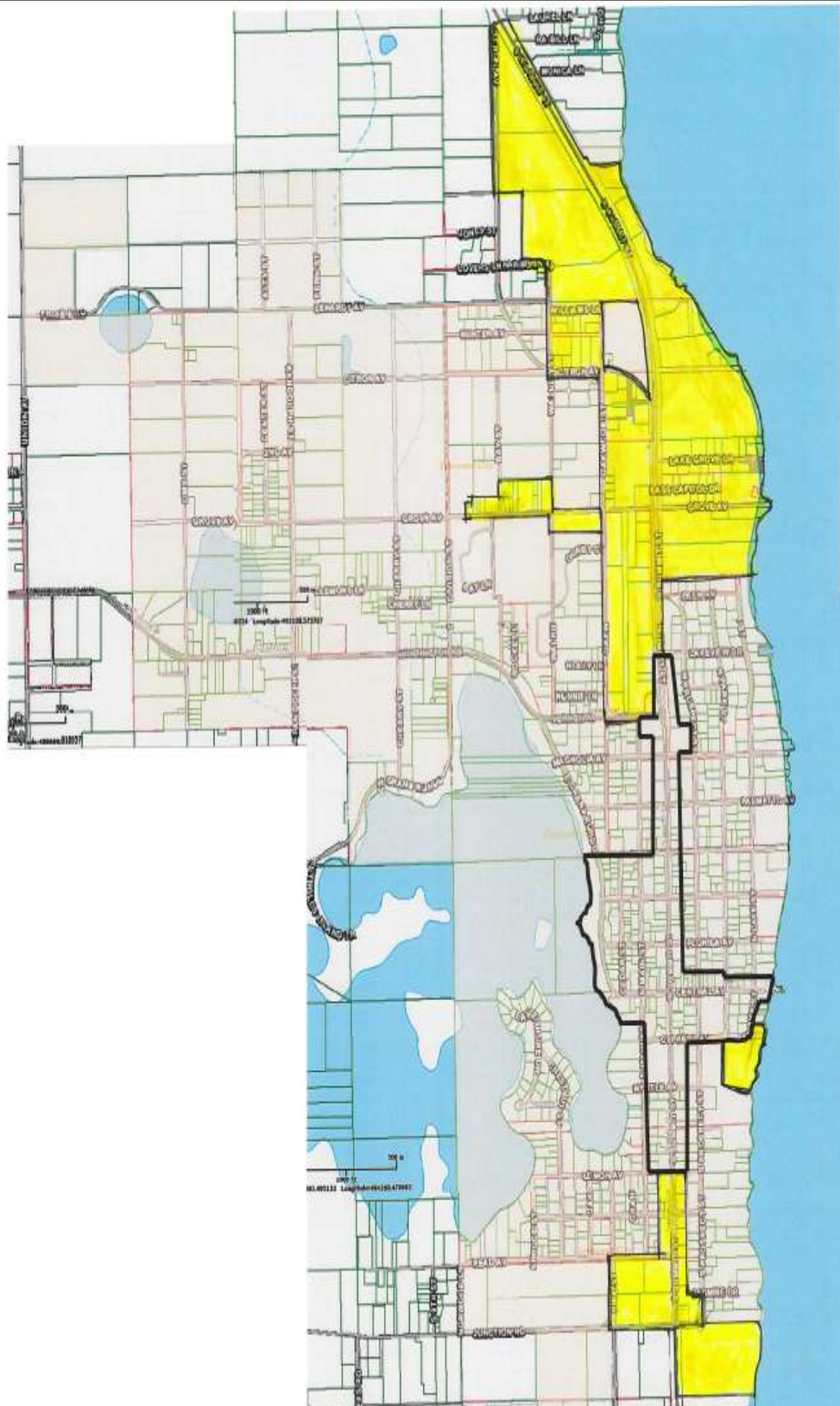


Proposed CRA Expansion Map



Who is the CRA

The CRA Board: The activities and programs offered within a Community Redevelopment Area are administered by the Community Redevelopment Agency. A five-member CRA "Board" created by the city directs the agency. Crescent City's Board is comprised of City Commissioners. Although one local government may establish multiple CRA districts, there generally may be only one CRA Board. Each district must maintain separate trust funds, and expend those funds only in that district.

