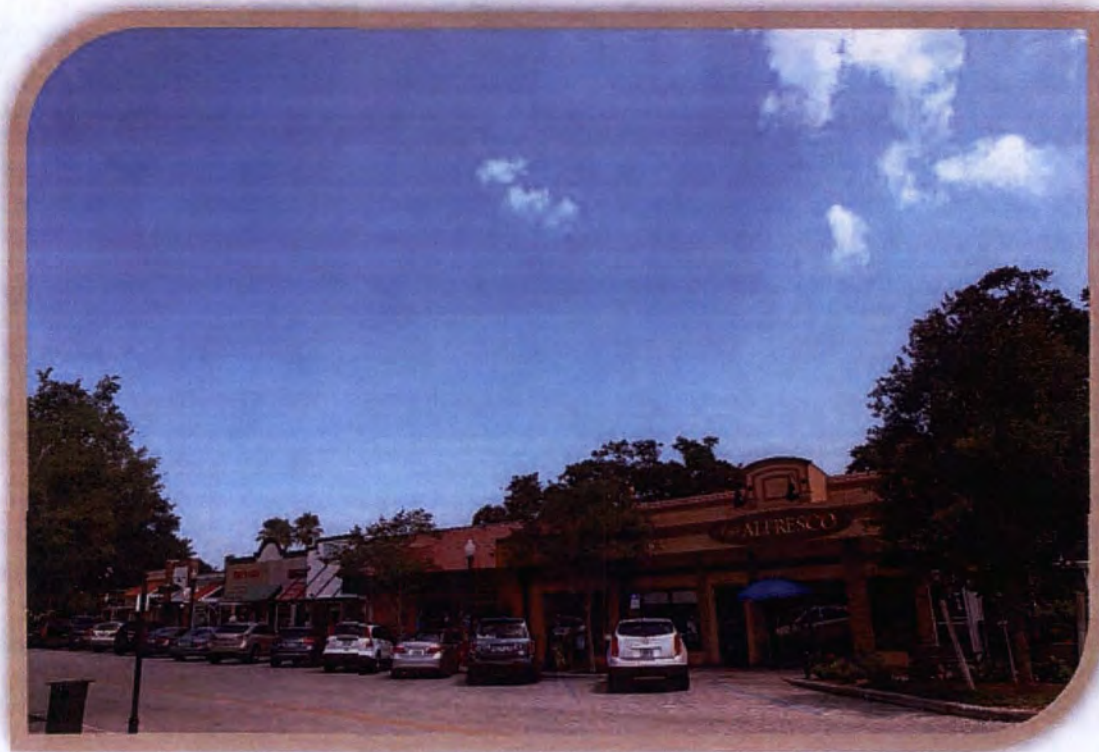
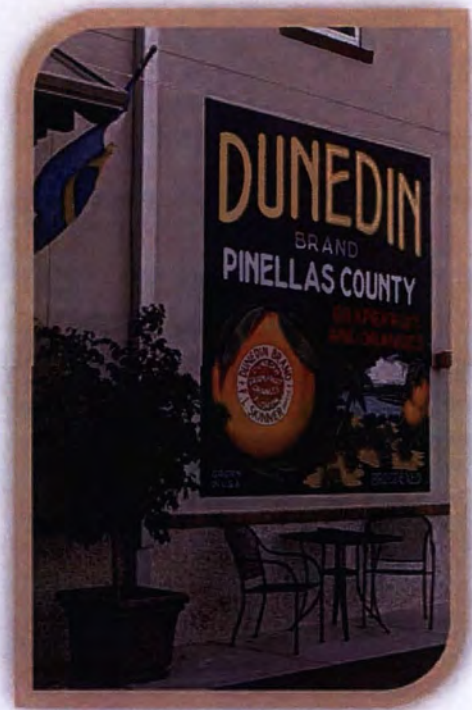


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Introduction



Chapter 163.387 (8), Florida Statute, requires that the City of Dunedin file an annual report of its financial activities with the taxing authorities each year for the preceding fiscal year. This annual report has been prepared to meet that obligation and is filed for fiscal year 2015/2016 ending September 30, 2016. After approval by the Community Redevelopment Agency, the annual report is sent to Pinellas County.

This report sets forth: (1) the organization of the Community Redevelopment Agency and its member commissioners, (2) the organization and membership of the Community Redevelopment Agency Advisory Committee, (3) organization and membership of the administration, (4) public and private capital improvements and (5) financial statement of investments, liabilities, income, and operating expenses.

