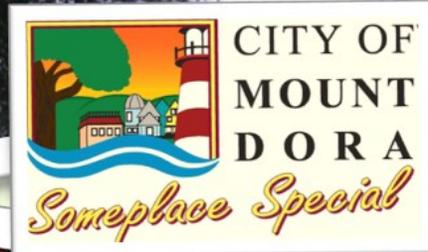


# Mount Dora Northeast Community Redevelopment Agency



**2013  
Annual Report**

# COMMUNITY FOUNDERS AND LEADERS



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# ABOUT THE NORTHEAST CRA

## What is a Community Redevelopment Agency (NECRA)?

In 1969, Florida enacted legislation that enabled local governments to create community redevelopment districts and community redevelopment agencies to work in those districts. Approximately 202 CRAs operate in Florida at this time. CRAs are charged with undertaking redevelopment functions in the specified community redevelopment district. In Mount Dora, the NECRA has fulfilled this function by making improvements to public grounds and infrastructure such as sidewalks, drainage, and parks. The NECRA has also created redevelopment programs to foster affordable housing and housing rehabilitation. These projects and programs are

## History of the Mount Dora NECRA

In 1989, neighborhood leaders in northeast Mount Dora decided there was a need to improve conditions in the area. After exploring various alternatives, this group of citizens decided the creation of the Northeast Community Redevelopment Agency (NECRA) would provide the means to improve the designated area. They felt that through the NECRA, revenue would become available to make public improvements, and these public improvements would serve as a catalyst

## Organization of the Mount Dora NECRA

The NECRA is made up of a Board, an Advisory Committee and City staff. The staff of the Planning and Development Department works with the NECRA Board and Advisory Committee to carry out the Agency's responsibilities and activities. The Board, comprised of the seven members of City Council, is the decision making body. Their duties include approving the annual budget and awarding contracts for engineering services and construction projects. The Advisory Committee is a seven member volunteer committee comprised of City residents and business owners appointed by the City Council. The Advisory Committee works with the staff to make recommendations to the Board on projects and programs to be included in the annual work plan, budget and project design. The Advisory Committee and Board hold monthly meetings, and the public is

## Funding the Mount Dora NECRA

Like most CRAs, the Mount Dora NECRA is funded through Tax Increment Financing (TIF). Tax Increment funds are derived from ad valorem property taxes. The NECRA is not a taxing authority nor does it set millage rates or assess property. Tax increment funds come through existing taxing entities including the City of Mount Dora and Lake County but not including the school district or the water management district. The method of determining the amount of funding the NECRA receives each fiscal year (Oct. 1 – Sept. 30) is described in the section Funding the Mount Dora NECRA.

When the NECRA was created in 1989, the assessed value of the area was set as the base year tax base. Thereafter, taxes from additional increases in property values are dedicated to the redevelopment agency. In each subsequent year, the Lake County Property Appraiser determines the assessed value of the area. The difference between the assessed value of the base year and the current year is calculated and referred to as the "increment." The increment is multiplied by the millage rate of each contributing

# ABOUT THE NORTHEAST CRA

## NECRA Meetings

Regular meetings of the Advisory Committee are held quarterly. The second Tuesday of February, May, August and November beginning at 6:00 p.m. in the Martin Luther King Center located at 803 Florida Avenue. Special meetings are called as needed. The NECRA Board meets as needed, on evenings of City Council meetings. These meetings occur on first and third Tuesdays at 7 p.m. in the City Hall Board Room, located on the first floor of City Hall, 510



*Martin Luther King Center*

## CRA Board

- Chair: Cathy Hoechst
- Vice Chair: Ryan Donovan
- Members: Nick Girone  
Bob Maraio  
Edward Rowlett  
Michael Tedder  
Dennis Wood

