

# City of Casselberry Community Redevelopment Agency Annual Report 2019

## Overview and Purpose

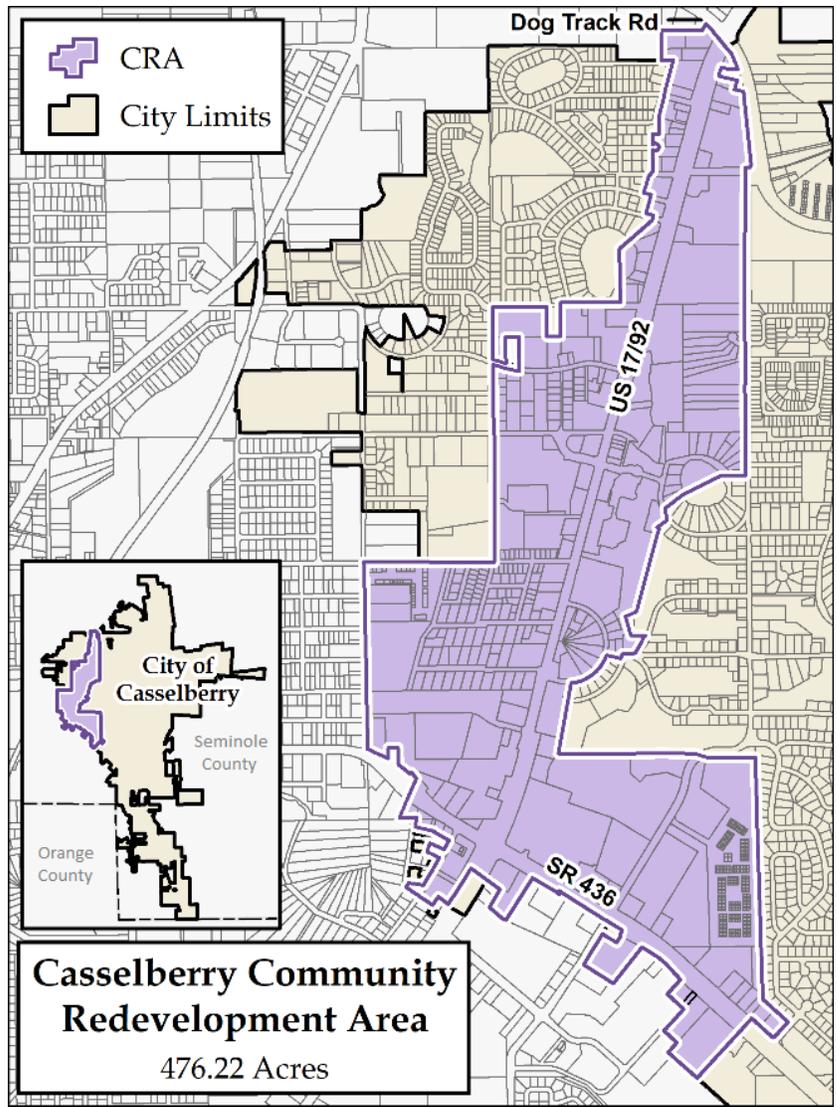
In 1995, the Casselberry Community Redevelopment Agency (CRA) was established. Its primary function is the redevelopment of a designated Community Redevelopment District that includes portions of U.S. Highway 17-92 and State Road 436 within the City.

This report, which includes the last quarter of calendar year 2018 and all of 2019, is being filed concerning the annual redevelopment activities of the Casselberry Community Redevelopment Agency. It was prepared and filed consistent with Florida Statute (FS) 163.371(2). The CRA is required by the Community Redevelopment Act to submit a progress report of the year's community redevelopment activities, including a complete financial statement of assets, liabilities, income and expenses.

Additionally, FS 218.39 requires that each year an independent financial audit of this trust fund be submitted to each taxing authority that pays into the trust fund. Based on this requirement, the audit of the agency's assets, liabilities, income and expenses, as required under FS 163.371(2)(a), was conducted by the auditing firm of Moore Stephens Lovelace, P.A. Upon completion and acceptance by the Casselberry CRA Board, a copy of this audit will be provided to the two taxing authorities, Seminole County and City of Casselberry, and will be made available to the public for review.

