

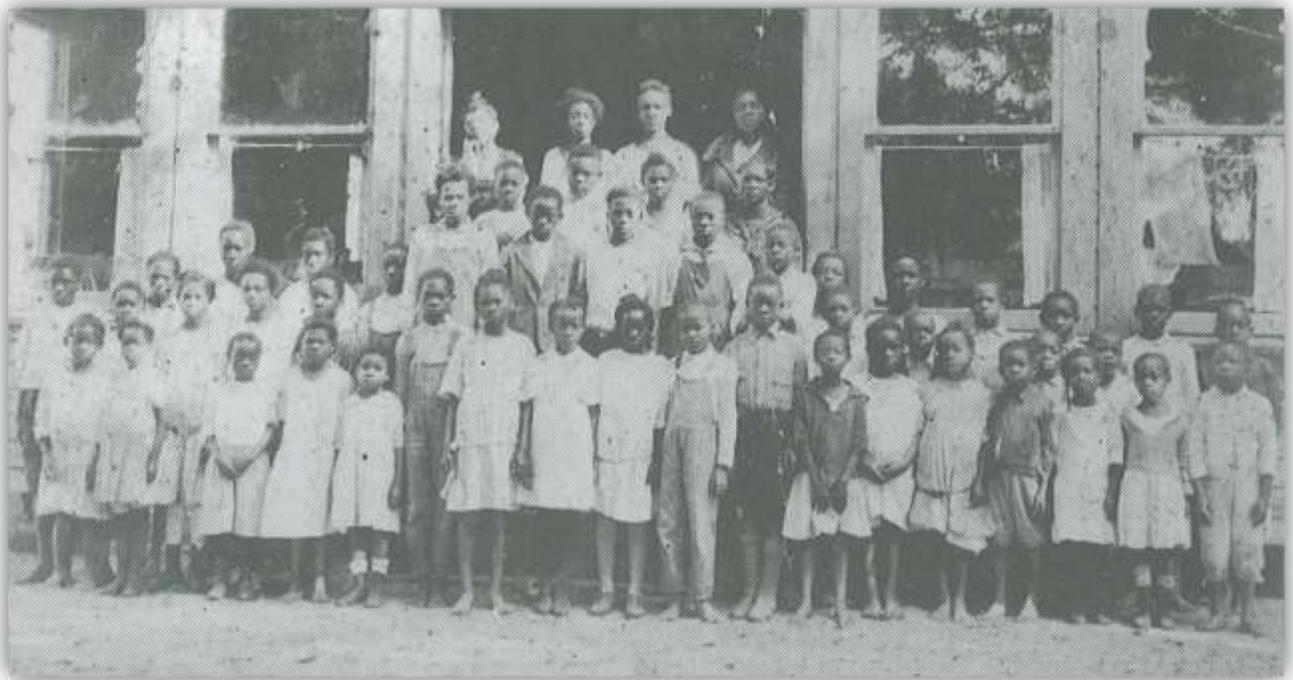


**Mount Dora
Northeast Community
Redevelopment Agency**

2012 Annual Report

Prepared March 2013





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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.

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:	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:	Amy Bolt
Vice Chair:	J.T. Williams
Members:	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

CRA Staff

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



Signage welcomes everyone to Northeast Mount Dora.

