



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

New Business - Miscellaneous

J.5.

7/8/2025

Subject:

Discussion re: Dissolution of Community Redevelopment Agencies (CRA's)

Fiscal Impact:

CRA's divert millions annually from the County's general fund and other taxing authorities.

Reclaiming these funds will:

- Allow for immediate reinvestment in fire-rescue.
- Improve response times and reduce risk to life and property.
- Increase countywide equality by reallocating funds previously confined to narrow geographic zones.

Dept/Office:

District 1

Requested Action:

It is requested that the Board direct staff to prepare a report for each Community Redevelopment Agency (CRA) in Brevard County identifying whether the Board of County Commissioners may dissolve the CRA or eliminate or reduce County Tax Increment Financing (TIF) for such CRA. For each CRA subject to dissolution or elimination or reduction in TIF funding, it is requested that the Board direct staff to prepare a Statement of Legislative Intent authorizing the advertisement of a public hearing to consider an ordinance dissolving the CRA, or eliminating or reducing TIF funding to the CRA, as appropriate.

Summary Explanation and Background:

CRA's were originally established to combat blight and stimulate redevelopment in targeted areas. While some CRA's have contributed to localized economic improvements, many have long outlived their original mission, operating without updated redevelopment plans or measurable return on investment.

In contrast, Brevard County Fire Rescue faces increasing demands, including:

- Rising call volumes due to population growth.
- Low staffing and aging infrastructure.
- Extended response times in some underserved regions.

The commissioners began the task of dissolving and reappropriating special funding with the dissolution of the North Brevard Economic Development Zone on May 20th, 2025. It is imperative to prioritize the life-saving services of our fire departments over continued discretionary spending in districts that have already benefitted from decades of CRA investments.

Proposal Objectives

1. Terminate all active CRAs in Brevard County through legal sunset provisions or legislative action.
2. Redirect the annual revenues currently allocated to CRAs to the Brevard County Fire Rescue Department.

Legal and Administrative Considerations

- A phased approach can be implemented to honor existing contractual obligations.
- Oversight of redirected funds will be administered by the County Commission in consultation with county management and fire rescue leadership.

Public Benefit

- Increased public safety and resilience
- More equitable use of taxpayer dollars
- Transparent funding aligned with essential county services
- Restored trust in local government prioritization

By retiring outdated CRAs and redirecting those funds to our fire department, Brevard County commissioners affirm our commitment to protecting all residents.

Clerk to the Board Instructions:



Kimberly Powell, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001
Fax: (321) 264-6972
Kimberly.Powell@brevardclerk.us

July 9, 2025

MEMORANDUM

TO: Commissioner Katie Delaney, District 1

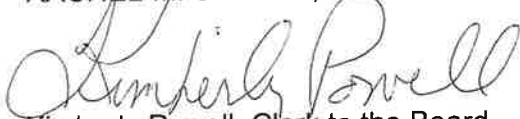
RE: Item J.5., Discussion on Dissolution of Community Redevelopment Agencies (CRAs)

The Board of County Commissioners, in regular session on July 8, 2025, discussed dissolution of CRAs, but took no action.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK



Kimberly Powell, Clerk to the Board

cc: Each Commissioner

COMMUNITY REDEVELOPMENT AGENCIES (CRA)	EXPIRATION OF THE CRA	GENERAL FUND TAX INCREMENT		DEBT SERVICE PAYMENT IN FYE 2024	OUTSTANDING DEBT AS OF OCTOBER 1, 2024
		PAYMENT IN FYE 2025	PAYMENT IN FYE 2024		
CRAs Created after the Effective Date of the County's Home Rule Charter and Have an Interlocal Agreement (ILA) with the County					
City of Cape Canaveral (ILA 07/10/2018)	Sep-40	\$1,359,611	\$866,496	\$3,007,267	
City of Cocoa - Diamond Square (ILA 09/05/2019)	Sep-32	\$122,949	\$0	\$0	
City of Cocoa Beach (ILA 02/06/2018)	Dec-33	\$493,222	\$402,000	\$2,760,000	
City of Rockledge	Sep-26	\$1,219,560	\$0	\$0	
City of Melbourne Eau Gallie Community (ILA 05/04/2021)	Sep-38	\$326,279	\$0	\$0	
Brevard County/City of West Melbourne Joint CRA (ILA 04/10/2018)	Sep-38	\$638,520	\$100,000	\$100,000	
		<u>\$4,160,141</u>			
CRAs Created prior to the County's Home Rule Charter					
City Cocoa - Downtown Unit I	Apr-41	\$546,730	\$62,179	\$414,185	
City of Melbourne Downtown	Dec-42	\$736,744	\$159,152	\$2,410,480	
Merritt Island Redevelopment	Aug-34	\$1,255,951	\$0	\$0	
Merritt Island Redevelopment TIF to Sea Ray Bridge		\$273,045	\$0	\$0	
City of Titusville Downtown Area		\$350,722	\$0	\$0	
		<u>\$3,163,192</u>			

