



City of Dunedin Community Redevelopment Agency FY 2023 Annual Report

Vision Statement

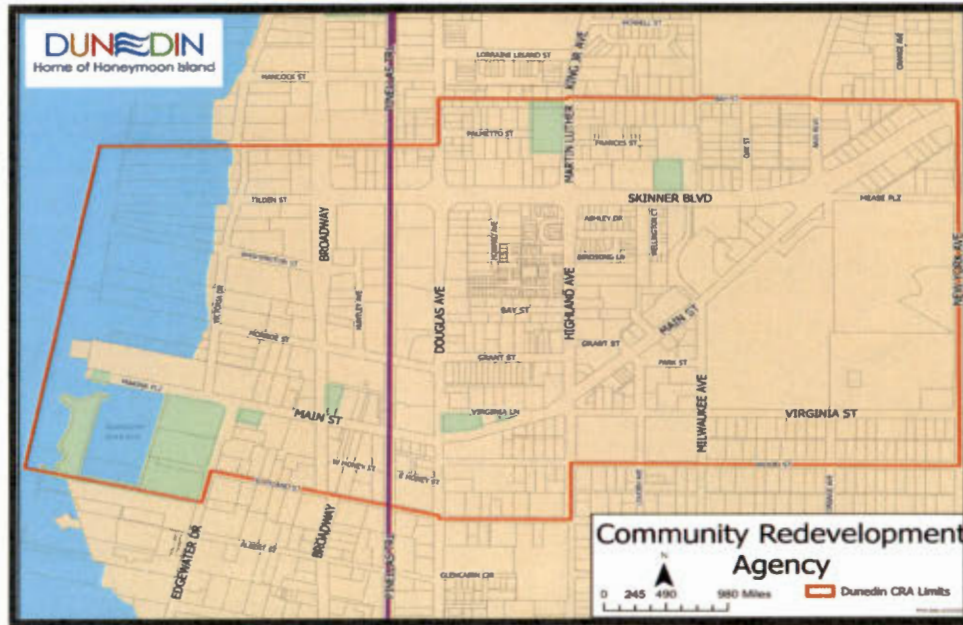
"OUR VISION IS TO PRESERVE AND ENHANCE DOWNTOWN DUNEDIN'S FRIENDLY, QUAIN AND WALKABLE COASTAL ATMOSPHERE WHILE EXPANDING LIVE, WORK AND PLAY OPPORTUNITIES, AND PROMOTING SUSTAINABLE REDEVELOPMENT THROUGH PUBLIC/PRIVATE PARTNERSHIPS."

CONTENTS

Introduction/Map	3
Community Redevelopment Agency (CRA).....	3
CRA Advisory Committee & CRA Administration.....	4
CRA Director's Summary.....	4
Major Capital Projects & Initiatives	6
Community Engagement Activities	10
Upcoming Major Capital Projects	11
CRA Tax Increment Funding History (TIF).....	12
Financial Statements	14
CRA Master Plan Goals – Met.....	17
Signature Page	18

INTRODUCTION

Chapter 163.371, Florida Statute, requires that the City of Dunedin file an annual report of its financial activities with the taxing authorities each year for the preceding fiscal year. This annual report has been prepared to meet that obligation and is filed for fiscal year 2023 ending September 30, 2023. After approval by the Community Redevelopment Agency, the annual report is sent to Pinellas County, Florida. This report sets forth: the organization of the Community Redevelopment Agency along with the membership of the Community Redevelopment Agency Advisory Committee, and the administration. Contained in the annual report is also the public and private capital improvements for the year and financial statement of investments, liabilities, income, and operating expenses.



Community Redevelopment Agency (CRA) consists of 217 acres, 567 parcels

The activities of the 217-acre Community Redevelopment Agency District are assigned by City of Dunedin Ordinance No. 88-31, adopted December 15, 1988, (*ratified and readopted by Ordinance No. 91-4, effective May 16, 1991*) whereas the community redevelopment plan entitled *Guideways to Downtown's Future – 1988-2018* was found to conform to the general plan of the county and municipality as a whole. Most of the goals in the original plan were accomplished, and to continue the success of downtown Dunedin, an update of the Downtown Master Plan was completed by Wade-Trim, Inc. stating new goals. This updated plan includes projects to further strengthen the downtown including streetscaping, wayfinding signage, connectivity initiatives, and infrastructure enhancements. These documents were reviewed by the Pinellas County Planning Council (Forward Pinellas), and were approved by the Pinellas County Board of County Commissioners in 2012. The extension of the Tax Increment Financing (TIF) was also approved through 2033 (reflected in Ordinance 12-23), securing additional funding to carry out the plans of the City. Pinellas County however did implement a mid-term review of Downtown Dunedin activities as well as the Tax Increment Financing to occur in 2025.

