

11.C.2.



**AGENDA REPORT
May 22, 2018**

**ACKNOWLEDGE RECEIPT OF COMMUNITY REDEVELOPMENT AGENCIES
ANNUAL REPORTS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2017**



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May 22, 2018**

**ACKNOWLEDGE RECEIPT OF COMMUNITY REDEVELOPMENT AGENCIES
ANNUAL REPORTS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2017**

SUBJECT:

Acknowledge Receipt of Community Redevelopment Agencies Annual Reports for the Fiscal Year Ending September 30, 2017.

FISCAL IMPACT:

N/A

DEPT/OFFICE:

Budget

REQUESTED ACTION:

It is requested that the Board acknowledge receipt of the Community Redevelopment Agencies Annual Reports for the Fiscal Year ending September 30, 2017.

SUMMARY EXPLANATION and BACKGROUND:

In accordance with Florida Statute 163.356(3) C, the following Redevelopment Agencies are providing the Brevard County Board of County Commissioners a copy of their 2017 Annual Financial Reports.

- City of Cape Canaveral
- City of Cocoa Beach
- City of Cocoa
- City of Melbourne
- City of Rockledge
- City of Satellite Beach
- City of Titusville
- City of West Melbourne
- Merritt Island Redevelopment Agency
- City of Palm Bay CRA Annual Report remains outstanding. When contacted, they indicated that due to staff turnover, the report will be finalized and submitted during June.

163.356 Creation of community redevelopment agency.—

(3)(c) The governing body of the county or municipality shall designate a chair and vice chair from among the commissioners. An agency may employ an executive director, technical experts, and such other agents and employees, permanent and temporary, as it requires, and determine their qualifications, duties, and compensation. For such legal service as it requires, an agency may employ or retain its own counsel and legal staff. An agency authorized to transact business and exercise powers under this part shall file with the governing body, on or before March 31 of each year, a report of its activities for the preceding fiscal year, which report shall include a complete financial statement setting forth its 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 community a notice to the effect that such report has been filed with the county or municipality and that the report is available for inspection during business hours in the office of the clerk of the city or county commission and in the office of the agency.

CLERK TO THE BOARD INSTRUCTIONS:

Maintain necessary documents for records retention.

ATTACHMENTS:

Description

- City of Cape Canaveral CRA Annual Report**
- City of Cocoa Beach CRA Annual Report**
- City of Cocoa CRA Annual Report**
- City of Melbourne CRA Annual Report**
- City of Rockledge CRA Annual Report**
- City of Satellite Beach CRA Annual Report**
- City of Titusville CRA Annual Report**
- City of West Melbourne CRA Annual Report**
- Merritt Island Redevelopment Agency CRA Annual Report**



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

Telephone: (321) 637-2001
Fax: (321) 264-6972
Tammy.Rowe@brevardclerk.us

May 23, 2018

MEMORANDUM

TO: Jill Hayes, Budget Office Director

RE: Item II.C.2., Acknowledge Receipt of Community Redevelopment Agencies (CRAs) Annual Reports for the Fiscal Year Ending September 30, 2017

The Board of County Commissioners, in regular session on May 22, 2018, acknowledged receipt of CRAs Annual Reports for FY ending September 30, 2017.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Rowe

Tammy Rowe, Deputy Clerk

/ds

cc: Finance



City of Cape Canaveral

Community Redevelopment Agency

March 27, 2018

Brevard County Board of County Commission
c/o Frank Abbate, County Manager
2725 Judge Fran Jamieson Way
Viera, FL 32940

RE: CAPE CANAVERAL COMMUNITY REDEVELOPMENT AGENCY 2016/17
ANNUAL REPORT

Consistent with Section 163.356(3)(c), Florida Statutes, an annual Report for the Cape Canaveral Community Redevelopment Agency has been prepared. As a taxing authority, your agency is being forwarded a copy of the Report.

Please call me at (321) 868-1220, ext. 118, or e-mail me at d.dickey@cityofcapecanaveral.org should you have any questions or need additional information.

Sincerely,

David Dickey
Community Redevelopment Agency Director

Enc. 2016/17 CRA Annual Report

RECEIVED

APR - 3 2018

County Manager's
Office

Mailing Address: P.O. Box 326 Physical Address: 100 Polk Avenue
Cape Canaveral, FL 32920-0326
Telephone (321) 868-1222 ~ Fax (321) 868-1247
www.cityofcapecanaveral.org e-mail: info@cityofcapecanaveral.org

**City of Cape Canaveral
Community Redevelopment Agency
Annual Report**



Fiscal Year 2016-17

**City of Cape Canaveral
Community Redevelopment Agency
100 Polk Avenue – Cape Canaveral, FL 32920
Phone 321-868-1220**

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City of Cape Canaveral
Community Redevelopment Agency
100 Polk Avenue, Cape Canaveral, FL 32926
(321)868-1220

March 27, 2018

Brevard County Property Appraiser
City of Cape Canaveral City Council
Brevard County County Manager

RE: City of Cape Canaveral Community Redevelopment Agency Annual Report – FY 2016-17

Ladies and Gentlemen,

Please find enclosed the City of Cape Canaveral Community Redevelopment Agency Annual Financial Report for 2016-17.

Per F.S. 163.356(3)(c), " ...An agency authorized to transact business and exercise powers under this part shall file with the governing body, on or before March 31 of each year, a report of its activities for the preceding fiscal year, which report shall include a complete financial statement setting forth its 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 community a notice to the effect that such report has been filed with the county or municipality and that the report is available for inspection during business hours in the office of the clerk of the city or county commission and in the office of the agency."

The fiscal year for the CRA is October 1 through September 30. This Report is for the period from October 1, 2016 to September 30, 2017 (FY 2016-17).

Should you have any questions, please contact me at 321-868-1220.

Sincerely,

David Dickey, Community Redevelopment Agency Director

Attachment

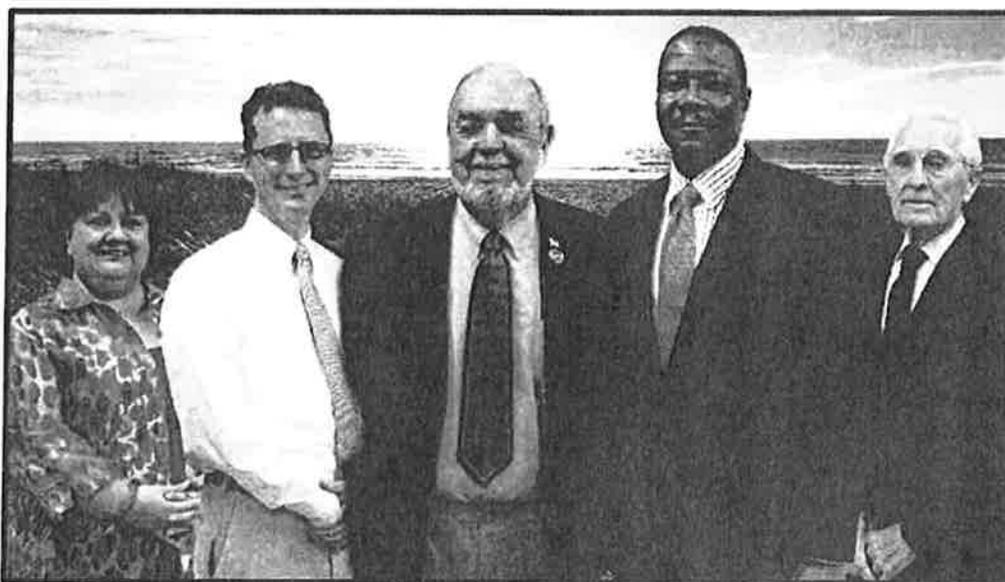
Cc: David L. Greene, City Manager/CRA Registered Agent
Anthony Garganese, City/CRA Attorney
Mia Goforth, City/CRA Clerk

SECTION I

SECTION I
Community Redevelopment Agency Officials

The activities and programs offered within the City of Cape Canaveral (City) Community Redevelopment Area are administered by the Community Redevelopment Agency (CRA). The City CRA consists of five members who are the same individuals as those serving as the City Council. The CRA Board is staffed by the City at no cost to the CRA. CRA Board members and Staff at the close of the 2016/17 fiscal year are listed below.

CRA Board Members



Betty Walsh, Brendan McMillin, Bob Hoog, Mike Brown, Rocky Randels

CRA Board & Staff

Chairman	Bob Hoog (City Mayor)
Vice Chairman	Betty Walsh (City Mayor Pro Tem)
Board Member	Mike Brown (City Council Member)
Board Member	Rocky Randels (City Council Member)
Board Member	Brendan McMillin (City Council Member)
Registered Agent	David L. Greene (City Manager)
CRA Attorney	Anthony Garganese (City Attorney)
CRA Director	David Dickey (City Community Development Dir.)
CRA Clerk	Mia Goforth, CMC (City Clerk)
Financial Officer	John DeLeo (City Finance Director)

SECTION II Introduction

PURPOSE STATEMENT

The purpose of the City of Cape Canaveral Redevelopment Plan is to establish an economically viable program for managed growth which will stimulate economic development and improve the quality of life in the community and surrounding areas

Chapter 163.387 (8), Florida Statute, requires that the City file an annual report of its financial activities with the taxing authorities each year for the preceding fiscal year. This annual report has been prepared to meet that obligation and is filed for fiscal year 2016/17 ending September 30, 2017.

This report sets forth: (1) the organization and membership of the Community Redevelopment Agency and its Board members, (2) organization and membership of the administration, (3) public and private projects within the CRA Area and (4) financial statement of liabilities, income and operating expenses.

In 2009, the City initiated the “Envision Cape Canaveral” effort, which set the stage for a series of redevelopment activities. One of these, the establishment of a City Vision Statement, ultimately led to the creation of the City’s CRA.

Between the years of 2007 and 2011, property valuation data, collected from the Brevard County Property Appraiser’s Office, indicates an average decline of 41 percent in commercial and industrial areas and 47 percent in residential areas within the Community Redevelopment Area.

The City CRA was established in 2012 with the signing of an Interlocal Agreement between the City and Brevard County. The CRA includes 766 acres or 56 percent of the City’s land area (see Figure 1) .

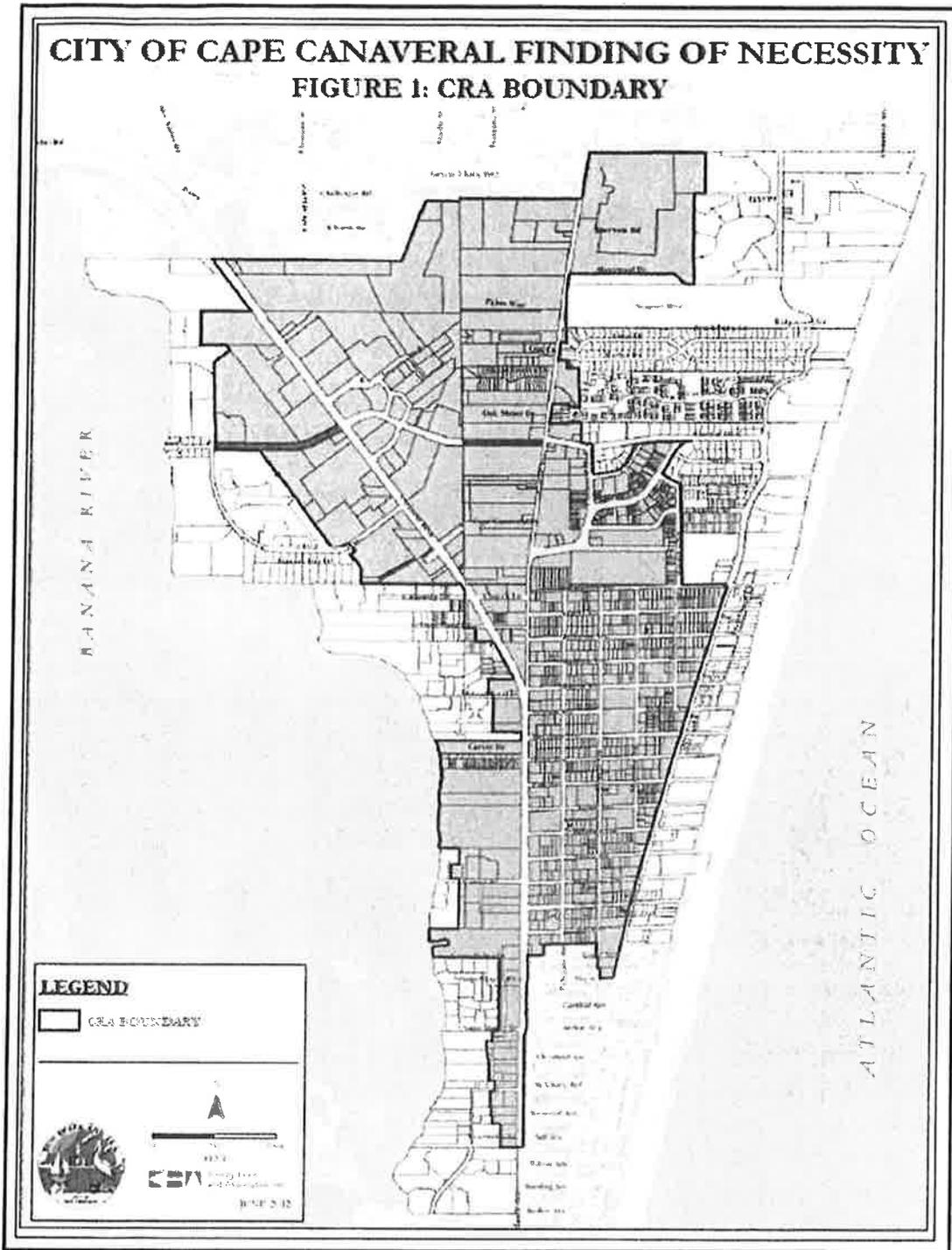


Figure 1

SECTION III Financial Statements/Taxable Value

The CRA is funded through tax increment financing which earmarks a specific portion of property tax revenue for redevelopment within the CRA area without levying additional taxes. Within the CRA area, Brevard County and the City continue to receive property tax revenue based on the property values of the area in 2012 – the CRA’s base year. As indicated below in Figure 2, the CRA area has increased in value approximately \$99 million since its creation in 2012.

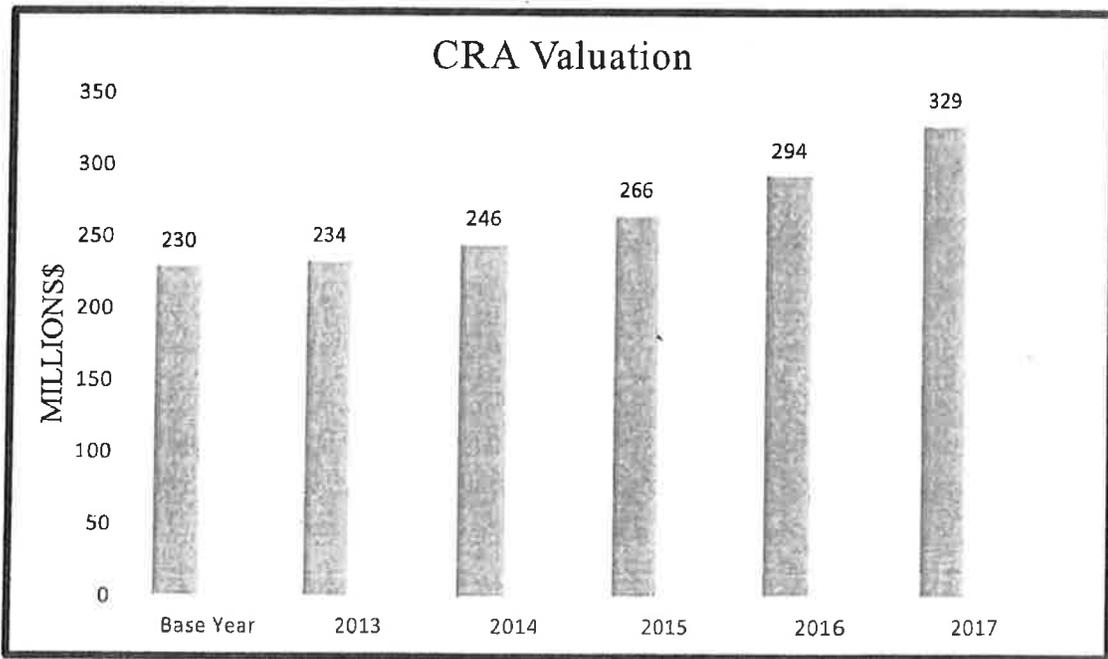


Figure 2

**CITY OF CAPE CANAVERAL, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES - BUDGET TO ACTUAL
CAPE CANAVERAL COMMUNITY REDEVELOPMENT AGENCY FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2017**

	<u>Budgeted Amounts</u>			Variance Positive (Negative)
	Original	Final	Actual	
Revenues				
Taxes				
Intergovernmental	<u>475,503</u>	<u>515,003</u>	<u>515,003</u>	-
Total Revenues	475,503	515,003	515,003	-
Expenditures				
Current:				
Community Redevelopment	54,822	192,826	102,732	90,094
Capital Outlay	<u>285,000</u>	<u>298,820</u>	<u>245,320</u>	<u>53,500</u>
Total Expenditures	339,822	491,646	348,052	143,594
Excess (deficiency) of revenues Over expenditures	135,681	23,357	166,951	143,594
Other financing sources				
Transfers in		60,000	60,000	-
Transfers out	(135,681)	(83,357)	(83,357)	-
Total other financing sources	(135,681)	(23,357)	(23,357)	-
Net change in fund balances	-	-	143,594	143,594
Fund balances, beginning of year	(466,535)	(466,535)	(466,535)	-
Fund balances, end of year	<u>(466,535)</u>	<u>(466,535)</u>	<u>(322,941)</u>	<u>143,594</u>

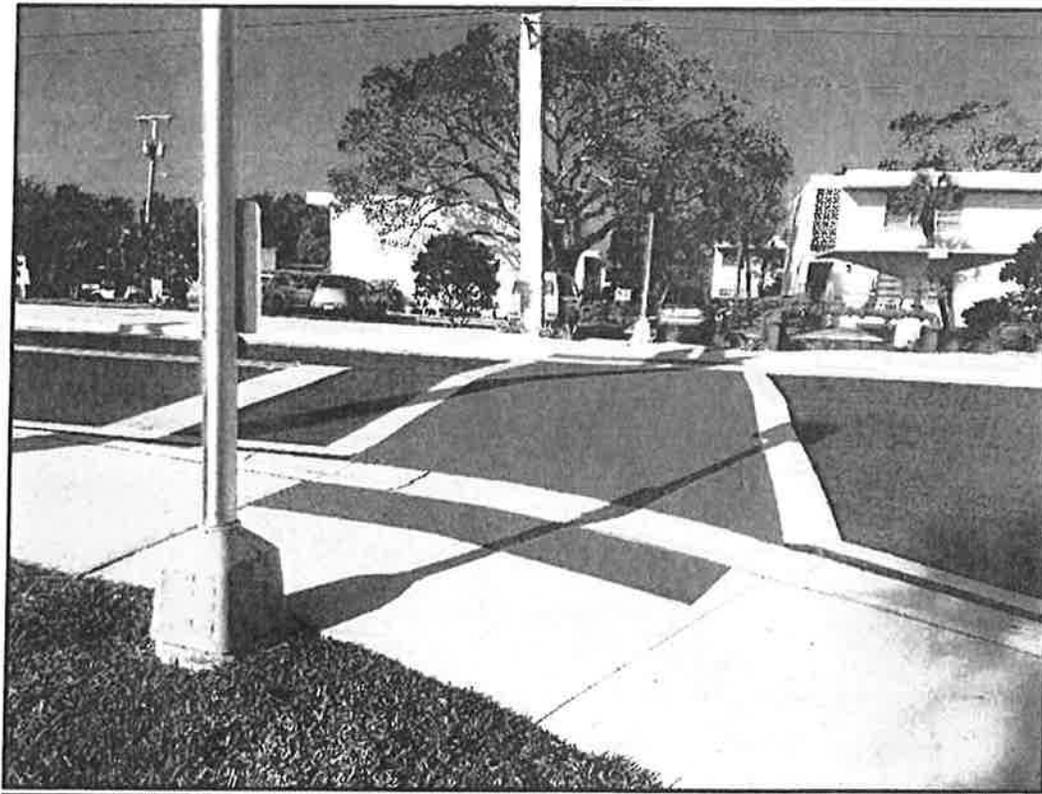
Source: City of Cape Canaveral Comprehensive Annual Financial Report

SECTION IV Accomplishments

The City CRA is in its 5th year of operation and has increased in value approximately \$100 million since its creation in 2012. The resulting Tax Increment Revenue allows for the continued expansion of public infrastructure and other programs that directly affects our City. Some of the notable projects – both public and private - during 2016/17 include:

North Atlantic Avenue Streetscape Project

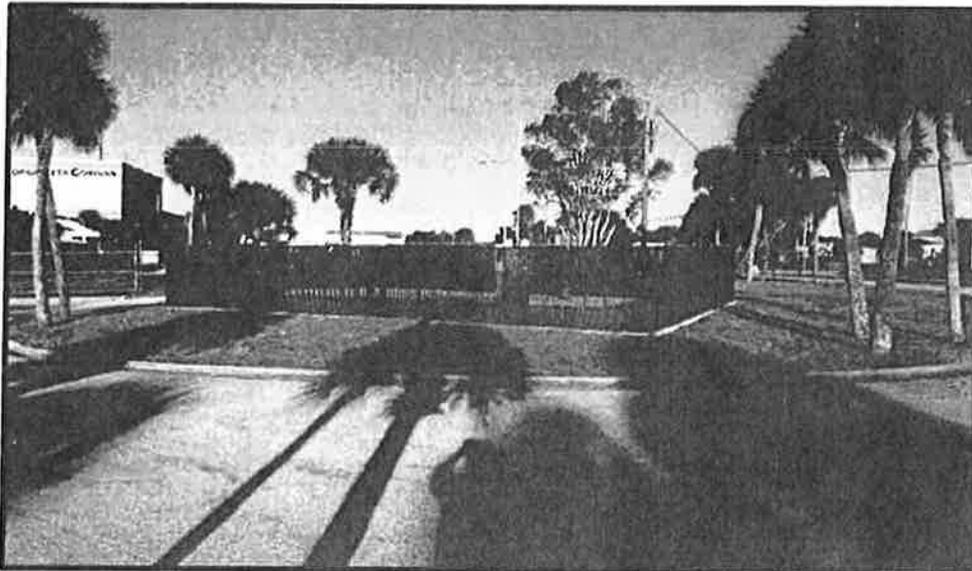
This Project included construction of improvements to North Atlantic Avenue from the intersection with SR A1A to Port Canaveral. Streetscape improvements included construction of storm water bio-swales, a pedway/sidewalk system and an irrigation system. Solar-powered lighting, pole banners, decorative crosswalks and landscaping were also installed. CRA funds were pledged towards the project.





Lift Station No. 6

Lift Station No. 6 primarily services the area located north of West Central Boulevard and east of SR A1A. Replacement of this Lift Station included construction of a new wet well; installation of new pumps, electronics and plumbing; and installation of new water and sewer lines to service existing and future developments in the northern portion of the City. Due to the criticality of the new lift station, an emergency generator was also installed. CRA funds were pledged for the repayment of costs associated with oversizing the station for future growth in this area of the City.



New Commercial Projects Announced

Several significant commercial projects within the CRA area were announced during the reporting period, including:

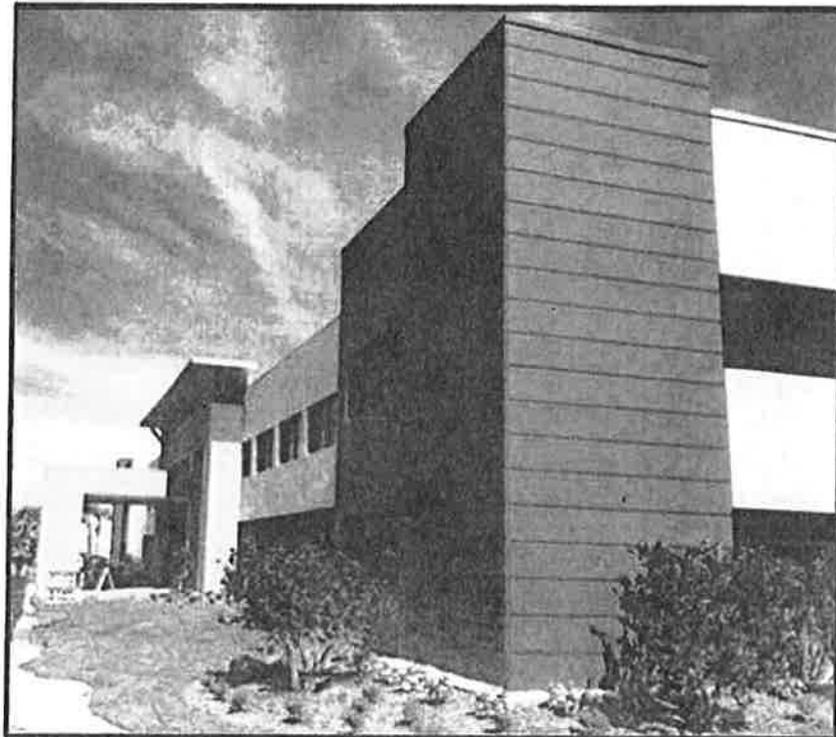
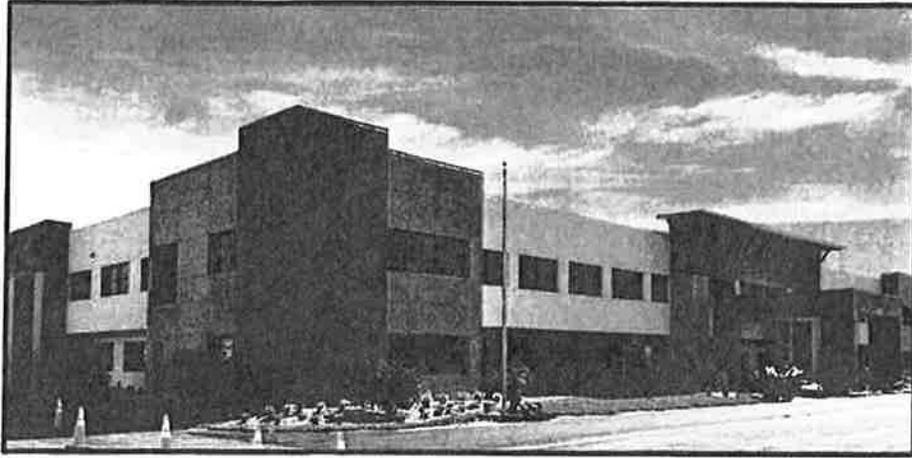
- Dual-Branded Hotel – 9004 Astronaut Boulevard. This project includes 254 rooms and is valued at \$25 million.



- Springhill Suites Hotel – 655 W. Central Boulevard. This project includes 150 rooms and is valued at \$13 million.



- Comprehensive Health Services, Inc. – 8600 Astronaut Boulevard – Comprehensive Health Services, Inc. announced in early 2017 that it would be relocating its Corporate Headquarters to Cape Canaveral. The redevelopment includes a \$13 million capital investment and employing 400 full-time equivalent employees with an average annual salary of \$66,000.



SECTION V Summary

The CRA continued to build forward momentum through the 2016-17 fiscal year as evidenced by a 12 percent increase in its assessed value and the announcement of several large commercial projects, including:

- Dual Brand Hotel – 9004 Astronaut Boulevard - \$25 million
- Springhill Suites Hotel – 655 W. Central Boulevard - \$13 million
- Comprehensive Health Services, Inc. – 8600 Astronaut Blvd. - \$4 million

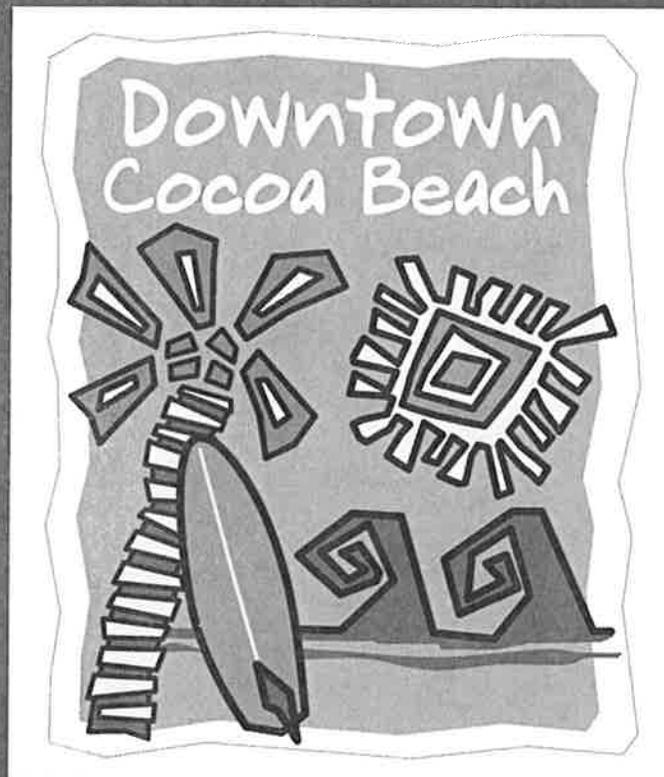
The CRA is a tool for the city and property owners to help improve property values, business revenues and economic growth within the City of Cape Canaveral. The CRA strives to provide comprehensive support for the community, property owners and businesses. For more information visit the CRA's webpage at www.cityofcapecanaveral.org.

You can learn about:

- Attending upcoming Board meetings
- Minutes and agendas from prior meetings
 - Financial information for the CRA
- Contact information on how the CRA can help you

All CRA Board meetings are open to the public and are held quarterly in the Council Chambers at City Hall, 100 Polk Avenue. Please check the City Calendar at www.cityofcapecanaveral.org for meeting dates. **We encourage you to attend!**

DOWNTOWN COCOA BEACH COMMUNITY REDEVELOPMENT AGENCY



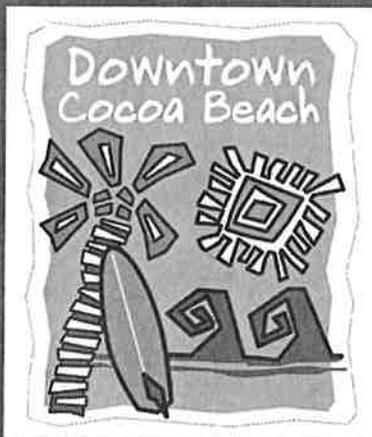
2017 ANNUAL REPORT

Prepared by: CRA Administrator and City of Cocoa Beach Finance Department
March 2018



Table of Contents

- Redevelopment Plan
- CRA Board
- What is a CRA
- Agency Summary
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- Downtown Cocoa Beach Highlights
- Schedule of Revenues, Expenditures, Fund Balance
- Expense Reports
- CRA Grants Summary



Redevelopment Plan Purpose:

- ⇒ Serve to eliminate and reduce blight
- ⇒ Establish community policing to encourage compliance with established community standards
- ⇒ Provide and encourage the expansion of stormwater systems and improvements to infrastructure
- ⇒ Provide and support improvement of the roadway network and promote pedestrian and bicycle safe infrastructure
- ⇒ Provide and encourage improvements to parking
- ⇒ Provide and encourage improvements to landscaping and streetscape
- ⇒ Encourage and provide incentives for appropriate economic development
- ⇒ Encourage and foster the development of activities which impact our culture and the quality of life
- ⇒ Any and all additional programs, projects, and activities which may be identified by the DCBCRA that is consistent with this comprehensive community Redevelopment Plan



COMMUNITY REDEVELOPMENT AGENCY BOARD



Mike Miller

Skip Williams

Ben Malik

Karalyn Woulas

Ed Martinez

CRA Board Members:

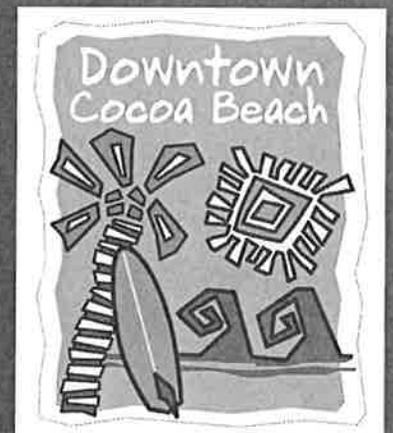
Commissioner Mike Miller
Vice Mayor Skip Williams
Mayor Ben Malik
Commissioner Karalyn Woulas
Commissioner Ed Martinez

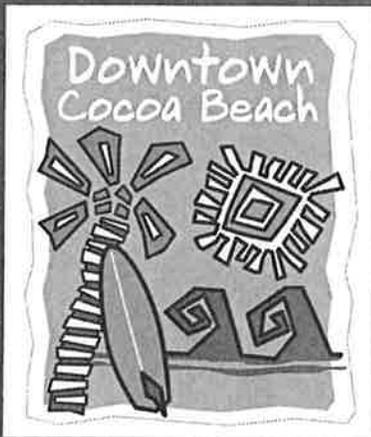
City of Cocoa Beach:

City Manager James McKnight
Finance CFO Eileen Clark

CRA Staff:

General Counsel Vose Law Firm
Administrator Melissa Byron
Registered Agent and City Clerk
Loredana Kalaghchy





A CRA is a geographic area that meets the physical and/or economic conditions of a blighted area as defined in the Community Redevelopment Act 1969 (Florida Statutes, Chapter 163, Part III).

The area has to be formally designated by the local government as appropriate for redevelopment.

It has to be determined that dedicated resources should be used to reduce or eliminate these blighted conditions and to stimulate community and economic revitalization.

Once the CRA is established, Tax Increment Financing (TIF) programs may be implemented.

TIF programs are generally long-term, 30-year commitments.

CRA's have been created in other states throughout the country—Florida has over 140.

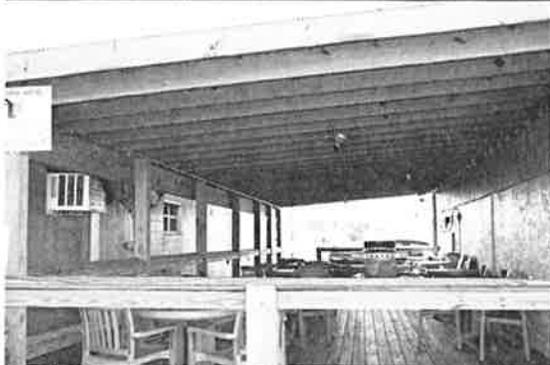
The Community Redevelopment Act specifies that the governing body of the CRA is separate from the governing body of the jurisdiction in which the area is located. However, the City Commission can be the CRA Board, but must act as a separate and distinct agency.

A five to seven member Board, created by the local government, administers the activities and programs within the CRA. In Cocoa Beach, the City Commission is also the CRA Board. Each CRA district must maintain separate trust funds and expend those funds only in the district.

Advisory committees, public meetings, and city staff provide input to the CRA Board.

Annual budgets, financial reporting, and activity reports are also required by the Community Redevelopment Act.





AGENCY SUMMARY

In accordance with City of Cocoa Beach Charter Section 6.06, on January 29, 2008, the electorate of the City voted to authorize establishment of a Downtown Community Redevelopment Agency (CRA).

On April 2, 2008, the Cocoa Beach City Commission adopted Resolution No. 2008-13 requesting Brevard County to delegate to the City Commission the powers to create a Downtown Cocoa Beach Community Redevelopment Agency.

The Brevard County Board of County Commissioners (BCC) authorized the City to create the Downtown CRA, with their adoption of County Resolution 08-128 on May 29, 2008.

With this authority, on August 20, 2009, the City Commission adopted Resolution No. 2009-20, finding the need for a CRA given the City's July 2009 "Finding of Necessity" as required by §163.355, Florida Statutes, in the possible creation of a CRA. This resolution also identified the Redevelopment Area.

Based on the adopted "Finding of Necessity", the City Commission adopted Resolution No. 2009-28 on November 19, 2009, establishing the Downtown Cocoa Beach Community Redevelopment Agency (CRA).

The Downtown Cocoa Beach Community Redevelopment Area is the City's only CRA district, and this is the sixth annual report for that agency. This report was reviewed and approved by the CRA Board at their meeting held on March 1, 2018.

AN OVERVIEW

The Community Redevelopment Agency is a public entity established under the guidelines for the Community Redevelopment Act (Chapter 163, Part III, Florida Statutes) to implement community redevelopment activities. A Community Redevelopment Agency (CRA) is a dependent taxing district established by City government for the purpose of carrying out redevelopment activities that include reducing or eliminating blight, improving the tax base, and encouraging public and private investments in the redevelopment area.

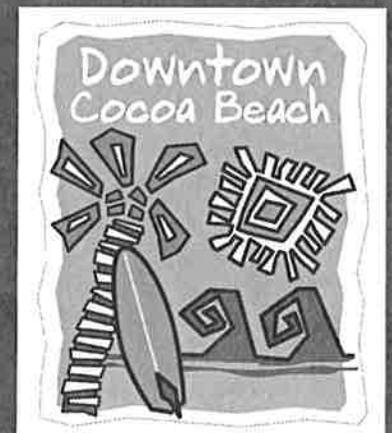
In Cocoa Beach, the CRA Board has been determined to be the City Commission. No other governance structure, such as an Advisory Board, has been created.

To implement the purposes of the Downtown Community Redevelopment Agency, the Board and the City have entered into an interlocal agreement authorizing the use of City staff and City resources for the creation of the required Redevelopment Plan for the downtown area. The Board has agreed not to exceed 10% of CRA increment funds for Administration expenses.

The City Commission adopted Resolution No. 2012-13 on May 17, 2012. The process toward adoption of the plan was in accordance with Florida Statutes Chapter 163.360. The Plan was adopted following a review and recommendation by the City's Planning Board (local planning agency) as to the Plan's conformity with the City's comprehensive plan.



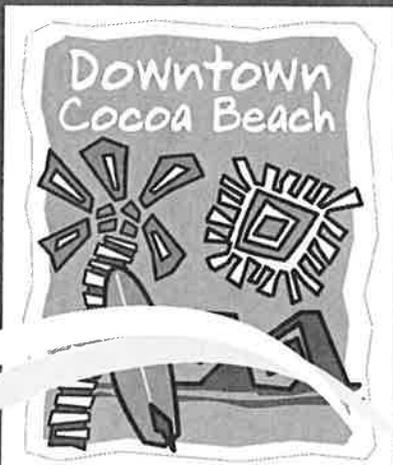
Signing of bond documents on
September 29, 2017.



Redevelopment Plan

The Redevelopment Plan outlines the steps to revitalize Downtown Cocoa Beach and maximize its future competitive advantage. The general premise of the plan seeks to:

- ◆ Promote a more walkable Village Center
- ◆ Support economic stability
- ◆ Promote and enhance the “surfing village” resort uses
- ◆ Protect residential neighborhoods from commercial intrusion.
- ◆ Enhance downtown with a broader mix of uses.
- ◆ Reinforce, preserve and expand the unique building types and neighborhood characteristics.



GEOGRAPHICAL BOUNDARIES

DOWNTOWN COCOA BEACH
REDEVELOPMENT AGENCY AREA

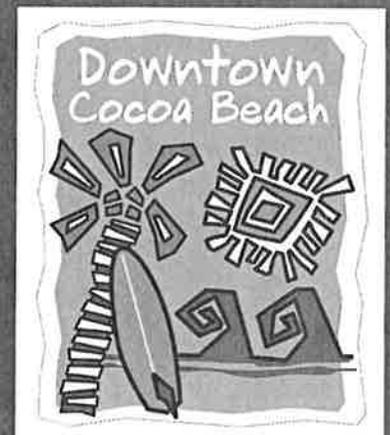


Redevelopment Area at a Glance– Downtown CRA Redevelopment*

REDEVELOPMENT AREA RESIDENTIAL

LAND USE TYPE	ACREAGE	ASSESSED VALUE \$
Vacant Residential MF	3.15	\$ 903,960
Vacant Condo Common	0.11	
Vacant Condo land	0.40	985,010
Single Family	12.35	17,693,840
Duplex as single Family	1.82	3,688,740
Townhouse	0.44	\$ 830,820
Garden Apt	0.9	1,214,580
Low rise	2.18	2,628,560
Condo	24.55	83,076,150
Condo Accessory	1.19	370
2 Res. Units not attached	1.21	811,490
Duplex	9.32	8,089,080
Triplex	3.4	3,261,510
3-4 Res units not attached	1.13	809,210
Quad	1.93	2,680,850
Multifamily	2.79	2,591,720
SUBTOTAL	66.87	\$ 129,265,890

Size: 235 acres (0.37
square miles)



Redevelopment Area at a Glance– Downtown CRA Redevelopment*

REDEVELOPMENT AREA COMMERCIAL

LAND USE TYPE	ACREAGE	ASSESSED VALUE \$
Vacant Commercial(1)	4.76	\$ 1,761,710
Retail Commercial	17.93	15,368,890
Mixed Use	7.51	6,269,840
Office& Professional	13.68	9,799,500
Restaurants	3.38	3,912,280
Service Shop		1,259,000
Commercial Auto	2.5	940,020
Night clubs/Bars	1.44	2,715,000
Motor Inn	1.66	1,261,990
Parking lots		851,760
Light Industry	3.52	1,644,220
Churches	8.27	
Funeral Homes	0.37	323,080
Clubs and Lodges	0.94	
Utilities	0.69	214,550
Postal Facilities		765,000
Public Schools-Improved	12.00	
County Land-Improved (2)	6.05	
City Owned Property	11.71	
Roads and Rights of Way	71.00	
Subtotal	168.27	47,086,840
TOTAL	235.14	176,352,730

Notes: (1) Includes Vacant Institution (2) Includes Environmentally Endangered Lands Program (EELS) * Not audited- December 2016 parcel data



HIGHLIGHTS

2017 saw the CRA complete large projects, tackle small downtown improvement projects, assist non-profits, and complete or move actively towards completion of the 23 objects identified by the original CRA study.

CRA revenues were used for the following projects:

- ◆ Storm water
- ◆ Adding art to downtown
- ◆ Updating storefronts
- ◆ New pavers
- ◆ Bike racks
- ◆ Murals



HISTORY

Redevelopment of the City's historic downtown area has been a focus of the City Commission beginning in the 1990's. Following the enabling of area plans in the City's Comprehensive Plan in 2005, the City began a deliberate planning effort for the City's historic downtown area. The result of that planning effort has led to the creation of the Downtown Cocoa Beach Community Redevelopment Agency.