## CRA Advisory Committee

- Chair: Amy Bolt
- Vice Chair: J.T. Williams
- Members: Lorraine Bowman

## Contact Information

510 N. Baker St.  
Mount Dora, FL 32757  
Tel: 352-735-7113

## CRA Staff

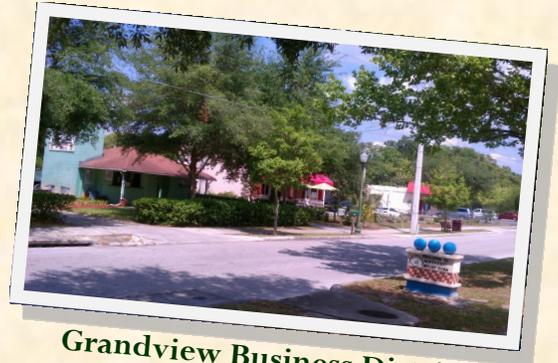
Gus Gianikas, Assistant Director of Planning and Development and CRA Director  
Tel: 352-735-7113, Ext. 1705 • E-mail: [GianikasG@cityofmoundora.com](mailto:GianikasG@cityofmoundora.com)

The redevelopment district contains approximately 469 acres.

The area is generally bounded by Limit Avenue to the north, Tenth and Eleventh Avenues on the south, Baker and Tremain Streets on the west, and approaches US 441 to the east.



*Grandview Street and Lincoln Avenue ribbon cutting ceremony to dedicate the right-of-way*