COMMUNITY REDEVELOPMENT AGENCY (CRA) - The five-member Community Redevelopment Agency is comprised solely of the elected officials of the City Commission of the City of Dunedin, Florida, as created by Resolution No. 88-16, adopted May 12, 1988 (*ratified and readopted by Resolution No. 91-9, effective May 2, 1991*). The Agency operates under a set of by-laws providing for a name, purpose, membership, executive director, Agency committees, meetings, conflict of interest, distribution of materials, amendments, and an effective date.

Membership - Julie Ward Bujalski, Mayor of the City of Dunedin, served as Chair of the CRA, Vice Mayor, John Tornga, and City Commissioners, Maureen Freaney, Jeff Gow, and Robert Walker served as Agency Commissioners during fiscal year 2023. City Manager Jennifer Bramley acted as supervising liaison between City administration and CRA administration. Nikki Day, and Jennifer Cowan City Attorneys, provided legal counsel to the Agency, and City Clerk, Rebecca Schlichter, served as Clerk to the Agency.



CRA ADVISORY COMMITTEE (CRAAC)

Organization and Membership

The CRA Advisory Committee was originally created as the CRA Advisory Board by motion at the regular meeting of the Agency on November 17, 1988. By CRA Resolution No 90-1, the Board was formally established by the Community Redevelopment Agency on January 13, 1990, with the Board's participation consisting of thirteen members. The CRA Advisory Board was re-established by Resolution 92-1 at the February 13, 1992, CRA meeting. This was accomplished, in name, by changing the CRA Advisory Board to the CRA Advisory Committee. In 1999, through CRA Resolution 99-1, the CRA Advisory Committee was modified to consist of nine members. The purpose of the Board was to provide the Agency and its administration opinions, recommendations, and action programs relevant to all CRA District redevelopment and revitalization issues. In August 2011, CRA Resolution 11-03 was adopted, adding two additional members to the Committee and changing the quorum to five. These two additional members added to the Committee must be residents who live within the boundaries of the City but do not own a business or commercial property within the CRA District. These additional members were added to give input and a perspective of activities in the downtown area from a resident point of view. The Advisory Committee meets at least once per quarter and reports to the Community Redevelopment Agency on its activities.

The CRA Advisory Committee Officers for FY23: Chair, John Freeborn, Vice-Chair, Jen Welch and Secretary Alan McHale. Members included: Barbara Berman, Rene Johnson, Patti Coleman, Sylvia Tzekas, Dr. Terry Zervos, June Kovac, Peter Kreuziger, and Kathy Carlson. The Committee meets every other month. Ex-Officio members to the Committee are from the Dunedin Downtown Merchants Association (Jack Bataoel), Public Relations Advisory Action Committee (Stephanie Joines), Arts and Cultural Advisory Committee (Jackie Nigro) and Chamber of Commerce (Pam Pravetz).

CRA Administration

For FY 2023, Robert Ironsmith, AICP continued in the capacity as CRA Director, Jeannie Garner CRA Coordinator, Trevor Davis served as Special Projects Coordinator, and George Kinney, Director of Community Development was consulted frequently with regard to Downtown programs and zoning matters.

DIRECTOR'S SUMMARY

The 2023 Fiscal Year was another busy year for the Dunedin Community Redevelopment Agency (CRA). Staff worked to continue to build on the great success of the CRA and implement the CRA Master Plan with a balanced approach to development while maintaining the "coastal small town" character of the downtown. Major initiatives started during the year include the \$11,000,000 Skinner Blvd. Complete Streets project which is being designed in partnership with the Florida Department of Transportation. The project when complete will include a road diet from four lanes to two lanes and slow vehicular speeds, be pedestrian and bike friendly, and improve aesthetics by undergrounding overhead utilities. In its current form Skinner Blvd bifurcates the Downtown and this initiative will bring this stretch of area into the Downtown and stimulate Economic Development.

In addition to Skinner Blvd., CRA started and completed a phase of streetscaping along south side Main Street from Douglas Avenue to the Pinellas. The project reconstructed the brick pavers to meet ADA standards and widen it to facilitate pedestrian movement. In addition, the enhancements included large shade trees, decorative lighting and new paving.

To ensure the opportunity to meet the growing demands of Downtown Dunedin the City also purchased property for a future parking garage. The .77 acre property is located a half block south of Main Street at the corner of Douglas Avenue and Scotland Street. The acquisition represents a major investment at \$4,114,000 and the CRA took out a loan for this purchase with an annual debt service of \$422,000 for 10 years. Plans in 2024 are already underway to design a parking garage with a beginning construction period of winter of 2024.