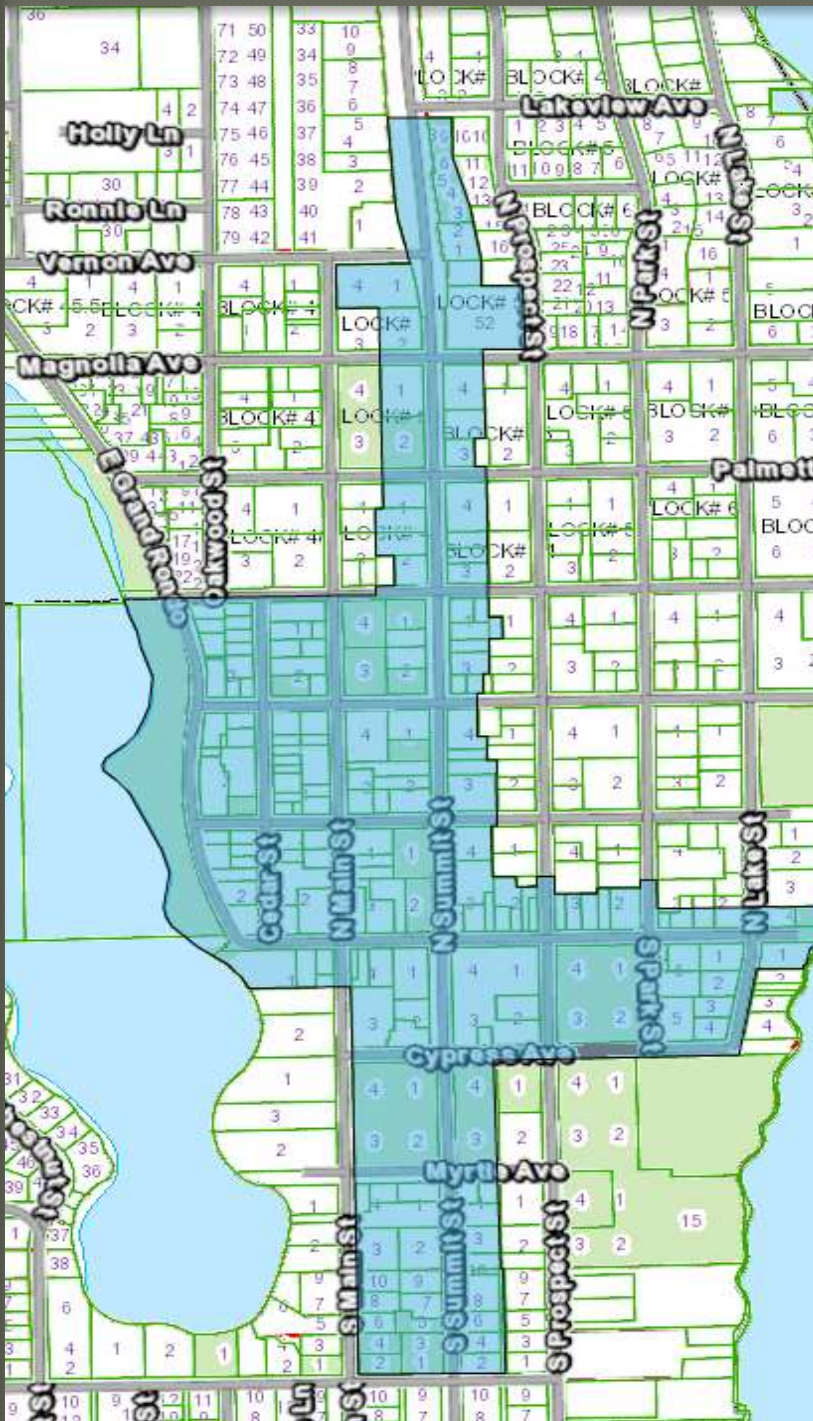


What is the “CRA”?

