



AGENDA REPORT
May 7, 2019

**Acknowledge Receipt of Community Redevelopment Agencies Annual Reports
for the Fiscal Year Ending September 30, 2018**

SUBJECT:

Acknowledge Receipt of Community Redevelopment Agencies Annual Reports for the Fiscal Year Ending September 30, 2018.

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, 2018.

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 2018 Annual Financial Reports.

- City of Cape Canaveral
- City of Cocoa Beach
- City of Cocoa
- City of Melbourne
- City of Palm Bay
- City of Rockledge
- City of Satellite Beach
- City of Titusville
- City of West Melbourne
- Merritt Island Redevelopment Agency

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 Annual Report**
- ▢ **City of Cocoa Beach Annual Report**
- ▢ **City of Cocoa Annual Report**
- ▢ **City of Melbourne Annual Report**
- ▢ **City of Palm Bay Annual Report**
- ▢ **City of Rockledge Annual Report**
- ▢ **City of Satellite Beach Annual Report**
- ▢ **City of Titusville Annual Report**
- ▢ **City of West Melbourne Annual Report**
- ▢ **Merritt Island Revelopment Agency Annual Report**



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

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Tammy.Rowe@brevardclerk.us

May 8, 2019

MEMORANDUM

TO: Jill Hayes, Budget Office Director

RE: Item F.20., Acknowledge Receipt of Community Redevelopment Agencies Annual Reports for the Fiscal Year Ending September 30, 2018

The Board of County Commissioners, in regular session on May 7, 2019, acknowledged receipt of the following Community Redevelopment Agencies Annual Reports for Fiscal Year ending September 30, 2018: City of Cape Canaveral, City of Cocoa Beach, City of Cocoa, City of Melbourne, City of Palm Bay, City of Rockledge, City of Satellite Beach, City of Titusville, City of West Melbourne, and Merritt Island Redevelopment Agency.

Your continued cooperation is always appreciated.

Sincerely,

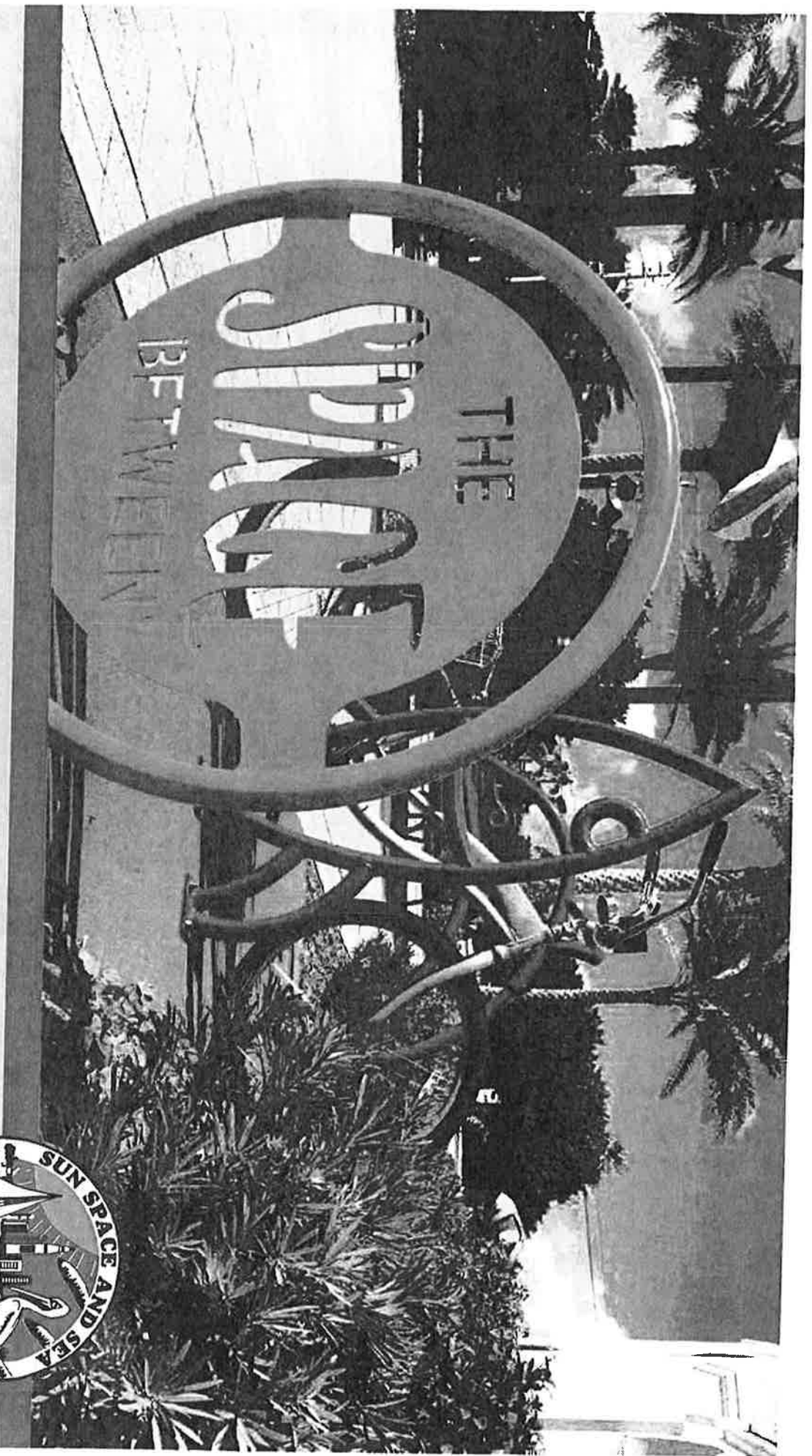
BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Rowe

Tammy Rowe, Deputy Clerk

/kp

cc: Finance



City of Cape Canaveral Community Redevelopment Agency (CRA) FY 17/18 Annual Report

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



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Attachment 1.....	FY17-18 Annual Audit Report
Attachment 2.....	Pre FY17-18 Projects

Community Redevelopment Agency Officials

City Staff

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Mia Goforth
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Governing Board Members

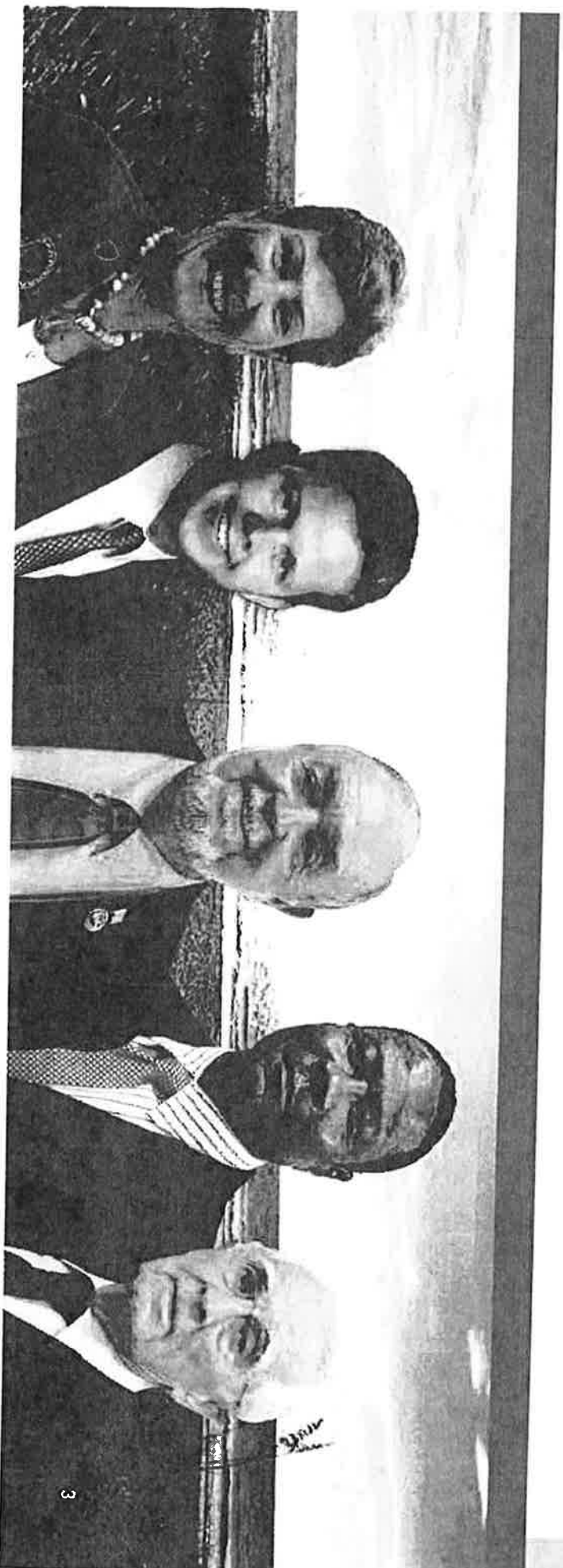
Bob Hoog, Chairperson
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Rocky Randels
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Angela Raymond
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Mike Brown, Vice-Chair
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Wes Morrison
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Introduction, Mission & History

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. Furthermore, the City and Brevard County entered into an Interlocal Agreement, recorded in July of 2018, which establishes additional reporting obligations of the City. This report has been prepared to meet these obligations and is filed for fiscal year 2017/18 ending September 30, 2018.

This report sets forth: (1) the organization and membership of the Community Redevelopment Agency, its Board members and administration, (2) an introduction to the CRA, its mission and history, (3) the CRA boundary, (4) financial reports, statement of liabilities, income/operating expenses and certain other performance information, and (5) an overview of public and private construction projects within the CRA.

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.

Pursuant to Resolution No. 2012-10, 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).

**City of Cape Canaveral
CRA Boundary**

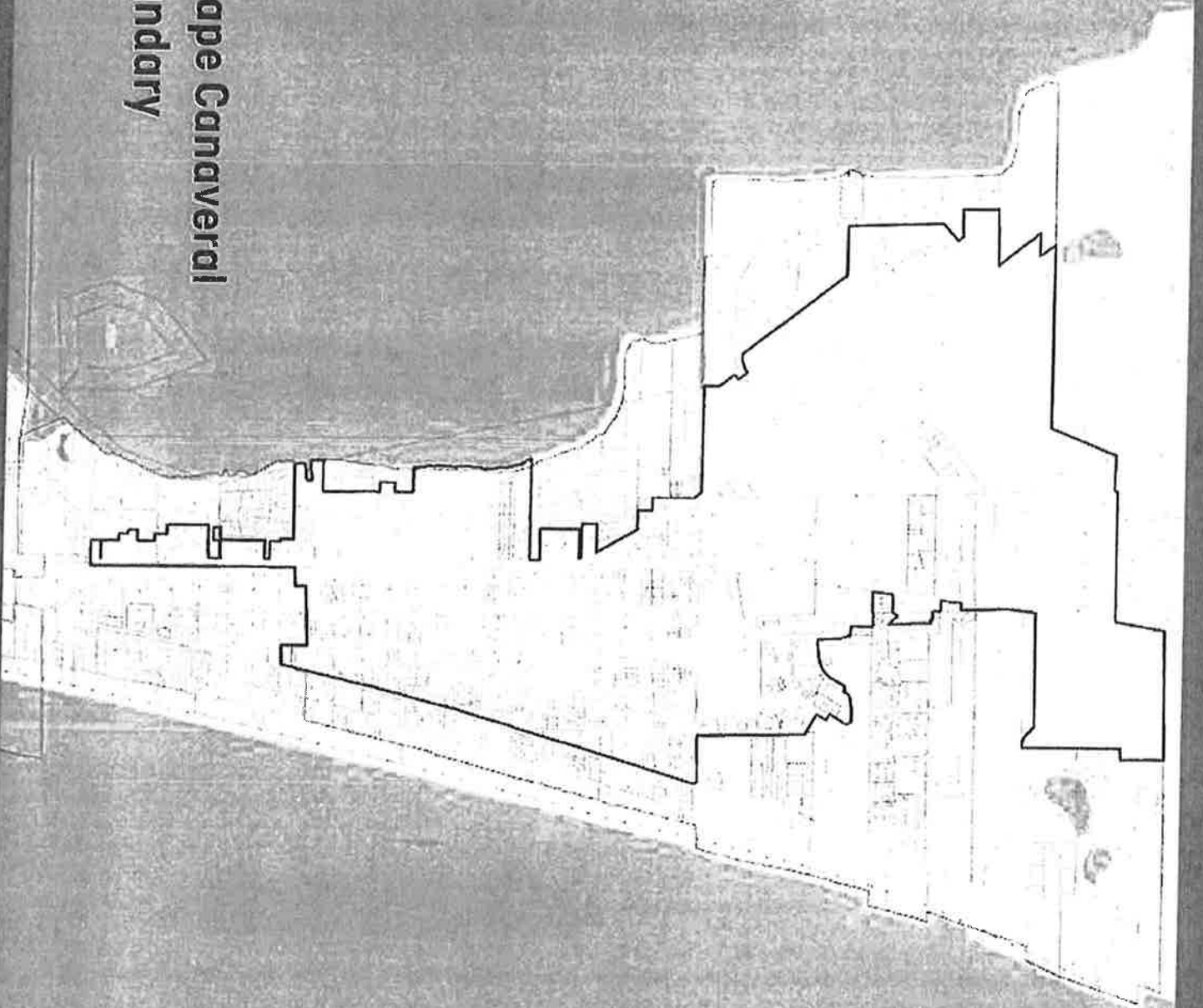
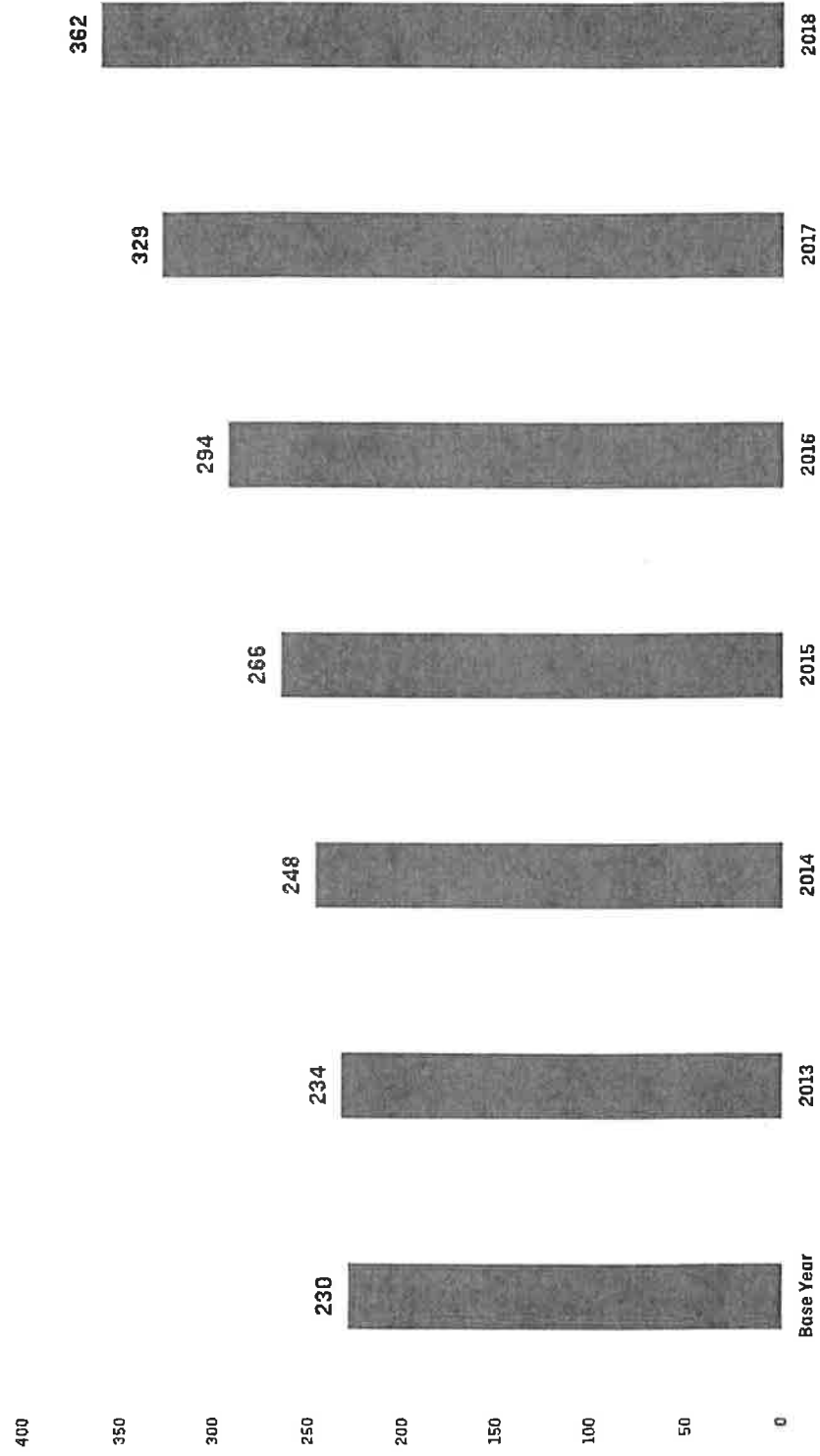


Figure 1

Financial Statements & Taxable Value

CRA Valuation (\$Millions)



Statement of Revenues, Expenditures & Changes in Fund Balances — Budget To Actual

	Budgeted Amounts			Variance Positive (Negative)
	Original	Final	Actual	
Revenues				
Taxes				
Intergovernmental	758,731	655,589	655,589	-
Total Revenues	758,731	655,589	655,589	-
Expenditures				
Current:				
Community Redevelopment	17,204	252,920	2,508	250,412
Capital Outlay	<u>400,000</u>	<u>61,142</u>	<u>61,142</u>	-
Total Expenditures	417,204	314,062	63,650	250,412
Excess (deficiency) of revenues Over expenditures	341,527	341,527	591,939	250,412
Other financing sources				
Transfers in	400,000	400,000	472,224	72,224
Transfers out	(741,527)	(741,527)	(689,698)	51,829
Total other financing sources	(135,681)	(23,357)	(23,357)	-
Net change in fund balances	-	-	374,465	374,465
Fund balances, beginning of year	(322,941)	(322,941)	(322,941)	-
Fund balances, end of year	<u>(\$322,941)</u>	<u>(\$322,941)</u>	<u>\$51,524</u>	<u>\$374,465</u>

Source: City of Cape Canaveral Comprehensive Annual Financial Report

Projects Overview & Accomplishments

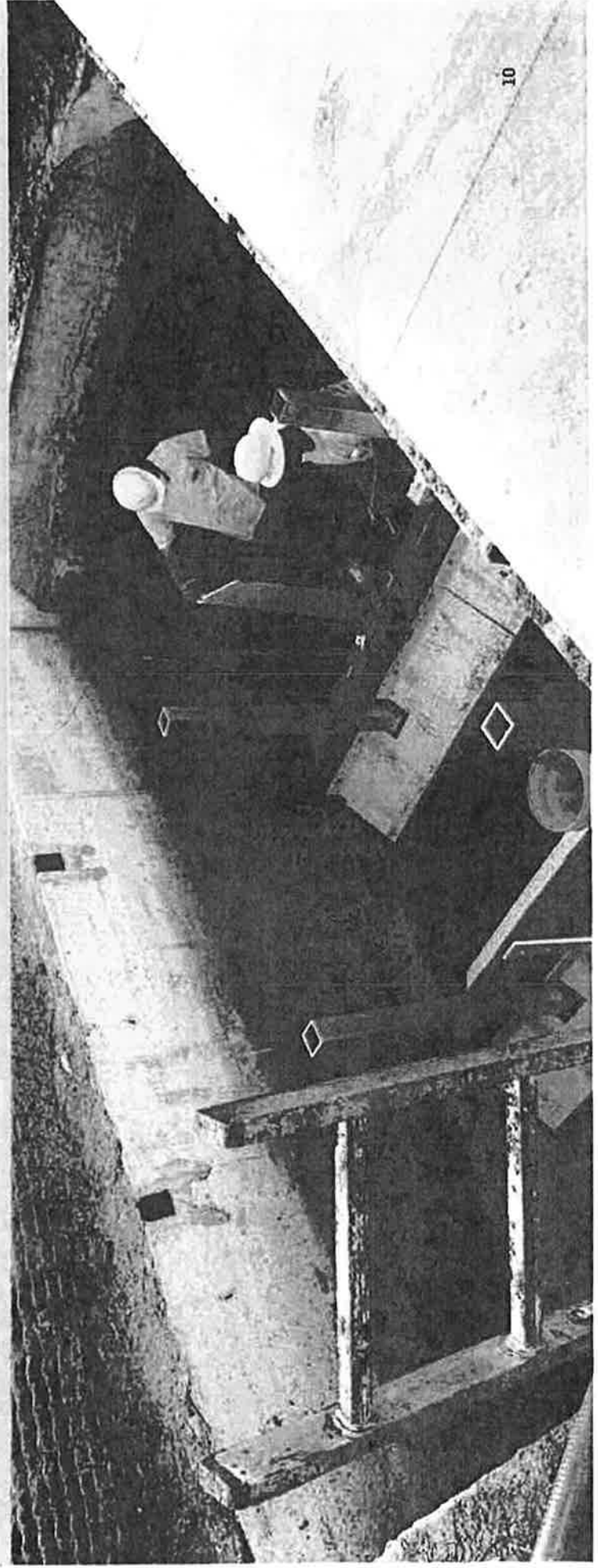
The City CRA is in its 7th year of operation and has increased in value approximately \$132 million since its creation in 2012. The resulting Tax Increment Revenue allows for the continued expansion of public infrastructure and other programs that directly affects our City. Some of the notable projects – both public and private are indicated in the following pages.