## The Casselberry Community Redevelopment District

The Casselberry Community Redevelopment District (CRD) is aligned primarily along U.S. Highway 17-92, between State Road 436 and Seminola Boulevard. It consists of approximately 500 acres of land and is located in the commercial center of Casselberry. Historically, Casselberry was settled and incorporated as a tax-free town in 1940. Casselberry was subsequently incorporated as a City in 1965, and in 1995 the CRD was established.



### A Message from the CRA

#### Getting Things Done

In 2019, the Casselberry CRA successfully worked towards implementing one of the goals established in the Oxford Road Long Range Redevelopment Plan that was completed in 2014. The Plan identified the need for creating an urban corridor on Oxford Road as a “main street”. As both Seminole County and the City have properties within the Oxford Road area, a collaborative effort was made toward accomplishing this goal. Seminole County established the Oxford Place Overlay District on Oxford Road south of State Road 436, and the City established the Oxford Park Overlay District within its CRA area on Oxford Road north of State Road 436. Uniform design standards and associated land uses were also adopted, thereby increasing opportunities for future redevelopment and revitalization of the entire Oxford Road area.

## CRA By the Numbers

Original Assessed Value in 1995: \$91,647,980

Assessed Value as of January 1, 2020: \$164,026,627

Incentives provided in 2019: \$111,408 (*Sewer Connection (Infrastructure) Development Incentive*)

Amount expended on Affordable housing: \$0

## Casselberry CRA Board

Charlene Glancy, Chair

Anthony Aramendia, Vice Chair

Mark Busch, Member

Bill Hufford, Member

Andrew Meadows, Member

## City of Casselberry Staff

James R. Newlon, City Manager

Chris Bowley, Community Development Director

Emily Hanna, Development Services Manager

Carol Conroy, Finance Director

Joni Dixon, Community Development Coordinator

## Audited Financial Report for Fiscal Year 2019 (October 1, 2018 – September 30, 2019)

| <b>REVENUES</b>               | <b>DOLLAR AMOUNT</b> |
|-------------------------------|----------------------|
| <b>TAX INCREMENT</b>          | \$680,657            |
| <b>INTERFUND TRANSFERS</b>    | \$426,103            |
| <b>MISCELLANEOUS REVENUES</b> | \$18,647             |
| <b>INTEREST INCOME</b>        | \$6,792              |
| <b>TOTAL REVENUES</b>         | <b>\$1,132,199</b>   |

| <b>EXPENSES</b>                        | <b>DOLLAR AMOUNT</b> |
|--|----------------------|
| <b>GENERAL GOVERNMENT</b>              | \$147,893            |
| <b>INTERFUND TRANSFERS</b>             | \$190,274            |
| <b>DEBT SERVICE ON BEHALF INTEREST</b> | \$0                  |
| <b>TOTAL EXPENSES</b>                  | <b>\$338,167</b>     |

#### Balance Sheet

| <b>ASSETS</b>                    | <b>DOLLAR AMOUNT</b> |
|----------------------------------|----------------------|
| <b>CASH AND CASH EQUIVALENTS</b> | \$1,121,585          |
| <b>OTHER CURRENT ASSETS</b>      | \$7,093              |
| <b>DEPOSITS</b>                  | \$0                  |
| <b>PROPERTY AND EQUIPMENT</b>    | \$1,969,513          |
| <b>TOTAL ASSETS</b>              | <b>\$3,098,191</b>   |

| <b>LIABILITIES</b>       | <b>DOLLAR AMOUNT</b> |
|--------------------------|----------------------|
| <b>VOUCHERS PAYABLE</b>  | \$0                  |
| <b>DEPOSITS</b>          | \$0                  |
| <b>ADVANCED REVENUES</b> | \$0                  |
| <b>TOTAL LIABILITIES</b> | <b>\$0</b>           |

| <b>FUND BALANCES</b>                 | <b>DOLLAR AMOUNT</b> |
|--------------------------------------|----------------------|
| <b>INVESTMENTS IN CAPITAL ASSETS</b> | \$1,969,513          |
| <b>UNRESERVED, UNDESIGNATED</b>      | \$1,128,678          |
| <b>TOTAL FUND BALANCES</b>           | <b>\$3,098,191</b>   |

## 2019 CRA Activities

### Plan into Action

In 2016 the CRA Redevelopment Plan was updated to include strategies meant to synergize with and capitalize on current redevelopment trends within the District. Included in these strategies are the acquisition of properties to expand Lake Concord Park to the north and east, acquisition of key commercial properties to assemble for redevelopment, and construction of a parking structure at Lake Concord Park for residents, local businesses, visitors and City employees to utilize.

