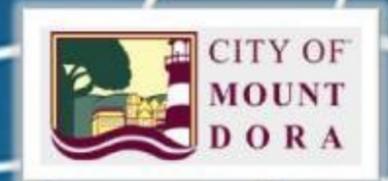
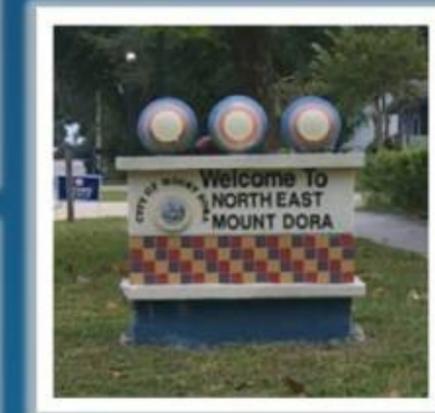


Mount Dora Northeast Community Redevelopment Agency

2011 Annual Report



March
2012



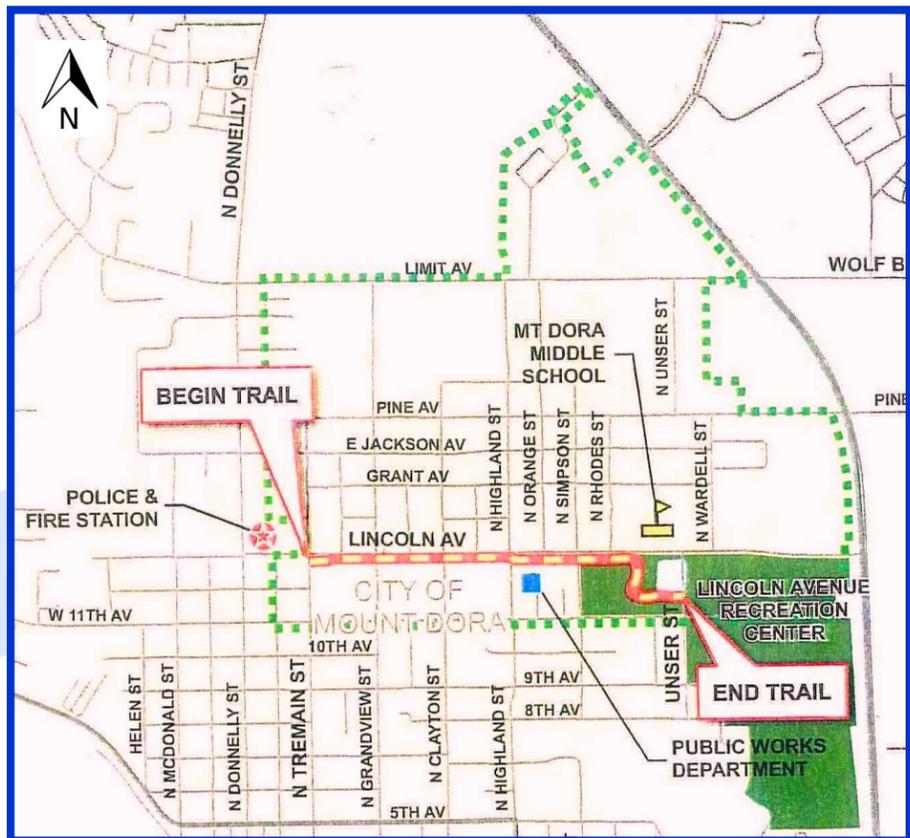
CITY OF
MOUNT
DORA

NORTHEAST COMMUNITY
REDEVELOPMENT AGENCY

Lincoln Avenue Trail

The project extends along the south side of Lincoln Ave. 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, Grandview Street commercial area, and other destinations near Lincoln Avenue.

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 construction drawings are nearing completion and the project has been awarded a Safe Routes To School Grant by the Florida DOT. Construction is expected to occur in 2014.



BEFORE



Conceptual For The Lincoln Avenue Trail



CONCEPT

NECRA Historic Landmarks 2

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 2011 Financial Report 8

FY 2011 Activities/Progress Report..... 10

- Ruthie Watson Park
- Martin Luther King Center Renovation
- Brownfields
- Grandview Street Business District Development Incentives
- Lincoln Avenue Trail

ABOUT NECRA

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.