Community Redevelopment Area (“CRA”)

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. **To document that the required conditions exist, the local government must survey the proposed redevelopment area and prepare a Finding of Necessity. If the Finding of Necessity determines that the required conditions exist, the local government may create a Community Redevelopment Area** to provide the tools needed to foster and support redevelopment of the targeted area.

Current CRA Boundary Map – Established in 1995



Current CRA Statistics

Area:	88 acres
Number of Parcels:	184

City-Wide Property Tax

FY1995 Taxable Value:	\$36,257,091
FY1995 Property Taxes:	\$ 299,121
FY2018 Taxable Value:	\$61,103,555
FY2018 Property Taxes:	\$ 524,965

Tax Increment

1995 Taxable Values:	\$ 7,436,011
2018 Taxable Values:	\$ 9,882,516
Tax Increment:	\$ 2,446,505

FY2018 CRA Payments

City Portion:	\$ 19,968
County Portion:	\$ 21,087
Total CRA Revenue:	\$ 41,055

Annual Growth Rate of Taxable Values City-Wide Since 1995*: 2.2%

Annual Rate Growth of Taxable Values inside CRA since 1995*: 1.2%**

*Annual Growth Rate (AGR) is actually the Compound AGR, which is calculated as following:

$$\text{CAGR} = (\text{Ending value} / \text{Beginning value})^{1/n} - 1 \text{ [e.g. } (\$61,103,555 / \$36,257,091)^{1/24} - 1]$$

**You will notice the city wide growth in value is higher than inside the CRA, which is counterintuitive to the whole purpose. Although several factors could explain this, this most significant factors are (1) the Winn Dixie was built outside the CRA in 1997, and (2) the Miller Enterprises sold their business and property inside the CRA in 1995 and within less than 10 years it was seized by the federal government from subsequent owners and sat vacant and dilapidated for years. Although cleaned up, its 1995 taxable value was \$769,074, which represents 10% of the total value inside the CRA in 1995, and since the Federal Marshalls seized it and the City acquired it from them, its current taxable value is \$0.

When was the CRA formed

☐ November 1995

☐ Time Frame: 30 Years

☐ 2025 Expiration Date

How Does (Can) The CRA Work

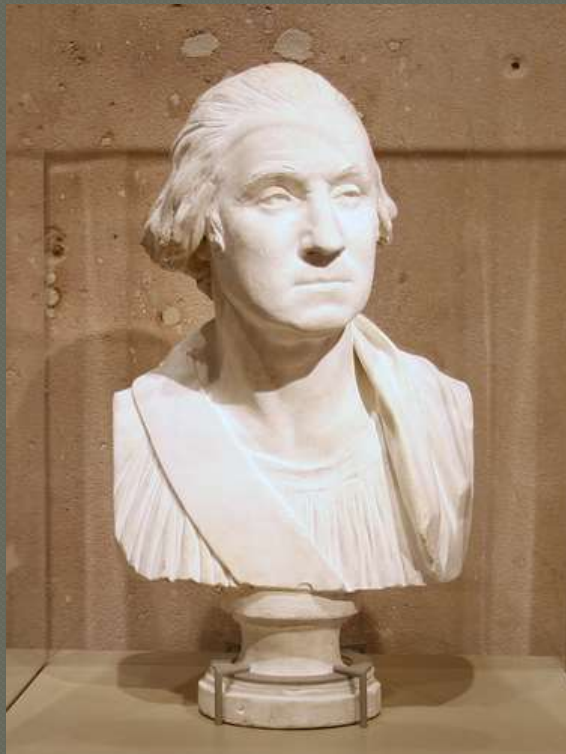
- Sets a Framework for establishing a redevelopment plan for a blighted or depressed area.
- Defines an area for application of certain funding mechanisms to achieve the plan goals - Tax Increment Financing (“TIF”)

