

FISCAL YEAR 2019  
SUBMITTED MARCH 31, 2020

# Community Redevelopment Agency Annual Report

Prepared for:  
City of Punta Gorda Community  
Redevelopment Agency and City Council



Punta Gorda  
FLORIDA





March 27, 2020

Auditor's General's Office  
111 West Madison Street  
Claude Denso Pepper Building  
Tallahassee Florida 32399-1450

We are pleased to submit the Annual Progress Status Report for the City of Punta Gorda Community Redevelopment Agency (PGCRA) for the fiscal year ending September 30, 2019.

Section 163.356(3)(c) requires the City to file with its governing body, on or before March 31 each year, a report of its activities for the preceding fiscal year, which report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses of the end of such fiscal year.

It is the philosophy of the PGCRA to keep all interested parties informed with respect to the activities of the PGCRA and encourage active participation in the development of redevelopment programs benefiting the entire community. We believe the data, as presented, is accurate in all material respects and that all disclosures necessary to enable the reader of this report to gain an understanding of PGCRA's operation and financial activity (included).

Should you have any questions, please contact me at 941-575-3372 or [jlebeau@CityofPuntaGordaFL.com](mailto:jlebeau@CityofPuntaGordaFL.com).

Respectfully Submitted,

Joan LeBeau, AICP  
Urban Design Manager

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# PUBLIC NOTICE

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## **PUBLIC NOTICE CITY OF PUNTA GORDA COMMUNITY REDEVELOPMENT AGENCY ANNUAL FINANCIAL REPORT**

All interested parties are hereby notified that the Punta Gorda Community Redevelopment Agency has filed with the State of Florida Auditor General's Office a copy of its Annual Status Report and Annual Financial Report highlighting projects, programs and CRA finances for the fiscal year ending September 30, 2019. Copies of these documents may be examined after March 27, 2020, in the Office of the City Clerk, located in City Hall, 326 W. Marion Avenue, Punta Gorda, Florida, 33950, and the Punta Gorda Urban Design Division, located in City Hall Annex, 126 Harvey Street, 3rd Floor, Punta Gorda, Florida, 33950, during regular business hours Monday through Friday from 8:00AM to 4:30PM, or may be accessed, after March 27, 2020 on the City's website at <http://www.ci.punta-gorda.fl.us/government/community-redevelopment-area>

This notice is being published in compliance with the requirements of Section 163.356(e)(c) of the Florida Statutes governing Community Redevelopment Agencies.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Punta Gorda will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The City of Punta Gorda will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the City of Punta Gorda programs, services, and activities, including qualified sign language interpreters, documents in Braille, and other ways of making information and communications accessible to people who have speech, hearing, or vision impairments. City of Punta Gorda, ADA Coordinator, 326 W Marion Avenue, Punta Gorda, FL 33950; Email: [ada@CityofPuntaGordaFL.com](mailto:ada@CityofPuntaGordaFL.com); Telephone: (941) 575-3320; TTY: (941) 575-5013; Florida Relay Service at 1-800-955-8771 (TTY)

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## THE MISSION

*... To create an aesthetically unique environment with high quality character while maintaining small town charm ...*





# WHAT IS THE CRA?



A Community Redevelopment Agency (CRA) is a taxing district established by local government for the purpose of carrying out redevelopment activities that include reducing or eliminating blight, increasing the tax base, and encouraging public and private investments in the redevelopment area. The members of the Punta Gorda City Council also serve as the Board members of the CRA along with two (2) members at large and the City Manager, who serves as the CRA Executive Director.

# MEET THE 2019 CRA MEMBERS



Pictured Above Left to Right: Debby Carey, Gary Wein, Charlie Council, Chair Nancy Prafke, Jane Sturges, Vice Chair Lynne Matthews, and Jaha Cummings.