The activities of the 217-acre Community Redevelopment Agency District are assigned by City of Dunedin Ordinance No. 88-31, adopted December 15, 1988, (*ratified and readopted by Ordinance No. 91-4, effective May 16, 1991*) whereas the community redevelopment plan entitled *Guideways to Downtown's Future – 1988-2018* was found to conform to the general plan of the county and municipality as a whole. Most of the goals in the original plan were accomplished, and to continue the success of downtown Dunedin, an update of the Downtown Master Plan was completed by consultants Wade-Trim, Inc. stating new goals. This updated plan includes projects to further strengthen the downtown including streetscaping, vertical parking structures,

waterfront enhancements, connectivity initiatives, and infrastructure replacement. In addition to the preparation of the *Downtown Master Plan 2033*, a *Downtown Waterfront Illustrative Corridor Plan* was also compiled to provide a blueprint for projects that enhance the Marina area and increase connectivity with Main Street. These documents were reviewed by the Pinellas County Planning Council, and approved by the Pinellas County Board of County Commissioners during summer 2012. The extension of the Tax Increment Financing (TIF) was also approved through 2033 (reflected in Ordinance 12-23), securing additional funding to carry out the plans of the City.

Community Redevelopment Agency

Organization

The five-member Community Redevelopment Agency is comprised solely of the elected officials of the City Commission of the City of Dunedin, Florida, as created by Resolution No. 88-16, adopted May 12, 1988 (*ratified and readopted by Resolution No. 91-9, effective May 2, 1991*). The Agency operates under a set of by-laws providing for a name, purpose, membership, executive director, Agency committees, meetings, conflict of interest, distribution of materials, amendments, and an effective date.

Membership

Julie Ward Bujalski, Mayor of the City of Dunedin, served as Chairperson of the CRA, and City Commissioners Heather Gracy, John Tornga, Deborah Kynes and Bruce Livingston served as Agency Commissioners during fiscal year 2015/2016. Interim City Manager Doug Hutchens acted as supervising liaison between City administration and CRA administration, Tom Trask, City Attorney, provided legal counsel to the Agency, and City Clerk, Denise Kirkpatrick, served as Clerk to the Agency.



From left to right: Commissioner Heather Gracy and Bruce Livingston, Mayor Julie Ward Bujalski, Commissioners John Tornga and Deborah Kynes

CRA Advisory Committee

Organization and Membership

The CRA Advisory Committee was originally created as the CRA Advisory Board by motion at the regular meeting of the Agency on November 17, 1988. By CRA Resolution No. 90-1, the Board was formally established by the Community Redevelopment Agency on January 13, 1990, with the Board's participation consisting of thirteen members.

The CRA Advisory Board was re-established by Resolution 92-1 at the February 13, 1992, CRA meeting. This was accomplished, in name, by changing the CRA Advisory Board to the CRA Advisory Committee.

In 1999, through CRA Resolution 99-1, the CRA Advisory Committee was modified to consist of nine members. The purpose of the Board was to provide the Agency and its administration opinions, recommendations, and action programs relevant to all CRA District redevelopment and revitalization issues.

In August 2011, CRA Resolution 11-03 was adopted, adding two additional members to the Committee and changing the quorum to five. These two additional members added to the Committee must be residents who live within the boundaries of the CRA District (or abutting to) but do not own a business or commercial property within the CRA District. These additional members were added to give input and a perspective of activities in the downtown area from a resident point of view.

The Committee meets at least once per quarter and reports to the Community Redevelopment Agency on its activities. The Committee is supported by the CRA Director, CRA Administrator, and CRA Special Projects Coordinator. The CRA Advisory Committee members are: Chair Gregory Brady, Vice-Chair John Freeborn, Members Patti Coleman, Robert Henion, Thomas Graham, Rene' Johnson, Wendy Barmore, Sylvia Tzekas, Dr. Terry Zervos, David Wolters and Ralph Shenefelt. This Committee met six times during this Fiscal Year. Ex-Officio members to the Committee are from the Dunedin Downtown Merchants Association (Hans Hess), Marina Advisory Committee (Walt Wickman), Public Relations Advisory Action Committee (Monty Seidler), and Chamber of Commerce (Lynn Wargo).

CRA Administration

Organization

The Director and Administrator of the Agency are responsible for the administration and management of programs developed by them, the CRA Advisory Committee and those presented before and approved by the Community Redevelopment Agency.

Membership

For FY 2015/2016, Robert Ironsmith continued in the capacity as CRA Director to oversee the daily administrative matters of the CRA. Jennifer Jewel served as Administrator of the CRA, Trevor Davis served as Special Projects Coordinator, Danny Craig served as Economic Development Specialist and Greg Rice as Director of Planning and Development was consulted frequently with regard to Downtown programs and zoning matters.

Façade Program

The façade program is an economic stimulus plan to encourage business activity and new investment, and is a great mechanism to stimulate enhancement of appearance and condition of commercial structures. During Fiscal Year 2015/2016, the CRA reimbursed \$15,922.92.



