

**CITY OF BROOKSVILLE
COMMUNITY REDEVELOPMENT AGENCY
ANNUAL REPORT
2019-2020 FISCAL YEAR**



Filed: March 18, 2021

*The cover photo (above) shows the exterior improvements to the Browning Insurance Company in the Brooksville Community Redevelopment Agency's (CRA) Commercial Property Improvement Grant Program District. A key objective of this Program, as outlined in the CRA's Community Redevelopment Plan, is to create attractive places within the District through visual and functional improvements that make downtown more enticing. The exterior walls were painted and the awnings were re-covered. This project was completed in April 2020, and was funded by the CRA through the Commercial Property Improvement Matching Grant Program.

HISTORY:

In 1999, the City of Brooksville formally instituted a Community Redevelopment Area in its downtown core. In accordance with Chapter 163, F.S., the City adopted Ordinance No. 590 and Resolution No. 98-18, which delineate and establish the Community Redevelopment Area, the Tax Increment Financing (TIF) District, the Community Redevelopment Agency (CRA) and the related Agency Trust Fund. The City also adopted a Community Redevelopment Plan (CRP) for this area as well as a Revitalization Plan that addresses the entire City. Florida Statutes and the City's Ordinance No. 590 provide for all applicable taxing authorities that assess taxes within the Project Area to pay into the Trust Fund each year, the incremental increase of tax revenues produced by the taxing authority's millage rate that is applied to the increase in total assessed value over the assessed value amount originally set by the established base year. Ordinance No. 590 established the base tax year as 1998. The following table represents the TAX INCREMENT FINANCING BILLING HISTORY through the 2020 calendar year:

<i>TIF Billing Year</i>	<i>Date Billed</i>	<i>Assessed Value Increment over base year</i>	<i>City of Brooksville TIF Amount</i>	<i>City Millage Rate</i>	<i>Hernando County TIF Amount</i>	<i>County Millage Rate</i>	<i>Annual TIF Revenue Subtotal</i>	<i>Cumulative TIF Revenue Subtotal</i>
1999	12/08/99	\$55,260.00	\$419.98	8.0000	\$455.14	8.6695	\$875.12	\$875.12
2000	10/25/00	\$233,144.00	\$1,771.89	8.0000	\$1,865.00	8.4204	\$3,636.89	\$4,512.01
2001	11/01/01	\$2,132,735.00	\$16,208.79	8.0000	\$17,060.56	8.4204	\$33,269.35	\$37,781.36
2002	11/25/02	\$2,902,420.00	\$22,058.39	8.0000	\$24,789.22	8.9904	\$46,847.61	\$84,628.97
2003	10/21/03	\$4,280,409.00	\$32,531.11	8.0000	\$36,494.62	8.9747	\$69,025.73	\$153,654.70
2004	10/25/04	\$5,086,492.00	\$38,029.16	7.8700	\$44,578.67	9.2254	\$82,607.83	\$236,262.53
2005	10/13/05	\$5,883,236.00	\$41,918.06	7.5000	\$50,947.76	9.1156	\$92,865.82	\$329,128.35
2006	10/12/06	\$6,880,577.00	\$49,024.11	7.5000	\$56,316.29	8.6156	\$105,340.40	\$434,468.75
2007	10/22/07	\$6,944,362.00	\$41,713.74	6.3230	\$46,449.82	7.0409	\$88,163.56	\$522,632.31
2008	11/04/08	\$10,393,781.00	\$59,925.86	6.0690	\$69,284.54	7.0168	\$129,210.40	\$651,842.71
2009	10/16/09	\$8,402,952.00	\$48,447.64	6.0690	\$56,013.75	7.0168	\$104,461.39	\$756,304.10
2010	10/06/10	\$7,126,453.00	\$43,125.73	6.3700	\$47,504.66	7.0168	\$90,630.39	\$846,934.49
2011	10/18/2011	\$7,089,377.00	\$42,901.36	6.3700	\$47,958.61	7.1209	\$90,859.97	\$937,794.46
2012	10/05/2012	\$5,793,796.00	\$36,327.10	6.6000	\$41,249.43	7.4943	\$77,576.53	\$1,015,370.99
2013	10/04/2013	\$6,125,883.00	\$39,175.73	6.7317	\$48,613.93	8.3535	\$87,789.66	\$1,103,160.65
2014	10/06/2014	\$6,321,841.00	\$40,215.70	6.6962	\$50,915.53	8.4778	\$91,131.23	\$1,194,291.88
2015	10/06/2015	\$6,636,400.00	\$41,887.00	6.6439	\$54,184.08	8.5944	\$96,071.08	\$1,290,362.96
2016	10/10/2016	\$5,669,677.00	\$35,778.33	6.6426	\$46,291.10	8.5944	\$82,069.43	\$1,372,432.39
2017	10/13/2017	City-\$5,062,313 County-\$5,041,293	\$33,550.40	6.9763	\$40,681.61	8.4944	\$74,232.01	\$1,446,664.40
2018	10/22/2018	City-\$5,471,527 County-\$5,419,618	\$32,227.29	6.2000	\$44,970.26	8.7344	\$77,197.55	\$1,523,861.95
2019	10/15/2019	City-\$6,164,071 County-\$6,141,172	\$36,306.38	6.2000	\$56,791.60	9.7344	\$93,097.98	\$1,616,959.93
2020	10/26/2020	City-\$7,559,956 County-\$7,535,894	\$42,373.52	5.9000	\$67,900.22	9.4844	\$110,273.74	\$1,727,233.67
TOTAL			\$775,917.27		\$951,316.40			