In closing, Downtown Dunedin continues to be a very vibrant place with little to no vacancies, active special events and a draw for people of all ages. The City thru its partnership with Pinellas County continues to actively implement projects on an annual basis (incrementalism) to make Downtown an example of how to revitalize an aging, dated Main Street into a premier Downtown.

1980



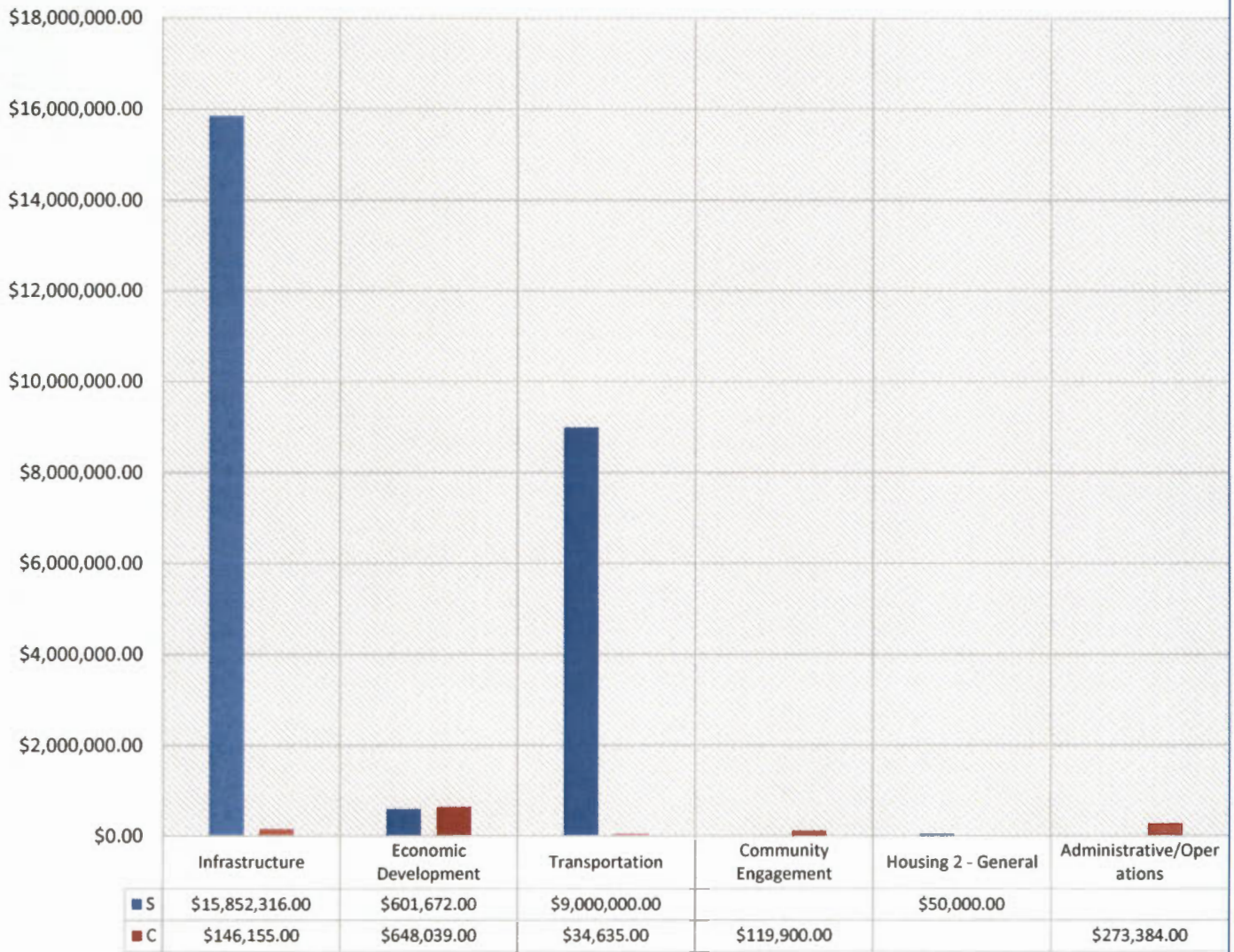
TODAY



Activities /Projects Started & Completed

STARTED

COMPLETED



STARTED	COMPLETED
Skinner Blvd Complete Streets	Jolley Trolley Service Runs
Downtown Pavers Enhancements	Mease Materials Demo & Parking lot
Downtown Landscaping Enhancements	Various DT Amenity Enhancements
542 Main Street Demolition for Re-use	Commercial Façade Grants
Design for New Downtown Garage	Pinellas Trail Enhancements
Affordable Housing (seed funds)	Arts & Crafts Festival
	Leased Free Public Parking
	Various Community events

