

Mount Dora Community Redevelopment Agency

2012 Annual Report

Prepared March 2013





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ABOUT THE MOUNT DORA CRA

What is a Community Redevelopment Agency (CRA)?

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 CRA has fulfilled this function by making improvements to public grounds and infrastructure such as parking, road rights-of-way, and parks and providing incentives for owners to make improvements to their buildings. These improvements are intended to encourage investment into private properties in the area and to increase business activity.

History of the Mount Dora CRA

In 1986, business and civic leaders in Mount Dora decided a need existed to improve business conditions in the downtown and other older commercial areas of the City. After exploring various alternatives, this group of citizens decided the creation of a CRA would provide the means to improve these business districts. They felt through the CRA, 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. The Mount Dora CRA is a public agency created by the City Council in May 1987 in accordance with the provisions of the Florida Statutes. The CRA is set up as a sub-unit of and operates within the Mount Dora City government.

Organization of the Mount Dora CRA

The CRA is made up of a Board, an Advisory Committee and City staff. The staff of the Planning and Development Department works with the CRA 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.

CRA Board

Chair:	Robert Thielhelm, Sr.
Vice Chair:	Ryan Donovan
Members:	Nick Girone Bob Maraio 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:	David Berndt
Members:	Gordon Johnston Ginger (Bootie) Pearson Marion Strahle Donald Stuart John Tucker Jim Yatsuk

ABOUT THE MOUNT DORA CRA

Plan Amendment & Time Extension

On May 1, 2012, City Council adopted Ordinance 2012-05 replacing the “Mount Dora CRA Redevelopment Plan of 2010” in its entirety with the “Mount Dora CRA Redevelopment Plan of 2012.” Based on findings of capital project needs, the CRA recognized the necessity to extend the duration of the CRA for an additional period of 30 years to 2042.

Meetings

Regular meetings of the Advisory Committee are held the first Wednesday of every month, beginning at 5:30 p.m. in the City Hall Board Room, located on the first floor of City Hall, 510 N. Baker Street. The CRA 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.

Funding

Like most CRAs, the Mount Dora CRA is funded through Tax Increment Financing (TIF). Tax Increment funds are derived from ad valorem property taxes. The CRA 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 CRA receives each fiscal year (Oct. 1 – Sept. 30) is described below.

When the CRA was created in 1987, 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 this is 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 CRA Trust Fund.

Contact Information

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CRA Staff

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Alight with pride...

Mount Dora's Grantham Point in the CRA is home to Florida's furthest inland freshwater lighthouse, located on Lake Dora, part of the Chain of Lakes.

Welcome!

Mount Dora's signage proudly welcomes visitors at the southern City limit on Highland