Anticipating that 2012 would be the year that property values would "bottom out" following the national recession of 2007-2009, the CRA completed the Downtown Cocoa Beach Community Redevelopment Plan with professional help of planning consultant, Lawandales Planning Affiliates. The Plan was developed with extensive and collaborative input from citizens and businesses of Cocoa Beach, and relied upon studies and plans developed by City staff and consulting firms Zyscovich Architects and Miller Legg and Associates. The content of the Downtown Cocoa Beach Redevelopment Plan includes:

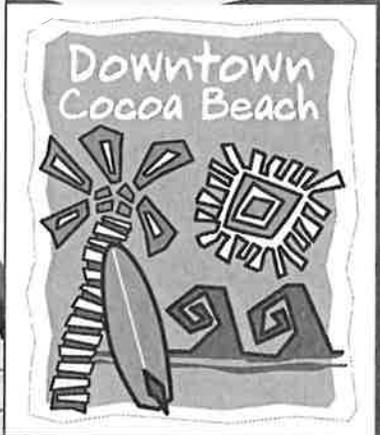
- Executive Summary
- Chapter 1- Introduction
- Chapter 2- Existing Conditions
- Chapter 3- Vision, Mission and Philosophies
- Chapter 4- Redevelopment Plan
- Chapter 5- Financial Matters
- Chapter 6- Legal, Regulatory, and Statutory Components
- Chapter 7- Conclusion
- Appendices
- Market Assessment
- Vision Plan
- Low Impact Design Storm water Master Plan



All volumes of the studies are posted on the City of Cocoa Beach website.

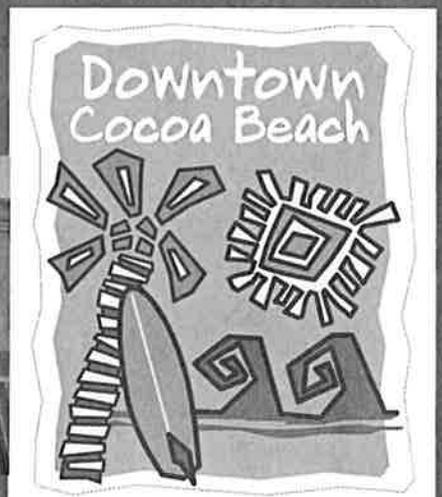
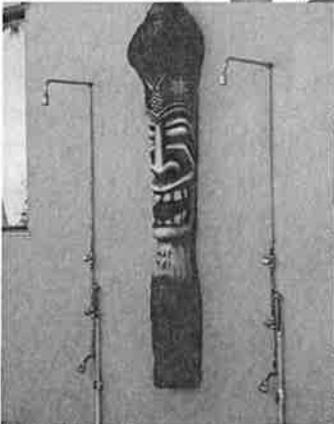
HIGHLIGHTS 2017

Murals, landscaping, decks, planters, storm water, streetscapes...



HIGHLIGHTS 2017

New businesses, store fronts, decks, banners, pavers...

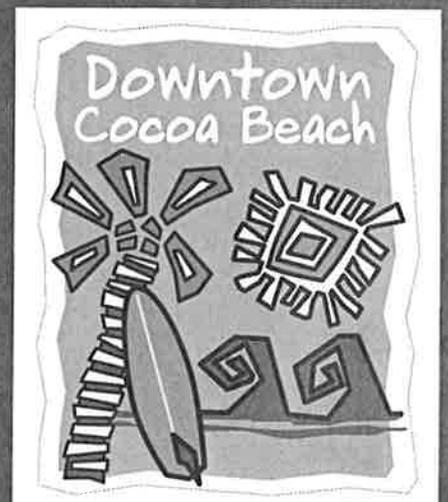


HIGHLIGHTS 2017

PARKING GARAGE *



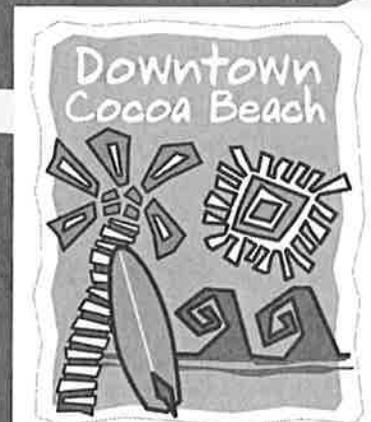
*Artist concept not actual
parking garage



Community Redevelopment Agency Fund

REVENUES		
Taxes		\$ 133,564
Licenses and permits		-
Intergovernmental revenues		-
Charges for services		-
Fines and forfeitures		-
Investment earnings		-
Miscellaneous revenues		-
Total revenues		133,564
EXPENDITURES		
Current:		
General government		72,424
Public safety		-
Physical environment		-
Transportation/public works		-
Recreation		-
Debt service:		
Principal		-
Interest and other		174,291
Total expenditures		246,715
Excess (deficiency) of revenues over (under) expenditures before transfers		(113,151)
OTHER FINANCING SOURCES (USES)		
Transfers in		167,749
Transfers out		-
Issuance of debt		4,245,000
Premium on debt		429,291
Total other financing sources (uses)		4,842,040
Net change in fund balances		4,728,889
Fund balances, beginning of year		(71,948)
Fund balances, end of year		\$ 4,656,941

Schedule of Revenues, Expenditures, Fund Balance



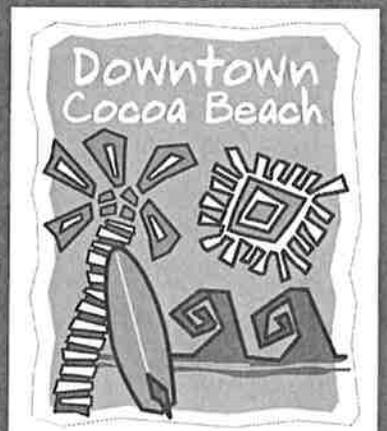


CITY OF COCOA BEACH
125-9310 DOWNTOWN COMM REDEV FUND
EXPENSE REPORT - 10/31/2016

EXPENSE ACCOUNT	Annual Budget	Actual October	Year to Date Total Expense	Annual Budget Less Total Expense
31 00 Professional Services	185,295	501.20	501.20	184,793.80
32 10 Auditor	2,500	-	-	2,500.00
40 00 Travel & per diem	2,500	-	-	2,500.00
45 05 General liability	5,082	5,082.00	5,082.00	-
47 00 Printing & binding	7,418	-	-	7,418.00
48 00 Promotional activities	8,750	-	-	8,750.00
49 00 Other current charges	750	-	-	750.00
51 00 Office supplies	200	-	-	200.00
52 50 Other	406	-	-	406.00
54 10 Publications & membership	2,500	-	-	2,500.00
54 20 Training and education	1,750	-	-	1,750.00
63 10 Impr/O/T/Bldg - 35 Yrs	75,000	-	-	75,000.00
82 00 Aid/Private Organizations	20,000	-	-	20,000.00
91 10 Trf to General Fund	20,000	-	-	20,000.00
90 10 Reserved for future appr	(149,378)	-	-	(149,378.00)
79 99 Reclassification Account	-	-	-	-
TOTAL	182,773	5,583.20	5,583.20	177,189.80

Expense Report

October

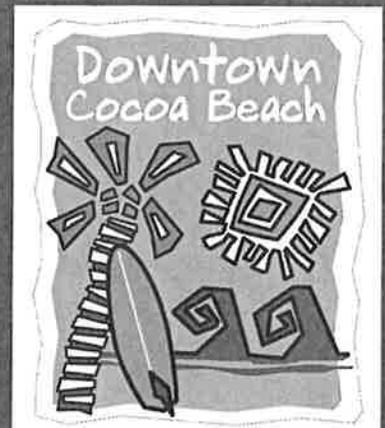




CITY OF COCOA BEACH
125-9310 DOWNTOWN COMM REDEV FUND
EXPENSE REPORT - 11/30/2016 17% of Year Complete

EXPENSE ACCOUNT	Annual	Actual	Year to Date	Annual Budget	% of Budget	% of Year Complete	% of Budget
	Budget	November	Total Expense	Less Total Expense	Spent	(Under) Over Spent	
Professional Services	185,295	7,060.00	7,561.20	177,733.80	0.04	(0.13)	
Auditor	2,500	-	-	2,500.00	-	(0.17)	
Travel & per diem	2,500	-	-	2,500.00	-	(0.17)	
General liability	5,082	-	5,082.00	-	1.00	0.83	
Printing & binding	7,418	-	-	7,418.00	-	(0.17)	
Promotional activities	8,750	-	-	8,750.00	-	(0.17)	
Other current charges	750	-	-	750.00	-	(0.17)	
Office supplies	200	-	-	200.00	-	(0.17)	
Other	406	-	-	406.00	-	(0.17)	
Publications & membership	2,500	-	-	2,500.00	-	(0.17)	
Training and education	1,750	-	-	1,750.00	-	(0.17)	
Impr/O/T/Bldg - 15 Yrs	75,000	-	-	75,000.00	-	(0.17)	
Aid/Private Organizations	20,000	-	-	20,000.00	-	(0.17)	
Trf to General Fund	20,000	-	-	20,000.00	-	(0.17)	
Reserved for future appr	(149,378)	-	-	(149,378.00)	-	(0.17)	
TOTAL	182,773	7,060.00	32,643.20	150,129.80	0.18	0.01	

Expense Report
 November



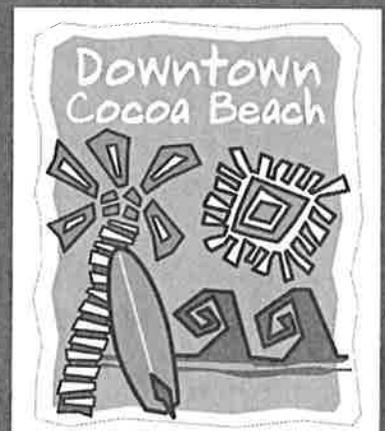


CITY OF COCOA BEACH
125-9310 DOWNTOWN COMM REDEV FUND
EXPENSE REPORT - 12/31/2016 25% of Year Complete

EXPENSE ACCOUNT	Annual	Actual	Year to Date	Annual Budget	% of Budget	% of Year Complete	% of Budget
	Budget	December	Total Expense	Less Total Expense	Spent	(Under) Over Spent	Remaining
31 00 Professional Services	185,295	(326.20)	175.00	185,120.00	0.00	(0.25)	1.00
32 10 Auditor	2,500	-	-	2,500.00	-	(0.25)	1.00
40 00 Travel & per diem	2,500	-	-	2,500.00	-	(0.25)	1.00
45 05 General liability	5,082	-	5,082.00	-	1.00	0.75	-
47 00 Printing & binding	7,418	-	-	7,418.00	-	(0.25)	1.00
48 00 Promotional activities	8,750	-	-	8,750.00	-	(0.25)	1.00
49 00 Other current charges	750	-	-	750.00	-	(0.25)	1.00
51 00 Office supplies	200	-	-	200.00	-	(0.25)	1.00
52 50 Other	406	-	-	406.00	-	(0.25)	1.00
54 10 Publications & membership	2,500	-	-	2,500.00	-	(0.25)	1.00
54 20 Training and education	1,750	-	-	1,750.00	-	(0.25)	1.00
63 10 Impr/O/T/Bldg - 15 Yrs	75,000	-	-	75,000.00	-	(0.25)	1.00
82 00 Aid/Private Organizations	20,000	-	-	20,000.00	-	(0.25)	1.00
91 10 Trf to General Fund	20,000	-	-	20,000.00	-	(0.25)	1.00
90 10 Reserved for future appr	(149,378)	-	-	(149,378.00)	-	(0.25)	1.00
79 99 Reclassification Account	-	-	-	-	-	-	-
TOTAL	182,773	(326.20)	5,257.00	177,516.00			

Expense Report

December



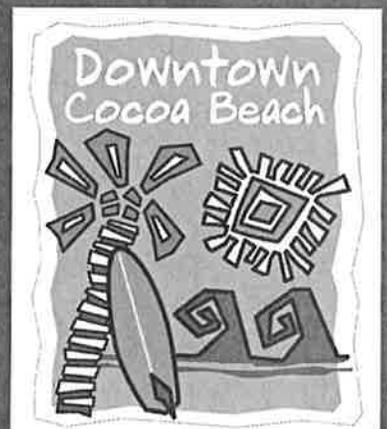


CITY OF COCOA BEACH
125-9310 DOWNTOWN COMM REDEV FUND
EXPENSE REPORT - 01/31/2017 33% of Year Complete

EXPENSE ACCOUNT	Annual	Actual	Year to Date	Annual Budget	% of Budget	% of Year Complete	% of Budget
	Budget	January	Total Expense	Less Total Expense	Spent	(Under) Over Spent	Remaining
31 00 Professional Services	185,295	20,547.31	20,722.31	164,572.69	0.11	(0.22)	0.89
32 10 Auditor	2,500	-	-	2,500.00	-	(0.33)	1.00
40 00 Travel & per diem	2,500	-	-	2,500.00	-	(0.33)	1.00
45 05 General liability	5,082	-	5,082.00	-	1.00	0.67	-
47 00 Printing & binding	7,418	-	-	7,418.00	-	(0.33)	1.00
48 00 Promotional activities	8,750	-	-	8,750.00	-	(0.33)	1.00
49 00 Other current charges	750	-	-	750.00	-	(0.33)	1.00
51 00 Office supplies	200	-	-	200.00	-	(0.33)	1.00
52 50 Other	406	-	-	406.00	-	(0.33)	1.00
54 10 Publications & membership	2,500	-	-	2,500.00	-	(0.33)	1.00
54 20 Training and education	1,750	-	-	1,750.00	-	(0.33)	1.00
63 10 Impr/O/T/Bldg - 15 Yrs	75,000	-	-	75,000.00	-	(0.33)	1.00
82 00 Aid/Private Organizations	20,000	-	-	20,000.00	-	(0.33)	1.00
91 10 Trf to General Fund	20,000	20,000.00	20,000.00	-	1.00	0.67	-
90 10 Reserved for future appr	(149,378)	-	-	(149,378.00)	-	(0.33)	1.00
79 99 Reclassification Account	-	(20,000.00)	(20,000.00)	20,000.00	-	-	-
TOTAL	182,773	20,547.31	25,804.31	156,968.69			

Expense Report

January



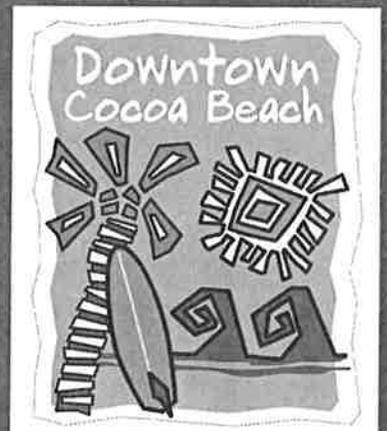


CITY OF COCOA BEACH
125-9310 DOWNTOWN COMM REDEV FUND
EXPENSE REPORT - 02/28/2017 42% of Year Complete

EXPENSE ACCOUNT	Annual Budget	Actual February	Year to Date Total Expense	Annual Budget Less Total Expense	% of Budget Spent	% of Year Complete (Under) Over Spent	% of Budget Remaining
31 00 Professional Services	185,295	-	20,722.31	164,572.69	0.11	(0.30)	0.89
32 10 Auditor	2,500	-	-	2,500.00	-	(0.42)	1.00
40 00 Travel & per diem	2,500	-	-	2,500.00	-	(0.42)	1.00
45 05 General liability	5,082	-	5,082.00	-	1.00	0.58	-
47 00 Printing & binding	7,418	-	-	7,418.00	-	(0.42)	1.00
48 00 Promotional activities	8,750	-	-	8,750.00	-	(0.42)	1.00
49 00 Other current charges	750	-	-	750.00	-	(0.42)	1.00
51 00 Office supplies	200	-	-	200.00	-	(0.42)	1.00
52 50 Other	406	-	-	406.00	-	(0.42)	1.00
54 10 Publications & membership	2,500	-	-	2,500.00	-	(0.42)	1.00
54 20 Training and education	1,750	-	-	1,750.00	-	(0.42)	1.00
63 10 Impr/O/T/Rldg - 15 Yrs	75,000	-	-	75,000.00	-	(0.42)	1.00
82 00 Aid/Private Organizations	20,000	-	-	20,000.00	-	(0.42)	1.00
91 10 Trf to General Fund	20,000	-	20,000.00	-	1.00	0.58	-
90 10 Reserved for future appr	(149,378)	-	-	(149,378.00)	-	(0.42)	1.00
79 99 Reclassification Account	-	-	(20,000.00)	20,000.00	-	-	-
TOTAL	182,773	-	25,804.31	156,968.69	0.14	(0.28)	0.86

Expense Report

February



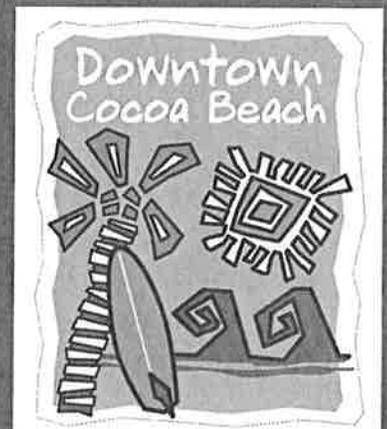


CITY OF COCOA BEACH
125-9310 DOWNTOWN COMM REDEV FUND
EXPENSE REPORT - 03/31/2017

EXPENSE ACCOUNT	Annual Budget	Actual March	Year to Date Total Expense	Annual Budget Less Total Expense
31 00 Professional Services	185,295	2,941.50	23,663.81	161,631.19
32 10 Auditor	2,500	-	-	2,500.00
40 00 Travel & per diem	2,500	-	-	2,500.00
45 05 General liability	5,082	-	5,082.00	-
47 00 Printing & binding	7,418	-	-	7,418.00
48 00 Promotional activities	8,750	-	-	8,750.00
49 00 Other current charges	750	-	-	750.00
51 00 Office supplies	200	-	-	200.00
52 50 Other	406	213.85	213.85	192.15
54 10 Publications & membership	2,500	495.00	495.00	2,005.00
54 20 Training and education	1,750	-	-	1,750.00
63 10 Impr/O/T/Bldg - 15 Yrs	75,000	-	-	75,000.00
82 00 Aid/Private Organizations	20,000	-	-	20,000.00
91 10 Trf to General Fund	20,000	-	20,000.00	-
90 10 Reserved for future appr	(149,378)	-	-	(149,378.00)
79 99 Reclassification Account	-	-	(20,000.00)	20,000.00
TOTAL	182,773	3,650.35	29,454.66	153,318.34

Expense Report

March



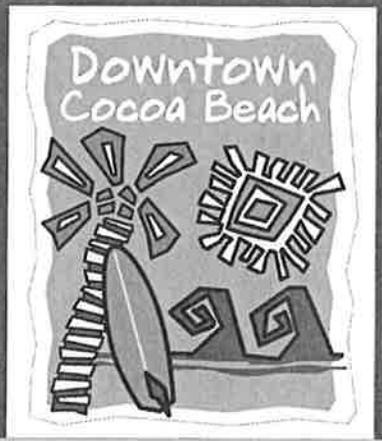


CITY OF COCOA BEACH
125-9310 DOWNTOWN COMM REDEV FUND
EXPENSE REPORT - 04/30/2017

EXPENSE ACCOUNT	Annual	Actual	Year to Date	Annual Budget	
	Budget	April	Total Expense	Less Total Expense	
31 00 Professional Services	185,295	3,464.50	27,128.31	158,166.69	
32 10 Auditor	2,500	-	-	2,500.00	
40 00 Travel & per diem	2,500	-	-	2,500.00	
45 05 General liability	5,082	-	5,082.00		
47 00 Printing & binding	7,418	-	-	7,418.00	-
Promotional activities	8,750	-	-	8,750.00	
49 00 Other current charges	750	-	-	750.00	-
51 00 Office supplies	200	-	-	200.00	-
52 50 Other	406	-	213.85	192.15	
54 10 Publications & membership	2,500	-	495.00	2,005.00	
54 20 Training and education	1,750	-	-	1,750.00	
63 10 Impr/O/T/Blgd - 15 Yrs	75,000	-	-	75,000.00	-
82 00 Aid/Private Organizations	20,000	-	-	20,000.00	-
91 10 Trf to General Fund	20,000	-	20,000.00	-	
90 10 Reserved for future appr	(149,378)	-	-	(149,378.00)	-
79 99 Reclassification Account	-	-	(20,000.00)	20,000.00	
TOTAL	182,773	3,464.50	32,919.16	149,853.84	0.18

Expense Report

April



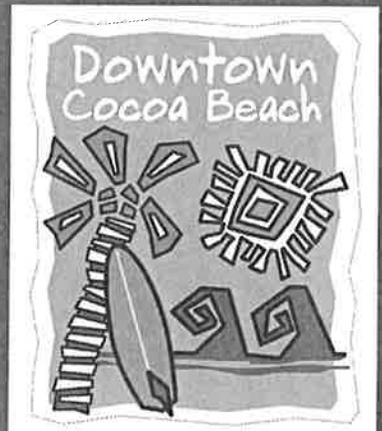


CITY OF COCOA BEACH
125-9310 DOWNTOWN COMM REDEV FUND
EXPENSE REPORT - 05/31/2017

EXPENSE ACCOUNT	Annual Budget	Actual May	Year to Date Total Expense	Annual Budget Less Total Expense
31 00 Professional Services	185,295	1,258.81	28,387.12	156,907.88
32 10 Auditor	2,500	-	-	2,500.00
40 00 Travel & per diem	2,500	-	-	2,500.00
45 05 General liability	5,082	-	5,082.00	-
47 00 Printing & binding	7,418	-	-	7,418.00
48 00 Promotional activities	8,750	-	-	8,750.00
49 00 Other current charges	750	109.70	109.70	640.30
51 00 Office supplies	200	-	-	200.00
52 50 Other	406	-	213.85	192.15
54 10 Publications & membership	2,500	-	495.00	2,005.00
54 20 Training and education	1,750	-	-	1,750.00
63 10 Impr/O/T/Bldg - 15 Yrs	75,000	-	-	75,000.00
82 00 Aid/Private Organizations	20,000	-	-	20,000.00
91 10 Trf to General Fund	20,000	-	20,000.00	-
90 10 Reserved for future appr	(149,378)	-	-	(149,378.00)
79 99 Reclassification Account	-	-	(20,000.00)	20,000.00
TOTAL	182,773	1,368.51	34,287.67	148,485.33

Expense Report

May



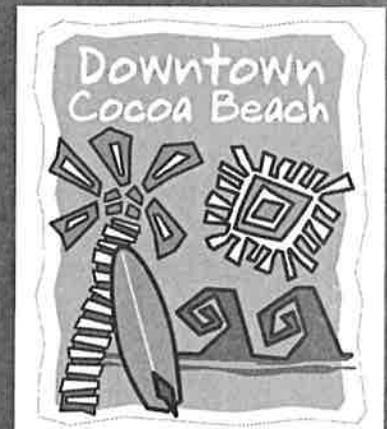


CITY OF COCOA BEACH
125-9310 DOWNTOWN COMM REDEV FUND
EXPENSE REPORT - 06/30/2017 75% of Year Complete

EXPENSE ACCOUNT	Annual Budget	Actual June	Year to Date Total Expense	Annual Budget Less Total Expense	% of Budget Spent	% of Year Complete (Under) Over Spent	% of Budget Remaining
31 00 Professional Services	185,295	-	28,387.12	156,907.88	0.15	(0.60)	0.85
32 10 Auditor	2,500	-	-	2,500.00	-	(0.75)	1.00
40 00 Travel & per diem	2,500	-	-	2,500.00	-	(0.75)	1.00
45 05 General liability	5,082	-	5,082.00	-	1.00	0.25	-
47 00 Printing & binding	7,418	-	-	7,418.00	-	(0.75)	1.00
48 00 Promotional activities	8,750	-	-	8,750.00	-	(0.75)	1.00
49 00 Other current charges	750	-	109.70	640.30	0.15	(0.60)	0.85
51 00 Office supplies	200	-	-	200.00	-	(0.75)	1.00
52 50 Other	406	-	213.85	192.15	0.53	(0.22)	0.47
54 10 Publications & membership	2,500	-	495.00	2,005.00	0.20	(0.55)	0.80
54 20 Training and education	1,750	-	-	1,750.00	-	(0.75)	1.00
63 10 Impr/O/T/Bidg - 15 Yrs	75,000	-	-	75,000.00	-	(0.75)	1.00
82 00 Aid/Private Organizations	20,000	-	-	20,000.00	-	(0.75)	1.00
91 10 Trf to General Fund	20,000	-	20,000.00	-	1.00	0.25	-
90 10 Reserved for future appr	(149,378)	-	-	(149,378.00)	-	(0.75)	1.00
79 99 Reclassification Account	-	-	(20,000.00)	20,000.00	-	-	-
TOTAL	182,773	-	34,287.67	148,485.33	0.19	(0.56)	0.81

Expense Report

June



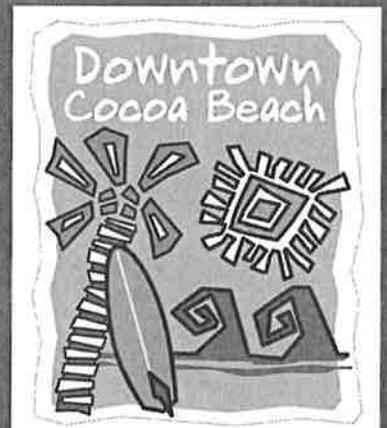


CITY OF COCOA BEACH
125-9310 DOWNTOWN COMM REDEV FUND
EXPENSE REPORT - 07/31/2017

EXPENSE ACCOUNT	Annual Budget	Actual July	Year to Date Total Expense	Annual Budget Less Total Expense
31 00 Professional Services	185,295	5,169.20	33,556.32	151,738.68
32 10 Auditor	2,500	-	-	2,500.00
40 00 Travel & per diem	2,500	-	-	2,500.00
45 05 General liability	5,082	-	5,082.00	-
47 00 Printing & binding	7,418	-	-	7,418.00
48 00 Promotional activities	8,750	-	-	8,750.00
49 00 Other current charges	750	-	109.70	640.30
51 00 Office supplies	200	-	-	200.00
52 50 Other	406	-	213.85	192.15
54 10 Publications & membership	2,500	-	495.00	2,005.00
54 20 Training and education	1,750	-	-	1,750.00
63 10 Impr/O/T/Bldg - 15 Yrs	75,000	-	-	75,000.00
82 00 Aid/Private Organizations	20,000	-	-	20,000.00
91 10 Trf to General Fund	20,000	-	20,000.00	-
90 10 Reserved for future appr	(149,378)	-	-	(149,378.00)
79 99 Reclassification Account	-	-	(20,000.00)	20,000.00
TOTAL	182,773	5,169.20	39,456.87	143,316.13

Expense Report

July



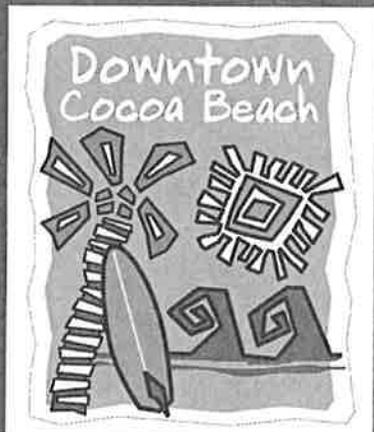


CITY OF COCOA BEACH
125-9310 DOWNTOWN COMM REDEV FUND
EXPENSE REPORT - 08/31/2017

EXPENSE ACCOUNT		Annual Budget	Actual August	Year to Date Total Expense	Annual Budget Less Total Expense
31 00	Professional Services	185,295	20,000.00	53,556.32	131,738.68
32 10	Auditor	2,500	-	-	2,500.00
40 00	Travel & per diem	2,500	-	-	2,500.00
45 05	General liability	5,082	-	5,082.00	-
47 00	Printing & binding	7,418	-	-	7,418.00
48 00	Promotional activities	8,750	-	-	8,750.00
49 00	Other current charges	750	-	109.70	640.30
51 00	Office supplies	200	-	-	200.00
52 50	Other	406	-	213.85	192.15
54 10	Publications & membership	2,500	-	495.00	2,005.00
54 20	Training and education	1,750	-	-	1,750.00
63 10	Impr/O/T/Bldg - 15 Yrs	75,000	-	-	75,000.00
82 00	Aid/Private Organizations	20,000	-	-	20,000.00
91 10	Trf to General Fund	20,000	-	20,000.00	-
90 10	Reserved for future appr	(149,378)	-	-	(149,378.00)
79 99	Reclassification Account	-	-	(20,000.00)	20,000.00
TOTAL		182,773	20,000.00	59,456.87	123,316.13

Expense Report

August



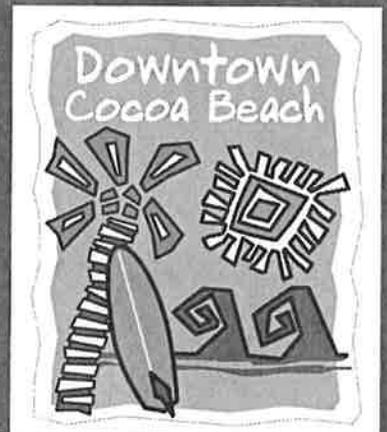


CITY OF COCOA BEACH
125-9310 DOWNTOWN COMM REDEV FUND
EXPENSE REPORT - 09/30/2016 100% of Year Complete

EXPENSE ACCOUNT	Annual Budget	Actual September	Year to Date Total Expense	Annual Budget Less Total Expense	% of Budget Spent	% of Year Complete (Under) Over Spent	% of Budget Remaining
31 00 Professional Services	118,300	260.91	48,498.01	69,801.99	0.41	(0.59)	0.59
32 10 Auditor	2,500	-	-	2,500.00	-	(1.00)	1.00
40 00 Travel & per diem	1,750	-	-	1,750.00	-	(1.00)	1.00
45 05 General liability	5,000	-	4,983.00	17.00	1.00	(0.00)	0.00
47 00 Printing & binding	5,000	-	-	5,000.00	-	(1.00)	1.00
48 00 Promotional activities	9,000	-	-	9,000.00	-	(1.00)	1.00
49 00 Other current charges	750	-	-	750.00	-	(1.00)	1.00
51 00 Office supplies	200	-	-	200.00	-	(1.00)	1.00
52 50 Other	406	-	-	406.00	-	(1.00)	1.00
54 10 Publications & membership	1,800	-	175.00	1,625.00	0.10	(0.90)	0.90
54 20 Training and education	1,750	-	-	1,750.00	-	(1.00)	1.00
82 00 Aid/Private Organizations	12,500	12,046.30	12,046.30	453.70	0.96	(0.04)	0.04
91 10 Trf to General Fund	20,000	-	20,000.00	-	1.00	-	-
90 10 Reserved for future appr	25,528	-	-	25,528.00	-	(1.00)	1.00
TOTAL	204,484	12,307.21	85,702.31	118,781.69			

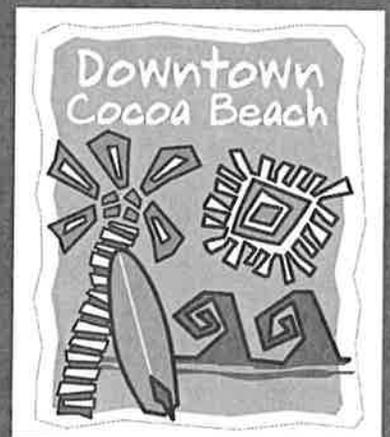
Expense Report

September



BUDGET PERSONNEL

PERSONNEL SCHEDULE			
DEPARTMENT: Community Redevelopment (CRA)			
POSITION TITLE:	NUMBER OF POSITIONS		
	BUDGET 2016	CHANGE	BUDGET 2017
FULL-TIME	-	-	-
TOTAL FULL-TIME	-	-	-
PART-TIME	-	-	-
TOTAL PART-TIME	-	-	-
No personnel budgeted for fiscal year 2017.			
TOTAL PERSONAL SERVICES	-	-	-



BUDGET SUMMARY

Community Redevelopment Budget Summary Fund Number: 125

SOURCES OF FUNDS

	2014 Actual	2015 Actual	2016 Amended Budget	2016 Estimated	2017 Approved Budget
INTERGOVERNMENTAL	-	94,540	176,454	180,759	294,545
TRANSFERS	4,462	-	-	-	-
FUNDS FORWARD	-	(261,230)	-	(191,818)	(154,272)
TOTAL SOURCES	4,462	(166,690)	176,454	(11,059)	140,273

USES OF FUNDS

OPERATING	25,668	7,294	146,456	110,713	174,651
CAPITAL OUTLAY	500	10,000	-	-	75,000
TRANSFERS	-	7,500	32,500	32,500	40,000
TOTAL EXPENDITURES	26,168	24,794	178,956	143,213	289,651
RESERVES	(261,230)	(191,818)	(2,502)	(154,272)	(149,378)
TOTAL USES	(235,062)	(167,024)	176,454	(11,059)	140,273

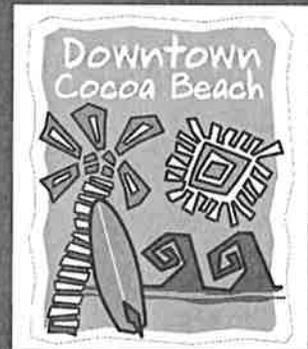


BUDGET: Source of Funds

Fund: Community Redevelopment (CRA)
Account Codes: 125-0000

SOURCES OF FUNDS

	2014 Actual	2015 Actual	2016 Amended Budget	2016 Estimated	2017 Approved Budget
TAXES					
INTERGOVERNMENTAL					
330. 10-00 Intergovernmental - City	14,287	48,730	94,540	94,540	167,749
330. 20-00 Intergovernmental - County	13,839	45,810	81,914	86,219	126,796
TOTAL TAXES	28,126	94,540	176,454	180,759	294,545
TRANSFERS					
381. 35-00 Transfer from General Fund	4,462	-	-	-	-
TOTAL TRANSFERS	4,462	-	-	-	-
TOTAL REVENUES	32,588	94,540	176,454	180,759	294,545
TOTAL SOURCES	32,588	94,540	176,454	180,759	294,545

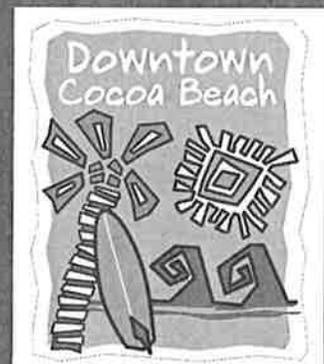


BUDGET: Uses of funds

Fund: Community Redevelopment (CRA) Account Codes: 125-9310

USES OF FUNDS

	2014 Actual	2015 Actual	2016 Amended Budget	2016 Estimated	2017 Approved Budget
OPERATING					
559 31-00 Professional Services	20,000	1,487	118,300	91,557	142,795
559 32-10 Auditor	-	-	2,500	-	2,500
559 40-00 Travel & Per Diem	-	-	1,750	1,750	2,500
559 45-05 General Liability	4,778	4,894	5,000	5,000	5,082
559 47-00 Printing and Binding	-	-	5,000	2,500	7,418
559 48-00 Promotional Activities	225	-	9,000	5,000	8,750
559 49-00 Other Current Charges	245	113	750	750	750
559 51-00 Office Supplies	-	-	200	200	200
559 52-50 Other	-	675	406	406	406
559 54-10 Publications & memberships	420	175	1,800	1,800	2,500
559 54-20 Training & Education	-	-	1,750	1,750	1,750
Subtotal Operating	25,668	7,294	146,456	110,713	174,651
CAPITAL OUTLAY					
559 63-10 Impr/O/T/Bldg - 15 Yrs	500	-	-	-	75,000
64-20 Furniture & Equipment	-	10,000	-	-	-
Subtotal Capital Outlay	500	10,000	-	-	75,000
GRANTS/AID					
559 82-00 Aid/Private Organizations	2,500	7,500	12,500	12,500	20,000
Subtotal Grants	2,500	7,500	12,500	12,500	20,000
TRANSFERS					
559 91-10 Repayment of Advance to General Fun	-	21,230	20,000	20,000	20,000
Subtotal Transfers	-	21,230	20,000	20,000	20,000
RESERVES					
590.90-10 Reserved Future Appropriations	-	(191,818)	(2,502)	(154,272)	(149,378)
TOTAL USES	28,668	(145,794)	176,454	(11,059)	140,273



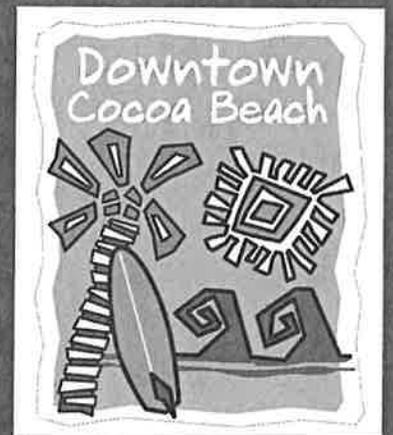
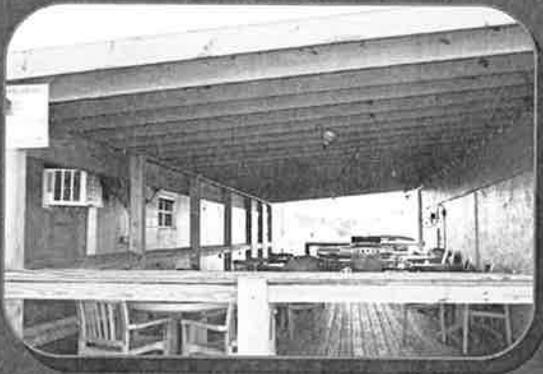
CRA GRANTS

BUSINESS	AMOUNT INVESTED	GRANT AMOUNT
Diamond Castle Coins	\$157,000.00	\$7,500.00
Ray Baldino Photography	\$125,000.00	\$2,500.00
Cocoa Beach VFW Post	\$45,100.00	\$6,000.00
Masonic Lodge	\$12,331.00	\$5,500.00
Total	\$339,431.00	\$21,500.00

The return is =

14.78

times the CRA investment

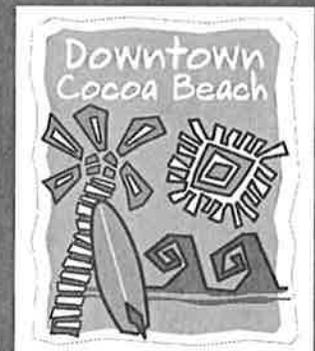


BUDGET 2018

Fund: Community Redevelopment (CRA)

Account Codes: 125-9310

	USES OF FUNDS				
	2015 Actual	2016 Actual	2017 Amended Budget	2017 Estimated	2018 Approved Budget
OPERATING					
559 31-00 Professional Services	1,487	49,379	185,295	164,400	5,750
559 32-10 Auditor	—	—	2,500	2,500	2,500
559 40-00 Travel & Per Diem	—	—	2,500	2,500	2,500
559 45-05 General Liability	4,894	4,983	5,082	5,082	5,082
559 47-00 Printing and Binding	—	—	7,418	7,418	7,418
559 48-00 Promotional Activities	—	—	8,750	8,750	8,750
559 49-00 Other Current Charges	113	—	750	750	5,550
559 51-00 Office Supplies	—	—	200	200	200
559 52-50 Other	625	—	406	406	406
559 54-10 Publications & memberships	175	175	2,500	2,500	1,800
559 54-20 Training & Education	—	—	1,750	1,750	1,750
Subtotal Operating	7,294	54,537	217,151	196,256	41,706
CAPITAL OUTLAY					
559 63-10 Impr/O/T/Bldg - 15 Yrs	—	—	75,000	—	4,700,000
64-20 Furniture & Equipment	10,000	—	—	—	—
Subtotal Capital Outlay	10,000	—	75,000	—	4,700,000
GRANTS/AID					
559 82-00 Aid/Private Organizations	7,500	12,046	20,000	20,000	—
Subtotal Grants	7,500	12,046	20,000	20,000	—
TRANSFERS					
559 91-10 Repayment of Advance to General Fund	21,230	20,000	20,000	20,000	20,000
Subtotal Transfers	21,230	20,000	20,000	20,000	20,000
DEBT					
559 71-00 Principal	—	—	—	—	—
559 72-00 Interest	—	—	—	—	102,387
Subtotal Debt	—	—	—	—	102,387
RESERVES					
590.90-10 Reserved Future Appropriations	(162,548)	(71,948)	(109,554)	(6,891)	252,541
TOTAL USES	(116,524)	14,635	222,597	229,365	5,116,634





OFFICE OF ECONOMIC DEVELOPMENT
Community Services Department
65 Stone Street, Cocoa, FL 32922
Phone: (321)433-8577 | Fax: (321) 433-8543

March 30, 2018

Frank Abbate
County Manager
Brevard County
2000 South Washington Avenue, 2nd Floor
Titusville, Florida 32780

RE: City of Cocoa Community Redevelopment Agencies Annual Report – FY 2017

Dear Mr. Abbate,

The City of Cocoa currently has three (3) community redevelopment agencies (CRA) – 1) the Cocoa CRA which was established on April 4, 1981 with the adoption of City Ordinance 10-81; 2) the Diamond Square CRA which was established on June 9, 1998 with the adoption of City Ordinance 13-98; and the US 1 Corridor CRA which was established on June 9, 1998 with the adoption of City Ordinance 12-98.

Since the City of Cocoa is financially accountable for the activities of the Cocoa CRA, the Diamond Square CRA and the US 1 Corridor CRA we have prepared this report in accordance with F.S. 163.356(3)(c). All financial activities of the CRAs are in accordance with the provisions of the Community Redevelopment Act (F.S. 163, Part III) and are governed by the City of Cocoa Financial Operations Manual (FOM) as well as reported in the City of Cocoa Annual Budget, Audited Financial Statements and the City of Cocoa Comprehensive Annual Financial Report (CAFR).

Our Fiscal Year is October 1 through September 30 of each year. This report is for the period of October 1, 2016 through September 30, 2017 – Fiscal Year 2017.

Please feel free to contact me at (321) 433-8577 or ssingleton@cocoafl.org; should you have any questions or require any additional information.

