

**City of Bartow's
Community Redevelopment Agency**

**FY 2022-2023
ANNUAL REPORT**

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Message From Bartow's City Manager



Message from the City Manager for the City of Bartow

Greetings,

On behalf of the City of Bartow's Community Redevelopment Agency (CRA), I am pleased to provide the Annual Report for Fiscal Year 2022/2023 which ended on Sept. 30, 2023.

The City of Bartow expresses our enthusiastic support for the endeavors of the Community Redevelopment Agency and its vision for the revitalization and enhancement of our community.

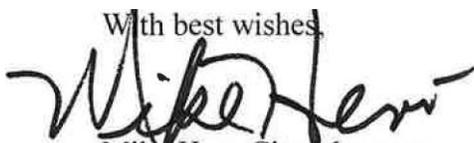
As the City Manager of Bartow, I am committed to fostering economic growth, preserving our heritage, and improving the quality of life for all our residents. City leadership and the City Commission recognize the invaluable role that the CRA plays in achieving these objectives through its strategic initiatives and redevelopment projects.

The CRA's vision aligns seamlessly with our own goals for Bartow's future and Bartow Now. By revitalizing blighted areas, promoting commercial development, and enhancing public spaces, the CRA will not only benefit the physical landscape of our city but also create opportunities for economic prosperity and community engagement.

Furthermore, we commend the CRA for its collaborative approach, engaging stakeholders, and soliciting input from residents throughout the planning and implementation processes. This ensures that the redevelopment efforts are reflective of the needs and aspirations of the community.

The CRA has my full support, along with that of the City Commission, in its mission to create a vibrant, sustainable, and prosperous Bartow for generations to come. We look forward to continuing our partnership and working together to realize our shared vision for our city to be a destination in which one can live, work, play, and shop.

With best wishes,



Mike Herr, City Manager
City of Bartow

Community Redevelopment Agency

The Bartow CRA is a dependent special district established in April 1990 under the Florida Community Redevelopment Act, following the identification of specific blight conditions. As a non-regulatory agency, it lacks the authority to enact or modify regulatory measures such as zoning ordinances and building permits. Additionally, the CRA does not possess police powers for code enforcement or law enforcement purposes, nor does it have the jurisdiction to impose or alter taxes, including property taxes or sales taxes, nor does it hold eminent domain authority.

Operating solely as an administrative agency, the CRA fosters public-private partnerships to fulfill its objectives, which are succinctly outlined as follows:

- Elimination and prevention of blight
- Provision of affordable housing
- Enhancement of public infrastructure
- Reduction of crime

The Executive Director oversees the administration of the CRA. The CRA office, situated in City Hall, manages the day-to-day business operations of the agency and coordinates the Board's public meeting activities.

The primary revenue source for the CRA is Tax Increment Financing (TIF), derived from property taxes already collected annually by the City and the County. Notably, the Polk County School Board and the water management district are exempt from contributing to the redevelopment trust fund (Fund). Contributions to the Fund solely comprise new City and County property taxes collected within the redevelopment area. Consequently, as the tax base expands within the redevelopment area, the annual City and County contribution to the CRA also increases.

The CRA plays a pivotal role in enabling the City of Bartow to realize its full potential and catalyzes private investment. This report provides an overview of the CRA's activities spanning from October 1, 2018, to September 30, 2019.

CRA Governance

Fiscal Year 2022 – 2023 CRA Board of Directors

The CRA Board of Directors consists of seven (7) members appointed by the City Commission. Board members are appointed to four-year terms with a two-term limit, and appointments are staggered to ensure continuity.

Member FY 2022-2023	Term Began	Term Ends
Gordon Green	09-2021	10-2025
Sandy Mendez	09-2021	10-2025
Karen Guffey	09-2018	09-2022
Alvin B. Smith	09-2018	09-2022
Laura Simpson	09-2021	09-2024
Kim Hancock	07-2020	09-2024
Anthony Ghent	09-2023	10-2027

The CRA Board convenes on the fourth Wednesday of each month at 8:30 AM, unless otherwise specified on the CRA's website. All Board meetings and operations of the CRA are conducted in accordance with the Florida Sunshine Law.

