

Al Minner, City Manager

The City of Leesburg created the Carver Heights/ Montclair Area Community Redevelopment Agency (CHCRA) on December 10, 2001 (Ordinance 01-61). The trust fund is effective for 15 years expiring on September 30, 2016 pursuant to Section 163.512 Florida Statutes. The trust generates the majority of its annual income from tax increment revenues. The base year was established in 2001 with an assessed taxable value of \$57,980,259. The purpose of creating the CRA was to identify and address blighted conditions and to enable the City to establish a mechanism to finance redevelopment projects through Tax Increment Financing (TIF). The boundaries of the CHCRA are generally County Road 468 to the east, the West Fork Road to the west, the Leesburg city limits to the north, and Center Street/ Montclair Road to the south.

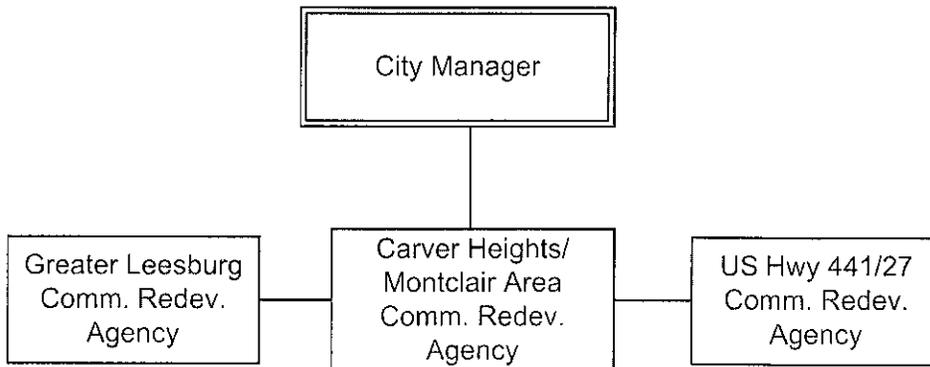
The Carver Heights/ Montclair Area CRA was expanded in July 2015 by 327 acres and 83 properties. In addition the CHCRA was extended by 30 years to 2045. The base year for the properties that were added is 2015. The base year for the original properties remained at 2001.

The Carver Heights Redevelopment Plan identified the following five (5) most crucial projects:

- Develop Senior Housing
- Develop infrastructure and pedestrian support (sidewalk) facilities
- Develop a comprehensive recreation program and facilities
- Commercial and single home development
- Develop gateways into the community

The Carver Heights/ Montclair Area Community Redevelopment Agency works with assistance from the Community Development Corporation. All projects/fund disbursements must be in accordance with the Carver Heights Redevelopment Plan and approved by the CRA.

Organization Chart:



Description

**Total
Department
Budget**

\$ 203,904

Values & Goals

Value: Excellence in All We Do

Goals:

- ◆ Facilitate Infill Lot Program to encourage single family home development
- ◆ Improve the housing conditions in the Carver Heights CRA
- ◆ Provide for more recreational amenities for residents in the area
- ◆ Construct a Community Outreach Center in the Carver Heights/Montclair community

Value: Open, Accessible Government

Goals:

- ◆ Coordinate with CRA advisory boards for redevelopment projects
- ◆ Hold meetings to discuss needs, concerns and issues affecting the Carver Heights/Montclair Community
- ◆ Provide information to CRA community on redevelopment project/programs

Value: Fiscal Responsibility

Goals:

- ◆ Develop partnerships for redevelopment of residential and commercial properties
- ◆ Market Carver CRA for public and private investment
- ◆ Obtain additional funding to reduce total project cost to CRA

Major Accomplishments:

- CHCRA boundaries were expanded;
- CHCRA timeframe was extended for 30 years (2046);
- CHCRA Redevelopment Plan was adopted;
- Six dilapidated homes were demolished in the CRA;
- Conducted successful clean-up efforts in partnership with the National Relief Network Organization and Lake County Solid Waste;
- Assisted West Leesburg Community Development Corporation with organized neighborhood meetings
- Acquired a single family residential unit and vacant land for the purpose of providing recreation activities at Berry Park

Performance Measures:

	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>
Land Acquired (lots/homes/units)	8	2	4
Community Meetings	5	14	14
West Leesburg CDC Board Meetings	4	5	7
Community Cleanup projects	5	2	2
Charets (Visionary planning sessions)	1	3	1
Workshops/ Conferences	12	3	3

Revenue Sources and Appropriations

Carver Heights/
Montclair Area
CRA Fund

Revenue
Sources and
Appropriations
& Revenue
Detail

	ACTUAL 2013-14	ACTUAL 2014-15	ADOPTED 2015-16	PROPOSED 2016-17
REVENUE SOURCES				
Taxes	75,683	75,691	68,223	84,309
Intergovernmental Revenue	327,572	416,111	96,281	119,595
Miscellaneous Revenues	(3,726)	1,926	0	0
Other Sources	0	0	149,465	0
TOTAL REVENUE SOURCES	399,529	493,728	313,969	203,904

APPROPRIATIONS				
Operations	792,747	624,488	313,969	172,904
Neighborhood Center	0	0	0	31,000
TOTAL APPROPRIATIONS	792,747	624,488	313,969	203,904

Revenue Detail

	ACTUAL 2013-14	ACTUAL 2014-15	ADOPTED 2015-16	PROPOSED 2016-17
TAXES				
33101 Current Property Taxes	75,683	75,691	68,223	84,309
TOTAL TAXES	75,683	75,691	68,223	84,309

INTERGOVERNMENTAL REVENUES				
33156 Federal Grant - C.D.B.G.	20,674	310,406	0	0
33159 Sub Recipient	213,813	0	0	0
33731 Lake County/Redevelopment	93,085	105,705	96,281	119,595
TOTAL INTERGOVERNMENTAL	327,572	416,111	96,281	119,595

