

**TOWN OF JUPITER**  
**COMMUNITY REDEVELOPMENT AGENCY**  
**ANNUAL REPORT**



Under Chapter 163.356(3) (C)

**FISCAL YEAR ENDING**  
**SEPTEMBER 30, 2015**

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March 2016

Message from the Executive Director:

We are pleased to submit the Annual Report of the Jupiter Community Redevelopment Agency for the fiscal year ended September 30, 2015. Section 162.356(8) (C), Florida Statutes, requires each CRA to file with its governing body, on or before March 31 of each year, a report of its activities for the preceding fiscal year, which shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such fiscal year. The report also provides additional information of interest to the residents and businesses.

The CRA saw an increase (6.3%) in the overall property values within the boundaries during the 2015 fiscal year. This increase in property values are an indication that values within the CRA area are stabilizing and showing a positive trend of steady increases. The Harbourside Place project will not be added to the taxable valuation until the 2016 fiscal year end results. While the project went into service in late 2014, it was added to the tax roll effective January 1, 2015 and those taxes are paid beginning in the fiscal year 2016 which starts on October 1, 2015. The inclusion of the Harbourside Place project will result in a substantial increase in the CRA property valuation at that time. In the coming years it is anticipated the new construction along the inlet Village corridor will add greater property valuations to the CRA tax increment.

During 2015, several new infrastructure projects were at or near completion in the Inlet Village. These projects include the completion of the A1A roadway and storm water construction plans and completion of the first phase of construction for the A1A project. Also included, was the design, construction and completion of the Parkway St. roadway and storm water improvements as well as, the realignment of the Parkway Street intersection at A1A.

Staff has been in many pre-submittal reviews with potential developers for several of the properties within the CRA including the Rathke, Witham, Big Dog/Clemons, Water Pointe, Henley/Paja and Love St properties. To date, only the Love Street project has moved forward with plans submittal.

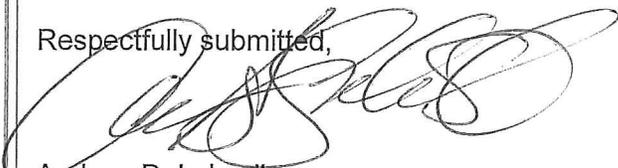
With the increased activities in the Inlet Village, staff will continue to hold open house presentations and prepare the Inlet Village Newsletter to keep both the residents and businesses informed of the activities. At the open houses the residents and businesses are given the opportunity to review and discuss upcoming projects within the CRA boundary area. These efforts have been well received by the community.

The CRA held four events during the past year at the Riverwalk Plaza Down Under including the Holiday Boat Parade, Tropic Fest, Jazz and Arts and Harvest Fest. Each event was well attended and the staff received many positive comments.

The Riverwalk Plaza Down Under venue also hosted leased events organized by the Friends of Jupiter beach, the Florida SIDS Alliance, Grand Slam Fishing Tournament Event, Yoga Classes and the weekly Artisan/ Green Market. The leases for private events for the 2016 season are significantly increasing as a result of the proximity to Harbourside.

As was last year, this upcoming year is anticipated to see significant headway on the Love St. project and staff is continuing to identify a path for obtaining an easement for the Riverwalk connection from Burt Reynolds Park to A1A.

Respectfully submitted,



Andrew D. Lukasik  
Executive Director

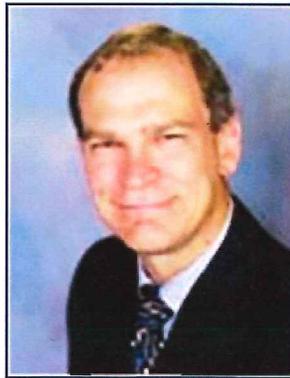
## **CRA PRINCIPAL OFFICIALS**

The CRA Commission consists of five commissioners who also serve as Members of the Town of Jupiter Council. The terms of office of the commissioners are concurrent with the terms of the Mayor and the members of the Town Council. The Chair and Vice-Chair are designated by majority vote of the Town Council.