STAFFING:

The City of Brooksville provides management, planning and financial services to the CRA for an annual fee. In November 2010, the Community Redevelopment Agency hired a consultant to update the Community Redevelopment Plan (CRP) and assist with implementing the CRP goals, objectives and project plans.

MEETINGS:

CRA business was discussed at 7 meetings leading into, during and just exiting the 2020 fiscal year, as follows: December 12, 2019 [CRA-ERC Grant]; December 12, 2019 [CRA-ERC Grant]; January 30, 2020 [CRA-ERC Grant]; January 30, 2020 [CRA-ERC Grant]; April 30, 2020 [CRA-ERC Grant]; August 13, 2020 [CRA-ERC Grant]; and December 28, 2020 [CRA-ERC Grant]. Minutes for the meetings are on file in the office of the City Clerk. Topics addressed at these meetings included review of CRA grant applications, and Capital Improvement Plan for fiscal years 2020-21 through 2026.

CRA staff continues to coordinate with the Brooksville Main Street program, whose District mirrors the established CRA District. Staff participates with Main Street's Design Committee, which is complementary to the promotion of historic preservation and the commercial exterior grant program that the CRA has in place. The Main Street Program has been extremely successful in sponsoring, co-sponsoring and supporting over 200 events per year within the District, bringing many people into the downtown to visit the business community and enjoy the ambiance of our historic community. The Brooksville CRA and Brooksville Main Street have worked in unison to promote transportation projects such as reversing the one-way pairs in the downtown and establishing a viable route to close the Coast-to-Coast Trail gap between the Suncoast Trail and the existing Good Neighbor Trail. These projects, will provide for maximum revitalization and investment within the related areas of the City and County. The Brooksville Main Street program, has taken many steps toward establishing programs and events that will help to provide social and economic stability in Brooksville's future.

PROJECTS:

In the year 2000, the City/CRA initiated a Commercial Revitalization Project, which included four blocks of Main Street from Fort Dade Avenue to just south of Liberty Street. Funding was obtained through CDBG-CR & MPO Enhancement Fund grants leveraged with local revenues. The project included placing utilities (electric, cable, phone, etc.) underground, installing decorative brick pavers and crosswalks, landscaped bulb-outs at the intersections, old-style street lights, tree planting, benches and trash receptacles. The project was completed in 2004. The City subsidized the CRA with matching funds that were applied to this project in the amount of \$150,000. A payment schedule was proposed for reimbursing the City for this loan, as well as management fees that accumulated in the early years of the CRA. As part of the budgeting process for the 2008-2009 fiscal year, the City put the money previously allocated for the above-referenced debt service (\$8,975, plus all future year debt service for this loan) back into the CRA TIF trust fund to be used for redevelopment purposes. Forgiving this debt obligation effectively converted the balance of future year debt service (in the amount of \$192,383) into future year revenues that may be used for redevelopment activities as outlined in the Community Redevelopment Plan.

CRA staff administer a commercial exterior improvement grant program (initially adopted/implemented June 1, 2009) to benefit properties located within the redevelopment area. To date, 39 grant applications from business properties have been approved and have benefitted from this program. The private investment in projects completed exceeds CRA grant funding by almost five times the amount. The CRA anticipates more businesses taking advantage of this program as the economy continues to improve and the capability for private property investment improves with it. On Page 8 of this report, Exhibit "A" displays some "before and after" pictures of a couple of properties that recently utilized the CRA grant program.

