

ANNUAL REPORT  
UNIVERSITY AREA COMMUNITY DEVELOPMENT CORPORATION



# Do you believe in the power of dreams?

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## Message from the Chairman

Dear Friends,

The UACDC is a beacon of hope and opportunity lighting the way for the residents of the University Area Community to realize their own dreams and visions with the help of our programming and services. The progress in the University Area's revitalization efforts represents the tenacity, cooperation, dedication, leadership, skill, and commitment inherent in this community.

I am honored to have been a part of such an incredible transformation. We have come a long way toward realizing the dream of revitalizing the University Area. The facilities we have partnered to create including the Community Center Complex, Park, Classroom Annex, two schools, social services center, and health center all provide critical educational and enrichment activities for area residents, children, and families.

For the children and families of this community to achieve their goals and dreams of success, progress must continue. There are still many tasks to accomplish to bring harmony and security to this once down-trodden community. With your support we will revitalize this dynamic neighborhood. Unique and exciting challenges await us, but I have no doubt that our vision for a prosperous and safe community will be fully realized.

Together, change is achieved by those who believe.

With gratitude,

Senator Victor D. Crist  
Volunteer Chairman & CEO

## Board of Directors

**Volunteer Chairman & CEO**, Senator Victor D. Crist

**Vice Chairman**, Laurence Hall, President, Robbins Manufacturing Co.

**Treasurer**, Tom Locke, General Manager, University Mall

**Secretary**, Leigh Ann McIlwain, D.M.D., McIlwain Dentistry

Joseph Caetano, Council Member, City of Tampa

David Cantillo, Pastor, Iglesia Tampa Para Cristo

T.J. Couch, Jr., Vice President, University Commercial Center, Ltd.

Robert Forsythe, Dean, University of South Florida, College of Business

Anddrikk Frazier, Regional Manager, Tampa Electric Company

Don Grantham, Pastor, University Baptist Church

Shawn E. Harrison, Esq., Wetherington, Hamilton, Harrison & Fair, P.A.

Gene Marshall, Director, North Star Bank

James Petrone, Resident, University Village

Betty Reed, State Representative

Norm Stein, Corporate President & CEO, University Community Hospital

Curtis L. Stokes, Vice-President, Fifth Third Bank

Mark Thornton, Director, Hillsborough County Parks, Recreation,  
& Conservation Department

Paul Tomasino, Retired Principal, IBI Engineering Group

Daniel J. Valdez, Chief Officer for Human Resources, School District  
of Hillsborough County



## Executive Staff

Julian Garcia, Jr., Executive Director

Tim Jewesak, Chief Financial &  
Human Resources Officer

Suzanne Eastridge Rackl, CFRE, CFRM,  
Director of Advancement &  
Donor Relations

Michael J. Morina, Director of  
Community Development

Martine Dorvil, Director of  
Community Relations & Events

Albert Meza, Director of Facilities &  
Asset Management

Anna Robinson Lindsey, Director of  
Grants & Programs





## Message from the Executive Director

Dear Friends,

The UACDC is a testament to belief, innovative techniques, and civic leadership. By bringing together residents, public and private sectors, businesses, and donors, community revitalization and sustainability is finally being realized. The UACDC is now serving as a model for significant redevelopment and restored hope. Together we have successfully completed new facilities throughout the neighborhood, programming has grown exponentially, and the first phase of reconstruction on the main thoroughfare, North 22nd Street, is completed.

Your vital support makes the UACDC's core educational, social service, and recreational programs offered at the Center Complex possible, and with its partners, the UACDC is also operating a vital coordinated community anti-crime initiative, abuse prevention programming, teen activities, and serving not only the children of the University Area, but over 12,500 vulnerable children annually at multiple sites throughout West Central Florida through our Prodigy Cultural Arts Program focused on social purpose empowerment.

As we look ahead to the next decade of community advancement, I know that everyone, from the Board of Directors led by Senator Victor Crist, to the staff, residents, and public-private sector partners, shares a vision and desire to accomplish common goals in the University Area Community, and I thank you for that commitment to the UACDC mission.

Sincerely,

*Julian Garcia, Jr.*

Julian Garcia, Jr.  
Executive Director



## Community Advancement

The UACDC is not just a collection of buildings, programs, and services. It is a vision for a brighter future that is made possible through daring to dream. It is this vision that drives us. The University Area is being transformed through the community-based leadership of the UACDC. Transformation is already evident within the sprawling campus of the UACDC to the east of North 22nd Street – to the west lies only more potential that is coming to life each and every day through affordable housing partnerships and community based programming.