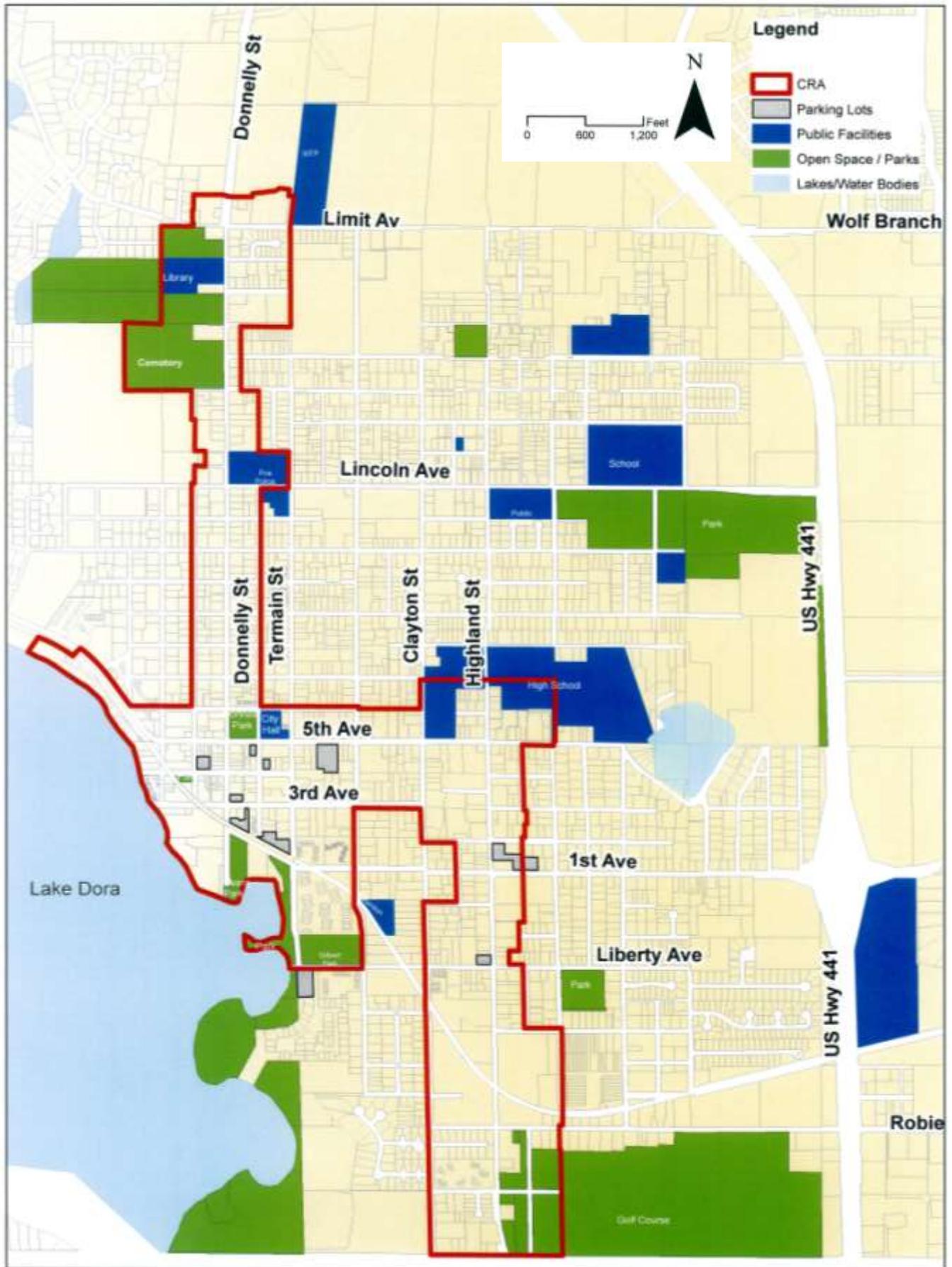
Go uptown...

The Mount Dora CRA's uptown district features several specialty businesses along Highland Street.

An economic engine...

With more than 250 businesses, numerous special events, and an active entertainment scene, Mount Dora's CRA district remains a vibrant location with shopping, entertainment, and dining choices and serves as an economic driver for the City.

MAP OF THE MOUNT DORA CRA



Created by: Planning and Development Department
Date: 3/6/2012

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

DESCRIPTION OF THE MOUNT DORA CRA



Downtown Area: This area is generally described as being south of Sixth Avenue, west of Tremain Street, and north of the railroad track. The center of the area is the historic retail center of the City. There are more than 165 business spaces in this 12 block area. Most of the parking areas are found at the southern and eastern edges of the retail center. Public areas such as City Hall, the Community Building, and Donnelly Park are along the north side of the area.



Donnelly Street Corridor: This corridor extends north of downtown to Limit Avenue and includes one block on either side of Donnelly Street. Alexander and Baker Streets serve as the boundaries. The corridor is primarily used for commercial, north to 10th Avenue, and a mix of office and residential to Limit Avenue.



Fifth Avenue Corridor: This corridor connects the downtown area to Highland Street. The majority of properties along this portion of Fifth Avenue are used for professional offices.