*Grandview Business District*



*Frank Brown Sports Complex*



*Lillie Park*



*Lincoln Avenue*



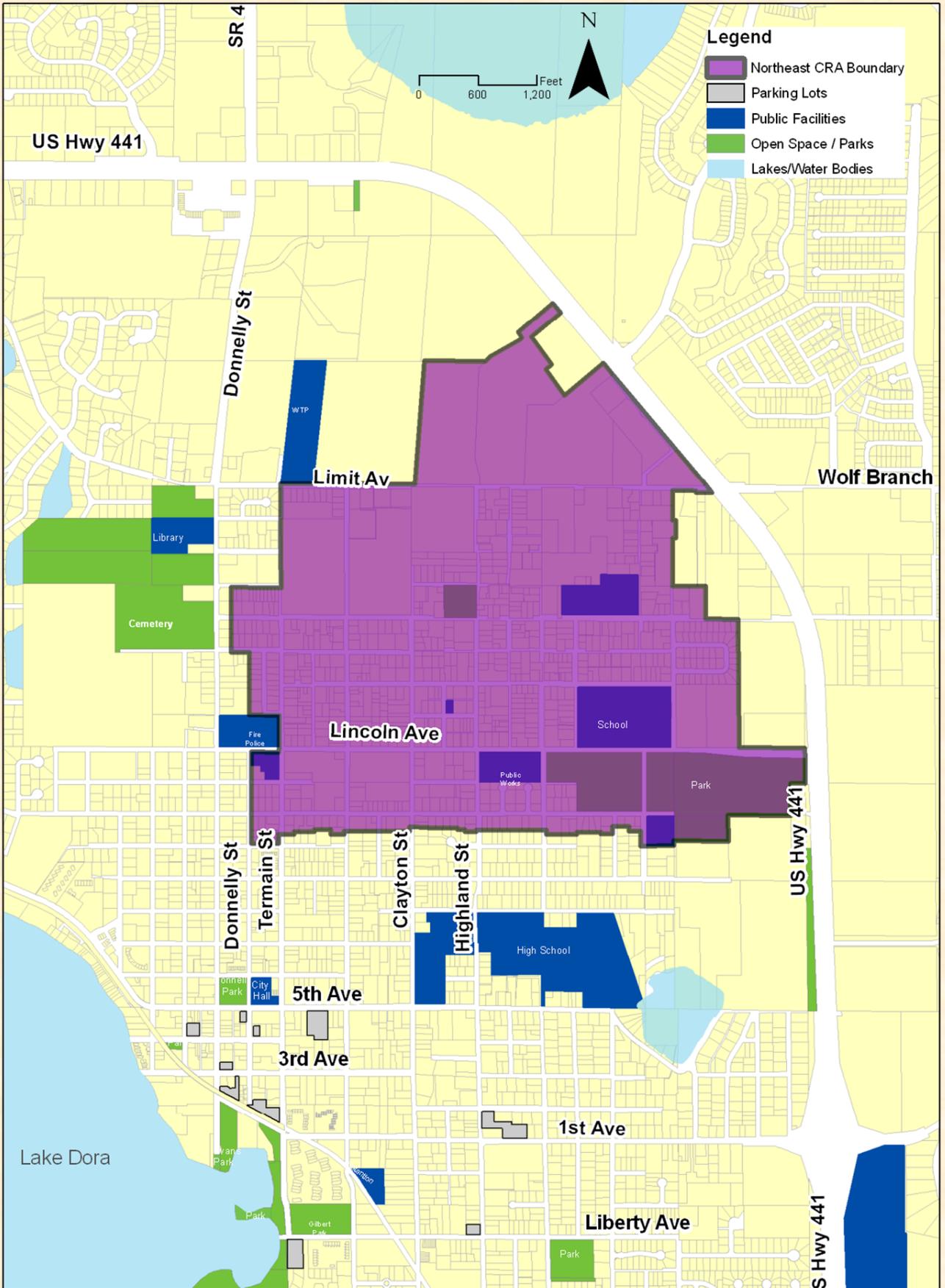
*Cauley Lott Park*

## **FACTS:**

The Northeast CRA was created in 1989.

The NECRA District covers 469 acres, including 49 acres of park space.

# NECRA MAP



Created by: Planning and Development Department  
Date: 3/29/2012

Path: U:\Planning and Development\Master Documents\MAPS\CRA\CRA Figure 1 NECRA.mxd

# 2013 FINANCIAL REPORT

**CITY OF MOUNT DORA, FLORIDA**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE**  
**BUDGET AND ACTUAL**  
**MAJOR FUND - NORTHEAST REDEVELOPMENT AGENCY**  
**(INCREMENTAL TAX DISTRICT)**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2013**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget Positive (Negative)</u>
<b>Revenues</b>				
Taxes	\$ 171,850	\$ 171,850	\$ 170,467	\$ (1,383)
Intergovernmental	162,400	487,400	161,554	(325,846)
Miscellaneous	12,500	12,500	(5,203)	(17,703)
<b>Total Revenues</b>	<u>346,750</u>	<u>671,750</u>	<u>326,818</u>	<u>(344,932)</u>
<b>Expenditures</b>				
General Government:				
Personal Services	116,150	116,150	107,695	8,455
Operating Expenses	33,150	33,150	24,493	8,657
Grants and Aid	15,000	15,000	3,000	12,000
Capital Outlay	100,000	675,000	55,748	225,000
Transportation				
Capital Outlay	20,000	20,000	-	20,000
<b>Total Expenditures</b>	<u>(284,300)</u>	<u>(859,300)</u>	<u>(190,936)</u>	<u>274,112</u>
<b>Net Change in Fund Balance</b>	62,450	(187,550)	135,882	(70,820)
<b>Fund Balance, Beginning of Year</b>	<u>800,000</u>	<u>800,000</u>	<u>889,171</u>	<u>89,171</u>
<b>Fund Balance, End of Year</b>	<u>\$ 862,450</u>	<u>\$ 612,450</u>	<u>\$ 1,025,053</u>	<u>\$ 18,351</u>