MISCELLANEOUS REVENUES				
36110 Interest on Investments	(508)	1,737	0	0
36130 Gain/Loss Investments	(3,228)	189	0	0
36210 Rental Property Income	10	0	0	0
TOTAL MISCELLANEOUS REVENUES	(3,726)	1,926	0	0

OTHER SOURCES				
38111 From Gen. Fund/ Operating Exp	0	0	0	0
38113 From NSP Housing Fund	0	0	49,465	0
38891 Fund Balance Appropriated	0	0	100,000	0
TOTAL OTHER SOURCES	0	0	149,465	0

TOTAL RESOURCES	399,529	493,728	313,969	203,904
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Carver Heights/
Montclair Area
CRA Fund

Appropriations Detail

Account # 017-6190-559

Operations

Appropriations
Detail

	ACTUAL 2013-14	ACTUAL 2014-15	ADOPTED 2015-16	PROPOSED 2016-17
PERSONAL SERVICES				
1210 Regular Salaries & Wages	0	219	0	0
2110 FICA	0	16	0	0
221x Retirement	0	11	0	0
23xx Insurance	0	45	0	0
2410 Workers' Compensation	0	17	0	0
262x Other Payroll Benefits	0	0	0	0
TOTAL PERSONAL SERVICES	0	308	0	0
OPERATING EXPENSES				
31xx Professional Services	24,548	22,680	150	500
3410 Contract Services	4,713	13,083	0	0
4010 Travel	0	0	500	500
4110 Communication	0	0	0	0
4210 Postage	29	7	50	50
4310 Utilities	544	1,064	2,375	2,375
4410 Rentals	0	349	0	0
4510 Insurance	2,500	2,626	2,500	2,626
4620 Repairs & Maintenance/Building	2,448	0	0	0
4631 Repairs & Maint/Internal IS Maint	950	0	0	0
4710 Printing & Binding	200	0	75	75
4810 Promotional Activities	0	0	500	500
4911 Advertising-Other Ads	1,452	0	0	0
4920 Other Current Charges	175	175	175	175
5180 Minor Furniture & Equipment	0	0	0	0
5210 Operating Supplies	713	41	200	0
5410 Publications & Memberships	0	0	195	695
5520 Training	0	0	350	1,250
TOTAL OPERATING EXPENSES	38,272	40,025	7,070	8,746
CAPITAL OUTLAY				
6110 Land Costs	10,225	0	0	0
6210 Buildings	470,268	100,122	0	0
6310 Improvements other than Bldgs	5,093	58,692	0	15,000
6410 Machinery & Equipment	49,093	0	0	0
TOTAL CAPITAL OUTLAY	534,679	158,814	0	15,000
DEBT SERVICE				
7117 2008 Rev Note Principle	175,387	183,204	293,598	0
7217 2008 Rev Note Interest	28,435	20,789	12,801	0
71xx 2016 Debt	0	0	0	45,000
731x Fees	0	0	500	500
TOTAL DEBT SERVICE	203,822	203,993	306,899	45,500
GRANTS AND AIDS				
8210 Local Contributions	0	2,649	0	0
8213 Housing Rehab Program	15,483	6,085	0	0
TOTAL GRANTS & AIDS	15,483	8,734	0	0
OTHER USES				
9114 Transfer to Stormwater	491	212,614	0	0
9910 Reserve for Future	0	0	0	103,658
TOTAL OTHER USES	491	212,614	0	103,658
TOTAL APPROPRIATIONS	792,747	624,488	313,969	172,904

Appropriations Summary

	ADOPTED 2015-16	PROPOSED 2016-17	INCREASE/ (DECREASE)	PERCENTAGE
Operating Expenses	7,070	8,746	1,676	23.71%
Capital Outlay	0	15,000	15,000	100.00%
Debt Service	306,899	45,500	(261,399)	-85.17%
Other Uses	0	102,968	102,968	100.00%
TOTALS	313,969	172,214	(141,755)	-45.15%

Significant Budget Changes:

The change in Operating Expenses is due to an increase in Publications & Memberships and Training. The reduction in Debt Service is attributable to paying off the 2009 Revenue note in FY 15-16. The increase in the Other Uses category is due to a Reserve amount being budgeted for FY 16-17.

Carver Heights/
Montclair Area
CRA Fund

Operations

Appropriations
Summary

Carver Heights/
Montclair Area
CRA Fund

Appropriations Detail

Account # 017-6192-559

Neighborhood
Center

Appropriations
Detail

	ACTUAL 2013-14	ACTUAL 2014-15	ADOPTED 2015-16	PROPOSED 2016-17
<u>OPERATING EXPENSES</u>				
3410 Contract Services	0	0	0	12,500
4110 Communication	0	0	0	500
4310 Utilities	0	0	0	10,000
4510 Insurance	0	0	0	4,000
4625 Repairs & Maintenance/Non Bulk	0	0	0	750
5180 Minor Furniture & Equipment	0	0	0	1,000
5210 Operating Supplies	0	0	0	2,250
TOTAL OPERATING EXPENSES	0	0	0	31,000
TOTAL APPROPRIATIONS	0	0	0	31,000

Appropriations Summary

	ADOPTED 2015-16	PROPOSED 2016-17	INCREASE/ (DECREASE)	PERCENTAGE
Operating Expenses	0	31,000	31,000	100.00%
TOTALS	0	31,000	31,000	100.00%

Significant Budget Changes:

This division was created in the FY 16-17 budget for expenses associated with the new West Leesburg Neighborhood Center.

Carver Heights/
Montclair Area
CRA Fund

Neighborhood
Center

Appropriations
Summary