Highland Street Business Area: This area extends from Fifth Avenue south to the railroad overpass at Camp Avenue.

DESCRIPTION OF THE MOUNT DORA CRA



Lakefront Area: This area is located south of the railroad track. The lakefront area is accessible from 4th Avenue, Edgerton Court, or Tremain Street. The area contains a number of parks and public areas such as Evans and Gilbert Park. This area also contains the largest piece of undeveloped land in the historic portion of the City, a four (4) acre property located along Edgerton Court south of the Lakeside Inn.



Robie and Camp Avenues Workplace Area: A portion of the City's only industrial area is located within the CRA district. The *Old Mount Dora Growers* property is located on the west side of Highland Street. The land within this area remains undeveloped.



FY 2012 FINANCIAL REPORT

CITY OF MOUNT DORA, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
MAJOR FUND - COMMUNITY REDEVELOPMENT AGENCY
(INCREMENTAL TAX DISTRICT)
FOR THE YEAR ENDED SEPTEMBER 30, 2012

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget Positive (Negative)</u>
Revenues				
Taxes	\$ 401,050	\$ 401,050	\$ 397,684	\$ (3,366)
Intergovernmental	698,600	698,600	394,863	(303,737)
Miscellaneous	7,500	7,500	7,471	(29)
Total Revenues	<u>1,107,150</u>	<u>1,107,150</u>	<u>800,018</u>	<u>(307,132)</u>
Expenditures				
General Government:				
Personal Services	197,950	197,950	198,379	(429)
Operating Expenses	140,500	175,500	142,499	33,001
Grants and Aid	80,000	78,200	56,540	21,660
Capital Outlay	6,200	5,395	5,395	---
Total General Government	<u>(424,650)</u>	<u>(457,045)</u>	<u>(402,813)</u>	<u>54,232</u>
Transportation:				
Capital Outlay	500,000	698,992	222,915	476,077
Total Transportation	(500,000)	(698,992)	(222,915)	476,077
Culture and Recreation:				
Operating Expense	---	---	557	(557)
Capital Outlay	300,000	394,512	55,948	338,564
Total Culture and Recreation	(300,000)	(394,512)	(56,505)	(338,007)
Total Expenditures	<u>(1,224,650)</u>	<u>(1,550,549)</u>	<u>(682,233)</u>	<u>192,302</u>
Net Change in Fund Balance	(117,500)	(443,399)	117,785	(114,830)
Fund Balance, Beginning of Year (*)	<u>117,500</u>	<u>443,399</u>	<u>512,412</u>	<u>69,013</u>
Fund Balance, End of Year	<u>\$ ---</u>	<u>\$ ---</u>	<u>\$ 630,197</u>	<u>\$ (45,817)</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.

FY 2012 FINANCIAL REPORT

CITY OF MOUNT DORA, FLORIDA

BALANCE SHEET

SEPTEMBER 30, 2012

Assets

Cash and Investments	\$ 615,558
Receivables (Net)	--
Due From Other Funds	--
Due From Other Governments	--
Accrued Interest Receivable	\$ 1,063
Employee Advances	--
Inventory and Prepays	--

Total Assets \$ 652,621

Liabilities

Accounts Payable	\$ 19,044
Accrued Liabilities	\$ 3,380
Due To Other Funds	--
Unearned Revenue And Deposits	--

Total Liabilities \$ 22,424

Fund Balance

Nonspendable

Inventory And Prepaid --

Restricted For:

Capital Improvements \$ 630,197

Debt Service --

Building Inspections --

Law Enforcement --

Assigned For:

Capital Improvements --

Debt Service --

Unassigned:

General Fund --

Total Fund Balance \$ 630,197

Total Liabilities And Fund Balance \$ 652,621

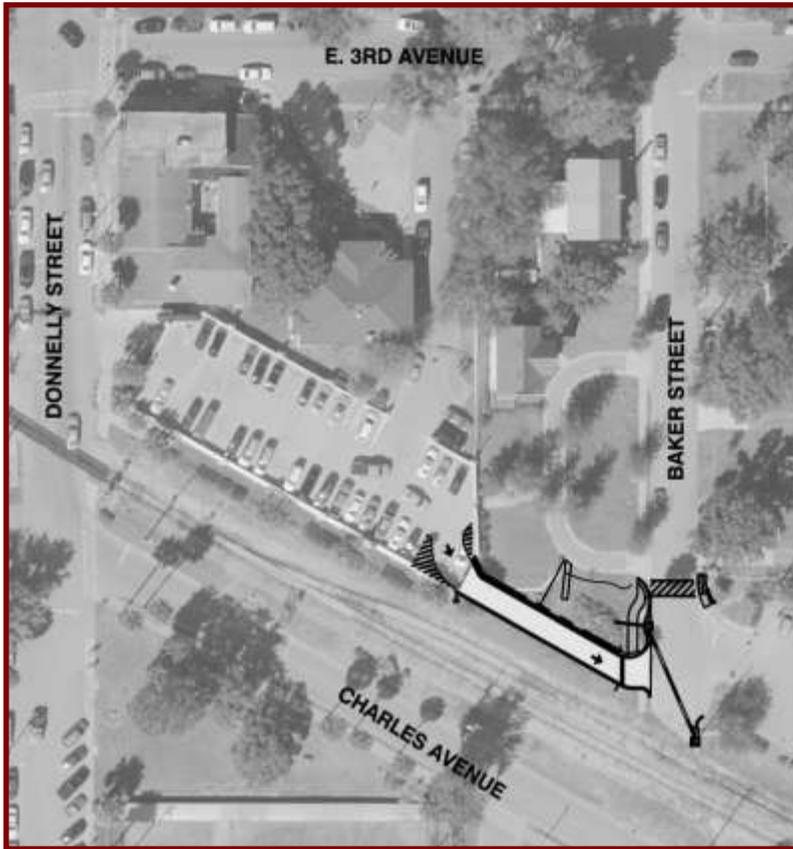
FY 2012 PROJECT/PROGRAM ACTIVITY

Parking Garage Connection

Design & Engineering
Construction Date:
Construction Costs:

April - September 2012
November 2012 - February 2013
\$154,681

In an effort to improve parking access downtown, the Mount Dora Community Redevelopment Agency (CRA) installed a driveway connection from the Donnelly Street parking garage to the Baker Street parking lot. This much needed connection provides a rear exit from the lower level of the garage and greatly improves access to the Baker Street parking lot. In addition to the driveway, the work included modifying the rear wall of the garage, installing a retaining wall, pedestrian enhancements along Baker Street, and improvements to stormwater drainage in Baker Street.



Downtown Streetscape and Right Of Way Improvements

The project includes streetscape, right of way, underground utility, and other related improvements in the historic downtown commercial core. The area includes nearly 200 businesses, several park areas and is adjacent to Lake Dora. The downtown area is active and attracts thousands of visitors. Because of these special circumstances, a highly qualified and experienced construction team has partnered with the city to ensure that this project is executed to meet the high standards of Mount Dora residents and visitors.



The objectives of the project are:

- Improve pedestrian access and safety throughout the area with the priority of making a better physical and visual connection from the downtown to Lake Dora. Pedestrian accessibility and safety involves redesigning sidewalks, crosswalks, and handicap ramps to meet standards and codes.
- Add antique street lamps to improve lighting of pedestrian areas
- Create a great public space - 4th Avenue Pedestrian Mall between Alexander Street and McDonald Street to create, in conjunction with Childs Park, a significant public venue and activity area
- Enhance the aesthetic appeal of the landscape and hardscape
- Provide electrical service for events and other activities in the right-of-way
- Meet parking needs and standards
- Improve stormwater runoff and drainage facilities
- Upgrade water and sanitary sewer system