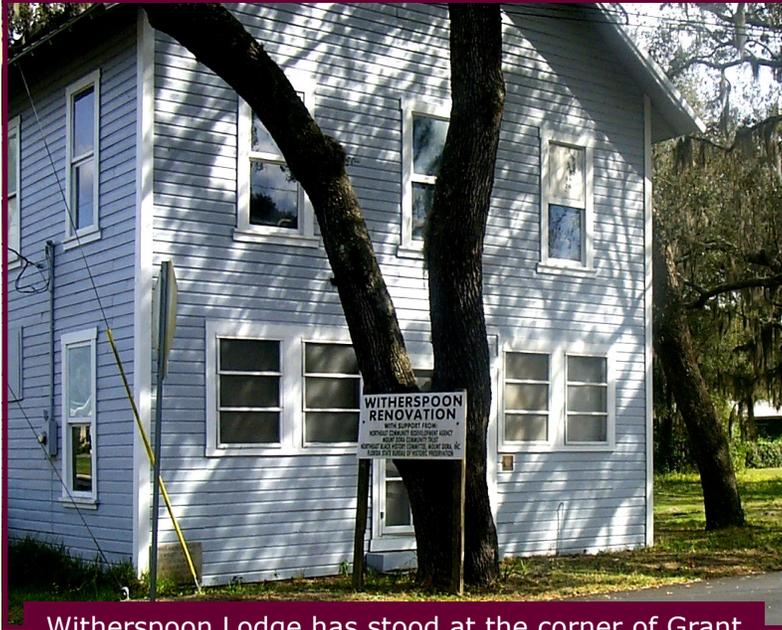
\* The funds left in the Redevelopment trust Fund at the end of each fiscal year are appropriated to projects contained in the Redevelopment Plan that will be completed within three years.

# 2013 FINANCIAL REPORT

## CITY OF MOUNT DORA, FLORIDA BALANCE SHEET ALL GOVERNMENTAL FUNDS SEPTEMBER 30, 2013

	<u>Northeast Redevelopment Agency Fund</u>
<b>Assets</b>	
Cash and Investments	\$ 1,069,291
Receivables (Net)	-
Due from Other Funds	-
Due from Other Governments	-
Accrued Interest Receivable	2,082
Employee Advances	-
Inventory and Prepaid Items	-
<b>Total Assets</b>	<u><u>\$ 1,071,373</u></u>
 <b>Liabilities and Fund Balances</b>	
<b>Liabilities</b>	
Accounts Payable	\$ 44,234
Accrued Liabilities	2,086
Due to Other Funds	-
Unearned Revenue and Deposits	-
<b>Total Liabilities</b>	<u>46,320</u>
 <b>Fund Balances</b>	
Nonspendable	
Inventory and Prepaid Items	-
Restricted for:	
Capital Improvements	1,025,053
Debt Service	-
Building Inspections	-
Law Enforcement	-
Assigned for:	
General Fund	-
Capital Improvements	-
Debt Service	-
Unassigned:	
General Fund	-
Special Revenue Funds	-
<b>Total Fund Balances</b>	<u>1,025,053</u>
 <b>Total Liabilities and Fund Balances</b>	 <u><u>\$ 1,071,373</u></u>

## NECRA HISTORIC LANDMARKS



Witherspoon Lodge has stood at the corner of Grant and Clayton Street since the early 1900s.

In 1898, the men of Mount Dora came together to form a Masonic Lodge in the tradition of Prince Hall, a noted African-American Master Mason of Colonial Boston. The Mount Dora members purchased the Witherspoon building in 1903 and continue to hold meetings here to this day. In keeping with the Masonic tradition of mutual aid and community service, the building was used as a public school in the 1920s during segregation, a church sanctuary, youth library and community center. In 2001, the State of Florida deemed the Witherspoon Lodge a



Milner-Rosenwald Academy

When the original school for Mount Dora's African-American children burned down in 1922, community leaders Mamie Lee Gilbert and Lula Butler spearheaded a campaign for a new school. Seed money was donated by the Rosenwald Foundation which was founded in 1913 by philanthropist, Julius Rosenwald to support rural African-American school construction in the South. Matching funds came from Reverend Duncan Milner, a winter resident of Mount Dora who was concerned about racial injustice. The school was completed in 1926 and provided an education for African-American children

# 2013 PROJECT / PROGRAM ACTIVITIES

## Lincoln Avenue Trail

The project extends along the south side of Lincoln Avenue from Tremain Street to Unser Street, a distance of approximately 3/4 mile. In the Mount Dora Trails Master Plan, this trail is classified as a shared-use trail. The purpose of the trail project is to create a safe pedestrian and bike route to the middle school, Lincoln Avenue parks complex, and Grandview Street commercial area.

