




City of Naples Community Redevelopment Agency

FY 2013 Annual Report (October 1, 2012 – September 30, 2013)

TO: Honorable Mayor and Members of City Council

FROM: A. William Moss, City Manager 

CC: Leo Ochs, Collier County Manager
Dr. Kamela Patton, Superintendent of Collier County Schools
Dr. Frank W. Van Essen, Executive Director, Collier Mosquito Control District
Lisa Koehler, Administrator, Big Cypress Basin – South Florida Water Management District

DATE: March 28, 2014

SUBJECT: Naples Community Redevelopment Agency
FY2013 Annual Report

Florida Community Redevelopment Agencies are required by law to file an annual report of activities and a financial statement for the preceding fiscal year. A copy of this report is provided to Collier County, Collier County Schools, Collier Mosquito Control District, Big Cypress Basin – South Florida Water Management District and a copy is on file with the City Clerk of the City of Naples.

Mission and Governance

The mission of the CRA is to implement the Community Redevelopment Plan as adopted by the Naples City Council pursuant to Chapter 163, Part III of the Florida Statutes, and to use tax increment financing (TIF) as the source of funding for capital improvement projects identified in the plan and to ensure that development within the CRA district meets the quality standards consistent with the community's vision for Naples.

The CRA is governed by a Board consisting of seven commissioners who are the same individuals as those serving as the City Council. The terms of office of the commissioners are concurrent with the terms of the Mayor and the members of the City Council.

The Chair and Vice-Chair are designated by majority vote of the City Council. The current commissioners are: CRA Chair Sam J. Saad III, Vice-Chair Teresa Heitmann, Bill Barnett, Doug Finlay, Linda Penniman, Margaret "Dee" Sulick, and Mayor John F. Sorey III.

An advisory board, Naples Community Redevelopment Agency Advisory Board (CRAAB), assists the Naples City Council in its role as the Community Redevelopment Agency by providing public input and technical advice, making recommendations including, but not limited to, land use, economic and cultural vitality and diversity, acquisition/condemnation/demolition of properties, funding alternatives, and manpower needs for the Community Redevelopment Agency.

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The members of the CRAAB during FY 2013 were: Chair Willie Anthony, Vice-Chair John Nocera, Jeffrey Clapper, Robert DeCastro, Michael Randall, and Alan Ryker. One position was vacant.

CRA Purpose

Florida State Statute Chapter 163 allows a community redevelopment agency to be created for one or more of the following purposes: the elimination and prevention of blight; or the reduction or prevention of crime; or for the provision of affordable housing; or the rehabilitation and revitalization of coastal resort and tourist areas that are deteriorating and economically distressed.

Background

The CRA was created in 1994 by Resolutions 94-7098 and 94-7099. The boundaries of the CRA district were determined at the time and are shown on the map of the CRA (please see page 5 of this document).

OPERATIONS SUMMARY FISCAL YEAR 2012-2013

Budgeted Revenues

Budgeted revenues are \$1,900,105, a \$51,985 decrease (3%) under the FY 2011-2012 adopted budget. The primary revenue earned by the CRA is ad valorem taxes from Tax Increment Financing. Tax Increment Financing, or TIF, is the amount of taxes generated from increased property values within the District. The CRA receives TIF money from the City and the County, based on the increase over the 1993 base property tax value (\$183,809,274).

The taxable value of all property in the District is \$600,047,968, for a tax incremental value of \$416,238,694 a decrease of 1.5% from the 2011-2012 budget year. This budget was developed using a tax rate of 1.18 from the City and 3.5645 from the County, to bring in \$466,605 and \$1,409,500 respectively.

Budgeted Expenditures

The work program for the CRA is represented by the budget and the total budgeted expenditures for the FY 2012-2013 budget were \$2,217,761, which was a \$66,049 decrease from the FY 2011-2012 budget; preliminary figures for year-end show that the fund ended the year on September 30, 2013 within budget.

Operating Costs

One of the mandates for the CRA is to increase security in the District. To accomplish this, the CRA provided funding for three Community Police Officers who patrol on bicycles, on foot, as well as in patrol cars. They are responsible for enforcing State laws, City ordinances, responding to calls for service and preventive patrols in the CRA District. The CRA Law

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Enforcement Operating Budget for FY 2013 was \$325,458, an increase of \$6,533 from the prior year.