The following CRA's have either ended their CRA early or the CRA expired

City of Satellite Beach - ended early

City of Melbourne - Babcock Street CRA - expired

City of Cocoa - US 1 Corridor - ended early

City of Palm Bay - Bayfront Community Redevelopment Agency - ended early

Town of Palm Shores - ended early

Liesenfelt, Jim

From: Brenda Fettrow <bfettrow@cityofrockledge.org>
Sent: Tuesday, July 8, 2025 3:21 PM
To: Feltner, Rob
Cc: Liesenfelt, Jim; Tom Price Personal Email; Shaun Ferguson; Sammie B. Martin; Dr. Michael Cadore; Duane Daski; Frank Forester; Tara Connor; Jennifer Levasseur
Subject: CRA's, agenda item J.5

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Honorable Rob Feltner/Chair of the Brevard County Commission and Commissioners,

Good afternoon Commissioners...I hope you are well.

I respectfully request the Commission remove item J. 5 from the agenda. This very abrupt and harmful approach is very disruptive to Cities and the great work that the CRA's have done over the years. To attempt to fund the county's fire budget while harming the Cities does not seem appropriate, particularly in the very abrupt manner with no notice or discussion among the Cities who have a CRA. I negotiated with the former County Manager for our CRA to sunset at the end of September, 2026 and we will sunset debt free...so we have upheld our end of the agreement, I certainly hope the County upholds their end of the agreement as well.

Please note that the City of Rockledge is opposed to any action by the Commission to sunset the CRA's prior to any of the already executed agreements with Rockledge and the respective Cities...

Thank you for your time.
Dr. Brenda Fettrow
City Manager
City of Rockledge



CITY OF CAPE CANAVERAL

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July 8, 2025

The Honorable Rob Fetner
Chairman, Brevard County Board of County Commissioners
2725 Judge Fran Jamieson Way
Viera, FL 32940

**Re: Agenda Item 8108 – Proposal to Dissolve or Defund Municipal Community
Redevelopment Agencies (CRAs)**

Dear Chairman Fetner:

On behalf of the residents and businesses of the City of Cape Canaveral, I write to express our strong opposition to the agenda item scheduled for consideration this evening that proposes to terminate the County's tax-increment financing (TIF) contributions to CRAs in Brevard County. It is especially troubling that the City received no formal notice or invitation to participate in discussions regarding a decision of such significant financial and community impact.

County Interlocal Agreement with the City of Cape Canaveral and CRA

In 2018, the City of Cape Canaveral and Brevard County entered an Interlocal Agreement (ORB 8218, Page 656) regarding the operation of the Cape Canaveral CRA which the County and City agreed would continue to operate **until September 30, 2040**. Further, pursuant to Section 5 of the Interlocal Agreement, the County contractually committed to continue making its TIF payment through Fiscal Year 2039/2040. Any action taken by the County to redirect TIF revenues generated by the Cape Canaveral CRA to fund County fire-rescue services would be contrary to the Interlocal Agreement.

Backwards Tax Justification

The proffered justification for the County Agenda Item rests on deeply flawed and fiscally perverse assumptions. The City of Cape Canaveral and the other municipalities already fund and operate their own fire-rescue departments. While the County does provide county-wide emergency medical transport, its proposal to divert CRA TIF generated revenues from within city limits to subsidize County fire services, delivered primarily in unincorporated areas, is neither equitable nor fiscally sound. It amounts to duplicative and excessive taxation on Cape Canaveral property owners who will be paying for services not available or needed in the City and would siphon critical financial resources from the very communities that generated them, without meaningfully improving the County's fire-rescue budget.

Demonstrable Investments that Benefit All of Brevard County

Our CRA has delivered measurable results in improving public facilities, recreational amenities, infrastructure, public safety, and economic development. Notable investments include partnering with the City to construct a new Community Center and Cape Center, as well as major road and stormwater infrastructure upgrades. Additionally, the CRA played a key role in facilitating regional sewer improvements, which have already directly supported over \$40 million in private investment, including the development of several new hotel projects that promote tourism, support Port Canaveral and the Space Industry, and expand revenues benefitting communities throughout Brevard County.

