

E Lincoln Ave
N Grandview St

Mount Dora Northeast

Community Redevelopment Agency

Annual Report 2015
Prepared March 2016

COMMUNITY FOUNDERS AND LEADERS

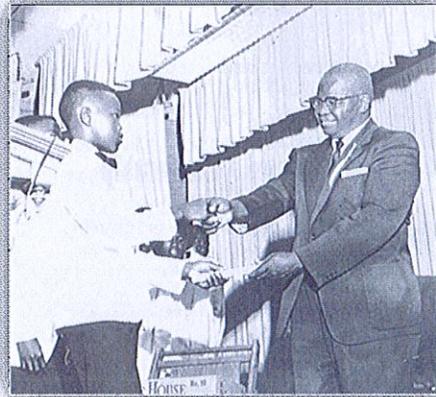


TABLE OF CONTENT

About NECRA	4
Organization	
NECRA Board	
NECRA Advisory Committee	
Meetings	
Funding	
Contact Information	
NECRA Staff	
Description of the NECRA District	6
NECRA Map	7
FY 2015 Financial Report.....	8
NECRA Historic Landmarks.....	10
FY 2015 Activities/Progress Report.....	11
Housing Incentives	
Community Development Block Grant	
Grandview Street Business District Development Incentives	
Housing Improvement Program	
Community Policing.....	14

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 monthly beginning at 6:00 p.m. at 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 6 p.m. in the City Hall Board Room, located on the first floor of City Hall, 510 N. Baker Street.

NECRA Board

Chair: Nick Girone

Vice Chair: Ed Rowlett

Members: Marc Crail
Marie Rich
Cal Rolfson
Mark Slaby
Laurie Tillett

City Manager: Kim Leinbach, Interim

Attorney: Stenstrom, McIntosh,
Colbert & Whigham

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

NECRA Advisory Committee

Chair: J.T. Williams

Vice Chair: Nate Walker

Members: Amy Bolt
Bill Gearing
Rosa Hickson
Janet Manchon
Ozell Ward

Contact Information

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Mount Dora, FL 32757
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Fax: 352-735-7191
Web: www.cityofmountdora.com

CRA Staff

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Tel: 352-735-7113 • E-mail: sandersfeldv@cityofmountdora.com

Jenna Theierl, Administrative Supervisor
Tel: 352-735-7113, Ext. 1702 • E-mail: theierlj@cityofmountdora.com

The redevelopment district contains approximately **469 acres** including **49 acres of park space**.

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.

The NECRA Grandview Business District is currently home to **5 businesses**.

There are **806 residents** within the NECRA District.