TIF

- **Tax increment financing** is used to leverage public funds to promote private sector activity in the targeted area.
- The dollar value of all real property in the Community Redevelopment Area is determined as of a fixed date, also known as the “frozen value.” Taxing authorities, which contribute to the tax increment, continue to receive property tax revenues based on the frozen value. These frozen value revenues are available for general government purposes.
- However, any tax revenues from increases in real property value, referred to as “increment,” are deposited into the Community Redevelopment Agency Trust Fund and dedicated to the redevelopment area.

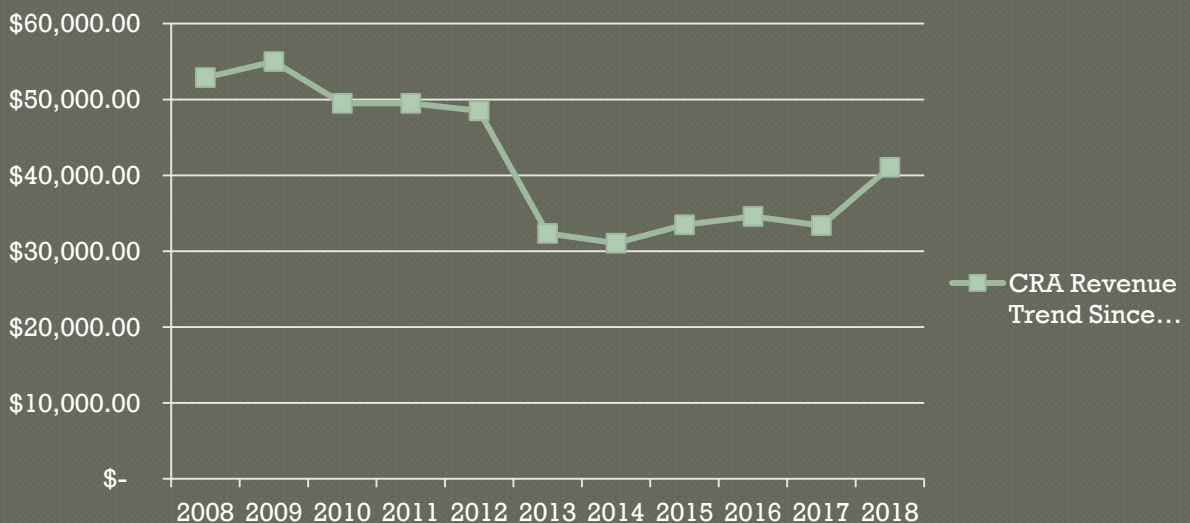
Accomplishments of CRA before 2007

Only project of note from 1995
until 2007 was to streetscape
Central Av, which was...
I cannot tell a lie...



The Current CRA Also Took Some Hits Beyond the City's Control

- The Great Recession took hold in 2009, dropping property values to near 2003 levels