The Honu (516 Grant Street)
Grant: \$4,000



Salon GW (351-353 Main Street)
Grant: \$3,690.42



Dunedin Realty (545 Main Street)
Grant: \$3,000



Dunedin Garage (957 Douglas Avenue)
Grant: \$1,755



Hog Island Fish Camp (900 Broadway)
Grant: \$3,477.50

New Businesses

The Community Redevelopment District welcomed several new businesses during Fiscal Year 2015-2016.

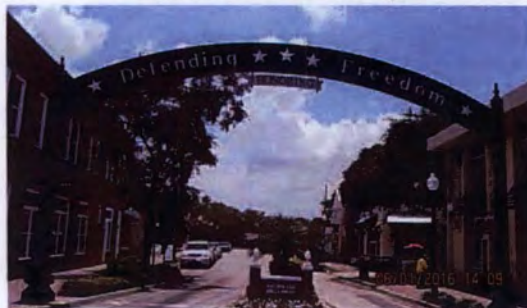
- Body Stretch Studio (1019 Martin Luther King Jr Ave)
- Ea McGill's Salon & Barbery (735 Broadway)
- Found Treasures for Living (475 Main Street)
- High Tide Tattoo (472 Wood Street)
- Hog Island Fish Camp (900 Broadway)
- Mirabella Fashions (481 Main Street)
- Orange Home Innovations Sober Living for Men (1116 Orange Avenue)
- Sabor A Cuba (828 Highland Avenue)
- The Beach Barn (457 Main Street)

Improvements

Broadway Enhancements (Scotland Street to Main Street): Enhancements to Broadway have been completed featuring planters, palm trees and lighting.



Broadway Arch: A decorative signature Arch honoring those who defend freedom was installed on Broadway.



Huntley/Monroe Improvements: Kloote Contracting, Inc. was awarded the contract to reconstruct Monroe Street, from Broadway to Douglas Avenue, Huntley Avenue, and Washington Street. The project work includes streetscaping Monroe Street with the addition of 11 parallel parking spaces and new asphalt and curbing on Huntley Avenue and Washington Street. This program is nearing completion.



Financial Statements

Ordinance No. 88-32, adopted by the City Commission on December 15, 1988, (*ratified and readopted by Ordinance No. 91-5, effective May 16, 1991*) established Tax Increment Financing (TIF), which specifically provides for a redevelopment trust fund, for City tax funds to be appropriated in the trust fund, and for certain other matters in connection therewith. The Pinellas County Board of County Commissioners' aggregate taxing authority also contributed to the trust fund. The Community Redevelopment Agency is funded through tax increment financing revenues and actively seeks grant funds for Downtown capital improvements.

It is important to note that the revenue generated off of the first \$35,411,500 (CRD Assessed Taxable Value) comes to the City of Dunedin general fund, and the CRA receives only the revenue generated above the base amount from both the City and Pinellas County.

The TIF process was originally due to sunset in 2018, but was granted an extension from Pinellas County to operate and receive revenues through 2033. Currently the CRA obtains approximately \$9,400 in TIF revenue from each \$1,000,000 of new assessed taxable value created in the redevelopment district. Out of the \$9,400 collected, approximately 56.5% comes from Pinellas County and 43.5% from the City of Dunedin.

City of Dunedin, Florida
Balance Sheet
Community Redevelopment Agency
September 30, 2016

	Community Redevelopment Agency
<u>ASSETS</u>	
Cash, cash equivalents, and investments	\$ 375,827
Receivables-net of allowance for uncollectibles	785
Due from other governments	1,548
Prepaid items	2,031
Deposits	1,300
Total assets	<u>\$ 381,491</u>
<u>LIABILITIES AND FUND BALANCES</u>	
Liabilities:	
Accounts payable	\$ 146,156
Contracts payable	35,086
Accrued salaries payable	2,531
Total liabilities	<u>183,773</u>
Fund Balances:	
Non Spendable	3,331
Restricted	194,387
Total fund balances	<u>197,718</u>
Total liabilities & fund balances	<u>\$ 381,491</u>

City of Dunedin, Florida
Community Redevelopment Agency
Statement of Revenues, Expenditures and Changes in Fund Balances - Budget to Actual
For the Fiscal Year Ended September 30, 2016

