



CITY OF  
**LAKE CITY**  
Florida's Gateway Est. 1859

COMMUNITY  
REDEVELOPMENT  
AGENCY

**2021**





# ABOUT LAKE CITY'S COMMUNITY REDEVELOPMENT AGENCY



## Origins

The City of Lake City Community Redevelopment Agency (CRA) was established in 1981 to create opportunities for the downtown Central Business District to evolve into a more dynamic office, service, financial, entertainment, residential and governmental area. The CRA was created pursuant to Sections 163, Part III, F.S. The first CRA Master Plan was approved in 1989, revised in 1992 and most recently updated in November 2011. CRA boundaries have been expanded three times and in 2015 the life of the Downtown District was extended to 2031 to leverage a \$1.3 million Redevelopment Revenue Note to fund public projects.

## Projects and Funding

CRA projects must have a public purpose with the intent to alleviate urban blight in the district. Examples of projects could be street-scapes, new buildings, parking lots/garages, neighborhood parks, planned low-moderate income housing developments, sidewalks and street landscaping. "Tax Increment Financing" (TIF) provides funding for projects in the CRA.

## Contents Of This Report:

1. About Lake City's CRA
2. The CRA's History
3. CRA Projects
4. 2021 Financial Report

## FY 2021 Lake City CRA Members:

- Mayor **Stephen M. Witt**
- Councilmember **Jake Hill, Jr.**
- Councilmember **Eugene Jefferson**
- Councilmember **Todd Sampson**

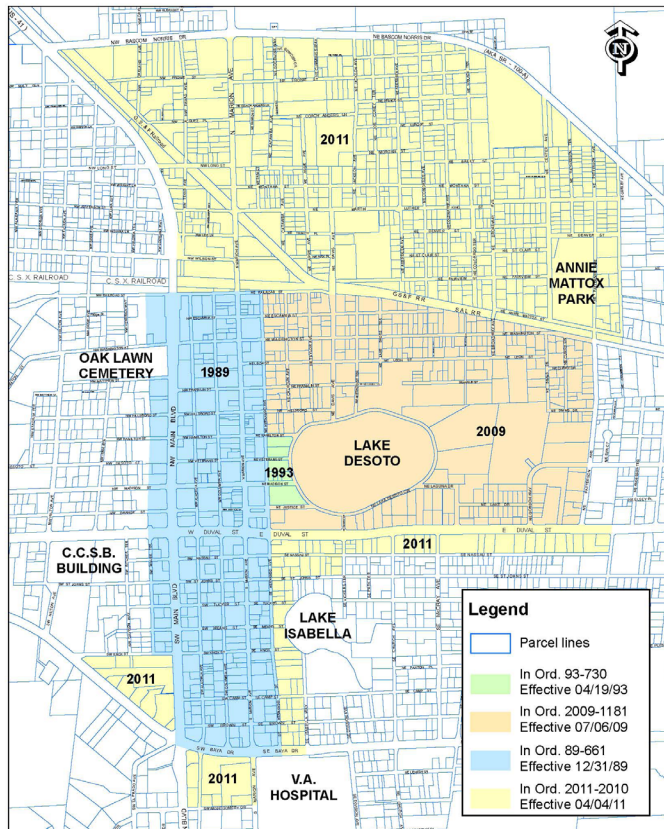
## Lake City CRA Administrative Staff:

- **Terri Phillips**  
Community Program Manager



FY 2021 Lake City CRA Members

# LAKE CITY CRA'S HISTORY & BOUNDARIES



In May 1981(Resolution 81-16), the City of Lake City made a finding of necessity under Chapter 163 of the Florida Statutes and started the process of establishing a Community Redevelopment Agency. In June 1981 (Resolution 81-17) the City Council created the Community Redevelopment Advisory Committee to assist the Community Redevelopment Agency in obtaining the data and public input necessary to establish the boundaries of the redevelopment district in November 1989 (Resolution 89-97) and formulate the Community Redevelopment Plan in December 1989 (Resolution 89-98). In December 1989 (Ordinance 89-661), the City Council declared itself to act as the Lake City Community Redevelopment Agency (CRA) and established a Redevelopment Trust Fund as authorized under Chapter 163, Part III of the Florida Statutes. In November 1992 the Community Redevelopment Plan was revised (Resolution 92-069). In March of 1993, the City Council expanded and