Examples of the CRA commitment to these strategies during 2019 include:

- Approval to expand art and sculpture classes into 120 Quail Pond Circle, a residential structure owned by the CRA and now used and programmed for the expansion of Lake Concord Park. The cost of this project was \$0.
- Approval of the Lake Concord Park Parking Master Plan. The cost of this project was \$47,260.

- Review of the CRA boundaries and evaluation of properties within the CRA. The cost of this project was \$3,890.
- Approval of a sewer infrastructure incentive to a private developer for the expansion of essential sewer services within the CRA. The cost of this project was \$111,408.
- Working with the City of Casselberry to take a specific blighted parcel on South U.S. Highway 17-92 for the much needed expansion of the Lake Concord Park parking lot. The cost of this project was \$1,000,000.
- Working with the Procurement Division of the City of Casselberry to request a proposal for real estate broker services to pursue additional land acquisition for the expansion of Lake Concord Park. The cost of this project was \$8,000.
- Working with the Procurement Division of the City of Casselberry to request a solicitation for planning and engineering services for the parking lot expansion at Lake Concord Park. The cost of this project was \$41,062.30.
- Working with the Procurement Division and Public Works Department of the City of Casselberry to purchase and install a fountain in Quail Pond. The cost of this project was \$15,400.
- Working with the Procurement Division to request a solicitation for the demolition of 110 Quail Pond Circle. The cost of this project was \$21,953.
- The City adopted the Oxford Park Overlay District in concert with Seminole County's Oxford Place Overlay District, a first of its kind where two municipalities joined together to create a unique sense of place for Oxford Road. The cost of this project was \$0.

## Lake Concord Park Parking Master Plan Update

In 2016, the CRA updated its redevelopment plan and identified a parking structure as a potential project to be funded through the CRA. In 2018 the CRA hired Kittleson and Associates to complete a Lake Concord Parking Master Plan which identified deficiencies in parking around Lake Concord Park. The Master Plan was approved by the CRA Board in January 2019. The CRA and City quickly took action to acquire properties identified in the master plan to help alleviate the parking constraints at Lake Concord Park. The CRA requested the City take a blighted commercial building fronting South U.S. Highway 17-92 using eminent domain, and the City is currently working through the eminent domain case. Meanwhile the CRA has hired the engineering firm CPH, Inc. to start design and engineering of a new parking lot so that the CRA can quickly move forward with its construction in a timely manner once the eminent domain case is settled.

## Axios Sewer Connection Incentive

Axios Construction Services, LLC received site plan approval for their mixed use medical office building on the southwest corner of State Road 436 and U.S. Highway 17-92 in June of 2018. During the site plan review process, staff informed Axios of a lack of sewer infrastructure

at their proposed location. Staff reached out to Seminole County Utilities and learned of a potential sewer connection location some 1,300 feet away from the site. The CRA, Seminole County Utilities, and Axios worked together to formalize an agreement for the expansion of Seminole County's sewer system to the Axios location. The CRA also provided Axios with an incentive reimbursement of \$111,408 toward this infrastructure project. As a result, additional properties surrounding the development now also have the ability to apply for connection to Seminole County's sewer system.

## Development Projects Completed within the CRA

### Concord Townhomes

In January of 2019, the City's Planning Division took the Concord Drive Townhome project to the Planning and Zoning Commission for approval to construct a 20 unit townhome project within the CRA. This project is now under construction with an anticipated opening date in Fall of 2020.

### Chinese Evangelical Christian Church

The Orlando Chinese Evangelical Christian Church worked with the City's Planning Division to add a 3,800 square foot Sunday school building to their facility in June of 2019. The building is in its final stages of construction and should open in Spring of 2020.

### Young's Auto

The City's Code Compliance Division worked with the property owner of an unsafe building within the CRA to remove the blighted building. The City's Planning Division, together with the CRA, are working with the new property owner for its future redevelopment, which is likely to occur in 2020.