



Mount Dora Northeast

Community
Redevelopment
Agency



Annual Report 2014
Prepared March 2015

COMMUNITY FOUNDERS AND LEADERS

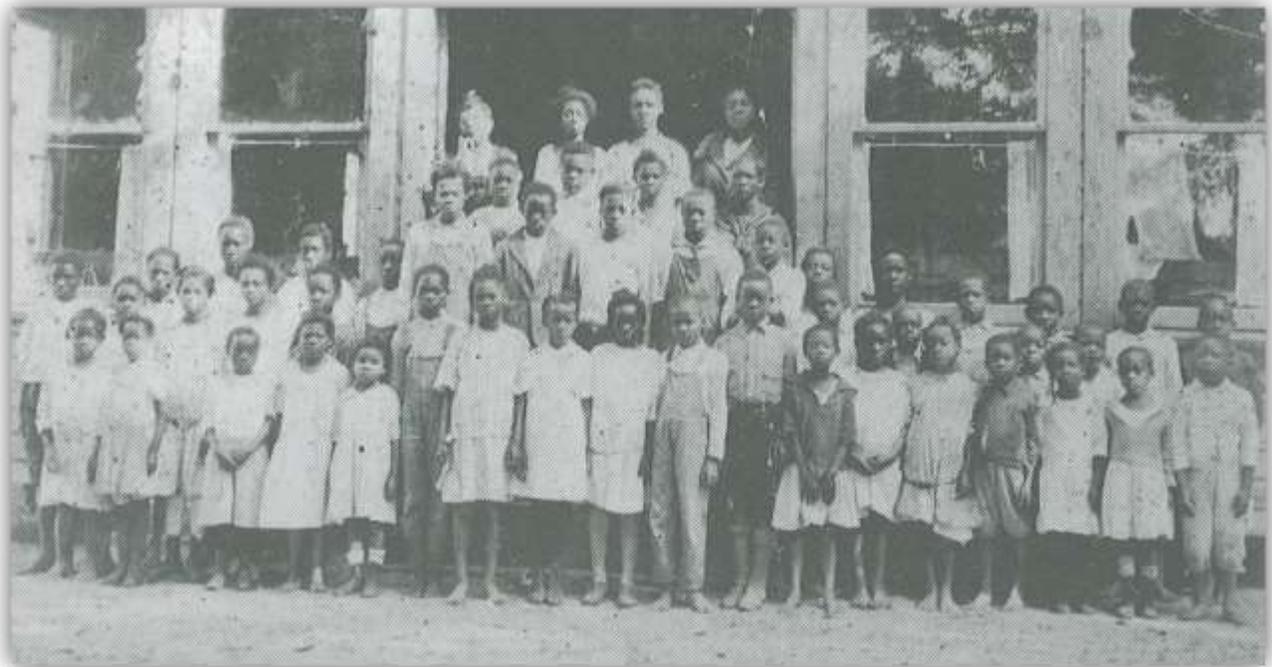


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ABOUT THE NORTHEAST CRA

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 intended to encourage investment into private properties in the area including both residences and businesses.

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 to encourage property and business owners to make improvements to their properties.

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 encouraged to attend.

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 taxing entity. The taxing entity remits 95% of that amount of money to the NECRA Trust Fund.

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 N. Baker Street.

*Martin Luther King Center
803 Florida Avenue*



CRA Board

Chair: Cathy Hoechst
Vice Chair: Ryan Donovan
Members: Marie Rich
Cal Rolfson
Edward Rowlett
Michael Tedder
Dennis Wood
City Manager: Michael Quinn
Attorney: Clifford B. Shepard,
Smith and Cassady, P.A.

Note: The Mount Dora City Council sits as the CRA Board of Commission.

CRA Advisory Committee

Chair: Amy Bolt
Vice Chair: J.T. Williams
Members: Lorraine Bowman
Rosa Hickson
Janet Manchon
Nate Walker
Ozell Ward

Contact Information

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Mount Dora, FL 32757
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CRA Staff

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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 improvement project.



Grandview Business District



Frank Brown Sports Complex

Lillie Park



Lincoln Avenue Community Park and Pool



Cauley Lott Park



FACTS:

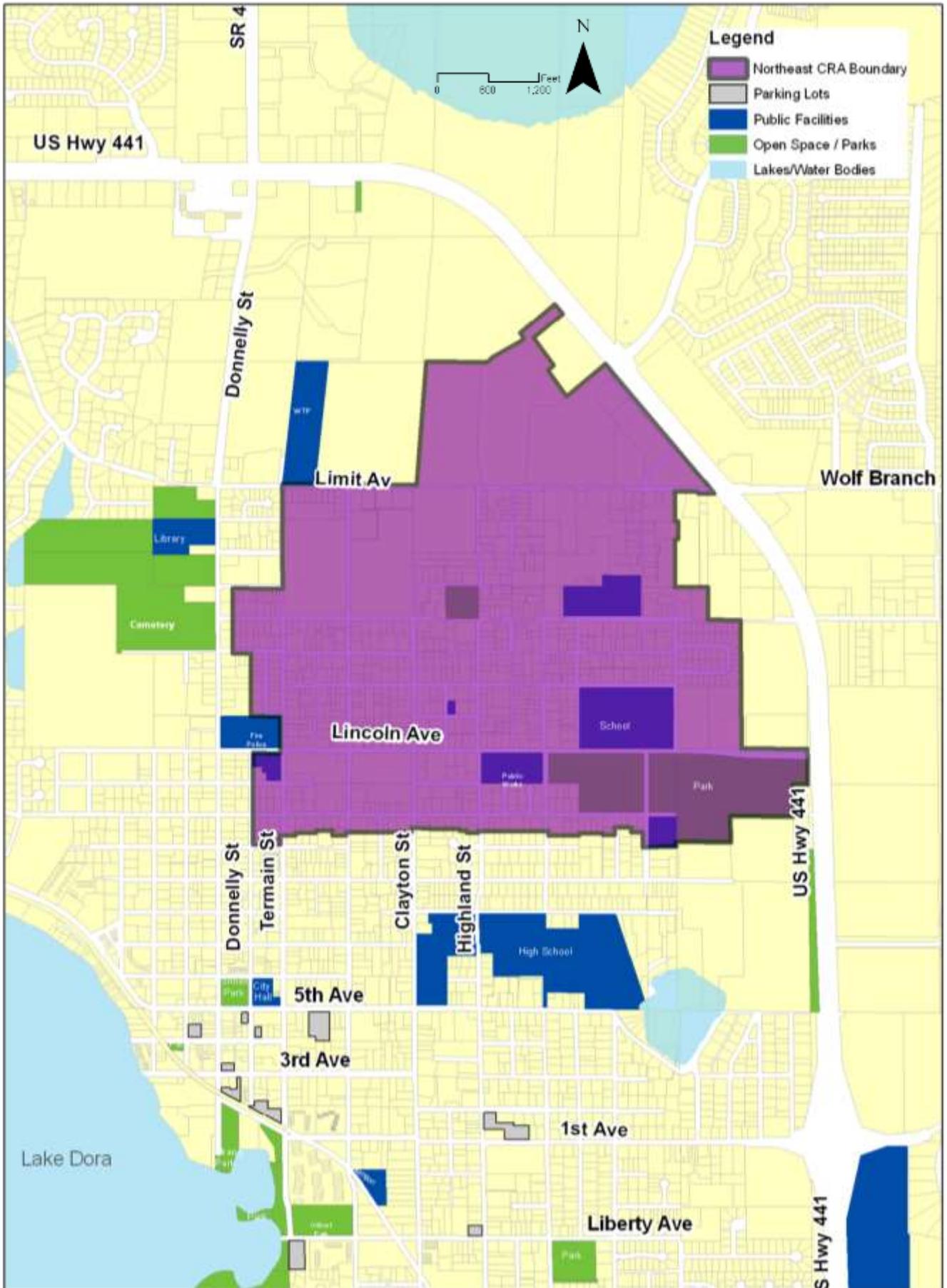
The Northeast CRA was created in 1989.

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

The NECRA District is currently home to 5 businesses.

There are 806 residents within the NECRA District.

NECRA MAP



2014 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, 2014

	Original Budget	Final Budget	Actual	Variance With Final Budget Positive (Negative)
Revenues				
Taxes	\$ 171,000	\$ 171,000	\$ 169,907	\$ (1,093)
Intergovernmental	161,600	161,600	494,527	332,927
Miscellaneous	15,000	15,000	9,674	(5,326)
Total Revenues	<u>347,600</u>	<u>347,600</u>	<u>674,108</u>	<u>326,508</u>
Expenditures				
General Government:				
Personal Services	112,800	112,800	120,026	(7,226)
Operating Expenses	32,350	32,350	33,285	(935)
Grants and Aid	135,000	405,000	76,814	328,186
Cultural and Recreational				
Operating Expenses	-	-	3,239	(3,239)
Capital Outlay	100,000	442,690	322,851	119,839
Total Expenditures	<u>(380,150)</u>	<u>(992,840)</u>	<u>(556,215)</u>	<u>436,625</u>
Net Change in Fund Balance	(32,550)	(645,240)	117,893	763,133
Fund Balance, Beginning of Year	<u>32,550</u>	<u>645,240</u>	<u>1,025,053</u>	<u>379,813</u>
Fund Balance, End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,142,946</u>	<u>\$ 1,142,946</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.

2014 FINANCIAL REPORT

CITY OF MOUNT DORA, FLORIDA BALANCE SHEET ALL GOVERNMENTAL FUNDS SEPTEMBER 30, 2014	Northeast Redevelopment Agency Fund
Assets	
Cash and Investments	\$ 1,195,336
Receivables (Net)	-
Due from Other Funds	-
Due from Other Governments	-
Accrued Interest Receivable	2,387
Employee Advances	-
Inventory and Prepaid Items	-
Total Assets	<u>\$ 1,197,723</u>
 Liabilities and Fund Balances	
Liabilities	
Accounts Payable	\$ 52,284
Accrued Liabilities	2,493
Due to Other Funds	-
Unearned Revenue and Deposits	-
Total Liabilities	<u>54,777</u>
 Fund Balances	
Nonspendable	
Inventory and Prepaid Items	-
Restricted for:	
Capital Improvements	717,396
Debt Service	-
Building Inspections	-
Law Enforcement	-
Assigned for future expenditures:	
Subsequent Year's Budget	-
Capital Improvements	425,550
Debt Service	-
Unassigned:	
General Fund	-
Special Revenue Funds	-
Total Fund Balances	<u>1,142,946</u>
 Total Liabilities and Fund Balances	 <u>\$ 1,197,723</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 Florida Historic Heritage landmark.