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## CITY STAFF

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Howard Kunik, CRA Director  
David Levin, City Attorney  
Karen Smith, City Clerk  
Joan LeBeau, AICP, Urban Design Manager  
David C Hilston, AICP, Chief Planner  
Mitchell S Austin, AICP CNU-A, Urban Planner  
Julie Ryan, Sr. Project Manager  
Kylee McGloin, Administrative Assistant

# THE PURPOSE OF THE CRA

Pursuant to Section 163.356(3)(c) of Florida Statutes, the City of Punta Gorda Community Redevelopment Agency (the “Agency”) is required to:

...file with the governing body, on or before March 31 of each year, a report of its activities for the preceding fiscal year, which report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such fiscal year. At the time of the filing of the report, the “Agency” shall publish in a newspaper of general circulation in the community a notice of the effect that such report has been filed with the municipality and that the report is available for inspection during business hours in the office of the Clerk of the City and in the office of the “Agency”.

The purpose of this Annual Report is to satisfy the requirements of Section 163.356(3)(c) and to provide the public with useful information concerning the Community Redevelopment Area and Agency.





# THE HISTORY OF THE CRA



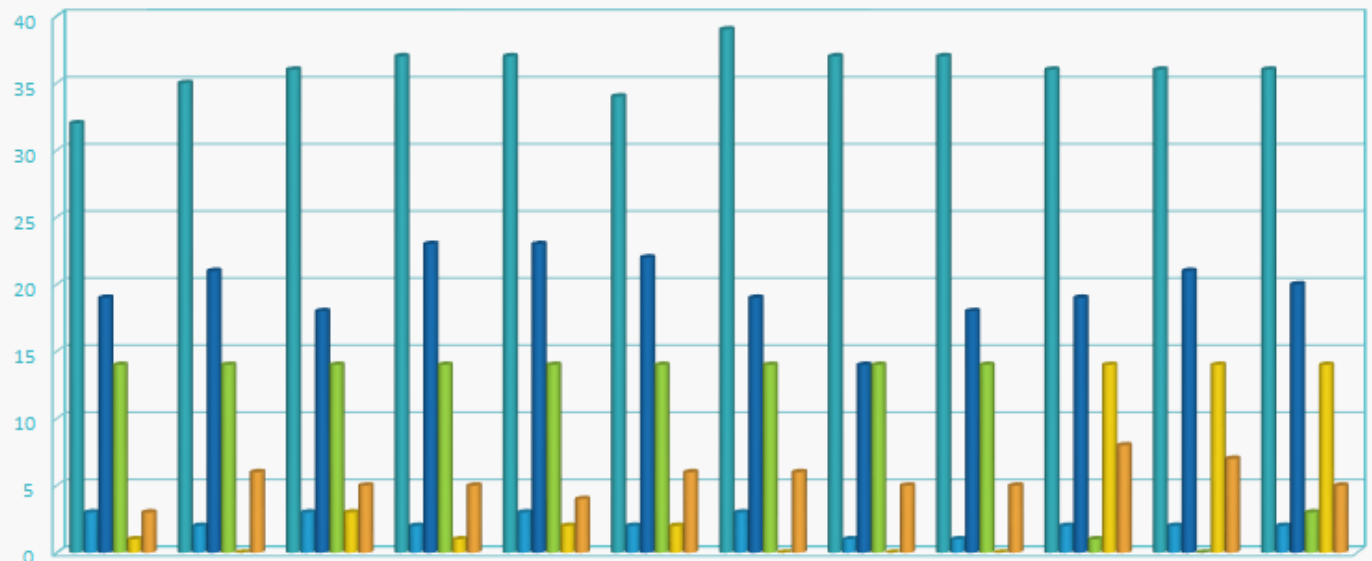
In July 1985, City Councilwoman Phyllis Smith was named to head a group of local residents, business people, and community leaders with the express purpose of encouraging the revitalization of Punta Gorda's historic downtown area. The committee began with a community-wide citizen survey that said the downtown area needed conveniently located parking, a broader range of retail/service businesses, preservation of its rich history, and a stronger lineage of the central business district to the Charlotte Harbor waterfront. The Committee turned its efforts to downtown revitalization and in 1990 the establishment of a Community Redevelopment Agency with the aim of adopting a redevelopment plan for its downtown area and using tax increment financing to fund the projects and programs contained in the plan. The City of Punta Gorda has moved forward and has steadily implemented the projects and programs within the Redevelopment Plan (East Side and Downtown Planning Study) to achieve and realize the goals and objectives of the Plan.