Taxing Authority Information FY 2022-2023

Bartow Community Redevelopment Agency

Current Registered Agent's Name: C. Howard Smith

Registered Office Address: 450 N. Wilson Avenue Bartow, Florida 33830

Job Title: Executive Director

Telephone: (863) 534-0121 Fax: (863) 534-0409 E-Mail: chsmith@cityofbartow.net

Website: www.cityofbartow.net

Active or Inactive: Active

Status: Dependent County: Polk

Local Governing Authority: City of Bartow

Special Purpose(s): Community Redevelopment

Date Created / Established: April 16, 1990

Creation Documents: City Ordinances 1544-A, 1547-A, and 1548-A; Resolutions 2895-R, 05-3554-R and 07-3630-R

Statutory Authority: Chapter 163, Part III, Florida Statutes

Governing Body: Local Governing Authority Appoints

Authority to Issue Bonds: Yes

Revenue Source: Tax Increment Financing

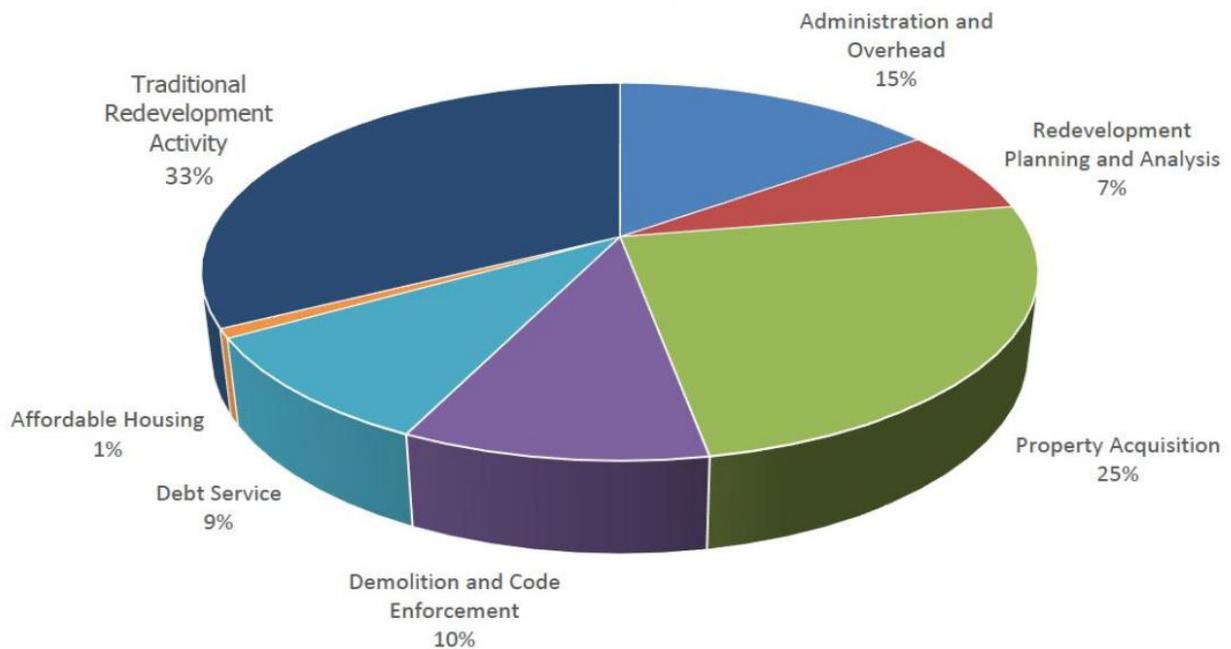
Creation Method: Local Ordinance

CRA Financials FY 2022-2023

Statement of Activities - The following table reflects a summary of the Statement of Activities which can be found by referring to the table of contents of this report.

Relating to: Finance (Factual Findings - FY 2022-2023 Budget)

ALLOCATION OF REDEVELOPMENT TRUST FUND EXPENDITURES FY 2022-2023



The Budget Expenditures totaling the sum of Three Hundred Seventy-Four Thousand Six Hundred Fifty-Three dollars and zero (374,653.00) cents were appropriated money available in the redevelopment trust funds and may be spent for administrative and overhead items. The Community Redevelopment Agency (CRA) direct and indirect costs necessary to implement the CRA 2021 Redevelopment Plan consist of:

WiFi	600
Personnel	110,335
Administrative Services	4,000
Property Maintenance	50,000
Main Street Bartow	60,000
Bartow EDC	2,500
Marketing & Communication Services	60,000
Main Street Custodial	60,000
Advertising	100
Audit & Accounting	7,000
Insurance	15,000
Dues and Subscriptions	3,000
Legal	11,000
Utilities	200,000
Miscellaneous	2,000
Office Furniture & Equipment	1,000
Supplies	350
Postage	70
Printing & Binding	250
Telephone / Internet	500
Travel/Training - STAFF	2,000
Travel/Training - BOARD	4,000

The following represents the significant expenditures related to the CRA's proposed FY2022-2023 annual budget.