Impairment of Contracts and Reputational Risks

The Cape Canaveral CRA is party to several binding agreements and financial commitments that were undertaken with the expectation of continued County TIF contributions, as outlined in the Interlocal Agreement. A unilateral withdrawal by the County would disrupt these obligations and expose both the CRA and the County to substantial legal and financial liabilities. Additionally, such an abrupt, county-wide policy shift would undermine confidence in Brevard County's reliability as a partner in intergovernmental and public-private collaborations. The resulting uncertainty would deter future investment and weaken long-term redevelopment efforts not only within the City of Cape Canaveral but throughout the region.

For these reasons, I respectfully urge the County Commission to continue to support the Cape Canaveral CRA and the County's commitment under the existing Interlocal Agreement by withdrawing the proposed agenda item seeking to terminate the County's tax-increment financing (TIF) contributions to CRAs in Brevard County.

Thank you for your consideration. Please contact me if you would like to learn more about the Cape Canaveral CRA.

Respectfully,



Wes Morrison

Mayor of the City of Cape Canaveral

Cc: City Council of Cape Canaveral



J.S.

Office of the Mayor
65 Stone Street | Cocoa, FL 32922
Phone: (321) 474-1758

July 8, 2025

The Honorable Rob Fetner
Chairman, Brevard County Board of County Commissioners
2725 Judge Fran Jamieson Way
Viera, FL 32940

Re: Agenda Item 8108 – Proposal to Dissolve or Defund Municipal Community Redevelopment Agencies (CRAs)

Dear Chairman Fetner:

On behalf of the residents and businesses of the City of Cocoa, I must voice our strong opposition to the agenda item scheduled for consideration this evening that would dissolve or end the County's tax-increment financing (TIF) contributions to, every municipal CRA in Brevard County. Redirecting city-generated TIF dollars to County Fire Rescue is neither equitable nor fiscally prudent and would undermine proven, high-impact investments in some of the county's most economically distressed neighborhoods. It is especially troubling that the City received no formal notice or invitation to participate in discussions regarding a decision of such significant financial and community impact.

Backwards Tax Justification

The proffered justification for the County Agenda Item rests on deeply flawed and fiscally perverse assumptions. The City of Cocoa and the other municipalities already fund and operate their own fire-rescue departments. While the County does provide county-wide emergency medical transport, its proposal to divert CRA TIF generated revenue from within city limits to subsidize County fire services, delivered primarily in unincorporated areas, is neither equitable nor fiscally sound. It amounts to duplicative and excessive taxation on Cocoa property owners who will be paying for services not available or needed in the City and would siphon critical financial resources from the very communities that generated them, without meaningfully improving the County's fire-rescue budget. pull resources away from the very communities that generated them, without meaningfully improving the County's fire-rescue budget.

Demonstrable returns from Cocoa's CRAs including Affordable Housing

Our CRAs have produced measurable results in improving public recreational spaces, economic development, public safety, infrastructure, and affordable housing. The County proposal could also negatively impact several pending affordable housing and other projects within our CRAs. These projects also expand the tax base that ultimately supports both County and municipal services.

Impairment of Contracts and Reputational Risks

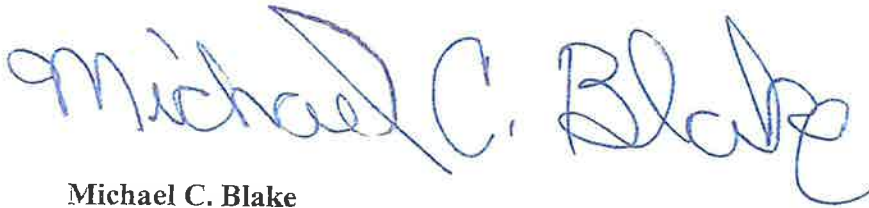
Cocoa's CRAs have existing contractual commitments that will be directly impaired if the County unilaterally attempts to withdraw its TIF contribution. These include multi-year grant agreements,

development contracts, and debt obligations, all of which were entered into in reliance on the County's prior financial commitments. Abruptly severing that support exposes the CRAs and the County to significant legal and financial risk. Moreover, such action would send a clear and damaging signal that Brevard County and its municipalities cannot be relied upon as stable and trustworthy partners. This will not only chill future public-private investment but also undermine long term economic development efforts across the region.

For these reasons, I respectfully urge the Board to withdraw Agenda Item 8108 and support preserving the current CRA framework that is demonstrably improving neighborhoods, creating jobs, and growing the tax base for the benefit of every Brevard resident.

Thank you for your consideration. Please contact me if you would like additional information or a first-hand look at Cocoa's CRA projects.

Respectfully,

A handwritten signature in blue ink that reads "Michael C. Blake". The signature is fluid and cursive, with the first name "Michael" being the most prominent part.

Michael C. Blake
Mayor, City of Cocoa