# CRA BOUNDARY MAP

The CRA area is bounded on the North by the Peace River, on the West by Maud Street, on the South by Henry Street, and on the East by Cooper Street.



# LAISHLEY PARK MUNICIPAL MARINA

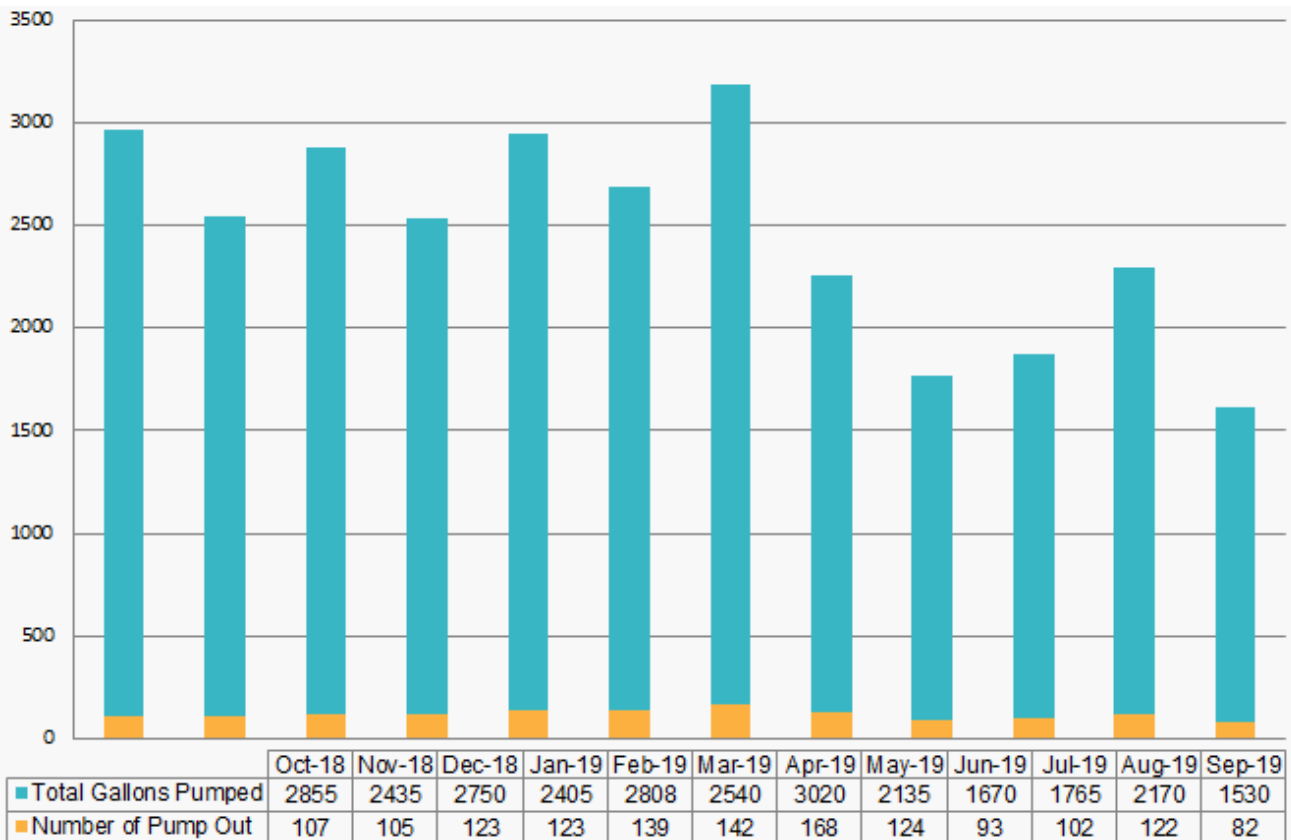


	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19
Annual Contracts	32	35	36	37	37	34	39	37	37	36	36	36
Semi-Annual Contracts	3	2	3	2	3	2	3	1	1	2	2	2
Monthly Contracts	19	21	18	23	23	22	19	14	18	19	21	20
Commercial Contracts	14	14	14	14	14	14	14	14	14	1	0	3
Transient Contracts	1	0	3	1	2	2	0	0	0	14	14	14
Mooring Rental	3	6	5	5	4	6	6	5	5	8	7	5



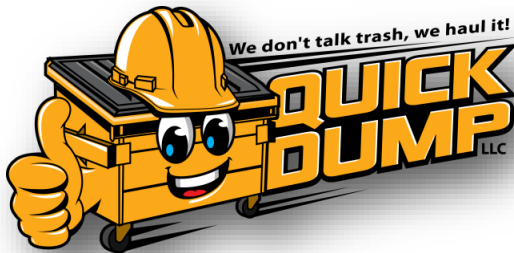


# SS CLEARHEAD PUMP OUT ACTIVITY



# WELCOME NEW BUSINESSES

- A CLEAR CHOICE POOL SERVICE, LLC
- ARRAY OF CABINETS, INC.
- ALLIED MEDICAL OF SW FLORIDA
- CHARLOTTE QUALITY TIRES
- ELYSIUM TATTOO AND PIERCING
- ESQUIRE LAND TITLE, INC.
- FEW OF MY FAVORITE THINGS
- HAIR BY MELISSA FLORES
- HAMMER & STAIN
- HEALING TOUCH MASSAGE & WELLNESS
- QUICK DUMP LLC



# HERALD COURT CENTRE



Salon tenant continues to work with building staff on contractor registration and review of existing plans.



Punta Gorda Coffee & Tea opened October 30, 2019.



# COMPLETED PROJECTS

## RESTROOM FACILITIES



Construction of new restroom facilities within Gilchrist Park in proximity to the picnic pavilions, open space, gazebo, and courtyard.



Construction of new dual access restroom facilities with exclusive entry from inside the Gilchrist Park Playground and separate entry from the Harborwalk.

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# AGRIPRENEUR FRESH MARKET GARDEN

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Located at 317 E Virginia Ave. the agripreneur garden was developed to grow and market high-quality produce to area businesses and residents. It is to be operated & maintained by local non profit group(s).





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# PUNTA GORDA LIBRARY & HISTORIC ARCHIVE

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A 20,000+ SF Public Library & Historical Archive to be constructed at 401 Shreve Street.





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# HISTORIC DISTRICT SIGN TOPPERS

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Sign toppers were placed on street signs north of the tidal canal & railroad ROW which are key locations leading to the historic core. There were 130 total locations.



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## AC FREEMAN HOUSE

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The installation of accessible ramp and signage.

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## LINEAR PARK

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Removal of tripping hazards & pavement resurfacing.



# PROJECTS IN PROGRESS

## VETERAN'S PARK PHASE II

Renovations including parking & streetscape, honor walk, mural wall plaza, Purple Heart memorial, donors plaza, and gazebo ceremonial plaza. Anticipated construction completion is March 2020.



## HERALD COURT CENTRE



Curb installation and re-bricking to address issues caused by tree roots. Completion anticipated February 2020.