Attachment 2 to this report includes notable projects since the creation of the CRA.

Current Year (FY17-18) Projects

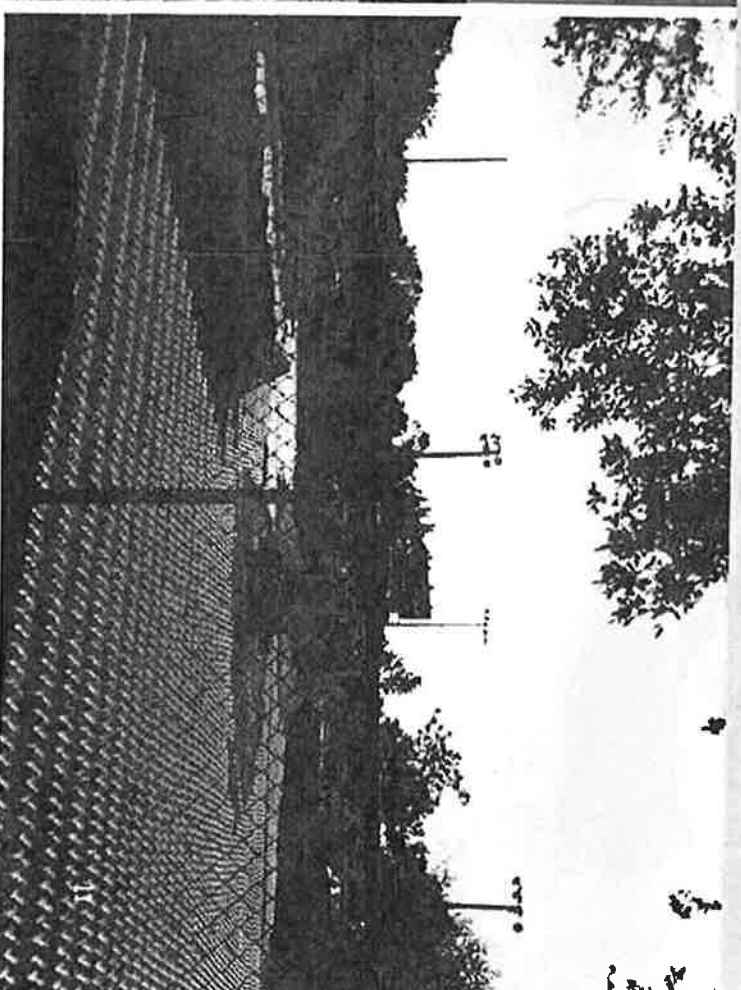
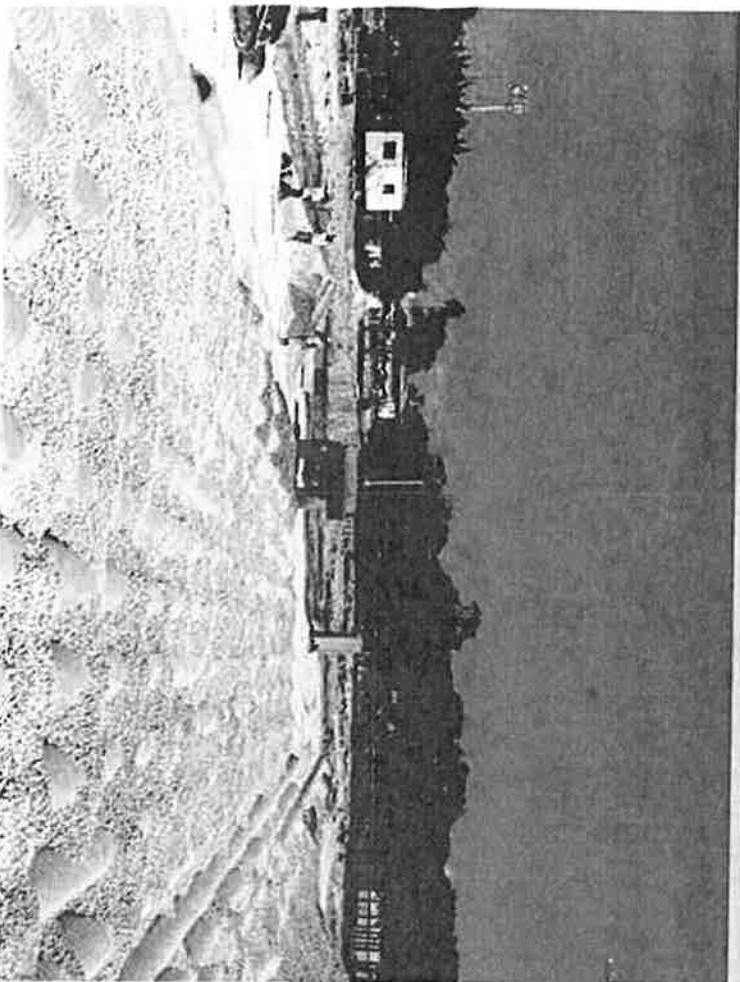
Baffle Box Upgrades

As part of Cape Canaveral's stormwater management plan, the City has installed baffle boxes (high-tech underground partitioned chambers) to prevent trash and debris from moving into waterways. These devices filter sediments from stormwater through an innovative nitrogen-removing bioreactor before flowing into the Banana River Lagoon. The City's largest baffle box is located on West Central Blvd. and was recently upgraded to a state-of-the-art second-generation box with funds from the Save Our Indian River Lagoon (SOIRL) project and the Stormwater Fund. Baffle boxes are also present on all major outfall throughout the City.



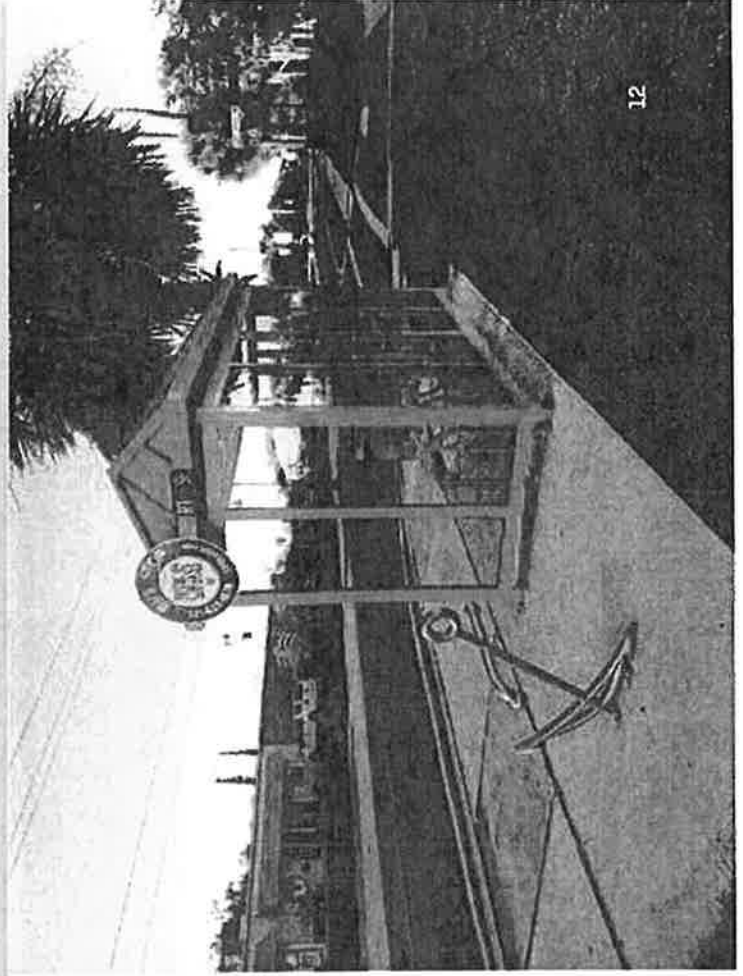
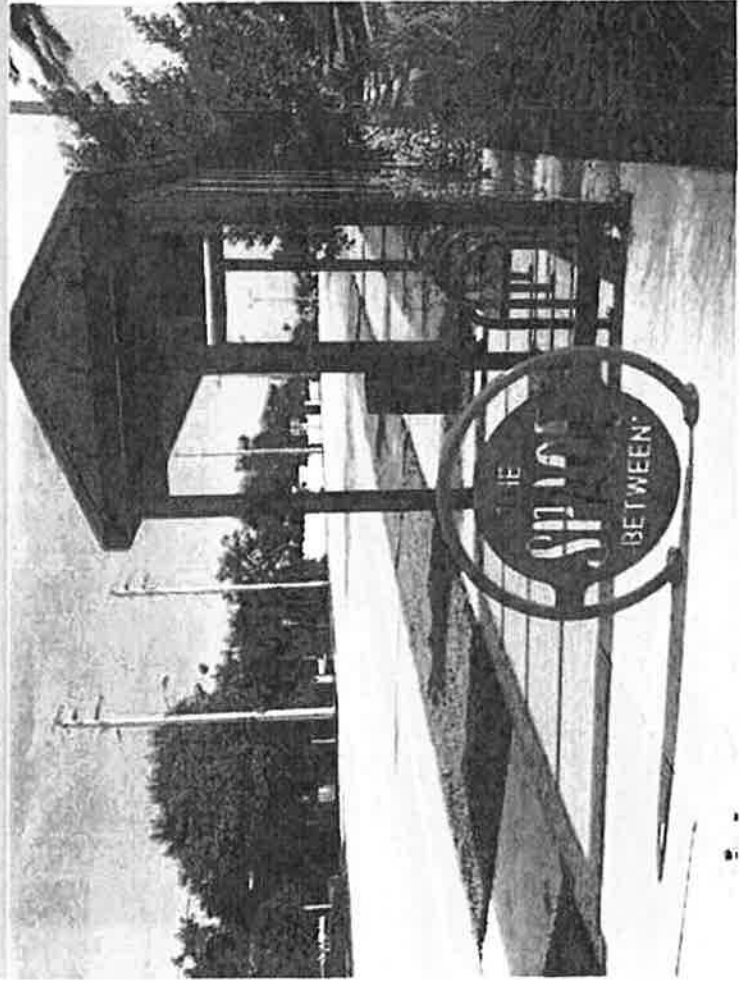
Canaveral City Park Water Exfiltration System

As part of the City of Cape Canaveral Basin Management Action Plan Compliance Strategy (2014), the City completed a stormwater improvement project which included an exfiltration system that was placed under Canaveral City Park's baseball field. The project included the installation of stormwater chambers beneath two outfield areas and one infield area of the park that capture approximately 931,000 gallons of water. This system will capture runoff and treat it before it enters water systems such as the Banana River Lagoon. Upon completion of the exfiltration system, the park was returned to its original land use while also allowing the City to meet its target goal for further reducing nitrogen and phosphorus contributions from stormwater runoff. The project was funded by FDEP and the State Legislative LP Funds.



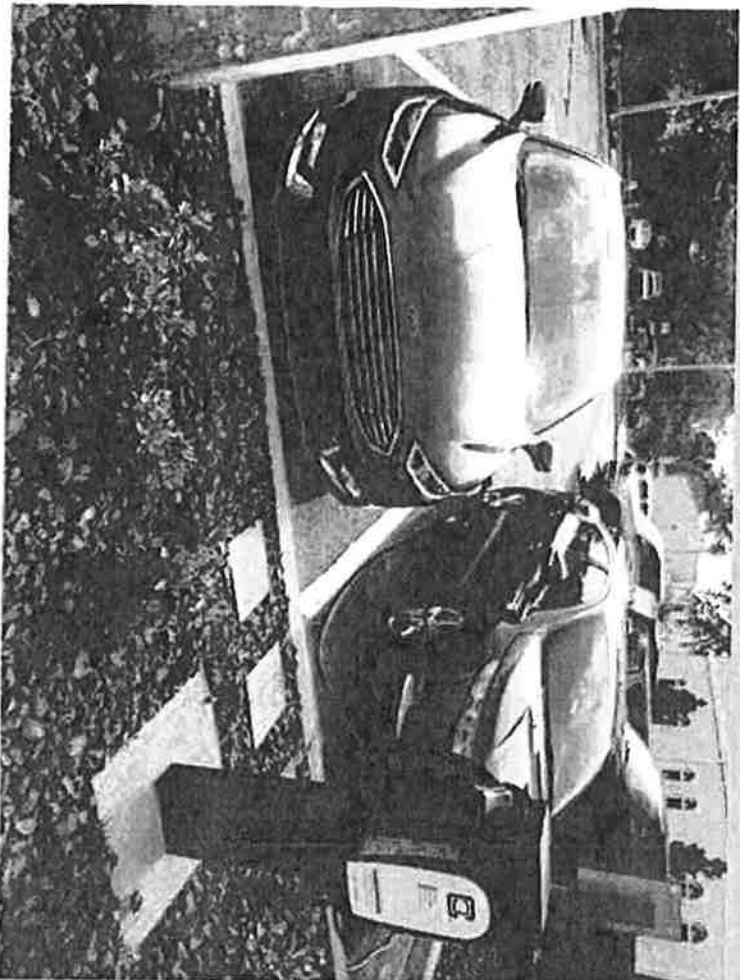
Covered Bus Shelters & Themed Bike Racks

In 2017/2018, the City worked with Space Coast Area Transit (SCAT) through a grant program to obtain colorful bus shelters to reflect the unique character of Cape Canaveral. Bus shelters are an essential part of the Community since many residents and visitors use SCAT as their main mode of travel. For many riders, an ideal shelter is one that is comfortable, safe, allows easy access to the buses, and makes "last mile" travel accessible. Because the City is committed to encouraging multiple forms of transportation, the City also installed themed bike racks at these bus shelters. In addition to being an important piece of infrastructure, the bike racks also serve as a key factor in multimodal travel because they boost pedestrian activity in the Community. The project was funded by SCAT and the General Fund.



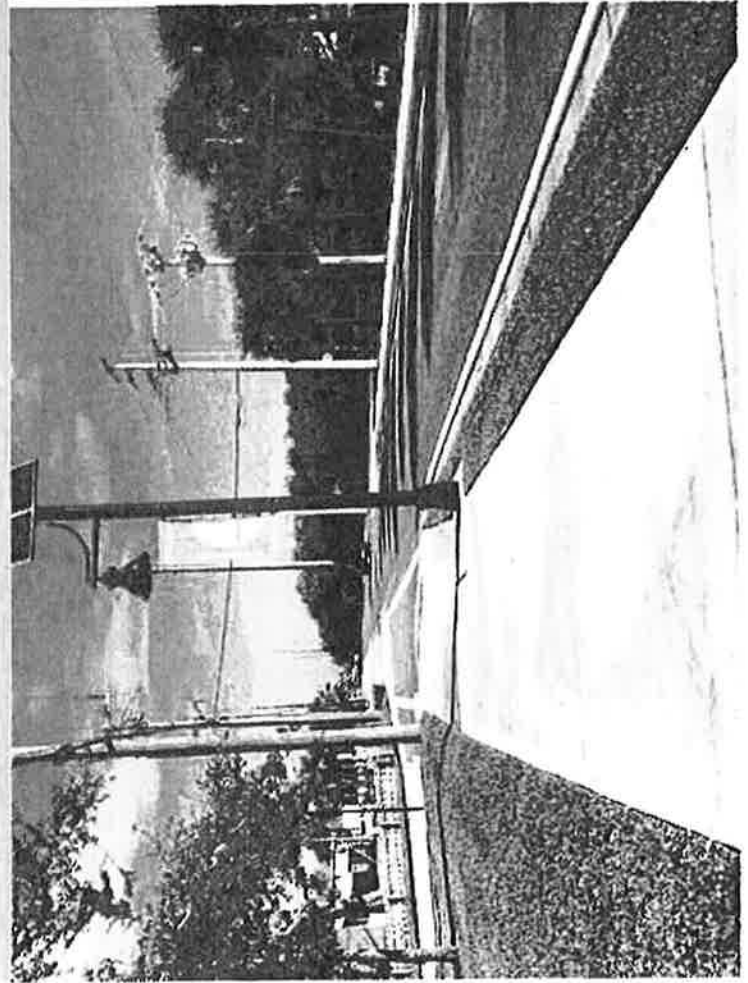
Electric Vehicle Charging Stations

In 2016, the City purchased its first fully electric vehicle and installed its first Level 2 electric vehicle (EV) charging station at the Cape Canaveral Public Library. Since then, the City has seen an increase in electric vehicles in the Community and has installed additional EV charging stations at City parks and City Hall. Additional EV chargers are planned for City Hall, the Culture Arts Preservation and Enrichment (CAPE) Center, and Canaveral City Park. This project was funded by the General Fund.



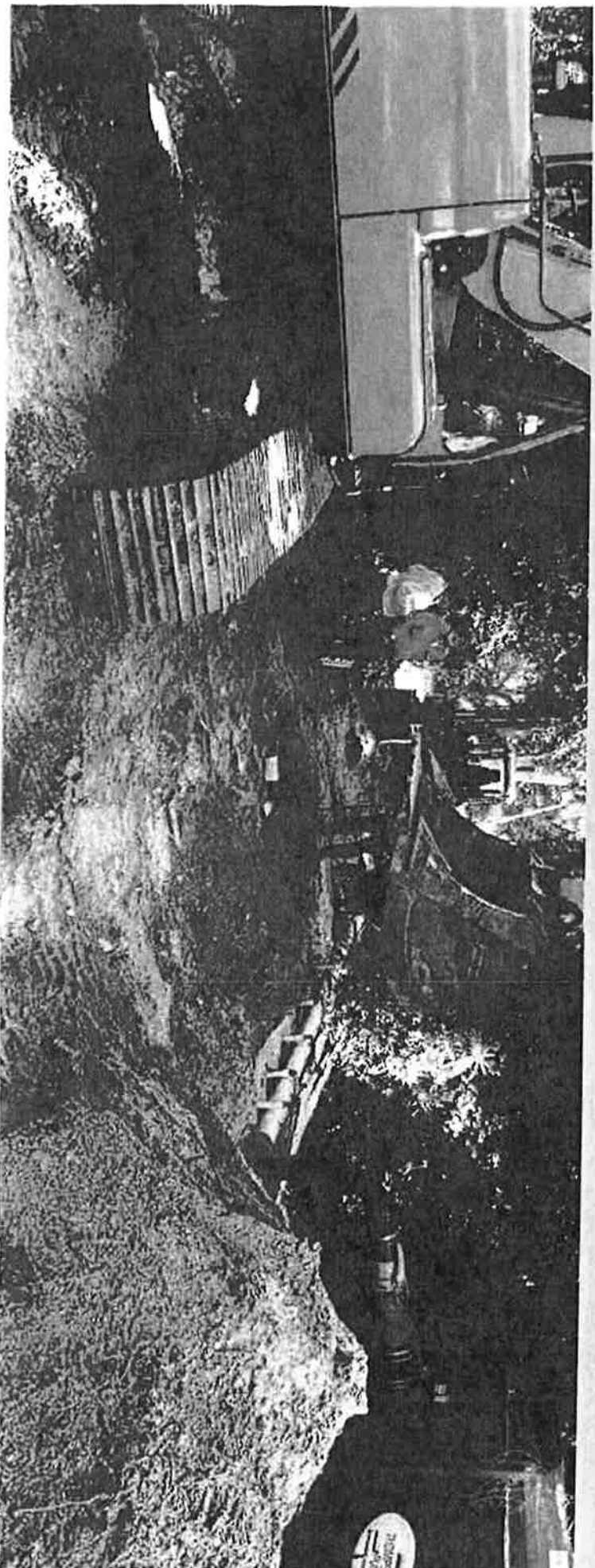
Streetscape Projects

A bikeable and walkable Cape Canaveral is very important to residents. Over the years, the City has worked to identify projects that develop "complete streets" and increase safety. Examples of this include the Ridgewood Avenue Streetscape Project and more recently, the North Atlantic Avenue Streetscape Project — both of which include — solar-powered lighting and attractive pedestrian-friendly corridors that allow residents and visitors of all abilities to move throughout the City without relying on automobiles. Future corridor enhancements include additional plantings and a "pocket park". This project was funded by FDOT/SCAT and the Federal Stimulus Fund.



