

CITY of *Palatka*  
FLORIDA

COMMUNITY REDEVELOPMENT AGENCY ANNUAL REPORT



2023

# COMMUNITY REDEVELOPMENT AGENCY



## Purpose

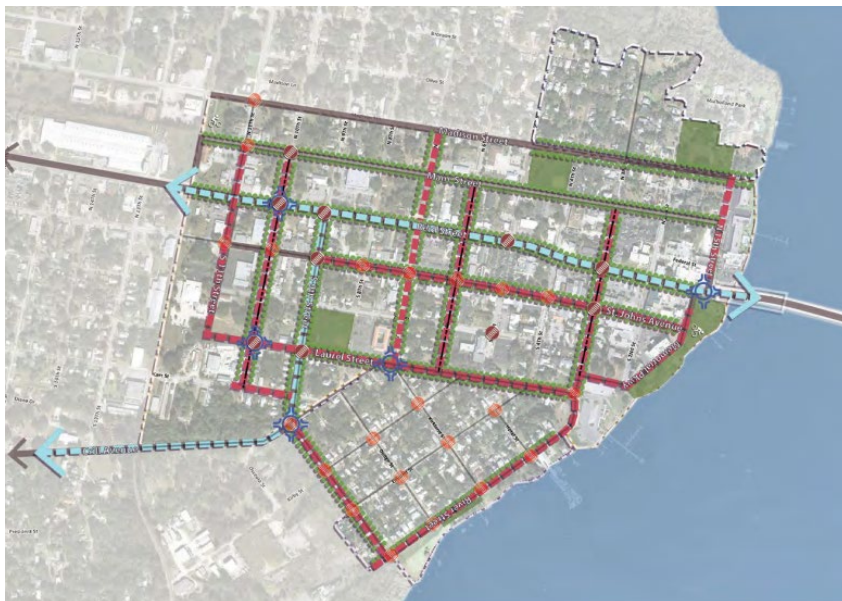
The City of Palatka and the Community Redevelopment Agency (CRA) recognize the importance of reinvigorating downtown Palatka, to create an economically sustainable and vibrant core area. Currently the CRA has undertaken multiple projects.

## Establishment of CRA

In 1983 the City of Palatka established a Community Redevelopment Area and Agency (CRA) to oversee redevelopment in the Downtown Palatka Area. This area is comprised of three separate Tax increment Finance (TIF) Districts, which include the Central Business District, North TIF (Historic) District, and South TIF (Historic) District. In 2012 the CRA was extended for 30 years.

## Governing Law

"Under Florida law (Chapter 163, Part III), local governments are able to designate areas as Community Redevelopment Areas when certain conditions exist. Since all the monies used in financing CRA activities are locally generated, CRAs are not overseen by the state, but redevelopment plans must be consistent with local government comprehensive plans. Examples of conditions that can support the creation of a Community Redevelopment Area include, but are not limited to: the presence of substandard or inadequate structures, a shortage of affordable housing, inadequate infrastructure, insufficient roadways, and inadequate parking." (Florida Redevelopment Association) Each year the Palatka CRA is empowered by Chapter 163 of the Florida Statutes to receive Tax Increment Revenues generated by the properties within the redevelopment area. These revenues are used to fund various CRA programs and improvements intended to facilitate in the revitalization of Downtown Palatka, the North TIF District, and the South TIF District.



## Community Redevelopment Plan

The Community Redevelopment Plan addresses the unique needs of the tax increment districts. The City has adopted the updated community redevelopment plan. Plan was updated October 11, 2021. The Plan outlines a four-point action plan:

1. Infrastructure Improvements
2. Establish and Reinforce Connections
3. Activate Opportunity Sites
4. Encourage Private Sector Investment

To date the organization has made significant progress related to infrastructure improvements and reinforcing connections. Potable and sewer line improvements continue in partnership with the City. Street and sidewalk improvements continue with a focus on north to south connections between the north, south and central districts. Limited interest in the building improvement cost share grants will require more attention moving forward to drive more interest and value add projects to activate opportunity sites throughout all three districts.

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*Infrastructure Improvements*

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Potable water line replacement continued in 2023 with the Central district south of Reid St. being completed. This was in an effort to prepare for the upcoming St. Johns Avenue Streetscape project. Design for the area north of Reid Street was completed for an outer year project in partnership with the City and utility.

The City obtained a sanitary sewer resiliency grant to assess sanitary sewer lines and identify areas for lining and replacement. This information will be used in later years to prioritize replacement in coordination with CRA projects.

Future infrastructure plans include street lighting and roadway improvements in the periphery to the downtown core.

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*Establish and Reinforce Connections*

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Phase I of the St. Johns Avenue Streetscape was completed and included installation of permeable pavers in the intersections, removal of signal lights, decorative lighting and sidewalk ADA ramps. Phase II is scheduled for late 2024 and shall include road resurfacing from 4<sup>th</sup> Street to the Railroad tracks. Phase III is scheduled for 2025 and shall include sidewalk improvements, landscaping and electrical improvements.

Sidewalk replacement continues in all three districts. The focus of these improvements are to improve pedestrian safety and connectivity between all three districts.

Lighting improvements continued to occur around opportunity sites and St. Johns Avenue with new decorative LED lighting being installed in partnership with Florida Power and Light. These improvements are expected to continue along the North South roads in the next few years with Design starting in late 2023.

## Activate Opportunity Sites

The single largest effort to activate opportunity sites within the CRA in 2023 was the A. Phillip Randolph Transportation Hub.