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



Lillie Park



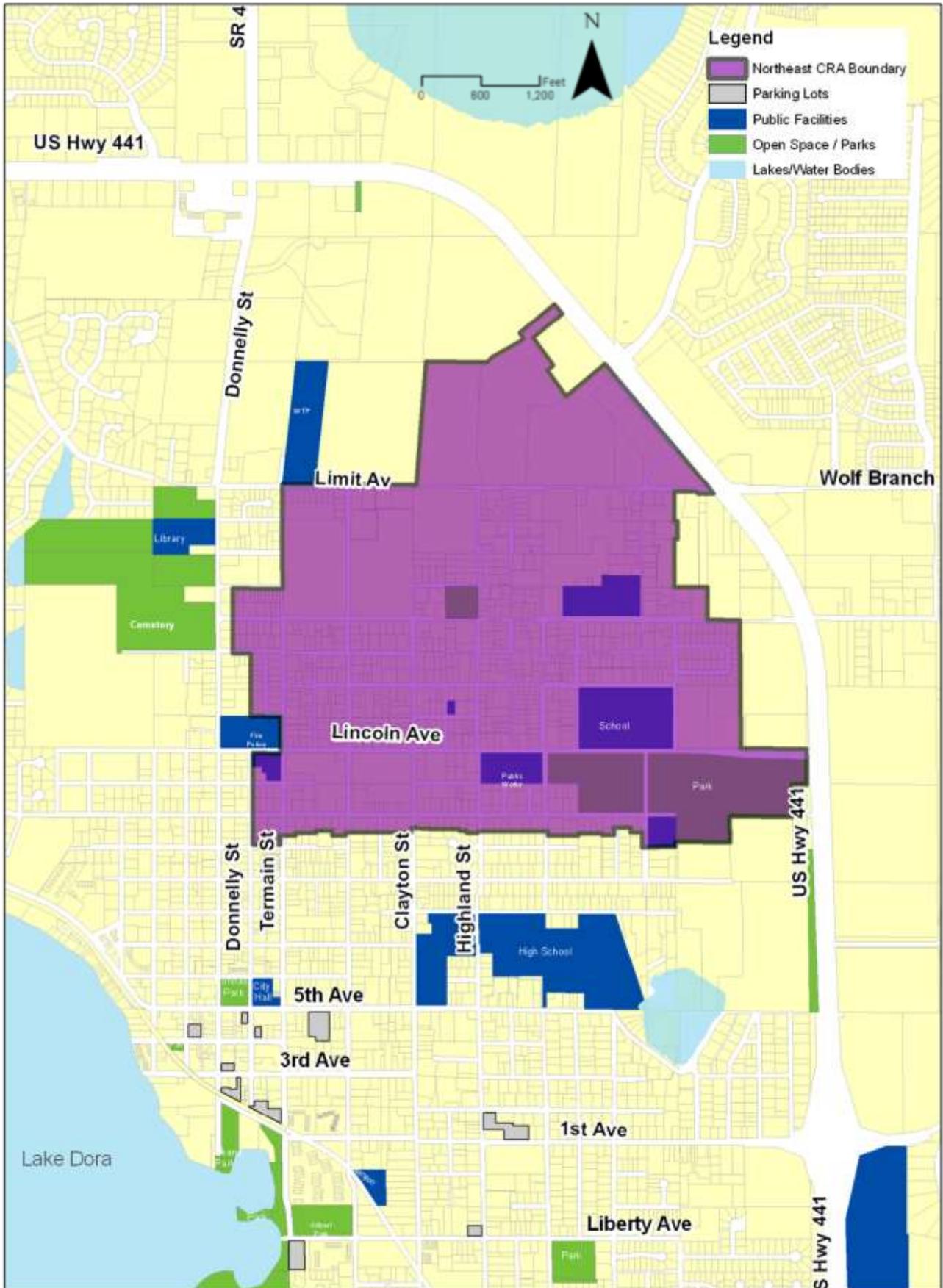
Lincoln Avenue Community Park and Pool



Grandview Business District



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 2012 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, 2012

	<u>Original</u>	<u>Final</u>	<u>Actual</u>	Variance With Final Budget Positive (Negative)
	<u>Budget</u>	<u>Budget</u>		<u>(Negative)</u>
Revenues				
Taxes	\$ 174,150	\$ 174,150	\$ 173,753	\$ (397)
Intergovernmental	173,050	173,050	172,491	(559)
Miscellaneous	<u>12,500</u>	<u>12,500</u>	<u>5,641</u>	<u>(6,859)</u>
Total Revenues	<u>359,700</u>	<u>359,700</u>	<u>351,885</u>	<u>(7,815)</u>
 Expenditures				
General Government:				
Personal Services	108,550	109,650	106,605	3,045
Operating Expenses	16,700	27,700	18,584	9,116
Grants and Aid	5,000	3,900	---	3,900
Capital Outlay	225,000	225,000	---	225,000
Culture and Recreation:				
Operating Expense	---	---	847	(847)
Capital Outlay	<u>---</u>	<u>523,864</u>	<u>238,908</u>	<u>284,956</u>
Total Expenditures	<u>(355,250)</u>	<u>(890,114)</u>	<u>(364,944)</u>	<u>525,170</u>
 Net Change in Fund Balance	4,450	(530,414)	(13,059)	517,355
 Fund Balance, Beginning of Year	<u>---</u>	<u>534,864</u>	<u>902,230</u>	<u>367,366</u>
 Fund Balance, End of Year	<u>\$ 4,450</u>	<u>\$ 4,450</u>	<u>\$ 889,171</u>	<u>\$ 884,721</u>