Sincerely,

Samia Singleton, Redevelopment Specialist

Cc: Chairman Rita Pritchett

RECEIVED

APR - 3 2018

County Manager's
Office





2017

COMMUNITY REDEVELOPMENT AGENCIES

ANNUAL REPORT

 (321) 433-8577

 65 Stone St., Cocoa

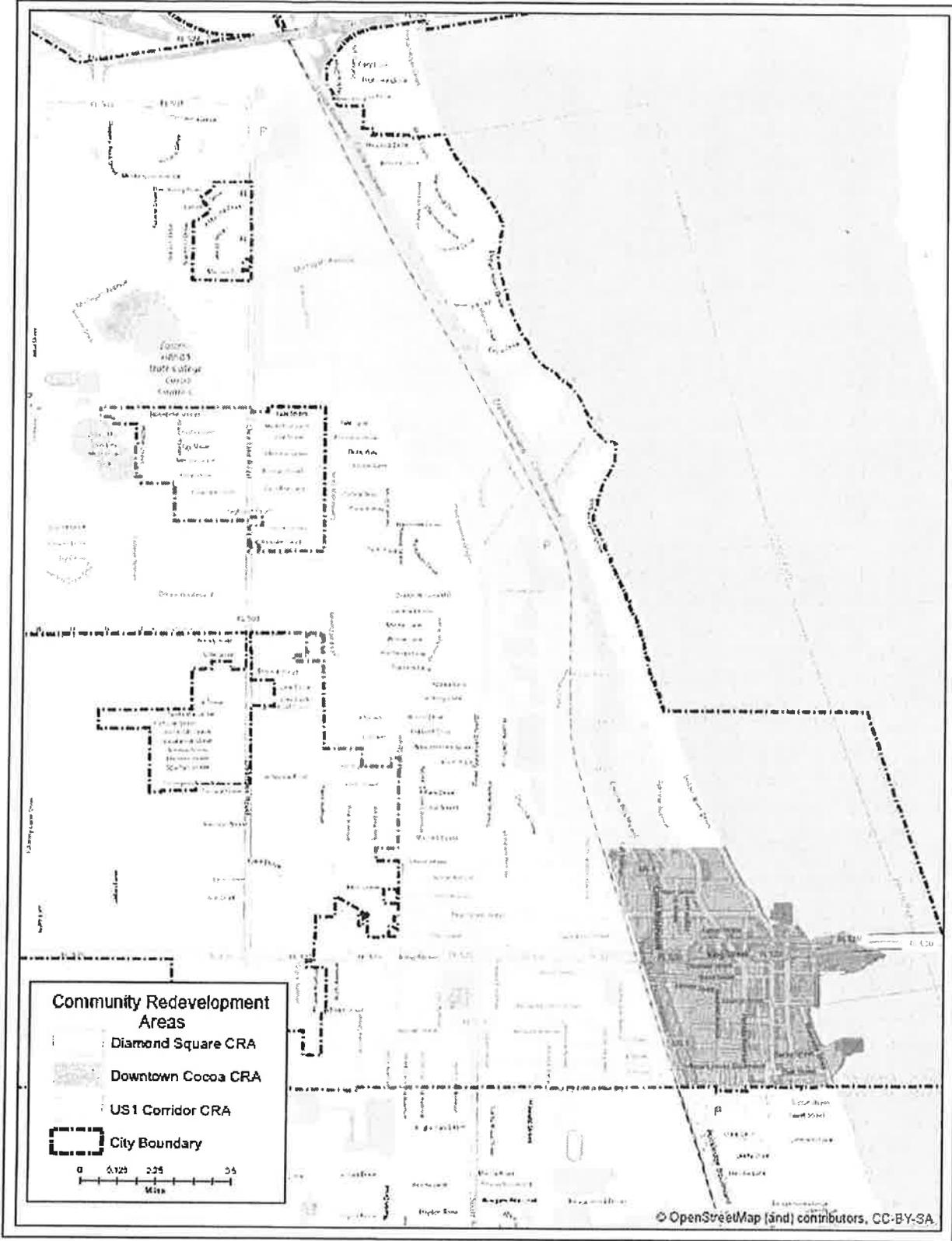
 www.ChooseCocoa.org

 ssingleton@cocoafl.org

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CRA BOUNDARIES



OVERVIEW

Under Florida's Community Redevelopment Act (F.S. 163, Part III), the City of Cocoa established three Community Redevelopment Agencies (CRAs):



Cocoa CRA
City of Cocoa Ordinance
No. 10-81, April 14, 1981



Diamond Square CRA
City of Cocoa Ordinance
No. 13-98, March 24, 1998
(delegated authority by
Brevard County BOCC)



U.S. 1 Corridor CRA
City of Cocoa Ordinance
No. 12-98, March 24, 1998
(delegated authority by
Brevard County BOCC)

Section 163.345, F.S., encourages the rehabilitation or redevelopment of the community redevelopment area by private enterprise and s. 163.287 (6), F.S., governs the expenditures of redevelopment trust funds. Additionally, section 163.370 (2)(c), F.S., governs the community redevelopment and related activities that a CRA may undertake within the community redevelopment area. Consistent with Cocoa CRA's respective community redevelopment plans, agencies offer or have participated in the following general activities and programs:

- Infrastructure engineering, design and construction
- Stormwater improvements
- Streetscape design and construction
- Affordable and workforce housing development
- Land acquisition, development and redevelopment through public/private partnerships
- Community policing programs and partnerships
- Commercial façade grants

Each CRA is responsible for developing and implementing its own Community Redevelopment Plan that addresses the unique needs of the targeted area. The plans include specific examples of how the approved community redevelopment plan will benefit and has already benefitted, the purpose for which the special district was created, and the overall goals for redevelopment in the area.

The overall goal of each Cocoa CRA is to reduce and

eliminate slum and blight conditions, promote private investment and economic development, and enhance property values within the CRA's area. The perception of "Image" is a driving force that impacts the level of investment in a community. The projects within the CRA play a strong role in enhancing the image of and build the sales tax business income tax and real estate tax base for Brevard County and the State of Florida.

Redevelopment activities in the Community Redevelopment Plan are funded primarily by tax increment financing (TIF), leveraged with public funds to promote private sector activity in the targeted area. CRA's may also issue debt or revenue bonds to fund projects as well.

Cocoa's CRAs represent a strategically focused redevelopment tool for reinvestment in their respective redevelopment areas.

Since the City of Cocoa is financially accountable for the activities of the Cocoa CRA, the Diamond Square CRA and the US 1 Corridor CRA, we have prepared this report in accordance with F.S. 163.356(3)(c). All financial activities of the CRAs are in accordance with the provisions of the Community Redevelopment Act (F.S. 163, Part III) and governed by the City of Cocoa Financial Operations Manual (FOM) as well as reported in the City of Cocoa Annual Budget, Audited Financial Statements and the City of Cocoa Comprehensive Annual Financial Report (CAFR).

Our Fiscal Year is October 1 through September 30 of each year. This report is for the period of October 1, 2016 through September 30, 2017 – Fiscal Year 2017.

2017 HIGHLIGHTS



Cocoa's CRAs collectively welcomed 64 new businesses, creating 106 full-time jobs and 64 part-time jobs.

\$722,427 in CRA funds were invested into projects leveraging more than \$12,506,354.57 of private sector capital investment. A ROI of \$17 for every \$1 of TIF invested.

The FL Ave Complete Streets project in conjunction with the Space Coast TPO was completed and offers an improved pedestrian experience, better traffic flow and greater access for all users.



COCOA CRA



The Cocoa CRA is generally bounded on the northern boundary by Mitchell Street, with the western boundary at the Florida East Coast Railroad, eastern boundary along the western shoreline of the Indian River and the southern boundary at Rosa L. Jones Drive.

The Cocoa CRA was established through City of Cocoa Ordinance No. 10-81 and is governed by a seven member board.

In 2008, the Cocoa CRA approved the Cocoa Waterfront Master Plan and implementation strategy for the Cocoa CRA with particular focus on improving the activity and connectivity of the waterfront.

The Cocoa CRA's current total level of indebtedness is \$2,368,896.

COCOA CRA BOARD MEMBERS



Mayor Henry U. Parrish, III
Chairperson



Councilwoman Brenda Warner
Vice Chairperson



Deputy Mayor Jeri Blanco
Board Member



Councilman Clarence Whipple, Jr.
Board Member



Councilman Don Boisvert
Board Member



Captain Ed Lanni
Board Member



Jan Stewart
Board Member

COCOA CRA



PROJECTS



FLORIDA AVENUE STREETScape

Construction of the Florida Avenue Streetscape Project in conjunction with the City of Cocoa and the Space Coast Transportation Planning Organization was completed in FY 2017. The recently completed \$3.4 Million Florida Avenue Complete Streets infrastructure project resulted in new sidewalks, shared bike/car lanes and lighting to improve mobility. This project has spurred interest in development along the corridor. Since completion, the new Florida Avenue gateway to Cocoa Village, has spurred over \$1.5 million in new private sector retail, and dining establishments. The CRA funded \$1.2 million of the project. The City of Cocoa funded \$1,287,000. The Space Coast Transportation Planning Organization through the Florida Department of Transportation funded \$913,000 of construction costs.

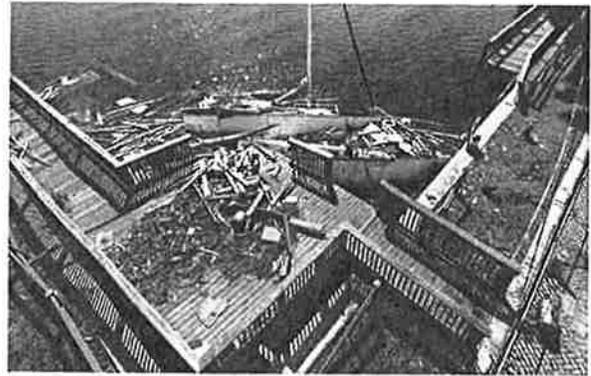


FLORIDA AVENUE COCOA VILLAGE GATEWAY ENTRANCE FEATURE

The Cocoa CRA will develop the property at 6 Forrest Avenue into a gateway entry feature and pocket park to create an enhanced entryway into Historic Cocoa Village. Leveraging its Brownfield Assessment Grant along with General Fund dollars, the City entered into a

Brownfields Site Rehabilitation Agreement with the Florida Department of Environmental Protection (FDEP) to clean up the contaminated site. By doing so, the City received FDEP Voluntary Cleanup Tax Credits for up to 50% of the costs incurred.

FUTURE WATERFRONT DEVELOPMENT PLAN AND RIVERFRONT HURRICANE DAMAGE REPAIR



Promptly after Hurricane IRMA, in September 2017, the City, under the Governors Executive Order, initiated a thorough professional damage assessment, and subsequently contracted for immediate removal of sunken, damaged, and displaced vessels in the Cocoa Harbor. The damage assessment determined that the Boardwalk, Day Slips, T Dock, and Viewing Piers were unsafe. Lee Wenner Park was closed, and Riverfront Park was fenced off at the shore line. The estimated cost of the damage is \$1.7 million.



Cocoa City Council and Cocoa CRA, moved quickly to work with the public, in creating an updated vision for the Waterfront by retaining an Engineering and Planning firm, to update the Waterfront Master Plan. Planning began in November 2017. The Plan will build

COCOA CRA



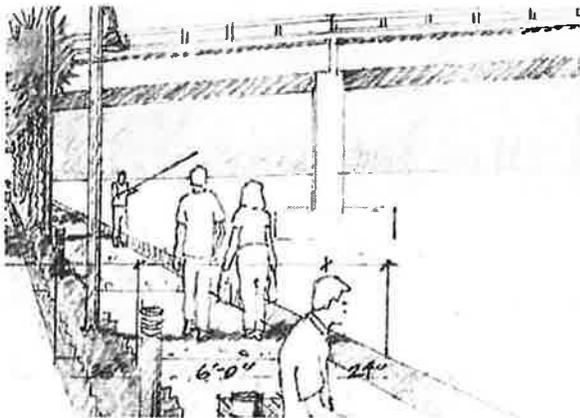
PROJECTS (cont.)

upon what will be repaired/replaced, building a safer, better, more resilient, waterfront as well as giving consideration to additional features and uses, that would expand waterfront access and usage for all, that would be achievable within three to five year years. Effective October 2, 2017, FIND approved a grant to construct 6 day slips, and expand the T Dock an additional 250 feet. In January 2018, FIND approved a Waterfront Repairs Grant in the amount of \$427,100. This work will begin in late 2018, with substantial completion no later than September 30, 2019 to include replacement of the damaged infrastructures. The Plan is scheduled to be completed in March 2018, with implementation beginning in FY 2018/2019.



LEE WENNER PARK PEDESTRIAN CONNECTOR

In lieu of a two-way access onto River Edge Drive, due to FDOT regulations and standards, the CRA funded a pedestrian underpass beneath Hubert Humphrey Bridge from Lee Wenner Park to westbound S.R. 520. The CRA is partnering with the Florida Inland Navigation District (FIND) to fund 50% of the project. The total project cost is \$375,000.00. Construction commenced in FY 2018.



REQUEST FOR PROPOSALS



603 BREVARD AVENUE

The Cocoa CRA requested proposals for the purchase and redevelopment of a 0.87 acre property situated at 603 Brevard Avenue, site of the former Cocoa City Hall. The property is designated for redevelopment as it will serve as a catalyst for a new mixed use development in Cocoa Village, accompanied by a shared use public parking facility that will serve the demands for public parking, through a private public partnership with the Cocoa CRA, the Developer, and the City of Cocoa. The project will include ancillary commercial uses, serve as a focal point of connectivity bringing together the North and South areas of the Village, and provide additional public parking for Cocoa Village visitors.

915 FLORIDA AVENUE

With the strong demand for housing in close proximity to Cocoa Village, the City of Cocoa and the Cocoa CRA jointly requested proposals for the purchase and redevelopment of a property situated at the southwest corner of Florida Avenue and Rosa L. Jones Blvd, FKA the Oaks Mobile Home Site. The site is comprised of one main parcel and a companion parcel totaling 4.93 acres. The development of 915 Florida Avenue is expected to serve as a catalyst for residential and commercial redevelopment in the southern portion of Cocoa Village.

Both the 603 Brevard Avenue and 915 Florida Avenue requests for proposals are pending staff recommendation to the CRA and CRA approval.

COCOA CRA



YEARLY HIGHLIGHTS



The Cocoa CRA welcomed 42 new businesses to the area, creating a total of 80 full-time jobs and 43 part-time jobs.



\$20,000 was awarded in Commercial Facade Improvement Program grants, leveraging \$123,540 in private sector capital investment. A ROI of \$6 for every \$1 of TIF invested.

Business/Property Owner	Address	Total Award	Total Project Cost
Time Out Sports Bar & Restaurant	607 Florida Ave.	\$10,000	\$100,000
Centennial Development Group	319 Riveredge Blvd.	\$10,000	\$23,540

YEARLY EVENTS

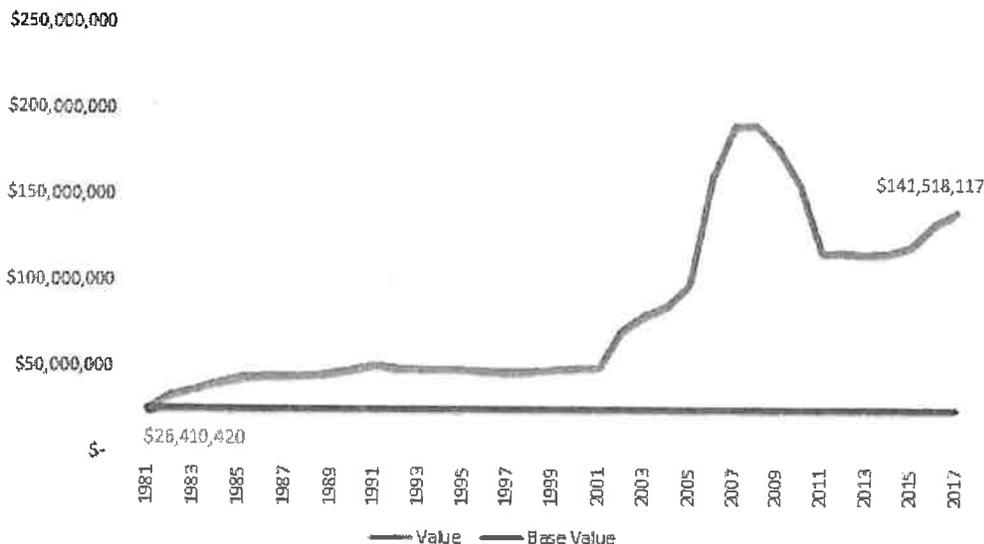
Cocoa Village hosted more than 65 events — including one of the largest marathons in the region, The Space Coast Marathon and Half Marathon — attracting more than 135,500 visitors assuming \$2,210,000 in indirect spending in Cocoa Village.* This number does not account for approximately 10,000 cruise passengers who arrive to the Village by bus for day excursions from Port Canaveral.

- City of Cocoa July 4th Celebration
- Historic Cocoa Village Association BBQ & Blues
- Historic Cocoa Village Association Arts and Craft Fair
- City of Cocoa Mardi Gras
- Historic Cocoa Village Association Sip and Stroll
- City of Cocoa Job Fair
- CBRCC Non-Profit Task Force Fiesta Brevard
- City of Cocoa Movies in the Park
- Cocoa Main Street Farmer's Market
- Keep Brevard Beautiful Trash Bash

*The Cocoa CRA did not provide any financial contribution to these events.

COCOA CRA BASE VALUATION - BASE YEAR \$26,410,420

Assessed Property Value

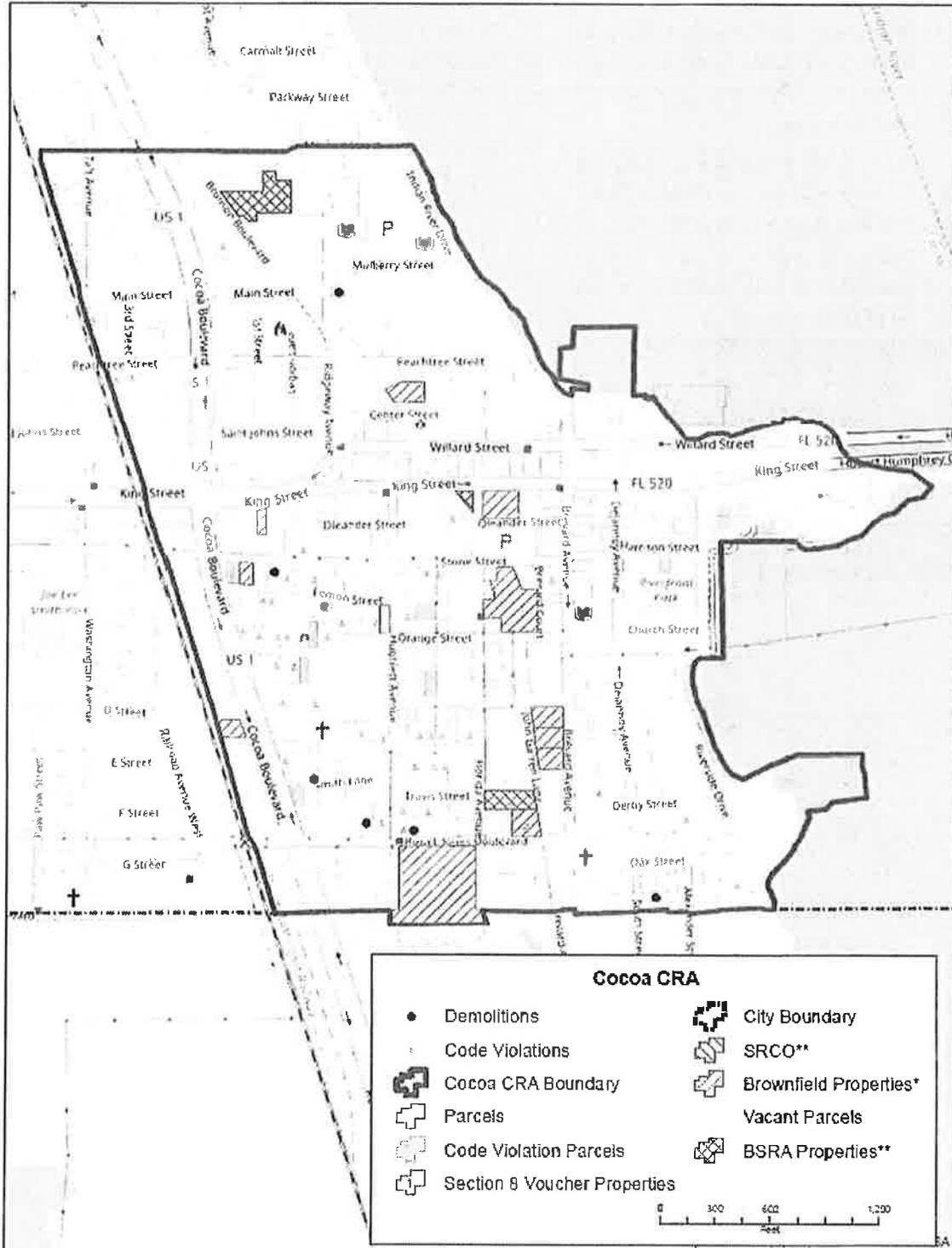


**Increase
in tax
increment
value over
prior fiscal
year:
\$7,314,765**

COCOA CRA

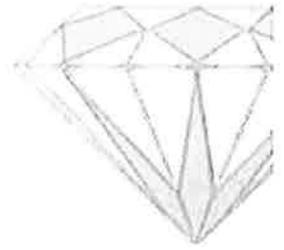


COCOA CRA MAP



*Funded by the City's Brownfields Redevelopment Program, through an EPA Community-Wide Assessment Grant
 Brownfield properties participating in the FDEP VCTC program. BSRA = Brownfields Site Rehabilitation Agreement, SRCO = issued Site Rehabilitation Completion Order

DIAMOND SQUARE CRA



The Diamond Square CRA is generally bounded by the southern border of the City and encompasses the area bounded by Pineda Street on the west, School Street on the north, the Florida East Coast Railroad on the east, and Rosa L. Jones Drive on the south. The Diamond Square CRA was established through City of Cocoa Ordinance No. 13-98 and is governed by a seven member board.

In 1998, the Diamond Square CRA Board approved the Diamond Square Community Redevelopment Plan. In 2014, the Diamond Square CRA Board approved the Diamond Square Redevelopment Plan Update (this plan is awaiting approval by the Brevard County BOCC).

The Diamond Square CRA currently has no outstanding indebtedness.

DIAMOND SQUARE CRA BOARD MEMBERS



Tracy Moore
Chairperson



Delores Martin
Vice Chairperson



Jewel Collins
Board Member



Larry Robinson
Board Member



Ed Jones
Board Member

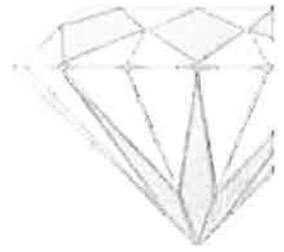


Adrian Moss-Beasley
Board Member

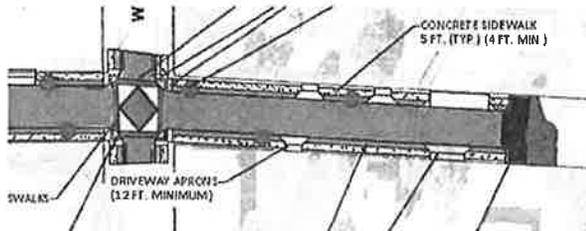


Sylvia Thomas
Board Member

DIAMOND SQUARE CRA



PROJECTS



STONE STREET STREETSCAPING PROJECT

Design and engineering plans are complete for the streetscaping improvements on Stone Street, a joint project between the Diamond Square Community Redevelopment Agency (CRA) and the City of Cocoa. Phase 1 of the two phase streetscape will extend from the FEC railroad to just west of the intersection of Stone Street and Washington Avenue, with Phase 2 extending from Washington Avenue to Fiske Boulevard. The 0.5 miles of streetscape improvements include sidewalks, street trees and streetlights. The estimated cost of construction is \$1 million, with construction commencing in mid FY 2018.



DR. JOE LEE SMITH CENTER FOR JUSTICE

Currently located at 419 Washington Street, City of Cocoa is seeking capital funding for the reconstruction of the Dr. Joe Lee Smith Center for Justice, dedicated to the advancement of social, economic, health, and environmental justice serving the Diamond Square CRA community. The Diamond Square CRA is a partner in the development of the Center, where proposed services include health care, senior programs, workforce training and services, educational assistance, youth recreation, and a community

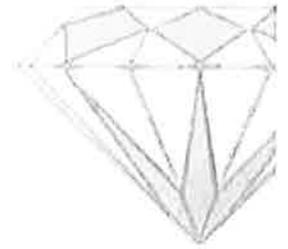
meeting space. Qualified as a Community Contribution Tax Credit Program, No. CC-0502-A, the Diamond Square CRA, a CDBG Section 108 Loan Guarantee and the City General Fund will fund this project. The estimated project cost is \$3.5 million.



ST. MARK'S COMMUNITY GARDEN

In FY 2017, the CRA began it's St. Mark's Community Garden initiative, located at 1112 Peachtree Street. The community garden is consistent with the Diamond Square CRA Redevelopment Plan goal to, "Establish parks, recreation, open space and beautification efforts to create an improved character for the Redevelopment area that will reflect a pleasant appealing atmosphere for working and residing in the area." In addition, the .33 acres community garden has the potential to bring no or low cost, fresh produce to the redevelopment area, which is a food desert. A deep-rooted issue within the Diamond Square CRA area is the absence of grocery stores. St. Mark's Community Garden is a community-led initiative, made successful by a partnership between the CRA, area organizations and residents. The garden's anticipated opening is mid-FY 2018, with estimated project costs TBD.

DIAMOND SQUARE CRA



YEARLY HIGHLIGHTS



The Diamond Square CRA welcomed 10 new businesses to the area, creating a total of 9 full-time jobs and 3 part-time jobs.

The Diamond Square CRA \$20,000 partnership with Alliance for Neighborhood Restoration (ANR)-Weed and Seed, allowed 58 youth residing in the CRA to participate in Youth Employment and Youth Leadership training throughout the year. In addition, the Diamond Square CRA sponsored the community policing initiative, the Cocoa Police Athletic League (PAL), in the amount of \$5,000.



YEARLY EVENTS

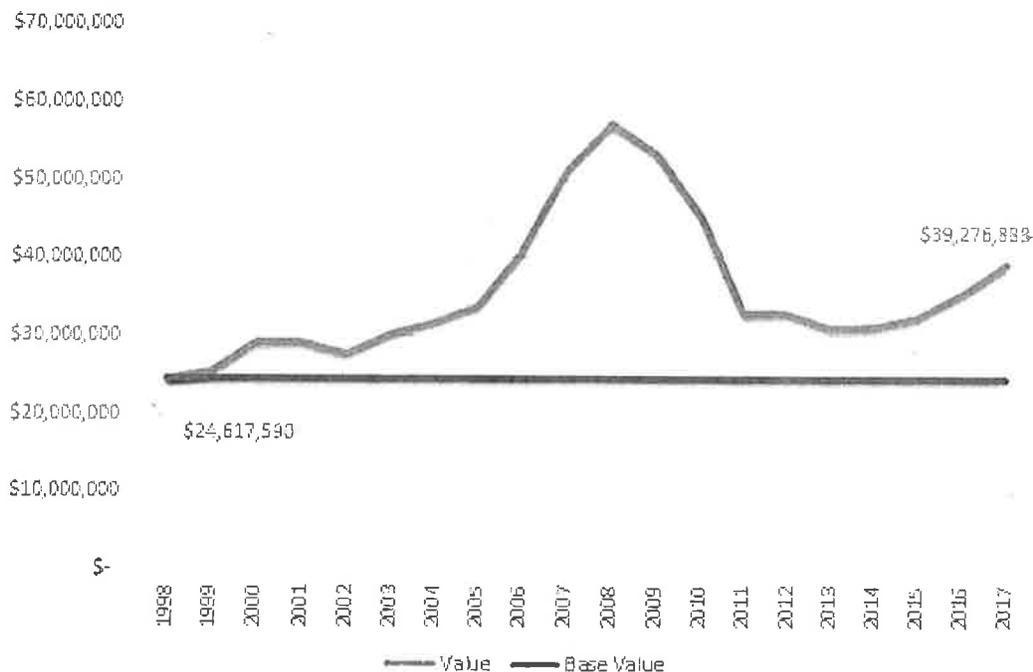
The Diamond Square CRA is home to a number of major annual events— including one of the largest festivals in the area, the ANR Juneteenth Festival.*

- ANR Car Wash Fundraiser
- PAL Academy Holiday Social
- ANR Community Resource Fair
- ANR Local League Basketball Games
- Shriner's Holiday Party
- Building with a Purpose Youth Summit
- Keep Brevard Beautiful Trash Bash
- ANR Juneteenth Gospel Extravaganza
- NAACP Easter Egg Hunt
- Rising Stars Cocoa Community Festival
- Rising Stars Tribute to Our Legends Parade

*The Diamond Square CRA did not provide any financial contribution to these events.

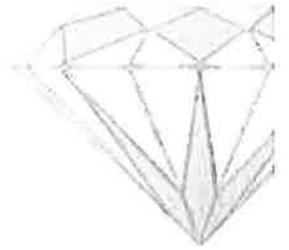
DIAMOND SQUARE CRA BASE VALUATION - BASE YEAR \$24,617,590

Assessed Property Value

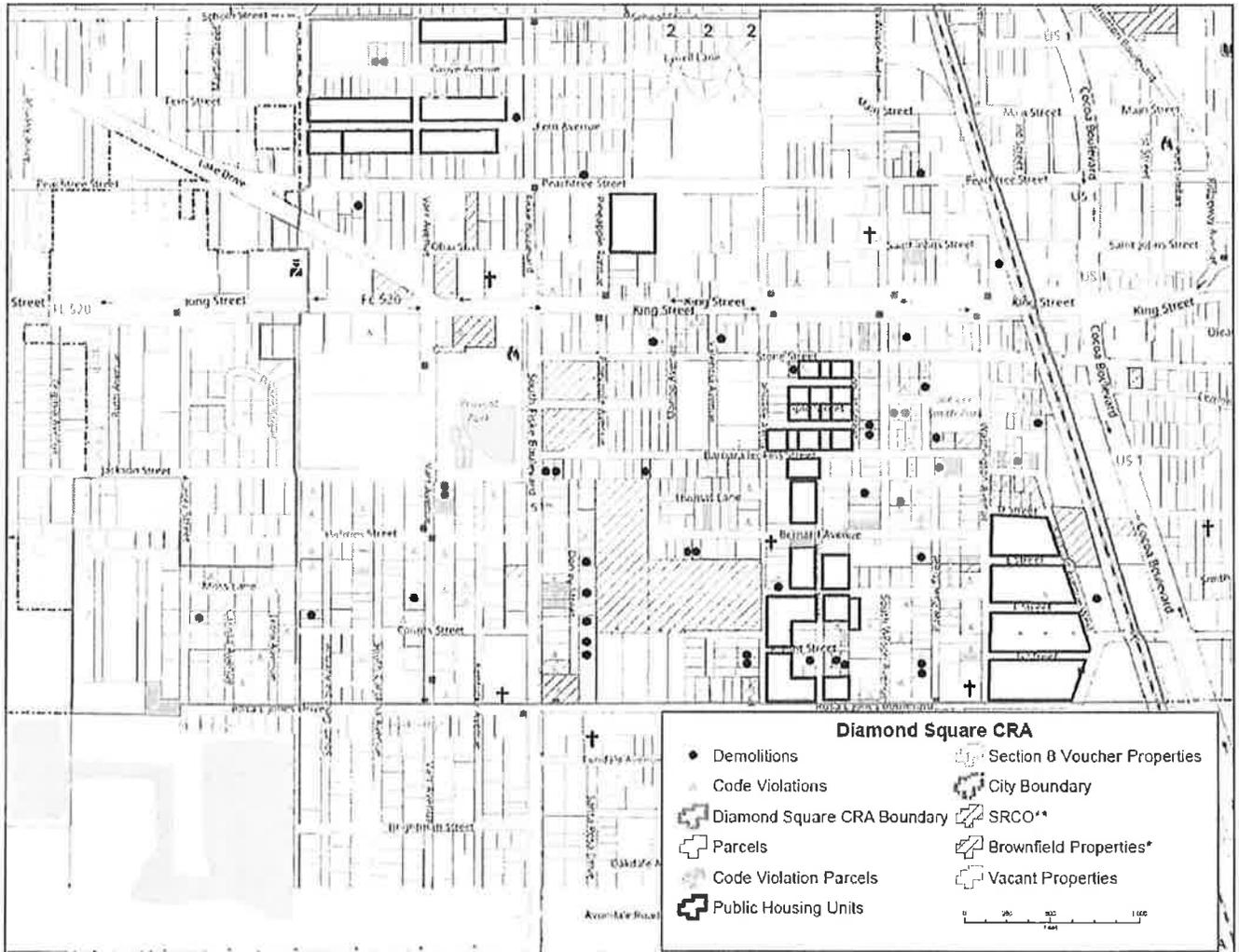


**Increase
in tax
increment
value over
prior fiscal
year:
\$3,555,698**

DIAMOND SQUARE CRA



DIAMOND SQUARE CRA MAP



*Funded by the City's Brownfields Redevelopment Program, through an EPA Community-Wide Assessment Grant
 Brownfield properties participating in the FDEP VCTO program, BSRA = Brownfields Site Rehabilitation Agreement, SRCO = issued Site Rehabilitation Completion Order

US 1 CORRIDOR CRA

The US 1 Corridor CRA (Community Redevelopment Area) is generally bounded by the southwestern intersection of School Street and Fiske Boulevard east to US 1 and north with the western boundary along Fiske Boulevard and the northern boundary at Clearlake Road. The US 1 CRA was established through City of Cocoa Ordinance No. 12-98 and is governed by a 7-member board. Subsequently in 1998, the US 1 Corridor approved the US 1 Corridor Master Plan.

Based on the Interlocal US 1 CRA Streetscape Loan Agreement with the City of Cocoa, the CRA has dedicated its Tax Increment Financing (TIF), less small operating costs, to the City for repayment of the US 1 Widening Streetscaping debt — \$178,453.00 budgeted in Fiscal Year 2017 for the loan payment to the City of Cocoa for the US 1 Widening Streetscaping debt.

The US 1 Corridor CRA's current total level of indebtedness is \$658,357.

US 1 CORRIDOR CRA BOARD MEMBERS



Richard Loudon
Chairperson



Lawrence Koss
Vice Chairperson



Thomas H. Yardley
Board Member



Annette Miele
Board Member



James McCarthy
Board Member



Laura J. Houston
Board Member



Crystal McQueen
Board Member

US 1 CORRIDOR CRA

PROJECTS



CLEARLAKE ISLES

In 2003, the US 1 Corridor CRA invested \$378,000.00 for the purchase of 9+ acres on Clearlake Road for the development of affordable housing. In 2016, the US 1 CRA partnered with the City to develop Clearlake Isles, an 84-unit Low Income Housing Tax Credit (LIHTC) Senior Living Facility. The US1 CRA donated the land, valued at approximately \$600,000, and the City provided \$50,000 in permit fee waivers and supported the developer's LIHTC application. Total development costs were approximately \$16 million. This income restricted community offers one and two bedroom rentals with spacious interiors, fully applianced kitchens, storage, elevator access, and features a laundry room, pool, fitness center, clubhouse and social areas. Construction was completed in July 2017 with a ribbon-cutting and dedication ceremony held in February 2018. The front portion of the property will be developed with market rate commercial property at a future date.

YEARLY HIGHLIGHTS



The US 1 Corridor CRA welcomed 12 new businesses to the area, creating a total of 17 full-time jobs and 18 part-time jobs.



One business was awarded the US 1 Corridor CRA Business Recognition Award — Mitchell's Family Restaurant

BUSINESS RECOGNITION AWARD

The US 1 Corridor Community Redevelopment Agency (CRA) established the US 1 CRA Business Recognition Award (US1 CRA/BRA) Program in 2015. The purpose of the Program is to recognize those businesses who have demonstrated above-average efforts in maintaining their property, thereby contributing to the overall appearance of the community at large while adhering to all appropriate codes and permits. Businesses must meet the eligibility criteria of:

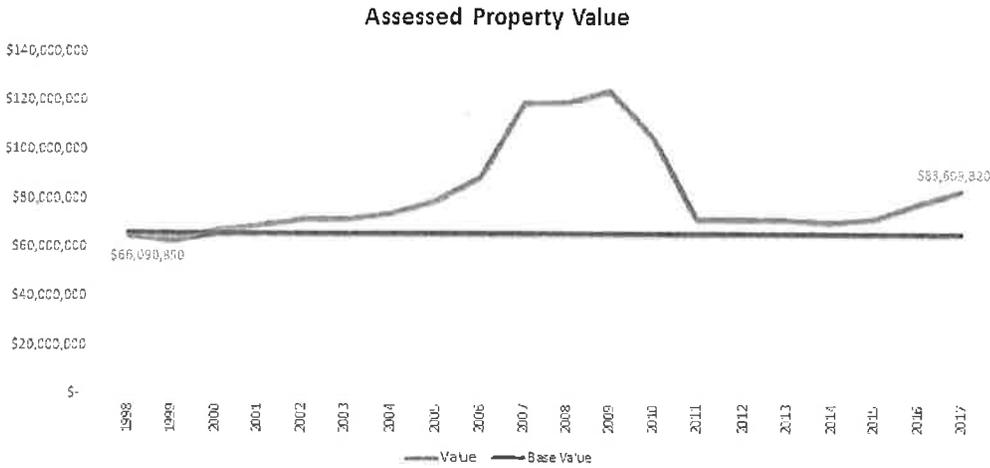
- 1) The business holds a current City of Cocoa Local Business Tax Receipt;
- 2) The business does not have any past due fees and/or taxes owed to the City of Cocoa;
- 3) The business is not currently under City of Cocoa Code Enforcement action and/or Nuisance Abatement action; and
- 4) The business owner/operator/employee is not a member of the US 1 CRA

To date, US 1 Corridor CRA Business Recognition Awards have been awarded to Chaparral Mexican Grill, East Coast Lumber/Ace Hardware, Accent Home Décor and Mitchell's Diner.



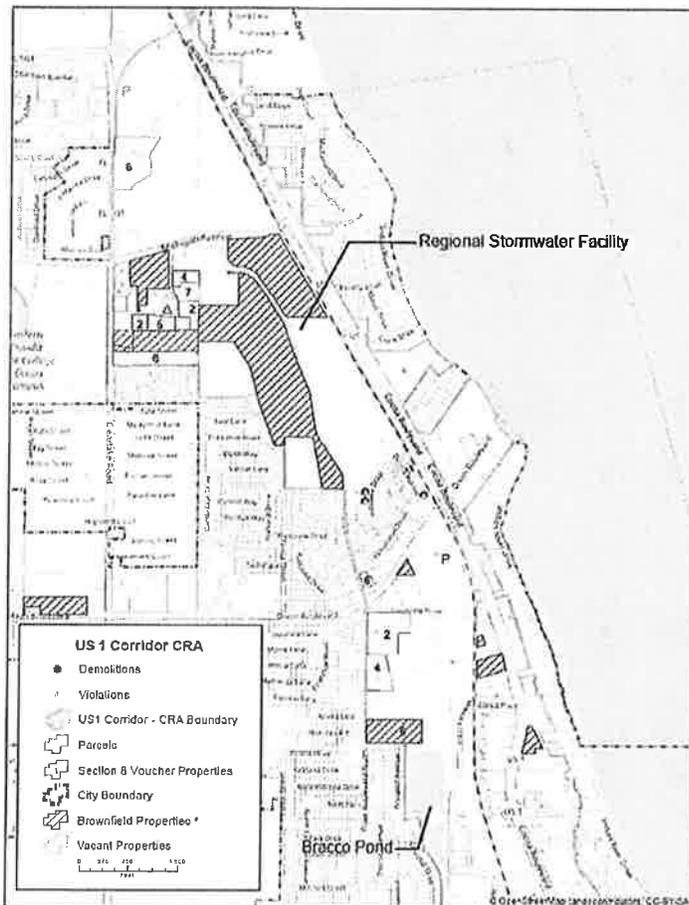
US 1 CORRIDOR CRA

US 1 CORRIDOR CRA BASE VALUATION - BASE YEAR \$66,090,850



**Increase
in tax
increment
value over
prior fiscal
year:
\$5,297,870**

US 1 CORRIDOR CRA MAP



*Funded by the City's Brownfields Redevelopment Program, through an EPA Community-Wide Assessment Grant. Brownfield properties participating in the FDEP VCTC program. CRA = Brownfields Site Remediation Agreement. SRCA = Brownfields Site Remediation Completion Order.

FINANCIAL REPORTS



The following pages contain the financial reports for all three community redevelopment agencies in the City of Cocoa. These reports are obtained from the City of Cocoa Comprehensive Annual Financial Report.

Please note that the fund balance contained in these reports is the difference between assets and liabilities. Fund balance does not necessarily represent financial assets that are available to purchase goods and services.