Parking lot improvements including surface reconstruction using permeable pavers, landscaping and new lighting configuration were completed in 2023. The CRA and City acquired two (2) adjacent blighted properties in an effort to continue assemblage of property for the redevelopment efforts. The CRA/City is under contract to acquire a third property to continue this effort. Closing is expected in 2024. The design of the Phase II improvements shall include additional parking and platform improvements with the design expected to begin in 2024 and construction in 2025. The platform is to be extended and improved to accommodate the loading of bicycles.

Related to this effort the City has plans to update the Price Martin Center as part of a named storm hardening improvement project. Future streetscape and 11<sup>th</sup> Street corridor improvements are expected to occur in 2025.

Businesses and Property owners within the corridor are eligible for the existing cost share grant. To date only one property owner has taken advantage of the program in the area surrounding the transportation hub.



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*Encourage Private Sector Investment*

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2023 was much like 2022 with multiple vacant blighted structures changing ownership. However, these projects have not yet materialized through into new occupancies or renovations. Staff continues to engage in conversations with the owners about their intended plans.

The total amount obligated for affordable housing in FY 2022 was \$40,000 through the award of 8 Building Improvement Cost Share Grants. The City was awarded 2 million in 2023 for Affordable Housing Projects city wide. The CRA is actively involved in this effort. The first phase of this affordable housing effort is expected to be available in late 2024. No private affordable housing projects were completed or permitted within the CRA district in 2023.

The CRA continues to see limited interest in presenting proposals for financial partnerships outside of the existing cost share program. Additionally, the cost share program has had limited success in soliciting proposals that equate to a significant overall investment, addressing vacant and blighted structures. Moving forward an emphasis will be placed on marketing and facilitating applications.

## Building Improvement Cost Share Grant

<b>Address:</b>	<b>Tax Increment District:</b>	<b>Awarded:</b>
714 St. Johns Ave. Palatka, FL. 32177	Central	\$15,000.00
608 Oak St. Palatka, FL. 32177	Central	\$15,000.00
210 St. Johns Ave. Palatka, FL. 32177	Central	\$15,000.00
617 Emmett St. Palatka, FL. 32177	South	\$12,900.00

# COMMUNITY REDEVELOPMENT AGENCY



**City of Palatka**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balances**  
**Budget to Actual – Downtown Redevelopment Agency Fund**  
**Year Ended September 30, 2022**

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
<b>Revenues:</b>				
Taxes	\$ 627,463	\$ 627,463	\$ 617,586	\$ (9,877)
Miscellaneous	-	-	4,200	4,200
Total revenues	<u>627,463</u>	<u>627,463</u>	<u>621,786</u>	<u>(5,677)</u>
<b>Expenditures:</b>				
Economic environment	337,250	337,250	323,124	14,126
Capital outlay	50,000	50,000	50,000	-
Total expenditures	<u>387,250</u>	<u>387,250</u>	<u>373,124</u>	<u>14,126</u>
Excess of revenues over expenditures	<u>240,213</u>	<u>240,213</u>	<u>248,662</u>	<u>8,449</u>
Other financing sources (uses):				
Operating transfer out	(272,943)	(272,943)	(221,428)	51,515
Total other financing sources (uses):	<u>(272,943)</u>	<u>(272,943)</u>	<u>(221,428)</u>	<u>51,515</u>
Net change in fund balance	<u>\$ (32,730)</u>	<u>\$ (32,730)</u>	27,234	<u>\$ 59,964</u>
Fund balance, beginning of year			<u>1,230,744</u>	
Fund balance, end of year			<u>\$ 1,257,978</u>	

4/9/2024

2023 CAFR figures. 2021 CAFR is currently underway



# PROJECTS



Project	Status	CRA Share
A Philip Randolph Transportation Hub Phase II	Ongoing	N/A
Christmas Lights	Completed	\$20,767.64
Wayfinding	Ongoing	\$4,133.75
St. Johns Avenue Streetscape	Ongoing	\$2,260,916
Putnam Hall 2nd Mural	Completed	\$10,000
Building Improvement Cost Share Awards	Ongoing	\$15,207.25
Recruitment Grant	Ongoing	\$25,000
Sidewalks	Ongoing	\$179,210.05

Total Projects Started 1

Total Projects Completed 1

# TAX INCREMENT FUND VALUES



## North TIF District Tax Increment Values

1994(base year) taxable value within the increment area	\$1,099,110
2022 taxable value within the increment area	\$5,401,140

## Central Business District Tax Increment Values

1983(base year) taxable value within the increment area	\$14,750,255
2022 taxable value within the increment area	\$54,361,279

## South TIF District Tax Increment Values

1994(base year) taxable value within the increment area	\$3,217,275
2022 taxable value within the increment area	\$15,886,720

# Community Redevelopment Plan Goals



Incentive Programs available in support of the CRA Plan Goals during the 2022-2023 fiscal year were the Building Improvement Cost Share.

## The Building Improvement Grant Cost Share Program

This Cost Share for projects located within the City of Palatka Community Redevelopment Agency Areas is intended to encourage the redevelopment of blighted residential and commercial properties by assisting those who are attempting to improve properties. To be eligible for consideration projects must be located in a City of Palatka Community Redevelopment Agency Tax Increment District and advance the goals outlined in the CRA plan.

The monetary support of the tax increment fund facilitated projects that are central to the CRA plan goals. In addition to Potable Water improvements which have been ongoing since 2017 with replacement of the aged and failing potable water lines in the Central TIF Districts. The first cycle of the Building Improvement Cost Share Grant was advertised, scored, and awarded while the second cycle was advertised in September just prior to the fiscal year end.