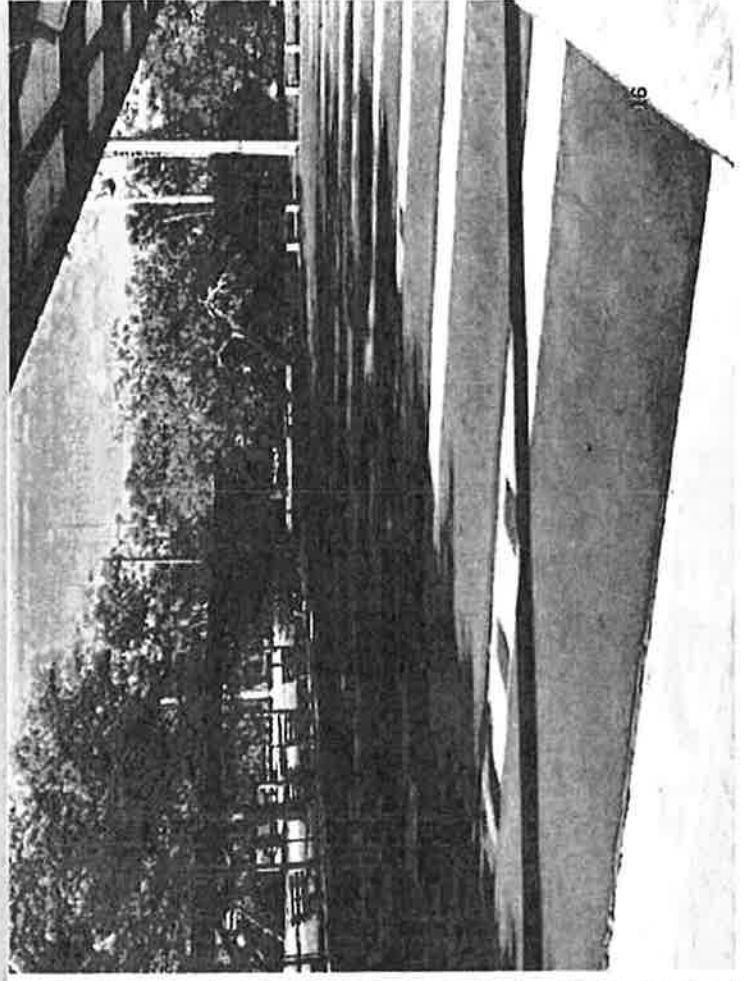
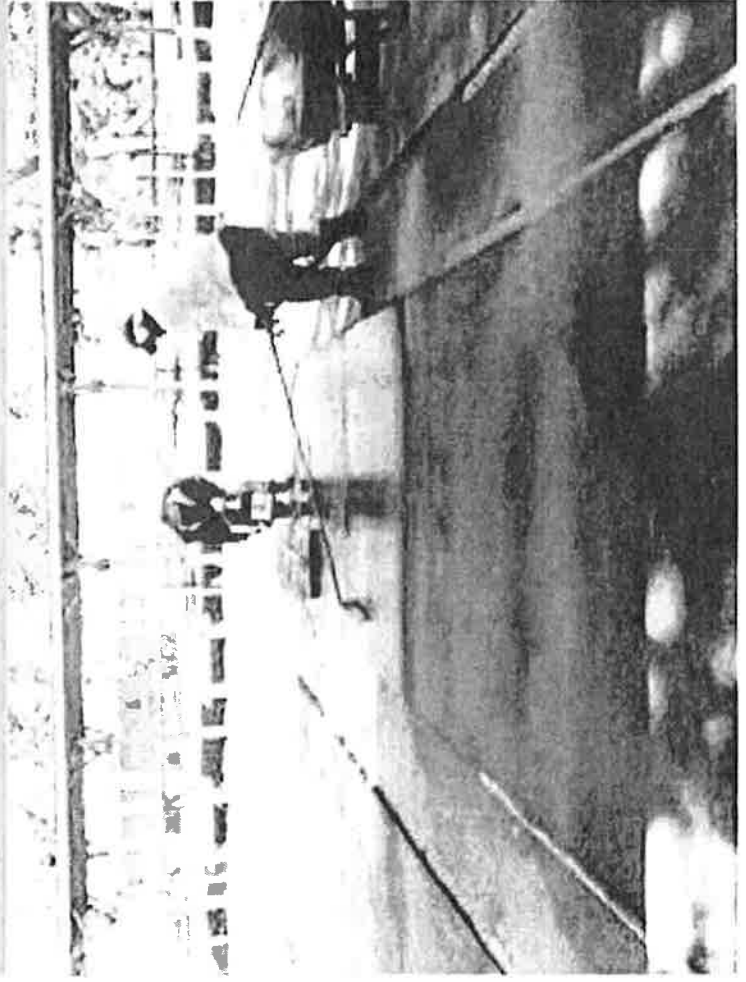
Wastewater and Sanitary Improvements

The City has undertaken a number of capital improvement projects to upgrade its sanitary sewer system. Many of the projects help the City meet new regulatory requirements by State agencies; such as, Florida Department of Environmental Protection (FDEP) and St. Johns River Water Management District (SJRWMD). Examples include: sewer line replacement from the northern end of Holman Road to Lift Station #2 located along Center Street; rehabilitation or replacement of several lift stations; and the replacement or coating of numerous manholes. Additionally, sewer service will be extended for a development project in the northern portion of the City. This will replace the last septic system in the City of Cape Canaveral. The project was funded by SRF Funds.



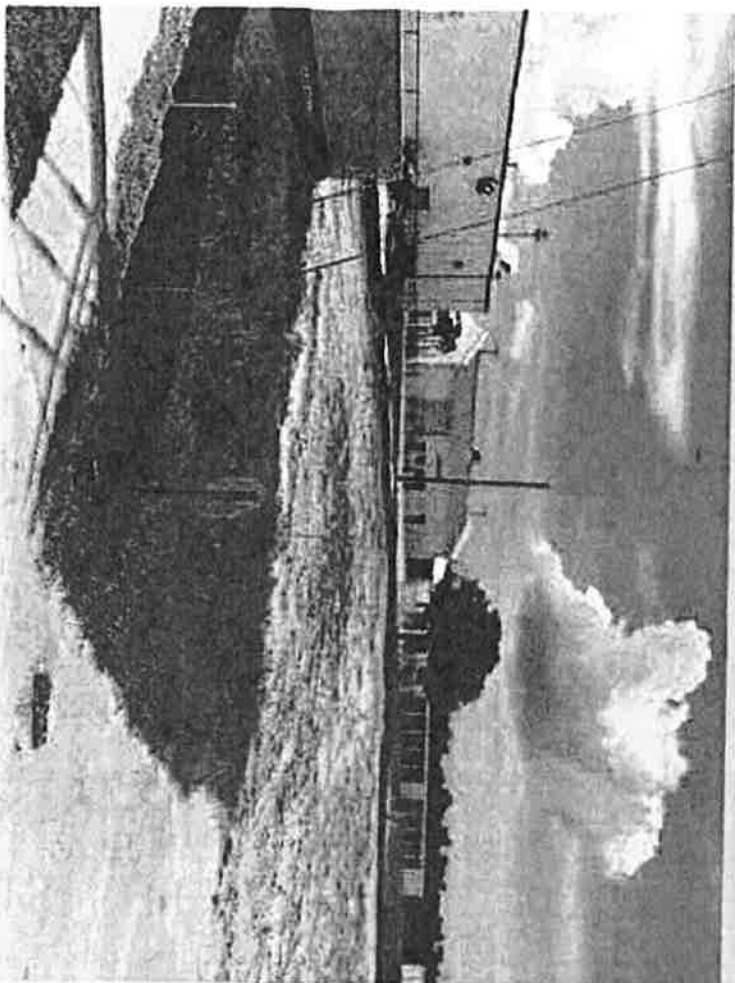
Shuffleboard Court Resurfacing

In January of 2018, the 12 Shuffleboard courts at the Nancy Hanson Recreation Complex were resurfaced and new scoreboards were installed where needed. The city's shuffleboard courts see the heaviest use between December and April while seasonal residents and visitors flock to the barrier island. \$15,000 were spent on this project and it was funded by the General Fund and the SPIA Renewal and Replenishment fund.



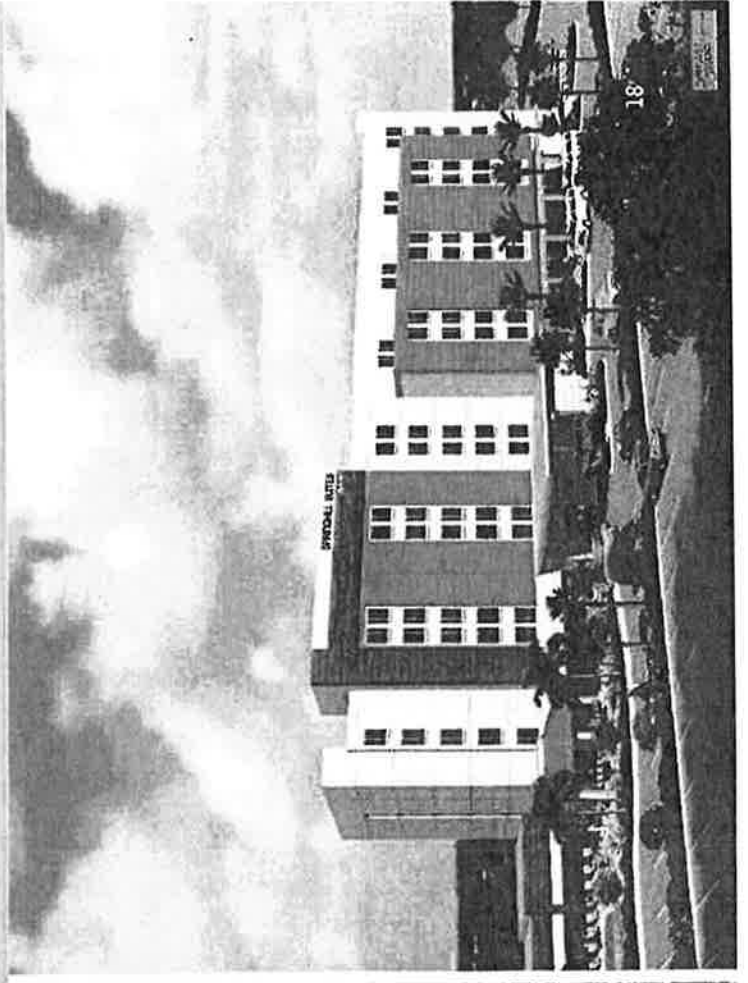
Oceanside Distillery – 240 W. Central Avenue

This project includes the redevelopment of an industrial site into the City's first micro-distillery. The distillery will be housed in a new 7,000 square foot building that includes a tasting room, where educational tours will be provided, as well as a sales area where visitors can purchase spirits. The proprietors have indicated that ingredients used in making the spirits will be locally-sourced, organic and once the distilling process is over, will be sold to local farmers for feed. The property is currently assessed as vacant land. This project is privately funded.



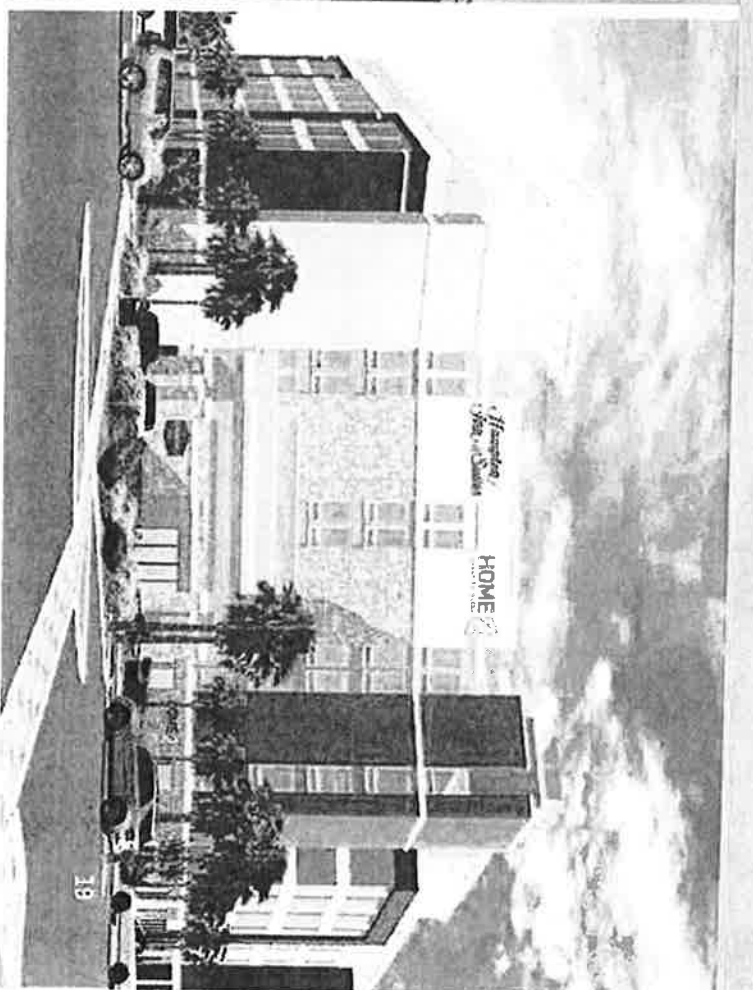
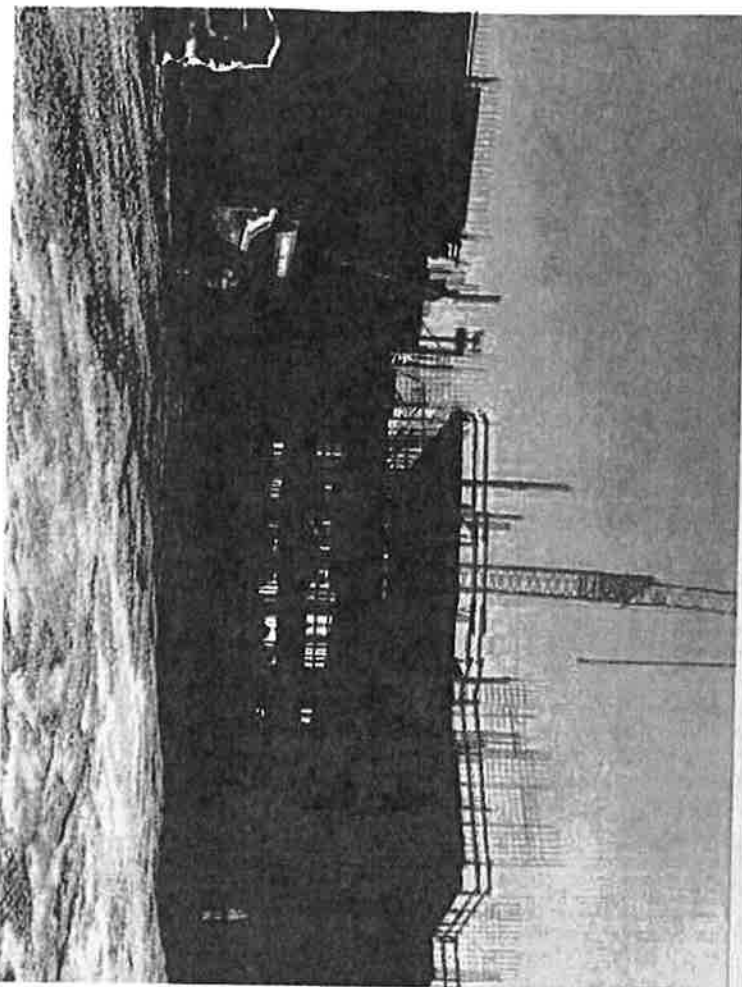
Springhill Suites – 655 W. Central Boulevard

This project includes the construction of a 150-room, Springhill Suites hotel on a 3.12-acre parcel. The development is currently under construction, with an anticipated opening in early 2020. It is anticipated that the project will go on the tax rolls for approximately \$11 million, generating \$175,000 in total annual ad valorem revenue. This project is privately funded.



Dual Brand Hotel – 9004 Astronaut Boulevard

This project includes the construction of a 6-story, dual brand (Home2 and Hampton Inn & Suites) hotel on a 6.9-acre parcel. The building is just over 154,000 square feet and includes 224 guest rooms. The development is currently under construction, with an anticipated opening in early 2020. It is anticipated that the project will go on the tax rolls for approximately \$18 million, generating \$250,000 in total annual ad valorem revenue. This project is privately funded.



Performance Information

The following information is provided consistent with the interlocal agreement recorded in July 2018, between the City and Brevard County. In addition, Attachment 1 to this report includes the CRA audit report prepared by an independent auditor which certifies that TIF revenues have been lawfully expended consistent with Florida Statutes.

Total Projects*

Started	3
Completed	0

Jobs Created

Sector	Construction	Hospitality	Total
Temporary	155	100	255
Full Time		80	80
Jobs Retained	n.a.		

Assessed Property Value

CRA Enactment	\$230M
Current	\$362M
Affordable Housing	\$0

*Oceanside Distillery/Springhill Suites/Dual-Brand Hotel

Summary

The CRA continued to build forward momentum through the 2017-18 fiscal year as evidenced by a 10 percent increase in its assessed value from the prior tax year.

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!

**CITY OF CAPE CANAVERAL, FLORIDA
CITY OF CAPE CANAVERAL COMMUNITY
REDEVELOPMENT AGENCY SCHEDULE OF
EXPENDITURES
SEPTEMBER 30, 2018**

INDEPENDENT ACCOUNTANTS' REPORT

To the Honorable Mayor and City Council Members,
City of Cape Canaveral, Florida:

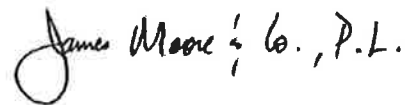
We have examined the City of Cape Canaveral, Florida's (the City) compliance pursuant to Section 163.387, Florida Statutes and the interlocal agreement between the City of Cape Canaveral, Florida (the City), the City of Cape Canaveral Community Redevelopment Agency (the CRA), and Brevard County, Florida (the County), as presented in the accompanying City of Cape Canaveral Community Redevelopment Agency schedule of expenditures (the Schedule), for the year ended September 30, 2018. Management of City of Cape Canaveral, Florida is responsible for the City's compliance with the specified requirements. Our responsibility is to express an opinion on the City's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the City complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the City complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination on the City's compliance with specified requirements.

In our opinion, the CRA's expenditures as presented in the Schedule complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2018.

This report is intended solely for the information and use of the City of Cape Canaveral, Florida, County Council Members, management, and Brevard County, and is not intended to be and should not be used by anyone other than these specified parties.