# WAYFINDING SIGN REBRANDING

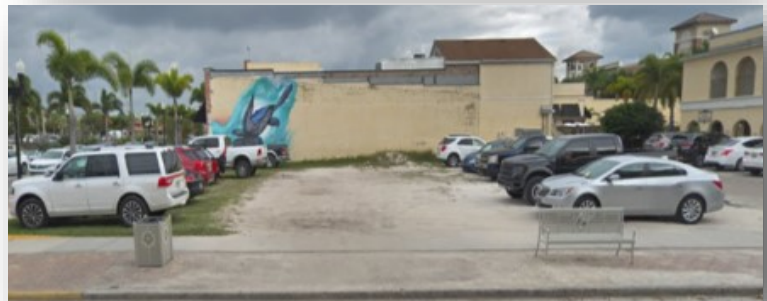
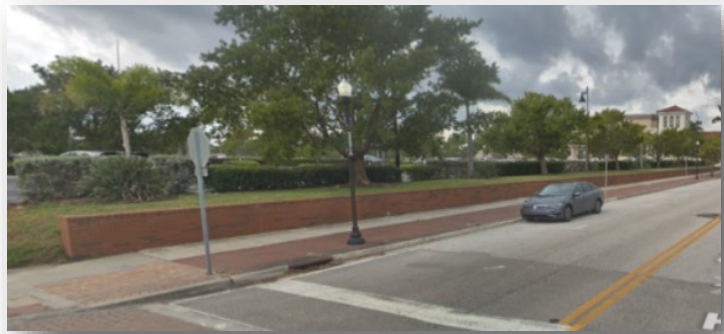


Modifications to the existing wayfinding system to incorporate the City's branding and highlight attractions within the CRA including by not limited to Veteran's Park, Vietnam Memorial Wall, Military Heritage Museum.



## TAYLOR ST RIGHT-OF-WAY

Improvements included: decorative paver replacement along Taylor St. between Harborside & W Retta Esplanade, site furnishings, and bollards on Taylor St. right-of-way between Marion Ave. and Herald Ct. Completion anticipated February 2020.





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# HARBORWALK WEST AT GILCHRIST PARK PHASE II – HARBORWALK ONLY

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Completion of the engineering drawings for a new 20' wide shared path to be constructed adjacent to the new seawall along the Harbor between Gill St. & Berry St. Anticipated construction to begin in FY 2020.

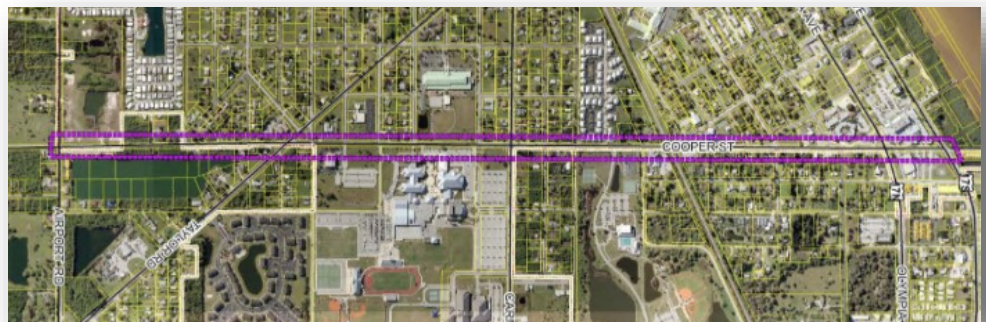


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# COOPER STREET COMPLETE STREETS

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This project is currently being designed and project details include; part of the Punta Gorda Pathways System, a section from E Marion Ave (US17 SB) to Henry St, which connects neighborhoods to the Charlotte County Public Schools: Charlotte High, Sallie Jones Elementary, and Punta Gorda Middle. Other improvements include a 10+ foot wide path, lighting, landscaping and enhanced crosswalks.



# FUTURE PROJECTS

## HARBORWALK WEST AT GILCHIRST PARK PHASE II

Construction is taking place between Berry and Gill. The project will include: additional on-street parking to West Retta Esplanade, landscaping, decorative lighting, maximization of parking for high activity areas around playground & Bayfront Center and improvements to basketball courts.



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# HARBORWALK WEST ADA RAMP AT US 41 SB

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This project is being developed to create a Harborwalk connection to the US 41 SB bridge and is being funded by FDOT.