As previously noted, a planning/design consultant was selected by the Community Redevelopment Agency in the latter part of 2010 to work with staff in updating the Community Redevelopment Plan and subsequently move forward with assisting the CRA in implementing projects targeted by the Plan. The CRA Plan update was completed on January 7, 2013. An important component of the Plan update is the inclusion of a five-year Capital Improvement Program (CIP). The current CIP targets \$692,000 worth of CRA investment in projects and improvements over the next five years, which may be leveraged with other funding sources and investments to make significant improvements within the downtown district.

The updated Community Redevelopment Plan specifies several projects, including a Downtown Beautiful Program which augments the existing Commercial Property Exterior Grant program and encourages private-public partnerships to improve and enhance the “look” and “feel” of the Community Redevelopment Area. The most recent Downtown Beautiful project approved in the 2018 fiscal year, is the “Uptown Water Tower Park” project. This project provided for various amenities including a pavilion, a bike fix-it station, a watering station, “Uptown” bike racks, and a brick paver surface surrounded by landscaping and picnic tables. Additionally, the parking area was resurfaced and restriped. Another project specified within the Plan provided for installing gateway improvements and wayfinding signage. The signage project was bid and a contract was awarded to a contractor to refine the design, obtain permits (through the FDOT & City as applicable), construct and install the signs. The wayfinding signage project was completed in September 2017, establishing historic style signage throughout and leading into the district that provides direction to key points of interest within the Redevelopment Area. Additionally, the Community Redevelopment Agency completed, accepted and approved Recreation and Storm water Master Plans for the CRA in the 2014-15 fiscal year, which will help to guide public and private development activities within the CRA for years to come. Other projects/programs targeted by the CRP include expanding the City's streetscape, developing cultural events and business recruitment and retention programs (in tandem with the Brooksville Main Street Program); developing an independent CRA webpage; and it further provides for the development of a parking improvement plan. No expenditures have been made in regard to affordable housing for low income and middle income residents.

The City of Brooksville received an EPA 2019 Brownfields Grant Award in the amount of \$300,000, which was announced June 12, 2019. City Council has approved an environmental consultant contract with Cardno, Inc., for the three-year period in which this grant will be active. The grant term is from October 1, 2019 to September 30, 2022. This will have a positive economic affect in the Community Redevelopment Area, as well as City wide. To date, the Brownfields Grant Award has been highly successful in reaching its stated goals, and will be completing its stated mandate in late 2021, ahead of schedule.

FINANCIALS:

Revenues/Expenses Report - By Period

615 - Community Redevelopment Agency

10/01/2019-09/30/2020

		<u>Actual</u>	<u>Budget - Original</u>	<u>Variance - Original</u>
	Taxes			
40000	Ad Valorem Taxes	<u>93,097.98</u>	<u>80,285.00</u>	<u>12,812.98</u>
	Total Taxes	<u>93,097.98</u>	<u>80,285.00</u>	<u>12,812.98</u>
	Interest Income			
48810	Interest Earnings/Dividends	<u>134.54</u>	<u>200.00</u>	<u>(65.46)</u>
	Total Interest Income	<u>134.54</u>	<u>200.00</u>	<u>(65.46)</u>
	Total Revenues	<u>93,232.52</u>	<u>80,485.00</u>	<u>12,747.52</u>
	Operating Expenses			
53400	Other Contractual Services	<u>(13,975.00)</u>	<u>(69,950.00)</u>	<u>55,975.00</u>
54800	Advertising Activities	<u>0.00</u>	<u>(500.00)</u>	<u>500.00</u>
55400	Books, Publications, Subscription & Membership	<u>(175.00)</u>	<u>(870.00)</u>	<u>695.00</u>
	Total Operating Expenses	<u>(14,150.00)</u>	<u>(71,320.00)</u>	<u>57,170.00</u>
	Other Services & Charges			
54900	Other Current Charges	<u>(15.00)</u>	<u>(100.00)</u>	<u>85.00</u>
58300	Other grants & aids	<u>(18,477.06)</u>	<u>(60,000.00)</u>	<u>41,522.94</u>
	Total Other Services & Charges	<u>(18,492.06)</u>	<u>(60,100.00)</u>	<u>41,607.94</u>
	Capital Outlay/Depreciation			
55630	Improvements Other Than Building	<u>0.00</u>	<u>(40,000.00)</u>	<u>40,000.00</u>
	Total Capital Outlay/Depreciation	<u>0.00</u>	<u>(40,000.00)</u>	<u>40,000.00</u>
	Total Expenditures/Expenses	<u>32,642.06</u>	<u>171,420.00</u>	<u>138,777.94</u>
	Net income/(Net Loss)	<u>60,590.46</u>	<u>(90,935.00)</u>	<u>151,525.46</u>

BALANCE SHEET:

Balance Sheet Per Fund

615 - Community Redevelopment Agency

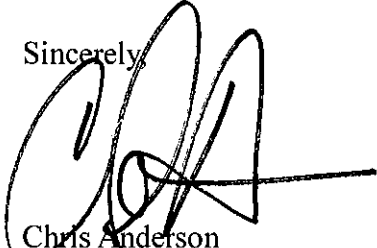
As of 09/30/2020

		<u>Prior Year</u>	<u>Current Year</u>	<u>Current Period Change</u>
	Cash			
10008	Cash- Certificate of Deposit	30,024.70	30,052.23	27.53
10009	Cash- CRA Money Market	<u>304,622.80</u>	<u>351,210.73</u>	<u>46,587.93</u>
	Total Cash	<u>334,647.50</u>	<u>381,262.96</u>	<u>46,615.46</u>
	Total Assets	<u><u>334,647.50</u></u>	<u><u>381,262.96</u></u>	<u><u>46,615.46</u></u>
	Accounts Payable			
20002	AP Voucher Clearing	<u>13,975.00</u>	<u>0.00</u>	<u>(13,975.00)</u>
	Total Accounts Payable	<u>13,975.00</u>	<u>0.00</u>	<u>(13,975.00)</u>
	Total Liabilities	<u><u>13,975.00</u></u>	<u><u>0.00</u></u>	<u><u>(13,975.00)</u></u>
	Equity			
30007	Fund Balance - Restricted	397,160.44	320,672.50	(76,487.94)
30060	Fund Balance- Unreserved	<u>0.00</u>	<u>0.00</u>	<u>76,487.94</u>
	Total Equity	<u>397,160.44</u>	<u>320,672.50</u>	<u>0.00</u>
	Total Liabilities and Fund Balance/Retained Earnings	<u><u>(334,647.50)</u></u>	<u><u>(381,262.96)</u></u>	<u><u>(46,615.46)</u></u>

This Annual Report of the City of Brooksville Community Redevelopment Agency is being filed with the office of the City of Brooksville City Clerk and the Brooksville Community Development Department, consistent with the requirements of Section 163.356(3) (c), Florida Statutes. The Report provides a summary of CRA activity through the 2019-2020 fiscal year. The report is a compilation of information obtained from public records and staff acting on behalf of the CRA. If there are any questions concerning the City of Brooksville Community Redevelopment Agency, please contact the City's Community Development Department at (352) 540-3810.

This report has been officially filed with the local government(s) on March 18, 2021.

Sincerely,



Chris Anderson
CRA Executive Director

cc: City of Brooksville Council/Community Redevelopment Agency Members
Mark Kutney, City Manager
Jennifer Battista, City Clerk
Autumn Sullivan, Finance Director
Vose Law Firm LLP, City Attorney
Toni Brady, Office of Management & Budget
Natalie Kahler, Brooksville Main Street Executive Director
CRA file

ATTACHMENTS:

Exhibit "A" – "Before & After" Grant Program Pictures of 29 S. Brooksville Avenue. (Johnston Law Group, P.A.) and 1 N Main St. (Browning Insurance Company); List of Successful Grant Projects Completed or Active to Date (Pages 8-10)

Exhibit "B" – City of Brooksville Historic District/Community Redevelopment Area (Page 11 - map graphic)

Exhibit "C" – "Community Redevelopment Agencies: What, When and How"; a publication of the Florida Redevelopment Association (Pages 12-14)

EXHIBIT "A"

29 S. Brooksville Avenue

BEFORE

AFTER

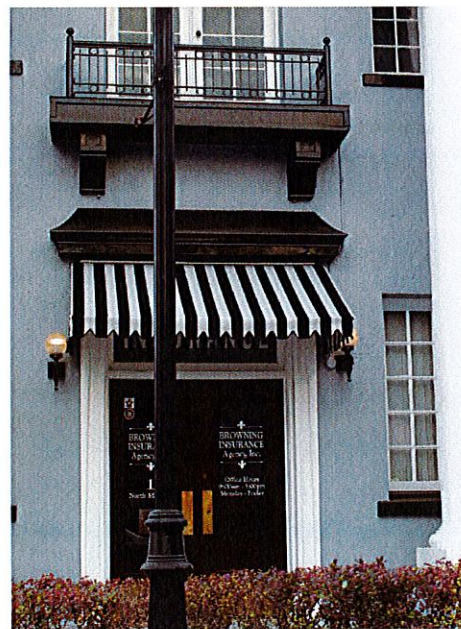
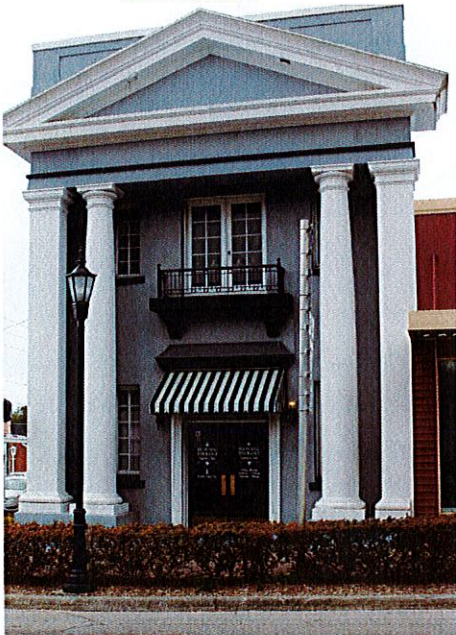