Daytona Beach, Florida
February 12, 2019

**CITY OF CAPE CANAVERAL, FLORIDA
CAPE CANAVERAL COMMUNITY REDEVELOPMENT AGENCY
SCHEDULE OF EXPENDITURES
FOR THE YEAR ENDED SEPTEMBER 30, 2018**

Expenditures	
Operating:	
Legal fees	\$ 1,838
Administrative fees	175
Memberships and training	495
Capital outlay:	
Capital initiatives	61,142
Debt service transfers:	
Principal	556,462
Interest	132,741
Total expenditures	<u>\$ 752,853</u>

The accompanying notes to City of Cape Canaveral Community Redevelopment Agency Schedule of Expenditures are an integral part of this statement.

CITY OF CAPE CANAVERAL, FLORIDA
NOTES TO CITY OF CAPE CANAVERAL COMMUNITY REDEVELOPMENT AGENCY
SCHEDULE OF EXPENDITURES
SEPTEMBER 30, 2018

(1) Reporting Entity and Basis of Accounting:

The Cape Canaveral Community Redevelopment Agency (the Cape Canaveral CRA) was created by Ordinance No. 23-2013 to account for the receipt and expenditure of property tax revenues from the tax increment financing district to support redevelopment in the designated community redevelopment area within the City of Cape Canaveral, Florida. Although legally separate, the City Council declared itself to be the Cape Canaveral CRA. Since the City is financially accountable for the activities of the Cape Canaveral CRA, its governing board is the same, and its relationship to the City is significant, its financial activities are reported on a blended basis as if it were part of the primary government as a major special revenue fund.

The Cape Canaveral CRA Schedule of Expenditures (the Schedule) is reported using the accrual basis of accounting and only represents the expenditures and transfers out of the CRA fund of the City and is not intended to present the financial position or activity of the City of Cape Canaveral, Florida, the financial position of the Cape Canaveral CRA, or any other fund in the City's financial statements.

(2) Debt Service Transfers:

The board approved the Cape Canaveral CRA assuming two debt instruments for projects within the district: a lift station originally paid by the Wastewater Fund and the Series 2017 Capital Improvement note for the Canaveral City Park and Cape Canaveral Cultural Arts Preservation Enrichment Center. The lift station project was fully paid by the Wastewater Fund while the Cape Canaveral CRA agreed to pay \$470,000 back to the Wastewater Fund over the course of ten years. The CRA paid to convert the original intended lift station repair project in the City's previous CIP to a new "Regional Lift Station" for purposes of increasing the capacity of the lift station in order to support future major redevelopment projects serviced by that lift station in the north sector of the City on the eastern side of A1A. One new major hotel has already opened in the CRA as a result of this project, and two additional hotel projects have been permitted that are likely to be serviced by this lift station in the future. The General Fund is currently paying the debt service on the Series 2017 note while the Cape Canaveral CRA agreed to assume the full amount of the debt service and transfers the annual required amounts back to the General Fund.

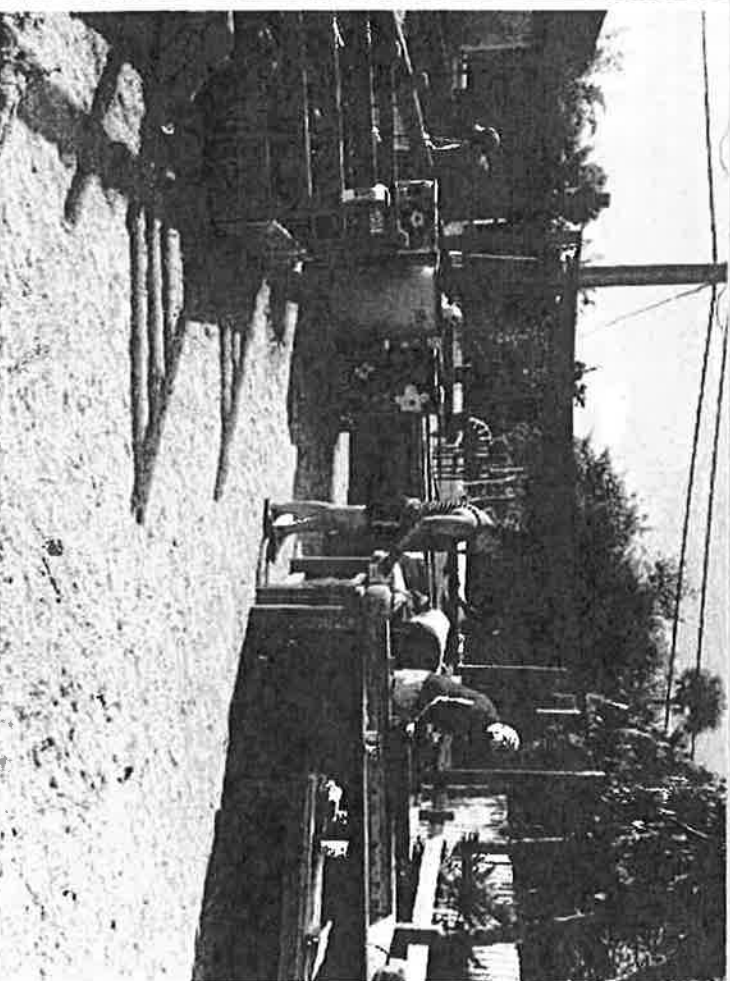
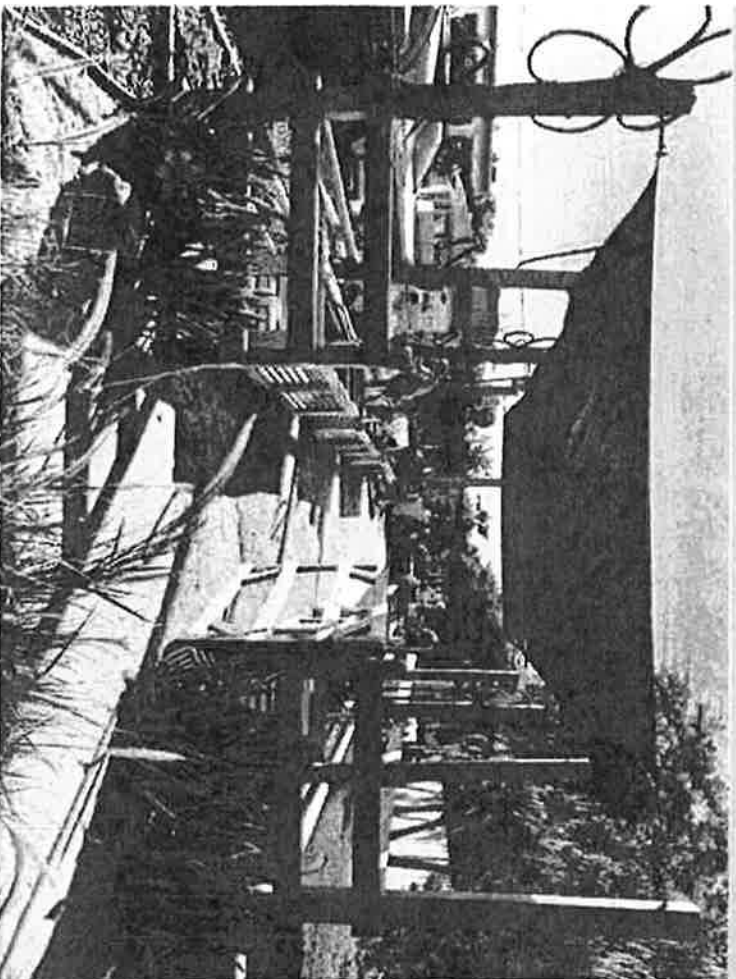
The future Cape Canaveral CRA total debt service requirements are summarized as follows:

Year Ending September 30,	Principal	Interest	Total
2019	\$ 621,682	\$ 116,276	\$ 737,958
2020	634,596	103,431	738,027
2021	647,527	90,323	737,850
2022	661,478	76,939	738,417
2023	674,448	63,280	737,728
2024	688,436	49,345	737,781
2025	695,047	35,114	730,161
2026	665,000	20,736	685,736
2027	679,000	6,960	685,960
Totals	\$ 5,967,214	\$ 562,404	\$ 6,529,618

Pre FY17-18 Projects

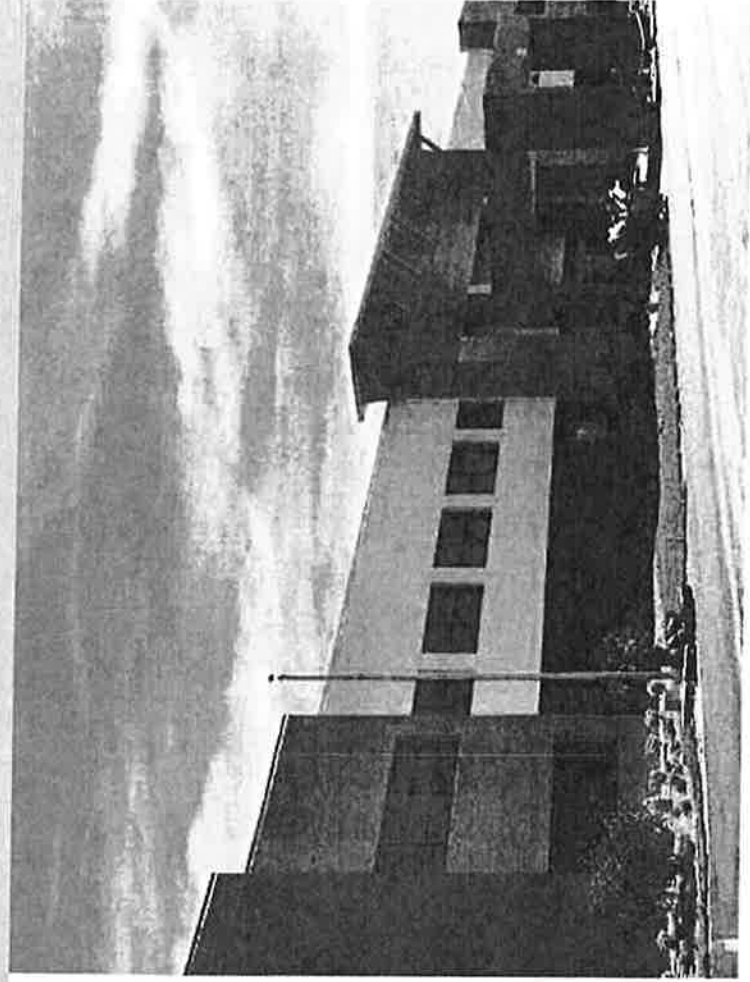
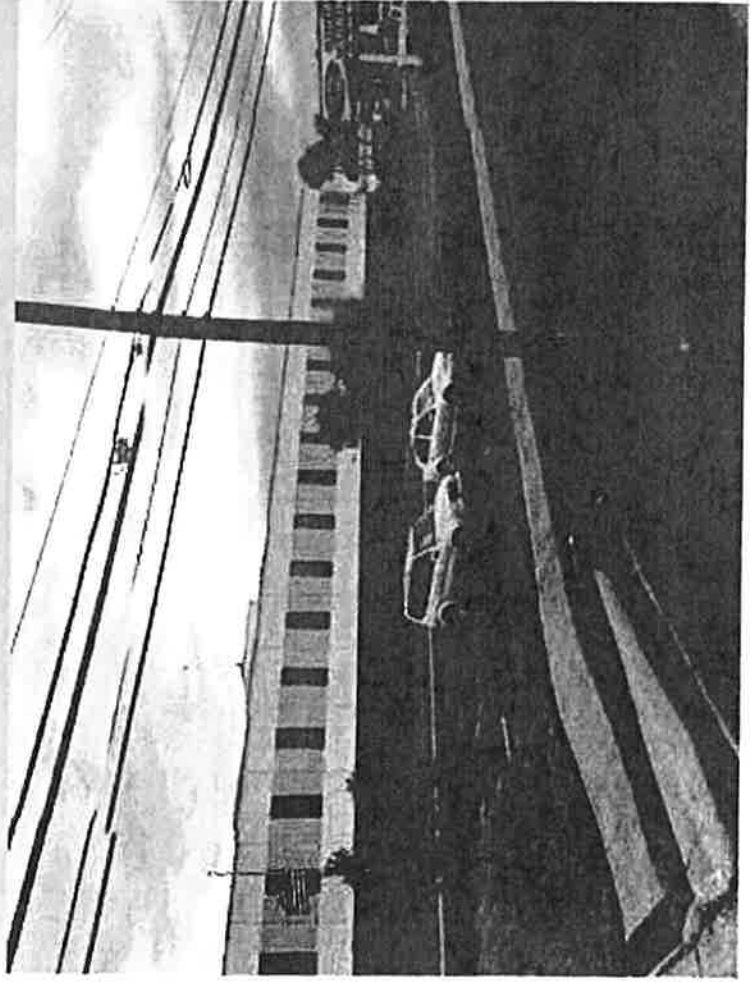
City of Cape Canaveral Community Garden

The Community Garden is an organic greenspace that uses reclaimed water for drip irrigation and has several upcycled plots that were built with leftover materials from the Community Services Department. The goal of the garden is to serve as an opportunity for gardeners of all experience levels to work, volunteer and learn from one another while growing food. Most of all, the Community-led garden is a partnership between the City of Cape Canaveral and area residents to help foster a sense of community while encouraging neighbors, friends and families to collaborate on fun activities and workshops aimed at making the garden a success. In March 2018, the garden became a member of the Community Garden Network of Brevard (CGNB). The CGNB serves to inspire, connect, and support local efforts in sharing knowledge and resources for the creation and maintenance of sustainable urban and suburban gardens. This unique network promotes volunteerism, awareness, inclusion and education to empower both citizens and municipalities to undertake their own environmental and agricultural projects. Its mission is to enhance and maintain the natural beauty of our County's ecosystems while helping others achieve best practices in meeting their economic, environmental and social needs. This project was funded by the General Fund.



Comprehensive Health Services – 8600 Astronaut Boulevard

This project includes the new Corporate Headquarters of Comprehensive Health Services, Inc. (CHS). The renovation project was started in Q1 2017 and completed in Q1 2018. The building features many sustainable features, including all LED lighting, insulated impact-resistant windows and 4 Electric Vehicle charging stations. With a total Capital Investment of \$13M, the 75,280 sf, 2-story project will employ more than 400 people when it opens (May 1, 2018 projected). Founded in 1975, Comprehensive Health Services is one of the nation's largest and most experienced providers of workforce medical services. The City of Cape Canaveral partnered with Brevard County Board of County Commissioners and the Economic Development Commission of Florida's Space Coast to approve and qualify two economic development incentives – ad-valorem tax abatements and approval under Florida's Qualified Target Industry (QTI) Program. This property has been assessed by the Brevard County Property Appraiser's Office at \$2.5 million and pays a total of \$37,925 in ad valorem taxes (2018). This project was privately funded.



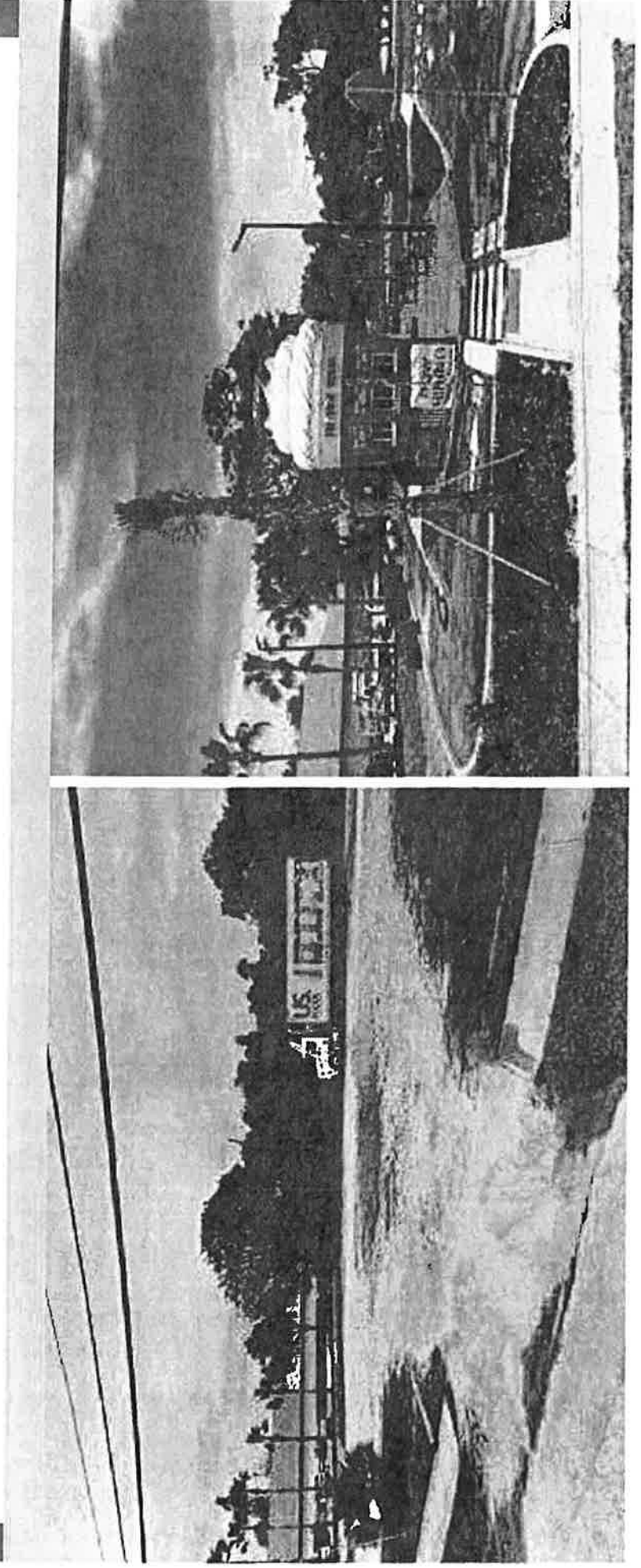
Cumberland Farms – 8000 Astronaut Boulevard

This project included the redevelopment of a neglected service station property with a modern 4,928 square foot Cumberland Farms store on a 1.42-acre parcel. The project includes six fueling stations under a detached canopy. The property is assessed by the Brevard County Property Appraiser's Office at \$1.162 million and pays a total of \$17,630 in ad valorem taxes (2018). This project was privately funded.