Improving the economic, educational, and social levels of the more than 40,000 residents of this socially and economically vulnerable community formerly known as "Suitcase City" is the UACDC's primary aim. The mission, which is well underway, is to professionally spearhead the redevelopment of the University Area, acquire resources, and provide support for revitalization and permanent community sustainability.

To support its mission of revitalization, the UACDC is involved in a variety of activities to strengthen this at-risk community. These activities range from operating a fully programmed Community Center Complex to increasing economic development and affordable housing in the target area through innovative partnerships between the public and private sectors and a variety of service providers. The successful leadership of our Board, Volunteers, Staff, and Community Residents has enabled program growth including opportunities in social service, health, crime prevention, education, and recreation for area children and families, as well as cultural arts offerings through the UACDC's Prodigy Program. In 2009, the UACDC expanded its affordable housing programming and will continue its vital efforts to improve living conditions and home-ownership options for the residents of the University Area.



## Community Progress

- 1998 University Area Community Development Corporation founded
- 1999 University Area Mass Transit Center opened
- 2000 University Area Community Center Complex completed
- 2001 PRODIGY Program developed
- 2002 Recreational Activities & Adult and Early Childhood Education Programs expanded
- 2003 Muller Magnet Elementary School opened
- 2004 Bowers Whitley Career Center opened & UACDC's Teen Empowerment Council created
- 2005 University Area Business Association launched, UACDC's Crime Prevention collaborations established, & Health Clinic & Social Services Center dedicated
- 2006 PRODIGY Program expanded throughout West Central Florida & Junior Achievement Center opened
- 2007 UACDC Classroom Annex dedicated & North 22nd Street improvements began construction
- 2008 UACDC launched Affordable Housing Program
- 2009 North 22nd Street Phase I improvements completed

# Do you believe people can be more than their circumstances?

## UACDC Programs

Economic Development  
 Community Events  
 Prodigy Cultural Arts  
 Teen Empowerment Council  
 University Area Business Association  
 Apartment Owners & Landlords Council  
 Community Outreach  
 Even Start Infant Care  
 Afterschool Care  
 Adult Education  
 Senior Activities  
 Tutoring  
 International Intern Exchange  
 Positive Spin Child Abuse Prevention  
 Community Health & Safety  
 Children's Advisory Council  
 Inter Faith Based Coalition  
 Recreation  
 Resource Link  
 Performing Arts  
 Holiday Assistance  
 Coordinated Community Anti-Crime Initiative  
 Transitional Youth Mentoring  
 Affordable Housing Partnerships

## UACDC Offerings

Each year the UACDC touches thousands in our community through programs and services. The UACDC works with a variety of partners to breathe a new and desirable quality of life into our community. From social entrepreneurship projects, affordable housing initiatives, and business development to major anti-crime initiatives such as child abuse prevention, we are bringing together the people and resources needed to make a positive impact.

In the area of arts and culture, we are setting the stage for giving children the life skills needed to succeed through personal expression and the giving of themselves that performance, written, and visual arts require. And, we offer it all in a model campus conducive to success. In the areas of education and recreation, we offer many classroom and tutorial options for children, teenagers, and adults – everything from Head Start to Emergency Medical Technician Training. Additionally, the UACDC has expanded programming to underserved communities in counties throughout West Central Florida, offering thousands of additional children enrichment and education opportunities.

At the UACDC, youth and family empowerment are at the heart of our programs and services. After all, the most important thing we provide is not a way out of our community, but resources to make it thrive. Good citizens and successful people are not born; they are nurtured, guided, and raised to believe that whatever they dream they can achieve. We provide hope that they can make this community a place where they will want to stay and prosper.



## Community Gatherings

Our community can count on the UACDC to offer events designed to bring resources to the residents and develop lasting community pride. These range from job fairs to art festivals, civic activities to winter holiday celebrations. In fact, over 10,000 families last year alone directly benefited from programming that assisted with everything from donated backpacks and school supplies to making the holiday season bright with books and toys.

Last year the UACDC and its many partners served thousands of children and families throughout the University Area with programming designed to meet individual and collective needs. Children learned to add, to subtract, to read, to dance and to play in a supportive, safe environment. Families received holiday assistance, health care, and access to a wide variety of enrichment activities that would not be available to the community without the UACDC's supporters.