The commissioners for the 2014/2015 Fiscal Year are as follows:



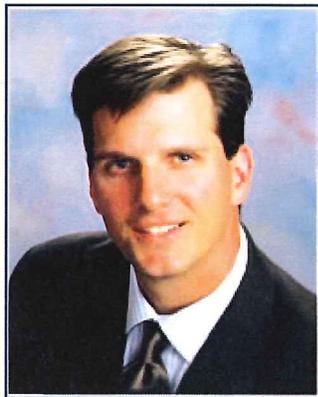
**Karen Golonka**  
Chair



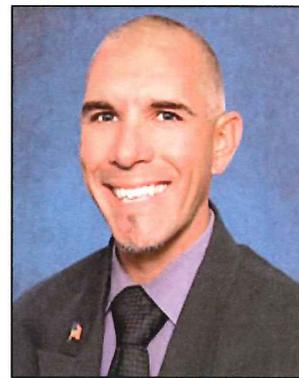
**Jim Kuretski**  
Vice Chair



**Ilan Kaufer**  
Commissioner



**Todd Wodraska**  
Commissioner



**Ben Klug**  
Commissioner

## COMMUNITY REDEVELOPMENT AGENCY STAFF

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CRA Programs Specialist  
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### **Mission:**

The mission of the CRA is to implement the Community Redevelopment Plan as adopted by the Jupiter Town Council pursuant to Chapter 163, Part III of the Florida Statutes, and to use Tax Increment Financing (TIF) as a source of funding for capital improvement projects identified in the plan and to ensure that development within the CRA district meets the quality standards consistent with the community's vision for Jupiter.

Jupiter Community Redevelopment Agency    210 Military Trail    Jupiter, FL 33458

## **INTRODUCTION**

### **Requirement for an Annual Report**

The Community Redevelopment Agency Commission shall file with the Town of Jupiter and Palm Beach County, on or before March 31 of each year, a report of its activities for the preceding fiscal year and this report shall include a complete financial statement setting forth the CRA's assets, liabilities, income, and operating expenses as of the end of such fiscal year. At the time of filing the report, the agency shall publish in a newspaper of general circulation in the Town, a notice to the effect that such report has been filed with the Town and that the report is available for inspection during business hours in the office of the Clerk of the Town. The notice of the filing of the annual report will be placed in the Palm Beach Post on March 28, 2016.

### **CRA Purpose**

Florida State Statute 163 allows a Community Redevelopment Agency to be created for one or more of the following purposes: the elimination and prevention of blight; or the reduction or prevention of crime; or for the provision of affordable housing; or the rehabilitation and revitalization of coastal resort and tourist areas that are deteriorating and economically distressed.

### **History**

The Jupiter Community Redevelopment Agency (Jupiter CRA) was created in fall 2001 by the Jupiter Town Council under Chapter 163, Part III of the Florida Statutes and will sunset in 2034. The Jupiter CRA boundary originally included an area consisting of approximately 397 acres. In 2011, the CRA boundaries were expanded via Resolution No. CRA 3-11, Town of Jupiter Resolution No. 22-11 and Palm Beach County Resolution No. R-2011-1104 to include approximately 0.62 acres from 960 North A1A and approximately 0.91 acres located at 950 North A1A. The total CRA boundaries now consist of approximately 399 acres. The newly expanded boundaries of the CRA District are included on the map herein.

The governing body of the Jupiter CRA is the Jupiter Town Council. The Council is comprised of five (5) members. Under the State Statutes and the Town ordinances, the Jupiter CRA has substantial powers and authority within the Jupiter CRA area. These include the power to make and execute contracts, to acquire and dispose property, to approve development plans, to implement a program of voluntary or compulsory rehabilitation of buildings, to mortgage its property, to borrow and invest money, and to apply for and accept grants and contributions.

The Community Redevelopment Plan was formally adopted in 2008, and amended in 2012.