City of Cocoa, Florida

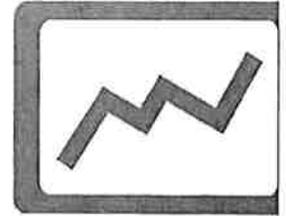
**COMBINING STATEMENT OF REVENUES,
EXPENDITURES, AND CHANGES IN FUND BALANCES
COMMUNITY REDEVELOPMENT AGENCIES
UNAUDITED**

For the year ended September 30, 2017

	Cocoa Redevelopment Agency	Diamond Square Redevelopment Agency	U.S. 1 Corridor Redevelopment Agency	Totals
REVENUES				
Intergovernmental	\$ 1,216,720	\$ 115,766	\$ 131,986	\$ 1,464,472
Gain (loss) on sale of capital assets	-	-	-	-
Investment earnings	2,080	178	73	2,331
Contributions & donations	39,027	-	-	39,027
Miscellaneous	-	4,000	-	4,000
Total revenues	<u>\$ 1,257,827</u>	<u>\$ 119,944</u>	<u>\$ 132,059</u>	<u>\$ 1,509,830</u>
EXPENDITURES				
Current:				
Economic development	228,807	55,750	155,915	440,472
Capital outlay	254,544	-	-	254,544
Debt service:				
Principal	-	-	-	-
Interest	-	-	-	-
Total expenditures	<u>483,351</u>	<u>55,750</u>	<u>155,915</u>	<u>695,016</u>
Excess (deficiency) of revenues over (under) expenditures	774,476	64,194	(23,856)	814,814
OTHER FINANCING SOURCES (USES)				
Transfers out	(70,057)	-	-	(70,057)
Net other financing sources (uses)	<u>(70,057)</u>	<u>-</u>	<u>-</u>	<u>(70,057)</u>
Net change in fund balances	704,419	64,194	(23,856)	744,757
Fund balances (deficit), beginning	241,557	542,921	903,295	1,687,773
Fund balances (deficit), ending	<u>\$ 945,976</u>	<u>\$ 607,115</u>	<u>\$ 879,439</u>	<u>\$ 2,432,530</u>

Source: City of Cocoa 2017 Comprehensive Annual Financial Report
Diamond Square and US 1 CRA, pages 40-41
Cocoa CRA, page 44

FINANCIAL REPORTS



City of Cocoa, Florida

**COMBINING BALANCE SHEET
COMMUNITY REDEVELOPMENT AGENCIES
UNAUDITED**

For the year ended September 30, 2017

	Cocoa Redevelopment Agency	Diamond Square Redevelopment Agency	U.S. 1 Corridor Redevelopment Agency	Totals
ASSETS				
Cash and cash equivalents	\$ 1,824,772	\$ 132,596	\$ 18,059	\$ 1,975,427
Accounts receivable, net	-	-	-	-
Prepaid items	5,814	6,280	4,263	16,357
Deposits	4,350	-	-	4,350
Deferred charges	1,500,000	-	-	1,500,000
Other receivable	271,891	-	-	271,891
Land	-	181,192	286,391	467,583
Improvements other than buildings	-	211,596	571,206	782,802
Construction in progress	-	81,500	-	81,500
Total assets	\$ 3,606,827	\$ 613,164	\$ 879,919	\$ 5,099,910
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts and retainage payable	\$ 16,808	\$ 5,559	\$ -	\$ 22,367
Accrued payroll and related liabilities	3,256	490	480	4,226
Due to other funds	104,427	-	-	104,427
Advance from other funds	2,264,469	-	-	2,264,469
Deferred inflows of resources	271,891	-	-	271,891
Total liabilities	2,660,851	6,049	480	2,667,380
FUND BALANCES				
Reserved for community development projects	945,976	607,115	879,439	2,432,530
Total liabilities and fund balance	\$ 3,606,827	\$ 613,164	\$ 879,919	\$ 5,099,910

Source: City of Cocoa 2017 Comprehensive Annual Financial Report
Diamond Square and US 1 CRA, pages 36-39
Cocoa CRA, page 42-43

KEY CONTACTS



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City of
Melbourne
The Harbor City



2017 Annual Reports

Melbourne Community Redevelopment Agencies

Melbourne Downtown CRA

Babcock Street CRA

Olde Eau Gallie Riverfront CRA

City of Melbourne 2017 Annual CRA Reports

Downtown Melbourne, Old Eau Gallie Riverfront, and Babcock Street comprise the Community Redevelopment Areas (CRA)s within Melbourne city limits. The following is an overview of the three CRA areas and current projects which were completed in 2017, or are in progress within the existing districts. Specific financial information such as assets, liabilities, income and operating expenses of the individual CRA trust funds, are found within the City of Melbourne's Annual CAFR. Balance sheets and statements of revenues and expenditures for all three CRAs are also found in Appendix 'A' of this report. The CRA annual fiscal budgets begin on October 1st and end on September 30th of each year. This narrative report identifies CRA activities during the fiscal reporting period of 2017. The CRA maps indicate the current boundaries of Melbourne's three CRA districts.

Annual reports, CRA plans, annual budgets, and program information, for all three CRAs are available on the City of Melbourne web page at the following link:

<http://www.melbourneflorida.org/departments/community-development/community-redevelopment-areas>

Downtown Melbourne

The original CRA was established in 1982. In 2006, the Downtown CRA completed a major plan amendment, including an expansion of its boundaries, primarily to the south along the US 1 Corridor. The Downtown CRA boundaries contain approximately 241 acres. The current 2017-2018 Downtown CRA revenue from tax increment and interest income is \$1,166,525 which supports the current operating budget, CRA projects and CRA programs.



Downtown CRA revenues have increased at a normal rate over the last budget cycle, demonstrating stabilization. The current revenue in 2017-2018 is approximately 4.5% higher than the previous year, due mainly to higher property valuations and increased investment. The Downtown CRA is in a position to begin constructing larger capital projects next year.

In 2017 the CRA Board amended the Downtown CRA Redevelopment Plan and extended the existing Downtown CRA Public-Private Development Program for two additional years.

Downtown CRA capital improvement projects, programs, and initiatives in 2017 consisted of the following:

- The **Phase I South Expansion Streetscape Project** resulted from the completion of conceptual planning in 2013, which included two public workshops. The conceptual study area included U.S. Highway 1, Prospect Avenue, and Stone Street. The CRA Board approved an \$80,000 first phase of engineering for this project on U.S. Highway 1, with project limits from Crane Creek to Jackson Street (FKA Line Street). Currently, the project is undergoing FDOT reviews for the issuance of permits. The project is likely to be ready for construction in 2018. Preliminary estimates for the evolving project range from \$.8 M to \$1.0 M. The project will include landscaped median installation, new sidewalks, paver accents, and lighting.
- Two **Façade Improvement Program** projects were completed in 2017. Total CRA funding in the amount of \$27,460 was refunded as incentives in 2017. It is estimated that these projects leveraged over \$912,000 in additional private investment. One of the projects was the establishment of a business incubator; Groundswell is a new technology incubator adjacent to Riverview Park. The CRA provides appropriations on an annual basis to fund this program.
- The **Phase I Riverview Park Improvement Project** was completed in 2017, which included the design and installation of: a large playground facility, walking trails, cul-de-sac installation on Prospect Ave., bollards on Riverview Drive for closure and incorporation as walking trails, five 20X20 picnic pavilion facilities, and a split rail fence around the park perimeter. This first phase of improvements represents over \$404,000 of new investment into Riverview Park. Since 2015, the CRA has contributed \$97,000 of TIF for these improvements. The CRA Riverview Park Master Plan improvements for the 15-acre park was estimated at \$6 million in 2013, which will require the completion of projects over time. Currently, staff is working on the design for an elevated boardwalk through the mangroves and to the shoreline. Riverview Park is an important key to the redevelopment efforts in the South Expansion Area. The City/CRA has successfully utilized the Riverview Park Master Plan, to apply for grant funding from the Florida Recreation Development Assistance Program (FRDAP), HUD's Community Development Block Grant Program, and Florida Inland Navigation District (FIND). Additionally, the CRA has scheduled recurring funding within the annual capital improvement program to complete projects in the plan.
- The **West Crane Creek Pedestrian Bridge Project** has been included in the CRA's capital improvement program since 2012. The CRA Board purchased property in 2012 for the south landing area. The CRA has \$47,000 of appropriations available for engineering and permitting and the CRA/City intends to apply for Florida Inland Navigation District funding for this project in 2018.

- The ***Henegar Center Building Improvement Program*** was approved through a Downtown CRA Redevelopment Plan Amendment in 2013. This program provided a 5-year annual capital matching grant for building improvements in the amount of \$40,000/year. The final year of \$40,000 reimbursement was compensated to the Henegar Center in 2017, matching over \$80,000 in capital expenditures. The Henegar Center completed a 10,000 sf parking lot at the back of their building in 2017.
- The ***Public-Private Development Program*** was adopted as a redevelopment plan amendment in 2014. The Melbourne Downtown CRA Board established the program to enable the Agency to enter into public-private partnerships, to facilitate desired large scale real estate development projects. The program targets vertical mixed-use, residential, office, and hotel projects having an investment of \$5 million or more. The Downtown Community Redevelopment Agency (CRA) will utilize tax increment finance (TIF) or other CRA assets, to leverage private real estate investment opportunities, and to develop markets that are deficient or that do not currently exist in Downtown Melbourne.
 - On February 28, 2017 the CRA Board approved the first public-private development under this new program. ***Highline Apartments, LLC*** , consists of 171 luxury apartments and 8,600 sf of retail/restaurant space. This public private partnership also includes \$1 M of Public facility and infrastructure improvements for parking, walkways, lighting, landscape and storm water utilities. Under a joint resolution, City Council and the CRA Board committed property and a \$2.4 M CRA revenue bond. The \$2.4 M bond will be provided as a grant to the developer only upon completion with a Certificate of Occupancy of the building and Certificate of Completion of the public facilities.
 - A second application was received in 2016 proposing a public private partnership for the development of a 120 room boutique hotel. This project received conceptual approvals to authorize City and CRA staff to begin working on the various facets of the predevelopment and the related City and CRA incentives. The developer has revamped plans for a larger hotel (156 rooms). Additionally, the developer has secured a franchise agreement from Hilton Hotels. Staff anticipates the development team will secure their financing in 2018, thereby incentive agreements will likely go before City Council in 2018.
- The ***Retail Core Commercial Lighting Program*** was implemented to improve pedestrian safety in the core area of Downtown. Council appropriated \$20,000 for this program in 2017. The targeted locations are within the CRA's nighttime entertainment area. Small grants are provided to building owners or merchants who install additional lighting on their buildings, which will improve overall pedestrian safety. By illuminating public areas such as, sidewalks, parking lots, entrances, and alleys, there will be improved public safety. To date, the program has only successfully approved one application.

Construction/installation of the lighting on 821-825 East New Haven Avenue commenced at the end of fiscal year 2017.



Riverview Park

Improvements continued in Riverview Park, with construction of five new picnic areas. Funding was leveraged from the Florida Recreation Development Assistance Program FRDAP. The City received \$50,000 in FRDAP funding.

The CRA funded \$12,000 of split rail fencing around the entire perimeter of the park. This provides some definition between the recreation areas, vehicular movement and parking.

At the intersection of Prospect and Riverview a cul-de-sac was installed as a turn around and drop off point for Riverview Park Patrons. Removable bollards were installed on Riverview at this intersection. The construction completed the incorporation of a portion of Riverview Drive as part of the trail system. The concrete pathway connections were installed in the previous year.





Before



After

2017 Downtown Façade Project

Located at 815 E. Strawbridge, this façade improvement project was an extensive renovation, including structural improvements.

The property owner received a \$7,960 façade reimbursement grant from the CRA. This grant leveraged over \$162,000 of capital improvements. Thereby the program leveraged approximately \$19 for every \$1 committed to the project.

Without the assistance of the CRA, this property may have continued to sit in the vacant and in the blighted condition pictured above.



In 2017 the Melbourne Downtown CRA Board and City Council approved a Public-Private Development Application with Highline Apartments LLC. This residential mixed-use development will include over 170 luxury apartments and approximately 8,600 sf of commercial space fronting New Haven Avenue. There is an additional \$1 M in public facility improvements on adjacent City owned land, being constructed by the developer. The Developer plans on breaking ground by the middle of 2018.

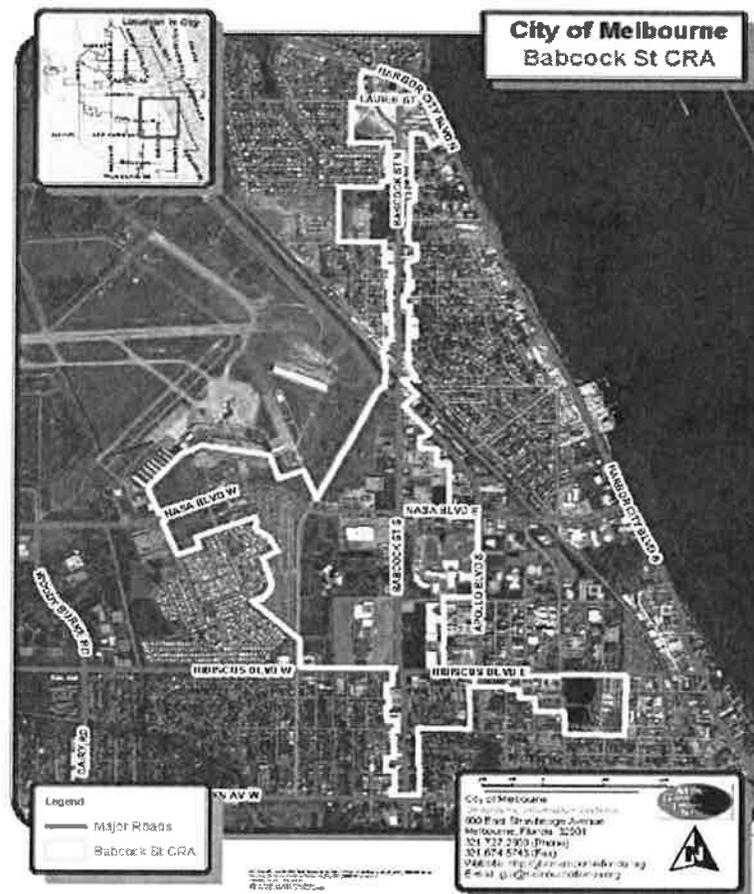
The Downtown CRA has prioritized a number of projects and initiatives for 2018 and beyond. Projects and goals outlined by the CRA Advisory Committee are under development and some are in the early stages of planning.

Goals and objectives for 2018 consist of the following:

- Complete engineering and permitting for the Phase I South Expansion Streetscape Project in 2018;
- Continue the Façade Improvement Program, providing CRA funding on an annual basis;
- Administer the new commercial lighting program in the downtown core area to improve nighttime pedestrian safety for one more year in 2018;
- Complete planning, design and engineering for the next phase of Riverview Park improvements, with on-going funding of the CRA;
- Commence engineering & permitting for the Crane Creek Pedestrian Bridge;
- Successfully approve the hotel project through the Public-Private Development Program;
- Address management of nighttime economy and encourage a balance of uses (retail, office, entertainment, residential, etc.) ; and
- Continue parking management discussions at the stakeholder level with some recommendations for the CRA/Council to consider.

Babcock Street

The Babcock Street CRA was established in 1997 and was expanded twice. Babcock boundaries were expanded once in 2001 and again in 2003. The area contained within the CRA boundaries is approximately 538 acres. The current 2017-2018 Babcock CRA revenues of \$913,749 supports, the operating budget, programs, and projects. The funding is a combination of City and County tax increment revenue and interest income. The Babcock CRA has realized a modest gain of approximately 2% TIF revenue increase, in the 2017-2018 budget over the previous year.



The CRA has completed, identified or continues to work on the following projects within the Babcock CRA Capital Improvements Program:

- The south portion “Phase B” of the **Phase III Medians Project** has been substantially redesigned in-house by the City’s Engineering Department. In 2017 the CRA staff acquired most of the right-of-way and easements necessary to construct the project. Staff will continue finalization of acquisition for bid and construction projected in the third quarter of 2018. Project improvements include: lighting, sidewalks, water lines, sewer repairs, landscaped medians, and hardscape accents.
- The **Babcock Facade Improvement Program** continues to be helpful in assisting area owners and businesses with exterior building renovations. Two projects are currently under construction with an estimated CRA investment of \$60,000, and one project at 301 E. Hibiscus Boulevard was completed with a CRA investment of \$16,372. This project on Hibiscus leveraged over \$20,000 of additional private investment.
- The **Babcock CRA NASA Landscape Medians Project** was included as a capital project in 2014 within the Babcock CRA’s five-year capital plan. It is intended to provide additional enhancements to the NASA Boulevard, Florida Department of Transportation (FDOT) roadway resurfacing project, which was recently completed. This corridor serves as the gateway to the Orlando-Melbourne International Airport and several companies located on NASA Boulevard. As part of the resurfacing, the Department of Transportation also installed sidewalks, alleviating sidewalk gaps, and added bike lanes. The CRA will be contributing \$110,000 for engineering and construction to the project. This project will enhance the medians with landscape and irrigation. The design and engineering for the CRA enhancements is complete. Permitting through FDOT is currently underway and the CRA has secured an FDOT landscape grant for materials. Construction is anticipated in 2018.
- The **Hickory Street Complete Streets Project** has been designed and the Babcock CRA is participating with funding to construct the “festival street” portion of the plan. CRA Funding of \$150,000 was allocated within the City’s Capital Improvement Program over two years, to ensure this portion of the project was economically feasible. Once completed the festival street design allows for an outdoor event location tucked next to Wells Park which will promote activity within the CRA district. Construction is slated to begin in 2018.



After



301 EAST HIBISCUS BOULEVARD FAÇADE IMPROVEMENT PROJECT

This Façade improvement project was supported with a CRA grant of \$16,370 but leveraged over \$30,000 of total capital investment. Stellar Transportation is a small business operating within the CRA and they own the building. A new roof, awnings, and windows, not only improved the appearance of the building, but also improved its physical integrity to continue being a positive contribution to the tax roll.



Before

The Babcock Street CRA Advisory Committee has outlined a series of goals for achievement in 2018 and future program years. The following projects, programs and initiatives have been identified by the CRA:

- Complete redesign of the south section Phase III Medians Project, acquire all necessary right-of-way or easement through the south section 'B';
- Complete the permitting through FDOT for the Babcock CRA NASA Landscape Medians project and begin construction in 2018;
- Begin construction of the Hickory Street festival street;
- Begin an RFP process for 311 S. Babcock for private redevelopment;
- Continue funding and promotion of the Babcock Façade Improvement Program; and
- Implement four new projects into the Babcock CRA Plan with an amendment to sunset in 2023:
 1. Babcock Street Reconstruction Project (Hibiscus to Apollo)
 2. Airport Boulevard South-Bound Right Turn Lane
 3. Apollo Boulevard Sidewalk Installations
 4. SCAT NASA Boulevard Turn-Out and Bus Shelters

Olde Eau Gallie

The Olde Eau Gallie Riverfront CRA was established in 2000 and was expanded in 2005 containing approximately 217 acres within its boundaries. The current 2017-2018 Olde Eau Gallie CRA revenues of \$379,545 from tax increment funding and interest supports the operating budget, programs, and capital projects of the agency. The current budget revenues are approximately 15.5% higher than the previous year. This is a positive sign that the agency will be able to financially support a large capital project in 2018.



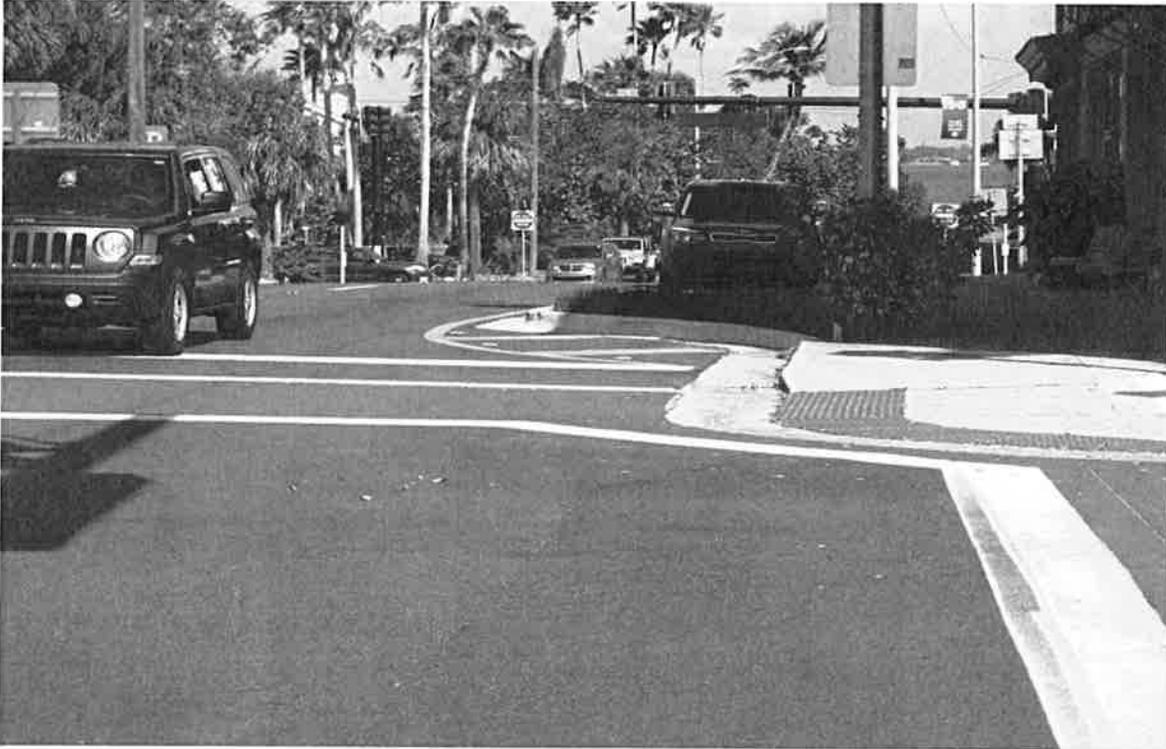
In 2017, projects in the Eau Gallie CRA Capital Program progressed forward despite the lack of robust TIF revenue. The following highlights the accomplishments in Eau Gallie over the last year:

- The ***Eau Gallie Façade Improvement Program*** and the ***Arts District Overlay Incentive Program*** continue on with a nominal amount of existing funding. No façade projects or overlay incentives were completed in 2017. One application was approved in 2017, and is currently under construction.
- ***Eau Gallie Boulevard FDOT Streetscape Enhancements*** were incorporated into the Florida Department of Transportation's (FDOT) resurfacing project on Eau Gallie Boulevard. This FDOT resurfacing project included \$38,000 of CRA enhancements within the downtown core. Stamped crosswalks and bulb-outs were installed in 2017. Landscape and irrigation is under design and will likely be installed in 2018. These enhancements are consistent with the Eau Gallie Phase I Streetscape conceptual plans that were completed in 2013.
- ***Site furnishings*** including, six custom fabricated benches, eleven custom fabricated trash receptacles, and four bike racks were purchased in 2016. All of the site furnishings were installed in 2017, including 4 new bike racks.
- A ***District Street Lighting Project*** was approved within the 2016 five-year capital program. Engineering and design of this project commenced in 2017, and is near completion. Construction is anticipated to commence before the end of 2018. This project will entail the removal of the existing overhead lighting on a portion of Highland Avenue, from Montreal Avenue to St. Clair Street. New decorative light poles and fixtures will be installed which will light both the roadway and pedestrian walkways. In addition to this portion of Highland, Bud Yeager Drive and Eau Gallie Square will be included as part of the lighting project. The project also incorporates market lighting over the South portion of Highland Avenue.
- ***Rezoning*** efforts continue for a portion of the CRA area located, west of U.S. Highway 1, east of the FEC Rail Road, and North of Eau Gallie Boulevard. This portion of the CRA contains a diverse number of uses from single family residential to light industrial. A large number of these uses are not conforming to the current zoning and future land use. Workshops were held with the community to receive feedback regarding the community's desired uses. CRA staff is currently working on a new zoning and land use designation for this section of the CRA.



Completion of Site Furnishings

New bike racks were purchased and installed in 2017, along with some additional benches and receptacles. Concrete pads in some locations were installed to accommodate the site furnishings. Design and fabrication was coordinated with the efforts of the EGAD Main Street Design Committee.



Crosswalks & Bulb Outs

In 2017 the Eau Gallie CRA partnered with FDOT to install new crosswalks and landscape bulb-outs on Eau Gallie Boulevard. The crosswalks were installed at the intersections of Highland Avenue, Pineapple Avenue, Avocado Avenue, and Guava Avenue. These crosswalks will improve pedestrian safety.

The landscaped bulb-outs were installed in areas that were already striped as no parking. The landscaped areas will soften the appearance, and will slow traffic through this pedestrian commercial core.

Eau Gallie West End - Proposed Rezoning Area



PROPOSED CRA REZONING IN EAU GALLIE

In 2017 the CRA staff held two public workshops with the residents and property owners within this western section of the CRA. The area is currently zoned C-3 and some of the properties have inconsistent uses; however, the eclectic nature of the location is home to many small businesses and has spawned an organic live-work opportunity area.

The intent of the rezoning is to provide a more flexible future land use designation and zoning. This will allow the property owners to continue operating, working, and living in the area. Changes in the zoning would allow for redevelopment opportunities because of deregulation by way of a more flexible land development code.

Any proposed rezoning will require Planning Board and City Council's review and approvals. CRA staff plans to bring a proposal to both bodies in 2018.

The Eau Gallie CRA Advisory Committee has prioritized the following projects and initiatives to be completed over the next year:

- Continue marketing the Eau Gallie Arts District Overlay Zone Incentive Program with the goal of completing one project in 2018;
- Continue to promote the Façade Improvement Program within the targeted commercial area of the CRA, and complete one impact project;
- Complete engineering and design of the Eau Gallie District Lighting Project;
- Work with the EGAD Main Street organization to study parking opportunities, and management of the existing parking supply;
- Coordinate completion of CRA crosswalks and landscape enhancements with FDOT on Eau Gallie Boulevard; and
- Complete the rezoning of a portion of the CRA situated west of U.S. Highway 1, east of the FEC Rail lines, and north of Eau Gallie Boulevard.

Appendix A

Fiscal Year End CRA Balance Sheets
Statements of Revenues and Expenditures
October 2016 - September 2017

**CITY OF MELBOURNE, FLORIDA
BALANCE SHEET
DOWNTOWN REDEVELOPMENT
SEPTEMBER 30, 2017**

ASSETS

Equity in pooled investments	\$ 343,845
Interest receivable	<u>938</u>
Total assets	<u><u>\$ 344,783</u></u>

LIABILITIES AND FUND BALANCE

Liabilities:	
Accounts payable	\$ 248
Accrued payroll expenditures	<u>3,536</u>
Total liabilities	<u>3,784</u>
Restricted fund balance	<u>340,999</u>
Total liabilities and fund balance	<u><u>\$ 344,783</u></u>

**CITY OF MELBOURNE, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES
DOWNTOWN REDEVELOPMENT
FOR THE YEAR ENDED SEPTEMBER 30, 2017**

REVENUES	
Intergovernmental	\$ 1,112,329
Investment earnings	<u>7,269</u>
Total revenues	<u>1,119,598</u>
EXPENDITURES	
Current:	
General government	803,879
Debt service:	
Principal	135,648
Interest and fiscal agent fees	<u>16,716</u>
Total expenditures	<u>956,243</u>
Excess of revenues over expenditures	<u>163,355</u>
OTHER FINANCING USES	
Transfers out	<u>(32,270)</u>
Net change in fund balance	131,085
Restricted fund balance, October 1	<u>209,914</u>
Restricted fund balance, September 30	<u>\$ 340,999</u>

**CITY OF MELBOURNE, FLORIDA
BALANCE SHEET
BABCOCK REDEVELOPMENT
SEPTEMBER 30, 2017**

ASSETS

Equity in pooled investments	\$	731,352
Interest receivable		<u>1,859</u>
Total assets	\$	<u><u>733,211</u></u>

LIABILITIES AND FUND BALANCE

Liabilities:		
Accounts payable	\$	134
Accrued payroll expenditures		<u>3,801</u>
Total liabilities		<u>3,935</u>
Restricted fund balance		<u>729,276</u>
Total liabilities and fund balance	\$	<u><u>733,211</u></u>

**CITY OF MELBOURNE, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES
BABCOCK REDEVELOPMENT
FOR THE YEAR ENDED SEPTEMBER 30, 2017**

REVENUES	
Intergovernmental	\$ 889,368
Investment earnings	<u>10,010</u>
Total revenues	<u>899,378</u>
EXPENDITURES	
Current:	
General government	<u>226,342</u>
Excess of revenues over expenditures	<u>673,036</u>
OTHER FINANCING USES	
Transfers out	<u>(450,135)</u>
Net change in fund balance	222,901
Fund balance, October 1	<u>506,375</u>
Fund balance, September 30	<u><u>\$ 729,276</u></u>

CITY OF MELBOURNE, FLORIDA
BALANCE SHEET
EAU GALLIE REDEVELOPMENT
SEPTEMBER 30, 2017

ASSETS

Equity in pooled investments	\$	484,750
Interest receivable		1,226
		<u>485,976</u>
Total assets	\$	<u><u>485,976</u></u>

LIABILITIES AND FUND BALANCE

Liabilities:

Accrued payroll expenditures	\$	1,468
Due to other funds		39,390
Advances from other funds		61,914
		<u>102,772</u>
Total liabilities		<u>102,772</u>
Restricted fund balance		<u>383,204</u>
Total liabilities and fund balance	\$	<u><u>485,976</u></u>

CITY OF MELBOURNE, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES
EAU GALLIE REDEVELOPMENT
FOR THE YEAR ENDED SEPTEMBER 30, 2017

REVENUES

Intergovernmental	\$	341,043
Investment earnings		<u>6,090</u>
Total revenue		<u>347,133</u>

EXPENDITURES

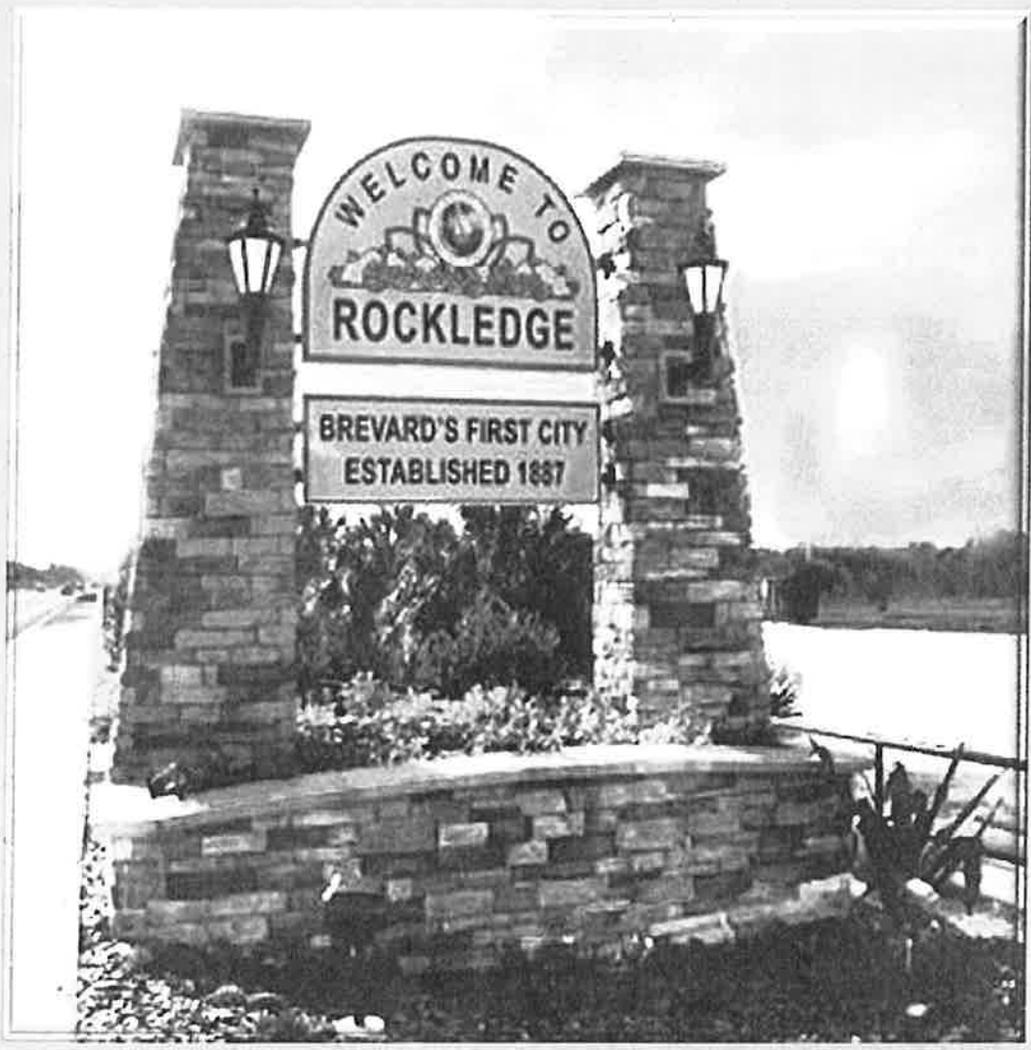
Current:		
General government		158,036
Debt service:		
Interest and fiscal agent fees		<u>3,175</u>
Total expenditures		<u>161,211</u>
Excess of revenues over expenditures		<u>185,922</u>

OTHER FINANCING USES

Transfer out		<u>(20,135)</u>
Net change in fund balances		165,787
Fund balance, October 1		<u>217,417</u>
Fund balance, September 30	\$	<u><u>383,204</u></u>

ROCKLEDGE

COMMUNITY REDEVELOPMENT AGENCY



2017 Rockledge Community Redevelopment Agency Annual Report

Forward

The 2017 Annual Report of the City of Rockledge Community Redevelopment Agency was approved by a unanimous vote on March 28, 2018, and prepared under the direction of:

Rockledge Community Redevelopment Agency Board of Commissioners

- ~ Edward Inman, Chair
- ~ Carol Laymance, Vice Chair
- ~ Steve Lum, Commissioner
- ~ Dan Henn, Commissioner
- ~ Lynne Krnoul Roll, Commissioner
- ~ Perry Cameron, Jr., Commissioner
- ~ Ryan Cox, Commissioner

Community Redevelopment Agency Staff

- ~ Britta Moore, Redevelopment Coordinator
- ~ Alix Bernard, Planning Director
- ~ Dr. Brenda Fettrow, City Manager

The Rockledge Community Redevelopment Agency

1600 Huntington Lane Rockledge, Florida 32955

321.221.7540 (phone) and 321.204.6356 (fax)

WWW.CHOOSEROCKLEDGE.COM

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Section 1. Rockledge, Florida: The Heart of the Space Coast

Founded on the shoreline of the Indian River Lagoon on August 7, 1887, the City of Rockledge was the first incorporated municipality in Brevard County. The name “Rockledge” is attributed to Gardner S. Hardee, an early settler, and comes from his observation of the many ledges of coquina rock that line the Indian River in an area Hardee originally referred to as “Rock Ledge.” The citrus trade was the chief industry of Rockledge and the area also served as accommodation for tourists traveling to South Florida via the Intracoastal Waterway.

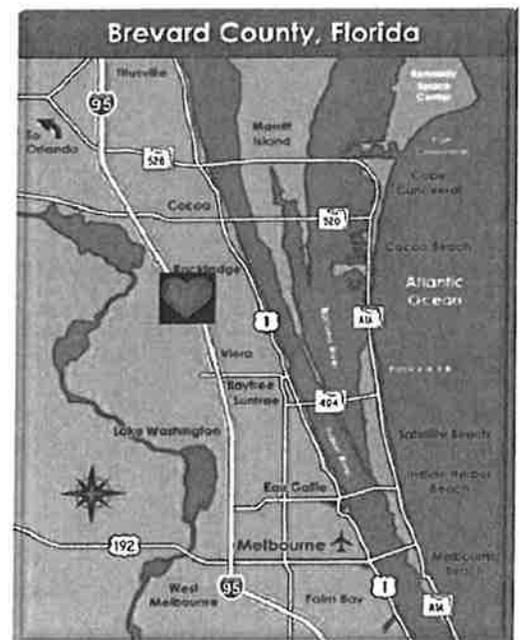
Operating under a Council-Manager form of government, Rockledge is well known for its political stability. The City Council reflects an enduring legislative legacy of public service and longevity and had itself been served by only two city managers from 1963 to 2016, when the third Rockledge City Manager began her tenure.

The City of Rockledge provides its residents with law enforcement, fire protection and emergency medical care and transport. The City’s Public Works Department encompasses an expansive array of divisions, including fleet and grounds maintenance, construction, sanitation, beautification and stormwater utility. The wastewater treatment facility operates 24 hours per day, 365 days per year, providing sanitary sewer and reclaimed water services.

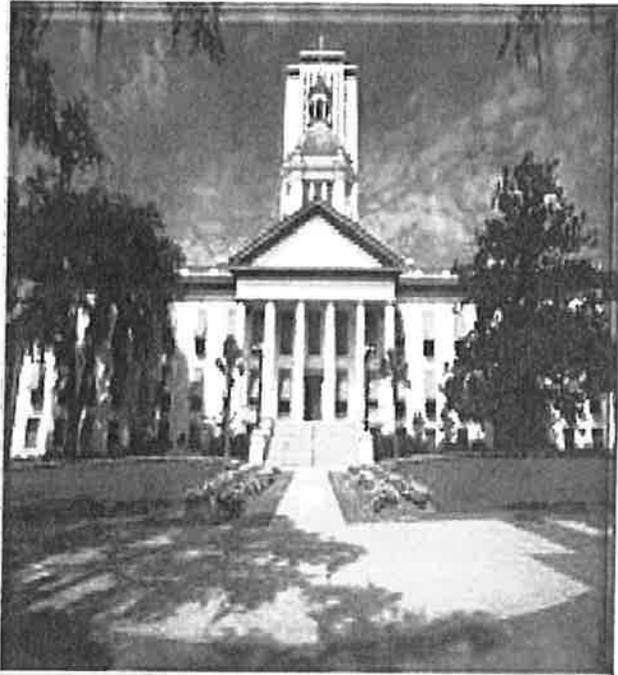
Strategically located in the geographic center of Brevard County on Florida’s east coast, Rockledge is a hub to a number of major thoroughfares, including U.S. Highway 1 and Interstate 95 giving direct passage to all continental U.S. points north and south. State Roads 520 and 528 provide easy access to Orlando, the Orlando International Airport and the west coast of Florida. The Florida East Coast Railway also runs parallel to U.S. Highway 1.

Encompassing just under 12 square miles, the City of Rockledge is home to approximately 26,535 residents.* Although Rockledge is primarily a residential community, it does have a stable base of clean, light industry. The City also enjoys a variety of commercial and retail businesses to meet the needs of its residents. Anchored by Steward Health Care and Rockledge Regional Medical Center, the city is home to six public schools, three private schools and churches of various denominations. Along with considerable assets more often found in larger urban centers, Rockledge greatly benefits from a high level of community engagement bringing the charm of a “hometown” feel to those who reside in and visit the city.

*University of Florida’s Bureau of Economic and Business Research 2017 (BEBR).



Section 2. The Rockledge Community Redevelopment Agency



Authorized by Chapter 163, Part III, Florida Statutes, a community redevelopment agency is created to guide redevelopment activities that are designed to return properties to their highest and best use and to improve the economic vitality of a specially designated area, rendering it more appealing for private-sector investment.

When properly administered, the general purpose of a redevelopment agency is to preserve and enhance the redevelopment district's tax base through economic development activities and the establishment of public-private partnerships.

Redevelopment endeavors are implemented through a public body, which is known as a community redevelopment agency. Community redevelopment agencies have the ability to utilize a designated funding tool, known as Increment Financing, which is available to cities and counties for redevelopment activities. Increment Financing is used to leverage public funds to promote private-sector activity in the denoted area or areas.

When established, the dollar value of all real property in a redevelopment district is determined as of a fixed date, also known as the "frozen value." Taxing authorities that contribute to the redevelopment district continue to receive property tax revenues based on the frozen value, and these frozen-value revenues are available for general government purposes. However, any revenues from increases in real property value, referred to as "increment," are deposited into a community redevelopment agency trust fund and are allocated to the redevelopment district.

It is important to note that property tax revenue collected by a school board, and certain other entities, are exempt from and not affected under the Increment Financing process.

Statutory Requirements

Statutory Requirements

The establishment of community redevelopment agencies is authorized by Florida Statutes, and their activities are also strictly regulated by the statutes. In addition, redevelopment agencies are guided by their adopted community redevelopment plans - very simply, if an activity is not generally outlined in the redevelopment plan it cannot be executed.



Primarily, two statutes govern the activities of redevelopment agencies - Chapter 163 (Intergovernmental Programs), Part III (Community Redevelopment), and Chapter 189 (Uniform Special District Accountability Act). Certain reporting requirements pertaining to finances, budgets and audits, however, are outlined in Chapter 218 (Financial Matters Pertaining to Political Subdivisions).

Redevelopment agencies are required to submit six annual reports, most of which are set forth in Chapter 189, and include:

- Agency Annual Report, including a financial review, along with notice in a newspaper of general circulation that states the Annual Report is available for viewing, by March 31 (Sec. 163.356(c)(3))
- Agency Budget, or City Budget with Agency Budget included, posted on the official Agency website (September/October) (Ch. 189)
- Website filing of up-to-date Agency detailed information (December) (Ch. 189)
- Annual filing fee of \$175 and any updates to the Florida Special District Accountability Program (December) (Ch. 189)
- Inclusion of Agency financial information in annual financial report (AFR/CAFR) of governing body (within 45 days after the completion of the audit or by June 30) (Ch. 218)
- Agency local copy of annual audit to each taxing authority and to Auditor General (45 days after completion or June 30) (Ch. 218)

Statutory Requirements

In addition, in accordance with Chapter 189, all special districts, including redevelopment agencies, must now establish an official website, which may be under a parent site of a city or county, that shall contain the following details:

- Agency legal name
- Agency boundaries/map
- Public purpose
- Services provided
- Agency creation documents
- Primary statutes under which the special district operates
- Date established
- Establishing entities
- Contact information, including mailing address, e-mail address, phone number, website address
- Registered agent/title
- Code of Ethics (if adopted)
- Link to generally applicable ethics
- Proposed budget (at least two days before adoption)
- Adopted budget (within 30 days of adoption)
- Budget amendments (if/when adopted)
- Complete agency audit report for the most recent fiscal year, posted when available
- Link to Florida Chief Financial Officer's Local Government Reporting searchable database
- For each governing board member name, contact address; business email; term or length of appointment; appointing authority

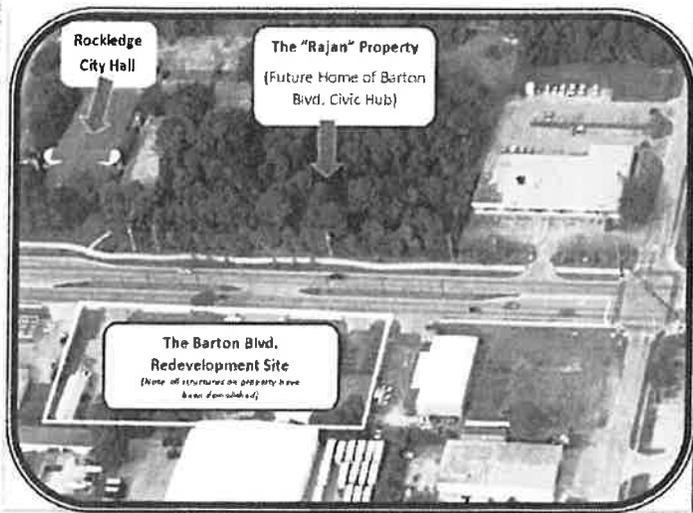
In order to ensure compliance of the entire list of new website reporting requirements, specific guidelines are published and made available for special district personnel on the Department of Economic Opportunity, Special District Accountability Program's website.



Redevelopment agency staff is properly educated in all of the governing statutory provisions through training and certification offered by the Florida Redevelopment Association and the Redevelopment Academy.



What Is The Rockledge Community Redevelopment Agency?



Under the authority of Chapter 163, Part III, Florida Statutes, the Rockledge City Council established the City of Rockledge Community Redevelopment Agency in 2002 as a dependent special district to guide the City in its redevelopment efforts. The *mission* of the Rockledge Community Redevelopment Agency is to:

- Foster revitalization of the specifically identified sub-districts through public investments in order to improve infrastructure and aesthetics, resulting in an inviting area in which the private sector will want to more actively invest.
- Create a wide variety of opportunities to generate interest in and return people to the City of Rockledge to live, shop and work.
- Pursue economic development opportunities, while also serving as a liaison and advocate for the existing business community.