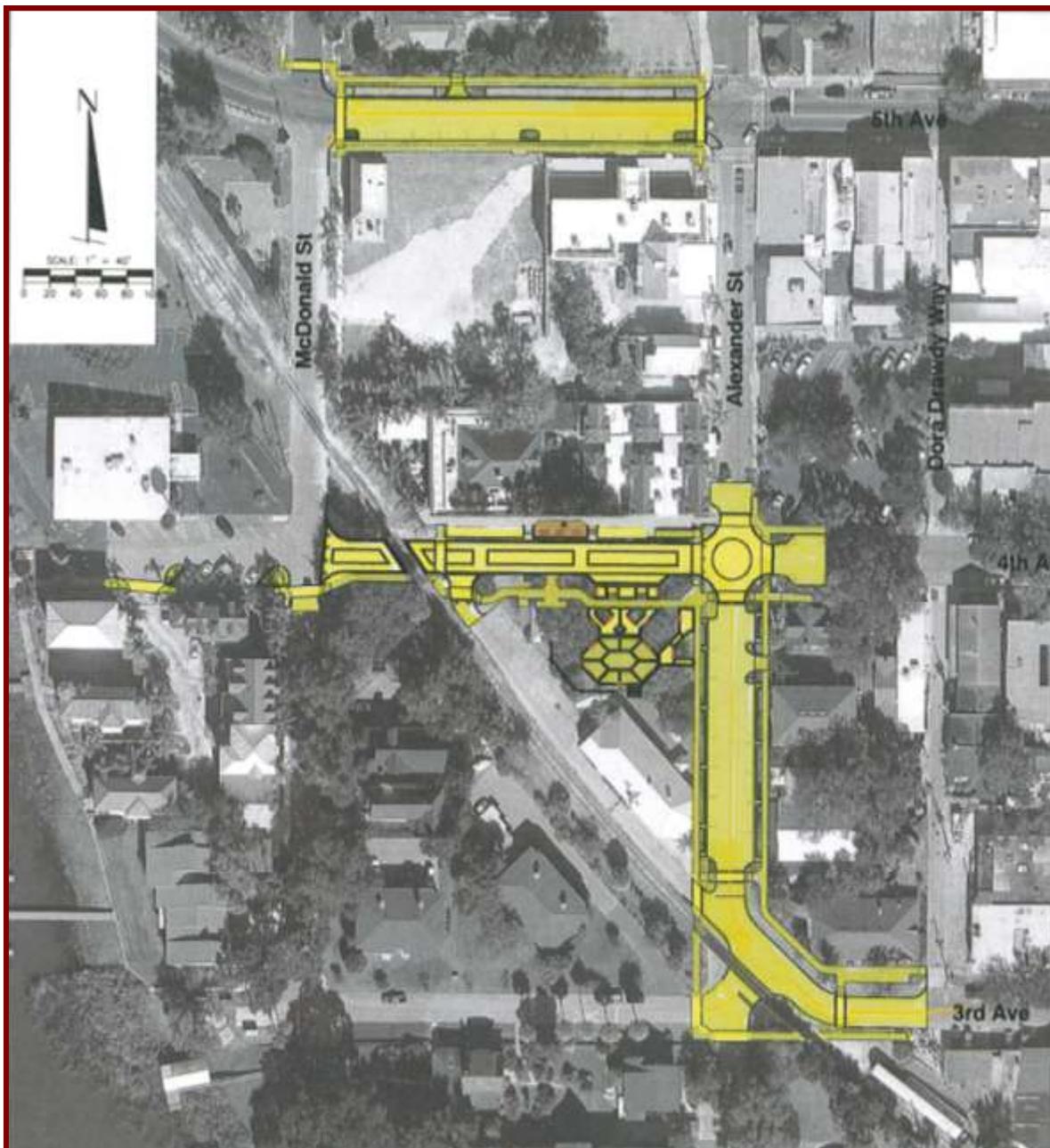
The preliminary plan and initial phasing priorities for the project were approved in September 2012. The project will be done in phases over a 4 to 7 year time frame. Phase 1 will begin May 2013. The annual construction schedule will likely be limited to a time period between May 1 to October 1, depending on the location of work and impact on businesses and events.