## Back to School Festival

The UACDC and the Hillsborough County Back to School Coalition served nearly 3,900 children and families this year. The Back to School Festival offers the community a chance to gather and celebrate the summer's end and ensure that children are prepared for school with supplies, immunizations, physical exams, and wellness checks. This partnership effort with the health department includes volunteer service from physicians, nurses, the USF Center for Civic Engagement & Volunteerism, and the USF College of Public Health & the Bridge Program, as well as the staff of the University Area Park, Bowers Whitley Career Center High, and the University Health and Social Services Center.

## Toys for Tots

The UACDC is proud to partner with the US Marine Corps Reserve Toys for Tots Program. Toys for Tots is the Marine Corps' premier community action program and the only charitable endeavor within the Department of Defense which reaches outside the military establishment to give something back to the community. The UACDC is Hillsborough County's largest Toys for Tots distribution center. At this year's Winter Celebration, over 10,500 toys were distributed, making the holidays brighter for thousands of University Area children.



Do you believe  
in magic?



## The Confetti Celebration

This dazzling gala event, guest hosted by students from the UACDC's partner Bowers Whitley Career Center, was sold out weeks in advance, and nearly 500 guests were on hand to celebrate the accomplishments of the University Area. The evening ceremonies opened with a captivating solo performance by thirteen year-old Shyann Roberts singing a poignant excerpt from *Tamandúá*, a contemporary Brazilian opera focused on the transformational power of tolerance, cultural awareness, and community involvement.

Guests were welcomed by Board Chairman Crist with touching examples of how donors' support of the UACDC was not only creating a better future for the community, but also making a positive impact in the lives of current residents and program participants. Board Member T.J. Couch, Jr., offered highlights of the UACDC's successful initiatives and goals for the future of the community, inviting the audience to join in the positive change happening in the University Area Community.

The evening's entertainment ran the spectrum from children's artwork to caricature artists and confetti colored sculptures to the Kosmik string quartet playing rock and roll. The featured entertainers were Tampa Bay's own Tropical Heat in a Sixties Dance Extravaganza. They were joined onstage by The Dixie Cups® for a surprise performance of their famous original hits *Iko, Iko* and *Going to the Chapel*.

The Confetti Celebration was a spectacular and vividly colorful reminder of the outpouring of support the UACDC programs have enjoyed as we work to advance this vibrant and exciting community.



## Do you believe in saving a community?

We believe that vulnerable children deserve a carefree childhood, the best education, and that their parents should have the training and resources to provide a healthy, happy home for those children. Safe streets and prosperous businesses should be the norm, not the exception.

With the help of donors and partners, we are turning the University Area into a place where families and the quality of lives are raised.

We extend our deepest gratitude to all the donors, supporters, volunteers, and partners who have made gifts and commitments to sustain and enhance the UACDC's mission.

## Leadership Sponsors



*Don & Erika Wallace*  
Family Foundation



## Donors & Supporters

### Platinum Donors

Bank of America Foundation  
Children's Board of Hillsborough County  
Hillsborough County Home Investment Partnership Program  
Hillsborough Kids, Inc  
Kellogg Foundation  
State of Florida Department of Children and Families  
State of Florida Department of Juvenile Justice  
State of Florida Office of the Attorney General  
U.S. Department of Housing and Urban Development  
U.S. Marines Toys for Tots Program

### Gold Donors

Anonymous (3)  
Bright House Networks, LLC  
Southern Wine & Spirits  
TECO Energy, Inc.

### Silver Donors

Amerigroup Corporation  
Critical Intervention Services, Inc.  
D.V.D. Consulting, Inc.  
Fidelity Charitable Gift Fund  
Native Florida Landscape  
New Tampa Players, Inc.  
Somerock LLC  
University Mall  
Don and Erika Wallace Family Foundation