Skinner Blvd Complete Street – Design



Parking- Mease Materials- Demo



542 Main Street – Demo



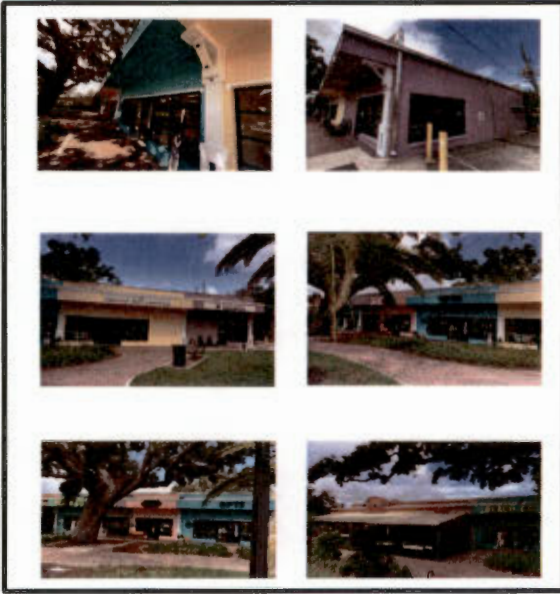
Commercial Façade Grants - The façade program is an economic stimulus plan to encourage business activity and new investment, and is a great mechanism to enhance the appearance and condition of commercial structures. The pictures below show a sample of before and after.

Main Street Refresh

Before



After



Chamber of Commerce

Before



After



Downtown Amenities Enhancements



Downtown Main Street Pavers Enhancements



Jolley Trolley Service Runs



Downtown Landscaping Enhancements



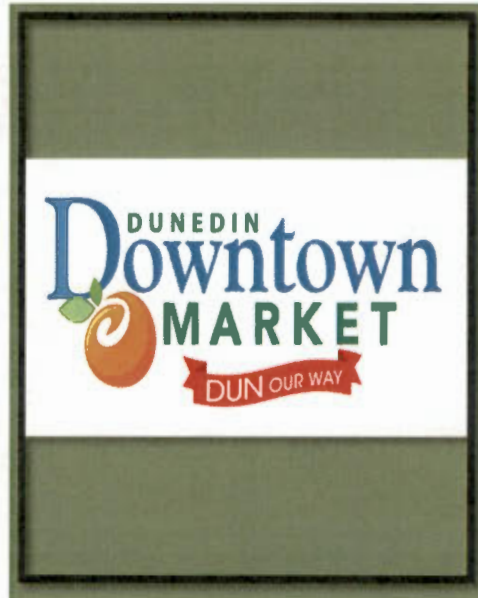
Leased Parking

PARKING LOT	LEASE
Euro-America Investment - 380 Main Street (formally Ocean Optics)	\$ 48,000.00
Justice Lot - 228 Main Street	\$ 43,329.00
Bushnell - 715 Edgewater	\$ 6,238.00
1 st United Methodist Church - 411 Wood Street	\$ 2,500.00
Monroe Street Parking Garage	\$113,084.00
TOTAL	\$213,151.00