Downtown Streetscape - Phase 1

Phase 1 Includes:

- Childs Park
- 4th Ave from Alexander St to Lake Dora
- Alexander St from 4th Ave to 3rd Ave
- 5th Ave from McDonald St to Alexander St
- 3rd Ave from Alexander St to Dora Drawdy Way

These 4 ½ blocks include approximately 1,100 linear feet of roadway and 2,200 linear feet of streetscape area. Fifth Ave. was added to provide addition parking (21 spaces added) for the area. Preparation of engineering plans began in 2012 and construction is expected to start in May 2013.



Downtown Streetscape - Phase 1

Childs Park

The following summarizes the redesign for Childs Park:

- Improves existing restroom building
- Maintains carriage pick-up area
- Preserves the viable existing trees
- Replaces existing fountain with smaller feature
- Creates more inviting pedestrian access into park
- Allows better pedestrian movement within park
- Provides better connection to Chamber Plaza
- Add more sitting area, including 20 benches



Color Rendering of Childs Park, 4th Avenue Pedestrian Mall and Alexander Street. The design provides for 50% green space and 50% hardscape. Note: The tree canopies are not shown in the drawing in order to view the street, sidewalk and park layout.



Existing Condition of 4th Avenue from Alexander Street to Lake Dora
All corners needed to be redesigned to meet ADA.



Color Rendering of the 4th Avenue Pedestrian Mall from Alexander Street to Lake Dora

4th Avenue Pedestrian Mall

The concept of the 4th Avenue pedestrian mall came out of the public workshops for the Citywide Visioning Plan.



Existing Condition of Alexander Street from 4th to 3rd Avenues



Color Rendering of Alexander Street from 4th to 3rd Avenues

FY 2012 PROJECT/PROGRAM ACTIVITY

Development Incentives

The Development Fee Reimbursement Program reimbursed applicants for City permit fees associated with a construction project up to \$5,000.

The Facade Grant Program provided matching funding up to \$5,000 to improve the appearance of storefronts of commercial property. These improvements include restoration or rehabilitation, repair, replacement or installation of new windows, exterior doors, awnings, exterior lighting, and landscaping.

Both incentives programs can be used together for a maximum of up to \$5,000.

The Mount Dora CRA provided a total of \$21,413 in grants to 11 local business owners and tenants under the above two programs. This investment yielded over \$87,000 in property improvements.



**Before
And
After**



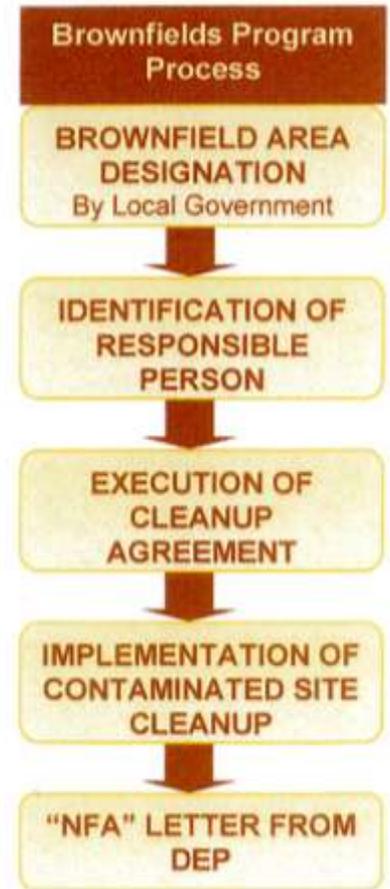
**Before
And
After**



Brownfields



Department of Environmental Protection
Brownfields Redevelopment Program



Florida Brownfields Area

The Mount Dora 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 that may be eligible 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 CRA and the City of Mount Dora also applied for the US EPA Brownfields Grant. If awarded, the EPA Brownsfields 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.