Community Redevelopment Agency Commercial Property Improvement Matching Grant Program

1 N. Main St.

BEFORE

AFTER



LIST OF SUCCESSFUL GRANT APPLICANTS

#	NAME	ADDRESS	DESCRIPTION	BID AMT	GRANT AMT	APPROVED	PAID	COMMENTS
1	Anna Smith (Comm. Bldg)	318 N Broad St	parking lot, painting	\$9,886.98	\$4,943.49	2/19/2010	4/20/2010 Ck # 0522	Complete
2	Lynn Mountain / Manuel LLC	161 E Jefferson St	parking lot, painting, landscaping, shutters	\$4,206.76	\$2,103.38	10/28/2010	3/11/2011 Ck # 0529	Complete
3	Joseph Lowman / Lowman Properties	31 S Main St	balcony, drainage, ADA ramp, painting	\$55,800.00	\$10,000.00	5/10/2011	6/4/12 Ck # 0541	Complete
4	Mark Browning / Browning Ins. Co.	1 N Main St	painting, awning	\$13,810.00	\$5,000.00	2/22/2012	4/12/2012 Ck # 0537	Complete
5	Robert Riley / Pronto Cleaners	104 S Main St	new roof, new siding	\$44,250.00	\$10,000.00	4/23/2012	7/13/2012 Ck #0543	Complete
6	Darlene Wylie - White Daisy Salon & Spa	414 E Liberty St	pressure wash, painting	\$5,100.00	\$2,550.00	3/23/2012	5/15/2012 Ck # 0540	Complete
7	James Tsacrios / Mallis Brothers Construction	12 N Broad St / 15 S Main St	window replacement on 2nd story	\$10,560.50	\$5,000.00	4/17/2012	5/7/2012 Ck # 0539	Complete
8	Richard Tombrink, Jr./The Tilted Cup	200 W Fort Dade Ave	pr. wash/paint roof, ext. walls, shutters, front porch; trim tree	\$7,664.00	\$3,832.00	5/24/2012	10/15/2012 Ck # 0547	Complete
9	Patricia Bechtelheimer /Westover's Flowers & Gifts	510 E Liberty St	parking area repaving; new shingled roof	\$40,238.48	\$10,000.00	6/22/2012	12/27/2012 Ck # 0549	Complete
10	Adele Vansciver /Women's Club	131 S Main St	driveway & sidewalk repairs	\$4,993.00	\$2,496.50	6/25/2012	8/20/12 Ck # 0545	Complete
11	Zeneda Partners/Powers Dorsett III	36 N. Broad St.	tile work on roof	\$15,030.64	\$1,950.00	4/4/2013	9/10/2013 Ck # 0555	Complete
12	Brooksville Commons	109 S. Broad St.	beautification project and common area to be used by public	\$240,000.00	\$10,000.00	6/27/2013	8/21/2014 Ck #0569	Complete
13	Zeneda Partners/Powers Dorsett	36 N. Broad St.	stucco exterior walls, window, door handicap ramp, painting	\$4,295.00	\$2,147.50	10/30/2013	5/19/2014 CK#0563	Complete
14	Weeks Hardware Joseph Weeks	115 N. Main Street	pressure wash, painting, awning, window repair	\$1,281.00	\$640.50	5/16/2014	7/1/2014 ck#0566	Complete
15	McCrory Building/Robert Buckner	11 N. Main Street	remove/replace soffit, remove/replace light cans/add electric outlet	\$5,007.26	\$2,503.63	6/5/2014	7/8/2014 Ck#0567	Complete
16	Law offices of Jimmy Brown	211 S. Main Street	Painting exterior and metal roof	\$8,000.00	\$4,000.00	3/24/2015	6/15/2015 Ck #0574	Complete
17	Catherine Mercogliano/Great Stuff	503 S. Main St.	remove/replace metal roof	\$10,200.00	\$5,000.00	6/29/2015	9/17/2015 Ck #0576	Complete
18	Lowman Law Firm	15 E. Liberty St.	stucco, painting, doors, windows, steps, awnings (renovation of adjacent bldg)	\$33,800.00	\$10,000.00	8/11/2015	4/10/2017 Ck #0594	Complete
19	Adele Van Sciver /Women's Club	131 S. Main St.	outside electrical, porch and steps renovation, gutters	\$5,000.00	\$2,503.50	10/15/2015	04/05/16 #0584	Complete
20	Archer Painting/ Wayne Vutech	114 E. Liberty St.	painting/repair or replace shingles	\$5,900.00	\$2,950.00	12/14/2015	1/29/2016 #0580	Complete
21	Robert Buckner	210 W. Jefferson St.	install 8' X 8' roll up door	\$4,000.00	\$2,000.00	2/9/2016	3/23/2016 #0582	Complete
22	Merritt Funeral Home	2 S. Lemon Ave	5 bay garage	\$72,238.00	\$10,000.00	3/21/2016	03/23/16 #0583	Complete
23	Robert Buckner	210 W. Jefferson St.	Painting exterior, repair stucco, paint curb, paint shed	\$4,400.00	\$2,200.00	3/30/2016	04/12/16 #0585	Complete