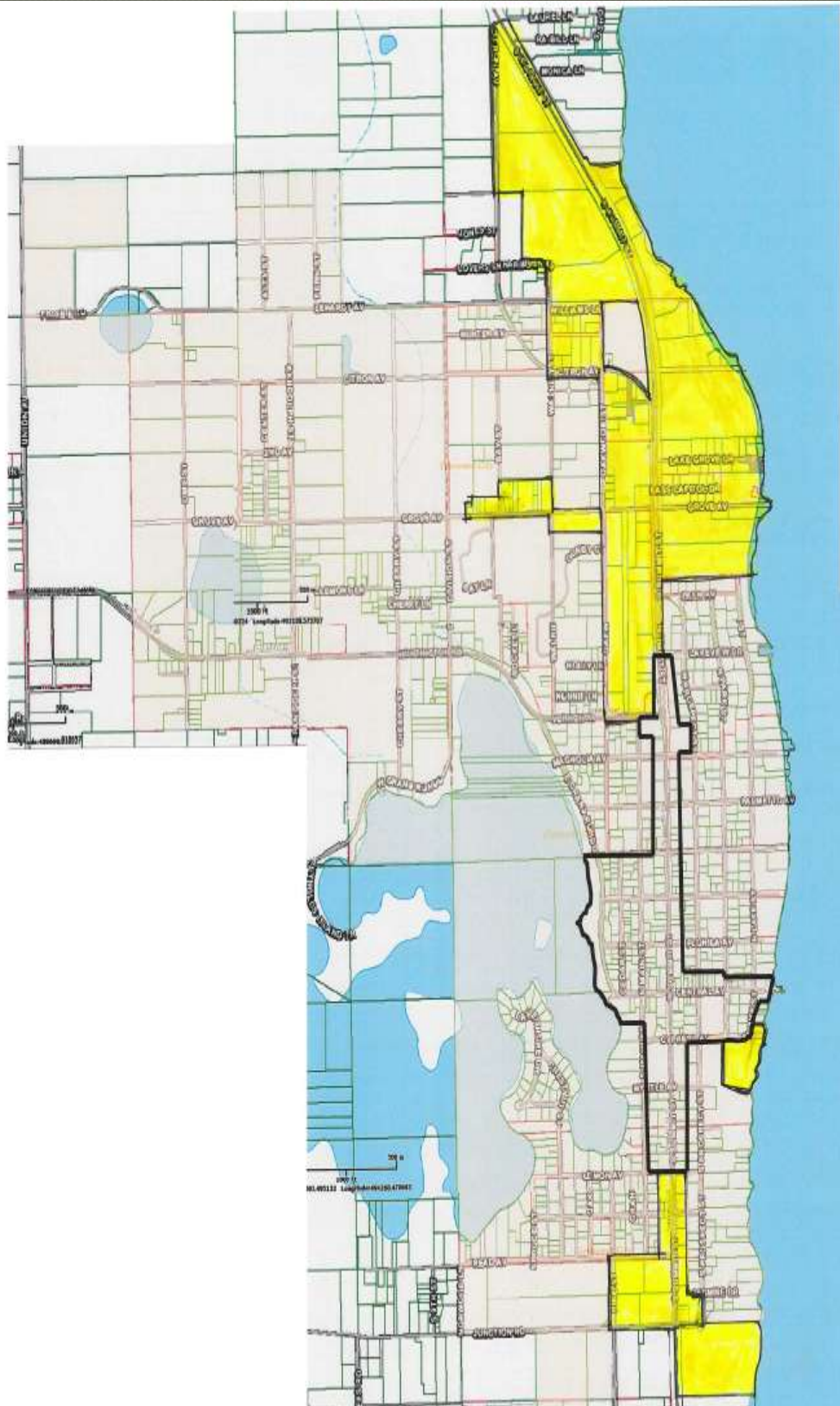


- The “Miller Property” was 10% of the total assessable value inside the CRA in 1995, it sold post-1995, fell into a serious deteriorated condition, and was acquired by the federal government and subsequently the city's CRA Board.

CRA Accomplishments Since 2007

- Stormwater structure repairs on Central Av
- Purchase of the Miller Property
- Demolition of the dilapidated buildings on Miller Property
- Relocation of one historic structure on Miller Property
- Murals on City Hall and three other locations
- Façade grants to fix up small businesses
- Repaired numerous decorative street lights that were out

Proposed CRA Expansion Map



Criteria for Finding of Necessity

Florida Statutes, Section 163.340(8): “Blighted area” means an area in which there are a substantial number of deteriorated or deteriorating structures; in which conditions, as indicated by government-maintained statistics or other studies, endanger life or property or are leading to economic distress; and in which two or more of the following factors are present:

- (a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.**
- (b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.**
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.**
- (d) Unsanitary or unsafe conditions.**
- (e) Deterioration of site or other improvements.**
- (f) Inadequate and outdated building density patterns.**

(g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.