### Patrons

Barbara Powers Promotions  
Bay Area Youth Services  
BCI Integrated Solutions  
Buhl Insurance Agency  
C.D.C. of Tampa  
Charles M. Thurman, CLU, Inc.  
Comprehensive Health Management Inc.  
Ed Homan Campaign Fund  
Fifth Third Bank  
Julian Garcia, Jr.  
H. Lee Moffitt Cancer Center & Research Institute Foundation  
Walter and Mary Gene Hood  
Jim Walter Partnership Center  
Larson Allen, LLP  
Louis Betz & Associates, Inc.  
Gene and Aldyth Marshall  
McIlwain Dentistry  
Native Florida Nursery  
Natural Design Landscaping, Inc.  
NorthStar Bank  
Pioneer Financial Associates, Inc.  
The Rydberg Law Firm, P.A.  
Sherwood Forest Center  
Southport Financial Services, Inc.  
Paul and Sherrill Tomasino  
UACDC Senior Exercise Class  
University Commercial Center Ltd.  
University Community Hospital  
University Village  
USF Foundation  
USF Greek Week Committee  
Verizon Foundation  
WW Resources, Inc.



### Friends

Alpha Phi Alpha Fraternity  
Amscot Financial Corporation  
C.K.C. Inc.  
Coen & Company  
Concrete Impressions of Florida  
Ed Homan and Carol Hodges  
Rosemary Jackson  
Sunrise Landscaping Contractors, Inc.  
Tampa Alumnae Chapter of Delta Sigma Theta Sorority, Inc.  
Wal-Mart Foundation





## Donors & Supporters

### Believers

Adamson Deal Advertising & Design  
Ardaman & Associates, Inc.  
Bank of America Employee Matching Gift Program  
Rich Breese  
Cuthbert Browne  
Pete and Claudia Davidsen  
Designs in Development, Inc.  
Martine Dorvil  
Florida Public Defender Association, Inc.  
Helene Geraci  
Stanley Gray  
Randy and Rena Hafer  
Shawn and Susan Harrison  
Marilyn Hett and Richard Gill  
William Hoge  
Institute for Research in Human Happiness  
Harold Jackson  
Matt and Carmela Johnson  
Anna Lopez  
Leonard D. Marsocci, C.P.A., P.A.  
Martin Communications, Inc.  
Bennie Milford  
Michael and Deborah Morina  
Shawn and Kim O'Brien  
Tammy Parker  
Elodio Patishtan  
Jim and Retta Petrone  
Suzanne Rackl  
RDI General Contractors  
James and Betty Reed  
Hallye Shaw  
Steve Shaw  
Amy Rothman Shoemaker  
Shumaker, Loop, & Kendrick, LLP  
Cecil Snyder  
I.V. Spears  
Thomas Craig & Company, LLP  
United Healthcare of Florida  
Vertical IT Solutions, Inc.  
Greg Walker  
Heather Watkins  
Todd Weiner  
Michael Wiggs  
Dorothy Yates

### Special Supporters

Bank of America  
Bowers Whitley Career Center High School  
Patricia Bryant  
Christina Campbell  
Wayne Canady  
Capital Collateral Regional Counsel - Middle Region  
Casper's Company  
Community Foundation of Tampa Bay  
Senator and Mrs. Victor D. Crist  
The Darce T. Crist Family  
Ahad Diba  
D.V.D. Consulting, Inc.  
Florida Orchestra Guild Tampa, Inc.  
Yama Gooding  
Grant Events of Florida  
Healthease  
Heaven 273 Ministry  
Hillsborough County Parks, Recreation, & Conservation Department  
Hilton Garden Inn, North Tampa  
Ernest Hooper  
J.C. Newman Cigar, Co.  
Keytrade North America, Inc.  
Ladyfish Charters  
Lake Jovita Golf & Country Club  
The Link Event Professionals  
Luna Guitars  
Magic Wok Management, LLC  
Native Florida Landscape  
Patel Conservatory  
Ryan Nece Foundation  
Saddlebrook Resort  
School District of Hillsborough County  
James & Amy Shimberg Charitable Trust  
Somerock LLC  
Southern Wine & Spirits  
Southwest Airlines Co.  
Sarah E. Stadel  
Staywell  
TECO Energy, Inc.  
Thonotassassa Elementary School  
Paul and Sherrill Tomasino  
Tradewinds Island Resort  
University Area Health Center  
University Area Social Services Center  
University Mall  
University Village  
USF Area Community Civic Association  
Doug and Veronica Van Dyke  
Todd Weiner  
Wharton High School  
Lowrey K. Woodward