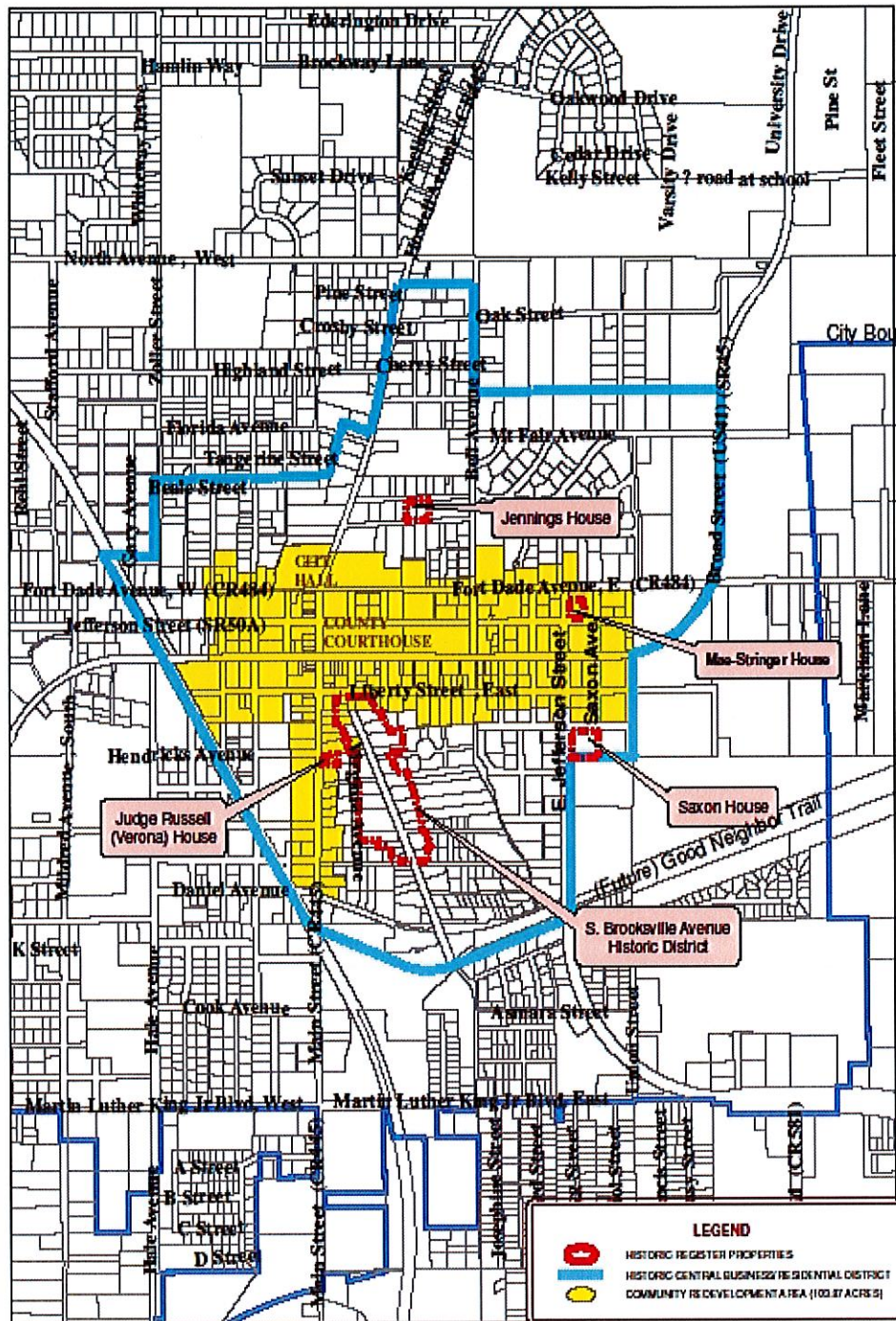
24	St. Aloysius Mission Assoc. Inc.	26 S. Brookville Ave.	stucco, painting, landscaping	\$14,900.00	\$5,000.00	5/15/2017	1/25/2018 #604	Complete
25	Jessica Haheer	151 S. Main St.	replace metal roof with metal roof	\$13,698.00	\$5,000.00	10/24/2017	1/25/18 #603	Complete
26	Timothy & Deborah Mullins	140 S. Main St.	Asphalt driveway improvement	\$6,750.00	\$3,375.00	1/31/2018	2/12/18 #605	Complete
27	John and Teresa Plant	201 S. Main St.	roof	\$7,600.00	\$3,800.00	4/2/2018	6/29/2018 #609	Complete
28	Robert Buckner	11 N. Main Street	sign, windows, painting, tile work	TBA	TBA	4/24/2018		pending
29	Gene Bell	22 N. Broad St	stucco, painting, copper panels, canopy	\$28,922.50	\$7,500.00	6/29/2018	3/7/2019 #620	Complete
30	Lori Sowers	220 N. Broad St.	New Roof, Painting Sign	\$8,287.76	\$4,143.88	8/9/2018	12/13/2018 #617	Complete
31	GFWC Woman's Club	131 S. Main St.	Exterior Paint	\$4,206.00	\$2,103.00	4/30/2019	8/12/2019 #622	Complete