The trail will be an 8' to 10' concrete trail on the south side of Lincoln Avenue from Tremain Street to 150' past Rhodes Street where it enters Lincoln Park (just west of the retention pond on Lincoln Avenue). The block between Clayton St. and Highland St., which will be 6' concrete sidewalk to accommodate the unique conditions on the abutting residential properties. The project is being partially funded a Safe Routes To School Grant by the Florida Department of

This trail is part of the City's connectivity vision. Lincoln Trail will connect to the Tremain Street Greenway which is expected to be complete in August 2014, and the Lake-Wekiva Trail, construction date is

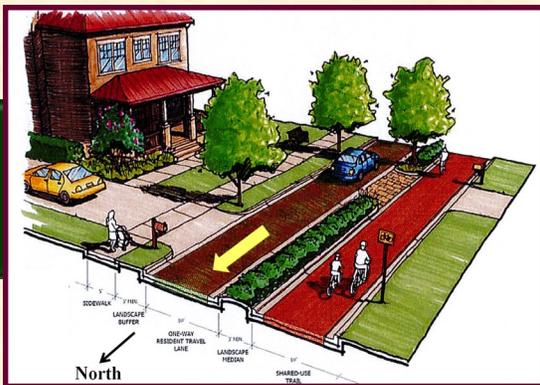
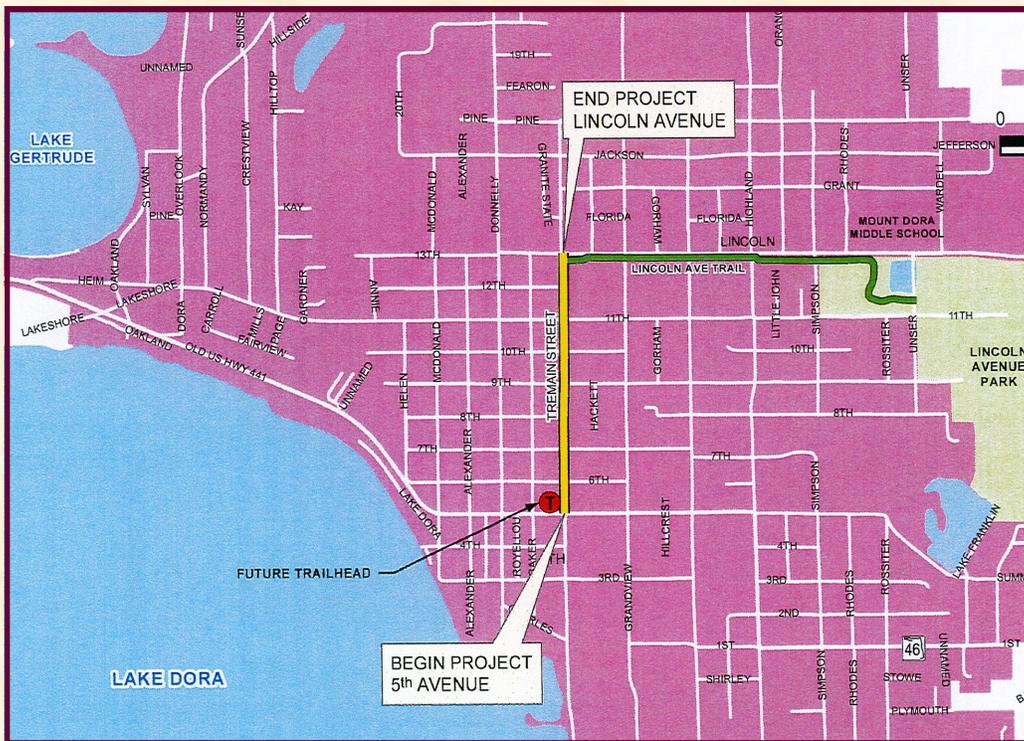


# 2013 PROJECT / PROGRAM ACTIVITIES

## Tremain Street Greenway

The project involves the conversion of Tremain Street, a low volume residential street, into a 12-foot wide one-way northbound residential street and a 10-foot wide shared-use trail, from Fifth Avenue to Lincoln Avenue. The greenway will connect with the Lincoln Avenue Trail. The Lincoln Avenue and Tremain Street projects are the first two projects from the Mount Dora Trails Master Plan. Together, the projects greatly enhance pedestrian and bike travel in the city.