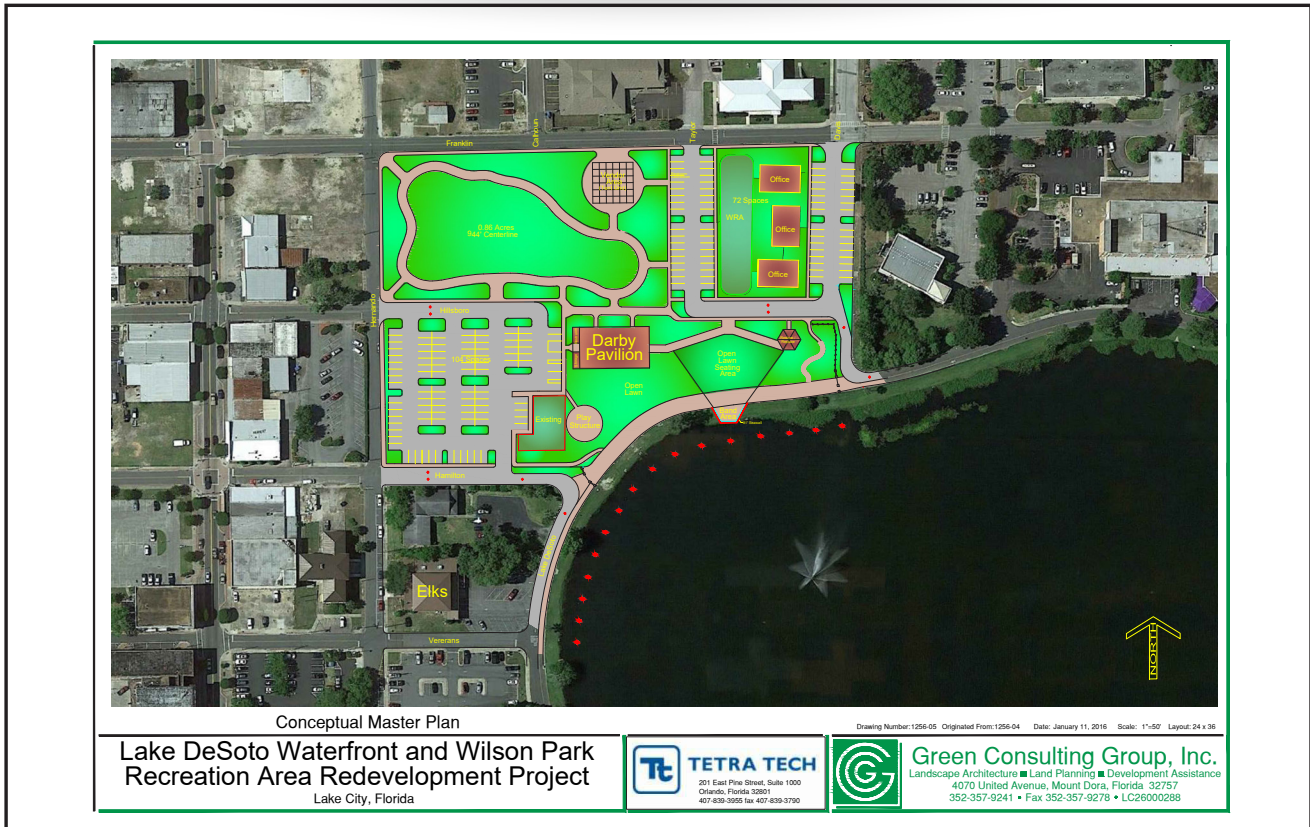


amended the boundaries of the Community Redevelopment Area (Resolution 93-021) and in April of 1993, the City Council approved an amendment to the Community Redevelopment Plan (Resolution 93-028) to include the change in the boundaries (Ordinance 93-730). In February 2009, the CRA amended the Community Redevelopment Plan (Resolution CRA09-1.) The boundaries of the Community Redevelopment Area were amended by Ordinance 2009-1181. The latest expansion of boundaries was approved on April 4, 2011. (Ordinance 2011-2010.)