FY 2011 PROJECT/PROGRAM ACTIVITY

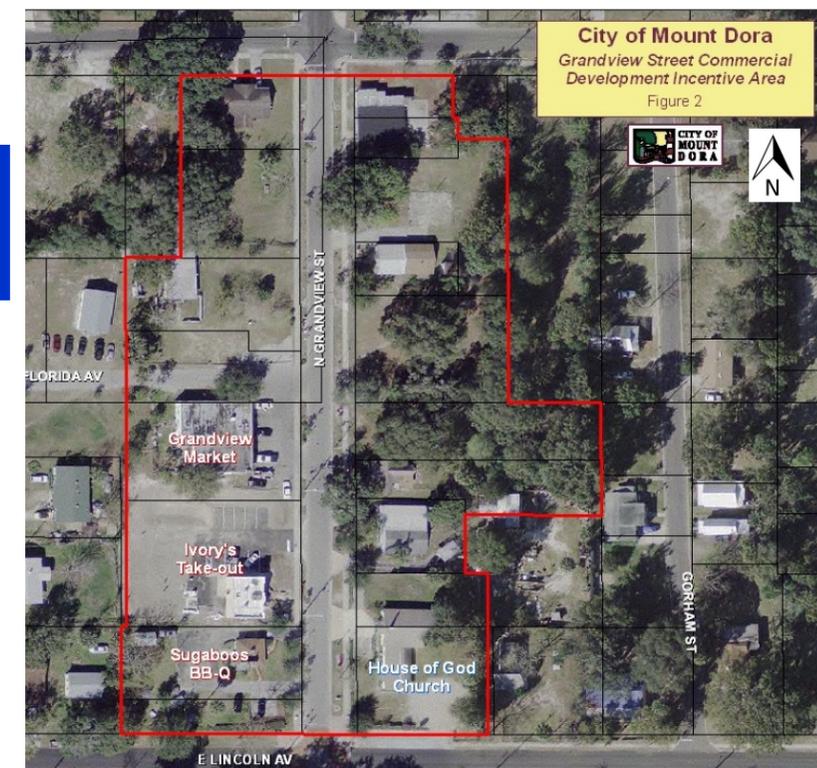
Grandview Street Business Area Redevelopment

The block of Grandview Street between Lincoln and Grant Avenues is zoned for neighborhood commercial uses. 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. In order for viable commercial development to occur, the small lots need to be combined to create larger lots. This purpose of this project is to purchase property along Grandview and combine them with the City's current property to create an adequately sized commercial lot.

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 was 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 commercial business development. Ivory's Restaurant was awarded a grant from this program.

Recently approved projects scheduled for construction over the next two years will also benefit the redevelopment of the area. Ruthie Watson Park, a passive park at Lincoln Avenue and Grandview Street, will provide a new activity in the area and draw people to the block. The Lincoln Avenue Trail project will provide pedestrian and bicycle access.



FY 2011 PROJECT/PROGRAM ACTIVITY

Brownfields

Florida Brownfields Area

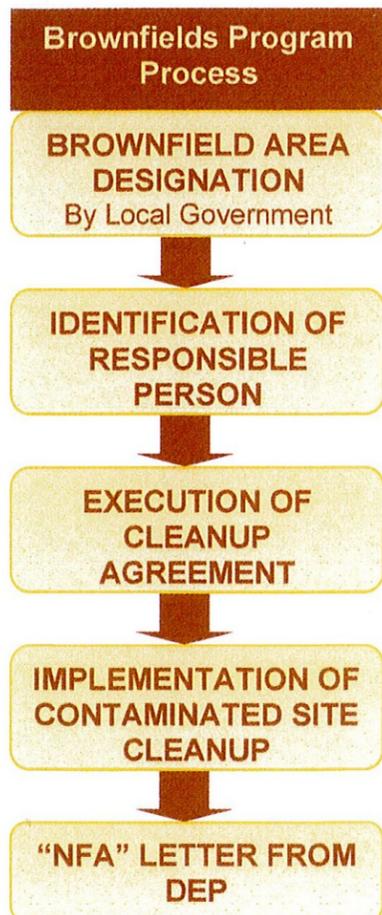


Department of Environmental Protection
Brownfields Redevelopment Program

The Mount Dora NECRA CRA District was designated a Florida Brownfield Areas for the purpose of Economic Development and Environmental Remediation and Rehabilitation. Some of the financial incentives projects in a designated Brownfield area may include:

- Loan guarantees
- Sales tax credits on building materials
- Bonus refund of up to \$2,500 per job created.