Martin Luther King Center
803 Florida Avenue



Grandview Business District



Lincoln Avenue
Community Park and Pool



Lillie Park

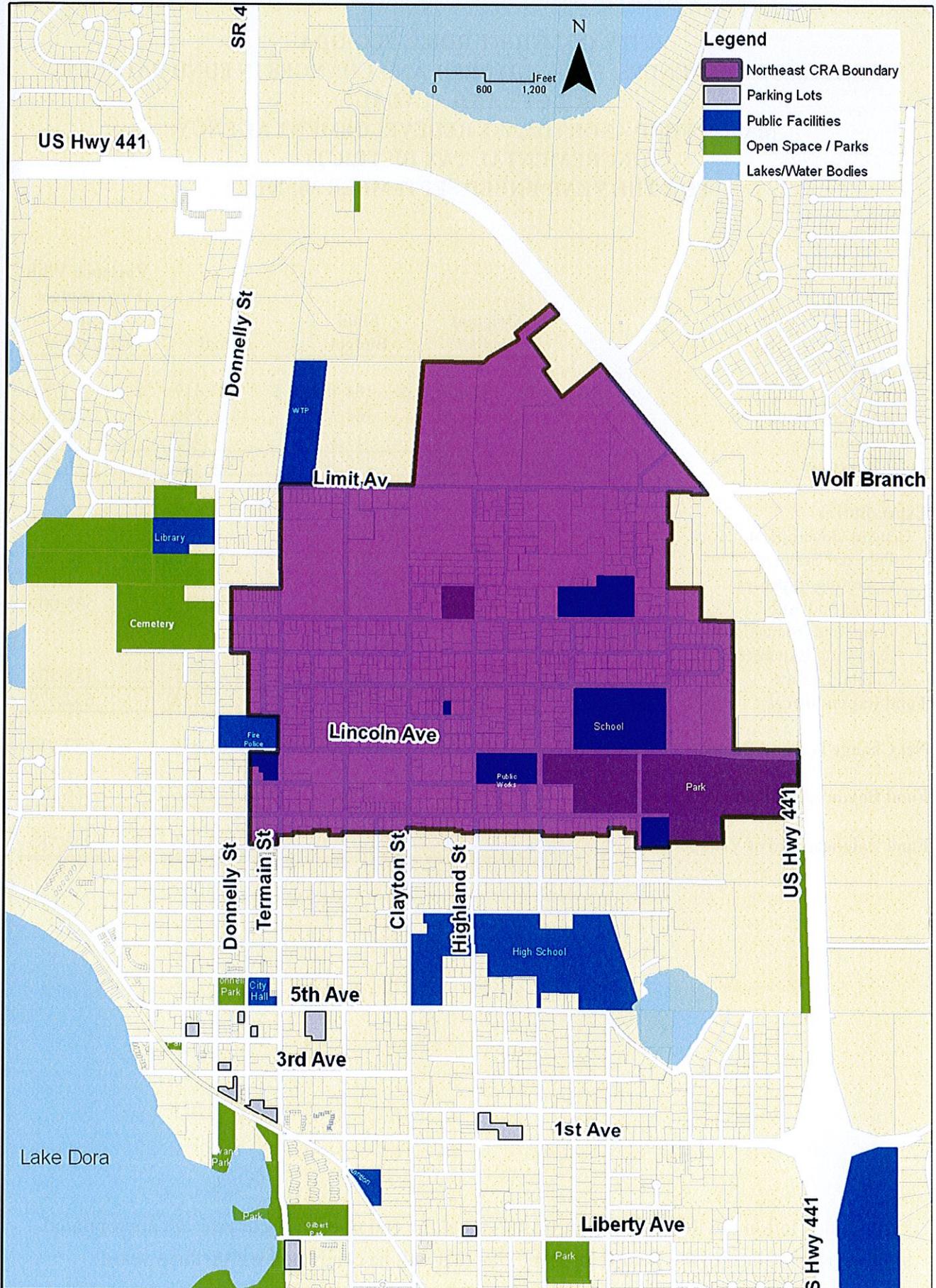


Frank Brown Sports Complex



Cauley Lott Park

NECRA MAP



2015 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, 2015

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget Positive (Negative)</u>
Revenues				
Taxes	\$ 184,400	\$ 184,400	\$ 183,619	\$ (781)
Intergovernmental	164,750	164,750	186,796	22,046
Miscellaneous	11,250	11,250	14,917	3,667
Total Revenues	<u>360,400</u>	<u>360,400</u>	<u>385,332</u>	<u>24,932</u>
Expenditures				
General Government:				
Personal Services	137,950	137,950	144,255	(6,305)
Operating Expenses	28,000	28,000	26,830	1,170
Grants and Aid	420,000	571,322	68,313	503,009
Cultural and Recreational				
Operating Expenses	-	-	-	-
Capital Outlay	200,000	200,000	44,895	155,105
Total Expenditures	<u>(785,950)</u>	<u>(937,272)</u>	<u>(284,293)</u>	<u>652,979</u>
Net Change in Fund Balance	(425,550)	(576,872)	101,039	677,911
Fund Balance, Beginning of Year	<u>425,550</u>	<u>576,872</u>	<u>1,142,946</u>	<u>566,074</u>
Fund Balance, End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,243,985</u>	<u>\$ 1,243,985</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.