The Agency Vision

The vision of the Rockledge Community Redevelopment Agency is to

- *Stimulate economic growth*
 - *Promote private-sector development opportunities; and*
 - *Maintain a safe and prosperous community*
- *all while enhancing the quality of life for the City's families and citizens*

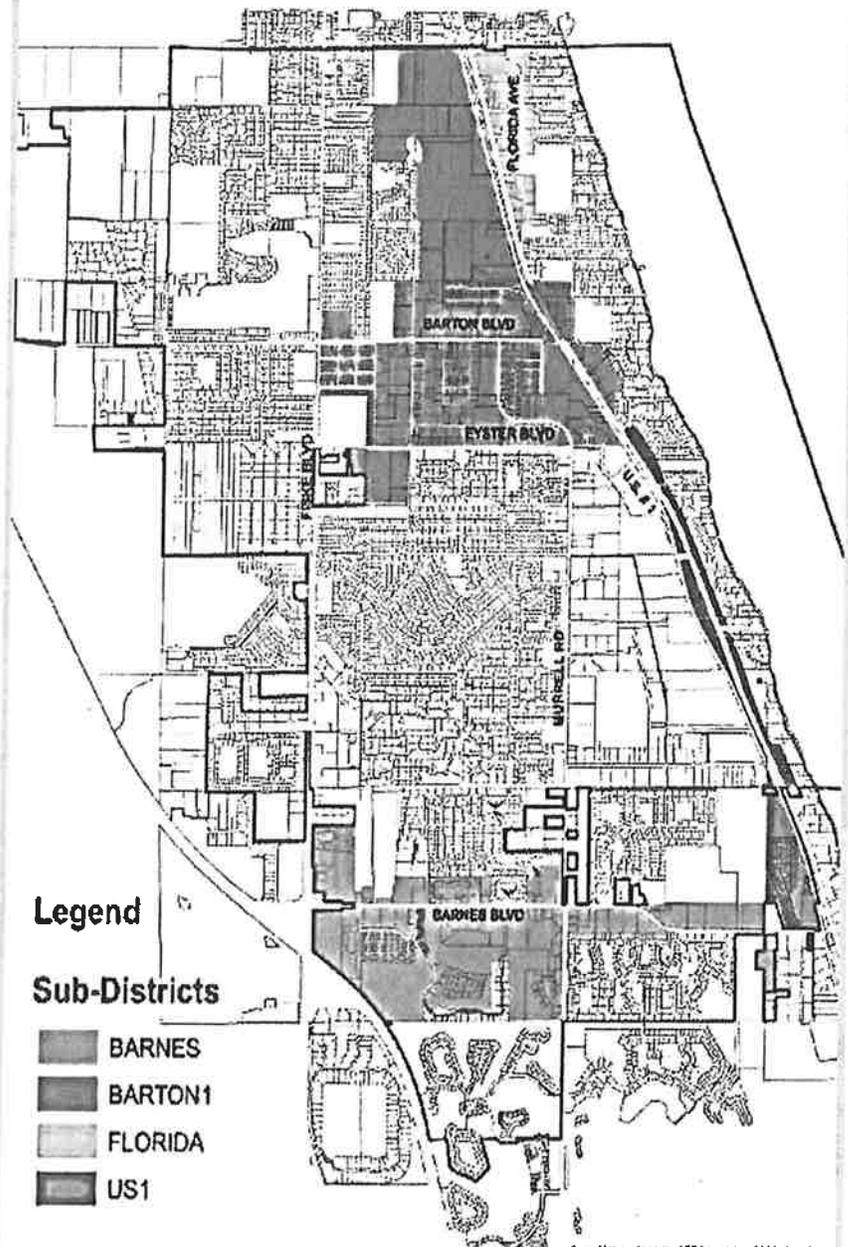
The Redevelopment District

After determining it was necessary to tackle the blighted conditions that were threatening the City's commercial core, the City created four contiguous sub-districts, which together comprise the entire Rockledge Community Redevelopment District.

Focused around the City's major arteries and collector roadways these four sub districts include:

- I. Florida Avenue
- II. Barton Boulevard
- III. U.S. Highway 1
- IV. Barnes Boulevard

Rockledge CRA Boundary



The Redevelopment District

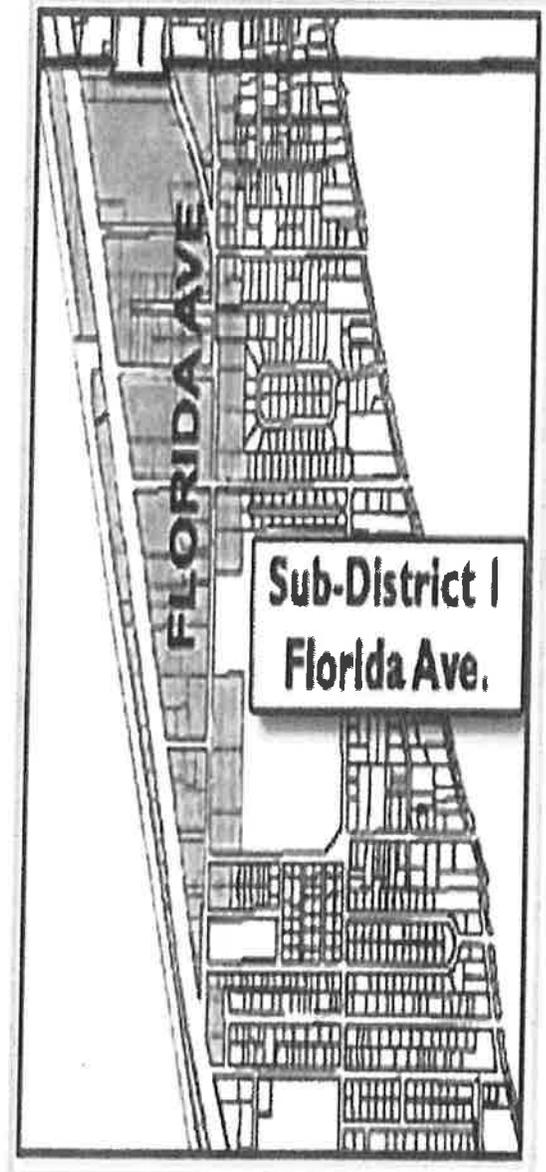
Sub-District I : Florida Avenue

The Florida Avenue Redevelopment Sub-District encompasses the commercial areas along Florida Avenue in the northern portion of Rockledge. The sub-district also includes U.S. Highway 1 from the northern City limits south to Orange Avenue.

A flagship hospital campus occupies a large portion of this district and includes a number of medical offices that serve to support Steward Health Care and Rockledge Regional Medical Center.

The Space Coast Health Foundation and Children's Advocacy Center of Brevard will soon find home in a former 30,000 square-foot bowling alley that is being transformed into a LEED certified, state-of-the-art medical and conference facility.

Adhering to the principles of the Agency's Community Redevelopment Plan, this area will continue to be promoted as the premiere medical hub for the Space Coast region.



The Redevelopment District

Sub-District II: Barton Boulevard



Barton Boulevard serves as an important connector route, linking the residential areas surrounding Fiske Boulevard with the residential communities along the riverfront and offering passage through the thriving commercial core of Barton Boulevard.

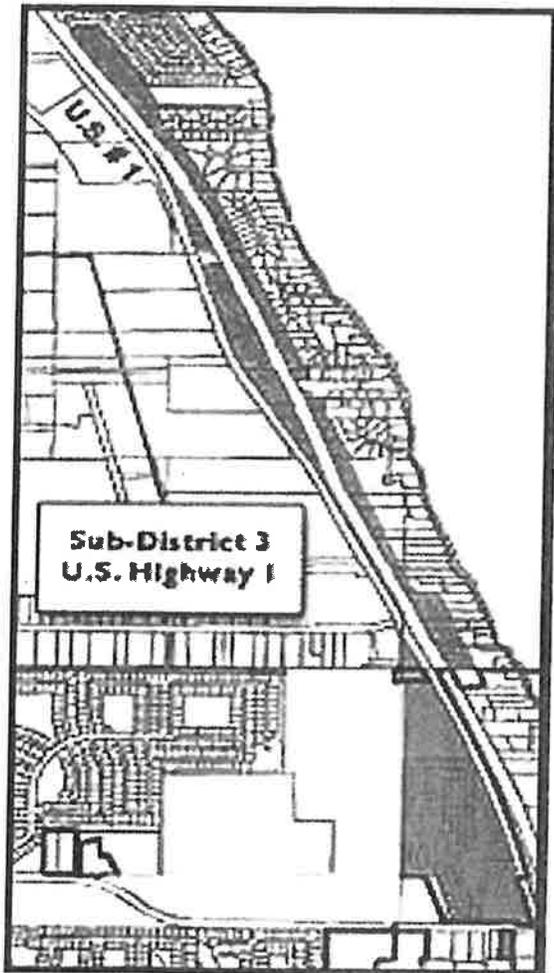
After undergoing an extensive streetscape enhancement project in 2008, which included installation of decorative lighting, landscaping, and sidewalk improvements, Barton Boulevard was recognized in 2009 with Florida Redevelopment Association's "Best Capital Project Beautification" award.

The Redevelopment District

Sub-District III: U.S. Highway 1

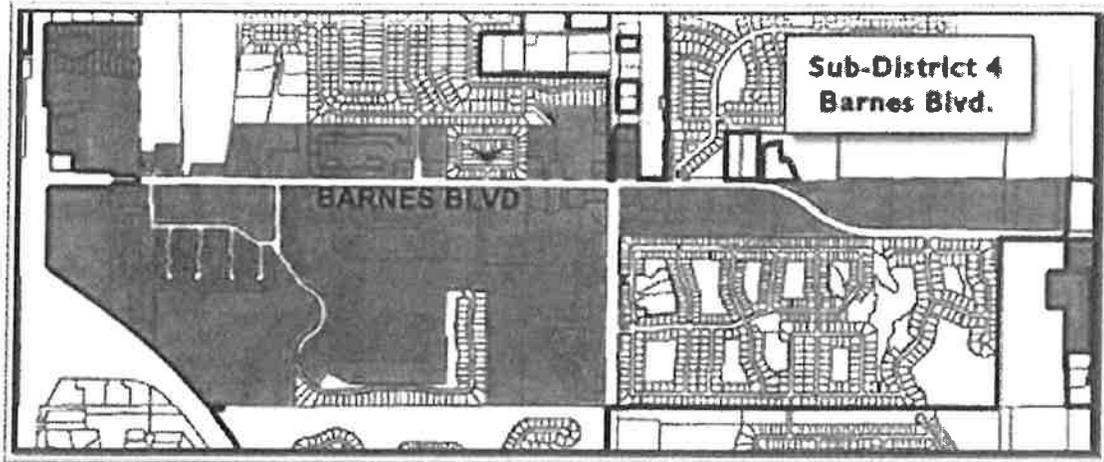
The widening of U.S. Highway 1 was completed in 2010, and a grand re-opening celebration was held in December of that year to commemorate this landmark achievement.

Stylish lighting, picturesque landscaping, aesthetic signage, and new, meandering sidewalk designs were incorporated into the project. Through the Agency's Façade Improvement Grant Program, a significant number of businesses have entered into façade grant renovations and additions which greatly lift the visual appeal of the entire area. The agency looks forward to continuing these vital business community endeavors.



Businesses along this expanse have greatly benefitted from participation in the Agency's Façade Improvement Grant program with 19 completed projects since 2010 and 2 additional renovations currently scheduled for 2018 completion.

The Redevelopment District Sub-District IV: Barnes Boulevard



Throughout the past several years, the Barnes Boulevard Redevelopment Sub-District has attracted the majority of new development. This development is highly desirable for the City and the Redevelopment District, but it had led to an increased strain on the existing infrastructure. As a result, The City of Rockledge invested approximately \$2 million into the County road widening project, which widened Barnes Boulevard from two lanes to four lanes from Fiske Boulevard to just east of Murrell Road.

In November 2014, Brevard County broke ground on the widening project. At the end of 2017, it is considered to be substantially complete, providing enhanced traffic flow between major county corridors and within key redevelopment communities and commercial amenities.

The Community Redevelopment Agency has budgeted in future years for a variety of streetscape elements, as well as a privacy wall to be constructed that will provide for a barrier between the residential areas and the commercial portions of this roadway.

The Redevelopment Agency

Board Of Commissioners

Ed Inman has been involved with the Rockledge Community Redevelopment Agency since its inception in 2002. Before the Board's composition became citizen-based, Ed served as a member of the Citizens Advisory Committee to the Redevelopment Agency Board and subsequently became a Board member when the shift to a citizen-based board occurred in 2010.

For the majority of his career, Ed has been involved in the food service industry. Having operated a restaurant on Barton Boulevard, in the core of the Redevelopment Sub-District, Ed became interested in being able to make a difference in the community and joined the Agency.

Exceptionally community minded, Ed is a past member of the Rockledge Rotary, past president of Rockledge Youth Football, past president of the Rockledge High School Baseball Boosters, and has devoted his time and talents to coaching Rockledge Little League. Originally from Utica, New York, Ed has been in Florida since 1974 and a Rockledge resident since 1976. Ed and his wife, Cheryl, have three children, Edward, Michael, and Lisa, and four grandchildren.



Edward "Ed" Inman, Chairman

The Redevelopment Agency Board of Commissioners

Carol Laymance grew up in Washington State and graduated from the University of Washington. Having served in the ROTC during college, following graduation, Carol was commissioned into the U.S. Air Force as a Second Lieutenant. Rising to the rank of Captain, Carol completed several tours of duty around the country and overseas.

Prior to relocating to Rockledge, in 1996, Carol attended Florida State University where she earned her Juris Doctor Law Degree and subsequently passed the Florida Bar in 1999.

A truly civic-minded individual, Carol belongs to a number of community-based organizations, including VFW Post #4534, Viera Faith Lutheran Church, and Women In The Wind, Space Coast Chapter. Carol is also the Past President of the Ventana Homeowners Association. In addition to her commission with the City of Rockledge Community Redevelopment Agency, Carol is a member of the Board of Adjustment and previously served on the Citizens Advisory Committee.

Carol and fellow Air Force Officer, Lt.Col. Don McElreath, were married for more than 25 years, until he passed away from cancer in 2013.



Carol Laymance

The Redevelopment Agency

Board of Commissioners

Steve Lum has been with Slug-A-Bug, Inc. since 1987 and has served as President since December 2005. In his current capacity, Steve oversees all facets of Slug-A-Bug's operations, including marketing, sales, and training. Immediately prior to joining the Slug-A-Bug team, Steve served as a Termite Inspector for Orkin.

Largely active in the Florida Pest Management Association, Steve has dutifully executed the roles of Director and Assistant Director, as well as member of the Association's Termite Training Facility Committee and Government Affairs Committee. Steve will begin his tenure as President of the Florida Pest Management Association in January 2018.

Steve has a long history of community service and, in addition to his position as Commissioner on the Rockledge Community Redevelopment Agency Board, he has served as Men's Ministry Director, Adult and Young Adult Sunday School Teacher for First Baptist Church of Merritt Island, Young Life Volunteer Leader, and is a member of the Young Life Board. He currently serves as Secretary of Rockledge Rotary Board and is past Vice President of the Eau Gallie Arts District Board of Directors and serves on the Quality Pro Board for the National Pest Management Association.



Steven T. "Steve" Lum

In February 2016, Steve received unanimous approval from the Rockledge City Council to serve as Chair of the Community Redevelopment Agency and fulfilled that appointment until February 2017.

Originally from Bronx, New York, Steve has resided in Rockledge since 1982. He and his wife, Jacqueline, have one daughter, Jennifer.

The Redevelopment Agency Board Of Commissioners

A former local business owner, Lynne Roll has been extremely involved in both the Cocoa and the Rockledge Rotary Clubs for over 20 years. In addition, Lynne has served as a member of the Rockledge Business Development Committee since 1987 and has previously devoted her time and talents to a number of Rockledge volunteer boards and committees, including the Citizens Advisory Committee, Board of Adjustment, Charter Review Committee, and Planning Commission.



Lynne Krnoul Roll

With decades of civic-minded service behind her, Lynne continues to volunteer for a variety of Redevelopment Agency events, such as the annual Wednesday-Friday networking event and the Rockledge Art and Craft Show. An advocate for local businesses, Lynne is heavily involved with the Cocoa Beach Regional Chamber of Commerce and can be seen at numerous ribbon cuttings and grand-opening events.

Lynne became involved with the Redevelopment Agency even prior to its establishment, and in 2003, shortly after its inception, served as chair of the former Citizens Advisory Committee to the Redevelopment Agency. In 2013, Lynne, who resides in Rockledge with her husband, Lee, was honored with the distinction of the City of Rockledge Volunteer of the Year Award.

The Redevelopment Agency Board Of Commissioners

Dan Henn, CPA, joined the Redevelopment Agency Board in November 2015, succeeding Commissioner Duane Daski, who was elected to City Council. The author of *The No Holds Barred, Candid Talk About Small Business Success In Florida*, Dan brings more than 20 years of tax and financial experience to the Board.

Dan participates in many professional organizations, including the Florida Institute of Certified Public Accountants (FICPA), its Accounting Careers and Education Committee and Brevard County Chapter. Active in the Rockledge Rotary, Dan is also involved in the Cocoa Beach Regional Chamber of Commerce, the Rockledge High School Soccer Club, and the Space Coast Field of Dreams project. In addition to his appointment to the Redevelopment Agency Board of Commissioners, Dan serves on the City's Business Development Committee and is the City's liaison to the Space Coast Economic Development Commission's Board of Directors and Ad Valorem Tax Council.

Dan has been a resident of Rockledge for 12 years and has had his CPA firm in Rockledge for seven years. A graduate of Leadership Brevard's Class of 2006, Dan enjoys spending time and traveling with his family, church activities, playing soccer, and woodworking. A 1993 graduate of the University of South Florida, Dan remains an ardent fan of the USF Bulls.



Dan Henn

The Redevelopment Agency Board Of Commissioners

Perry Cameron is a longtime resident of Rockledge, Florida. He received his high school diploma from Rockledge High School and then continued his education at Florida State University in Tallahassee. After graduating with a Bachelor's degree in Criminology, Perry moved to Orlando and began working as a correctional probation and parole officer.

Perry has always had the desire to give a voice to the voiceless. That desire led him to attend Florida Agricultural & Mechanical College of Law. In 2011, Perry's hard work and dedication paid off and he graduated with his Juris Doctor and subsequently passed the Florida Bar Exam. Today, he is an attorney that is committed to serving people and his community.

This commitment has led Perry to take an active part in various organizations. Today, Perry currently serves the City of Rockledge by serving on the Rockledge Community Redevelopment Board and the Rockledge Business Development Committee.

In addition to serving the City of Rockledge, Perry is the proud father of one son, Perry Cameron III. He spends a lot of his time volunteering for various civic and social causes. He believes he has a duty to make his community a better place for everyone in which to live.



Perry Cameron, Jr.

The Redevelopment Agency

Board of Commissioners

A longtime resident of Rockledge, Ryan Cox has been extremely involved with a wide array of volunteer activities ranging from local robotics leagues to academics team advisement.

A graduate of Rockledge High School and the University of South Florida, Ryan has always possessed a keen interest in government and politics that greatly increased not only while earning his Bachelor's degree in Political Science but through diligent, frontline and behind-the-scenes work on several large-scale campaigns, including the recent 2016 presidential election.

With a desire to return and give back to his hometown community, Ryan decided to apply the knowledge gained from his education and his experience to the projects and issues that come before the Community Redevelopment Agency for consideration and resolution.

Ryan is also a member of the Citizens Recreation Advisory Board and greatly enjoys community involvement through participation in city events, including the Rockledge Art and Craft Show and the City's hosting of the annual Wednesday-Friensday. Ryan looks forward to being a familiar face and voice in the City for years to come.



Ryan Cox

Section 3. Accomplishments and Successes

Community Impact 2007-2017

Since the inception of the Rockledge Community Redevelopment Agency in 2002, there have been many significant projects that have had marked community impact and exemplify the objectives of redevelopment.

Significant progress commenced in 2007 when Agency's increment revenue began to accrue as forecast in the redevelopment plan.



Streetscape and roadway enhancement projects, such as U.S. Highway 1, Florida Avenue and Barton Boulevard have had a lasting, encouraging impact on other programs offered by the Community Redevelopment Agency, such as the Façade Improvement Grant Program and the use of other redevelopment incentives.

Furthermore, demonstrated willingness to improve the current infrastructure establishes for the residents and businesses alike, that the City is mindful of the overall future well-being of the community.

Critical roadway improvements, infrastructure, transformative and reuse endeavors have been of significant importance, as these projects, their continued maintenance and planned enhancements have served as a channel for growth as well as renewed interest from the private-sector in retail and commercial investment in the City of Rockledge and the Community Redevelopment District.



Section 3. Accomplishments and Successes

Community Impact 2007-2017



- Signage: U.S. 1 Gateway and Barton Boulevard Business District
- Public-Private Partnerships such as the creation of outparcels at Three Meadows Plaza
- Phases I through V drainage improvements in the Cocoa-Rockledge Land Company
- Acquisition of Barton Boulevard properties for future mixed-use development
- Adaptive reuse project transforming the former police station into an office complex and reading room and book repository
- Barnes Boulevard widening and future roadway enhancements
- Florida Avenue Improvement Project – Phase 1 – Roadway milling, resurfacing, striping, and reflective pavement markers
- Barton Boulevard Civic Hub concept and design completion

Section 3. Accomplishments and Successes

Barnes Boulevard Widening Intergovernmental Project



The Barnes Boulevard Redevelopment Sub-District has attracted a considerable inventory of new development that is highly desirable for the City and the Redevelopment District yet also brings an increased strain on infrastructure.

The City of Rockledge invested approximately \$2 million into the Barnes Boulevard County road widening project which expanded Barnes Boulevard from two lanes to four lanes between Fiske Boulevard to just east of Murrell Road. This \$21.2 million project commenced in November 2014 and is in its final phases in 2017.

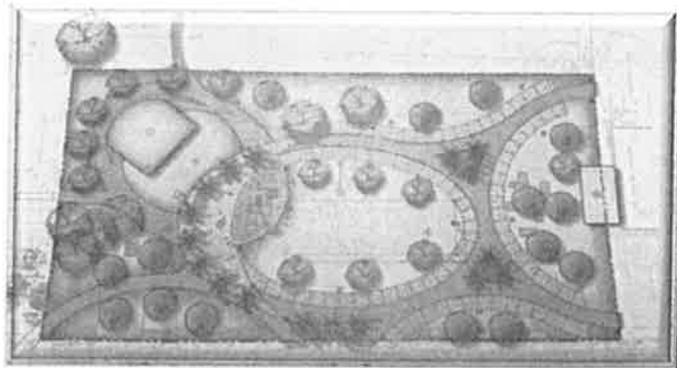
The Community Redevelopment Agency funded for a privacy wall to provide a barrier between the residential and commercial sections of this roadway and has budgeted for a variety of streetscape elements.



Section 3. Accomplishments and Successes

Future Endeavors: 2018

Development of the Barton Boulevard Civic Hub



The Barton Boulevard Civic Hub project is a redevelopment sub-district initiative that began in 2015 with the identification of a high priority area surrounding City Hall, which if developed and enhanced, would advance the community interests of residents, businesses and visitors alike with an extremely inviting and functional common area.

Following land acquisition and a collaborative hub design process, the Redevelopment Agency Board and City Council approved the conceptual plan for this +/- 1.69-acre parcel.

The Barton Boulevard Civic Hub project has successfully moved through its final planning stages and is now positioned for transformation to the shared vision of a neighborhood center that will be ideal for public events and gatherings. Ground-breaking and construction is scheduled to commence in 2018.

Section 4. Economic Development and Projects

Supporting Local Business



The Rockledge Community Redevelopment Agency constantly strives to achieve one of the most basic principles of redevelopment, that is, to preserve and expand the tax base through increasing economic development opportunities. With that in mind, the Agency understands that in order to achieve this goal, it is important to not only recruit new business, but also to provide outreach and frequent contact to the existing business community. The Agency goes about this by providing a number of marketing initiatives to Rockledge businesses. To monitor the local business community to an even greater extent, Agency staff attends and provides a report on Agency activities each month to the City's Business Development Committee which is an 11-member body appointed by City Council charged with implementing a long-range program of business and industrial growth and educating the community on the need for increased business and industry.

The Florida Avenue Business District sign is a prime example of just one way the Agency is active in promoting local businesses. Located at the intersection of Florida Avenue and U.S. Highway 1, this large-scale monument sign which, due to its strategic location, has an average traffic count of approximately 40,000 vehicles per day, offers low-cost annual advertising to four area businesses.

Section 4. Economic Development and Projects

Coordinating Grand Openings and Ribbon Cutting Events

The Agency is active in coordinating grand opening and ribbon cutting events for new businesses or existing businesses that wish to “relaunch” or have undergone significant changes either in appearance or management and are pursuing rebranding. The Agency is pleased to assist businesses within the Redevelopment District to provide exposure and publicity.

For a ribbon cutting event, Agency staff sends invitations to members of a number of City boards and committees, City Council, prominent City dignitaries, and City executive staff. In addition, staff provides marketing support on both the Agency and City websites and Facebook pages. The Agency was pleased to coordinate and participate in 11 ribbon cutting and grand opening events in 2017.



Section 4. Economic Development and Projects

Retail Recruitment Efforts

Retail recruitment is a vital and integral role in expanding the tax base, and the Rockledge Community Redevelopment Agency takes an assertive and active approach to supporting existing retailers who are already established in the City as well as working to attract new merchants to the City and the Redevelopment District.

In an effort to attract quality retail establishments, Agency staff annually attends the International Council of Shopping Centers (ICSC) Florida Conference each August. The Florida Conference provides abundant opportunities for staff to meet with prospective retailers, developers, and real estate professionals and provide them with notification regarding potential redevelopment projects, as well as, demographical information pertaining to the City of Rockledge and the Redevelopment District.



**International Council
of Shopping Centers**

Section 5. Building Community

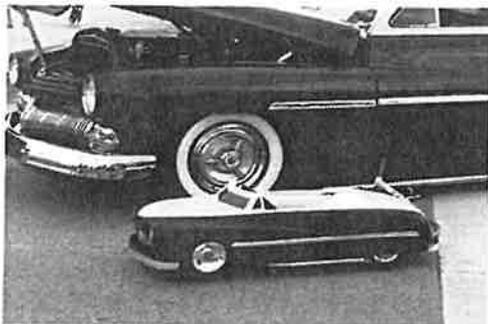
Returning People to the City

The Agency recognizes that community events are an important aspect in achieving the goal of generating interest and revitalizing the core areas of the City. Therefore, the City has signature events throughout the year, which are either sponsored by or supported by the Community Redevelopment Agency. The Agency also regularly assists in marketing and promotion in the spirit of partnership and collaboration of a variety of community-based organizations. With the development of the Civic Hub, the Agency anticipates supporting new events in the near future.

Agency-Sponsored Events

Hot Rockin' Nights Car Show

The Redevelopment Agency sponsors the “Hot Rockin' Nights” Car Show each October, which features trophies for 30 classic automobiles and “Cruiser of the Year” that are voted on and determined by the attendees. In 2017, more than 150 cars registered to participate in the event, which included food vendors, live music, and a



local disc jockey who provided entertainment. Additionally, a 50-50 raffle was held with the proceeds benefiting the Rockledge High School Class of 2017 Project Graduation event.



Section 5. Building Community

Agency Sponsored Events

The Annual Rockledge Art and Craft Show

Art and Craft shows are known to have tremendous potential to showcase communities and draw a wide range of spectators to a city or popular locale.

The Rockledge Art and Craft Show is a model of effective deployment of this concept. A signature Community Redevelopment Agency event, held now for nine successful years, is renowned as a fabulous City venue drawing vendors from near and far attracting both loyal patrons and new visitors to the Barton Boulevard redevelopment sub district

ROCKLEDGE
COMMUNITY REDEVELOPMENT AGENCY

9th Annual
Art & Craft Show 2017

Saturday, Jan. 28th - 10 a.m. to 5 p.m.
Sunday, Jan. 29th - 10 a.m. to 4 p.m.

On BARTON BOULEVARD IN THE HEART OF ROCKLEDGE

- Unique Art & Crafts • Music • Food Vendors
- Car Show Saturday (1-5 pm)
- Food Trucks Sunday (11 am-3 pm)

Voodoo Kitchen • Up In Smoke BBQ • French Fry Junction • Jamaica Jamaica

• SPECTATOR ADMISSION IS FREE! •

www.chooserockledge.com



Held during the last weekend in January, this hugely popular, time-honored tradition is attended by thousands and demonstrates the unquestionable value of an enduring collaboration between the Community Redevelopment Agency, local businesses, schools and service groups and exemplifies some of the innovative ways a redevelopment agency can help to build community, adding to an already robust portfolio of agency brick-and-mortar projects and programs.

Section 5. Building Community

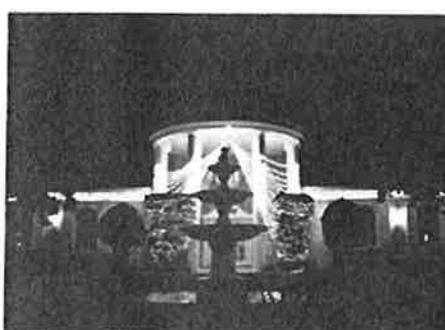
Agency Sponsored Events

Wednesday-Friendsday

In partnership with the Cocoa Beach Regional Chamber of Commerce, the Community Redevelopment Agency co-sponsors the Chamber's monthly Wednesday-Friendsday event each March. This networking and tabletop expo offers Chamber members from throughout Brevard County, as well as Rockledge business owners and residents, the opportunity to meet and interact with new people and make new friends.

The March Wednesday-Friendsday, which is held at Rockledge City Hall, is traditionally the most popular and well attended of these monthly events. Each year, Agency staff selects a theme and participants dress and decorate their tabletop displays accordingly. The theme for 2017 was "Spring Is in the Air." During the event, Agency staff sets up a tabletop exhibit and provides information on Agency programs and fields questions on City initiatives.





Section 6. Façade Improvement Grant Program



Facade Improvement Grant Program

City of Rockledge Community Redevelopment Agency

1600 Huntington Lane
Rockledge, FL 32955

P. 321.221.7540 | F. 321.204.6356
cra@cityofrockledge.org

www.cityofrockledge.org

Because they help to revitalize, bring new life, and new investment into a Redevelopment District, façade improvement grants have become an integral component of the Community Redevelopment Agency.

Façade improvements and enhancements assist in increasing the aesthetic appearance of an area and also serve as an important driver in attracting additional private-sector development.

The Rockledge Community Redevelopment Agency Façade Improvement Grant Program is a matching grant reimbursement program with a maximum allowance of \$10,000.00. Awarded funds are used to refurbish the exteriors of properties and can include improvements such as enhancements to pavement and parking areas including wheelchair accessibility, landscaping, irrigation and stormwater runoff mitigation, energy efficient and decorative lighting, painting and stucco work, signage, installation of artificial rooflines and fencing.

To ensure adherence to the objectives of the Community Redevelopment Plan, design guidelines are discussed with applicants as they may relate to the applicant plans and projects and to advance compliance with City codes and regulations.

Section 6. Façade Improvement Grant Program

Exterior enhancements and aesthetic improvements have a direct and undeniable correlation to attracting new businesses to a particular area and lead to one of the main objectives of a community redevelopment agency which is increasing private sector investment within the region, expanding the tax base serving and as a catalyst to greater economic development opportunities.

Businesses within the Redevelopment District continue to apply for and receive façade grants, which have significantly added to the ongoing revitalization of the commercial core.

The Agency closed five improvement grant projects in 2017, has five in progress and Agency staff continues to be contacted by other interested applicants.

The Agency is extremely appreciative of these businesses who strive to enhance their community with storefronts and facilities that are visually and aesthetically appealing and welcoming.

The following pages provide an overview of the 2017 Façade Improvement Grant projects.

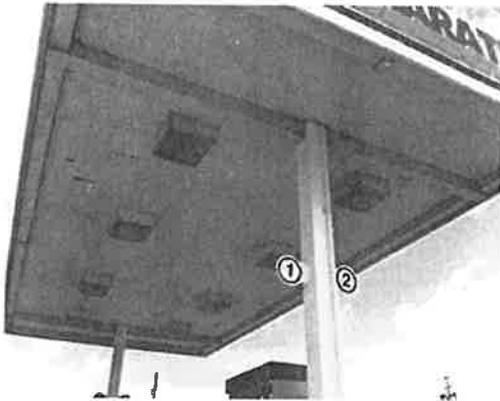
Facade Improvement Grant

Marathon Gas 825 Barton Boulevard

Approved: August 2016
Completed: February 2017
Total project cost: \$19,813.30
Total grant award: \$9,906.65
Project elements:

Exterior paint ice-cream hut and building, design artwork
Flood and panel lights, remove and replace canopy deck and lights

BEFORE:



AFTER:



Facade Improvement Grant

The East Coast Cabinet Company 100 Eyster Boulevard

Approved: January 2016
Completed: March 2017
Total project cost: \$65,775.63
Total grant award: \$10,000.00
Project elements:

Landscaping and irrigation improvements, complete new façade, complete exterior painting, asphalt repairs which included repaving/resealing and restriping of parking lot, curbing, exterior awnings, and signage.

BEFORE:



AFTER:



Facade Improvement Grant

Berry Signs, Inc. 1740 S. Huntington Lane

Approved: May 2016
Completed: June 2017
Total project cost: \$17,414.00
Total grant award: \$10,000.00
Project elements:

Fencing materials, railings, gates, barb wire
picket materials, wall mounts.

BEFORE:



AFTER:



Facade Improvement Grant

Hazelwood Villas 1720 Murrell Road

Approved: November 2016
Completed: June 2017
Total project cost: \$33,566.00
Total grant award: \$10,000.00
Project elements:

Excavation/regrade of drainage areas for community flood control, landscaping, guttering and down spouts, restripe parking lot, curbing, car stops and fire extinguishers and cabinets.

BEFORE:



AFTER:



Facade Improvement Grant Projects Completed Since 2004

APPROVED	COMPLETED	BUSINESS NAME	ADDRESS	AMOUNT
2004	2004	Barton Street Bistro	379 Barton Blvd	\$5,102.05
2004	2004	Mash Hoagies	563 Barton Blvd	\$2,629.59
2004	2004	Peldan LLC	400 Barton Blvd	\$7,500.00
2004	2004	Scott Baughan	895 Barton Blvd	\$4,930.40
2005	2005	Casa Del Rey	966 Florida Ave	\$3,267.50
2005	2005	Malibu's Sports Grill	165 Barton Blvd	\$5,000.00
2006	2006	Brevard Prosthetics	966 U.S. Hwy 1	\$7,481.20
2006	2006	Rockledge Health & Rehab	587 Barton Blvd	\$3,750.00
2006	2006	Rockledge Square	1800 U.S. Hwy 1	\$7,500.00
2006	2006	Schlenker Automotive	385 Barton Blvd	\$7,500.00
2006	2006	Scott Baughan	895 Barton Blvd	\$7,500.00
2007	2007	Rockledge Land/Boater's Exchange	2101 U.S. Hwy 1	\$15,000.00
2007	2007	Schlenker Automotive	396 Barton Blvd	\$7,500.00
2008	2008	All bout Kids of Brevard	515 Barton Blvd	\$5,044.50
2008	2008	Fogarty Chiropractic	839 Barton Blvd	\$7,500.00
2008	2008	Methusaleh Guaranteed Auto	907 Barton Blvd	\$7,500.00
2008	2008	Rockledge Liquors/Coquina Lounge	555 Barton Blvd	\$7,500.00
2008	2008	Valvoline Express Care	419 Barton Blvd	\$7,500.00
2008	2008	Zackeroff, Miller, & Hurt Financial	182 Barton Blvd	\$7,500.00
2009	2009	Bavarian Auto	1258 U.S. Hwy 1	\$10,000.00
2009	2009	Crest Cleaners	885 Barton Blvd	\$4,076.88
2009	2009	Rockledge Liquors/Coquina Lounge	555 Barton Blvd	\$7,500.00
2009	2009	Sonic Lube	419 Barton Blvd	\$10,000.00
2009	2009	Vinay Kumar	833 Barton Blvd	\$3,230.02
2010	2010	Ashley's Restaurant	1609 U.S. Hwy 1	\$1,282.86
2010	2010	Blue Marlin Pools	513 Barton Blvd	\$10,000.00
2010	2010	Building Bodies Fitness	906 Barton Blvd	\$6,013.75
2010	2011	Dana Ferrell	1265 U.S. Hwy 1	\$10,000.00
2010	2010	Grimaldi Candies	3006 U.S. Hwy 1	\$10,000.00
2010	2010	La Bamba	1172 U.S. Hwy 1	\$7,214.41

Façade Improvement Grant Projects Completed Since 2004

APPROVED	COMPLETED	BUSINESS NAME	ADDRESS	AMOUNT
2010	2010	La Bamba (Impact Fee Incentive)	1172 U.S. Hwy 1	\$4,335.56
2010	2011	Sunoco	825 Barton Blvd	\$10,000.00
2010	2010	Telecom Service Center/Grant #1	4050 Riomar	\$10,000.00
2010	2010	Telecom Service Center/Grant #2	4050 Riomar	\$10,000.00
2010	2010	Woodhaven Apartments	913 Woodhaven	\$10,000.00
2010	2010	Woody's BBQ	411 Barton Blvd	\$2,000.00
2010	2011	Big League Eatery	563 Barton Blvd	\$2,930.29
2011	2011	Sunoco (Phase II)	825 Barton Blvd	\$10,000.00
2011	2011	Rockledge Health/Rehab (Phase II)	587 Barton Blvd	\$10,000.00
2011	2011	Brevard Vision	1285 U.S. Hwy 1	\$10,000.00
2011	2011	Baywash Car Wash	1998 U.S. Hwy 1	\$7,142.50
2011	2012	Rahal Real Estate	1269 U.S. Hwy 1	\$5,073.84
2012	2012	Country Cookin' Diner (Impact Fee Incentive)	614 Barnes Blvd	\$4,290.00
2012	2012	Harbor Auto Restoration	2121 U.S. Hwy 1	\$7,122.94
2012	2013	Berry Signs	1740 Huntington Ln	\$10,000.00
2012	2013	Rafael Picon Art Studio	1725 Cedar St	\$4,137.07
2012	2013	Rockledge Heath/Rehab (Phase III)	825 Barton Blvd	\$10,000.00
2012	2014	Rockledge Liquors (Impact Fee/ Sewer Connection Funding)	555 Barton Blvd	\$10,000.00
2013	2013	MedFast Urgent Care	1400 U.S. Hwy 1	\$7,803.50
2013	2013	Palm Cottages	825 Sunnyside	\$10,000.00
2013	2013	Planet Fitness	1802 U.S. Hwy 1	\$10,000.00
2013	2013	Barton Commons	182 Barton Blvd	\$10,000.00
2013	2014	Tantalizing Tangerine Frozen Yogurt	616 Barnes Blvd	\$1,335.96
2013	2014	Coffee Tree Café (Impact Fee)	634 Barnes Blvd	\$6,220.00
2013	2014	MEB Law Firm	895 Barton Blvd	\$9,372.42
2014	2014	Dan Henn, CP	1824 Fiske Blvd	\$397.50
2014	2014	Color Express Salon	2130 U.S. Hwy 1	\$6,450.00
2014	2014	Gene Hinton (residential)	411 Dove Ave	\$4,683.50
2014	2014	Hazelwood Villas	1720 Murrell Rd	\$10,000.00

Façade Improvement Grant Projects Completed Since 2004

APPROVED	COMPLETED	BUSINESS NAME	ADDRESS	AMOUNT
2014	2014	Ellington A/C & Heat	3280 U.S. Hwy 1	\$10,000.00
2014	2014	TJ's for Great Food	1256 U.S. Hwy 1	\$10,000.00
2013	2014	E-lifeguard	2109 U.S. Hwy 1	\$9,316.43
2013	2015	La Marimba	411 Barton Blvd	\$6,897.95
2013	2015	Bridges	1694 Cedar St	\$2,784.31
2014	2015	Coastal Windows	2110 U.S. Hwy 1	\$10,000.00
2014	2015	Rockledge Gardens (The Farm)	2153 U.S. Hwy 1	\$10,000.00
2014	2015	Miller & Hurt Financial	182 Barton Blvd	\$5,728.00
2015	2015	Ellington A/C & Heat (Phase II)	3280 U.S. Hwy 1	\$10,000.00
2014	2015	Malibu's Sports Grill	165 Barton Blvd	\$10,000.00
2015	2015	Bella Salata (CranCo Industries)	1710 Baldwin St	\$10,000.00
2015	2016	Brevard Vision (Phase II)	1285 U.S. Hwy 1	\$4,300.00
2015	2016	Saalex Information Technology	1006 Pathfinder Way	\$5,347.89
2014	2016	Brevard Humane Society	876 U.S. Hwy 1	\$7,943.86
2014	2016	3B Commercial	220 Coral Sands Dr	\$10,000.00
2014	2016	Turtle Creek Golf Club Clubhouse	1278 Admiralty Ln	\$10,000.00
2014	2016	MEB Law Firm (Phase II)	895 Barton Blvd	\$7,624.55
2015	2016	Boaters Exchange	2145 Rockledge Blvd	\$10,000.00
2015	2016	Extreme Stucco	630 Eyster Blvd	\$10,000.00
2016	2016	Pirtek	1225 U.S. Hwy 1	\$10,000.00
2016	2016	Rockledge Square	1880 U.S. Hwy 1	\$10,000.00
2016	2016	SkyZone	624 Barnes Blvd	\$10,000.00
2016	2016	Scooter's	833 Osceola Dr	\$10,000.00
2016	2016	Rockledge Liquors (Impact Fee)	555 Barton Blvd	\$4,350.00
2015	2017	Marathon Gas	825 Barton Blvd	\$10,000.00
2016	2017	East Coast Cabinet Company	100 Eyster Blvd	\$10,000.00
2016	2017	Berry Signs	1744 Huntington Ln	\$10,000.00

Facade Improvement Grant Projects Approved and In Progress

APPROVED	COMPLETED	BUSINESS NAME	ADDRESS	AMOUNT
2016	2017	Cheers Seafood & Grill (Impact Fee)	3826 Murrell Rd	\$10,000.00
2016	2017	Hazelwood Villas	1720 Murrell Rd	\$10,000.00
2016		Indian River Furniture	3200 Rockledge Blvd	\$5,528.00
2016		Fireworks Art Café dba Clay-Z Arts	634 Barnes Blvd	\$1,573.00
2017		Rockledge Properties, LLC	1802 Rockledge Blvd	\$10,000.00
2017		Macik Builders	1263 Rockledge Blvd	\$10,000.00
2017		Kaydenlew, LLC	500 Barton Blvd	\$10,000.00
2017		Indian River Furniture	3200 US Hwy 1	\$4,160.00

Section 7: Agency Promotion and Marketing Efforts

Social media has become the number one method of reaching millions of people in a matter of seconds. Knowing this, the Community Redevelopment Agency developed its own Agency website, chooserockledge.com, which has become the foundation for advertising events and community news from the Agency, as well as the City of Rockledge and Brevard County. Citizens can also stay informed about upcoming projects, events, and meetings.