### Gift Supporters

Adamson Deal Advertising & Design  
Adolescent Development Services  
All Sports Community Service, Inc.  
Alpha Phi Alpha Fraternity  
Anonymous (10)  
Barbara Powers Promotions  
Bartels Middle School  
Lois Bice  
Big Cat Rescue  
Bloomingdays Flower Shop, Inc.  
BlueCross BlueShield of Florida  
Rachel Boggs  
Jutta Brugel-Sasse  
Emily Brushwood  
Louis Buccino  
Bulls For Bulls Country - USF  
Busch Gardens, Tampa Bay  
Catering by the Family  
Christian Homeschool Athletic Association of Florida  
Culligan Water  
Davis Tree & Landscaping  
Edward Drake  
Edwin Watts Golf Shop  
Embassy Suites Hotel at USF  
EMERGE Tampa Bay  
Federation of Families  
The Florida Aquarium  
Florida Museum of Photographic Arts  
Anna Garcia  
Tim Gay  
Girl Scout Troop #966  
Great Explorations Museum  
Gulf Coast Community Care  
Tanna Harper  
Hillsborough County  
Board of County Commissioners  
Head Start  
Health Department  
Sheriff's Office  
Tony Holbrook  
Walter and Mary Gene Hood  
Hunter's Green Country Club  
Chisato Iguae  
J. Christopher's Restaurant  
Rosemary Jackson  
James A. Haley Veteran's Hospital  
Matt and Carmela Johnson  
Polo Junior  
Kaleisia Tea Lounge  
Kappa Delta Delta Eta  
Tyrone Keyes  
Leary Technical Institute

Levin & McMillan, P.A.  
Lightning Foundation  
Tom and Julie Locke  
Longhorn Steakhouse  
Lowry Park Zoo  
Ricardo and Maria Marcano  
Max Coen, Co.  
Steven Mayock  
Jennifer McDaniel  
Metropolitan Communications, Inc.  
Mortar Board National Senior Honor Society  
MOSI  
Muller Elementary School  
Nationwide Insurance  
New Birth of Faith Fellowship Church  
New Tampa Junior Women's Club  
NFL Youth Education Town  
Debbie Nichols  
North Tampa Chamber of Commerce  
Northside FASST Program  
Oasis Community Church of Lakeland, Inc.  
Linda Oberg  
Rosemary O'Neil  
Peter Pachoumis  
Palm Restaurant  
Patio Land U.S.A.  
Pepito Masterpiece Portraits  
P.F. Chang's China Bistro  
Project S.H.I.N.E.  
Publix Super Market Charities  
Red Wind Shoe Store  
Sam's Club  
Santa Maria Mission  
Self-Reliance, Inc.  
Sistuh's, Inc.  
Skipper's Smokehouse  
Southern Image Studios  
Steak N' Shake  
Sweetbay Supermarket #1726  
Tampa Bay Lighting  
Tampa Museum of Art  
Tampa Palms Women's Club  
Tanya & Matt's Ice Creamiest  
Target  
Terry Taylor  
The Pink Petticoat  
Turner Elementary School  
United Healthcare of Florida  
University Community Hospital  
USF College of Education  
USF College of Medicine  
Nicholas Vicari

Do you believe  
in making a  
difference?

Volunteer support is a vital part  
of the UACDC's success.

The UACDC gratefully acknowledges  
all the volunteers who last year  
donated over 6,000 hours of their  
time to our mission.

Vincent and Denise Valdez  
Volunteers of America of Florida  
Wal-Mart Store  
Ward Temple A.M.E. Church  
Wesley Chapel Toyota  
Wharton High School  
Dale Yarbrough  
YMCA of Greater St. Petersburg  
Pat Zwolenski  
Wal-Mart Foundation

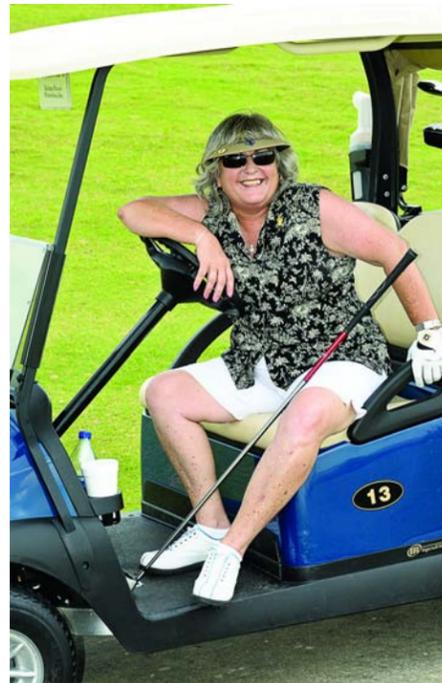




UACDC Golfers and Supporters gathered in June at the beautiful Lake Jovita Golf and Country Club in Dade City for the UACDC's annual benefit golf tournament.