2015 FINANCIAL REPORT

CITY OF MOUNT DORA, FLORIDA BALANCE SHEET ALL GOVERNMENTAL FUNDS SEPTEMBER 30, 2015

	Northeast Redevelopment Agency Fund <hr style="border: 0.5px solid black;"/>
Assets	
Cash and Investments	\$ 1,244,744
Receivables (Net)	-
Due from Other Funds	-
Due from Other Governments	-
Accrued Interest Receivable	1,595
Employee Advances	-
Inventory and Prepaid Items	-
Receivables - Non-current	-
Total Assets	<u>\$ 1,246,339</u>
 Liabilities and Fund Balances	
Liabilities	
Accounts Payable	\$ -
Accrued Liabilities	2,354
Due to Other Funds	-
Unearned Revenue and Deposits	-
Total Liabilities	<u>2,354</u>
 Fund Balances	
Nonspendable	
Inventory and Prepaid Items	-
Restricted for:	
Capital Improvements	699,235
Debt Service	-
Building Inspections	-
Law Enforcement	-
Assigned for future expenditures:	
Subsequent Year's Budget	544,750
Debt Service	-
Unassigned:	
General Fund	-
Special Revenue Funds	-
Total Fund Balances	<u>1,243,985</u>
 Total Liabilities and Fund Balances	 <u>\$ 1,246,339</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.

2015 PROJECT / PROGRAM ACTIVITIES

Housing Incentives

The NECRA and the City of Mount Dora offers non-profit agencies, property owners and home builders up to \$25,000 per home for building, impact and related fees associated with building new single-family and duplex homes.

City Council adopted Ordinance 2015-15 to allow property within the Northeast CRA to be disposed of for affordable housing purposes. With this ordinance, the NECRA and City disposed and transferred ownership of a vacant lot at 1609 Clayton Street to Homes In Partnership Inc., a Florida Not For Profit Corporation. The lot was then subdivided into two lots giving the potential for two affordable, single family homes. These two homes will be available mid 2016.



Community Development Block Grant (CDBG)

The intent of the Community Development Block Grant (CDBG) program is to benefit low- and moderate-income person; prevent or eliminate slum or blight and address urgent community development needs. The NECRA neighborhood is the area in the City that qualifies for the grant program. The City applied to the Florida Department of Economic Opportunity for a Small Cities Community Development Block Grant of up to \$750,000. The grant can be used for one of four categories:

- **Housing Rehabilitation** - Housing Rehabilitation, Demolition of dilapidated housing, Code Enforcement, Weatherization.
- **Neighborhood Revitalization** - Infrastructure, i.e., roads, water, sewer and flood & drainage. Removal of Architectural Barriers, Construction or rehabilitation of neighborhood facilities which provide health, social, recreational or other community services for a neighborhood.
- **Commercial Revitalization** - Installation or reconstruction of streets, utilities, lighting improvements, relocation of electricity to underground, sidewalks and parking facilities.
- **Economic Development** - Must have a developer / participating party; Job Creation – primary goal; Jobs made available to low-to-moderate income households.

A Task Force Committee was formed to discuss the categories. With a productive housing incentive program through Lake Community Action Agency (LCAA) and no developer or commercial projects in progress, the Committee recommended focusing on Neighborhood Revitalization including projects such as:

- **Water Project** – insert cut-off valves at all intersections in order to be able to isolate smaller areas during breaks or other shut-off periods.
- **Stormwater / Drainage** – Enlarge line on Grandview Street from Lincoln to Grant to handle run-off from adjoining commercial properties in order to facilitate redevelopment of business properties. This limited area would not have direct benefit to LMI households so it would have to be expanded to include residential blocks.
- **Martin Luther King (MLK) Center** – renovation and expansion for use as a multi-purpose neighborhood facility.

2015 PROJECT / PROGRAM ACTIVITIES

Housing Improvement Program

The NECRA partnered with Lake Community Action Agency (LCAA) Weatherization Assistance Program (WAP) to make improvements to single-family, owner-occupied low-income homes. With federal funding from the U.S. Department of Energy, the WAP assists these families by making their homes more energy efficient. There are limitations to the WAP Program such as energy efficiency work is capped at \$5,000 per home and the program only covers 4 windows and 2 outside doors per home. In many cases where there is a gap between available funding and the actual cost of work needed.