(Construction to begin FY2021)



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# HARBORWALK WEST AT GILCHRIST PARK PHASE III

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Project limits are from Berry Street westward to the tidal canal. Amenities will include: Harborwalk, seating areas, cul de sac improvements at the terminus of W Retta Esplanade and parking & landscaping enhancements.





# TAMIAMI TRAIL (US41NB) TRAFFIC SIGNALS & PEDESTRIAN IMPROVEMENT

Project is FDOT funded with local match for decorative elements and will include: new signal mast arms, reconfigured curb ramps & crosswalks, and intersection lighting.



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# TAMIAMI TRAIL (US41) AT CARMALITA STREET INTERSECTION

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Project to include: signalized crossing for vehicular traffic, pathway connections for pedestrian and bicycle traffic including signalize crossing, street and/or pathway lighting as required for intersection modifications, and landscape/gateway signage modifications.



# SPECIAL EVENTS

Downtown Punta Gorda is also a place for numerous events. The scenic waterfront open space hosts public festivals, concerts, and fishing tournaments. These events bring a steady stream of people to the downtown area and generate interest in the Punta Gorda Community Redevelopment Area.



## WALKS, RUNS & BIKES

- 4th Annual Peace River Walk for Life



- 9th Annual Pub Crawl
- Charlotte County Heart Walk
- CHS Fishbowl Fiesta Fun Run
- Cocktails for a Cause Pub Crawl
- Girls on the Run



- Memorial Day Veteran's 10k & 5k
- Mental Health Awareness Walk
- Out of the Darkness Walk
- Spring Fest 5k
- Walk for Hunger
- Third Thursday Wine Walk
- Walk for the Poor



# FESTIVALS

- Charlotte Harbor Chili, Beer & Blues Festival
- 14th Annual PG Wine & Jazz Festival
- Big Orange Music Festival
- Food Truck Festival
- West Indian Carnival Festival
- Hibiscus Festival
- Charlotte County Pride Festival



# CONCERTS & PARADES

- 41st Annual Christmas Parade
- Blackwater Country Jam
- Blues, Brews & BBQ
- Funk Fest
- MLK Parade
- Veterans Day Parade
- Peace River Revival
- CHS Annual Homecoming Parade



# CAR SHOWS

- Cars & Candy Food Truck Rally
- 3rd Tuesday - Cars & Coffee
- Big Boy Toyz Expo
- Vintage Car Show Veterans Day
- Premier Auto Auction March



# OTHER SPECIAL EVENTS

- Nykol's Rescue Benefit
- April Vendor & Craft Fair at Lashley Park
- 2019 Halloween Event
- Annual Halloween Event
- Kiwanis Christmas Card Lane
- Christmas Tree Lighting
- Mystik Magic Show
- The Great Mr. Swindel's Traveling Peculiarium



# HOW IS THE CRA FUNDED?

Activities in the CRA are predominantly funded by tax increment financing (TIF). TIF is calculated based on the dollar value of all real property in the Community Redevelopment Area at the time the CRA district is created, also known as the “frozen value”. Taxing authorities who contribute to the TIF continue to receive property tax revenues based on the frozen value. However, any tax revenues from increases in real property value, referred to as an “increment”, are deposited into the Community Redevelopment Agency Trust Fund and dedicated to the redevelopment area. TIF revenues can be used immediately, saved for a particular project, or bonded to maximize the funds available. Any funds received from a TIF area must be used in accordance with the Redevelopment Plan for specific redevelopment purposes within the targeted area, and not for general governmental purposes.





# FINANCIAL MATTERS

The Community Redevelopment Agency budget and financial reporting activities are part of the City's comprehensive financial process. The following tables contain the City of Punta Gorda CRA Financials for the fiscal year ending September 30, 2019.