32	Tom Adams	507 E. Jefferson St.	Exterior Paint, Parking Lot and Security Lights/Electrical	\$8,532.14	\$4,266.07	6/27/2019	11/7/2019 #625	Complete
33	Christine Lisk/Luxe Salon	12 W. Jefferson St.	Sign, Electrical, Paint, Texture and Trim	\$3,790.11	\$1,895.06	12/12/2019	1/30/2020 CK #628	Complete
34	Exempt	297 N. Broad St.	Sign, Exterior Paint and Parking Lot Resurfacing	\$10,244.54	\$5,000.00	12/12/2019	1/27/2020 # 627	Complete
35	Mark Browning / Browning Ins. Co.	1 N. Main St.	Painting, Awning	\$16,822.00	\$5,474.00	1/30/2020	4/17/2020 #629	Complete
36	Exempt	297 N. Broad St.	Awning, Windows and Gutters	\$6,621.68	\$541.93	1/30/2020	4/17/2020 #630	Complete
37	Rhonda Nienhuis/Bread Box Bakery, LLC	304 E. Fort Dade Ave.	Parking Lot Stripping, Patch Work and Curb Removal, Exterior Sign, Front Entrance Awning, New Front Door and Landscaping	\$7,255.00	\$3,627.50	4/30/2020		Pending
38	ADS Acquisitions, Inc.	29 S. Brooksville Ave.	Driveway Paving & Repairs	\$2,600.00	\$1,300.00	8/13/2020	9/16/2020 #631	Complete
39	Law Offices of Jimmy Brown	211 S. Main St.	New Canopy	\$4,270.65	\$2,135.32	12/28/2020		Pending