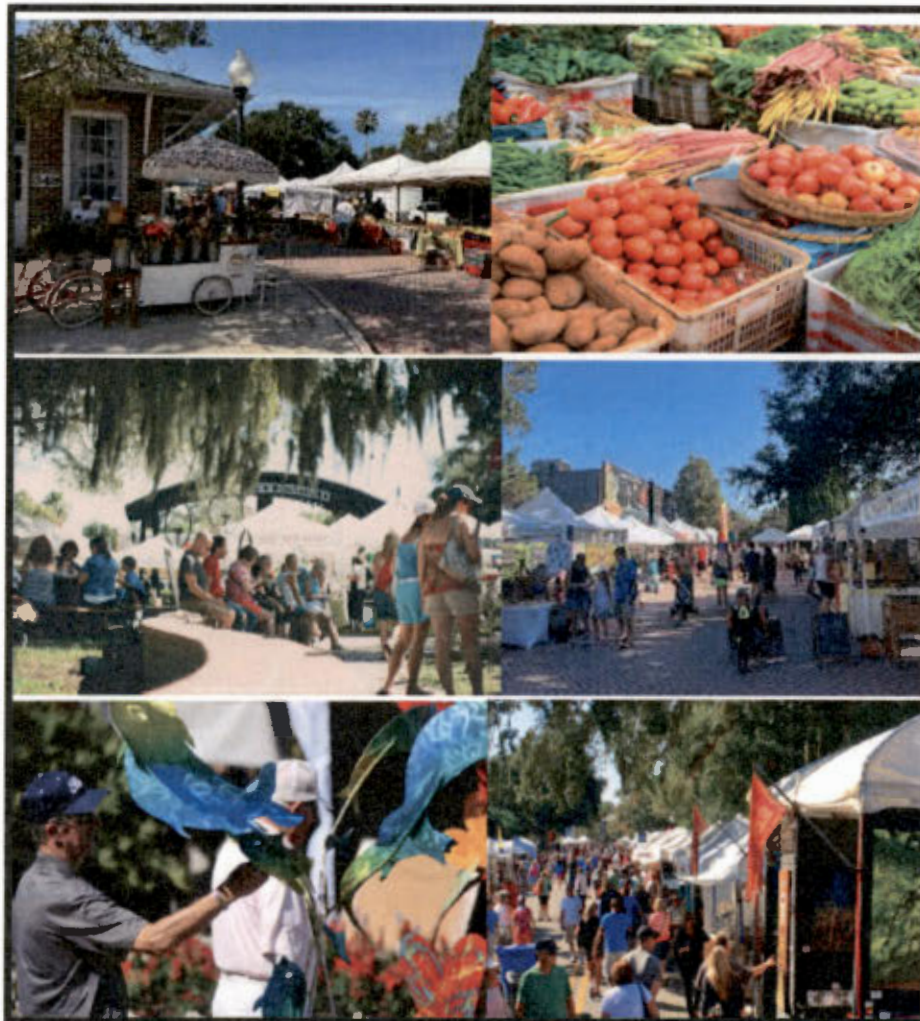
COMMUNITY ENGAGEMENT ACTIVITIES



**Holiday Lamp Post Contest
Overall Winner
Key West Express**



Collage of Downtown Activities



UPCOMING MIXED-USE PROJECTS

Gateway Mixed-Use Development



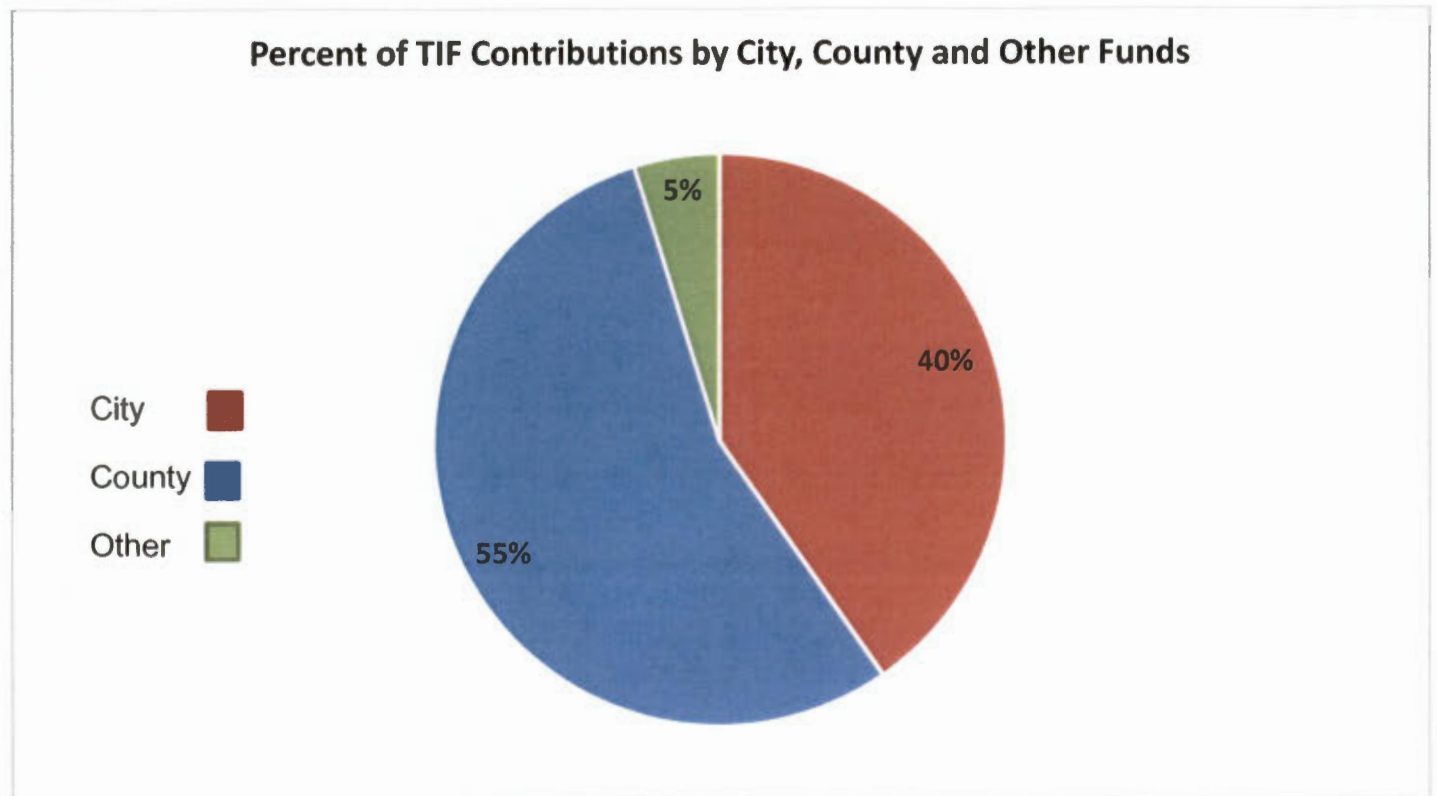
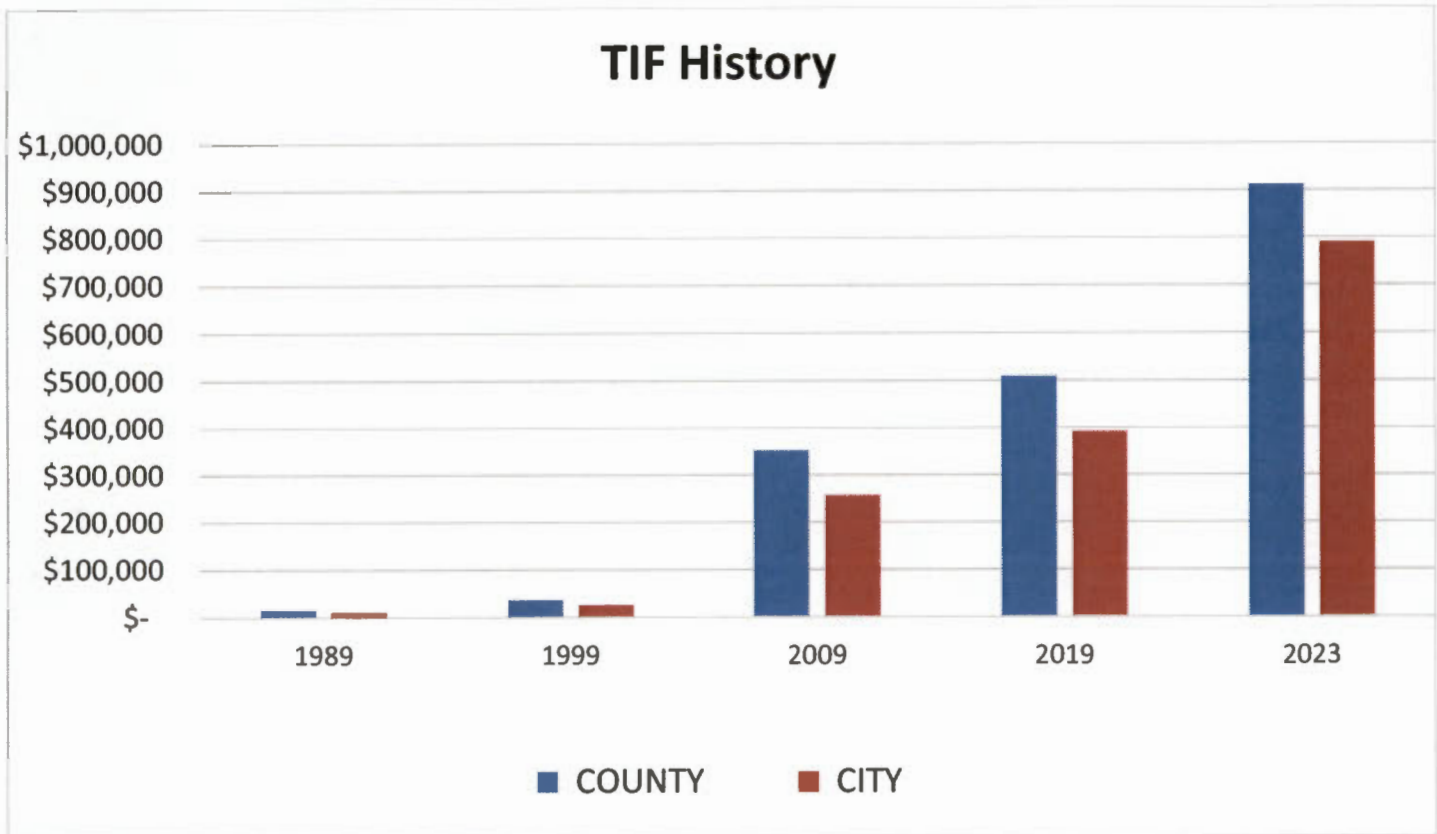
Ocean Optics Mixed-Use Development



Upcoming Major CIP Projects Costs

PROJECT	EST. COST
Skinner Blvd Complete Street construction	\$11,500,000.00
Mid-Town Parking Garage	\$ 8,000,000.00
Main Street Pavers Enhancement's Phase II	\$ 500,000.00
542 Main Street Adaptive – Reuse	\$ 600,000.00

CRA TIF HISTORY In conformance with data and analysis requirements from the State and Pinellas County the below graph depicts how CRA TIF funds were allocated.