Additionally, when homes are inspected and structural problems affecting energy efficiency are found, the WAP process cannot continue until all of the problems have been fixed. Most structural problems include roof leaks and unfinished or damaged flooring with air leaks. Unfortunately, these are common conditions and therefore many applications stop at this stage of the process because the applicant does not have the funds to make the necessary repairs.

The NECRA provides up to \$15,000 to expand the scope of work beyond the basic energy efficiency items to include much needed structural items and other energy efficiency work as well as safety and security items.

Due to Federal guideline changes, the WAP Program moved at a slower pace in 2015 however:

18 applications were submitted.

6 homes were completed.

1 home had severe foundation issues and was unable to qualify for the WAP Program even with the NECRA housing improvement program. There is a mortgage on the property so it does not qualify for other local housing programs. Staff continues to reach out to other organizations and agencies for assistance.

ATTENTION:
Single Family
Owner Occupied
Residents of the Northeast District

Is your home in need of energy efficiency,
security and safety improvements?

The Northeast Community Redevelopment Agency has partnered with Lake Community Action Agency to provide an "enhanced" Home Improvement and Energy Efficiency Program that expands the Department of Energy's Weatherization Assistance Program.

PROGRAM ITEMS INCLUDE:
Window and Door Replacements
Roof repairs or replacement (limited)
Repair or replacement of inefficient heating and cooling systems & water heaters
Minor electric and plumbing repairs
Safety Items Including handicap ramps, railings, grab bars
Security Items Including locks and lighting!

Must meet application and income requirements.
(Further Information and application attached)

Please mail or drop off your application to
Lake Community Action Agency to see if you qualify.
1217 Huffstetler Drive, Suite 12, Eustis, FL 32726
(352) 602-4488



COMMUNITY POLICING

Northeast Community Relations Officers



Officer Jessica Howell



Officer Ivelisse Severance

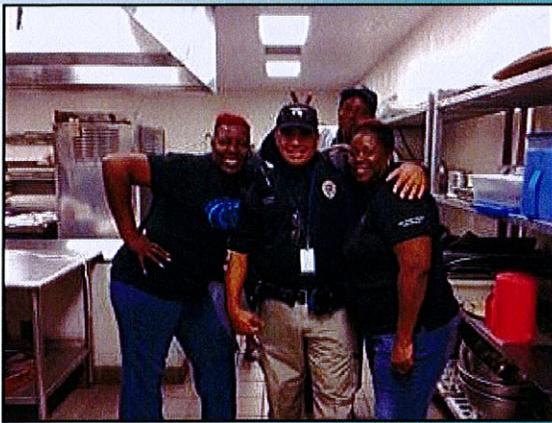
Florida Statute Chapter 163 allows for a community redevelopment plan to provide for the development and implementation of community policing innovations. Community policing innovations is a policing technique or strategy designed to reduce crime by reducing opportunities for, and increasing the perceived 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 the beginning of 2015, **Officer Howell** arranged community events including National Night Out Against Crime, Back-To-School event, and coordinated the participation of the Mount Dora Police Department in a fundraiser in support to Relay for Life fight against cancer. Officer Howell also gave presentations which involved speaking at career day for a local elementary school and middle school, tours of the Police Department, and introductions of Neighborhood Watch Programs and crime prevention strategies. In October, Officer Howell was promoted to Corporal and assigned to the Patrol Division.

Officer Severance was appointed as the new Community Relations Officer and began to familiarize herself with her new role and establishing relationships with the residents as well as apartment and business owners. Officer Severance attended Career Day at Triangle Elementary School, assisted Pauline Mabry with a Breast Cancer Awareness event, hosted the 2015 Northeast Christmas Celebration and the 2nd annual Shop with a Cop at Target. Officer Severance continues to conduct routine vehicle and foot patrols in the Northeast. She has also implemented a Community Relations Board where she shares with other police department staff and visitors news, pictures, students and residents comments, thank you letters, and details on upcoming events.

In 2016, Officer Severance will attend the Florida Crime Prevention Training Institute to learn and obtain skills necessary to deliver comprehensive security and loss prevention services to commercial businesses and public with an emphasis in home security. Officer Severance will also participate in the 31st National Conference on Preventing Crime in the Black Community.

COMMUNITY POLICING





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