To qualify for the job bonus refund, the project must create at least 10 permanent Florida full-time jobs with benefits, excluding construction and site remediation jobs.



EPA Brownfields Grant



The NECRA and the City of Mount Dora also applied for the US EPA Brownfields Grant. If awarded, the EPA Brownfields Assessment Grant will provide funding to the City to inventory, characterize, assess, and conduct planning and community involvement related to brownfield sites. The assessment must be completed within two years. After the completion of the Assessment, other US EPA grants can be obtained.

Brownfields Revolving Loan Fund (RLF) Grant provides funding for a grant recipient to capitalize a revolving fund and to make loans and provide subgrants to carry out cleanup activities at brownfield sites.

Brownfields Cleanup Grants provide funding to carry out cleanup activities at a specific brownfield site owned by the applicant.

Environmental Workforce Development and Job Training Grant provides environmental training for residents of brownfield communities.

ABOUT NECRA

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:	Robert Thielhelm, Sr.
Vice Chair:	Vasco Watters
Members:	Michael Tedder Bob Maraio James Yatsuk Dennis Wood Ryan Donovan
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:	Donald Harris Lorraine Bowman Rosa Hickson Janet Manchon NateWalker

Contact Information

510 N. Baker St.
Mount Dora, FL 32757
Tel: 352-735-7113
Fax: 352-735-7191
Web: www.cityofmoundora.com

CRA Staff

Gus Gianikas, Assistant Director of Planning and Development and CRA Director
Tel: 352-735-7113, ext. 1705 • E-mail: GianikasG@cityofmoundora.com

Jenna Theierl, Administrative Supervisor
Tel: 352-735-7113, ext. 1702 • E-mail: TheierlJ@cityofmoundora.com

DESCRIPTION OF THE NECRA DISTRICT

The redevelopment district as delineated by the city contains approximately 469 acres. The area is bounded by Limit Avenue on the north and approaches Donnelly Street on the west, between Ninth and Tenth Avenues on the south and US 441 to the east.



Grandview Street and Lincoln Avenue ribbon cutting ceremony to dedicate the right-of-way improvement project.



Frank Brown Sports Complex

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.



Cauley Lott Park



Lincoln Avenue Community Park and Pool



Signage welcomes everyone to Northeast Mount Dora.



Lillie Park



Grandview Business District



FY 2011 PROJECT/PROGRAM ACTIVITY

Martin Luther King Center Renovation

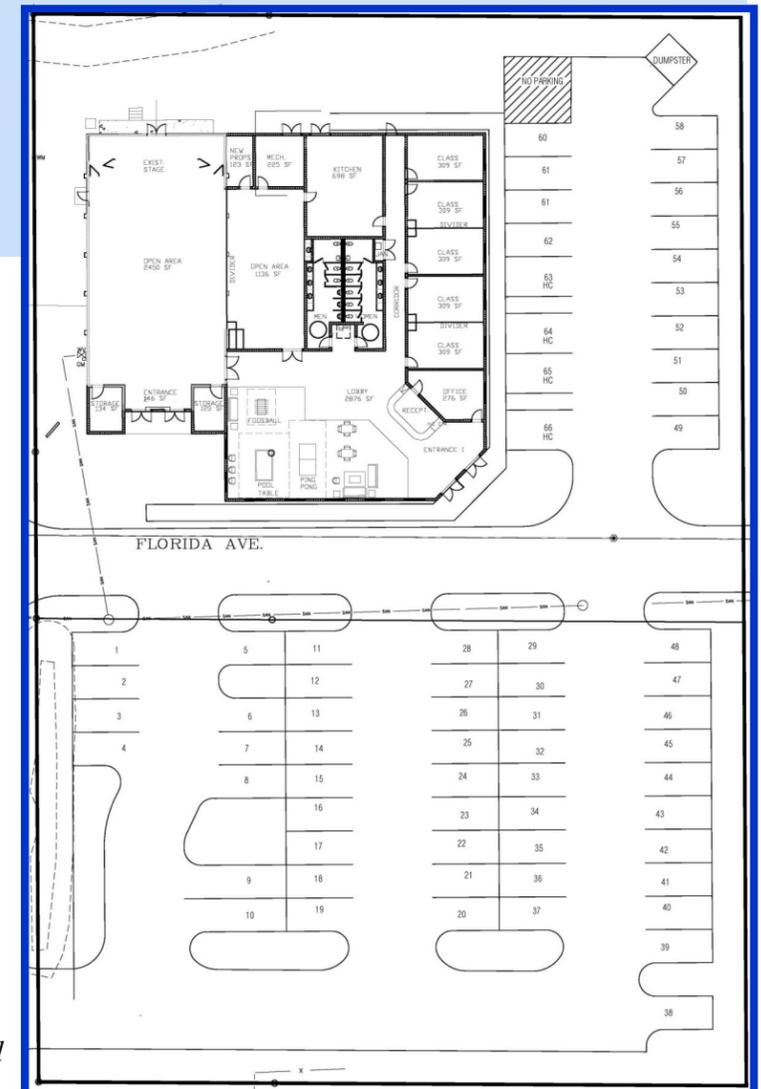
The NECRA is evaluating the feasibility of upgrading the Martin Luther King Center. The purpose of the project is to create a more functional space that would allow for additional activities to take place in the building. The studies involve preparing conceptual plan alternatives for renovation and/or expanding the building. Several workshops were held to obtain citizen input as to the community's needs and desires for the facility. The results of the community needs assessment are listed below.