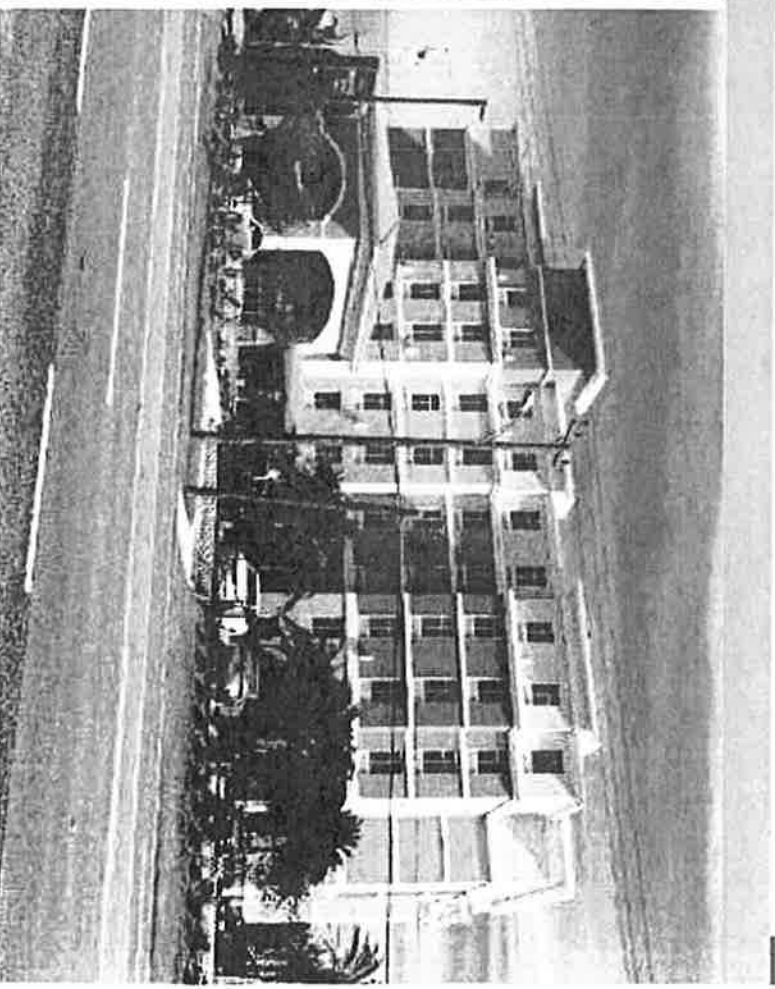
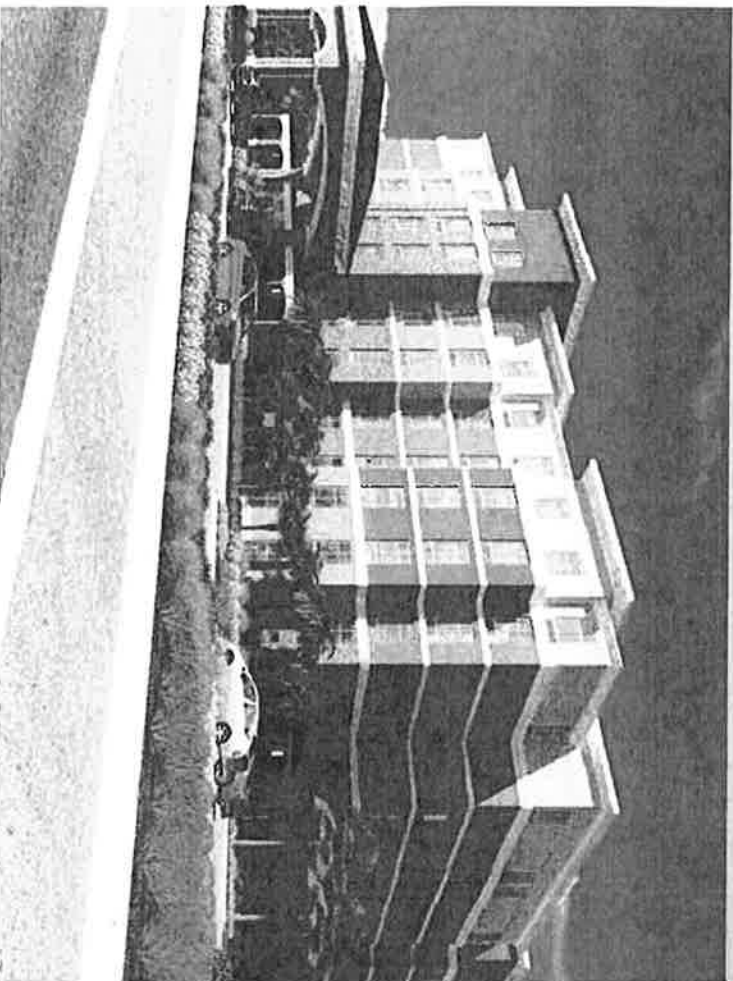
Twistee Treat – 8200 Astronaut Boulevard

Construction of a 24-foot, 602 square foot building and associated site improvements. This property is assessed by the Brevard County Property Appraiser's Office at \$655,830 and pays a total of \$9,990 in ad valorem taxes (2018). This project was privately funded.



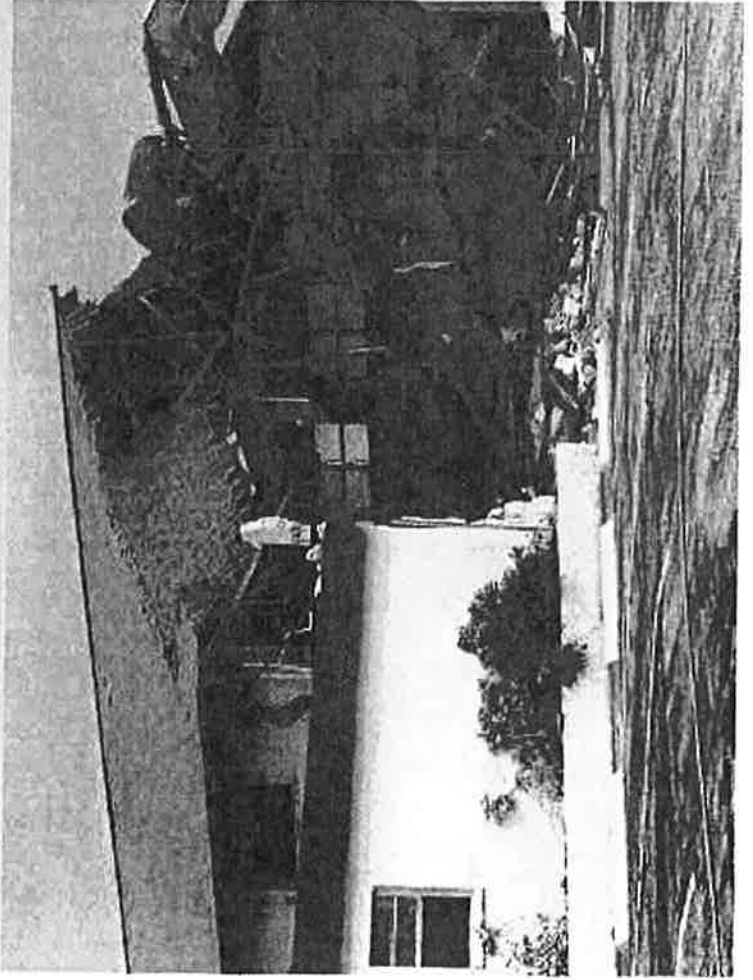
Homewood Suites Hotel – 9004 Astronaut Boulevard

This project includes the development of a 154 room, 6-story, Homewood Suites, which is an extended stay hotel located at 9000 Astronaut Boulevard. It is located on a 3.54-acre parcel, consists of 112,000 square feet and associated site improvements. Due to the limited size of the site, the developer located storm-water vaults under the surface parking lot. This property is assessed by the Brevard County Property Appraiser's Office at \$11.6 million and pays a total of \$175,972 in ad valorem taxes (2018). This project was privately funded.



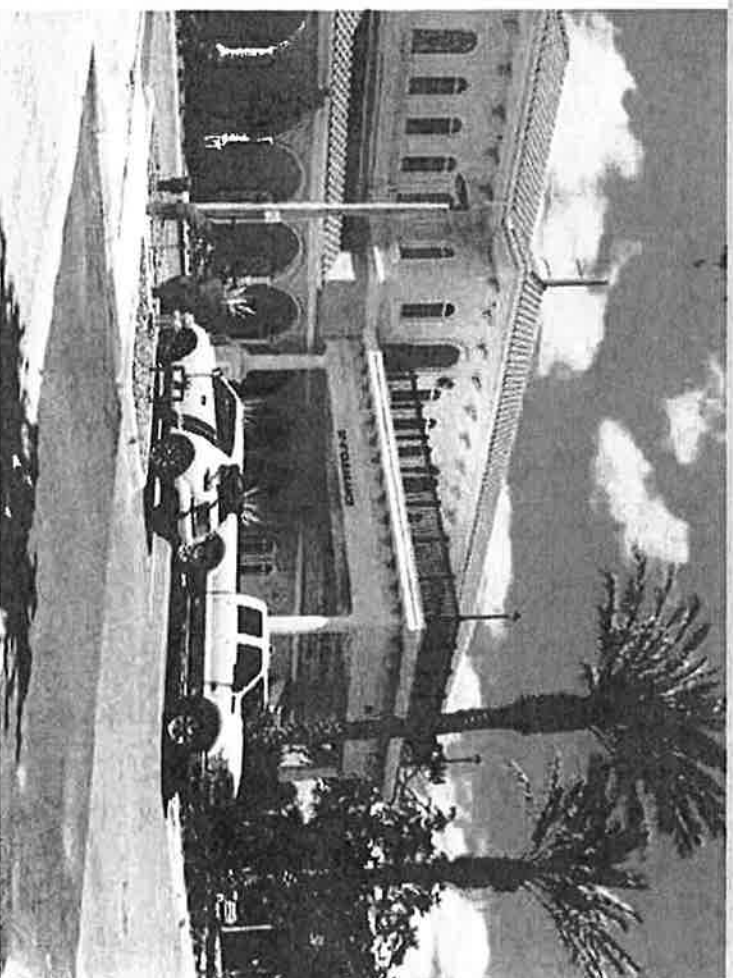
Canaveral Fire Rescue Station

Redevelopment of Canaveral Fire Rescue Station 53 at 190 Jackson Ave. Completed in 2014, the \$1.9M facility replaced the obsolete facility constructed in the mid-1900's. This State of the Art facility assures the City's residents and business owners of reliable service and excellent ISO ratings. This project was funded by the General Fund.



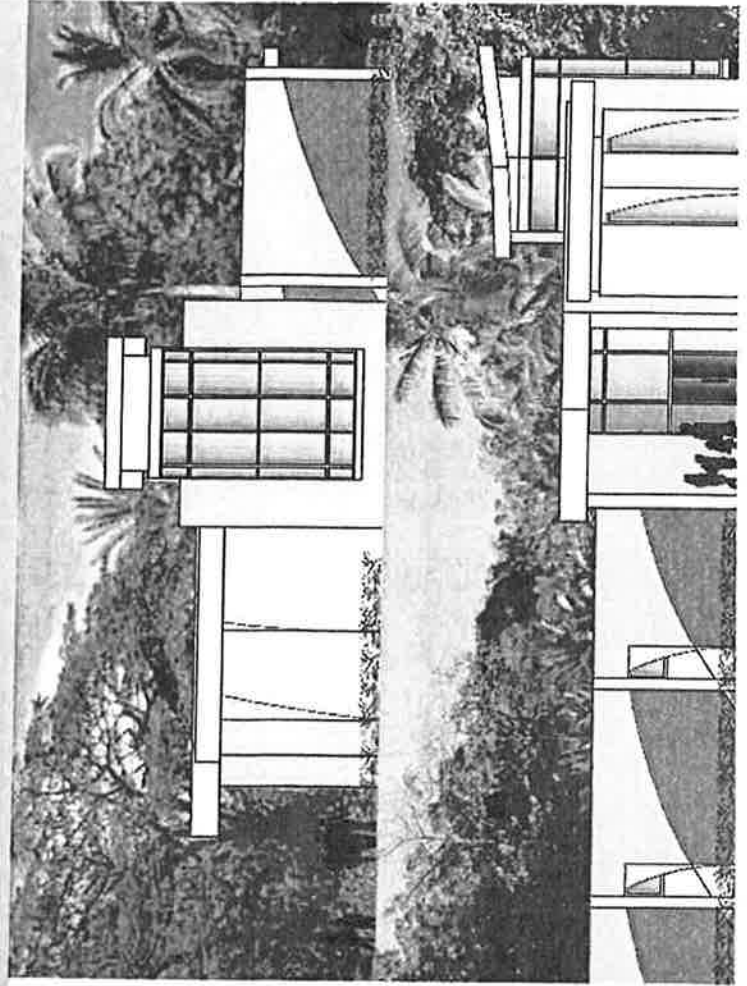
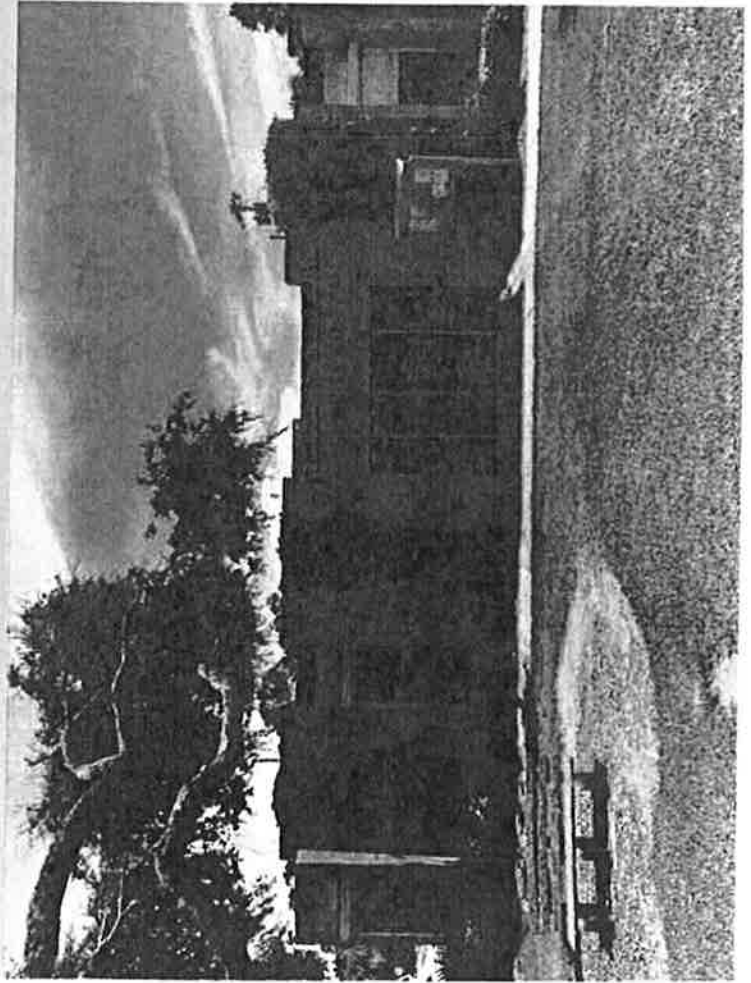
New City Hall

New City Hall Facility at 100 Polk Ave. Long a topic of Community Conversation, the goal became a reality when the \$4.3M facility was occupied on January 18, 2018. The redeveloped site showcases sustainability, high-tech and community, including LEED-Silver equivalent construction, direct fiber-optic connectivity with old City Hall and the Nancy Hanson Recreational Complex on Taylor Ave. and a generous and inviting public plaza. This project was funded by the Capital Projects Fund and the General Fund Capital Note.



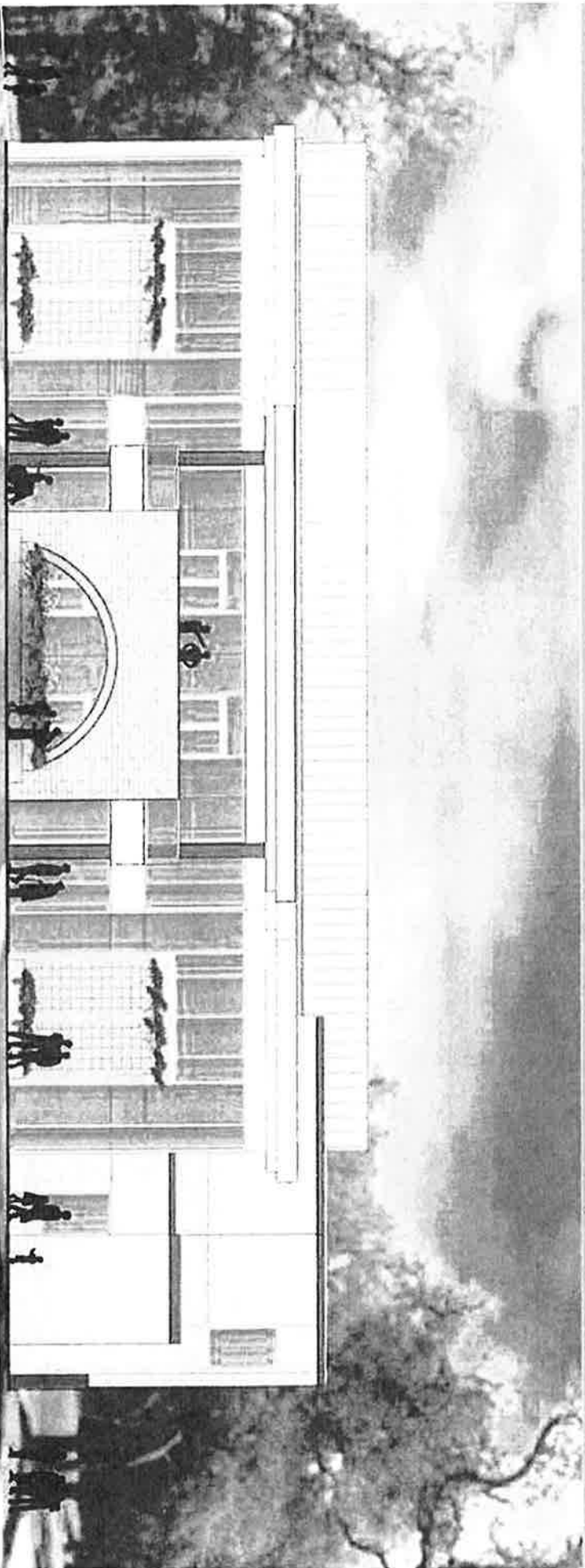
C.A.P.E. Center

Established as a Funded Capital Project in 2017, the CAPE Center will redevelop and repurpose the old City Hall building as an accredited institution of Cultural Enrichment, with a focus on Public Engagement in all aspects of the Arts as well as the Promotion and Preservation of Cape Canaveral history. This project will be funded by the CRA.



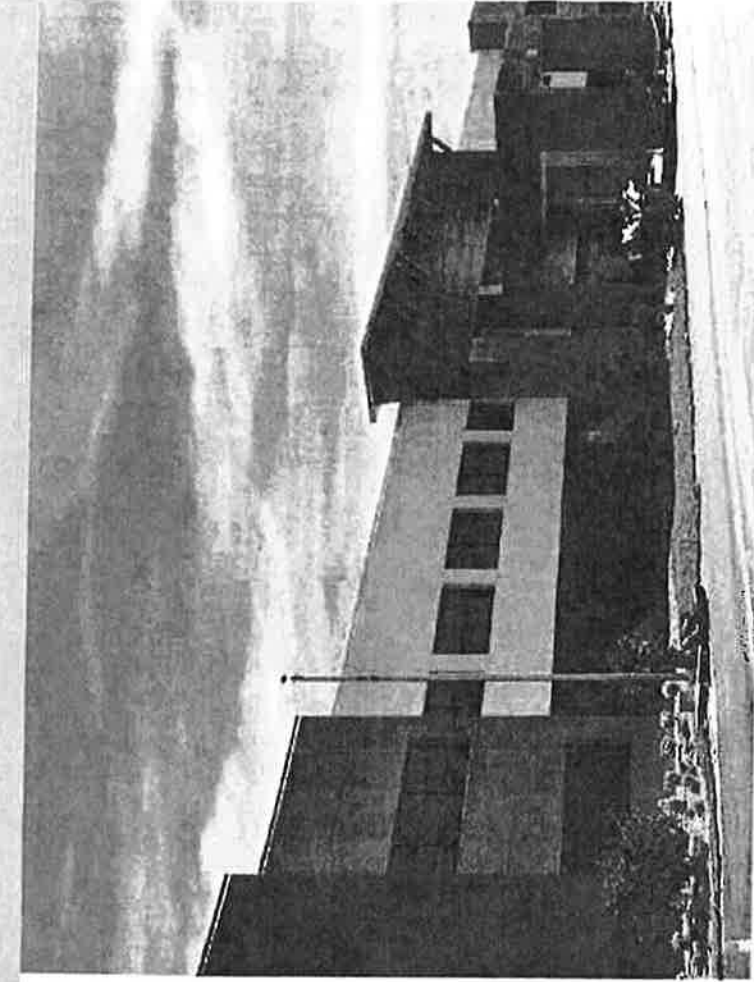
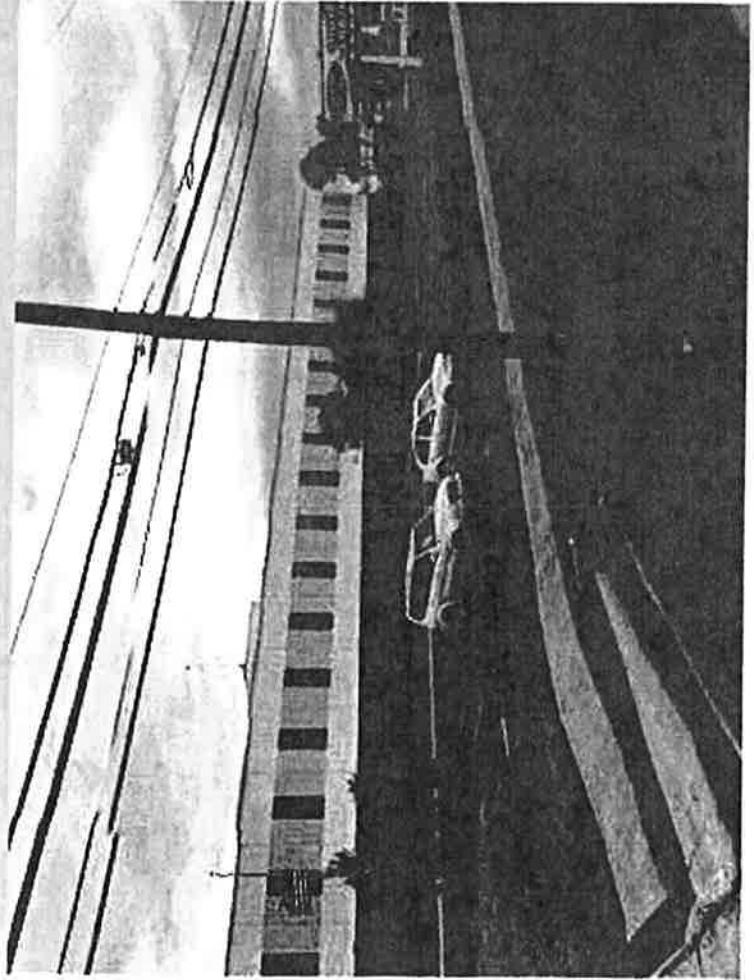
Multi-Generational Facility

This facility will be a catalyst for community health and engagement. The City is one of the few municipalities in Brevard County that lacks a public or private facility of this nature. Desired community amenities expressed include: indoor basketball/volleyball, an indoor walking path, and specific areas for fitness, youth/teens, and banquet/gathering. The MGF was designed to be utilized by all demographics and will serve as the host site for the City's Youth Center, summer camp, PAL and youth basketball programs. The Facility would be the area's only public/private indoor fitness facility open to the general public. This project will be funded by the CRA, grants, the General Fund and use of SP1A moneys.