FINANCIAL STATEMENTS

CITY OF DUNEDIN, FLORIDA COMMUNITY REDEVELOPMENT AGENCY

STATEMENT OF NET POSITION AND GOVERNMENTAL FUND BALANCE SHEET

September 30, 2023

	General Fund	Adjustments (Note 2)	Statement of Net Position
ASSETS			
Pooled cash and equivalents	\$ 1,315,191	\$ -	\$ 1,315,191
Receivables-net of allowance for uncollectibles	5,757	-	5,757
Prepaid items	34,062	-	34,062
Other assets	1,300	-	1,300
Property and equipment - net	-	11,405,128	11,405,128
Right to use leased assets - net	-	1,409,588	1,409,588
TOTAL ASSETS	\$ 1,356,310	\$ 12,814,716	\$ 14,171,026
LIABILITIES			
Accounts payable	\$ 189,261	\$ -	\$ 189,261
Contracts payable	27,912	-	27,912
Accrued wages payable	7,112	-	7,112
Deposits payable	2,000	-	2,000
Revenue note payable	-	3,458,000	3,458,000
Leases payable	-	1,378,740	1,378,740
TOTAL LIABILITIES	226,283	4,836,740	5,063,024
FUND BALANCES / NET POSITION			
Fund balances:			
Nonspendable	34,062	(34,062)	-
Restricted	1,095,964	(1,095,964)	-
TOTAL FUND BALANCES	1,130,026	(1,130,026)	-
TOTAL LIABILITIES AND FUND BALANCES	\$ 1,356,310		
Net position:			
Net investment in capital assets		7,977,977	7,977,977
Restricted for community redevelopment		1,130,026	1,130,026
TOTAL NET POSITION		\$ 9,108,003	\$ 9,108,003

The accompanying notes are an integral part of the financial statements.

**CITY OF DUNEDIN, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY**

**STATEMENT OF ACTIVITIES AND
GOVERNMENTAL FUND REVENUES, EXPENDITURES,**

Year Ended September 30, 2023

	<u>General Fund</u>	<u>Adjustments (Note 2)</u>	<u>Statement of Activities</u>
REVENUES			
Intergovernmental	\$ 1,701,199	\$ -	\$ 1,701,199
Investment earnings (losses)	44,938	-	44,938
Rents	44,152	-	44,152
	<u>1,790,290</u>	<u>-</u>	<u>1,790,290</u>
TOTAL REVENUES			
EXPENDITURES / EXPENSES			
Economic environment	471,221	-	471,221
Debt service	613,852	(520,158)	93,694
Depreciation / amortization	-	461,546	461,546
Capital outlay	657,387	(657,387)	-
Aids and grants	252,850	-	252,850
	<u>1,995,310</u>	<u>(715,998)</u>	<u>1,279,312</u>
TOTAL EXPENDITURES / EXPENSES			
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES			
	<u>(205,021)</u>	<u>715,998</u>	<u>510,976</u>
OTHER FINANCING SOURCES (USES)			
Proceeds from revenue bonds	-	-	-
Lease financing	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
TOTAL OTHER FINANCING SOURCES (USES)			
	<u>-</u>	<u>-</u>	<u>-</u>
CHANGE IN FUND BALANCE / NET POSITION			
	<u>(205,021)</u>	<u>715,998</u>	<u>510,976</u>
FUND BALANCES / NET POSITION			
Beginning of the year	<u>1,335,047</u>	<u>7,261,979</u>	<u>8,597,026</u>
End of the year	<u>\$ 1,130,026</u>	<u>\$ 7,977,977</u>	<u>\$ 9,108,003</u>

The accompanying notes are an integral part of the financial statements.

**CITY OF DUNEDIN, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY**

**SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL**

Year Ended September 30, 2023

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
GENERAL FUND				
Revenues:				
Intergovernmental	\$ 2,034,281	\$ 2,034,281	\$ 1,701,199	\$ (333,082)
Investment earnings (losses)	8,000	8,000	44,938	36,938
Rents	-	-	44,152	44,152
Other revenue	-	-	-	-
TOTAL REVENUES	2,042,281	2,042,281	1,790,290	(251,991)
EXPENDITURES				
Current:				
Economic environment	573,021	576,196	471,221	104,975
Debt service:				
Principal	832,693	832,693	520,158	312,535
Interest	52,519	52,519	93,694	(41,175)
Debt cost of issuance	1,000	1,000	-	1,000
Capital outlay	4,001,941	4,164,578	657,387	3,507,191
Aids and grants	141,252	141,252	252,850	(111,598)
TOTAL EXPENDITURES	5,602,426	5,768,239	1,995,310	3,772,928
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(3,560,145)	(3,725,958)	(205,021)	3,520,937
OTHER FINANCING SOURCES (USES)				
Proceeds from revenue bonds	3,780,000	3,780,000	-	(3,780,000)
Lease financing	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	3,780,000	3,780,000	-	(3,780,000)
CHANGE IN FUND BALANCE	\$ 219,855	\$ 54,043	(205,021)	\$ (259,063)
FUND BALANCE AT BEGINNING OF YEAR			1,335,047	
FUND BALANCE AT END OF YEAR			\$ 1,130,026	