TOTALS

\$750,162.00 \$166,982.26



EXHIBIT "B" - CITY OF BROOKSVILLE HISTORIC DISTRICT/COMMUNITY REDEVELOPMENT AREA



0 650 1,300 2,600
Feet

*Base map information provided
by the Hernando County Property
Appraiser's office.
Map created by the Brooksville
Community Development Department.
Disclaimer: This map is intended for
planning purposes only, and should
not be used to determine the precise
location of any feature shown hereon.
E:\Plan\Map Project\CRA_1\HISTORIC_11123008.mxd

EXHIBIT “C”

Community Redevelopment Agencies: What, When, and How

CRAs, as they are known, are quite common, but often there are many questions in the minds of those who don't work with them every day. How are they authorized? Who oversees them? What is involved in their operation? How are they funded? This article is intended to simply answer those questions. It also summarizes the legislation passed in session 2002 relating to CRAs. For further information, please contact Carol Westmoreland of the Florida Redevelopment Association at cwestmoreland@flcities.com or call (850) 222-9684, ext. 115.

What is a Community Redevelopment Area or District?

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.

There are currently 178 Community Redevelopment Areas in the State of Florida. The designation is used by Florida cities of all sizes, from Jacksonville and Tampa to Madison and Apalachicola. Many familiar locations, such as Church Street in Orlando, Ybor City in Tampa and the beachfront in Ft. Lauderdale are successful examples of Community Redevelopment Areas.

What is a Community Redevelopment Agency?

The activities and programs offered within a Community Redevelopment Area are administered by the Community Redevelopment Agency. A five-to-seven member CRA “Board” created by the local government (city or county) directs the agency. The Board can be comprised of local government officials and or other individuals appointed by the local government. 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 a Community Redevelopment Plan?

The Community Redevelopment Agency is responsible for developing and implementing the Community Redevelopment Plan that addresses the unique needs of the targeted area. The plan includes the overall goals for redevelopment in the area, as well as identifying the types of projects planned for the area.

Examples of traditional projects include: streetscapes and roadway improvements, building renovations, new building construction, flood control initiatives, water and sewer improvements, parking lots and garages, neighborhood parks, sidewalks and street tree plantings. The plan can also include redevelopment incentives such as grants and loans for such things as façade improvements, sprinkler system upgrades, signs, and structural improvements. The redevelopment plan is a living document that can be updated to meet the changing needs within the Community Redevelopment Area; however, the boundaries of the area cannot be changed without starting the process from the beginning.

What is Tax Increment Financing?

Tax increment financing is a unique tool available to cities and counties for redevelopment activities. It 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.

It is important to note that property tax revenue collected by the School Board and any special district are not affected under the tax increment financing process. Further, unlike in some states, Florida taxing entities write a check to the CRA trust fund, after monies are received from the tax collector. In California, the increment is sent to the CRAs directly out of collected county tax revenues, before they are distributed to each taxing entity.

The tax increment revenues can be used immediately, saved for a particular project, or can be bonded to maximize the funds available. Any funds received from a tax increment financing area must be used for specific redevelopment purposes within the targeted area, and not for general government purposes.

How does the CRA Process Work?

A public meeting begins the designation process. Several steps will have to be accomplished before the Community Redevelopment Area becomes a reality. These steps are briefly outlined below.

I. Adopt the Finding of Necessity. This will formally identify the blight conditions within the targeted area and establish the area boundary.

II. Develop and adopt the Community Redevelopment Plan. The plan addresses the unique needs of the targeted area and includes the overall goals for redevelopment in the area, as well as identifying specific projects.

III. Create a Redevelopment Trust Fund. Establishment of the Trust Fund enables the Community Redevelopment Agency to direct the increase in real property tax revenues back into the targeted area.

The Florida Legislature addressed CRAs in 2002 from an intergovernmental point of view, to strengthen the ability of cities and counties to manage CRA creation, notices and term issues. Disputes between cities and counties involving CRAs can be resolved locally by interlocal agreements, and should be, since they usually involve growth management issues other than just funding.

Florida Redevelopment Association Legislative Position

The FRA supports the ability of local governments to create and effectively use community redevelopment agencies to redevelop and revitalize their urban areas. This includes the use of tax increment financing. They further support local control and disposition of any disputes between local governments over the use of such agencies and financing. The Florida Redevelopment Association is available for technical assistance, legislative advocacy and redevelopment educational resources.

For copies of current or past bills, statutes or further legislative information, you may visit www.leg.state.fl.us or call FRA at (800) 616-1513, ext. 115.

About the FRA

The Florida Redevelopment Association (FRA) is dedicated to the revitalization and preservation of Florida's communities. Operated under a contract with the Florida League of Cities in Tallahassee, its purpose is to promote the improvement of downtowns and other urban areas through redevelopment and development activities under the Florida Statutes; encourage Florida's communities to create a healthy mix of affordable workforce and market rate housing; and provide a forum for networking, training and technical assistance; be an advocate for its membership; and monitor legal and legislative issues. The FRA currently has more than 300 public and business agency members.

Summary

CRAs are a specifically focused financing tool for redevelopment. CRA Boards do not establish policy for the city or county - they develop and administer a plan to implement that policy. The CRA acts officially as a body distinct and separate from the governing body, even when it is the same group of people. The CRA has certain powers that the city or county by itself may not do, such as establish tax increment financing, and leverage local public funds with private dollars to make redevelopment happen. The CRA term is limited to 30 years, 40 years if extended. After that time, all revenues (presumably much increased from the start of the CRA) are retained by each taxing entity that contributed to the CRA trust fund.