- Increase open area from 1,800 to 3,500 – 4,000 sq. ft.
- Increase size of kitchen to minimum of 600 sq. ft.
- Restroom area increased to meet building code requirements
- Keep stage
- Add 5 classrooms for various uses
- Provide 60 parking spaces
- Create outdoor covered area



Pictured Above:
Martin Luther King Center

Sketch Shown On Right:
One Potential Design Concept Being Considered

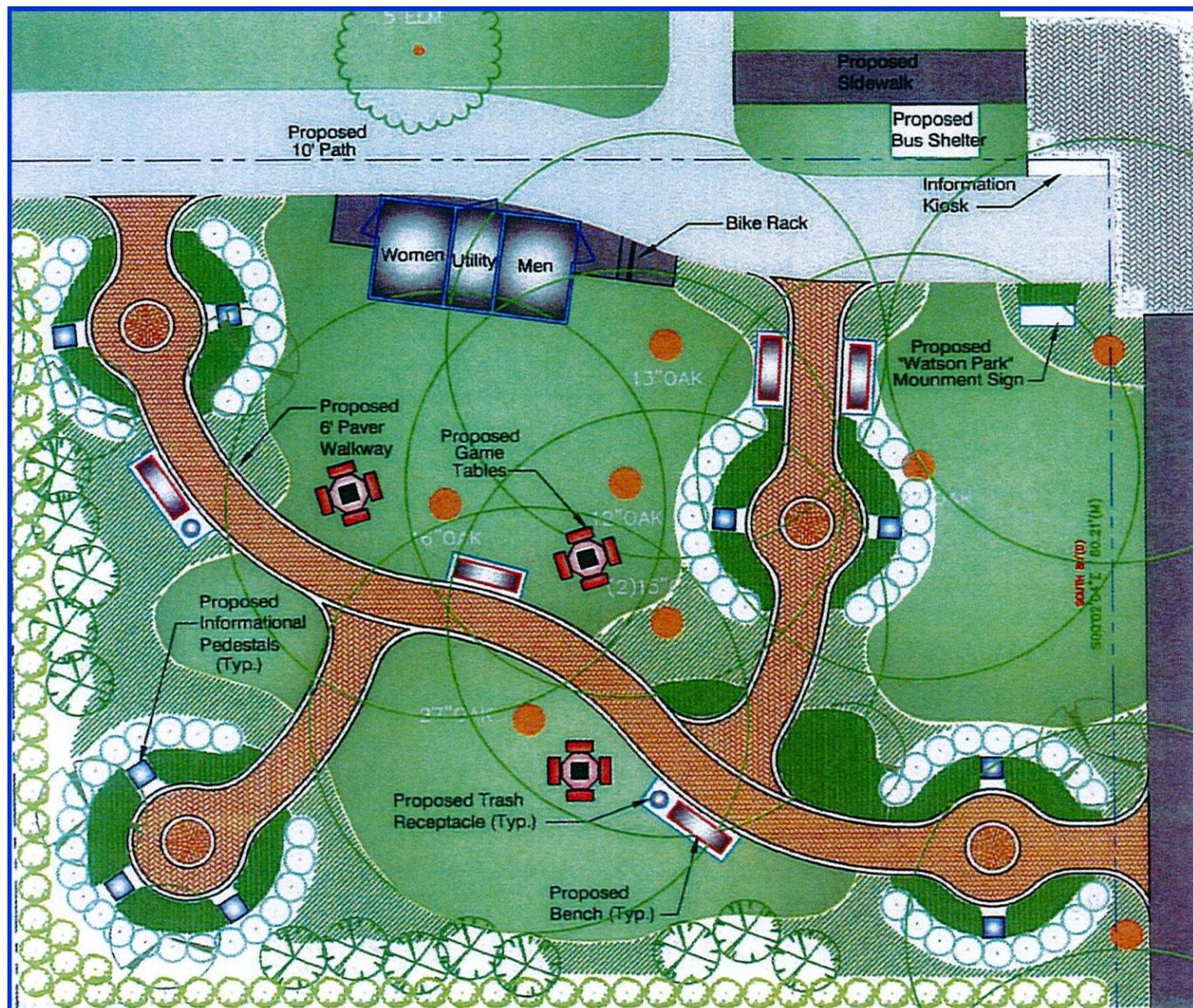


FY 2011 PROJECT/PROGRAM ACTIVITY

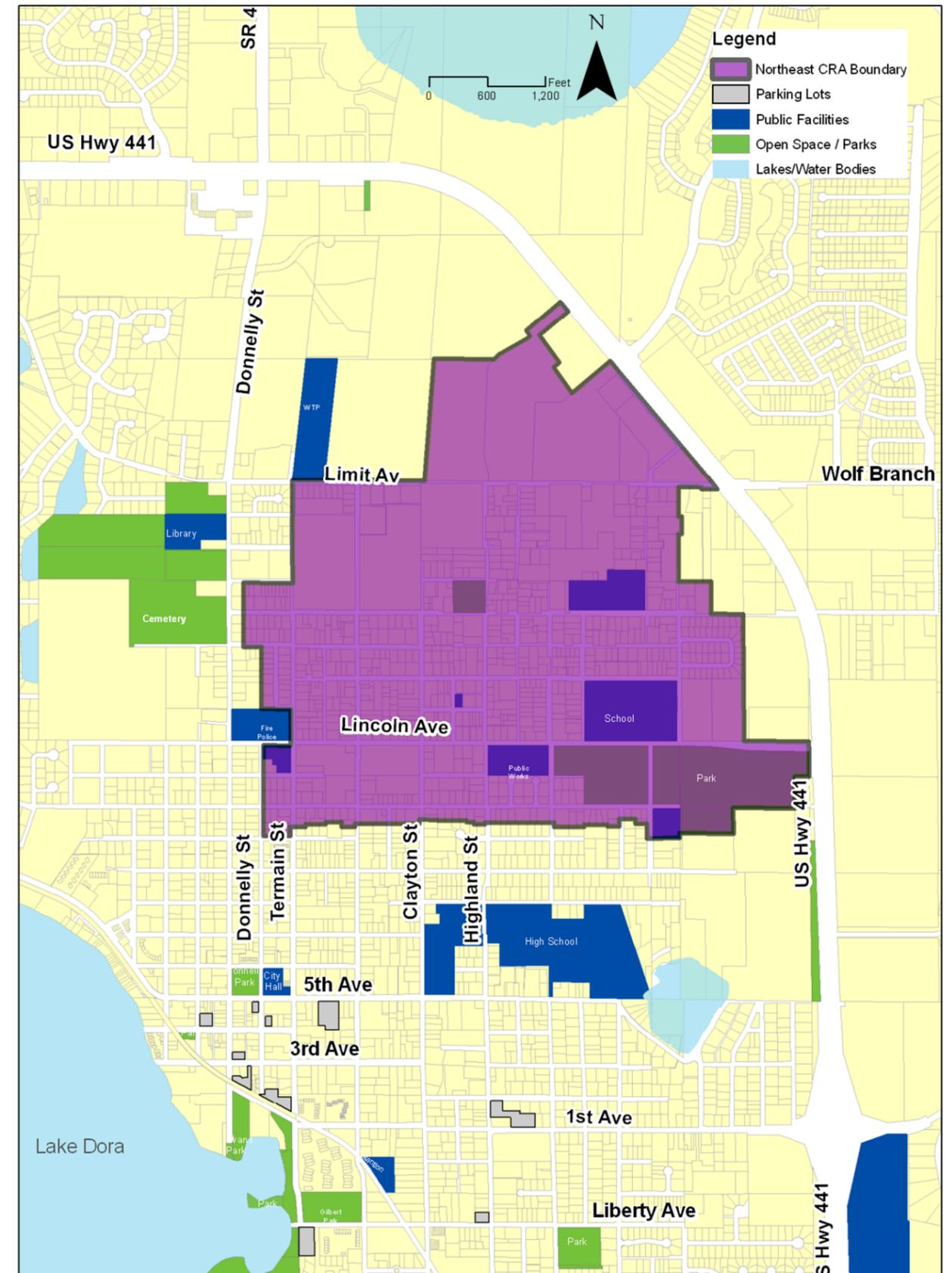
Ruthie Watson Park

In 2011, the Northeast CRA designed a small passive open space area at the southwest corner of Grandview Street and Lincoln Avenue. The bid was awarded in September. The park is to be name Ruthie Watson Park, in honor of a long-time community advocate.

The major elements of the park will be benches, checker board picnic tables, restrooms, a drinking fountain, antique lamp posts, electric for on-site decorative lighting, and pedestals along a paver walking trail honoring civic, religious