The trail will be placed on the west side of the road (current southbound lane) and the east side of the road will remain for use by northbound vehicular traffic. Access will remain for all properties. No additional right-of-way is needed to construct the project. This project is being done in conjunction with storm water improvements in the area.



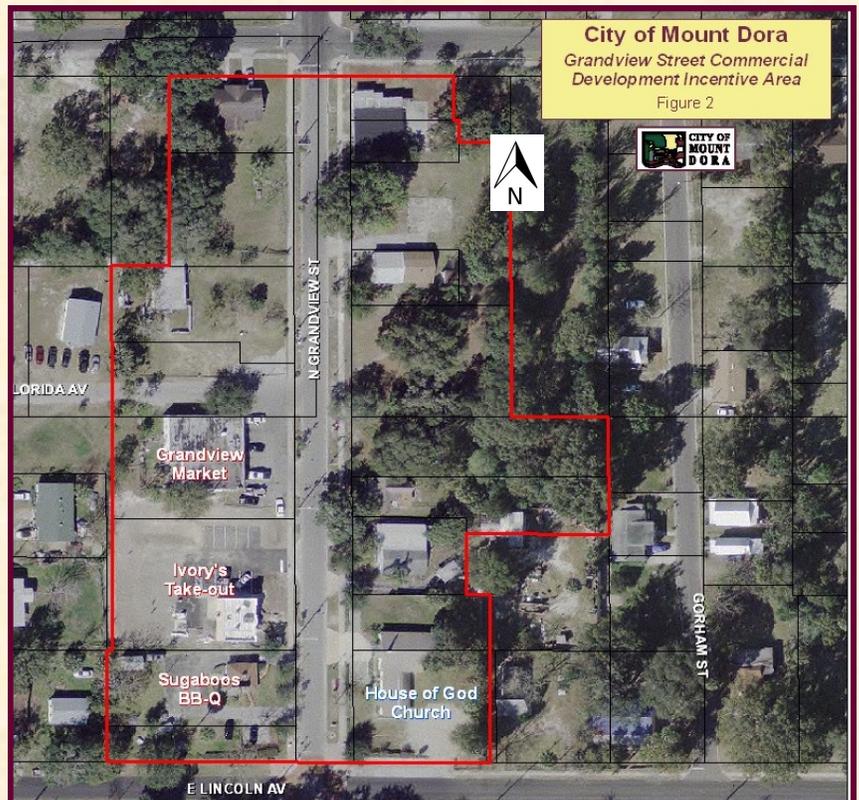
# 2013 PROJECT / PROGRAM ACTIVITIES

## Grandview Street Business Area Redevelopment

The block of Grandview Street between Lincoln and Grant Avenues is zoned for neighborhood commercial use. It is an objective of the NECRA Redevelopment Plan to encourage and facilitate commercial redevelopment on this block. An impediment to redevelopment in this area is the presence of small lots and multiple property owners and on-site storm water retention requirements. In order for viable commercial development to occur, the small lots need to be combined to create larger lots. The purpose of this project is to encourage the combining of parcels to create an adequately sized commercial lot and make storm water system improvements so the on-site retention area is reduced to allow for more development.

There are currently three businesses located on the south end of the block between Florida Avenue and Lincoln Avenue. Toni's Grocery and Sugar Boo's BBQ have been on this block for many years. Ivory's Restaurant opened in 2008. The remainder of the properties are either residential or undeveloped.