The CRA also provided \$151,786 for three Community Services Landscape Technicians. This is a reduction of \$6,629 from the prior year. These positions ensure the CRA district always looks its best. Repairs and maintenance in the District are budgeted at \$169,500, a decrease of \$10,400.

2012-13 Department Accomplishments

- Completed construction of the Four Corners Pedestrian Crosswalk.
- Completed construction of decorative traffic control signals with pedestrian signals at 5th Avenue South and 3rd Street South in conjunction with the Streets Department.
- Completed the first phase of required maintenance at the parking garage at 8th Street South and 4th Avenue South.
- Continued Community Policing throughout the CRA.
- Maintained the landscape in the right-of-way.
- Initiated a public process to amend the Redevelopment Plan and extend the sunset date of the CRA.

BUDGET PREPARATION FISCAL YEAR 2013-2014

During the 2012-2013 fiscal year, the FY 2013-2014 budget was prepared. Highlights include:

Budgeted Revenues

Revenues and property values are projected to continue to increase, reversing the trend of the three previous years.

Budgeted revenues are \$2,139,825; a \$239,720 increase (12.6%) more than the adopted FY 2012-2013 budget. The primary revenue earned by the CRA will continue to be from ad valorem taxes from the Tax Increment.

The taxable value of all property in the District is \$631,026,496, for a tax increment value of \$447,217,222, 7.4% more than the previous year. This budget was developed using a tax rate of 1.18 from the City and 3.5645 from the County, to bring in \$527,720 and \$1,594,105 respectively.

Budgeted Expenditures

The work program for the CRA is represented in the budget. Total budgeted expenditures for FY 2013-2014 are \$2,061,375, a \$156,386 decrease under the FY 2012-2013 budget.

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Operating Costs

One of the mandates for the CRA is to increase the security in its district. To accomplish this, the CRA will continue to provide funding for three Community Police Officers who patrol on bicycles, on foot, as well as in patrol cars. They are responsible for enforcing State laws, City ordinances, responding to calls for service and preventive patrols in the CRA District. The CRA Law Enforcement Budget for FY2014 is \$322,967, a decrease of \$4,559 from FY 2012-2013.

The CRA will provide \$165,089, an increase of \$13,303, for three Community Services Landscape Technicians. These positions make sure the CRA district looks its best. Repairs and maintenance in the District are budgeted at \$329,500, an increase of \$160,000 from the previous fiscal year. This \$160,000 increase is budgeted to fund required maintenance to the parking garage on 4th Avenue South at 8th Street. This maintenance will include power washing, painting, and sealing of the concrete.

There are no planned changes to staffing in the CRA during FY2014. Two full time positions were eliminated from the FY2012 CRA budget, one position of Landscape Technician and one position of CRA Coordinator.