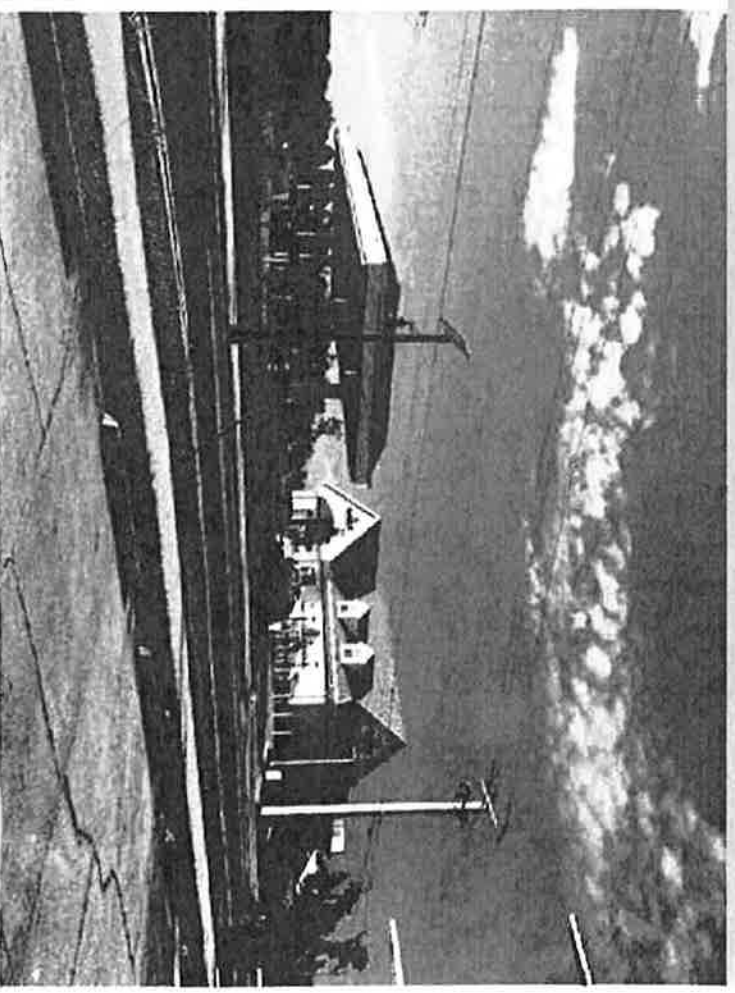
Comprehensive Health Services – 8600 Astronaut Boulevard

This project includes the new Corporate Headquarters of Comprehensive Health Services, Inc. (CHS). The renovation project was started in Q1 2017 and completed in Q1 2018. The building features many sustainable features, including all LED lighting, insulated impact-resistant windows and 4 Electric Vehicle charging stations. With a total Capital Investment of \$13M, the 75,280 sf, 2-story project will employ more than 400 people when it opens (May 1, 2018 projected). Founded in 1975, Comprehensive Health Services is one of the nation's largest and most experienced providers of workforce medical services. The City of Cape Canaveral partnered with Brevard County Board of County Commissioners and the Economic Development Commission of Florida's Space Coast to approve and qualify two economic development incentives – ad-valorem tax abatements and approval under Florida's Qualified Target Industry (QTI) Program. This property has been assessed by the Brevard County Property Appraiser's Office at \$2.5 million and pays a total of \$37,925 in ad valorem taxes (2018). This project was privately funded.



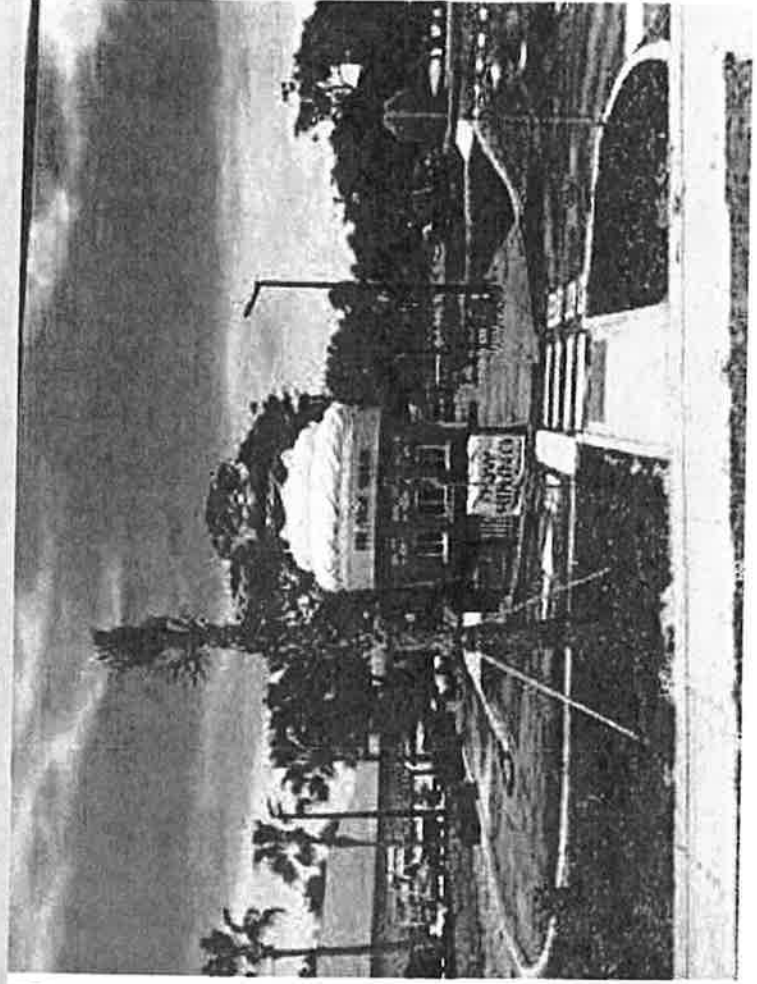
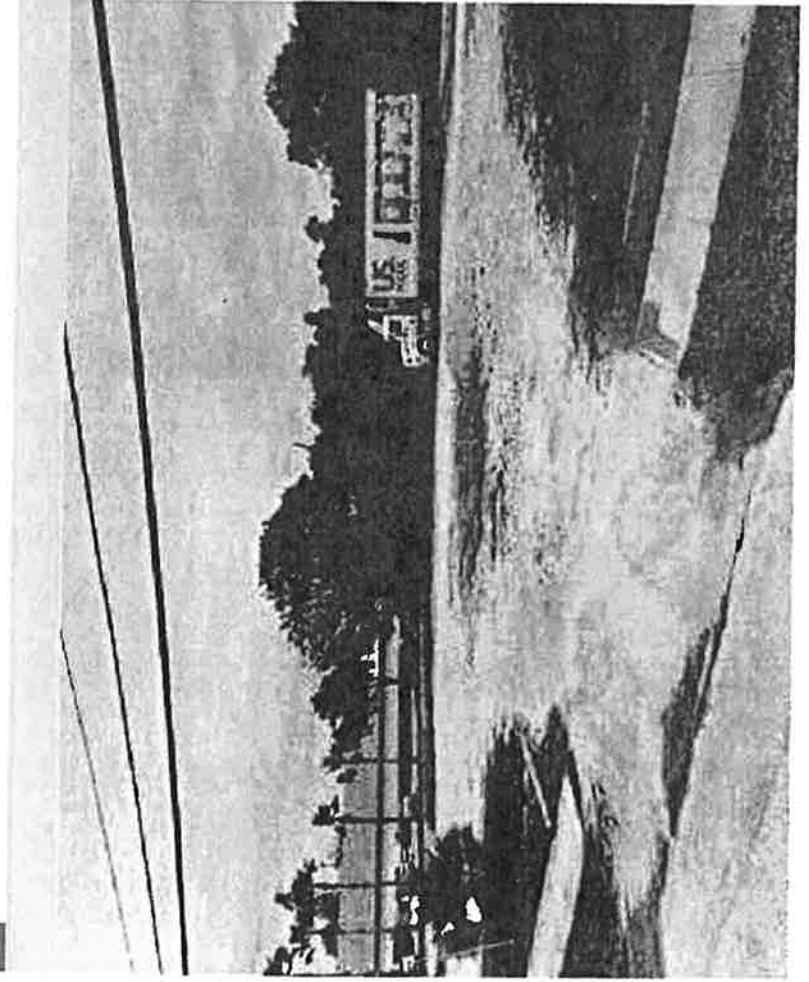
Cumberland Farms – 8000 Astronaut Boulevard

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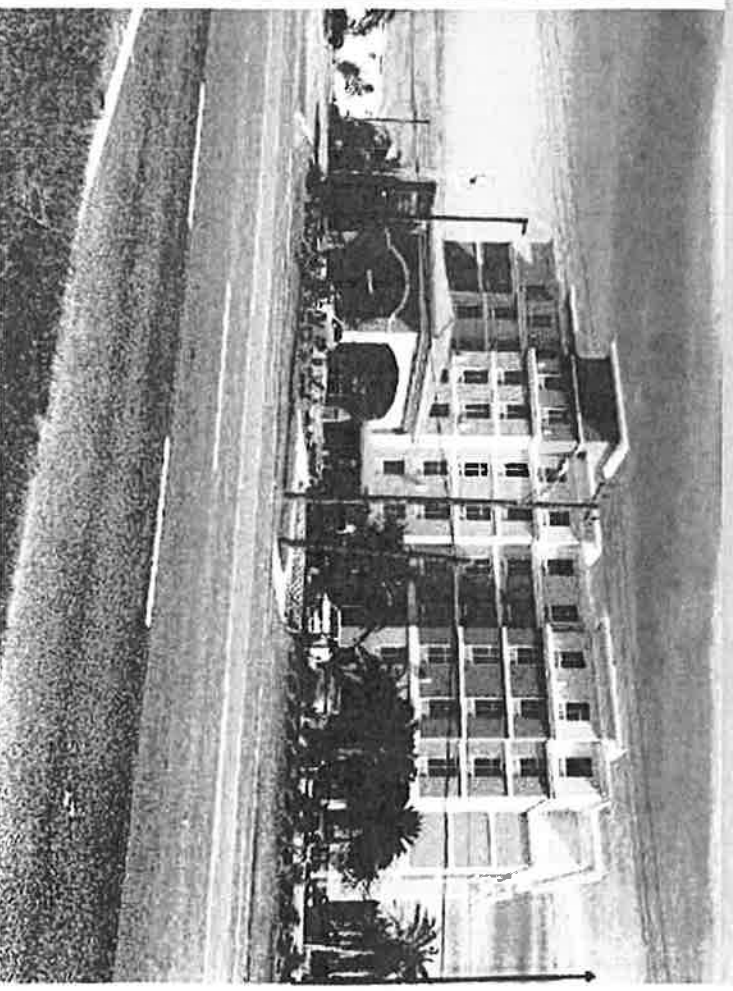
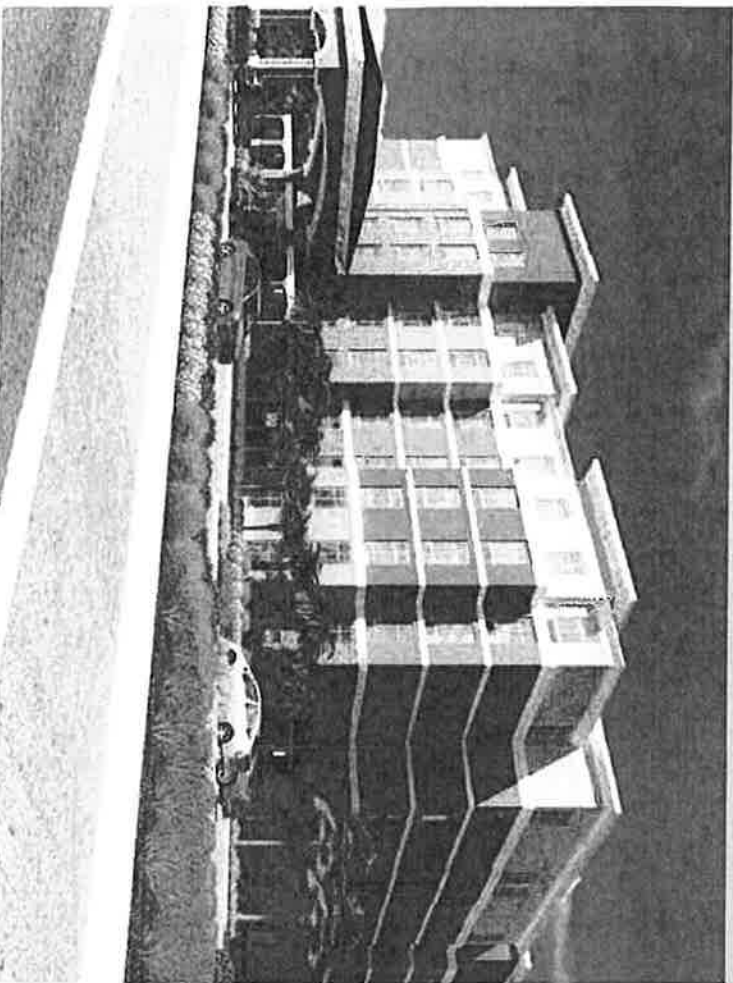
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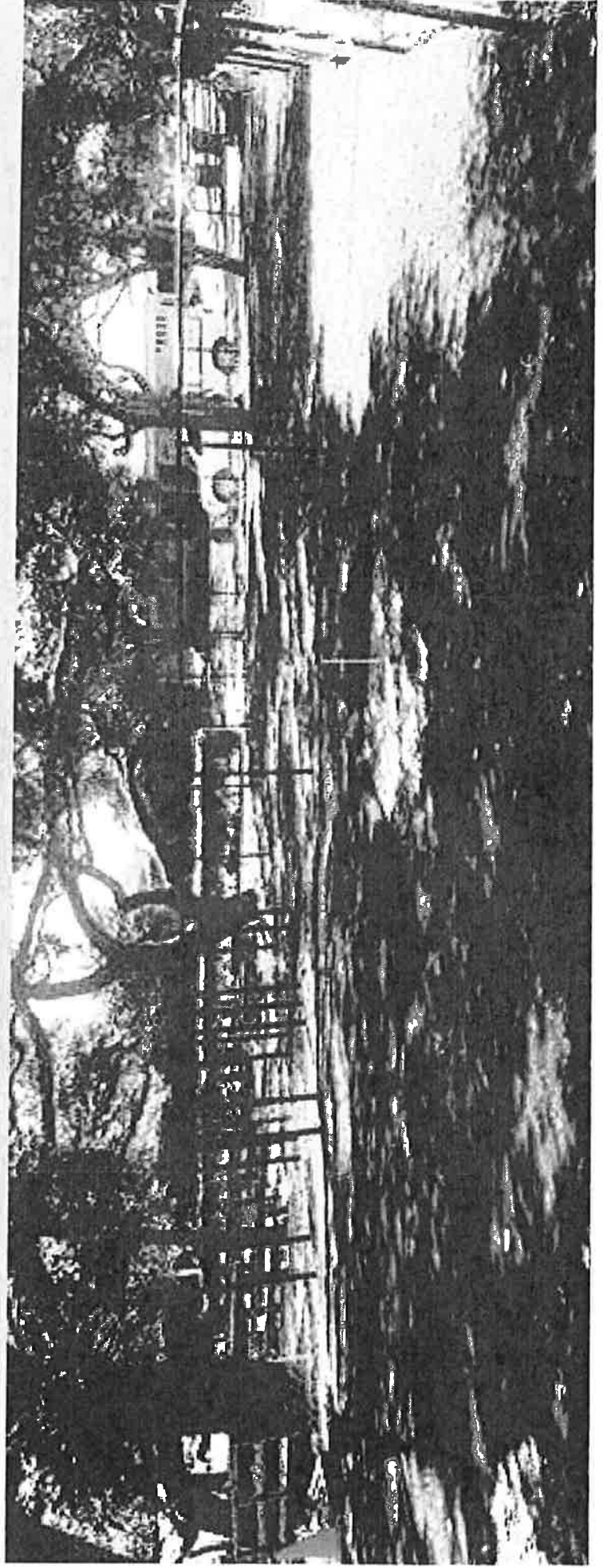
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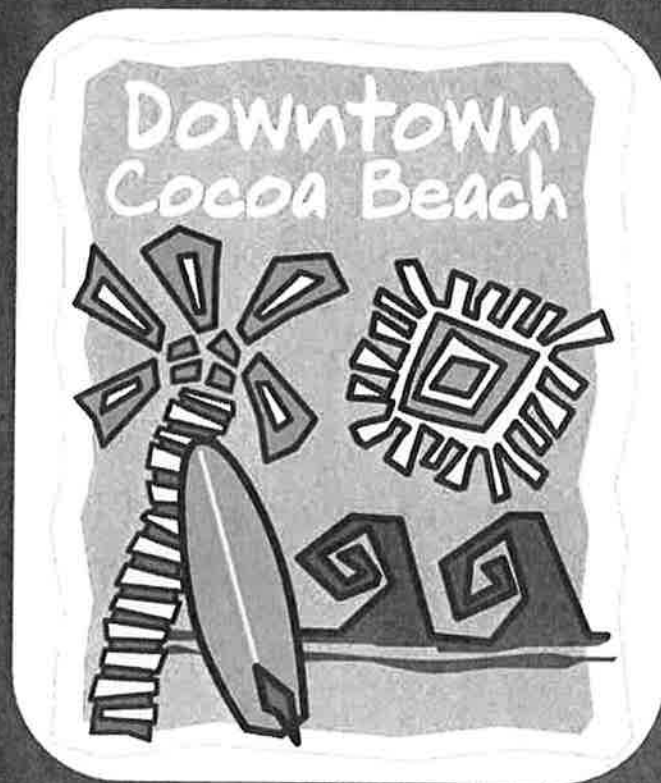


Dog Park — Rover's Space

A centrally located dog park was part of the original 2009 visioning. Initially Manatee Sanctuary Park was proposed for the off-leash dog park, but residents in the area vehemently opposed its construction because of noise and possible negative impact on that facility. In subsequent years, the definition of service animals evolved and federal rules emerged on the matter limiting a municipalities' ability to control dogs if the owner simply claimed they were service animals. Although you can ask questions regarding the job the dog performs, you cannot verify whether the dog indeed performs that job, making it virtually impossible to determine whether or not the dog is a bona fide service animal. Dogs accompanying park visitors/event attendees significantly increased during that time period as well, to the point that action had to be taken to accommodate demand. In 2017, the City began a trial period to analyze the impact dogs had on residents, parks and quality of life. On May 15, 2018, City Council voted to end the trial period and permanently allow on-leash dogs in City parks due to Community enjoyment and positive feedback. During that same period, Council approved construction of an off-leash dog park at Xeriscape Park for FY18/19. Centrally located and without any impact to residences or businesses, this park offered the ideal location for the City's first off-leash dog park. This project will be funded by General Funds and CRA funds.