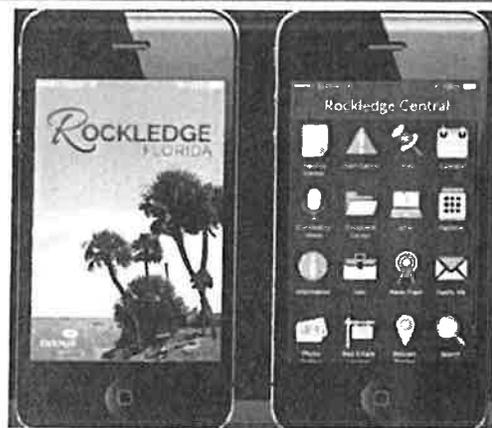
The Agency minutes and agenda are also posted on the chooserockledge.com site. There are additional links to noteworthy items and events that may be of interest to citizens.

Along with the chooserockledge.com website, the Agency also utilizes the City's Facebook page as well as LinkedIn and Twitter accounts.

These methods of communication reach a broad range of constituents through real-time channels that reach end users where and how they are most likely to engage.



Social media is recognized as a very useful and effective tool for communicating; however, the Agency also uses local radio, posters, and flyers when advertising for the principal events within the community. The newest addition to promotion and marketing efforts is Rockledge Central, a mobile app that was launched in 2016 and has proven to be another practical method of providing information to the public in an efficient and easily accessible manner.



Section 8: Financial Report

Rockledge Community
Redevelopment Agency
2017 Financial Statement

FISCAL YEAR ENDED SEPTEMBER 28, 2017

REVENUES	
City Contributions	\$744,375
County Contributions	\$605,398
Miscellaneous Revenue	\$11,023
Debt Proceeds	\$396,996
TOTAL REVENUE	\$1,757,792

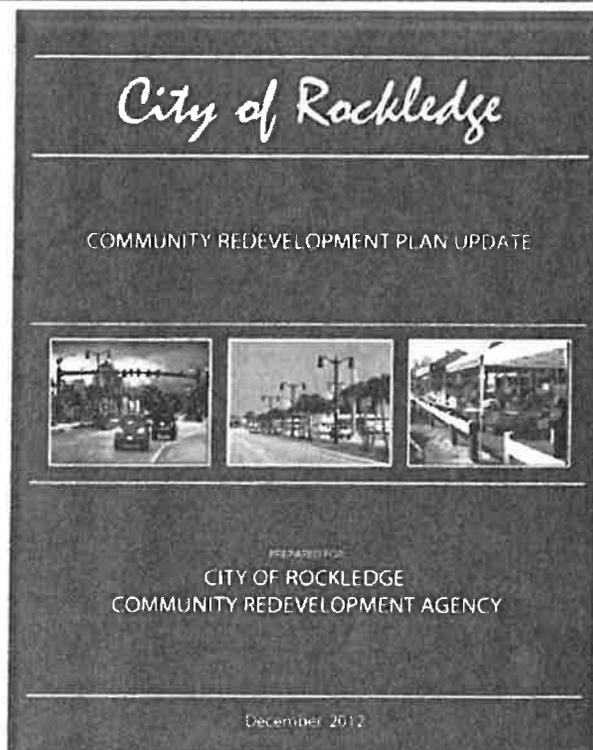
EXPENDITURES	
Administrative	\$142,717
Debt Service	\$519,059
Capital Projects	\$479,761
Special Projects	\$116,682
Façade Grants	\$75,735
Committed Funds	\$363,045
TOTAL EXPENDITURES	\$1,696,699

Section 9: Conclusion

As the Rockledge Community Redevelopment Agency moves beyond its halfway point in its established statutory existence, the Agency is proud to have many achievements and success stories to reflect upon and looks forward to the future with great anticipation to targeted projects within the City of Rockledge Community Redevelopment District and the entire City of Rockledge.

Last updated in 2012, the Rockledge Community Redevelopment Plan continues to serve the purposes and goals of the current Agency with a sound framework for current and future projects and priorities and includes a targeted timeframe for their completion. As we look ahead, the Plan will be reviewed and updated as the face of Rockledge changes and new projects are brought to the forefront of the Agency and the City of Rockledge.

The Agency administrators, coupled with the unfailing support and guidance of the Agency commissioners of the Rockledge Community Redevelopment Agency, will continue to bring tangible and meaningful value for the funds entrusted to the Agency and the City of Rockledge while being mindful of the goals and objectives of the Community Redevelopment Plan and adhering to its governing statutes.



City of Satellite Beach Community Redevelopment Agency

Annual Report

FY 2016/2017



Pelican Beach Park

Community Redevelopment Agency (CRA) Background

In partnership with Brevard County, the City of Satellite Beach created the CRA in 2002 to address aging conditions and outdated lot and access patterns along the City's commercial corridors. Since then, the CRA has completed the following in the Redevelopment District: beach access, park, and roadway projects; façade grant improvements; community policing initiatives; and land acquisition. The Community Redevelopment Plan was most recently amended on September 20, 2017 by Ordinance No. 1142 to complete all remaining CRA projects by FY 2018/2019

CRA Members

Frank Catino, Chairman

Steve Osmer, Vice Chair

Mark Brimer

Mindy Gibson

Dominick Montanaro

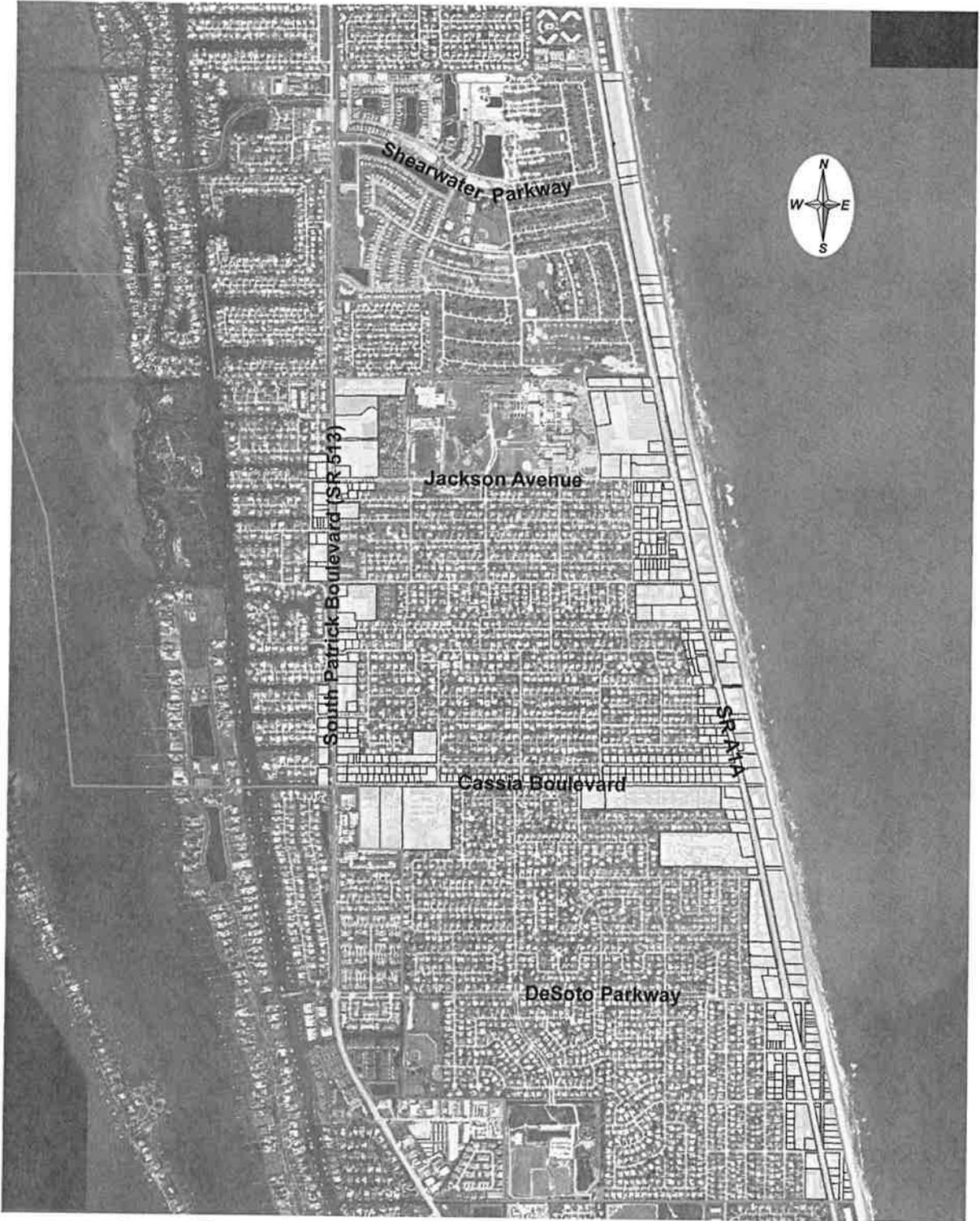
CRA Staff

Courtney H. Barker, AICP, Executive Director

Clifford Shepard, P.A, General Counsel

John Stone, Administrator

Leonor Olexa, City Clerk



Satellite Beach Community Redevelopment District

FY 2016/2017 Projects

[1] Beach Access Improvements

Because our business community thrives when we bring in more visitors to our parks and beaches, we have continued to increase access to the beach and improve the quality of these facilities.

The following projects were undertaken in FY 2016/2017, with completions expected in fiscal year 2017/2018:

- **Civic Center Renovations:** The Civic Center is a meeting place for numerous local community-based groups and functions to include the 55+ Club, renovations will include ADA accessible bathrooms and interior finishes to update the 1960 area meeting spaces. Preliminary engineering and concepts have begun in FY 2016/2017 with a project completion date anticipated for next fiscal year
- **Beach Access Signage.** The CRA recognizes our beaches and their access points as an asset to Satellite Beach in supporting local businesses while also bringing art to the community and improving quality of life for its residents. The CRA has engaged internationally acclaimed metal sculpture artist Frits Van Eeden to fabricate local themed art at the beach accesses. This project is spread over several budget years. The first 5 signs are near completed and looking to be installed In FY 2017/2018

[2] FDOT SRA1A Resurfacing Project

Florida Department of Transportation (FDOT) announced its FY 2015/2016 SRA1A resurfacing project from SR404 (Pineda Causeway) to SR192 (New Haven Avenue), which includes the full SRA1A corridor in Satellite Beach. Through a series of 13 public meetings, a **traffic-safety conceptual engineering plan** was created to request the following additional improvements in the project: additional sidewalks, mid-block crossings to beach accesses to provide pedestrian refuges on SRA1A, SCAT bus shelters, and galvanized mast arms to replace concrete strand pole signalization. The FDOT project start date of August 2016 has yielded several conceptual-plan goals and **Complete Street** principles (designing roads for multi-modal transportation) as the project continues with an expected completion date in the Fall of 2018.

[3] Community Redevelopment Plan Amendment

On September 20, 2017 by Ordinance No. 1142 the Community Redevelopment Plan was amended to complete all remaining CRA projects by FY 2018/2019. After those projects are completed, the CRA will reduce its focus to maintaining CRA assets, long-term debt-service obligations, and operational expenses. Funds which are excess to these needs will be sent back to the taxing authorities.

Financial Statements (unaudited)

FY 2016/2017 CRA Financial Statement			
City of Satellite Beach Community Redevelopment Agency			
Balance Sheet			
Assets			
	Cash and Equivalents	\$	553,685
	Investments	\$	112,347
	Prepaid Expense	\$	-
	Total Assets	\$	666,032
Liabilities			
	Accounts Payable	\$	308,326
	Due to Other Funds	\$	-
	Due to other Governments	\$	-
	Total Liabilities	\$	308,326
Reserves/Balances			
	Fund Balance - Reserves	\$	357,706
	Change in Fund Balance		
	Total Reserves	\$	357,706
	Total Liabilities & Reserves	\$	666,032

[continued on next page]

Income Statement			
	Original Budget	Final Budget	Actual
Revenues			
Taxes (County Portion)	\$ 547,931	\$ 525,458	\$ 525,458
Interest	\$ 2,500	\$ 3,619	\$ 3,619
Other Miscellaneous Revenues			
Fund Balance Transfer In			\$ -
Transfer from General Fund (TIF)	\$ 1,017,078	\$ 1,017,078	\$ 1,017,078
Total Revenues	\$ 1,567,509	\$ 1,546,155	\$ 1,546,155
Expenditures			
<i>Operating Expenses:</i>			
Legal Services	\$ 10,000	\$ 5,826	\$ 5,826
Travel-Business Trips	\$ 2,000	\$ 2,720	\$ 2,720
Façade Grant Program	\$ -	\$ -	\$ -
Banking Fees	\$ 4,500	\$ 879	\$ 879
Operating Supplies	\$ 2,000	\$ 9,214	\$ 9,214
Tuition, Membership, & Publications	\$ 1,600	\$ 175	\$ 175
<i>Total:</i>	<i>\$ 20,100</i>	<i>\$ 18,814</i>	<i>\$ 18,814</i>
<i>Non-Operating Expenses:</i>			
Interfund Memo of Understanding	\$ 193,344	\$ 193,344	\$ 193,344
ILA with Brevard Co. for TIF Refund	\$ 142,923	\$ 142,923	\$ 142,923
Brevard Co. Excess TIF Refund	\$ 113,363	\$ 162,153	\$ 162,153
Transfer to General Fund-TIF Refund	\$ 243,355	\$ 243,355	\$ 243,355
Transfer to General Fund-Excess	\$ 201,534	\$ 301,142	\$ 301,142
<i>Total:</i>	<i>\$ 894,519</i>	<i>\$ 1,042,917</i>	<i>\$ 1,042,917</i>
<i>Debt Service:</i>			
CRA Line of Credit - Principal	\$ 313,300	\$ 313,300	\$ 313,300
CRA Line of Credit - Interest	\$ 178,440	\$ 153,557	\$ 153,557
<i>Total:</i>	<i>\$ 491,740</i>	<i>\$ 466,857</i>	<i>\$ 466,857</i>
<i>Capital Outlay:</i>			
Master A1A Streetscape	\$ 50,000	\$ (4,000)	\$ (4,000)
Beach Access Signage Project	\$ 40,000	\$ 20,417	\$ 20,417
Civic Center Renovations	\$ 71,150	\$ 1,150	\$ 1,150
<i>Total:</i>	<i>\$ 161,150</i>	<i>\$ 17,567</i>	<i>\$ 17,567</i>
Total Expenditures:	\$ 1,567,509	\$ 1,546,155	\$ 1,546,155
Net Effect for Fund Type Special Revenue	\$ -	\$ -	\$ -
<i>Note: Unaudited Financial Statements</i>			

City of Titusville

Community Redevelopment Agency



Annual Report FY 2016 - 2017

Prepared by
City of Titusville
Community Development Department
& Finance Department

Downtown Community Redevelopment Agency

CRA Board Members:

Walt Johnson, Chairman
Matt Barringer, Vice Chairman
Christi Anderson
Dan Diesel
Curt Leady
Jo Lynn Nelson
Sarah Stoeckel

CRA Staff:

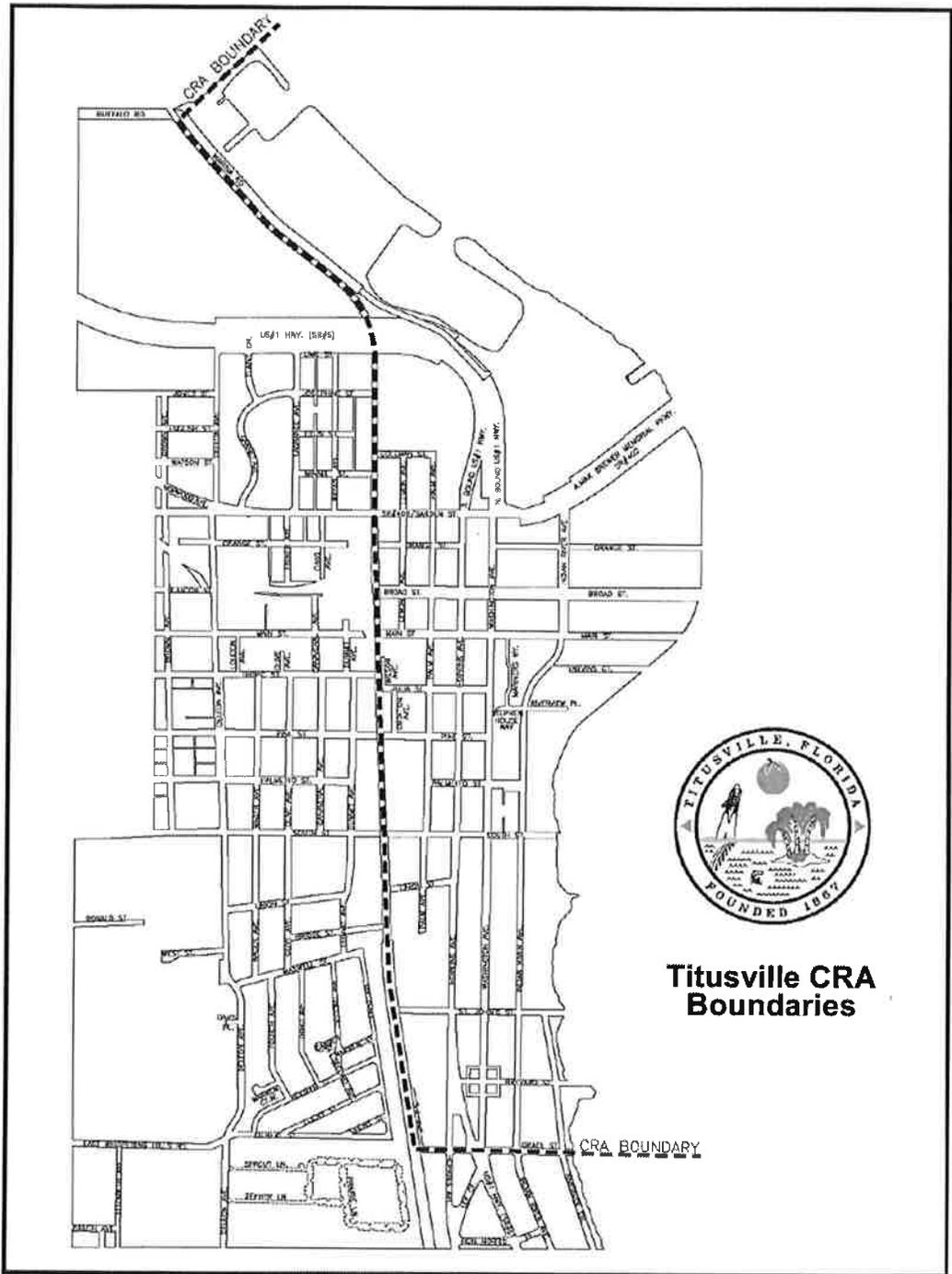
Scott Larese, Executive Director, Community Redevelopment Agency
Kevin Cook, P.E., Public Works Director
Bridgette Clements, Finance Director
Terry Chevallier, Finance Manager
Wanda Wells, City Clerk
Peggy Busacca, Community Development Department Director
Tim Ford, Redevelopment Planner

Introduction

The City of Titusville's Community Redevelopment Agency (CRA) was created by the State of Florida in 1982, and the Community Redevelopment Plan was adopted in 1984. Since its creation, the Titusville Community Redevelopment Agency has played an integral role in the revitalization of the Downtown area and the surrounding community. The Downtown area has faced many challenges similar to those in other areas of Florida and the nation. The vision of Titusville's Downtown was established by residents who attended workshops in the 1980's, 1990's and 2000's and determined a set of goals and priorities that have evolved over the years. The original vision of the Redevelopment Plan still stands as a foundation for redevelopment in the Downtown and surrounding neighborhoods.

In an effort to provide residents and visitors with a memorable experience, the City envisions the addition of new mixed-use buildings on infill lots, new open space amenities, enhanced streetscape conditions, new public facilities, and regional storm-water parks. Development standards will be aimed at increasing the area's capacity to accommodate new growth while preserving the historic character of the community. By combining these features with a smarter approach to growth, the City will realize a downtown that will attract sustainable growth and create a unique sense of place in which all residents can be proud.

The Downtown CRA encompasses approximately 300 acres of land on the eastern edge of the City and is over a mile and half from its northernmost area at the municipal waterfront park and marina complex, to its southern terminus at Grace Street. The CRA includes the Historic Downtown, or core area and a number of small neighborhoods. The CRA is bounded by the Indian River waterfront on the east and north and by the Florida East Coast Railroad tracks on the west. The CRA parallels the Indian River and includes over 1.9 miles of waterfront as shown on the map on the following page.



Tax Increment Financing Revenues

A history of the Titusville CRA Tax Increment Revenue per year since FY2005–2006 is found in Table-1 below. Prior to FY 2005–2006 the Downtown CRA had a steady but low tax increment since its inception in 1982. Over the past decade, the CRA’s tax increment revenue has been more volatile due to the impacts of both new development and economic conditions.

Table 1: Tax Increment Revenues by Year

FY 2005-2006	\$268,508
FY 2006-2007	\$574,727
FY 2007-2008	\$955,027
FY 2008-2009	\$916,623
FY 2009-2010	\$729,703
FY 2010-2011	\$724,997
FY 2011-2012	\$644,893
FY 2012-2013	\$646,170
FY 2013-2014	\$699,901
FY 2014-2015	\$712,212
FY 2015-2016	\$766,683
FY 2016-2017	\$793,838

The Tax Increment Financing (TIF) revenues for the Downtown CRA increased substantially in fiscal year 2006 - 2007 due to the completion of the Harbor Pointe condominium complex. The first building was added to the tax rolls in fiscal year 2006-2007. This revenue allowed the CRA to complete projects that were not possible with revenues from the previous years.

The three remaining Harbor Pointe buildings were added to the tax rolls in fiscal year 2007 - 2008. Due to the economic downturn and increased foreclosures, the revenue in fiscal year 2008 - 2009 decreased to \$916,623. The revenue for fiscal year 2009 - 2010 was approximately \$729,703. Revenues for the 2010 - 2011 fiscal year decreased further by almost nine percent (9%) to approximately \$724,997. Continuing the downward trend of property values within much of Florida, unaudited revenues for fiscal year 2011-2012 decreased eleven percent (11%) to an estimated \$644,893. TIF revenues in FY2012-2013 essentially remained flat, with an increase of 0.2%. The reduction in revenues between FY2009-2010 and FY2012-2013 resulted in a greater percentage of revenues being dedicated to debt service, thereby limiting redevelopment projects that were being undertaken by the CRA during those years. An 8.3% increase in the TIF revenues occurred in FY2013-2014. FY2014-2015 TIF revenues continued trending positive with an increase of \$12,311 or 1.76%. The tax increment figure for FY 2015 – 2016 showed an increase of \$54,471 or 7.65 percent from the previous fiscal year. Tax increment revenues increased \$27,155 in value or 3.5% from the FY 2015 – 2016 increment.

In 2011, the CRA authorized issuance of a Public Improvement Revenue Note in an amount not to exceed \$2,535,000 to finance roadway and landscaping improvements in conjunction with the FDOT U.S. 1 project. In February 2013, the CRA approved partial repayment of the loan for \$850,000. The repayment funds were the result of lower than anticipated projects costs. The CRA’s action produced a total savings of \$1.27 million. The CRA also paid off the Commons Project Bond at a cost of approximately \$95,000. The loan repayments reduced the annual debt service in FY2014-2015 from 34% to 19% of the Annual Revenues, thus providing more opportunities for capital projects in the future. The percentage of annual debt service to annual tax increment values in FY 2016 – 2017 was further reduced to 17% due to a combination of the increase in tax increment values and debt payments.



Harbor Pointe Condominiums on Indian River Avenue

Fiscal Year 2016-2017 Capital and Non-Capital Projects

The Downtown CRA has continued with existing projects during the 2016 - 2017 fiscal year as well as new projects. The Fiscal Year 2016 – 2017 Capital Projects included the following:

- ❖ Main Street Streetscape/Coast To Coast Trail Downtown Connector Cycle Track (under construction),
- ❖ South Hopkins Avenue benches, trash cans, and bike racks (completed),
- ❖ Downtown Welcome Center – Bathroom Facilities (completed),
- ❖ Concrete Street Repair at Indian River Avenue and St. Johns Street (completed),
- ❖ Julia & Nevins Court Yards Renovations (under construction),
- ❖ Downtown Wayfinding Signage (completed),
- ❖ New Downtown Decorative Streetlight Banners (completed), and the
- ❖ Commercial Interior Building Renovation Grant Program (operational)

More detail about these projects follows.

Main Street Streetscape – Coast to Coast Downtown Connector Trail

The Main Street Streetscape project extends from Palm Avenue to Indian River Avenue. The Main Street Streetscape project was presented to the CRA with options for improvements for pedestrians and bicyclists as part of a larger citywide trail system. In October 2014, the CRA approved a plan with marked bike lanes, reconstructed sidewalks and landscaping. The project was bid in the summer of 2015 with bids opened on August 4, 2015. Bids came in over the budgeted \$150,000 amount. The project was rebid with alternatives, with bids due in October 2015 in FY 2015-2016. The CRA did not award the bid after Florida Department of Transportation (FDOT) plans to construct a cycle track on Main Street, from the FEC Railroad tracks to the intersection of Indian River Avenue and Garden Street as part of the Florida Coast to Coast Trail, became available. These plans conflicted with the City's streetscape plans and the CRA reprioritized the project as a trail improvement. FDOT allocated design funds to the city to design the cycle track and the CRA and City Council appropriated impact fee funds, CRA funds and funds from other projects to construct the proposed cycle track improvements which included the repaving of Main Street and Indian River Avenue and the conversion of Main Street between Washington Avenue and Indian River Avenue to a one way street with parallel on-street

parking spaces. The total estimated cost of the project was \$673,000 with the CRA contributing approximately \$166,000. Multiple meetings were held from April to August of 2016 with the public, the CRA and City Council to obtain advisability on the ultimate Main Street on-street parking design. Construction of the trail started in FY 2015 – 2016 and continued through FY 2016 – 2017 with street paving, striping, trail lane painting, traffic signal revisions, signage, landscape preparation, etc.



New pavement on Main St.



New pavement & striping on Main St.



New pavement, trail lane painting and striping on Indian River Ave.



South Hopkins Avenue Benches, Trash Cans and Bicycle Racks

In April 2015, the CRA allocated funds to install five (5) sets of benches, bicycle racks and trashcans along Hopkins Avenue within the CRA boundaries. The amenities were ordered by the City but were not delivered in the fiscal year. The benches, bicycle racks and trashcans were delivered to the City in FY2015-2016; however, easements that were needed from private property owners to place the amenities along the narrow South Hopkins Avenue right of way could not be obtained. The sets of benches, bicycle racks and trashcans were placed at Hopkins Avenue by the Fire Headquarters and at locations along the Coast to Coast Downtown Connector Trail on Main Street and Indian River Avenue in FY 2016 – 2017. The cost of the street amenities was \$13,846.



Main Street



Indian River Avenue



Indian River Avenue



Hopkins Avenue

Downtown Welcome Center – Bathroom Facilities

After years of discussing ways to provide downtown public restroom facilities to serve visitors, bicyclists utilizing the regional and national trails converging in the City and special events, the CRA and City Council approved the construction of a Downtown Welcome Center that includes restrooms, retail space and other amenities at the Julia Street Parking Lot. The project was bid and in September, 2015 a contract was awarded to Saturn Builders of Brevard, Inc. of Titusville to design and construct an approximate 2,000 square foot Welcome Center at the southwest corner of the Julia Street Parking Lot in the amount of \$303,304. Design and permitting took place over the first part of FY 2015-2016. A groundbreaking ceremony was held on April 1, 2016. Construction of the facility was completed in December 2016.

The City negotiated with the Titusville Chamber of Commerce to operate and manage the Welcome Center to promote the City's trails, businesses and attractions. A Memorandum of Understanding between the City and the Chamber was approved by the City on December 2, 2016.

In July 2016, the City received a letter of interest from a bicycle shop concessionaire to operate out of the Welcome Center. A Request for Proposals was advertised for a Welcome Center bike shop concessionaire on July 22, 2016 with proposals due on August 22, 2016. In September 2016, an award of proposal was made to East Coast Bicycles, which is now operating as Coast to Coast Bicycles. Both the Chamber and Coast to Coast Bicycles moved into the Welcome Center after completion of the Welcome Center in January of 2017. Welcome Center staff counted 6,401 visitors coming through the center doors from February 1, 2017 to September 30, 2017, for an average of 800 visitors a day. If not for Hurricane Irma affecting the area in September, the visitor numbers would have been higher.



Welcome Center Front Exterior



Welcome Center Interior – Visitor Center & Bicycle Shop



Concrete Street Repair at Indian River Avenue and St. Johns Street

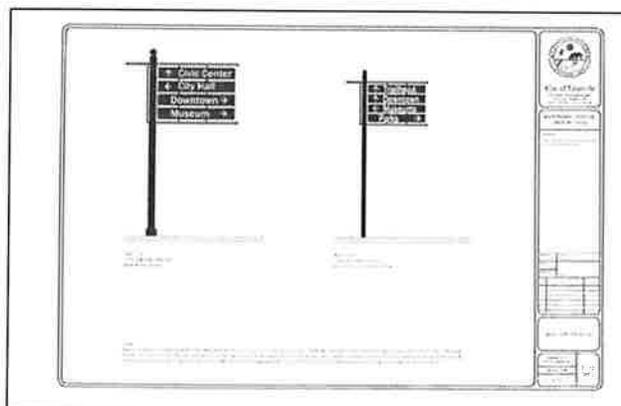
The CRA funded \$67,000 in concrete street repair at the intersection of Indian River Avenue and St. Johns Street in the Residential Historic District of the CRA in FY 2016 - 2017. The concrete streets in the Residential Historic District are part of the historic fabric of this historic residential area. Due to their age, many portions of the concrete streets in this area are cracking and buckling and are in need of replacement. Based on public meetings, the majority of residents have spoken in favor of maintaining the concrete roads. The City's Public Works Department has prioritized the portions of the concrete roads in this area that need replacement and the CRA will be annually funding the work to repair the concrete section by section based on the priority list in order to maintain the district's historic character.



Concrete street repair at the intersection of Indian River Ave. & St. Johns St.

Downtown Wayfinding Signage (Directional and Directory Signs)

Based on the recommendation of Downtown Mobility Committee in FY 2015 – 2016 and a goal of the Titusville Redevelopment Plan, Staff created a Wayfinding Master Plan, which included wayfinding for trail users in the downtown to help direct visitors and residents to the Downtown Welcome Center and other points of interest in the downtown and area. The plan was used to advertise bids for downtown wayfinding directional signage in the CRA in September 2016. The bid opening was held in October 2016 and a contract was awarded to Canam Signs of Alpharetta, Georgia for \$37,350. The signs were installed in January 2017.



Wayfinding Directional Plans and Directional Sign on Julia St.

Quotes for two (2) business directory kiosks were also solicited during the fiscal year. A contract was executed with the low bidder, Canam Signs in the amount of \$9,540 and the directory kiosk signs were installed in April 2017.



Business Directory Kiosk at Julia Courtyard

Julia and Nevins Court Renovation

In July 2016, the CRA provided advisability on the renovation of the Nevins and Julia Courtyards. In order to make the courtyard use more flexible and usable for events and visitors, approval was granted to remove the existing courtyard structures and install shade structures with tables and chairs. Demolition work on the existing courtyard structures began in January 2017. In March 2017, the CRA recommended approval of the purchase shade structures from REP Services from Lake Mary, Florida in the amount of \$231,083. The installation of the shade structures will occur in FY 2017-2018.



Julia Court before demolition work



Nevins Court demolition in process



Julia Court demolition work in process

Sand Point Park Splash Pad

The Titusville Rotary and Kiwanis Service Organizations approached the City regarding building splash pads at Sand Point Park and Marina Park. Both organizations joined forces to fund raise to build one (1) splash pad at Sand Point Park. Fund raising took place during the FY 2015 – 2016 by the organizations and others including the 40 Days of Generosity group, school groups and individuals. Sufficient donation funds and City general funds were raised to move forward to develop design plans for and to construct the Splash Pad.

In FY 2016 – 2017, the CRA contributed \$36,029.80 to provide four (4) shade structures at the Splash Pad. The Splash Pad had a grand opening on June 10, 2017. The Shade Structures were installed on June 23, 2017. The Splash Pad has been heavily used since it has opened.



Photos of the Splash Pad grand opening and shade structures.

Decorative Streetlight Pole Banners

Decorative streetlight pole banners to commemorate the 150th anniversary of the founding of Titusville were bought and installed on Washington and Hopkins Avenues between Palmetto Street and Garden Street by the CRA. The banners themes involve the history and culture of the City with depictions of birding, kayaking, fishing, rocket launches, cycling, and the orange grove industry.



Decorative banners commemorating the City's 150th Anniversary

Commercial Interior Building Renovation Incentive Grant Program

One of the items included in the FY 2016 – 2017 proposed budget was the creation of a Building Improvement/Loan Program. Staff found that renovation of older and historic buildings in the downtown many times is deterred by the expense required to bring older buildings up to current Americans with Disabilities Act (ADA), the Florida Fire Protection Code, and the Florida Building Code. In response to this, Staff drafted a Commercial Interior Building Renovation Incentive Grant Program to help property owners and commercial tenants of older buildings to expand and improve their under-used buildings to increase commercial and mixed use intensity, bring their buildings up to code, assist small businesses in the CRA to grow and prosper and to promote job creation in the district. This grant program offers financial assistance in the form of a reimbursable, 50% matching grant up to a maximum of \$50,000 to the property owner or business owner for eligible expenses associated with the renovation and rehab of the following interior elements of commercial and mixed use building space:

- ❖ ADA requirements
- ❖ Florida Fire Protection Code requirements
- ❖ Florida Building Code requirements including:
 - Interior plumbing to meet code
 - Interior electrical system including lighting to meet code
 - HVAC system to meet code

Five (5) Commercial Interior Renovation Grant applications were submitted during the fiscal year. The total amount of grant funding approved was \$ 69,245.68. Three (3) of the five (5) approved project

applications were completed during the fiscal year with a total amount \$ 18,460.68 of grant funds paid to applicants of the completed projects. Two (2) of the approved projects were not completed during the fiscal year and carried over to FY 2017 – 2018.

One of the carry over projects was the Launch Now – Red Canyon Engineering application. This application involved the renovation of the historic Walker Hotel - Apartments building and the First Federal Savings and Loan building located at 300 – 310 S. Washington Avenue, contributing structures in the Downtown Historic District, to a mixed use of ground floor retail/office and boutique style apartments on the upper floors. With the applicant proposing to invest \$ 2.2 million in the renovation of the connecting buildings, the \$50,000 grant award provides a 45 to 1 return on the grant investment. This project is a good example of how the grant program helps prevent deterioration of properties in the CRA; stimulate interest and investment in the District; encourages the development of businesses and job growth; and encourages the utilization of existing business stock.

The Non-Capital Projects that occurred over the fiscal year are as follows:

- ❖ US 1 Corridor Streetscape Landscaping and Maintenance,
- ❖ Community Policing,
- ❖ Historic Preservation Board activities,
- ❖ Historic Walking Tour Panels update design, and
- ❖ Civic Center Concept Plans

Titusville Landscaping and Maintenance

The CRA continued its funding of the general maintenance of the plantings, lighting and street furniture funded by the CRA along the US-1 corridor (Washington Avenue & Hopkins Avenue) and in the Titusville Downtown Commons area. The maintenance provided by the CRA along the US-1 corridor is at a higher level of maintenance than provided by the Florida Department of Transportation and helps to protect the CRA's investment. The CRA also continues to fund the irrigation and utilities along US 1. Missing landscaping and hanging flower baskets were installed along the corridors by JB's Lawn Patrol in February and March of the fiscal year. Non-CRA funds were utilized for this project.



Hanging Flower baskets



Infill plants on Hopkins Ave.



New Infill plants on Washington Ave.

Community Policing

In June 2014, the CRA initiated a Community Policing program. The program consists of law enforcement officers deployed on an overtime basis during varying days and times. Increased activities in the CRA District include business contacts, directed patrols, traffic details, community relations, neighborhood patrols and anti-burglary details. This is thought to be a more cost effective

method to provide coverage as needed, rather than one full-time officer who would have less flexibility to address issues as they arise.

Program accomplishments for the fiscal year are listed below. As the community policing initiative augments the Titusville Police Department's regular presence in the CRA, only those activities conducted during the community policing details are provided.

Business Burglaries Investigated: 11
Residential Burglaries Investigated: 4
Vehicle Burglaries Investigation: 25

Robberies (no weapon) Investigated: 6

Property Checks: 392

Trespass/unwanted: 267
Citizen Contacts/Suspicious Persons: 421

Traffic Stops: 765
Traffic Crashes: 171
Traffic Control: 131

A representative of the Titusville Police Department attends monthly Downtown Merchant Association meetings and held a crime prevention meeting for residents and property owners in the CRA district during the fiscal year. The residents and property owners within the CRA have acknowledged the Community Policing program as a success.

Historic Walking Tour Panel Signs Update Design

In FY 2002 – 2003, the CRA funded a historic walking tour project. The agency paid \$20,313 for the design, fabrication and installation of eight (8) interpretive display panel signs placed at historic locations in the downtown CRA area. Due to age and weather, the signs have faded, have gouges, needed wording updates, and were in need of replacement. With the assistance of the Community Relations Division, the original sign panel graphics were revised and a proposal to replace the signs was advertised during the fiscal year.



An original Walking Tour Historic Panel installed in FY 2002 - 2003



Historic Walking Tour Map on City's Web Page



Proposed Historic Panel graphic

Historic Preservation

Three (3) properties located within the CRA district were designated to the City of Titusville's Local Register of Historic Places in FY 2016 – 2017. The following properties in the CRA were designated:

- ❖ Prichard House at 424 S. Washington Street,
- ❖ Hill Hotel Apartments at 422 Julia Street, and
- ❖ Hill Grocery at 428 Julia Street.



The Pritchard House
424 South Washington Avenue



Hill Hotel Apartments
422 Julia Street



Hill's Grocery & Lunch Store
428 Julia Street

The designation of these properties to the Local Historic Register helps to protect and preserve the City's heritage and culture. The preservation of historic resources in the community redevelopment district adds to the City's pride and creates pedestrian and visitor appeal, which provides economic development for the City.

Civic Center at Sand Point Park Concepts

In November of 2016, the CRA approved a work order for Bellomo-Herbert, Inc. to prepare a feasibility study for the development of a Civic Center conceptual design at Sand Point Park. The concept of building a Civic Center at Sand Point Park was discussed and supported at the City's FY17 Strategic meeting by both citizens and City Council. Bellomo-Herbert, the City's continuing services architect developed a conceptual design providing two (2) site locations, an environmental site review, project cost estimates, and floor plans that was presented to the CRA on August 8, 2017. Due to much discussion regarding various issues and design variations, the item was carried over to the October CRA meeting in FY 2017 – 2018 for the architect to obtain further direction on a final concept. The cost of the work order was \$28,955.



Sand Point Park Civic Center Design Concept 1



Sand Point Park Civic Center Design Concept 2

New Construction

A goal of the City's CRA Plan is to encourage private sector investment in the downtown. New building construction and major renovation work to existing buildings helps the City in combating slum and blight. It also encourages others to reinvest in the CRA. Some examples of new building and major renovation construction that occurred in FY 2016 – 2017 follows.

Kutryb Eye Institute

The construction of the 7,020 square foot Kutryb Eye Institute at 730 S. Washington Avenue began in January 2017 and continued through the fiscal year. The building was completed in December 2017. The estimated construction value of this medical facility is approximately \$1.1 million. The facility will employ three (3) full time doctors and 18 to 20 employees.



730 S. Washington Avenue - Stages of Development

990 S. Hopkins Avenue Office Building

A 564 square foot office building at 990 S. Hopkins Avenue was totally rebuilt during the fiscal year. Although small, the renovation of the building eliminated an eyesore along a major thoroughfare. Built in 1972, the building needed to be brought up to code with electrical, HVAC and plumbing work. The property owner received a Commercial Interior Renovation Grant for \$7,185.68, half the amount to upgrade those elements of the building. The owner also made extensive interior and exterior improvements, including a new roof, siding, windows, door, flooring, handicap access ramp and parking lot sealing.



Before



After

990 S. Hopkins Avenue

Hurricane Irma

In September, Hurricane Irma impacted the State of Florida. With Titusville and Brevard County being in the northeast quadrant of the hurricane's track, the area experienced high winds, numerous tornadoes and shoreline wave damage. Many of the docks and waterfront park infrastructure in the CRA were damaged as well as light poles in the Commons and Julia Street Parking Lots. CRA funds in

the FY 2017 – 2018 budget were reprogrammed to repair some of the storm damage in the CRA District. The following photos show some of the damage caused by the hurricane.



Financial Audit Information

The financial information for the Titusville CRA on the following pages is as reported by the independent auditing firm of James Moore & Company, 121 Executive Circle, Daytona Beach, Florida, 32114. The data was taken from the City of Titusville's Comprehensive Annual Financial Report, Fiscal Year ended September 30, 2017. The financial statement provides information on the Agency's assets, liabilities, income, and operating expenses as of the end of fiscal year 2016 – 2017 in accordance with Chapter 163, Part III, Florida Statutes.

City of Titusville, Florida

**Balance Sheet
Governmental Funds
September 30, 2017**

	<u>Downtown Community Redevelopment Agency</u>
Assets	
Cash	\$ 37,216
Investments	704,166
Receivables, net	-
Advances to other funds	-
Inventories	-
Total assets	<u>741,382</u>
Liabilities	
Accounts payable	17,401
Accrued liabilities	2,936
Advances from other funds	64,469
Total liabilities	<u>84,806</u>
Deferred Inflow of Resources	
Unavailable resources	-
Fund balance	
Nonspendable	-
Restricted	656,576
Committed	-
Assigned	-
Unassigned	-
Total fund balance	<u>656,576</u>
Total liabilities, deferred inflows and fund balance	<u>\$ 741,382</u>
Balance sheet out of balance by:	

The notes to the financial statements are an integral part of this statement.