(h) Tax or special assessment delinquency exceeding the fair value of the land.

(i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.

(j) Incidence of crime in the area higher than in the remainder of the county or municipality.

(k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.

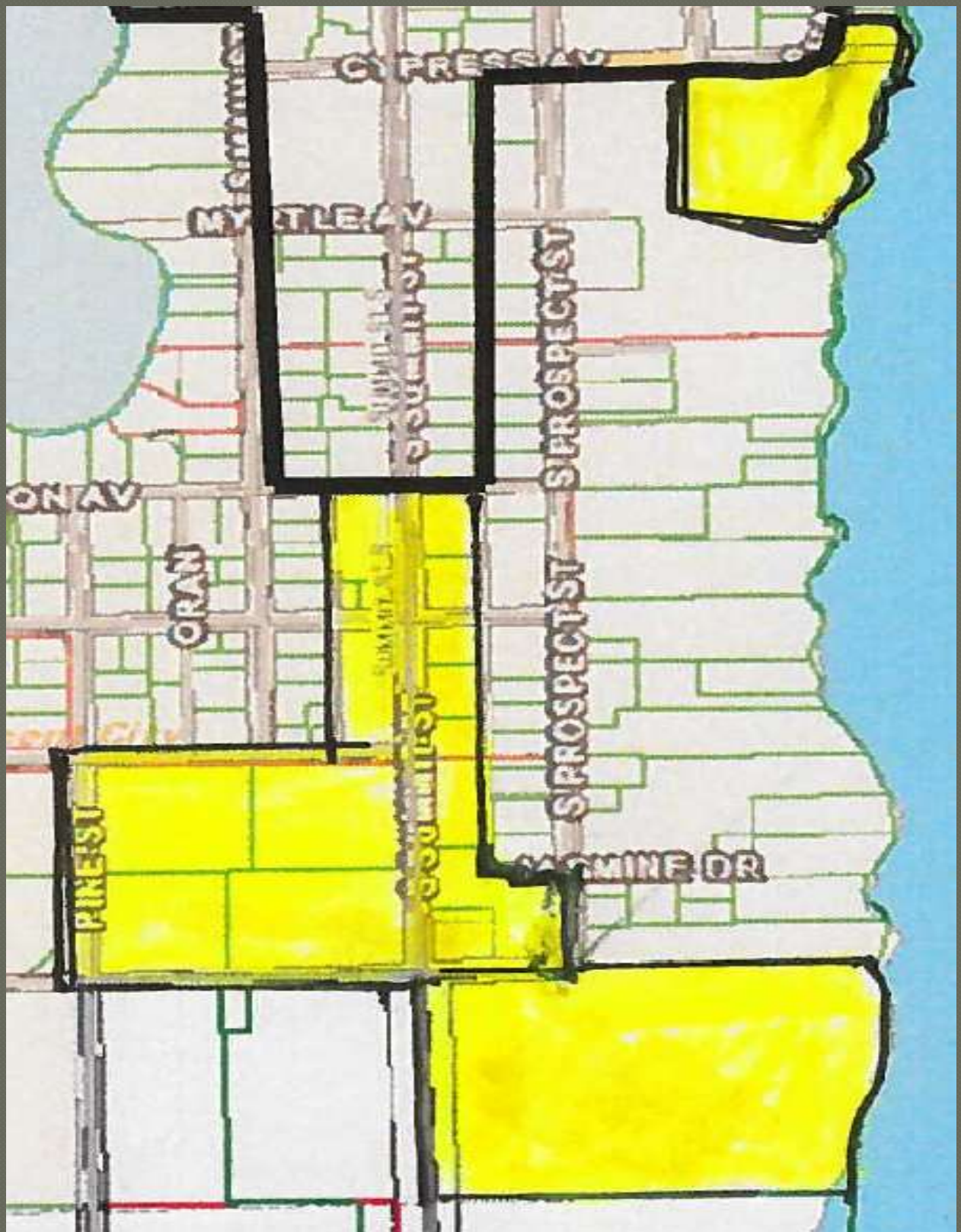
(l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.