Note: This schedule is prepared on the basis of generally accepted accounting principles.

Summary of CRA Master Plan Goals – Initiated and/or Accomplished

During the reporting year, a number of activities occurred consistent with the budget and goals of the CRA.

Goal 1: Maintain and expand financing mechanisms to fund CRA projects and activities.

- Financing mechanisms used during the year included site planning and matching commercial façade grants.
- Financing was utilized to purchase a key property Downtown.

Goal 2: Maintain the “coastal small town” character ensuring predictable development patterns.

- Staff participated in the (BRC) Business, Residence and City Board and the DRC Design Review Committee along with the CRAAC the Community Redevelopment Advisory Committee to assure the character of the Downtown was held to the higher standards.

Goal 3: Leverage the marina/waterfront as an integral Downtown asset through preparation of a sustainable corridor plan that enhances its connectivity to Main Street and redefines the preferred land uses, development density/intensity, form and function, and aesthetic appeal.

- The Clearwater Ferry added a stop at Downtown Dunedin in 2019 and continues today. The City is working with Pinellas Forward on expanding service with the Ferry Taxi .
- The Dunedin route is a great way to enjoy a neighboring city with great restaurants, breweries and shopping.

Goal 4: Capitalize on strategic downtown vacant developable parcels to foster economic development

- 542 Main Street (old City Hall) Re-use was initiated

Goal 5: Continue to enhance walkability, the public realm, and recreational spaces.

- Various amenities such as picnic table, benches, bike racks, bike repair station, trash receptacles were either being planned or installed to improve the experience for pedestrians.
- Main Street paver enhancement program was initiated.

Goal 6: Continue to improve transportation, parking, and infrastructure needs to support future development.

- CRA purchased property to use as a parking lot and as a future parking garage.
- Complete Streets plans for Skinner Blvd design were initiated.
- The City renewed leases for free public parking.
- The Jolley Trolley continues to provide service trips to the City of Dunedin.

Goal 7: Continue to offer Downtown Redevelopment Assistance.

- Façade and Demolition Grants to businesses in the CRA were offered.

Goal 8: Expand marketing efforts to capitalize business opportunities and tourism.

- The CRA in partnership with the Chamber of Commerce, the Downtown Dunedin Merchant Association and Visit Dunedin came together to create a Marketing Alliance.

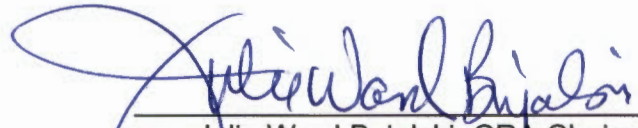
Goal 9: Continue making downtown “the end” destination for locals and visitors by supporting community events, the arts and historical heritage.

- Tampa Bay Market
- Arts and Crafts Festival

Goal 10: Contribute to the City’s Green initiative

- LED lighting was installed in the decorative street lights throughout the downtown.
- Douglas Avenue Solar Lighted Crosswalk was installed.

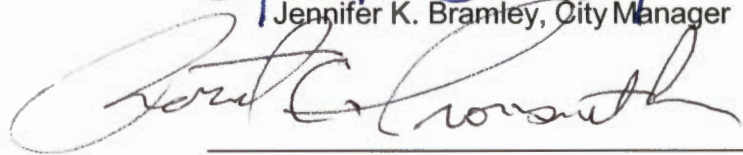
THIS ANNUAL REPORT FOR FISCAL YEAR 2023 OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DUNEDIN, FLORIDA, IS HEREBY APPROVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DUNEDIN, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED, THIS 7th DAY OF MARCH, 2024.



Julie Ward Bujalski, CRA Chairperson



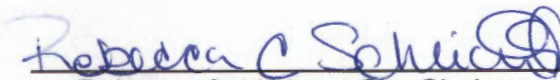
Jennifer K. Bramley, City Manager



Robert C. Ironsmith, CRA Director



ATTEST:



Rebecca Schlichter, City Clerk

City of Dunedin Community Redevelopment Agency
737 Loudon Avenue
Dunedin, FL 34698
727-298-3204