As a dependent special district of the city, audits of the CRA are performed annually and included as part of the city's audit. This Report is available for inspection during business hours in the office of the City Clerk, located in City Hall at 205 North Marion Avenue, Lake City, Florida 32055.



# LAKE DESOTO/WILSON PARK RECREATION AREA DEVELOPMENT



In order to create and enhance the Waterfront Entertainment District and create a “Premiere Event Destination” in the Historic Downtown which was earmarked as a “key” community asset in the 2011 “Lake City Community Redevelopment Area Master Plan” an expansion and enhancement project for the Lake Desoto Water Front District and adjoining Wilson Park was designed and construction began in late fall of 2018.

## A LIST OF THESE IMPROVEMENTS:

- 2021 - Outdoor Speaker System throughout Wilson Park for events.
- 2021 - Irrigation throughout the Wilson Park.
- 2020 - Completed Veterans Plaza Pedestrian Park





# GROWERS AND MAKERS MARKET

The City of Lake City hosts a Growers and Makers Market in Olustee Park every second and fourth Saturday of the month. Farmers Markets facilitate personal connections and bonds of mutual benefits between farmers, shoppers, and communities. Our market offers fresh local produce, fine prepared foods, and artisan crafts. The Downtown Market is a thriving social center for locals. By providing this market we are hopeful to give citizens an opportunity to purchase from local growers and makers of our community.



# FOOD TRUCK RALLY AND MOVIE AT THE DARBY PAVILION



The City of Lake City Food Truck Rally brings numerous food trucks and popups to the downtown area on the 2nd Friday of each month. You can also enjoy a Movie at the Darby Pavilion in Wilson Park while attending the Food Truck Rally. By providing this community event we hope to bring more citizens to our downtown area to shop and dine at our local establishments.

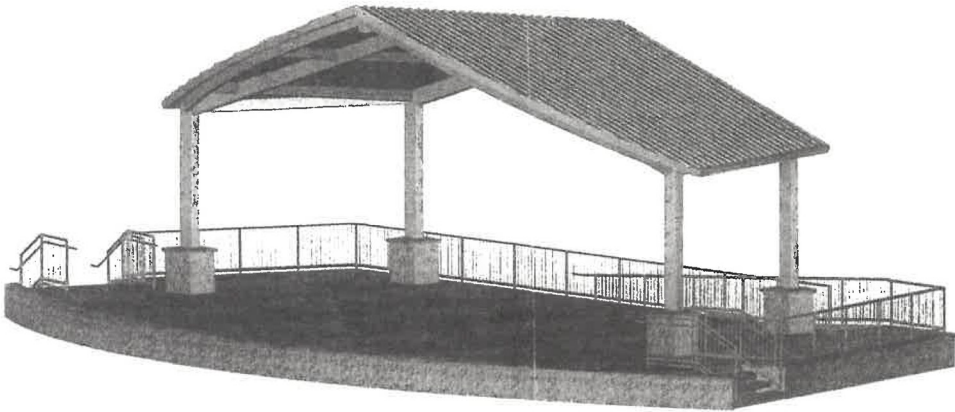


# SPRING & HOLIDAY MARKETS

The Spring and Holiday Market draws huge crowds to downtown Lake City. By having these Markets, we help our local downtown merchants and provide fun outings for our citizens.



## LAKE DESOTO/WILSON PARK RECREATION AREA DEVELOPMENT



The 2022 Wish List for Park Expansion will include combining CDBG, Tourist Development, FDOT and Civic Organization Grant opportunities to build a stage area over the water at Wilson Park/Lake Desoto.