(m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.

(n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.

(o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.

South End Expansion

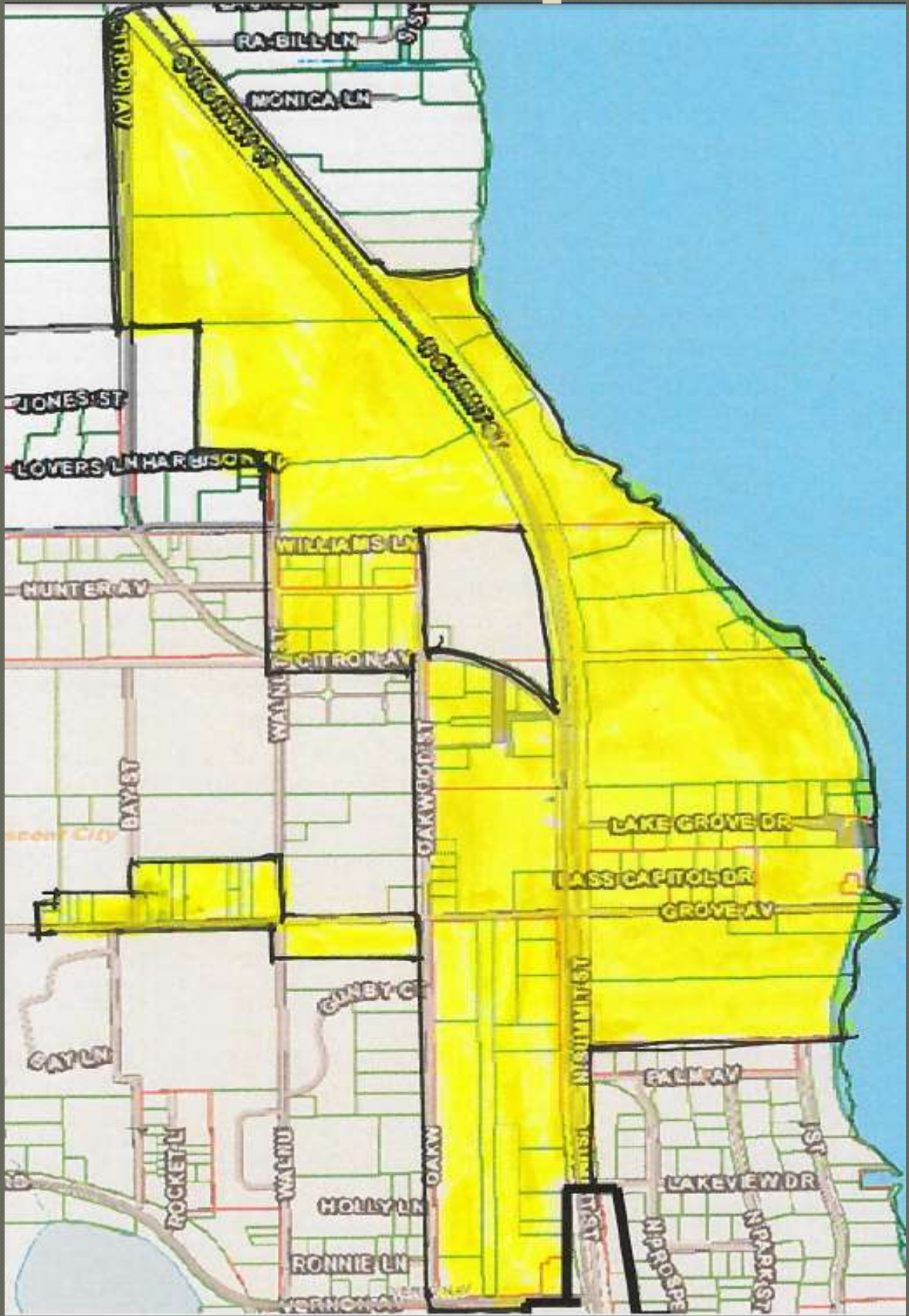





South Expansion Photos

For CRA Workshop
November 20, 2017

North End Expansion





North Expansion Photos

For CRA Meeting November 20, 2017

Summary of Statistical Analysis for Finding of Necessity

Total Vacant Acres	125.380	63%
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Total Acres Not Vacant	72.771	37%
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Total Acres	198.151	
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% of Parcels with Blight	54%
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% Acres with Blight	72%
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Total Parcels w/ Blight Structures	31
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% Blighted Parcels w/Structures	46%
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Total Blighted Acres w/Structures	27
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% Blighted Acres w/Structure	18%
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*Categories of Blight Present within the CRA Expansion Area:

- Sanitation issues resulting from the absence of water and sewer, or inadequately sized infrastructure
- significant deterioration, with 31 of the 82 (or 38%) of the parcels with improvements containing blighted structures that are vacant and/or not suitable for occupation
- Transportation issues related to inadequate roads and access, and dilapidated, inadequate or non-existent off-street parking
- Deterioration of vacant sites that were once predominantly viable orange groves but now sit vacant, overgrown, deteriorating and underutilized
- Vacant properties, which make up 63% of acreage demonstrated a specific overall decline in assessable property values over the past 5 years

So why expand?

S/D

- Install properly sized water and sewer infrastructure
- Upgrade existing infrastructure

D

- Expand Façade Grant Program
- Funding source for some abatements

T

- Redesign Central Avenue
- Construct design changes

T

- Design and pave existing dirt roads
- Improve off-street parking and access to Summit St

H

- Partner with other government agencies, NGOs and Non-Profits to improve housing stock.

S – sanitation

D – deterioration of site or other improvements

T – transportation

H – housing

Where do we go from here?