### **Tax Increment Financing (TIF)**

The primary revenue earned by the CRA is Ad Valorem Taxes from Tax Increment Financing. Tax Increment Financing, or TIF, is the amount of tax specifically due to increased property values within the CRA District. The Town established the Redevelopment Trust Fund using 2003 as the base year for tax increment revenues. The Community Redevelopment Agency collects TIF funds only from Palm Beach County and the Town of Jupiter. The CRA land area consists of approximately 399 acres as amended to include the Inlet Village Marina Parcel in 2011; the 2003 base year value was \$167,553,151 as determined by the Palm Beach County Property Appraisers office.

The value for the FY 2015 fiscal year is \$289,607,545.



## **Fiscal Year 2014/2015 Jupiter CRA Activities**

The Jupiter CRA is treated as a special revenue fund of the Town. An independent financial audit by an external CPA firm has been accomplished annually to be in compliance with Section 163.387(8), Florida Statutes. An annual budget is also adopted by the Jupiter CRA Commission to be in compliance with Section 189.418(3). Major activities and accomplishments of the Jupiter CRA in Fiscal Year 2014/2015 include:

### **Planning and Activity Efforts:**

- Coordinated information regarding construction activities with property owners and businesses along A1A during stages of construction.
- Scheduled and conducted conference call meetings of negotiations with property owners, property representatives, consultants and county staff for the purpose of obtaining an easement connecting the Riverwalk Bridge at Burt Reynolds Park to A1A.
- Met with potential developers on several development proposals within the CRA. These properties included: Rathke, Witham, Water pointe, Henley/PaJa's, Big Dog/Clemons, and Shoppes of Jupiter.
- Coordinated with town staff and prepared the Annual 2014 CRA Report. Presented for Commission approval and filed with the county within the timeline of the Florida Statute.
- Provided information and assistance to potential business operators within the CRA boundary.
- Coordinated and processed license agreements with Guanabanas, Castaways and Jupiter Outdoor Center for parking at Love St. Parking Lot including a small increase in fees from \$30 per space to \$40 p/space.
- Coordinated a license agreement for the Charter Dive Boat Service at Jupiter Yacht Club Marina for the fifth year of operation.
- Coordinated license agreements for launching and landing of paddle boats and kayaks with Blueline Paddleboat and Jupiter Outdoor Center.
- Initiated, published and distributed the Inlet Village Quarterly Newsletter.
- Responded and corresponded with residents providing information and problem solving.
- Initiated and conducted Inlet Village open house meetings for residents and interested parties.
- Held 4 CRA sponsored events at the *Riverwalk Plaza Down Under*.
- Leased the *Riverwalk Events Plaza* for 3 private events, yoga classes and the weekly artisan/green market.
- Researched methods and prepared RFP for to solicit electric taxi service within the Inlet Village and Harbourside Place.
- Conducted Jupiter U tours on Riverwalk and Inlet Village.
- Conducted the Neighborhood State Conference tour of Riverwalk with approximately 25 attendees.
- Launched the Riverwalk Ambassador Program for volunteers on the Riverwalk. Coordinated appropriate training with the police department liaison. Conducted monthly meetings.
- Prepared draft Inlet Village Parking Management Plan for the CRA's consideration

## **Capital Projects Work Efforts:**

- Researched and compiled data; prepared and presented a draft Inlet Village Parking Management Plan.
- Completed acquisition of Parkway Street Right of Way.
- Interacted with property owners and businesses during Ocean Blvd. /A1A Roadway Improvements.
- Completed Parkway Street Reconstruction Project.
- Completed the Rathke buffer along Jupiter River Park property line.

### Ocean Blvd. / A1A Roadway Improvements



### Parkway Street Project Improvements



## **Business Assistance via Staff Support**

- Paddle Board/Kayak businesses usage of public docks at the CRA owned Inlet Village Marina/Park
- Licensing Agreements for Guanabanas', Castaway's and Jupiter Outdoor Center's peak hour use of the CRA Municipal Parking Lot at Love St. Increased fee in 2015 to \$40 p/space p/month.
- Informational and property boundary research for Rustic Inn Crab House regarding parking lot light post.
- Licensing Agreement to allow Charter Dive Boat service at Jupiter Yacht Club public docks.