City of Titusville, Florida

**Schedule of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Fiscal Year Ended September 30, 2017**

	<u>Downtown Community Redevelopment Agency</u>
Revenues	
Taxes:	
Property taxes	\$ 793,838
Local option gas tax	-
Utility and franchise taxes	-
Intergovernmental	-
Licenses and permits	-
Charges for services	-
Fines and forfeitures	-
Investment earnings (loss)	6,226
Impact fees	-
Miscellaneous revenue	-
Total revenues	<u>800,064</u>
Expenditures	
Current:	
Legislative	-
Executive	-
Legal counsel	-
Community Development	253,529
General Administrative Services	-
Public works	-
Public safety	-
Support Services	-
Debt Service	
Principal	-
Interest	-
Debt cost/administration fees	-
Capital Outlay/Improvements	275,522
Total expenditures	<u>529,051</u>
Excess (deficiency) of revenues over (under) expenditures	<u>271,013</u>
Other Financing Sources (Uses)	
Transfers in	-
Transfers out	(140,482)
Capital leases	-
Total other financing sources (uses)	<u>(140,482)</u>
Net change in fund balances	<u>130,531</u>
Beginning fund balances	526,045
Ending fund balances	<u>\$ 656,576</u>
Funds do not reconcile by:	-

The notes to the financial statements are an integral part of this statement.

City of Titusville, Florida

**Schedule of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Fiscal Year Ended September 30, 2017**

	<u>Downtown Community Redevelopment Agency</u>
Revenues	
Taxes:	
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Local option gas tax	-
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Debt cost/administration fees	-
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Transfers out	(140,482)
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Total other financing sources (uses)	<u>(140,482)</u>
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Beginning fund balances	526,045
Ending fund balances	<u>\$ 656,576</u>
Funds do not reconcile by:	-

The notes to the financial statements are an integral part of this statement.



AGENDA ITEM

March 06, 2018, CRA Board Meeting

Approved for Submittal By:
Scott Morgan
Scott Morgan, City Manager

To Be Presented By:
Christy Fischer
Christy Fischer, Planning Director

To: Honorable Members of the West Melbourne-Brevard County Joint CRA
Through: Scott Morgan, City Manager
From: Christy Fischer, Planning and Economic Development Director *WF*
Date: March 06, 2018

SUBJECT

FY 2016-2017 Annual Community Redevelopment Agency Annual Report

RECOMMENDATION

The Planning and Economic Development Department recommends that the CRA, by motion, approve the following:

Receive the annual report of the West Melbourne/Brevard County Joint Community Redevelopment Agency.

FISCAL IMPACT

There are minimal mailing costs related to the submittal of this report to the City, County, and State agencies as required by Florida Statutes.

DISCUSSION

Chapter 163, Section 163.356(3)(c) of the Florida Statutes requires that each redevelopment agency in the State of Florida file an annual report with the "governing body" (in this case the City Council) not later than March 31 of each year "*a report of its activities for the preceding fiscal year, which report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such fiscal year.*"

"Attachment 1" is the annual report the West Melbourne/Brevard County Joint Community Redevelopment Agency (CRA) has filed with the City Council. The availability of the filed report has been advertised in *Florida Today*, a newspaper of general circulation, as required by the Florida Statutes. The report is also posted on the City's web site, and has been offered, through the Space Coast Public Management Association, to be uploaded to Brevard County's web site such that all the annual reports for all the redevelopment agencies in the county would be available to the public for viewing in one single location.

Once the audit for both the City and the CRA has been finalized for fiscal year 2016-2017, the audited figures for fiscal year 2016-2017 will appear in the audit report which is posted to the City's web site.

Public Notice:

The annual report was advertised in the "Florida Today" newspaper as required by law.

Recommendation:

The City's Planning and Economic Development Director recommends that the CRA acknowledge receipt of the CRA annual report.

ATTACHMENT

1. FY 2016-2017 Annual CRA Report



West Melbourne/Brevard County Joint
Community Redevelopment Agency
Annual Report



Fiscal Year 2016-2017

Community Redevelopment Agency
City Hall - 2240 Minton Road, West Melbourne, FL 32904
Phone: 321-837-7771 Fax: 321-768-2390

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VI. Economic Development	13
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SECTION I – LETTER OF TRANSMITTAL

West Melbourne/Brevard
County Joint
Community Redevelopment
Agency

Hal J. Rose
John "Coach" Tice
Pat Bentley,
Adam Gaffney
Bill Mettrick
Barbara A. Smith
Andrea Young
Kristine Isnardi



CITY HALL
2240 Minton Road
West Melbourne, FL 32904
Phone: (321) 727-7700
Fax: (321) 768-2390
www.westmelbourne.org

March 06, 2018

VIA CERTIFIED AND REGISTERED MAIL

Florida Auditor General;
Florida Department of Financial Services;
Florida Department of Economic Opportunity;
Brevard County Property Appraiser;
Joint West Melbourne-Brevard County Community Redevelopment Agency;
City Council; and
Brevard County Board of Commissioners (all); and County Manager

RE: West Melbourne/Brevard County Joint Community Redevelopment Agency
Annual Financial Report

Ladies and Gentlemen,

City staff is pleased to submit the West Melbourne/Brevard County Joint Community Redevelopment Agency (CRA) Annual Report for fiscal year 2015-2016. The Joint CRA Annual Report was filed with the City of West Melbourne and Brevard County on March 06, 2018. Under Florida law (Chapter 163, Part III), local governments are required to file a report of the activities of the previous fiscal year by March 31st of each year. This transparency supports the efficient utilization of resources when they are applied to the redevelopment of our commercial corridors.

Feel free to contact me with any questions. I can be reached at 321-837-7778.

Sincerely,

Christy Fischer, Planning Director

Attachment

CRA 5-5

SECTION II – LIST OF OFFICIALS

Who are the members of the Community Redevelopment Agency?

The activities and programs offered within a Community Redevelopment Area are administered by the Community Redevelopment Agency. An eight-member CRA Board created by the City of West Melbourne and Brevard County in 2011. The CRA Board is served by the City of West Melbourne staff at no cost to the Agency. CRA Board members and staff at the close of the fiscal year on September 30, 2017, are listed in the table below.

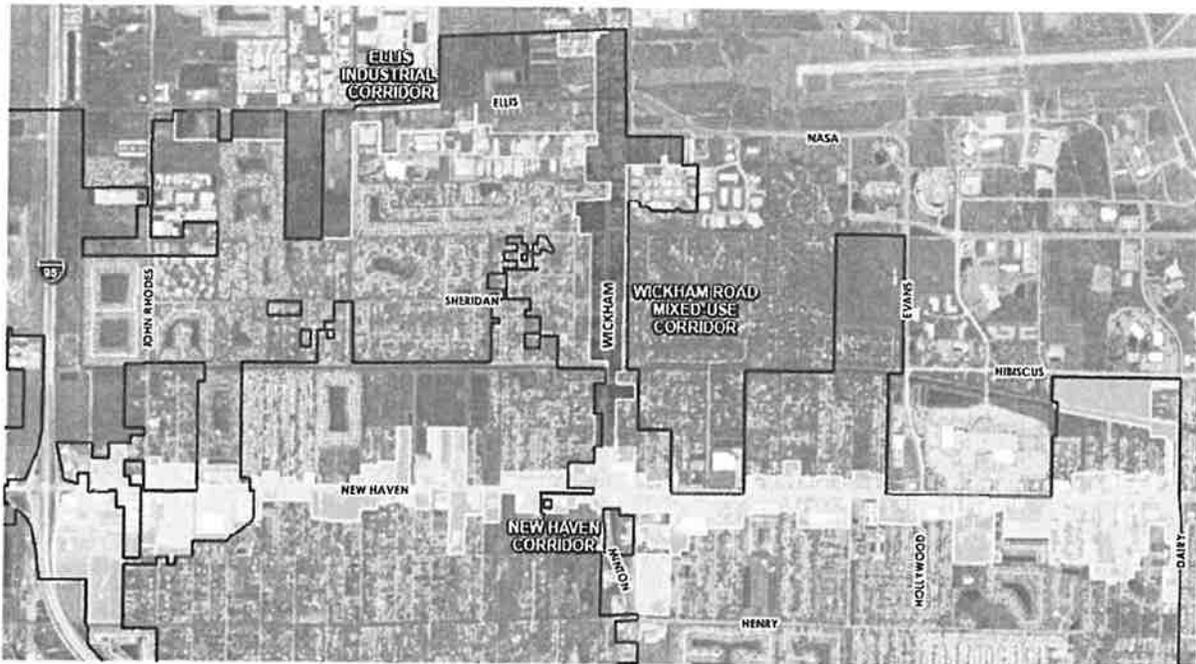
WEST MELBOURNE/BREVARD COUNTY JOINT COMMUNITY REDEVELOPMENT AGENCY (as of October 1, 2017)

Chairman	Kristine Isnardi (District 5 County Commissioner)
Vice Chairman	Hal Rose (West Melbourne Mayor)
CRA Official	Bill Mettrick (West Melbourne Council)
CRA Official	Barbara Smith (West Melbourne Deputy Mayor)
CRA Official	John "Coach" Tice (West Melbourne Council)
CRA Official	Andrea Young (West Melbourne Council)
CRA Official	Pat Bentley (West Melbourne Council)
CRA Official	Adam Gaffney (West Melbourne Council)
Registered Agent	Scott Morgan (West Melbourne City Manager)
CRA Attorney	Morris Richardson (West Melbourne City Attorney)
Executive Director	Christy Fischer (West Melbourne Planning Director)
CRA Clerk	Cynthia Hanscom (West Melbourne City Clerk)
Financial Officer	Margi Starkey (West Melbourne Finance Director)

SECTION III – INTRODUCTION

WHEN WAS IT FORMED?

The unique West Melbourne/Brevard County Joint Community Redevelopment Agency was created in 2011. This redevelopment area encompasses two unincorporated areas and three areas in the West Melbourne city limits along three main corridors: the New Haven Corridor that stretches from the Intersection of I-95 to Dairy Road, the Wickham Road Mixed-Use Corridor that extends north from New Haven Ave to Emerald Drive, and the Ellis Industrial Corridor that extends west from Wickham Road to John Rodes Blvd (see map below).



2013 REDEVELOPMENT MASTER PLAN

The adopted Redevelopment Master Plan guides the redevelopment focus of the CRA. The three primary categories addressed in the Plan are:

- 1) Identification of primary redevelopment opportunity areas and corresponding infrastructure including sidewalks, bike paths, stormwater and utilities.
- 2) Identification of private investment opportunities as well as recommended programs for improvements including gateways, streetscape, wayfinding and branding.
- 3) Identification of governmental actions that can implement some of the 55 strategies listed in the Master Plan including updates to comprehensive plans, land development codes, proactive code enforcement, business development programs and incentives for business retention.

REQUIRED ANNUAL REPORT

Chapter 163.356(3)(c), Florida Statutes, requires that community redevelopment agencies file an annual report of their financial activities with the taxing authorities by March 31st of each year for the preceding fiscal year. This annual report has been prepared to meet that obligation and is filed for fiscal year 2016-2017.

This report is a retrospective review of the CRA's efforts, the financial status of the trust fund, the beautification efforts near the interchange of I-95 and New Haven Avenue, and capital improvement programs as of the close of the 2016-2017 fiscal year on September 30, 2017.

SECTION IV – FISCAL YEAR 2016-2017 FINANCIAL STATEMENT (Unaudited as of March 1, 2018)

The CRA is funded through tax increment financing which earmarks a specific portion of property tax dollars for redevelopment within the CRA area without levying any additional taxes. Within the CRA area, both Brevard County and the City of West Melbourne continue to receive property tax revenue based on the property values of the area in 2012 – the CRA's base year. To assist the Agency, the City of West Melbourne advanced a non-interest bearing loan to the Agency to pay for operating expenses and projects. Fiscal year 2013-2014 was the first year that the CRA received any tax increment revenue. Since fiscal year 2013-2014, the revenue to the tax increment trust fund increased to \$27,706, then \$86,267 in FY 2014-2015, and \$152,204 in fiscal year 2015-2016, and in fiscal year 2016-2017 the fund had \$295,743.

FY 2016-2017 Assets:

Cash and Investments	\$1,198,689.00
Receivables	\$00,000.00
Total Assets	<u>\$1,198,689.00</u>

FY 2016-2017 Liabilities:

Accounts Payable	\$10,895.00
City Loan Debt Service – Long Term (operating and programs)	\$700,000.00
City Loan Debt Service – Current (annual repayment of CRA Plan)	\$100,000.00
Total Liabilities	<u>\$810,895.00</u>

Revenues, Expenditures and Changes in Fund Balances – September 30, 2017

FY 2016-2017 Revenues:

Increment Financing (County)	\$199,062.00
Increment Financing (City)	\$96,681.00
Total Revenue	<u>\$295,743.00</u>

FY 2016-2017 Expenditures:

Personnel costs	\$00,000.00
Operating Expenditures	\$175.00
Capital Outlay/Improvements (Lighting along US 192/New Haven)	\$11,782.00
Total Expenditures	<u>\$11,957.00</u>

FY 2016-2017 Changes in Fund Balance

Fund Balance – Beginning of Year	\$104,008.00
Net Activity FY 2016-2017	\$283,786.00
Fund Balance – End of Year Reserved for Lighting Project on US 192	<u>\$387,794.00</u>

General Comments – Since the City of West Melbourne is the agency that has been delegated the operational administrative tasks of the CRA, the financial statements of the CRA are included in the City's annual audit. The audited financial statements for the City of West Melbourne for the year ended September 30, 2017 will not be available until after the March 31, 2018 deadline for filing the CRA annual report. Once the City finalizes its Comprehensive Annual Financial Report for September 30, 2017, the audited financial statements will be placed on the City's web site with the 2016-2017 audited CRA results.

SECTION V – ACCOMPLISHMENTS

The CRA, in partnership with the community is spearheading redevelopment efforts to create an attractive business climate and promote commercial property improvements. This section lists some of the milestones and accomplishments.

CRA Milestones:

2011 Collaboration - West Melbourne and Brevard County began discussing embarking on a joint community redevelopment area since some of New Haven Avenue and Wickham Road are in unincorporated county areas. The two government entities collaborated for months about creating a community redevelopment area based on the following findings of blight:

- Business corridors with high vacancy rates
- Outdated building density/intensity patterns
- Inadequate transportation and parking facilities
- Faulty lot layouts and inadequate street layouts related to older subdivisions and road widenings

2013 Master Plan Adopted – All CRA's must have a redevelopment plan and can only carry out tasks identified in the master plan. The adoption of a Community Redevelopment Plan for the West Melbourne/Brevard County Joint CRA occurred in March 2013 and the 55 identified strategies outline the main programs and results that the joint CRA is endeavoring to achieve during its 30 year tenure through the year 2043. The strategies were partially drawn from a series of workshops conducted with business owners along New Haven Avenue, Wickham Road and Ellis Road.

2013 Revenue Fund Initiated - The tax increment trust fund (revenue) was initiated in May of 2013, and the coding of the specific properties by the Brevard County Property Appraiser that were included in the CRA area occurred in the summer of 2013. The City and County trust fund is limited per Florida Statutes to 95% of the incremental increase of City and County general ad valorem taxes generated in the CRA boundaries over the 2011-2012 base year.

2013 First Budget and First Working Capital – The City of West Melbourne approved an interlocal agreement in September 2013 to extend administrative services to the CRA at no cost and to lend the working capital for the Agency for ten years. This working capital loan is a no-interest loan providing the capital required for the Agency start up.

2014 Activities – The 2014 CRA work plan consisted of the initiation of the commercial façade loans, and providing funding for the lighting on New Haven Avenue near I-95. However, coordination with FDOT for its share of the road lighting took longer than initially expected and has continued into 2015 and 2016. The first façade redevelopment loan was approved and work on the façade of the business located along Wickham Road, Space Coast Massage, was completed in 2014.

In 2014-2015, as a separate activity since the interchange of I-95 and New Haven Avenue is not part of the CRA but is next to it, the City of West Melbourne with a grant from FDOT, planted hundreds of trees and a new fountain along the interchange and the State's retention pond. The beautification of this interchange complements the public right of way improvement endeavors of the CRA, since the CRA boundaries end on New Haven Avenue before the interchange and the CRA embarked on a street lighting beautification program on New Haven Avenue, also known as US 192/State Road 500. The FDOT landscape grant was part of FDOT's set aside when highway improvements are completed such as the bridge enhancements and 6-laning of the interstate.

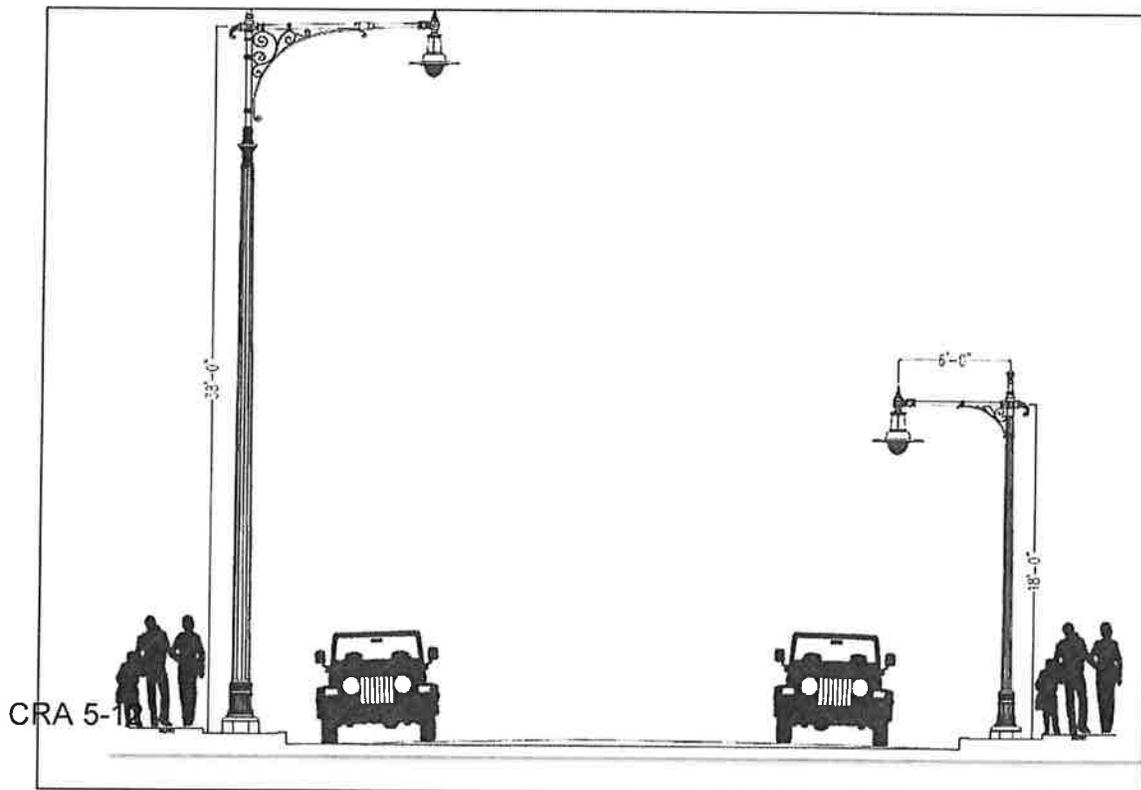
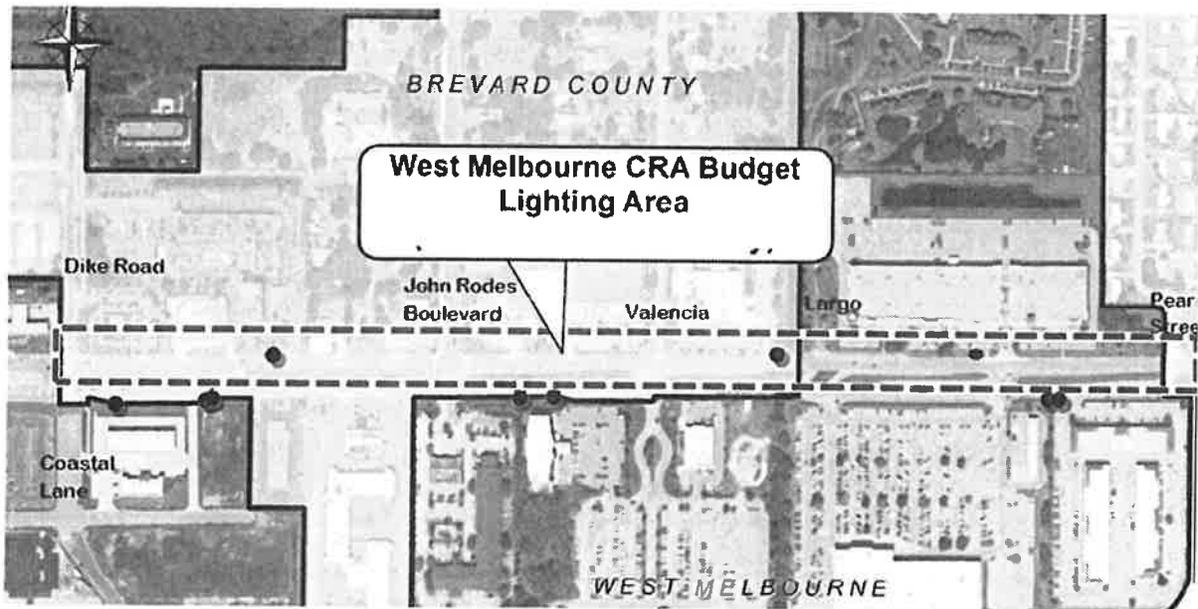


Before -Corner of New Haven Avenue and Interchange prior to landscaping



After - I-95 Landscape Improvements (FDOT grant and City of West Melbourne)

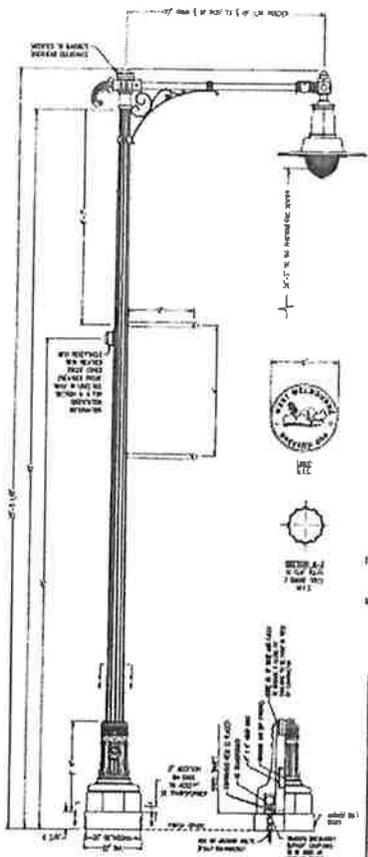
2015 Activities – For the past several years, FDOT identified New Haven Avenue as too dark for motorists and FDOT’s typical illumination consists of installing wooden poles and cobra head style street lights. The City of West Melbourne and the CRA have joined forces to leverage funds from FDOT and to instead install decorative lighting on New Haven Avenue from west of I-95 near Columbia Lane to Pearl Street (next to Safelite Auto Glass). The CRA funded section of improvements starts at Dike Road and ends at Pearl Street (see map below). In the spring of 2015, the CRA chose the “Parkwood” style of street pole and lamp shown in the black and white drawing below as the enhanced lighting fixture to illuminate the almost one mile of the State road.



2016 Street lighting Activities – The predominant activity in 2016 was the lighting proposal for US 192 from the interstate to Pearl Street. One of the obstacles has been issues related to the design of the lighting plan in FDOT’s right of way. The City obtained on behalf of FDOT title to the turn lane in front of Sam’s Club by conducting new surveys and ensuring the street light design reflected the updates. The City sent the lighting construction drawings out to bid in 2017 and received the results of the contractor bids on March 21st, 2017, with the project finally under construction.

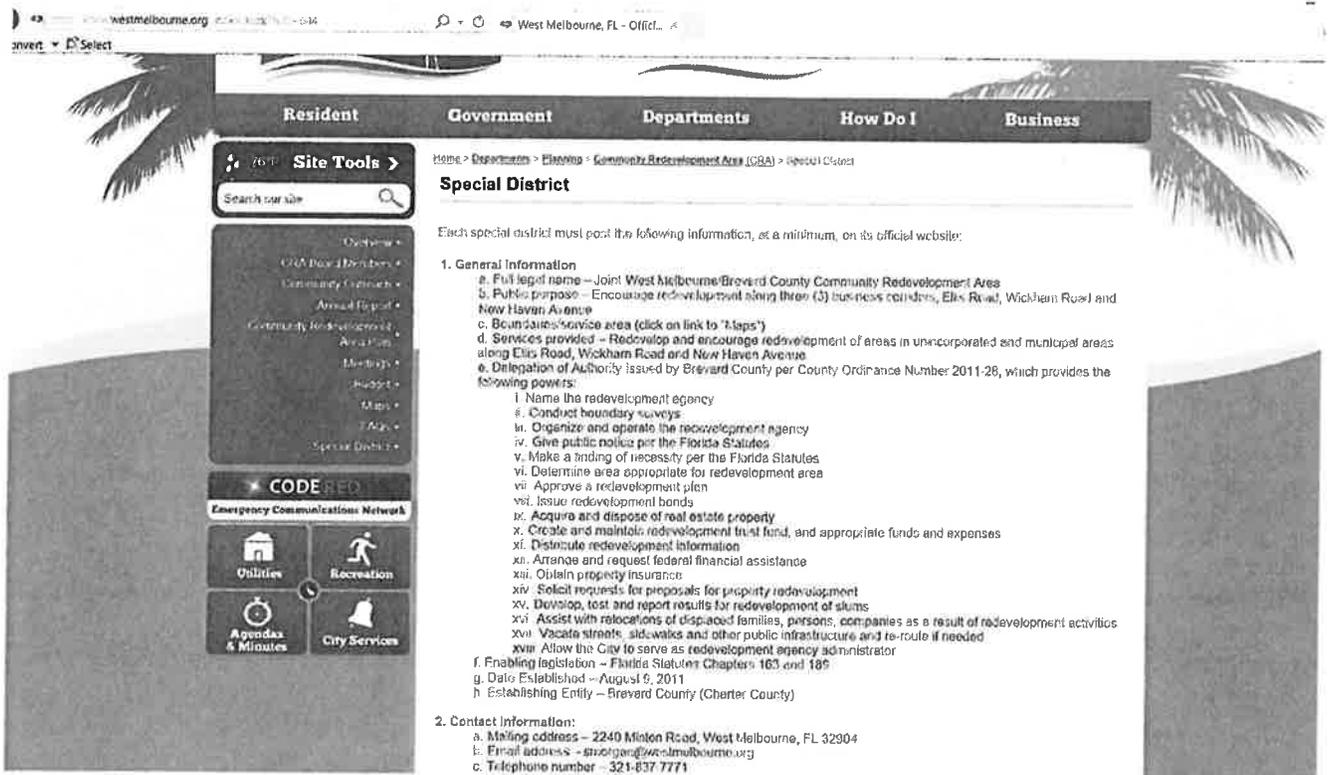
The CRA no longer engages in the façade loan program for commercial properties along New Haven Avenue, Ellis Road and Wickham Road. If businesses approach City of West Melbourne staff about using the loan program, it will be reconsidered, but there no interest during the 2016-2017 fiscal year. City staff continues to encourage redevelopment of existing commercial businesses in our three corridors of emphasis as evidenced in the list of projects under the section called “Economic Development”.

2017-2018 Street lighting Activities –



In 2017, City Council awarded the bid for the US 192 (New Haven Avenue) street lighting project to the company named PowerCore in the amount of \$764,044.58. This amount excluded the poles and fixtures, which have been purchased directly by the City. The Notice to Proceed was issued with a start date of January 22, 2018. Project completion is scheduled for August 20, 2018. Poles, fixtures, and accessories have been delivered and are being stored at the contractor’s yard until needed. The contractor began construction by installing conduit for the electrical to the poles, and pole foundations were poured at the end of February 2018.

Special District website requirements - The “West Melbourne/Brevard County Joint CRA” was one of the first in Brevard County to update its web site to include an organized outline of the features of the special district new statutory requirements. The purpose of the new requirements by the State of Florida was to add transparency to a complex maze of special districts by having CRA’s identify themselves as special districts, with listed purposes, establishment dates, and contact information. The State of Florida had conducted an exhaustive review of existing special districts in 2013 which included identification of all such taxing authorities like ports, inlet districts, airports and community redevelopment agencies and had determined that every special district should include basic information linking their taxing authority or tax source of revenue with a stated purpose.



SECTION VI – ECONOMIC DEVELOPMENT

Retail and industrial businesses are integral to the tax base of the business corridors, Wickham Road, Ellis Road and New Haven Avenue that comprise the West Melbourne/Brevard County joint community redevelopment area. Attracting new merchants and industries to the area supports the CRA philosophy of converting vacant store fronts and businesses into revenue generators by providing jobs, property taxes for all applicable government agencies listed on the tax bills, franchise fees to Brevard County and West Melbourne, water and sewer fees to West Melbourne, and sales tax to the State of Florida. When property values rise in the community redevelopment area, then surrounding properties that may be on the fringe of the area also rise. When additional jobs are created due to new or expanded businesses, the South Brevard area benefits from additional spending on housing, shopping services and other needs. The following lists some of the businesses that have developed in the community redevelopment area since the base year of 2012.

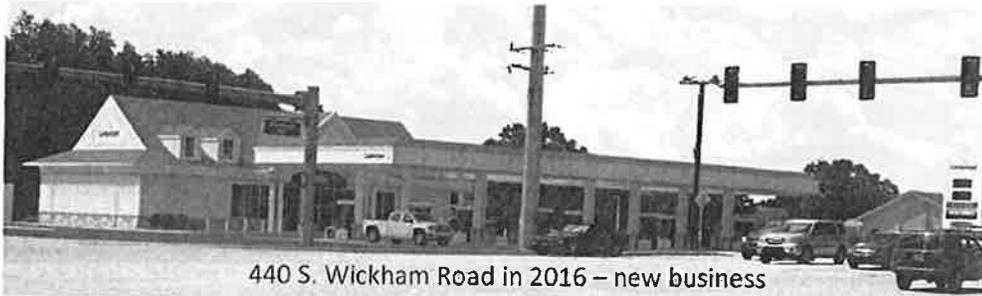
Business Name/Address	Year Built or Renovated	2014 Property Appraiser Value	2015 Property Appraiser Value	2016 Property Appraiser Value	2017 Property Appraiser Value
Cheddar's/2130 W. New Haven Ave.	2013 built	\$1,850,360	\$1,850,000	\$1,900,000	\$1,950,000
Autozone/1340 W. New Haven Ave.	2014 renovated	1,295,000	\$1,350,000	\$1,485,000	\$1,575,000
Arby's/2300 W. New Haven Ave.	2015 renovated	\$760,000	\$780,000	\$840,000	\$875,000
McDonald's/445 S. Wickham Road	2011 renovated	\$570,000	\$590,000	\$640,000	\$665,000
McDonald's/ 2450 W. New Haven Avenue	2016 renovated	\$725,000	\$745,000	\$820,000	\$850,000
Advance Auto/ 450 S. Wickham Road	2013 demo and built	\$600,000	\$650,000	\$715,000	\$750,000
Cumberland Farms/440 S. Wickham Road	2015 demo and built	\$190,000	\$195,000	\$875,330	\$1,175,000
Cumberland Farms/ 4440 W. New Haven	2015 demo and built	\$330,000	\$320,000	\$1,165,050	\$1,200,000
Cumberland Farms/ 1000 W. New Haven Ave.	2015 built	\$144,720	\$411,190	\$1,106,650	\$1,175,000
Wawa/combination of 3 parcels – 3175 W. New Haven Avenue	2015-2016	\$320,000	\$405,630	\$713,900	\$1,650,000
Health First (used to be Office Depot/Wild Oats plaza) – 1131 W. New Haven Avenue	2016	\$2,000,000	\$2,000,000	\$2,100,000	\$3,000,000

p.13

Before and After Photographs



440 S. Wickham Road in 2015 before demolition



440 S. Wickham Road in 2016 – new business



2450 W. New Haven Avenue in 2009 – before renovation



2450 W. New Haven Avenue in 2016 – after renovation

SECTION VII – SUMMARY

The primary purpose of a community redevelopment area is to encourage property revitalization and redevelopment. It has been shown that public improvements, such as extension of sewer lines, continuation of sidewalks, street lighting, and other enhancements near undeveloped properties spur private investment in the area and ultimately add value to property values, franchise fees, sales taxes, local retail and housing investments. The West Melbourne/Brevard County Joint Community Redevelopment Agency is in its third year of operation and believes that the public improvements, code changes and gradual implementation of other strategies identified in the 2013 Redevelopment Master Plan will yield the increased property values and other benefits to an area that might otherwise continue further into blight conditions.

MERRITT ISLAND REDEVELOPMENT AGENCY



MERRITT ISLAND
— REDEVELOPMENT AGENCY —

ANNUAL REPORT FY 2016-2017

Prepared by

Merritt Island Redevelopment Agency
and Brevard County Finance Department

May 8, 2018



I. INTRODUCTION, OVERVIEW & MISSION

In 1989, the Brevard County Board of County Commissioners established the Merritt Island Redevelopment Agency (MIRA). At that time the Commission designated the District's boundaries and set up the funding mechanism in accordance with Chapter 163, Part III, Florida Statutes. The purpose of MIRA is to develop and implement a redevelopment plan to eliminate slum and blight conditions.

Since 1989, the redevelopment area has been expanded to include areas east (1991) and north (2006) of the central business district. In 2011 MIRA again recognized that the very conditions that were in existence in 1989 had become visible in other areas of the Island. Seeking to arrest and alter those conditions, and prevent the decline of the economic base, MIRA once again expanded the boundary of the District to apply redevelopment tools in two new areas of Merritt Island: the Barge Canal/SR 528 area and SR 3 north of the existing district, and the Cone Road area to the south.

MIRA has been highly successful in achieving many of the goals and objectives found within the early Merritt Island Redevelopment Plan and completing many of the originally planned projects. However, areas of concern remain within Merritt Island, due to recent changes in the economic environment and the State-supported Indian River Lagoon initiatives within Brevard County.

The Merritt Island Redevelopment Plan that was amended and adopted in 2014 provides an opportunity to consolidate the overall redevelopment strategies for the entire District; creates a unified approach to enhance and continue the positive outcomes of the Agency's work; and crafts a blueprint for financial commitments and expenditures. Investments include expenses associated with reverse blighted conditions, promoting economic and business development, creating a sound climate for public and private sector investments, and fostering a healthy and safe living and working environment for all citizens within the redevelopment area. The redevelopment provisions, controls, restrictions, and covenants of the Redevelopment Plan are effective for 30 years from the date of adoption, or 2044. The Agency encompasses a total area of 3.72 square miles.

In accordance with Ordinance 2014-22, one trust fund has been established for the duration of the Merritt Island Redevelopment Plan with the tax increment increase for each expansion area using the associated base tax year as shown:

- 1) 520 Area, Ordinance 89-28, base year 1988
- 2) Newfound Harbor, Ordinance 91-40, base year 1990
- 3) State Road 3, Ordinance 2006-165, base year 2005
- 4) 528, North SR 3, and Cone Road, Ordinance 2014-22, base year 2014.

All deposits into the trust fund shall begin with the incremental increases from tax rolls resulting in ad valorem tax revenues due subsequent to the base year.



THE PLAN'S PURPOSE

The stated purpose of the Plan is to help MIRA plan, fund and implement any and all public programs, projects, and activities and stimulate private sector's actions which:

- Serve to eliminate and reduce blighted conditions;
- Establish community policing to encourage compliance with established community standards and to assure the safety and security of people and property;
- Provide and encourage the expansion of stormwater management systems and improvements to other public infrastructure;
- Provide and support improvement of the roadway network for enhanced circulation, mobility and parking; and promote multi-modal, pedestrian and bicycle-safe infrastructure;
- Provide and encourage public and private landscaping and streetscape enhancements to beautify the area;
- Encourage and provide incentives for appropriate economic development by the private sector or through public - private partnerships;
- Encourage and foster the development of activities which enhance Merritt Island's cultural and historic resources and improve the quality of life.

MISSION

The Agency's Mission is to implement the Merritt Island Redevelopment Plan as adopted and amended by the County Commission. The plan sets forth the object of the redevelopment program and describes the Agency's purpose, authority, financial mechanisms, and public improvement projects. The agency is also responsible for administering the Redevelopment Trust Fund in accordance with Brevard County Ordinance No. 91-40.

This redevelopment activity prevents the decline of the tax base, by promoting economic and business development; facilitating improvements to public infrastructure; and encouraging public and private investment in restoration and beautification.



II. BOARD MEMBERS AND STAFF

MIRA BOARD MEMBERS

Wendy R. Ellis, Chairman
Eddie LeBron, Vice-Chairman
Marcus Herman
Chris Cook
Andy Barber
Tom Vani
Cindy Thurman

BEAUTIFICATION COMMITTEE

Marcus Herman, Chairman
Denise Berg
Richard Webb
Terri Pentz
Sandeep Wilku

MIRA STAFF

Lisa Leger Frazier, Executive Director (Resigned April 30, 2017)
Cheryl J. Hurren, Interim Special Projects Coordinator

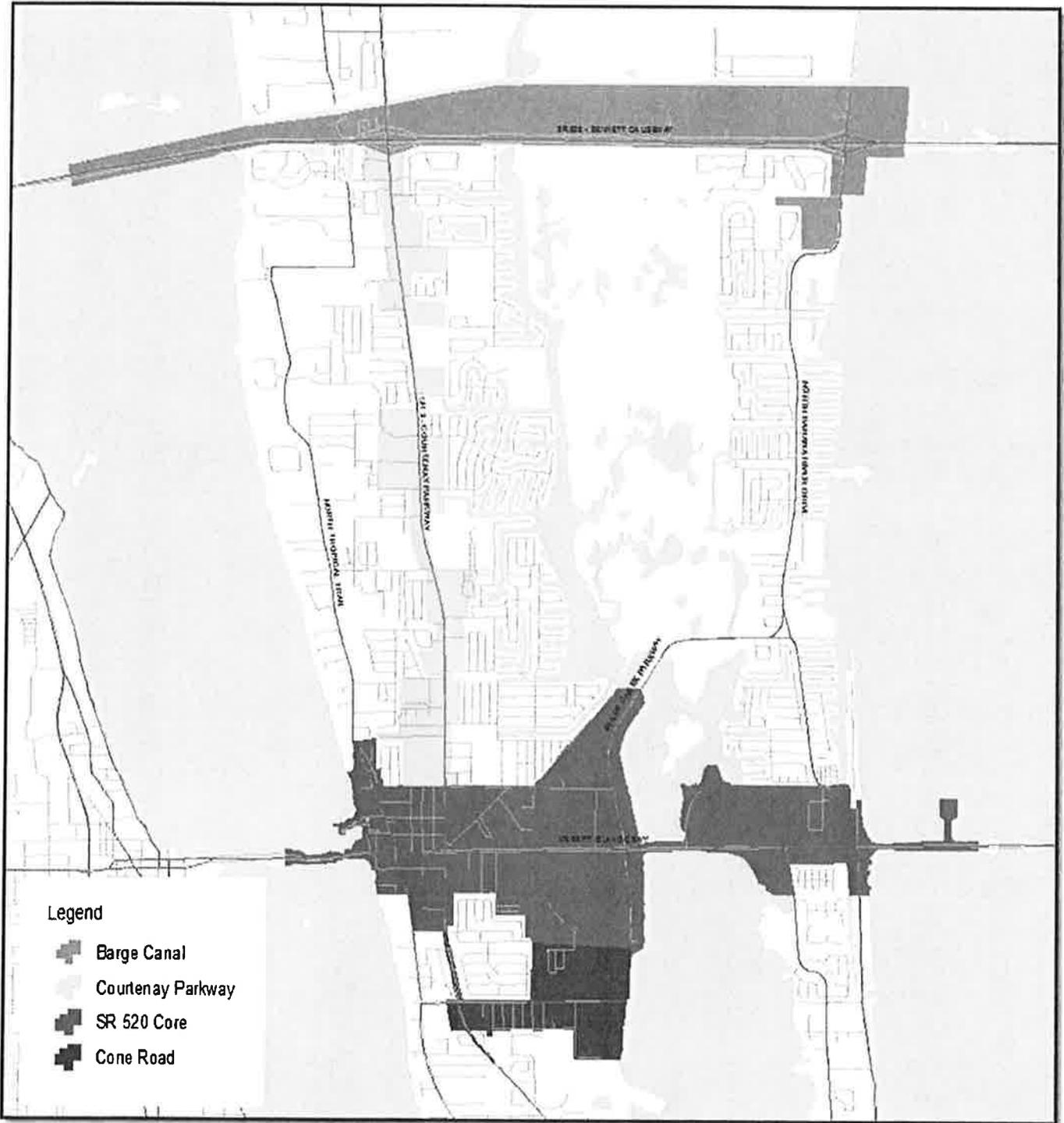
SUPPORT STAFF

Becky Behl-Hill, Assistant County Attorney

III. BOUNDARY LINES



MERRITT ISLAND
- REDEVELOPMENT AGENCY -





MERRITT ISLAND
-REDEVELOPMENT AGENCY-

IV. HISTORY

The Merritt Island Redevelopment Agency (MIRA) was established by Brevard County Ordinance 88-37 adopted by the Board of County Commissioners for Brevard County on October 4, 1988 (amended by ordinance 88-43, adopted November 15, 1988) in accordance with the provisions of the Florida Community Redevelopment Act, Chapter 163, Part III, Statutes. The County also appointed a seven (7) member Board, adopted the Merritt Island Redevelopment Plan and established the Redevelopment Trust Fund program for implementation.

In the late 1980's, the Brevard County Board of County Commissioners (BCC) recognized the decline and the resulting blighted conditions prevalent in portions of Merritt Island and decided to implement a redevelopment program. Redevelopment programs are implemented for many urban areas depleted of their economic resources by populations relocating to suburbia, dilapidated corridors changed by altered mobility patterns, and new shopping areas springing up in areas outside the core business districts. Merritt Island was an urban area that required this type of program.

Under Chapter 163, Part III, Florida Statutes, known as the Community Redevelopment Act of 1969, local governments are given specific tools to prevent, eliminate, reverse, or arrest conditions in their jurisdictions which are detrimental to the sustainability of economically and socially vibrant communities. They are given the power to create Community Redevelopment Agencies which are responsible for preparing Redevelopment Plans for designated areas. Once a plan is adopted by the local elected officials, the Agency is responsible for implementing the plan through various means and funding sources including, but not limited to, land use regulations and tax increment financing. The specific statutory references which declare the purpose, intent, and reasons for pursuing redevelopment programs in general, and most particularly those that relate to the conditions found on Merritt Island today, are provided in the Appendices.