## FUTURE CRA DOWNTOWN IMPROVEMENTS

- Remove Trees down Marion Avenue
- Install large self-watering flower pots down Marion Avenue
- Install New Park Signage for Downtown CRA Parks



# SALLIE MAE JERRY PARK

Sallie Mae Jerry Park is located at the intersection of North Marion Avenue and Long Street in the Northwestern division of the City of Lake City. The park was established in 1997 in honor of Sallie Mae Jerry who lived for many years adjacent to the vacant property informally referred to as “The Tree.” The Tree was a gathering place for many who were temporarily without the necessities of life. Sallie Mae Jerry consistently ministered to the needy who gathered at the tree by providing them with food, clothing, and shelter.

On February 27, 2021 the City held a groundbreaking ceremony to present the plans for the improvement of the park. It is with honor to Sallie Mae Jerry that we witness these improvements and re-birth of this City park with new lighting, fencing, landscaping, playground equipment, picnic tables with canopies, restroom, and a concrete stage. This park is a focal point in our historic downtown and is a catalyst for positive improvement in the heart of our community.



# 2021: FINANCIAL REPORT

## REVENUES

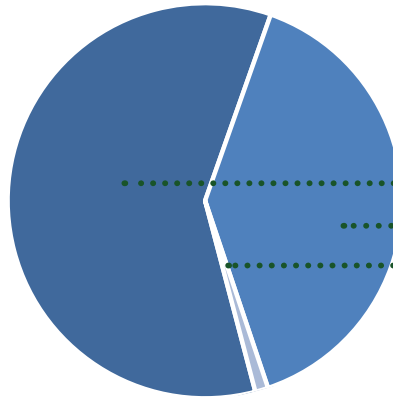
### TAX REVENUE SOURCES

COUNTY TIF .....	\$201,323.98
CITY TIF .....	\$133,455.58

### OTHER REVENUE SOURCES

INTEREST INCOME .....	\$494.33
RENTAL INCOME, DARBY PAVILION .....	\$3,100.00
DONATIONS.....	\$-.-
<b>TOTAL OTHER REVENUE SOURCES.....</b>	<b>\$3,594.33</b>

**TOTAL REVENUE..... \$338,373.89**



### 2021 MAJOR REVENUE SOURCES

## EXPENSES

### PERSONNEL EXPENSES

PERSONNEL SERVICES.....	\$-.-
-------------------------	-------

### OPERATING EXPENSES

PROFESSIONAL FEES .....	\$2,216.83
ACCOUNTING.....	\$5,125.44
CONTRACTUAL SERVICES.....	\$2,865.06
COMMUNICATION EXPENSE .....	(\$250.34)
POSTAGE.....	\$-.-
UTILITY SERVICES .....	\$12,999.03
INSURANCE/REP & MAINTENANCE.....	\$13,092.45
PRINTING & BINDING.....	\$597.00
OTHER CURRENT CHARGES.....	\$8,514.05
OPERATING SUPPLIES.....	\$-.-
<b>TOTAL OPERATING EXPENSES.....</b>	<b>\$45,159.52</b>

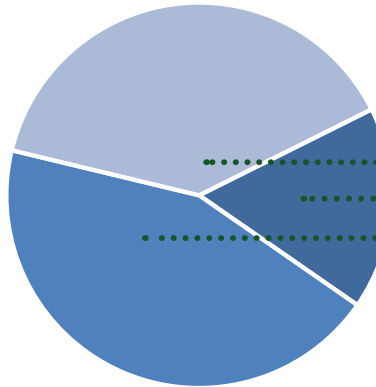
### CAPITAL EXPENSES

INFRASTRUCTURE.....	\$117,004.52
---------------------	--------------

### DEBT SERVICE

INTEREST EXPENSE .....	\$16,534.30
PRINCIPAL .....	\$86,614.80
<b>TOTAL DEBT SERVICE.....</b>	<b>\$103,149.10</b>

**TOTAL EXPENSES .....\$265,313.14**



### TOTAL 2021 EXPENSES

## TOTAL ASSESSED CITY REAL PROPERTY VALUES

1989 BASE YEAR ASSESSMENT:  
\$13,911,256

2010 BASE YEAR ASSESSMENT:  
\$6,586,754

2012 BASE YEAR ASSESSMENT:  
\$24,818,927