Golfers enjoyed a wonderful day on the greens supporting the UACDC Mission. This grand spring day finished with a celebratory dinner and awards ceremony hosted by St. Petersburg Times' Ernest Hooper.

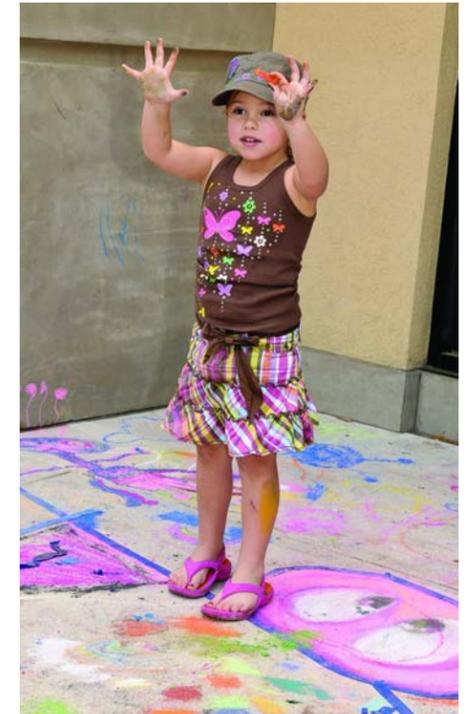
The outing, with lead sponsors Native Florida Landscape, University Mall, and Tradewinds raised thousands of dollars to support programming for teens in the University Area Community.



## Financial Summary

### STATEMENT OF FINANCIAL POSITION September 30, 2009

<b>ASSETS</b>	
Current Assets	
Cash & Cash Equivalents	\$3,288,076
Grants Receivable	685,731
Property & Equipment	4,279,571
Other Assets	110,683
<b>TOTAL ASSETS</b>	<b><u>\$8,364,061</u></b>
<b>LIABILITIES</b>	
Current Portion of Long Term Debt	\$0
Accounts Payable & Accrued Expenses	\$971,506
<b>TOTAL LIABILITIES</b>	<b><u>\$971,506</u></b>
Long Term Debt	\$1,420,000
<b>NET ASSETS</b>	
Unrestricted	\$5,972,555
Temporarily Restricted	0
Permanently Restricted	0
<b>TOTAL NET ASSETS</b>	<b><u>5,972,555</u></b>
<b>TOTAL LIABILITIES &amp; NET ASSETS</b>	<b><u>\$8,364,061</u></b>



### STATEMENT OF ACTIVITIES For the Year Ended September 30, 2009

<b>PUBLIC SUPPORT &amp; REVENUE</b>	
<b>PUBLIC SUPPORT</b>	
Grants & Contract	\$7,400,935
Contributions & Fundraising	863,660
<b>TOTAL PUBLIC SUPPORT</b>	<b><u>8,264,595</u></b>
<b>REVENUE</b>	
Current Fees for Service	\$1,229,632
Investment & Other Income	418,897
<b>TOTAL REVENUE</b>	<b><u>1,648,529</u></b>
<b>TOTAL SUPPORT &amp; REVENUE</b>	<b><u>9,913,124</u></b>
<b>EXPENSES</b>	
Program Services	\$9,179,144
General Administrative & Facilities	174,614
Fundraising	311,159
<b>TOTAL EXPENSES</b>	<b><u>9,664,917</u></b>
<b>EXCESS OF SUPPORT &amp; REVENUE OVER EXPENSES</b>	<b>248,207</b>
<b>CHANGES</b>	
Net Assets - Beginning of Year	5,724,348
<b>Net Assets - End of Year</b>	<b><u>\$5,972,555</u></b>





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"DREAMS ARE ACHIEVED BY THOSE WHO BELIEVE!" - Senator Victor D. Crist, Founder

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## CELEBRATING COMMUNITY ADVANCEMENT

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University Area Community Development Corporation, Inc.  
14013 North 22nd Street, Tampa, Florida 33613  
Phone 813.558.5212 Fax 813.558.5219  
[www.UACDOnline.org](http://www.UACDOnline.org)