2013-14 Goals and Objectives

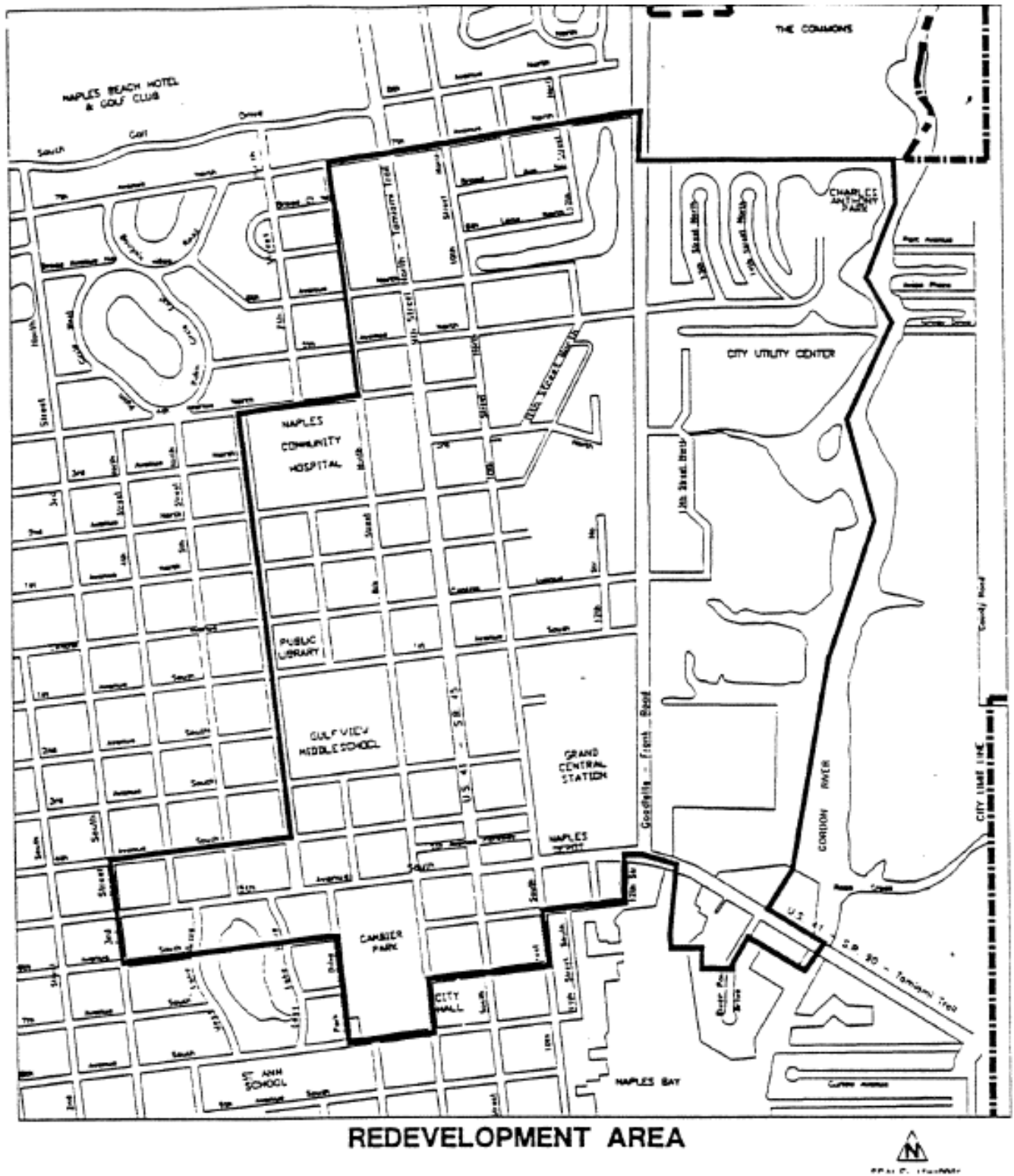
As part of Vision Goal 3, maintain an extraordinary quality of life by maintaining and improving amenities for residents:

- Cooperate with the Fifth Avenue Business Improvement District to stabilize and enhance the business district and ensure that budgets and reports are timely and appropriate.
- Ensure the redevelopment area is maintained to a high standard of aesthetics, code compliance and public safety.
- Update the City's website as related to the CRA to promote activity and recognition.
- Complete phase two of a major maintenance program, including power washing, painting and sealing at the parking garage at 8th Street South and 4th Avenue South.
- Install vehicle counting systems and access control gates at the parking garage at 8th Street South and 4th Avenue South.
- Design and construct Central Avenue improvements, including drainage improvements.

As part of Vision Goal 4, strengthen the economic health and vitality of the City by promoting redevelopment and enhance collection of tax incremental revenues:

- Prioritize implementation of the Redevelopment Plan as amended.

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CITY OF NAPLES, FLORIDA									
Community Redevelopment Fund									
Schedule of Revenues, Expenditures and Changes in Fund Balance									
Budget and Actual									
Year Ended September 30, 2013									
									Variance
									With Final
									Budget
									Positive
									(Negative)
Revenues									
Taxes									
Ad valorem	\$	466,605	466,605	466,605					-
Intergovernmental		1,409,500	1,409,500	1,409,499					(1)
Interest		24,000	24,000	8,816					(15,184)
Total revenues		1,900,105	1,900,105	1,884,920					(15,185)
Expenditures									
Current									
Economic development		895,876	1,074,306	880,368					193,938
Capital outlay									
Economic development		250,000	250,000	152,347					97,653
Debt service									
Interest		-	-	3,575					(3,575)
Total expenditures		1,145,876	1,324,306	1,036,290					288,016
Excess of revenues									
over expenditures		754,229	575,799	848,630					272,831
Other financing sources (uses)									
Transfers out		(1,071,885)	(1,071,885)	(1,029,007)					42,878
Total other financing sources (uses)		(1,071,885)	(1,071,885)	(1,029,007)					42,878
Changes in fund balance		(317,656)	(496,086)	(180,377)					315,709
Fund balances, beginning of year		2,659,340	2,659,340	2,659,340					-
Fund balances, end of year	\$	2,341,684	2,163,254	2,478,963					315,709

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