FY 2012 FINANCIAL REPORT

CITY OF MOUNT DORA, FLORIDA

BALANCE SHEET

SEPTEMBER 30, 2012

Assets

Cash and Investments	\$ 889,003
Receivables (Net)	--
Due From Other Funds	--
Due From Other Governments	--
Accrued Interest Receivable	\$ 928
Employee Advances	--
Inventory and Prepays	--
Total Assets	\$ 889,931

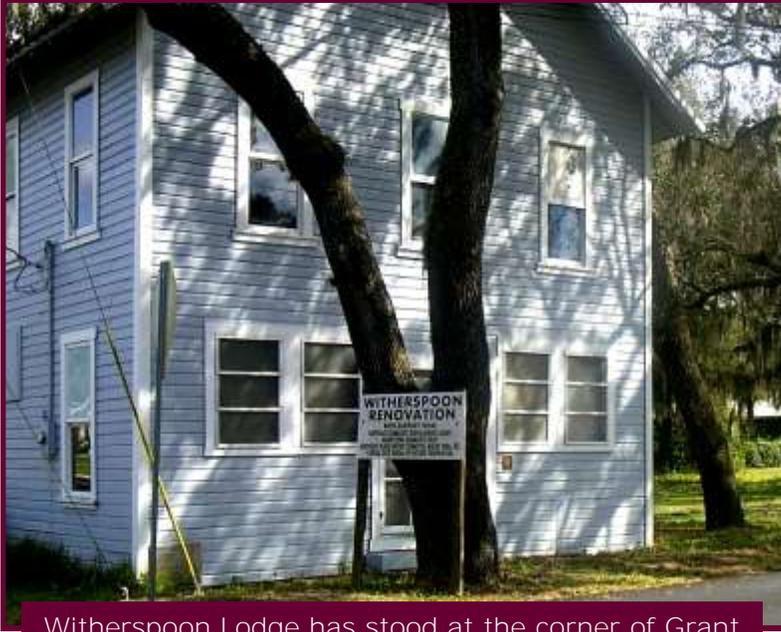
Liabilities

Accounts Payable	\$ 344
Accrued Liabilities	\$ 416
Due To Other Funds	--
Unearned Revenue And Deposits	--
Total Liabilities	\$ 760

Fund Balance

Nonspendable	
Inventory And Prepaid	--
Restricted For:	
Capital Improvements	\$ 889,171
Debt Service	--
Building Inspections	--
Law Enforcement	--
Assigned For:	
Capital Improvements	--
Debt Service	--
Unassigned:	
General Fund	--
Total Fund Balance	\$ 889,171
Total Liabilities And Fund Balance	\$ 889,931

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.

FY 2012 PROJECT/PROGRAM ACTIVITY

Ruthie Watson Park

Project Completed:
Construction Cost:

February 2012
\$166,000

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 are 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 an information kiosk, a Lake Express bus stop shelter and a future planned locations of the Lincoln Trail (to be built in 2013).



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, 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 scheduled to begin July 2013.



BEFORE



CONCEPT



Conceptual For The Lincoln Avenue Trail

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

Ruthie Watson Park, a passive park at Lincoln Avenue and Grandview Street, provides a new activity in the area and draws people to the block. The Lincoln Avenue Trail project will provide pedestrian and bicycle access to the area and benefit the local businesses.



FY 2012 PROJECT/PROGRAM ACTIVITY

Tremain Street Greenway

Design and Engineering:

2012

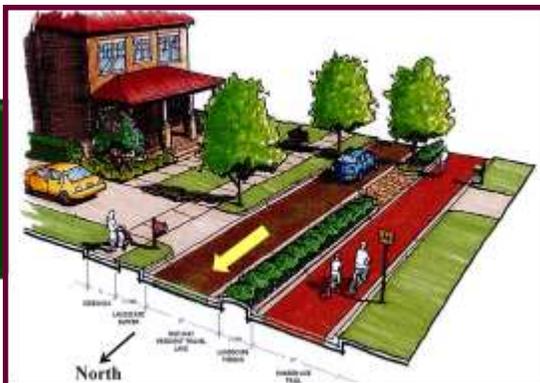
Construction Cost Estimate:

\$450,000

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 stormwater improvements in the area.

In October 2012, the City was awarded a Florida Department of Transportation Enhancement Grant to complete the construction.





CITY OF
MOUNT
D O R A

NORTHEAST COMMUNITY
REDEVELOPMENT AGENCY