## Paddle Board/Kayak Businesses



## Charter Dive Boat Service



## Riverwalk and Inlet Village Promotional Activities

### Presentations to:

- Mangrove Bay Residents
- Jupiter Inlet Residents
- Jupiter U tours for Riverwalk and Inlet Village



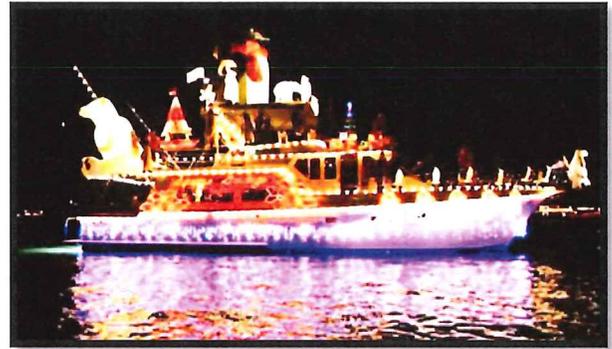
### Information Booths on the Riverwalk and Inlet Village activities at public events with over 3,000 Attendees:

- Friends of Jupiter Beach annual event on *Riverwalk Plaza Down Under*
- Jupiter Jubilee Event
- Eco-Fest Event on *Riverwalk Plaza Down Under*
- Harvest Fest Event on *Riverwalk Plaza Down Under*



## Events

- Holiday Boat Parade Celebration on the *Riverwalk Events Plaza* attracted over 4,000 residents and visitors increasing revenue for vendors, shops and restaurants in the area.



- SIDS (Sudden Infant Death Syndrome Alliance) Walkathon annual fundraising event travels on the Riverwalk from the Riverwalk Events Plaza south to the Best Western Hotel increasing awareness and raising funds for research.



- Artisan/Green Market Offers produce and crafts every Sunday morning.



**Tax Increment Revenue:**

The primary revenue earned by the CRA is Ad Valorem Taxes generated from the Tax Increment valuation increase over the base year of the CRA. This is the amount of tax attributed to increased property values within the CRA District. The year established as the base year for the CRA is 2004 for tax increment revenue purposes. The tax increment revenue is determined annually as 95 percent of the difference between: (a) the current valuation of all levied properties each year within the Jupiter CRA boundary compared to, (b) the base year valuation of the same properties. That increase in valuation is multiplied by the base millage rates of the Town of Jupiter and Palm Beach County to determine the Tax Increment revenue paid to the Jupiter CRA each year.

*These revenues are only collected from Palm Beach County and the Town of Jupiter.*

The following entities are not included in the taxes levied:

- Jupiter Debt (Community Center and Open Space)
- Jupiter Fire/Rescue
- Jupiter Inlet District
- South Florida Water Management District
- Florida Inland Navigation District
- Everglades Construction
- Palm Beach County Debt
- Children’s Services Council
- Library Debt & Library Operating
- School District and associated General Obligation Debt funded by ad valorem taxes

**Jupiter CRA Total Property Tax Revenue in Redevelopment Area**

<u>Fiscal Year</u>	<u>Palm Beach County</u>	<u>Town of Jupiter</u>	<u>Total Property Tax Revenue</u>
2005	\$ 168,479	\$ 98,073	\$ 266,552
2006	\$ 299,630	\$ 177,605	\$ 477,235
2007	\$ 752,596	\$ 425,903	\$ 1,178,499
2008	\$ 747,616	\$ 439,324	\$ 1,186,940
2009	\$ 696,149	\$ 451,037	\$ 1,147,186
2010	\$ 607,448	\$ 361,891	\$ 969,339
2011	\$ 483,799	\$ 254,992	\$ 738,791
2012	\$ 411,075	\$ 216,662	\$ 627,737
2013	\$ 410,805	\$ 216,519	\$ 627,324
2014	\$ 472,323	\$ 248,355	\$ 720,678
2015	\$ 546,413	\$ 288,240	\$ 834,653