and other citizens who played a key role in the history of the neighborhood. The plan also includes the information kiosk and future planned locations of the Lincoln Trail (to be built in 2014) and a Lake Express bus stop shelter.



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

FY 2011 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, 2011

	Original Budget	Final Budget	Actual	Variance With Final Budget Positive (Negative)
Revenues				
Taxes	\$ 176,400	\$ 176,400	\$ 175,961	\$ (439)
Intergovernmental	190,850	190,850	187,680	(3,170)
Miscellaneous	15,000	15,000	8,310	(6,690)
Total Revenues	<u>382,250</u>	<u>382,250</u>	<u>371,951</u>	<u>(10,299)</u>
Expenditures				
General Government:				
Personal Services	100,700	100,700	126,963	(26,263)
Operating Expenses	18,550	22,550	23,339	(789)
Grants and Aid	10,000	6,000	---	6,000
Culture and Recreation:				
Capital Outlay	674,000	678,990	59,962	619,028
Total Expenditures	<u>(803,250)</u>	<u>(808,240)</u>	<u>(210,264)</u>	<u>597,976</u>
Net Change in Fund Balance	(421,000)	(425,990)	161,687	587,677
Fund Balance, Beginning of Year	<u>421,000</u>	<u>425,990</u>	<u>740,543</u>	<u>314,553</u>
Fund Balance, End of Year	<u>\$ ---</u>	<u>\$ ---</u>	<u>\$ 902,230</u>	<u>\$ 902,230</u>

FY 2011 FINANCIAL REPORT

CITY OF MOUNT DORA, FLORIDA

BALANCE SHEET

SEPTEMBER 30, 2011

Assets	
Cash and Investments	\$ 904,624
Receivables (Net)	--
Due From Other Funds	--
Due From Other Governments	--
Accrued Interest Receivable	\$ 886
Employee Advances	--
Inventory and Prepays	--
Total Assets	\$ 905,510
Liabilities	
Accounts Payable	\$ 1,041
Accrued Liabilities	\$ 2,239
Due To Other Funds	--
Unearned Revenue And Deposits	--
Total Liabilities	\$ 3,280
Fund Balance	
Nonspendable	
Inventory And Prepaid	--
Restricted For:	
Capital Improvements	\$ 902,230
Debt Service	--
Building Inspections	--
Law Enforcement	--
Assigned For:	
Capital Improvements	--
Debt Service	--
Unassigned:	
General Fund	--
Total Fund Balance	\$ 902,230
Total Liabilities And Fund Balance	\$ 905,510