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget - Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Property Taxes	\$ 470,506	\$ 470,506	\$ 506,054	\$ 35,548
Investment earnings	1,200	1,200	1,157	(43)
Rents	47,000	47,000	46,770	(230)
Total revenues	<u>518,706</u>	<u>518,706</u>	<u>553,981</u>	<u>35,275</u>
EXPENDITURES				
Current:				
Economic environment	409,170	439,896	390,839	49,057
Capital Outlay:				
Economic environment	420,000	540,274	415,974	124,300
Aids and Grants	30,000	30,000	22,236	7,764
Total expenditures	<u>859,170</u>	<u>1,010,170</u>	<u>829,049</u>	<u>181,121</u>
Excess of revenues over expenditures	<u>(340,464)</u>	<u>(491,464)</u>	<u>(275,068)</u>	<u>216,396</u>
OTHER FINANCING SOURCES / (USES)				
Transfers out	<u>(10,400)</u>	<u>(19,400)</u>	<u>(14,985)</u>	<u>4,415</u>
Total other financing uses	<u>(10,400)</u>	<u>(19,400)</u>	<u>(14,985)</u>	<u>4,415</u>
Net change in fund balances	<u>\$ (350,864)</u>	<u>\$ (510,864)</u>	<u>(290,053)</u>	<u>\$ 220,811</u>
Fund balances - beginning			<u>487,771</u>	
Fund balances - ending			<u>\$ 197,718</u>	

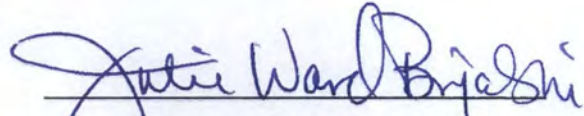
Summary

During the reporting year, a number of activities occurred consistent with the budget and goals of the CRA. Downtown parking has continued to be a primary concern with the following actions being taken:

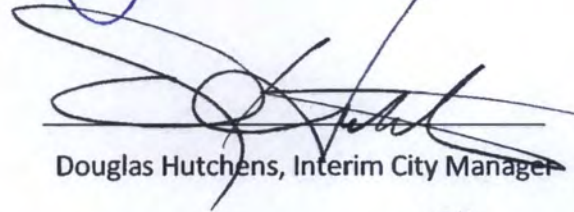
- A Parking Management System was presented to City Commission in January of 2016 that laid out a plan for implementation projected to begin in October of 2016.
- Walker Parking Consultants was retained to study and analyze the parking in downtown Dunedin and presented their Paid Parking Implementation Recommendations Report to the public and the City Commission in May of 2016.
- A contract was awarded to Parkeon, Inc. for the pay stations and the citation management system and SP Plus Corporation was awarded the contract to manage and enforce the new downtown Parking Management Plan.
- A phone app for mobile payment services was added as an official payment option.
- Public outreach in the form of flyers, utility bill inserts, web site updates and a television segment on Dunedin TV were pursued to keep Dunedin residents aware of the coming changes.
- New artistic wayfinding signage was created to assist residents and visitors visiting the downtown. Additional signage has been created after receiving input from residents and Commission.
- Pay stations were installed in September 2016 in anticipation of the go live date of October 3, 2016 for the Parking Management System.
- Leases for additional surface parking have been negotiated and contracted
 - Justice Plaza (228 Main Street – 39 spaces)
 - Virginia Station (corner of Douglas Avenue & Main Street - 41 spaces)
 - Mease Dunedin Hospital (lot off of Virginia Street for Special events – 145 vehicles)
- Improvements to 500 Wood Street (former First Baptist) were completed to formalize the parking area and will create additional parking spaces, golf cart spaces and (2) motorcycle spaces.
- A Lease for a 195-space parking garage at 940 & 966 Douglas Avenue was approved on March 3, 2016 with construction ongoing.



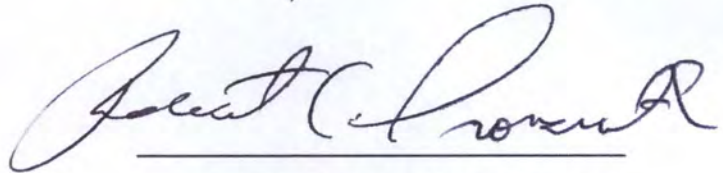
THIS ANNUAL REPORT FOR FISCAL YEAR 2015/2016 OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DUNEDIN, FLORIDA, IS HEREBY APPROVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DUNEDIN, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED, THIS 2ND DAY OF MARCH, 2017.



Julie Ward Bujalski, CRA Chairperson

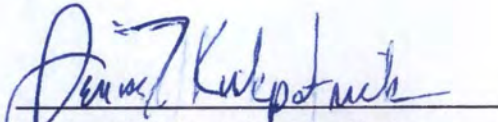


Douglas Hutchens, Interim City Manager



Robert C. Ironsmith, CRA Director

ATTEST:



Denise M. Kirkpatrick, City Clerk

City of Dunedin
Community Redevelopment Agency
737 Loudon Avenue
Dunedin, FL 34698
727-298-3204

DUNEDIN
Home of Honeymoon Island