<b>Grant Funding for Riverwalk and Public Docks to date</b>	
Jupiter Inlet Marina	233,970
A1A	700,875
Harbourside	700,000
Harbourside	827,505
A1A	735,000
Inlet Village Marina	199,675
River Plaza	750,000
Water Taxi	100,000
Lagoon Bridge	1,491,964
A1A	456,000
Ocean Way	486,800
Coastal Way	500,000
Coastal Way	246,250
Coastal Way	150,000
<b>Total Grant Funding</b>	<b>\$7,578,039</b>

#### **Additional Miscellaneous CRA Revenues**

Leasing Riverwalk Events Plaza	6,850
Fees for Love Street Parking Lot	66,290
Interest	249
Annual Dock Fee Jupiter Yacht Club Marina	1,000
<b>Total Additional CRA Revenues</b>	<b>\$74,389</b>

#### **Financial Statements**

The Jupiter CRA is considered a blended component unit of the Town and therefore it is included in the Town's annual financial audit. In order to meet the requirement of Section 163.387(8), Florida Statutes, which requires the CRA to provide for annual audit of the redevelopment trust fund, the Jupiter CRA has been treated as a major fund of the Town. The financial statements included herein are unaudited statements of the Jupiter CRA. Audited statements are included in the Town's Comprehensive Annual Financial Report (CAFR) for the fiscal year ending September 30, 2015 and may be obtained in the Town Clerk's office, 210 Military Trail, Jupiter, Florida or online at [www.jupiter.fl.us](http://www.jupiter.fl.us).

**Town of Jupiter Community Redevelopment Agency**  
**Fiscal Year 2014/2015**  
**Financial Statements**

**Balance Sheet..... September 30, 2015**

	2015	2014
<b>Assets:</b>		
Cash and Investments	1,912,936	2,097,769
Accounts receivables-grants	309,937	525
Note Receivable	122,087	131,787
Prepaid items	<u>-</u>	<u>480</u>
Total	2,344,960	2,230,561
Assets		
<b>Liabilities:</b>		
Accounts Payable	240,019	33,690
Due to Other Funds	7,898,119	7,005,093
Deposits	60,238	60,238
Deferred Revenue	<u>-</u>	<u>-</u>
Total Liabilities	8,198,376	7,099,022
<b>Deferred Inflow of Resources</b>		
Unavailable Revenues	122,087	131,687
<b>Fund Balances:</b>		
Non-Spendable	113,436	236,271
Prepaid Items		-
Unassigned	<u>(6,088,839)</u>	<u>(5,236,419)</u>
Total Fund Balance	<u>(5,975,403)</u>	<u>(5,000,147)</u>
Total Liabilities and Fund Balance	<u>2,345,060</u>	<u>2,230,561</u>

**Town of Jupiter Community Redevelopment Agency  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Year ended September 30, 2015**

	2015	2014
<b>Revenues:</b>		
Taxes	834,653	720,678
Grant Revenue	326,777	-
Interest & Misc.	74,458	270,915
Total Revenues	<u>1,235,887</u>	<u>991,593</u>
<b>Expenditures:</b>		
Current:		
General Government	357,367	298,380
Capital Outlay		
Physical and Economic Environment	1,434,010	1,641,491
Debt Service		
Interest and Fiscal Charges	369,767	171,267
Total Expenditures	<u>2,161,143</u>	<u>2,111,138</u>
Revenue Over Expenditures	(925,256)	(1,119,545)
<b>Other Financing Uses:</b>		
Transfers Out	(50,000)	(50,000)
Excess (deficiency) of revenues		
<b>Fund Balance - Beginning of Year</b>	<u>(5,035,147)</u>	<u>(3,830,602)</u>
<b>Fund Balance - End of Year</b>	<u>(6,010,403)</u>	<u>(5,000,147)</u>