DOWNTOWN COCOA BEACH COMMUNITY REDEVELOPMENT AGENCY



2018 ANNUAL REPORT

Prepared by: CRA Administrator and City of Cocoa Beach Finance Department
March 2019



Table of Contents

- Redevelopment Plan
- CRA Board
- What is a CRA
- Agency Summary
- Overview
- Geographic Boundaries
- Redevelopment Area at a Glance
- Downtown Cocoa Beach Highlights
- Schedule of Revenues, Expenditures, Fund Balance
- Expense Reports
- Interlocal Agreement



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





Cocoa Beach Parking Garage



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.

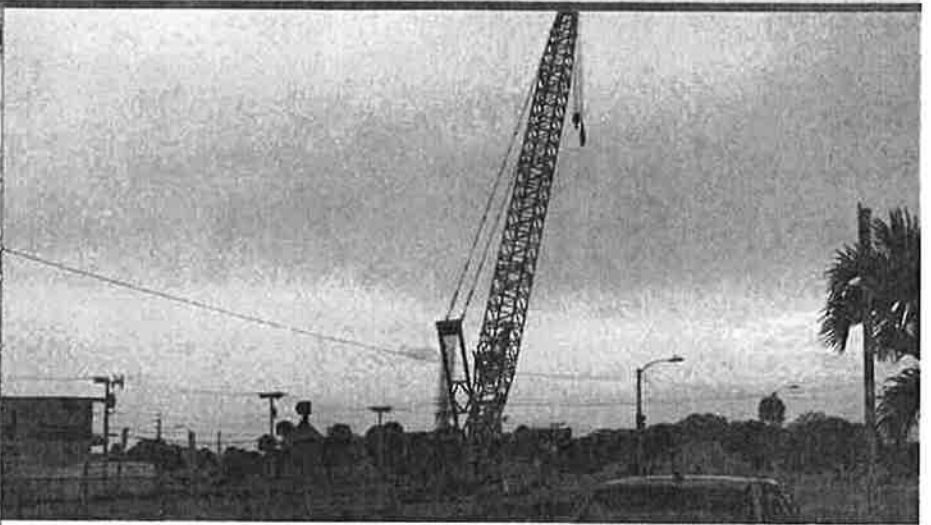
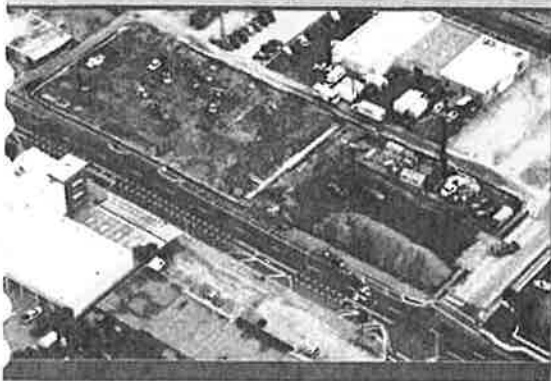
The Community Redevelopment Act specifies that the governing body of the CRA is separate from the governing body of the jurisdiction in which the area is located. However, the City Commission can be the CRA Board, but must act as a separate and distinct agency.

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.

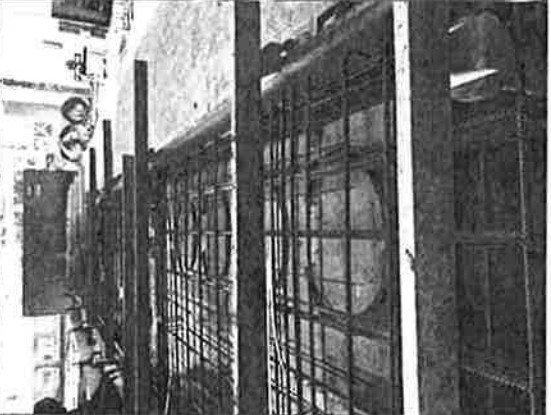
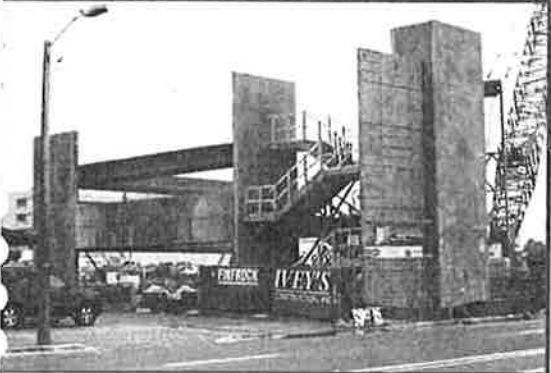
The Brevard County Board of County Commissioners (BCC) authorized the City to create the Downtown CRA, with their adoption of County Resolution 08-128 on May 29, 2008.

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.

Signed an Interlocal Agreement with Brevard County February 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.

Brevard County Commission signed an Interlocal Agreement with the Downtown Cocoa Beach Community Redevelopment Agency to continue with the CRA and the building of a parking garage.



Signing of bond documents on
September 29, 2017.



Redevelopment Plan

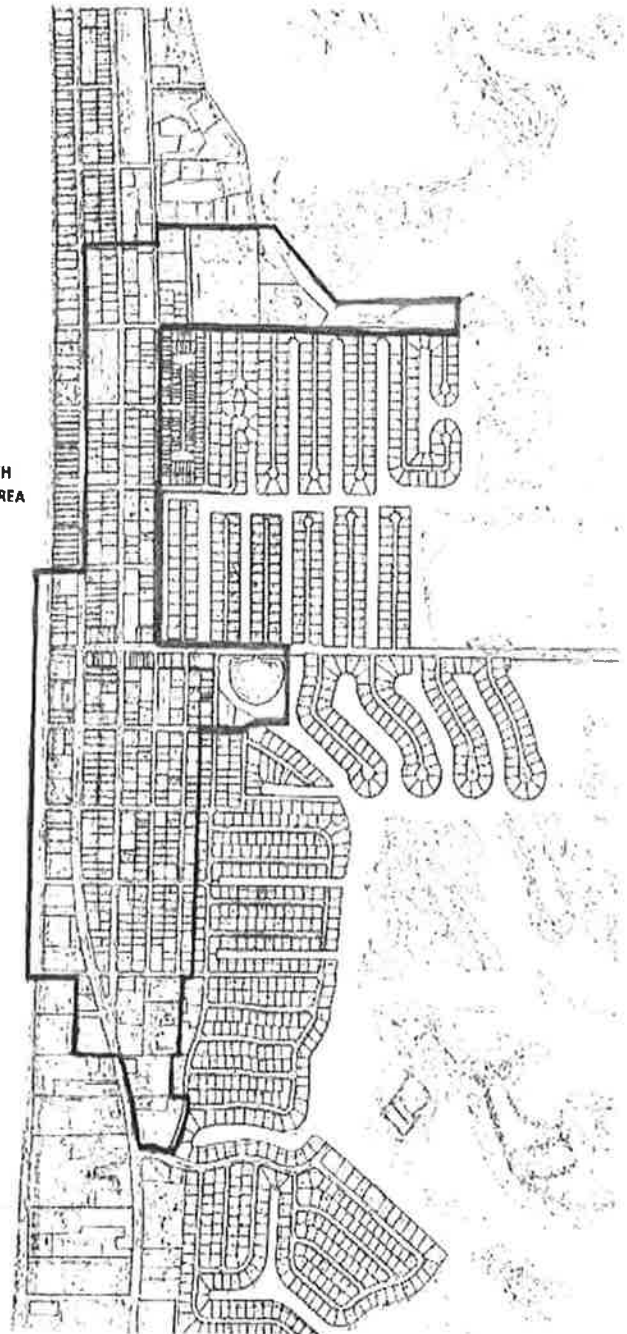
The Redevelopment Plan outlines the steps to revitalize Downtown Cocoa Beach and maximize its future competitive advantage. The general premise of the plan seeks to:

- ◆ 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	\$ 849,960
Vacant Condo Common	0.11	
Vacant Condo land	0.40	2,143,470
Single Family	12.35	20,740,390
Duplex as single Family	1.82	3,869,350
Townhouse	0.44	\$ 824,190
Garden Apt	0.9	829,560
Low rise	2.18	2,636,640
Condo	24.55	88,406,650
Condo Accessory	1.19	370
2 Res. Units not attached	1.21	875,950
Duplex	9.32	8,854,940
Triplex	3.4	3,383,570
3-4 Res units not attached	1.13	940,000
Quad	1.93	3,004,450
Multifamily	2.79	2,908,570
SUBTOTAL	66.87	\$ 139,422,060

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	\$ 2,382,320
Retail Commercial	17.93	17,194,900
Mixed Use	7.51	7,184,830
Office& Professional	13.68	10,958,060
Restaurants	3.38	3,668,640
Service Shop		1,046,970
Commercial Auto	2.5	299,160
Night clubs/Bars	1.44	1,792,060
Motor Inn	1.66	1,194,820
Parking lots		601,130
Light Industry	3.52	1,939,150
Churches	8.27	
Funeral Homes	0.37	487,970
Clubs and Lodges	0.94	
Utilities	0.69	229,450
Postal Facilities		824,590
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	49,804,050
TOTAL	235.14	189,226,110

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



HIGHLIGHTS

2018 saw the CRA focus on moving forward with a parking garage in downtown Cocoa Beach. The Walker Parking study identified the need for a centralized parking structure for Downtown Cocoa Beach. The parking garage is also a prime objective in the CRA Vision Plan.



CRA revenues were also used for the following projects:

- ◆ Adding art to downtown
- ◆ Updating storefronts
- ◆ New pavers
- ◆ Bike sharing locations
- ◆ 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:

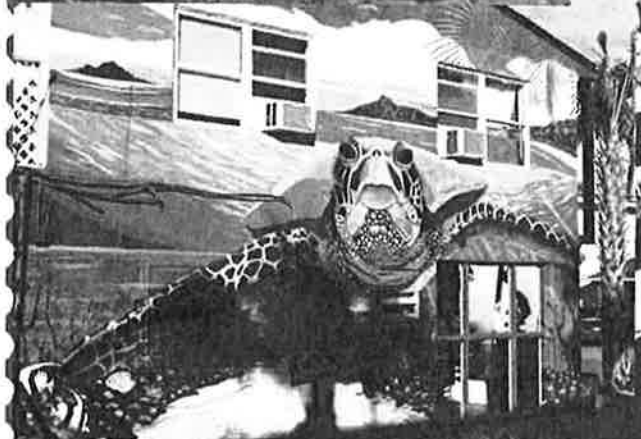
- Executive Summary
- Chapter 1- Introduction
- Chapter 2- Existing Conditions
- Chapter 3- Vision, Mission and Philosophies
- Chapter 4- Redevelopment Plan
- Chapter 5- Financial Matters
- Chapter 6- Legal, Regulatory, and Statutory Components
- Chapter 7- Conclusion
- Appendices
- Market Assessment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



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

HIGHLIGHTS 2018

Murals, planters, and PARKING GARAGE...

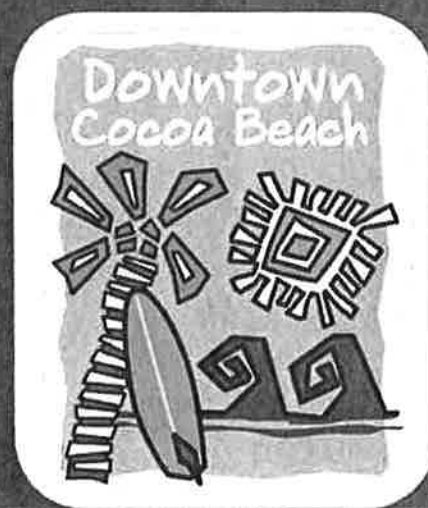


HIGHLIGHTS 2018

PARKING GARAGE *



*Artist concept not actual parking garage but very close.

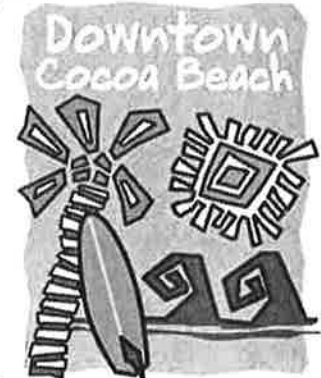


Community Redevelopment Agency Fund
Statement of Revenues, Expenditures, and Changes in Fund
Balances

For the Fiscal Year Ended September 30, 2018

	<u>Community Redevelopment Agency Fund</u>
REVENUES	
Taxes (TIF from county)	\$ 177,936
Licenses and permits	-
Intergovernmental revenues	-
Charges for services	-
Fines and forfeitures	-
Investment earnings	57,223
Miscellaneous revenues	-
Total revenues	<u>235,159</u>
EXPENDITURES	
Current:	
General government	58,267
Public safety	-
Physical environment	-
Transportation/public works	-
Recreation	-
Capital outlay	484,828
Debt service:	
Principal	-
Interest and other	93,915
Total expenditures	<u>637,010</u>
Excess (deficiency) of revenues over (under)	
expenditures before transfers	(401,851)
OTHER FINANCING SOURCES (USES)	
Transfers (Intergovernment from CI	245,375
Transfers out	-
Issuance of debt	-
Premium on debt	-
Sale of capital assets	-
Capital lease	-
Total other financing sources (uses)	<u>245,375</u>
Net change in fund balances	(156,476)
Fund balances, beginning of year	4,656,941
Fund balances, end of year	<u>\$ 4,500,465</u>

Schedule of Revenues,
Expenditures, Fund
Balance





CITY OF COCOA BEACH
125-9310 DOWNTOWN COMM REDEV FUND
EXPENSE REPORT - 10/31/2017 8% of Year Complete

EXPENSE ACCOUNT	Annual Budget	Actual October	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	5,750	4,295.00	4,295.00	1,455.00	0.75	0.66	0.25
32 10 Auditor	2,500	-	-	2,500.00	-	(0.08)	1.00
40 00 Travel & per diem	2,500	-	-	2,500.00	-	(0.08)	1.00
45 05 General liability	5,082	-	-	5,082.00	-	(0.08)	1.00
47 00 Printing & binding	7,418	-	-	7,418.00	-	(0.08)	1.00
48 00 Promotional activities	8,750	-	-	8,750.00	-	(0.08)	1.00
49 00 Other current charges	5,550	131.24	131.24	5,418.76	0.02	(0.06)	0.98
51 00 Office supplies	200	-	-	200.00	-	(0.08)	1.00
52 50 Other	406	-	-	406.00	-	(0.08)	1.00
54 10 Publications & membership	1,800	-	-	1,800.00	-	(0.08)	1.00
54 20 Training and education	1,750	-	-	1,750.00	-	(0.08)	1.00
62 00 Buildings	4,700,000	328.17	328.17	4,699,671.83	0.00	(0.08)	1.00
63 10 Impr/O/T/Bldg - 15 Yrs	-	-	-	-	-	-	-
71 00 Principal	102,387	-	-	102,387.00	-	(0.08)	1.00
82 00 Aid/Private Organizations	21,500	10,000.00	10,000.00	11,500.00	0.47	0.38	0.53
91 10 Trf to General Fund	20,000	-	-	20,000.00	-	(0.08)	1.00
90 10 Reserved for future appr	252,541	-	-	252,541.00	-	(0.08)	1.00
79 99 Reclassification Account	-	-	-	-	-	-	-
TOTAL	5,138,134	14,754.41	14,754.41	5,123,379.59	0.00	(0.08)	1.00

Expense Report

October





CITY OF COCOA BEACH
125-9310 DOWNTOWN COMM REDEV FUND
EXPENSE REPORT - 11/30/2017 17% of Year Complete

EXPENSE ACCOUNT		Annual Budget	Actual November	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	5,750	(4,120.00)	175.00	5,575.00	0.03	(0.14)	0.97
32 10	Auditor	2,500	*	*	2,500.00	*	(0.17)	1.00
40 00	Travel & per diem	2,500	*	*	2,500.00	*	(0.17)	1.00
45 05	General liability	5,082	5,346.00	5,346.00	(264.00)	1.05	0.89	(0.05)
47 00	Printing & binding	7,418	*	*	7,418.00	*	(0.17)	1.00
48 00	Promotional activities	8,750	*	*	8,750.00	*	(0.17)	1.00
49 00	Other current charges	5,550	(131.24)	*	5,550.00	*	(0.17)	1.00
51 00	Office supplies	200	*	*	200.00	*	(0.17)	1.00
52 50	Other	406	*	*	406.00	*	(0.17)	1.00
54 10	Publications & membership	1,800	*	*	1,800.00	*	(0.17)	1.00
54 20	Training and education	1,750	*	*	1,750.00	*	(0.17)	1.00
62 00	Buildings	4,700,000	*	328.17	4,699,671.83	0.00	(0.17)	1.00
63 10	Impr/O/T/Bldg - 15 Yrs	*	*	*	*	*	*	*
71 00	Principal	102,387	*	*	102,387.00	*	(0.17)	1.00
82 00	Aid/Private Organizations	21,500	*	10,000.00	11,500.00	0.47	0.30	0.53
91 10	Trf to General Fund	20,000	*	*	20,000.00	*	(0.17)	1.00
90 10	Reserved for future appr	252,541	*	*	252,541.00	*	(0.17)	1.00
79 99	Reclassification Account	*	*	*	*	*	*	*
TOTAL		5,138,154	1,094.76	15,849.17	5,122,284.83	0.00	(0.16)	1.00

Expense Report

November





CITY OF COCOA BEACH
125-9310 DOWNTOWN COMM REDEV FUND
EXPENSE REPORT - 12/31/2017 25% of Year Complete

EXPENSE ACCOUNT	Annual Budget	Actual December	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	5,750	-	175.00	5,575.00	0.03	(0.22)	0.97
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	-	5,346.00	(264.00)	1.05	0.80	(0.05)
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	5,550	-	-	5,550.00	-	(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	1,800	-	-	1,800.00	-	(0.25)	1.00
54 20 Training and education	1,750	-	-	1,750.00	-	(0.25)	1.00
62 00 Buildings	4,700.000	4,797.41	5,125.58	4,694.874.42	0.00	(0.25)	1.00
63 10 Impr/O/T/Bldg - 15 Yrs	-	-	-	-	-	-	-
71 00 Principal	102,387	-	-	102,387.00	-	(0.25)	1.00
82 00 Aid/Private Organizations	21,500	-	10,000.00	11,500.00	0.47	0.22	0.53
91 10 Trf to General Fund	20,000	-	-	20,000.00	-	(0.25)	1.00
90 10 Reserved for future appr	-	-	-	-	-	-	-
79 99 Reclassification Account	-	-	-	-	-	-	-
TOTAL	4,885,593	4,797.41	20,646.58	4,864,946.42	0.00	(0.25)	1.00

Expense Report

December





CITY OF COCOA BEACH
125-9310 DOWNTOWN COMM REDEV FUND
EXPENSE REPORT - 01/31/2018 33% of Year Complete

EXPENSE ACCOUNT		Annual Budget	Actual January	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	5,750	-	175.00	5,575.00	0.03	(0.30)	0.97
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	-	5,346.00	(264.00)	1.05	0.72	(0.05)
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	5,550	-	-	5,550.00	-	(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	1,800	-	-	1,800.00	-	(0.33)	1.00
54 20	Training and education	1,750	-	-	1,750.00	-	(0.33)	1.00
62 00	Buildings	4,700.000	6,500.45	11,666.03	4,688,333.97	0.00	(0.33)	1.00
63 10	Impr/O/T/Bldg - 15 Yrs	-	-	-	-	-	-	-
71 00	Principal	102,367	-	-	102,367.00	-	(0.33)	1.00
82 00	Aid/Private Organizations	21,500	5,500.00	15,500.00	6,000.00	0.72	0.39	0.28
91 10	Trf to General Fund	20,000	20,000.00	20,000.00	-	1.00	0.67	-
90 10	Reserved for future appr	252,541	-	-	252,541.00	-	(0.33)	1.00
79 99	Reclassification Account	-	(20,000.00)	(20,000.00)	20,000.00	-	-	-
TOTAL		5,138,134	12,040.45	32,687.03	5,105,446.97	0.01	(0.33)	0.99