<b>CITY OF PUNTA GORDA, FLORIDA</b>		
<b>BALANCE SHEET</b>		
<b>Community Redevelopment Agency</b>		
<b>September 30, 2019</b>		
<b>ASSETS</b>		
Cash and cash equivalents	\$	1,997,569
Accounts receivable	\$	2,575
Due from other governments	\$	560
<b>Total Assets</b>	<b>\$</b>	<b>2,000,704</b>

<b>CITY OF PUNTA GORDA, FLORIDA</b>		
<b>BALANCE SHEET</b>		
<b>Community Redevelopment Agency</b>		
<b>September 30, 2019</b>		
<b>LIABILITIES AND FUND BALANCES</b>		
Accounts payable	\$	46,247
Unearned revenue		26,269
<b>Total liabilities</b>	<b>\$</b>	<b>72,516</b>
Fund balances		
Debt Service and maintenance		
CRA District (Downtown)		1,928,188
<b>Total Fund Balances</b>	<b>\$</b>	<b>1,928,188</b>
<b>Total Liabilities and Fund Balances</b>	<b>\$</b>	<b>2,000,704</b>

**CITY OF PUNTA GORDA, FLORIDA**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**Community Redevelopment Agency**  
**For the Fiscal Year Ended September 30, 2019**

Revenues	
Intergovernmental revenues	\$ 1,211,265
Miscellaneous	376,662
<b>Total Revenues</b>	<b>\$ 1,587,927</b>
Expenditures	
Economic environment	235,451
Capital Outlay	63,685
<b>Total expenditures</b>	<b>\$ 299,136</b>
Excess Revenues over expenditures	1,288,791
Other financing sources (uses)	
Transfers in	611,027
Transfers out	(1,496,924)
Total other financing sources (uses)	(885,897)
Net change in fund balances	402,894
<b>Fund balances, October 1, 2018</b>	<b>1,525,294</b>
<b>Fund Balances, September 30, 2019</b>	<b>\$ 1,928,188</b>

**CITY OF PUNTA GORDA, FLORIDA**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -**  
**BUDGET AND ACTUAL**  
**COMMUNITY REDEVELOPMENT AGENCY FUND**  
**For the Fiscal Year Ended September 30, 2019**

	Budgets		Actual	Final Budget
	Original	Final		
Revenues	\$ 1,207,228	\$ 1,207,228	\$ 1,211,265	\$ 4,037
Intergovernmental revenues	386,818	386,818	376,662	(10,156)
Miscellaneous				
<b>Total Revenues</b>	<b>1,594,046</b>	<b>1,594,046</b>	<b>1,587,927</b>	<b>(6,119)</b>
Expenditures				
Economic environment	389,990	598,601	235,451	363,150
Capital outlay	-	77,457	63,685	13,772
<b>Total Expenditures</b>	<b>389,990</b>	<b>676,058</b>	<b>299,136</b>	<b>376,922</b>
<b>Excess revenues over expenditures</b>	<b>1,204,056</b>	<b>917,988</b>	<b>1,288,791</b>	<b>370,803</b>
Other financing sources (uses)				
Transfers in	612,534	612,534	611,027	(1,507)
Transfers out	(1,496,924)	(1,496,924)	(1,496,924)	-
<b>Total other financing uses</b>	<b>(884,390)</b>	<b>(884,390)</b>	<b>(885,897)</b>	<b>(1,507)</b>
<b>Net change in fund balances</b>	<b>\$ 319,666</b>	<b>\$ 33,598</b>	<b>\$ 402,894</b>	<b>\$ 369,296</b>
<b>Fund balances, October 1, 2018</b>			1,525,294	
<b>Fund balances, September 30, 2019</b>			<b>\$ 1,928,188</b>	



# ANY COMMENTS OR QUESTIONS?

Contact:

Joan LeBeau, AICP  
Urban Design Manager  
City of Punta Gorda  
326 West Marion Avenue  
Punta Gorda, Florida 33950  
Email: [JLeBeau@CityofPuntaGordaFL.com](mailto:JLeBeau@CityofPuntaGordaFL.com)  
Phone: 941-575-3372



# Punta Gorda

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