CRA Personnel Total: \$110,335

This item is for administrative expenses for the CRA Director and personnel pay, benefits, and equipment for the administration of the Community Redevelopment Agency.

Property Maintenance Total: \$50,000

This line item is for funds for costs associated with the daily maintenance of CRA-owned properties within its district area.

Main Street Bartow Total: \$60,000

This line item is for contracted services by Main Street Bartow, Inc for unique services that promote economic and redevelopment within the CRA's Downtown Bartow area.

Marketing & Communication Services

Total: \$60,000

This line item is for the marketing and promotion of the CRA. These funds are set aside for the CRA to hire a firm that can develop a district-wide marketing strategy for the Bartow CRA.

Greater Downtown Maintenance Services

Total: \$60,000

The CRA's Interlocal Agreement for Maintenance Services in the Greater Downtown District of Area with the City of Bartow to provide service and schedule of services to be performed by the City of Bartow or its contractors above and beyond city standard services.

Insurance

Total: \$15,000

This line item is for premiums for liability, property, and casualty policies associated with Community Redevelopment and program initiatives.

Legal

Total: \$35,000

This item is for legal services due to the nature of the business conducted by the CRA.

Travel/Training-Staff & Board

Total: \$6,000

This item is CRA Executive Director and all Board member's expenses incurred for training and certification activities at the annual conferences as well as other seminars throughout the year.

Community Redevelopment Agency

A Community Redevelopment Agency (CRA) in Bartow, FL, is needed for several reasons:

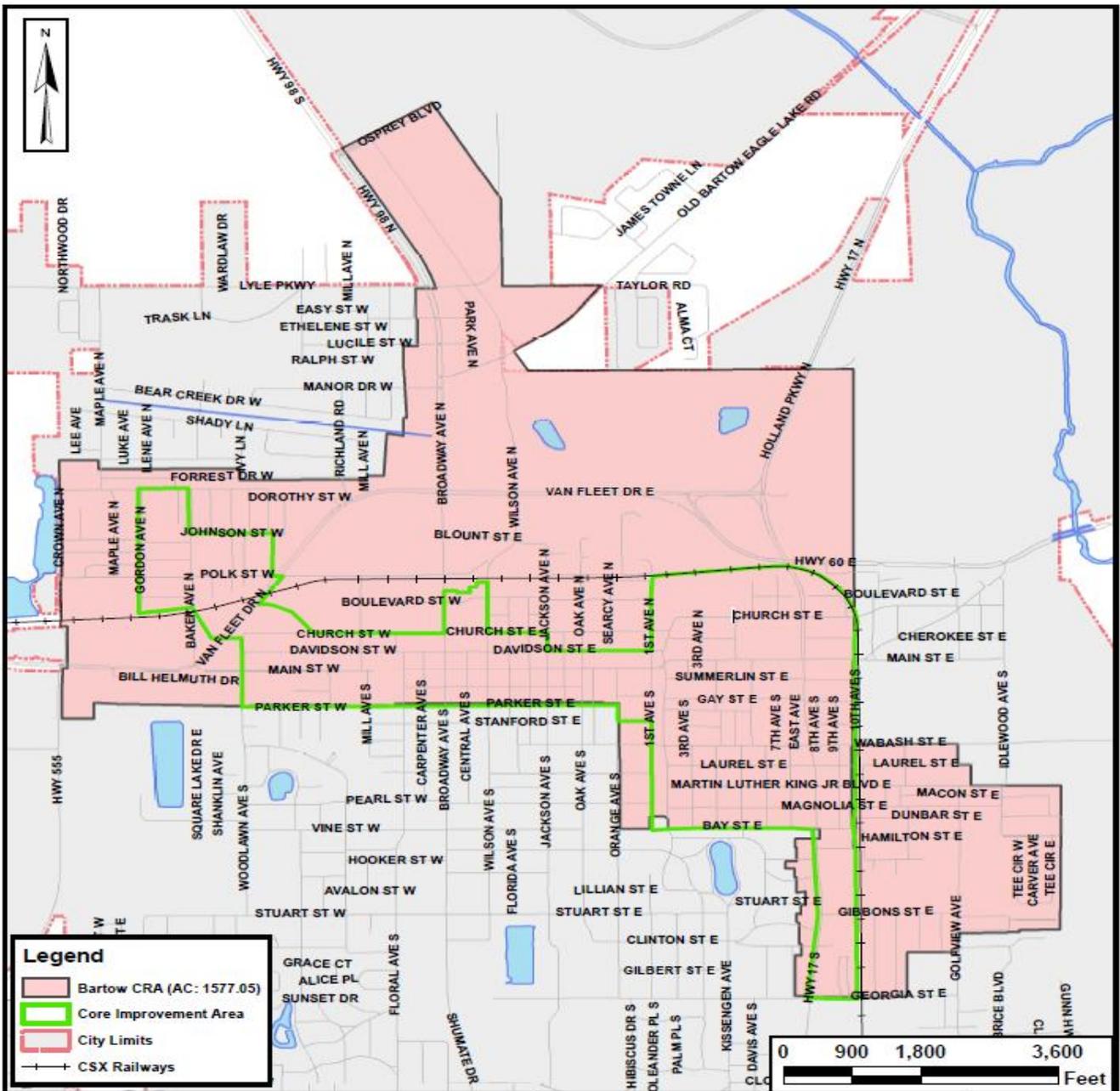
- **Revitalization of Blighted Areas:** CRAs focus on improving areas suffering from blight, economic stagnation, or deterioration. Bartow might have areas that need attention in terms of infrastructure, economic development, or housing.
- **Economic Development:** CRAs can attract new businesses, industries, and investments to the area, fostering economic growth and job creation. Bartow benefits from a CRA to boost its economy and provide employment opportunities for its residents.
- **Infrastructure Improvement:** CRAs can fund infrastructure projects such as road improvements, utilities, parks, and public facilities. Bartow might require infrastructure upgrades to support its growing population or to enhance the quality of life for its residents.
- **Historic Preservation:** If Bartow has significant historic areas or buildings, the CRA could help preserve and restore these assets, attracting businesses to boost the local economy.
- **Community Engagement and Planning:** CRAs often involve community members in the planning and decision-making process, ensuring that redevelopment efforts align with the needs and desires of the local population.