- I. Finalize decision on the proposed expanded CRA boundary map and 10-Year extension of current CRA before January 4, 2018; including a legal description of the proposed revised CRA boundary per the adopted physical map.
- II. Develop plan amendments that will update the current CRA and provide the guidance needed for the expanded areas as well under the scope of work covered by the DEO grant that is funding this effort.
- III. Update the Comprehensive Plan and the Land Development Code to insure the CRA Plan is still consistent with these documents

Where do we go from here

(continued)

Step II is the most critical with regard to what we are going to do to make the CRA Plan work. Through a series of public meetings and public hearings we will be preparing a proposed CRA Plan update to reflect the expanded CRA boundary and address the following Plan updates:

- ✓ Identify areas within the CRA with critical needs for water and sewer infrastructure upgrades and expansion.
- ✓ Identify area(s) within the CRA that are best suited for marina development.
- ✓ Identify public assets that may be suitable for developing historic-based tourism.
- ✓ Develop a design concept for Central Avenue that addresses parking, utility infrastructure, stormwater, lighting, pedestrian access, vegetation for shade, pervious surfaces, streetscaping, and lake access.
- ✓ Consider planning and design for a pedestrian connection that links the Sunrise Park, historical amenities (remnants of the Grantee's former jail and the water wheel at Sunrise Park) and the Crescent Avenue business area.
- ✓ Include specific objectives and guidelines for developing the CRA's 2.2-acre property known as the "Miller Property".

Where do we go from here (continued)

After submitting a draft of the proposed CRA Plan update to the DEO for review and comment , we will then move into Step III and present CRA Plan update to the Planning and Zoning Board and City Commission for approval or adoption addressing any comments provided by DEO.

We will conduct one advertised public hearing before the Planning and Zoning Commission to recommend to the City Commission that the proposed CRA Plan update does (or does not) conform to the comprehensive plan, and include any proposed changes necessary to make it consistent.

The City Commission will hold its own public hearing to make the final approval of the CRA Plan with any notices or reports to taxing authorities that are required Florida Statutes.

QUESTIONS?