The Merritt Island CRA met the statutory requirements for declaring blight on four occasions: 1988, 1991, 2006, and 2011. The predominant issues on each occasion have included:

1. Problems associated with impacts from transportation projects that have left defective or inadequate lots, little access management, poor parking provisions, problems with remaining local streets and their layout or pattern, other internal roadway issues, poor, if any pedestrian access; and few public transportation facilities;
2. Predominance of defective or inadequate street layout;
3. Faulty site layout in relation to size, adequacy, accessibility and usefulness;
4. Unsanitary or unsafe conditions;
5. Deterioration of site or other improvements; and
6. Inadequate and outdated building patterns and land use systems that contribute to blight and economic disincentives.

As noted on the adjacent Redevelopment Area Boundary Map, in 1988 the first Slum and Blight Study was adopted for the areas on Merritt Island between the Indian River Lagoon and Sykes Creek and the following year the Merritt Island Redevelopment Agency (MIRA) was established. On May 15, 1990 the

Board of County Commissioners adopted a Resolution of Findings of Fact and Determination of Need for the expansion of the CRA in 1991 to the area east of Sykes Creek to the Banana River. In 2006 the Agency recognized worsening conditions were along SR 3 north of Merritt Avenue to Lucas Avenue and the Plan was further amended to include this area.

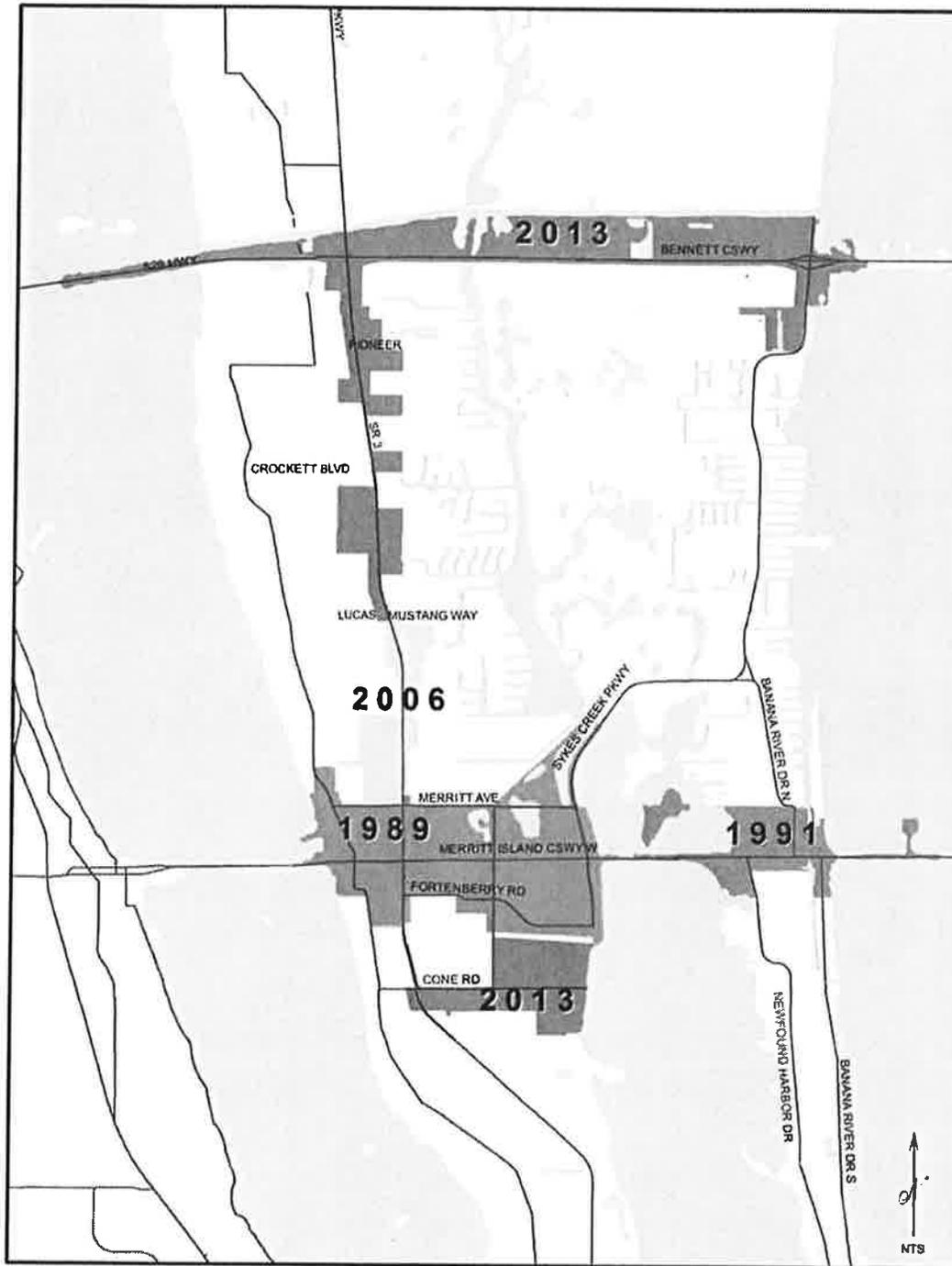


MERRITT ISLAND
-REDEVELOPMENT AGENCY-

PLAN AMENDMENT DATES:



MERRITT ISLAND
-REDEVELOPMENT AGENCY-





MERRITT ISLAND
-REDEVELOPMENT AGENCY-

V. PROJECTS OVERVIEW

A. *Capital Improvement Projects*

A continued effort has been made by the Merritt Island Redevelopment Agency to complete planned projects in accordance with the adopted redevelopment master plan. The following provides a synopsis of projects in various phases that were a priority of MIRA in this fiscal year.

1. CONE ROAD STORMWATER AND SEPTIC TANK PHASE OUT PROJECT



Pursuant to the MIRA adopted 2013 Redevelopment Plan, a feasibility study began in 2015 to pipe a dangerous open ditch along the north side of Cone Road between South Courtenay Parkway and Plumosa Street. The Cone Road segment for improvement is an active corridor that provides access to Merritt Island's Industrial park and north-west connection between South Merritt Island's arterial roadways, South Courtenay Parkway and Tropical Trail.

The industrial area south of Cone road was originally platted as a single family residential subdivision with lot dimensions of 50 feet wide and 150 feet deep. While most of these lots have been combined to accommodate their current uses, the properties are still relatively small considering the heavy industrial nature of the uses. As a result, the congestion and visual blight throughout this area is well established and difficult to remedy. While many of the commercial properties are well-kept and well maintained, others are in varying stages of disrepair. A majority of the supply storage areas are cluttered and unkempt, many structures are deteriorated or deteriorating, and vacant lots are not well-maintained. North of Cone Road along the commercially developed corridor of Plumosa Street, the physical appearance reflects a diverse mixture of newer well-kept businesses and older buildings in a state of decline, a condition typical of many strip commercial corridors.



MERRITT ISLAND
-REDEVELOPMENT AGENCY-

As part of the project a sidewalk for safety will be installed and the water from the ditch will be diverted to an existing stormwater pond for treatment. Additionally, a new sewer main trunk line will be installed within the Cone Road Right of way to serve the aging existing industrial park with approximately 60 new sewer connections and the abandonment of approximately 55 septic tanks. Additional funding for the project has been secured through the award of two grants, one from SJWMD and one from the EPA for assistance to the property owners hooking up the new sewer service. Phase I, Engineering and Design was completed in December 2017 and Phase 2 Construction is anticipated to start October 1, 2018. Phase 3 of the project will overlap with Phase 2 with a final completion including monitoring through 2022.

2. VETERAN'S MEMORIAL PARK PROJECTS

On November 11, 2016 (Veteran's Day), a Grand Opening was held for the Veterans Memorial Center expansion and the Veterans Memorial Park. MIRA was recognized at the Grand Opening as a Platinum Level Organization donor and made part of their Dedication Plaque, which is installed at the new Military History Museum. The MIRA logo was also added to their Plaza Wall of Honor and Support.

MIRA's future plans involve design enhancements to the Veteran's Memorial Park through partnerships with Parks and Recreation and the Tourist Development Council. A Medal of Honor Memorial and a moving Vietnam War Memorial are planned during the upcoming year.



3. BUS SHELTERS

A survey of bus stop locations within the MIRA area that are best suited for bus shelters was identified and performed this year. Approximately six stops have been identified for the installation of bus shelters with bike racks and trash receptacles. Five stops are on Courtenay Parkway and one stop is located at Kiwanis Island. Ridership numbers with input from SCAT, product specifications, installation permitting with FDOT and partnerships for funding are all currently under way.

4. NORTH REGIONAL STORMWATER POND PROJECT

A study was completed in 2015 and proves to be promising for the continuation of treating runoff from S.R. 520 north from Sykes Creek through Merritt Avenue east. Ongoing efforts to permit, design and the possible redesign of the BJ's fuel pumping area to minimize the traffic backup into travel lanes on East Merritt Avenue are being examined.



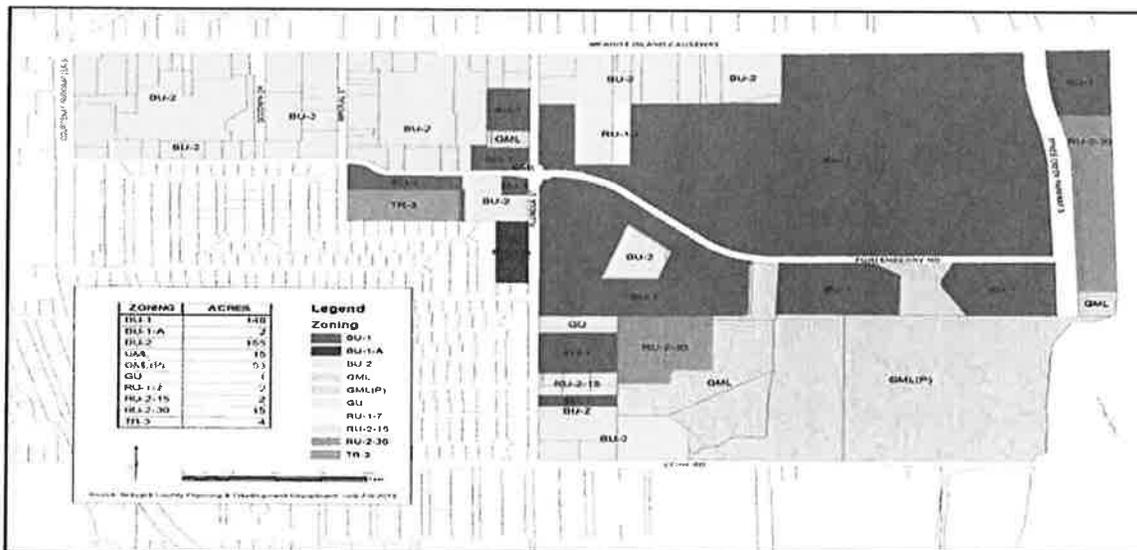
5. FORTENBERRY POND STORMWATER IMPROVEMENT MONITORING PROJECT

A preliminary monitoring report for the Fortenberry Pond Stormwater was performed. The project consists of enhancements to the regional stormwater management system for 170.6 acre drainage basin consisting of primarily of highly impervious commercial development area between state Road 520 and Fortenberry Road. In total eight storm events were analyzed during the monitoring period. The goal of the storm event monitoring was to determine pollution removal efficiency by comparing pollutant loads entering the project through the inlet pollutant loads leaving the project through the outlets. Drainage from the basin was diverted into a 22.3 acre wet detention pond containing two overflow weirs that discharge into the Cond Road Drainage ditch. The project also provides flood storage for stormwater runoff for commercial areas located within the Merritt Island Redevelopment area.

6. FORTENBERRY BASIN PIPE EXTENSION

An existing drainage pipe conveyance system for the Fortenberry pond basin will increase the number of parcels which have access to the Regional Stormwater System, and allow additional potential redevelopment opportunities. Preliminary survey, engineering and design proposals are scheduled to be heard by the Board.

7. OVERLAY DISTRICT



Also known as the Merritt Island Mall Focus Area which began in 2013 for the reviewing of current zoning and land development regulations for the area of Fortenberry Road north to the south side of S.R. 520 taking in the Merritt Square Mall. A plan was completed in 2015. Alternative development standards, incentives for development through the new stormwater utility and streamlining processes have been discussed and will be added to a new overlay district draft. This effort will guide development and redevelopment of the area towards the type of standards that promote reinvestment within the Merritt Island Mall Focus Area.



MERRITT ISLAND
-REDEVELOPMENT AGENCY-

B. Commercial Façade Grants

The Merritt Island Redevelopment Agency retains a seven-member volunteer *Beautification Committee* composed of Merritt Island residents and/or Merritt Island business owners. The Committee's purpose is to serve as a recommending body to the MIRA Board for beautification projects within the MIRA District. In 2002, MIRA created the Commercial Façade Improvement Grant program (*CFIG*). The goal of the CFIG is to improve the function and aesthetics of the Merritt Island Redevelopment Area by assisting commercial property owners in funding physical redevelopment and safety improvements to their existing properties. The Grant provided by MIRA is a reimbursement grant, matching 50% of the investment made by individual grantees, up to \$15,000. With the availability of matching funds through the CFIG program, the improvements will have a positive visual impact on the community, reducing blight, and thereby increasing the economic benefits within the Redevelopment Area. Since 2007, MIRA has invested over \$750K in commercial facade grant projects generating over \$3.6M in private sector investments for property renovations, representing nearly a 5:1 return on investment. In FY 2016-17, MIRA provided grants in the amount of 105,000, representing a 3:1 return on investment.

1. CBMC Condominium Association (a professional medical complex); 1395 N. Courtenay Parkway, Merritt Island.

Improvements included sealcoating; adding 2 additional parking spaces and landscaping . The amount of private investment eligible for reimbursement was \$32,720.00; grant received was for \$15,000. (December 2016)



AFTER

2. J&J Carpet & Tile One; 705 N. Courtenay Parkway, Merritt Island.

Overall improvements included painting; fencing; exterior lighting; landscaping; pavement refreshing with curbs; soffits, and tile at the front entrance. The amount of private investment eligible for reimbursement was \$32,134.66; grant received was \$15,000. (November 2016)

BEFORE



AFTER



MERRITT ISLAND
-REDEVELOPMENT AGENCY-

3. Daignault Realty Inc., 215 N. Courtenay Parkway, Merritt Island

Improvements included painting; front porch with pavers; soffits; railings; columns; gutter; handicap ramp, and re-sealing of parking lot. The amount of private investment eligible for reimbursement was \$53,803.50; grant received was \$15,000. (February 2017)



BEFORE



AFTER

4. AT&T and Perfectly Posh, 1070 N. Courtenay Parkway, Merritt Island.

Enhancements made to the property were for painting; stucco; awning; new doors; landscaping, and re-sealing and striping of the parking lot. The amount of private investment eligible for reimbursement was \$107,809.50; grant received was for \$15,000. (March 2017)



BEFORE



AFTER



5. Krodel Properties, 220 N. Grove Street, Merritt Island.

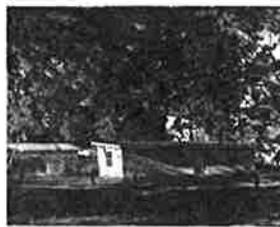
Improvements included a new roof; on-site parking; painting; paver walkways; new doors; lighting; awning; tropical landscaping, and shadow-box fence. The amount of private investment eligible for reimbursement was \$32,350.00; grant received was for \$15,000. (May 2017)



MERRITT ISLAND
-REDEVELOPMENT AGENCY-



BEFORE



AFTER



6. Fitzpatrick & Taylor, 110 Mcleod Street, Merritt Island.

Improvements for this property included landscaping. The amount of private investment eligible for reimbursement was \$13,289.50; grant received was for \$6,644.75. (June 2017)



BEFORE



AFTER

7. Ralph Perrone, 2460 N. Courtenay Parkway, Merritt Island.

Upgrades to this property were for painting; new railing; soffit and stucco. The amount of private investment eligible for reimbursement was \$68,489; grant received was for \$15,000. (August 2017)



AFTER



C. Zoning, Variance, Subdivision and Site Plan Review

In order to maintain a consistency in the development that occurs within the MIRA boundary, the MIRA Board of Directors reviews and makes recommendations as part of Brevard County Planning and Development for development requests including: changes in land use and zoning, site development plans, conditional use or variance applications, and vacating of road right-of-way. The following request was made and approved during the fiscal year.

- **Variance O'Reilly's Auto Parts, 536 N. Courtenay Parkway**

Approval of setbacks, overall site plan landscaping and parking, May 2, 2017



Site was cleared May 2018



VI. FINANCIAL REPORTS

In recent years, the TIF has been more volatile due to the impacts of the difficult economic conditions experienced throughout the nation, as well as in Brevard County. CRA's often have to leverage many financial programs in order to have enough resources for planned infrastructure projects. Partnerships and grants are often leveraged to fund economic development projects. MIRA has leveraged their TIF funding with state and federal agencies to the tune of **9:1** or greater!

MERRITT ISLAND REDEVELOPMENT AGENCY

October 1, 2016 - September 30, 2017

REVENUES	BUDGET	ACTUALS	VARIANCE /+(-)
INCREMENTAL TAX	\$ 1,058,244.00	\$ 1,058,244.00	\$ -
GRANTS	\$ 46,721.00	\$ 37,433.38	\$ (9,287.62)
MISCELLANEOUS	\$ 15,000.00	\$ 31,973.08	\$ 16,973.08
STATUTORY 5% REDUCTION	\$ (55,999.00)	\$ -	\$ 55,999.00
BALANCE FORWARD	\$ 2,414,454.00	\$ 2,414,454.00	\$ -
TOTAL REVENUES	\$ 3,478,420.00	\$ 3,542,104.46	\$ 63,684.46
EXPENDITURES			
COMPENSATION & BENEFITS	\$ 113,639.00	\$ 104,546.43	\$ 9,092.57
OPERATING EXPENSES	\$ 264,361.00	\$ 186,818.03	\$ 77,542.97
CAPITAL OUTLAY	\$ 683,478.00	\$ 233,094.75	\$ 450,383.25
GRANTS AND AIDS	\$ 1,794,385.00	\$ 1,742,433.38	\$ 51,951.62
RESERVES	\$ 622,557.00	\$ -	\$ 622,557.00
TOTAL EXPENDITURES	\$ 3,478,420.00	\$ 2,266,892.59	\$ 1,211,527.41



MERRITT ISLAND
-REDEVELOPMENT AGENCY-

VII. PERFORMANCE INFORMATION

Please see the attached Merritt Island Redevelopment Agency Economic Impact Report Dated April 13, 2017

Merritt Island Redevelopment Agency Economic Impact

April 13, 2017

CloseWaters LLC



ASSESSING PERFORMANCE

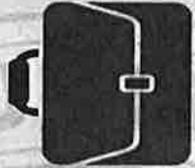
The Merritt Island Redevelopment Agency (MIRA) Board of Directors commissioned independent outside resources to identify and assess key economic performance metrics for their Community Redevelopment Agency (CRA).

Scale

Perspective

Cost-Benefit

BUSINESS
AND JOBS



SALES
TAX



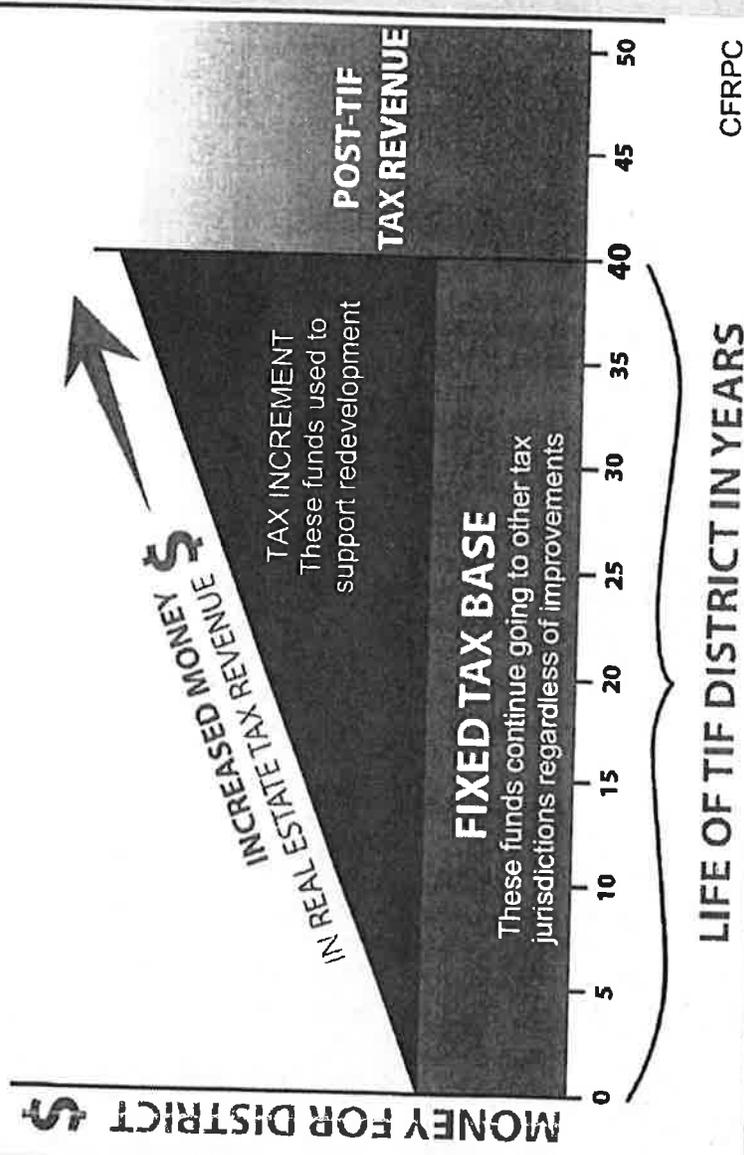
PROPERTY
TAX



CRA DISTRICT ESTABLISHMENT, PURPOSE, AND FUNDING

- Established locally
- Under FL statutes
- Focused leadership
- To improve community
- Funded by success

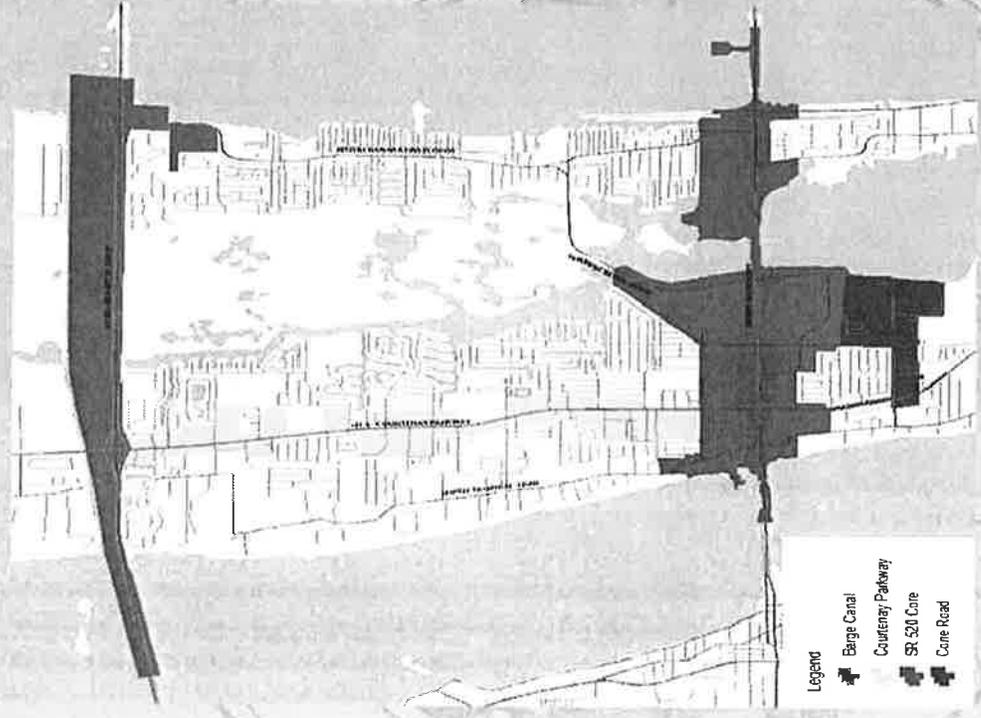
TAX INCREMENT FINANCING (TIF)



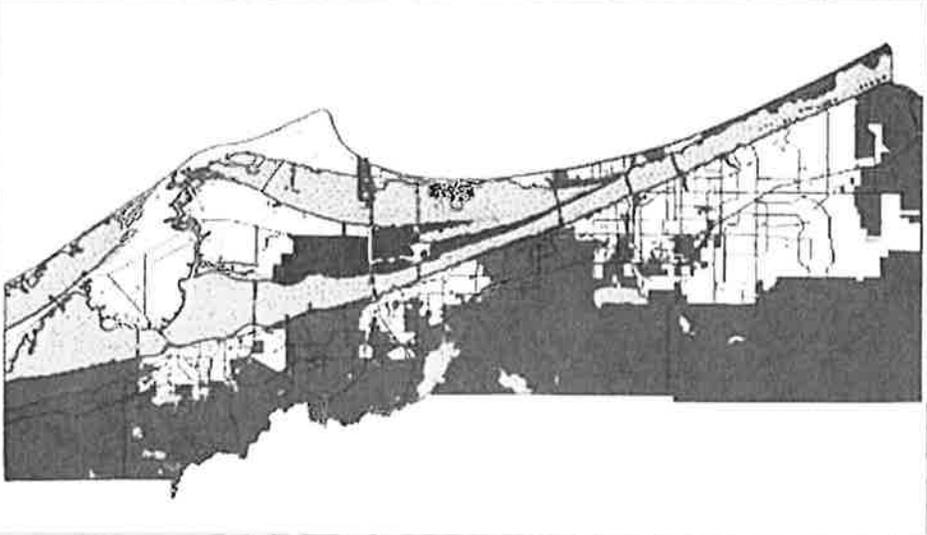
MIRA - QUICK FACTS

- The County's redevelopment agency
- Established in 1989
- To redevelop Merritt Island
- Focus toward small businesses
- Statutorily allowed to operate to 2044
- Less than 10% of Merritt Island area
- Provides leadership focused on Economic Redevelopment
- A funding mechanism dedicated to a

Key Economic Engine



MERRITT ISLAND — A KEY ECONOMIC ENGINE —



Close Waters LLC

6% of the County's Area
8% of Population
8% of Companies; Small Business



10 Years
Sales Tax
\$421 M ¹
10%



10 Years
Property Tax
\$541 M ²
9%

¹ Florida Dept. of Revenue, Office of Tax Research
² Brevard County Tax Collector

CRA Community Property Tax Ten-Year Contributions to Brevard County

Unincorporated Merritt Island ranks third in Property Tax contribution to Brevard County.

(Millions)
Melbourne \$1,428 - 23%
Palm Bay \$758 - 12%
Merritt Island \$541 - 9%
Titusville \$450 - 7%
Cocoa \$433 - 7%
Rockledge \$404 - 7%
Cocoa Beach \$336 - 5%
Satellite Beach \$264 - 4%

91% of County Property Tax comes from CRA supported communities.

CRA Community Sales Tax Ten-Year Contributions to Brevard County



**Unincorporated
Merritt Island
ranks third in
Sales Tax
contribution to
Brevard County.**

CloseWaters LLC

(Millions)

MELBOURNE \$1,475 - 36%

COCOA \$455 - 11%

MERRITT ISLAND \$421 - 10%

PALM BAY \$384 - 9%

TITUSVILLE \$374 - 9%

WEST MELBOURNE \$186 - 4%

ROCKLEDGE \$185 - 4%

COCOA BEACH \$160 - 4%

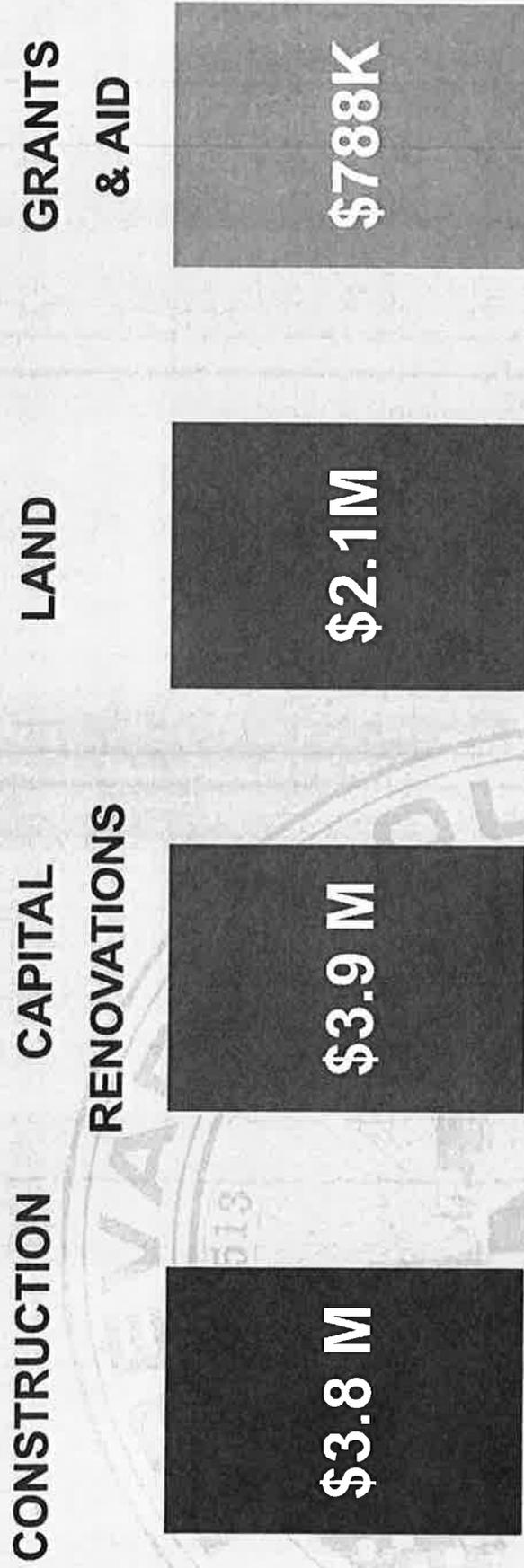
**93% of County
Sales Tax
comes from
CRA supported
communities.**

Florida Dept. of Revenue
Office of Tax Research

HOW MIRA SUSTAINS THIS ECONOMIC ENGINE FOR BREVARD

- **Provides economic redevelopment leadership**
- **Public-private small business partnerships**
- **Leverage multi-faceted funding mechanisms**
- **Conceive, develop, finance and build projects**
- **Pro-active economic analysis and planning**

The last 10 years MIRA reinvested 97% of Tax Incremental Funds it received in...



... totaling **\$10.7M**

and all with **no debt**

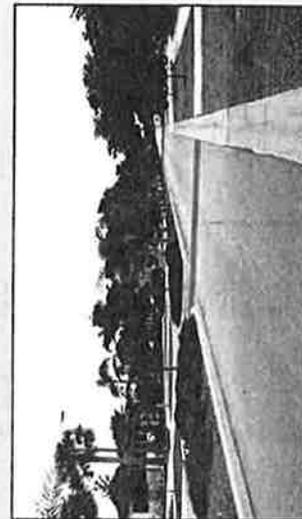
MIRA FULLY FUNDED RE-INVESTMENT

BEFORE

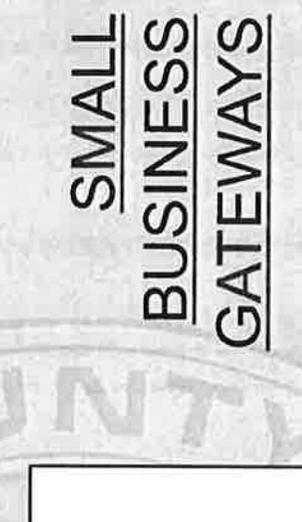
AFTER



SEWERS &
SIDEWALKS



STREETSCAPES

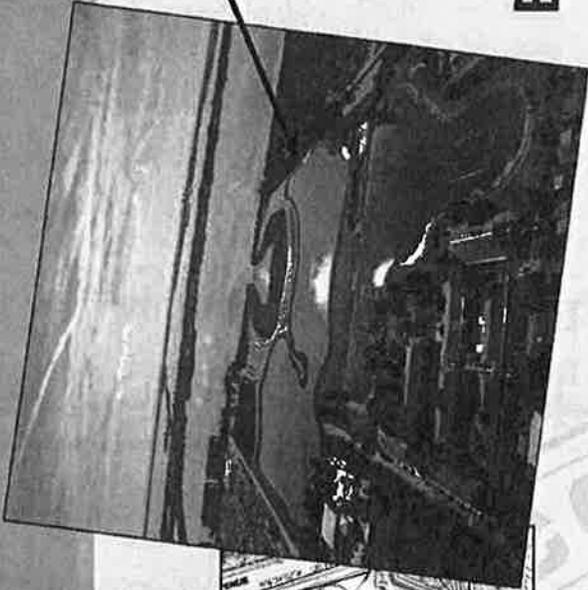
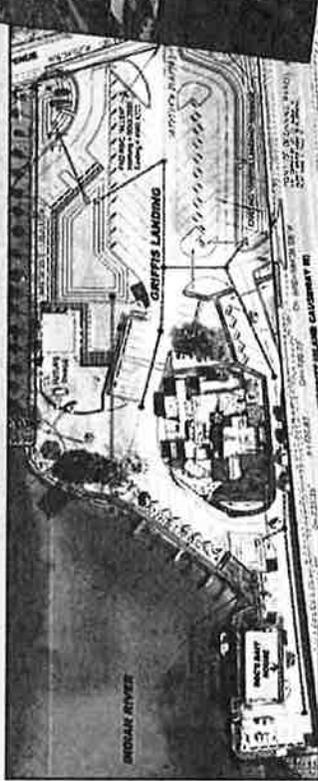


SMALL
BUSINESS
GATEWAYS

MIRA INVESTED
\$8.7 MILLION
OVER 10 YEARS

MIRA LEVERAGED GRANT FUNDING

LAND PURCHASE

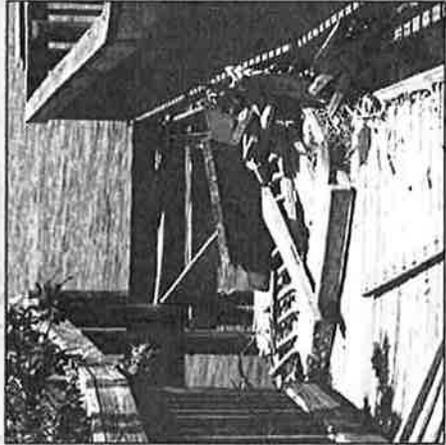


REGIONAL
STORMWATER
FACILITY

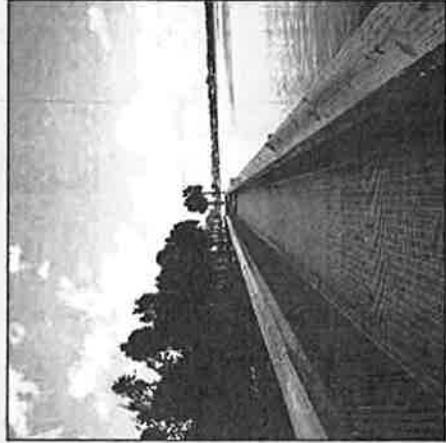
MIRA OBTAINED
AN ADDITIONAL
\$1.2 MILLION
IN GRANTS OVER
10 YEARS

BOARDWALKS

BEFORE

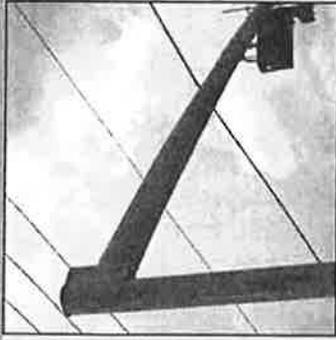


AFTER

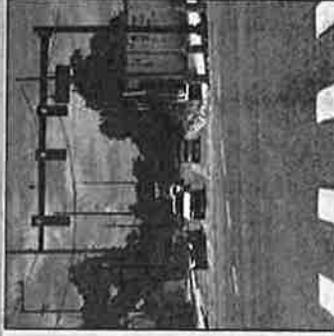


MIRA LEVERAGED FDOT ROAD SAFETY PROJECTS

BEFORE AFTER



MAST ARMS



STREET SAFETY PROJECTS



ROADS

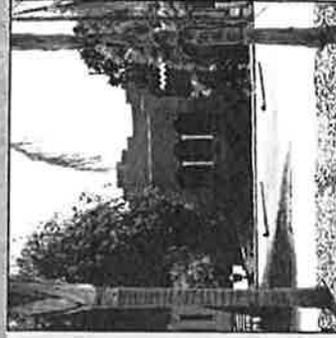


TO BE MORE
COST-EFFECTIVE
MIRA INVESTED
\$718 K
ENHANCING FDOT
SAFETY
PROJECTS OVER
10 YEARS

MIRA LEVERAGED PARTNERSHIPS WITH SMALL BUSINESS

BEFORE

AFTER



COMMERCIAL FAÇADE GRANTS

**\$3.6 M FUNDED BY
SMALL BUSINESS**

6:1

MIRA
Benefit to Cost
Leverage Over
10 Years

\$4.4 m
Total
PROJECT
Value

\$788 K
MIRA INVESTMENT

MIRA SUPPORTED COMMERCIAL PRODUCTIVITY OF MERRITT ISLAND

78%

MERRITT ISLAND
10 YEAR
SALES TAX TO
PROPERTY TAX
RATIO

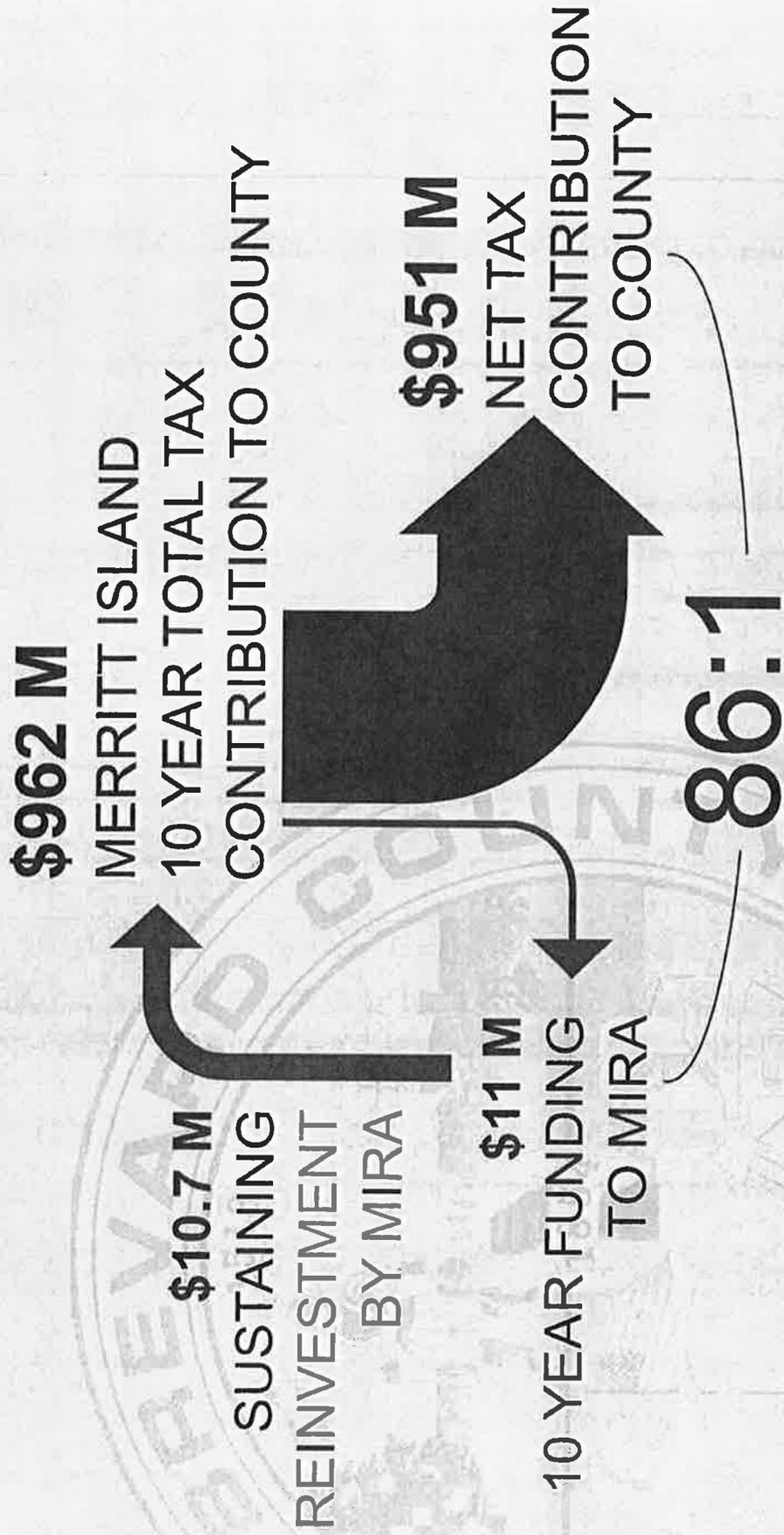
SALES TAX

\$421 M

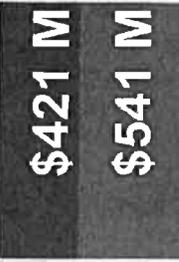
**PROPERTY
TAX**

\$541 M

MIRA REINVESTMENT SUSTAINS the Merritt Island tax contribution



MIRA 10 YEAR PERFORMANCE RECAP

PERFORMANCE	METRIC	Benefit to Cost
CRA Fiscal Efficiency	MIRA Project Investment / TIF	97%
		 <p>\$11M TIF \$10.7M INVST</p>
CRA Financial Leverage	MIRA Leveraged Funding / CRA Project Investment	11%
		 <p>\$1.2 M \$11 M TIF</p>
CRA Debt Service	MIRA Debt Service / TIF Funding	No Debt
Return on Investment	Merritt Island Tax Contribution / TIF	86:1
		 <p>\$11 M → \$951 M</p>
Commercial Productivity	Merritt Island Sales Tax / Property Tax	78%
		 <p>\$421 M \$541 M</p>