The NECRA has taken actions to attract development of new businesses in this block. In 2000, the NECRA completed a streetscape of the block, adding street lighting, curbs, sidewalks, storm drainage, trees, and benches. In 2005 the NECRA created a Development Incentive Program for



# 2013 PROJECT / PROGRAM ACTIVITIES

## Housing Incentives

The NECRA and the City of Mount Dora created two new incentives in 2013 for non-profit organizations to encourage construction of affordable housing in the NECRA district.

The NECRA Development/Building Fee Reimbursement Program is for non-profits and covers all building, impact and related fees associated with building single-family, owner-occupied homes. The program amount was raised from \$3,000 to \$15,000.

In addition, the City of Mount Dora is in the process of disposing of several City-owned lots for affordable housing organizations.

## Housing Workshops

Habitat for Humanity recently hosted a workshop on September 10th, 2014 to educate NECRA residents about their housing program.

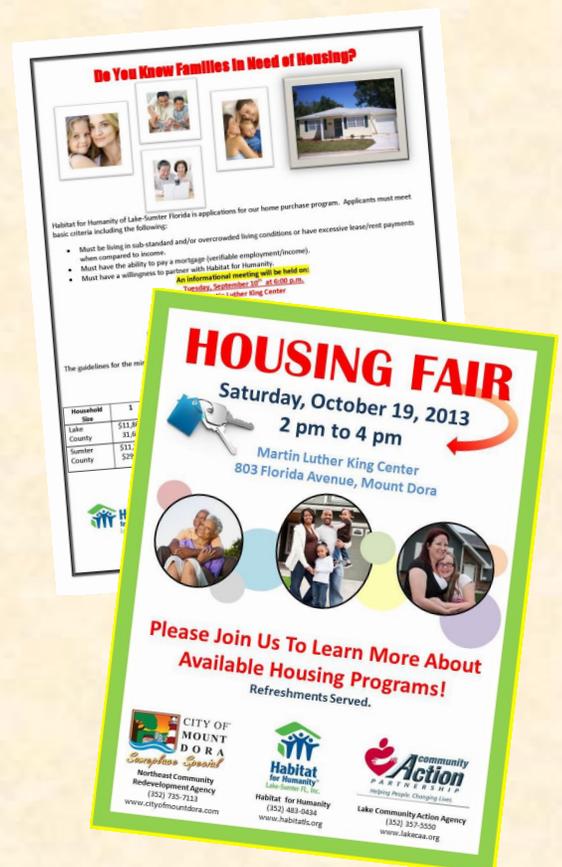
## Housing Improvements

The NECRA is currently in negotiations with Lake Community Action Agency (LCAA) to expand their existing Weatherization Assistance Program (WAP) for owner occupied, single family homes in the NECRA district.

By partnering with LCAA, the NECRA can provide funding to expand the scope of work beyond the basic energy efficiency items and include other energy efficiency work, structural items, as well as safety and security items.

There are approximately 350 owner-occupied single family residential units in NECRA district.

There are currently 11 applications from NECRA home owners on the WAP program waiting list. Most applicants on the list have structural and other issues that have caused their application to be on hold until the necessary repairs are done. The new program will help pay for these repairs so the weatherization process can be completed.



# COMMUNITY POLICING



*Officer Jessica Howell*

Florida Statute Chapter 163 allows for a community redevelopment plan to provide for the development and implementation of community policing innovations. Community policing innovations is a policing technique or strategy designed to reduce crime by reducing opportunities for, and increasing the perceived risks of engaging in, criminal activity through visible presence of police in the community. This includes but not limited to community mobilization, neighborhood block watch, citizen patrol, citizen contract patrol, foot patrol, neighborhood storefront police stations, field interrogations, and intensified motorized patrol.

In line with these guidelines, the Mount Dora Police Department continues to develop a Community Policing Program that enhances the normal operating procedures of the NECRA area.

As part of her duties, Officer Howell held over 15 community events and safety presentations during 2013 including a back to school event, Northeast Christmas Celebration, gave tours of the police department, and spoke to children at local schools and churches about how police officers help the community. Through these events,





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