Overall, a Community Redevelopment Agency, CRA, is beneficial to the City of Bartow, FL, by addressing various community needs, fostering economic development, and enhancing the overall quality of life for its residents.

CRA Common Questions

1. What is Bartow's Community Redevelopment Agency? Bartow's Community Redevelopment Agency (CRA) is an entity tasked with overseeing the activities and programs within a designated Community Redevelopment Area. Typically, a five- to seven-member CRA Board, appointed by the local government (city or county), manages the agency. This board may consist of local government officials and other individuals appointed by the governing body. While a single local government can establish multiple CRA districts, each district usually has its own CRA Board. It's important to note that each district must maintain separate trust funds, utilizing these funds exclusively within their respective district. In the case of Fort Myers, the City Council fulfills the role of the CRA Board.
2. What is a Community Redevelopment Area or District? A Community Redevelopment Area or District, as defined under Florida law (Chapter 163, Part III), refers to a specific geographic area designated by local governments due to particular conditions existing within it. These conditions typically relate to factors such as blight, economic distress, or other development challenges. It's important to note that all funds utilized for Community Redevelopment Agency (CRA) activities are generated locally, meaning they are not subject to state oversight. However, any redevelopment plans formulated within these areas must align with the comprehensive plans established by local governments.
3. How Does a CRA Generate Revenue? CRA's generate revenue by Tax Increment Financing (TIF). A TIF is a specialized mechanism utilized by cities and counties to facilitate redevelopment initiatives. Its primary function is to mobilize public resources to stimulate private sector investment within a targeted geographical area. The process begins by establishing the dollar value of all real property within the Community Redevelopment Area, as of a specific date, known as the "frozen value." Taxing entities, that contribute to this tax increment, continue to receive property tax revenues based on this frozen value, which are allocated for general government purposes. However, any subsequent tax revenues generated from increases in real property value, surpassing the frozen value—termed as the "increment"—are redirected into the Community Redevelopment Agency Trust Fund, exclusively designated for redevelopment efforts within the specified area.
4. What is a Community Redevelopment Plan? A Community Redevelopment Plan is a strategic document developed and executed by the Community Redevelopment Agency to address the distinctive needs of a specific area targeted for redevelopment. This plan outlines the overarching objectives for revitalization efforts in the designated area, along with delineating the specific types of projects envisioned for implementation.

CRA- District Area Map



Bartow CRA 1,577.05 Acres

January 2021

Core Improvement Area

City of Bartow