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 until 1955 when a new building was constructed. This building currently houses a Head Start program.

2014 PROJECT / PROGRAM ACTIVITIES

Housing Incentives

The NECRA and the City of Mount Dora offers non-profit agencies, property owners and home builders up to \$15,000 per home for building, impact and related fees associated with building new single-family and duplex homes.

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



Housing Improvement Program

The NECRA partnered with Lake Community Action Agency (LCAA) Weatherization Assistance Program (WAP) to make improvements to single-family homes owned by low-income families. The WAP assists low-income families by making their homes more energy efficient but is limited to energy efficiency work up to \$5,000 per home. In order to further address housing improvement needs, the NECRA provided up to \$15,000 to expand the work beyond the basic weatherization items and includes other energy efficiency work, roofing and other structural work, as well as safety and security

In FY2014, 28 applications were submitted. Six homes have been completed. Approximately \$75,000 has been spent on the program including application processing, inspections, construction, and construction management. For FY2015, \$225,000 was budgeted with the goal of providing grants to at least 15 low-income home owners.



2014 PROJECT / PROGRAM ACTIVITIES

Grandview Street Business Area Redevelopment

The Grandview Business District is located on Grandview Street between Lincoln and Grant Avenues and is zoned for neighborhood commercial use. One of the objectives in the NECRA Redevelopment Plan is to encourage and facilitate commercial redevelopment on this block.

An impediment to redevelopment in this area is the presence of small lots, multiple property owners and on-site storm water retention requirements.

The NECRA continues to attract development of new businesses in this block including offering up to \$15,000 in development fee reimbursements and up to \$25,000 in reimbursements for onsite underground drainage vaults.



2014 PROJECT / PROGRAM ACTIVITIES

Lincoln Avenue Trail

The Lincoln Avenue Trail extends along the south side of Lincoln Avenue from Tremain Street to Unser Street. 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 is an 8' to 10' concrete trail on the south side of Lincoln Avenue from Tremain Street 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 was partially funded by a Safe Routes To School Grant by the Florida Department of Transportation.



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

2014 PROJECT / PROGRAM ACTIVITIES

Tremain Street Greenway

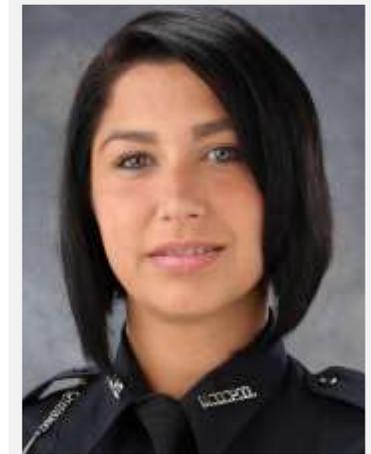
The project involved the conversion of Tremain Street, a low volume residential street, into a 12-foot wide one-way northbound residential street and a 10-foot wide shared-use trail, from Fifth Avenue to Lincoln Avenue. The greenway connects with the Lincoln Avenue Trail. The Lincoln Avenue and Tremain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

The project was funded by a Florida Department of Transportation Enhancement Grant.

Construction was completed in November 2014.



COMMUNITY POLICING



Officer Jessica Howell
Northeast Community Policing Officer

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.

Officer Howell held over 20 community events in 2014 including the annual Northeast Christmas Celebration, National Night Out Against Crime, and a community back-to-school event. Officer Howell also gave presentations at local schools, businesses, and communities. These presentations involve speaking at career day for the local elementary and middle schools, tours of the police department, introductions of Neighborhood Watch programs, and crime prevention strategies to keep the community safe. Officer Howell also hosted a job resource, GED assistance, and restoration of rights fair in partnership with Goodwill communities. Through these events, Officer Howell has maintained community support, increased safety awareness, and assisted residents within the community.

Last year, Officer Howell became certified through the Office of the Attorney General in Crime Prevention Through Environmental Design (CPTED). With this certification, Officer Howell has applied her skills to conduct security surveys for local homes and businesses as well as overseen crime prevention projects throughout the community such as the Grandview Street Fencing Project. Officer Howell also assisted the Special Investigations Unit with drug detection throughout the community and assisted with serving search warrants that lead to the seizure of drugs from within the community. Officer Howell attended two crime prevention conferences to keep her skills up to date and learn the latest practices within crime prevention.



**CITY OF
MOUNT
DORA**

**NORTHEAST COMMUNITY
REDEVELOPMENT AGENCY**

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