Expense Report

January





CITY OF COCOA BEACH
125-9310 DOWNTOWN COMM REDEV FUND
EXPENSE REPORT - 02/28/2018 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	5,750	150.00	325.00	5,425.00	0.06	(0.36)	0.94
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	*	5,346.00	(264.00)	1.05	0.64	(0.05)
47 00 Printing & binding	7,418	663.53	663.53	6,754.47	0.09	(0.33)	0.91
48 00 Promotional activities	8,750	*	*	8,750.00	-	(0.42)	1.00
49 00 Other current charges	5,550	*	*	5,550.00	-	(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	1,800	245.00	245.00	1,555.00	0.14	(0.28)	0.86
54 20 Training and education	1,750	*	*	1,750.00	-	(0.42)	1.00
62 00 Buildings	4,700,000	*	11,666.03	4,688,333.97	0.00	(0.41)	1.00
63 10 Impr/O/T/Blog - 15 Yrs	*	*	*	*	*	*	*
71 00 Principal	102,387	*	*	102,387.00	*	(0.42)	1.00
82 00 Aid/Private Organizations	21,500	6,000.00	21,500.00	*	1.00	0.58	*
91 10 Trf to General Fund	20,000	*	20,000.00	*	1.00	0.58	*
90 10 Reserved for future appr	252,541	*	*	252,541.00	*	(0.42)	1.00
75 99 Reclassification Account	*	*	(20,000.00)	20,000.00	*	*	*
TOTAL	5,138,134	7,058.53	39,745.56	5,098,388.44	0.01	(0.41)	0.99

Expense Report

February





CITY OF COCOA BEACH
125-9310 DOWNTOWN COMM REDEV FUND
EXPENSE REPORT - 03/31/2018 50% of Year Complete

EXPENSE ACCOUNT	Annual Budget	Actual March	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	7,873	2,122.50	2,447.50	5,425.50	0.31	(0.19)	0.69
32 10 Auditor	2,500	*	*	2,500.00	*	(0.50)	1.00
40 00 Travel & per diem	2,500	*	*	2,500.00	*	(0.50)	1.00
45 05 General liability	5,082	*	5,346.00	(264.00)	1.05	0.55	(0.05)
47 00 Printing & binding	7,418	*	663.53	6,754.47	0.09	(0.41)	0.91
48 00 Promotional activities	8,750	*	*	8,750.00	*	(0.50)	1.00
49 00 Other current charges	5,550	*	*	5,550.00	*	(0.50)	1.00
51 00 Office supplies	200	*	*	200.00	*	(0.50)	1.00
52 50 Other	406	*	*	406.00	*	(0.50)	1.00
54 10 Publications & membership	1,800	*	245.00	1,555.00	0.14	(0.36)	0.86
54 20 Training and education	1,750	*	*	1,750.00	*	(0.50)	1.00
62 00 Buildings	4,700,000	1,608.46	13,274.49	4,686,725.51	0.00	(0.50)	1.00
63 10 Impr/O/T/Bldg - 15 Yrs	*	*	*	*	*	*	*
71 00 Principal	6,349	*	*	6,349.00	*	(0.50)	1.00
72 00 Interest	93,915	93,914.58	93,914.58	0.42	1.00	0.50	0.00
82 00 Aid/Private Organizations	21,500	*	21,500.00	*	1.00	0.50	*
91 10 Trf to General Fund	20,000	*	20,000.00	*	1.00	0.50	*
90 10 Reserved for future appr	252,541	*	*	252,541.00	*	(0.50)	1.00
79 99 Reclassification Account	*	*	(20,000.00)	20,000.00	*	*	*
TOTAL	5,138,134	97,645.54	137,391.10	5,000,742.90	0.03	(0.47)	0.97

Expense Report

March





CITY OF COCOA BEACH
125-9310 DOWNTOWN COMM REDEV FUND
EXPENSE REPORT - 04/30/2018 58% of Year Complete

EXPENSE ACCOUNT		Annual Budget	Actual April	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	7,873	-	2,447.50	5,425.50	0.31	(0.27)	0.69
32 10	Auditor	2,500	-	-	2,500.00	-	(0.58)	1.00
40 00	Travel & per diem	2,500	-	-	2,500.00	-	(0.58)	1.00
45 05	General liability	5,082	-	5,346.00	(264.00)	1.05	0.47	(0.05)
47 00	Printing & binding	7,418	-	663.53	6,754.47	0.09	(0.49)	0.91
48 00	Promotional activities	8,750	-	-	8,750.00	-	(0.58)	1.00
49 00	Other current charges	5,550	-	-	5,550.00	-	(0.58)	1.00
51 00	Office supplies	200	-	-	200.00	-	(0.58)	1.00
52 50	Other	406	-	-	406.00	-	(0.58)	1.00
54 10	Publications & membership	1,800	-	245.00	1,555.00	0.14	(0.45)	0.86
54 20	Training and education	1,750	-	-	1,750.00	-	(0.58)	1.00
62 00	Buildings	4,700,000	-	13,274.49	4,686,725.51	0.00	(0.58)	1.00
63 10	Impr/O/T/Bldg - 15 Yrs	-	-	-	-	-	-	-
71 00	Principal	6,349	-	-	6,349.00	-	(0.58)	1.00
72 00	Interest	93,915	-	93,914.58	0.42	1.00	0.42	0.00
82 00	Aid/Private Organizations	21,500	-	21,500.00	-	1.00	0.42	-
91 10	Trf to General Fund	20,000	-	20,000.00	-	1.00	0.42	-
90 10	Reserved for future appr	252,541	-	-	252,541.00	-	(0.58)	1.00
79 99	Reclassification Account	-	-	(20,000.00)	20,000.00	-	-	-
TOTAL		5,138,134	-	137,391.10	5,000,742.90	0.03	(0.56)	0.97

Expense Report

April





CITY OF COCOA BEACH
125-9310 DOWNTOWN COMM REDEV FUND
EXPENSE REPORT - 05/31/2018 67% of Year Complete

EXPENSE ACCOUNT	Annual Budget	Actual May	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	7,873	-	2,447.50	5,425.50	0.31	(0.36)	0.69
32 10 Auditor	2,500	-	-	2,500.00	-	(0.67)	1.00
40 00 Travel & per diem	2,500	-	-	2,500.00	-	(0.67)	1.00
45 05 General liability	5,082	-	5,346.00	(264.00)	1.05	0.39	(0.25)
47 00 Printing & binding	7,418	-	663.53	6,754.47	0.09	(0.58)	0.91
48 00 Promotional activities	8,750	-	-	8,750.00	-	(0.67)	1.00
49 00 Other current charges	5,550	-	-	5,550.00	-	(0.67)	1.00
51 00 Office supplies	200	-	-	200.00	-	(0.67)	1.00
52 50 Other	406	-	-	406.00	-	(0.67)	1.00
54 10 Publications & membership	1,800	-	245.00	1,555.00	0.14	(0.53)	0.86
54 20 Training and education	1,750	-	-	1,750.00	-	(0.67)	1.00
62 00 Buildings	4,700,000	-	13,274.49	4,686,725.51	0.00	(0.66)	1.00
63 10 Impr/O&M/Bldg - 15 Yrs	-	-	-	-	-	-	-
71 00 Principal	6,349	-	-	6,349.00	-	(0.67)	1.00
72 00 Interest	93,915	-	93,914.58	0.42	1.00	0.33	0.00
82 00 Ad/Private Organizations	21,500	-	21,500.00	-	1.00	0.33	-
91 10 Trf to General Fund	20,000	-	20,000.00	-	1.00	0.33	-
90 10 Reserved for future appr	-	-	-	-	-	-	-
79 99 Reclassification Account	-	-	(20,000.00)	20,000.00	-	-	-
TOTAL	4,885,595	-	137,391.10	4,748,201.90	0.03	(0.64)	0.97

Expense Report

May





CITY OF COCOA BEACH
125-9310 DOWNTOWN COMM REDEV FUND
EXPENSE REPORT - 06/30/2018 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	7,873	-	2,447.50	5,425.50	0.31	(0.44)	0.69
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	-	5,346.00	(264.00)	1.05	0.30	(0.05)
47 00	Printing & binding	7,418	-	663.53	6,754.47	0.09	(0.66)	0.91
48 00	Promotional activities	8,750	-	-	8,750.00	-	(0.75)	1.00
49 00	Other current charges	5,550	-	-	5,550.00	-	(0.75)	1.00
51 00	Office supplies	200	-	-	200.00	-	(0.75)	1.00
52 50	Other	406	-	-	406.00	-	(0.75)	1.00
54 10	Publications & membership	1,800	-	245.00	1,555.00	0.14	(0.61)	0.86
54 20	Training and education	1,750	-	-	1,750.00	-	(0.75)	1.00
62 00	Buildings	4,700,000	2,647.36	15,921.85	4,684,078.15	0.00	(0.75)	1.00
63 10	Impr/O/T/Bldg - 15 Yrs	-	-	-	-	-	-	-
71 00	Principal	6,349	-	-	6,349.00	-	(0.75)	1.00
72 00	Interest	93,915	-	93,914.58	0.42	1.00	0.25	0.00
82 00	Aid/Private Organizations	21,500	-	21,500.00	-	1.00	0.25	-
91 10	Trf to General Fund	20,000	-	20,000.00	-	1.00	0.25	-
90 10	Reserved for future appr	-	-	-	-	-	-	-
79 99	Reclassification Account	-	-	(20,000.00)	20,000.00	-	-	-
TOTAL		4,885,593	2,647.36	140,638.46	4,745,554.54	0.03	(0.72)	0.97

Expense Report

June





CITY OF COCOA BEACH
125-9310 DOWNTOWN COMM REDEV FUND
EXPENSE REPORT - 07/31/2018 83% of Year Complete

EXPENSE ACCOUNT		Annual Budget	Actual July	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	7,873	-	2,447.50	5,425.50	0.31	(0.52)	0.69
32 10	Auditor	2,500	-	-	2,500.00	-	(0.83)	1.00
40 00	Travel & per diem	2,500	-	-	2,500.00	-	(0.83)	1.00
45 05	General liability	5,082	-	5,346.00	(264.00)	1.05	0.22	(0.05)
47 00	Printing & binding	7,418	-	663.53	6,754.47	0.09	(0.74)	0.91
48 00	Promotional activities	8,750	-	-	8,750.00	-	(0.83)	1.00
49 00	Other current charges	5,550	-	-	5,550.00	-	(0.83)	1.00
51 00	Office supplies	200	-	-	200.00	-	(0.83)	1.00
52 50	Other	406	-	-	406.00	-	(0.83)	1.00
54 10	Publications & membership	1,800	-	245.00	1,555.00	0.14	(0.70)	0.86
54 20	Training and education	1,750	-	-	1,750.00	-	(0.83)	1.00
62 00	Buildings	4,700,000	200,443.12	216,364.97	4,483,635.03	0.05	(0.79)	0.95
63 10	Impr/O/T/Bldg - 15 Yrs	-	-	-	-	-	-	-
71 00	Principal	6,349	-	-	6,349.00	-	(0.83)	1.00
72 00	Interest	93,915	-	93,914.58	0.42	1.00	0.17	0.00
82 00	Aid/Private Organizations	21,500	-	21,500.00	-	1.00	0.17	-
91 10	Trf to General Fund	20,000	-	20,000.00	-	1.00	0.17	-
90 10	Reserved for future appr	252,541	-	-	252,541.00	-	(0.83)	1.00
79 99	Reclassification Account	-	-	(20,000.00)	20,000.00	-	-	-
TOTAL		5,138,134	200,443.12	340,481.58	4,797,652.42	0.07	(0.77)	0.93

Expense Report

July





CITY OF COCOA BEACH
125-9310 DOWNTOWN COMM REDEV FUND
EXPENSE REPORT - 08/31/2018 92% of Year Complete

EXPENSE ACCOUNT	Annual Budget	Actual August	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	7,873	-	2,447.50	5,425.50	0.31	(0.63)	0.69
32 10 Auditor	2,500	-	-	2,500.00	-	(0.92)	1.00
40 00 Travel & per diem	2,500	-	-	2,500.00	-	(0.92)	1.00
45 05 General liability	5,082	-	5,346.00	(264.00)	1.05	0.14	(0.05)
47 00 Printing & binding	7,418	-	663.53	6,754.47	0.09	(0.83)	0.91
48 00 Promotional activities	8,750	-	-	8,750.00	-	(0.92)	1.00
49 00 Other current charges	5,550	-	-	5,550.00	-	(0.92)	1.00
51 00 Office supplies	200	-	-	200.00	-	(0.92)	1.00
52 50 Other	406	-	-	406.00	-	(0.92)	1.00
54 10 Publications & membership	1,800	-	245.00	1,555.00	0.14	(0.78)	0.86
54 20 Training and education	1,750	-	-	1,750.00	-	(0.92)	1.00
62 00 Buildings	4,700,000	-	216,364.97	4,483,635.03	0.05	(0.87)	0.95
63 10 Impr/O/T/Bldg - 15 Yrs	-	-	-	-	-	-	-
71 00 Principal	6,349	-	-	6,349.00	-	(0.92)	1.00
72 00 Interest	93,915	-	93,914.58	0.42	1.00	0.08	0.00
82 00 Aid/Private Organizations	21,500	-	21,500.00	-	1.00	0.08	-
91 10 Trf to General Fund	20,000	-	20,000.00	-	1.00	0.06	-
90 10 Reserved for future appr	-	-	-	-	-	-	-
75 99 Reclassification Account	-	-	(20,000.00)	20,000.00	-	-	-
TOTAL	4,885,593	-	340,481.58	4,545,111.42	0.07	(0.85)	0.93

Expense Report

August



CITY OF COCOA BEACH
125-9310 DOWNTOWN COMM REDEV FUND
EXPENSE REPORT - 09/30/2018 100% of Year Complete

EXPENSE ACCOUNT	Annual	Actual	Year to Date	Annual Budget	% of Budget	% of Year Complete	% of Budget
	Budget	August	Total Expense	Less Total Expense	Spent	(Under) Over Spent	Remaining
31 00 Professional Services	28,762	28,064.04	30,511.54	5,425.50	106%	96%	-6%
32 10 Auditor	2,500	-	-	2,500.00	0%	-10%	100%
40 00 Travel & per diem	2,500	-	-	2,500.00	0%	-10%	100%
45 05 General liability	5,082	-	5,346.00	(264.00)	105%	95%	-5%
47 00 Printing & binding	7,418	-	663.53	6,754.47	9%	-1%	91%
48 00 Promotional activities	8,750	-	-	8,750.00	0%	-10%	100%
49 00 Other current charges	5,550	-	-	5,550.00	0%	-10%	100%
51 00 Office supplies	200	-	-	200.00	0%	-10%	100%
52 50 Other	-	-	-	406.00	-	-	-
54 10 Publications & membership	1,800	-	245.00	1,555.00	14%	4%	86%
54 20 Training and education	1,750	-	-	1,750.00	0%	-10%	100%
62 00 Buildings	4,700,000	268,463.26	484,828.23	4,483,635.03	10%	0%	90%
63 10 Impr/O/T/Bldg - 15 Yrs	-	-	-	-	-	-	-
71 00 Principal	6,349	-	-	6,349.00	0%	-10%	100%
72 00 Interest	93,915	-	93,914.58	0.42	100%	90%	0%
82 00 Aid/Private Organizations	21,500	-	21,500.00	-	100%	90%	0%
91 10 Trf to General Fund	20,000	-	-	-	0%	-10%	100%
79 99 Reclassification Account	-	-	20,000.00	20,000.00	-	-	-
TOTAL	4,906,076	296,527.30	657,008.88	4,545,111.42	13%	3%	87%

Expense Report

September



BUDGET PERSONNEL

PERSONNEL SCHEDULE			
DEPARTMENT: Community Redevelopment (CRA)			
POSITION TITLE:	NUMBER OF POSITIONS		
	BUDGET 2017	CHANGE	BUDGET 2018
FULL-TIME			
	—	—	—
TOTAL FULL-TIME	—	—	—
PART-TIME			
	—	—	—
TOTAL PART-TIME	—	—	—
<div> No personnel scheduled for FY 2018 </div>			
The City of Cocoa Beach pays 100% of Staff Support from General Fund.			
TOTAL PERSONAL SERVICES	—	—	—



BUDGET SUMMARY

Community Redevelopment Budget Summary

Fund Number: 125

	SOURCES OF FUNDS				
	2015 Actual	2016 Actual	2017 Amended Budget	2017 Estimated	2018 Approved Budget
INTERGOVERNMENTAL	94,540	176,454	294,545	301,313	423,525
OTHER RECEIPTS	—	729	—	—	4,700,000
FUNDS FORWARD	(240,334)	(162,548)	(71,948)	(71,948)	(6,891)
TOTAL SOURCES	(145,794)	14,635	222,597	229,365	5,116,634

	USES OF FUNDS				
	2015 Actual	2016 Actual	2017 Amended Budget	2017 Estimated	2018 Approved Budget
OPERATING	7,294	54,537	217,151	196,256	41,706
CAPITAL OUTLAY	10,000	—	75,000	—	4,700,000
GRANTS	7,500	12,046	20,000	20,000	—
TRANSFERS/GRANTS	21,230	20,000	20,000	20,000	20,000
DEBT	—	—	—	—	102,387
TOTAL EXPENDITURES	46,024	86,583	332,151	236,256	4,864,093
RESERVES	(162,548)	(71,948)	(109,554)	(6,891)	252,541
TOTAL USES	(116,524)	14,635	222,597	229,365	5,116,634



BUDGET: Source of Funds and Uses of Funds

Community Redevelopment Budget Summary Fund Number: 125

	SOURCES OF FUNDS				
	2015 Actual	2016 Actual	2017 Amended Budget	2017 Estimated	2018 Approved Budget
INTERGOVERNMENTAL	94,540	176,454	294,545	301,313	423,525
OTHER RECEIPTS	—	729	—	—	4,700,000
FUNDS FORWARD	(240,334)	(162,548)	(71,948)	(71,948)	(6,891)
TOTAL SOURCES	(145,794)	14,635	222,597	229,365	5,116,634

	USES OF FUNDS				
	2015 Actual	2016 Actual	2017 Amended Budget	2017 Estimated	2018 Approved Budget
OPERATING	7,294	54,537	217,151	196,256	41,706
CAPITAL OUTLAY	10,000	—	75,000	—	4,700,000
GRANTS	7,500	12,046	20,000	20,000	—
TRANSFERS/GRANTS	21,230	20,000	20,000	20,000	20,000
DEBT	—	—	—	—	102,387
TOTAL EXPENDITURES	46,024	86,583	332,151	236,256	4,864,093
RESERVES	(162,548)	(71,948)	(109,554)	(6,891)	252,541
TOTAL USES	(116,524)	14,635	222,597	229,365	5,116,634



BUDGET: Uses of funds

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 Impv/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	5,116,644



Interlocal Agreement

INTERLOCAL AGREEMENT

THIS INTERLOCAL AGREEMENT entered into the 6 day of February 2018, by and between the CITY OF COCOA BEACH, a Florida municipal corporation, (hereinafter "the CITY"), the CITY OF COCOA BEACH COMMUNITY REDEVELOPMENT AGENCY, (hereinafter "the CRA"), and BREVARD COUNTY, a political subdivision of the State of Florida, in its own name and in behalf of each County Taxing Authority, as defined in section 2b., below, (hereinafter collectively called "the COUNTY").

WITNESSETH:

WHEREAS, on January 29, 2008, the citizens of the City of Cocoa Beach by referendum voted to authorize the establishment of a Downtown Community Redevelopment Agency (CRA); and,

WHEREAS, on April 3, 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; and

WHEREAS, the Brevard County Board of Commissioners, pursuant to Section 3, Conditions authorized the delegation of authority provided in Resolution No. 08-128 to the City of Cocoa Beach for a period of 25 years from the date of the creation of the City's Community Redevelopment Agency; and,

WHEREAS, the Downtown Cocoa Beach Community Redevelopment Agency is the only CRA, that has been approved by Brevard County, in the City of Cocoa Beach; and,

WHEREAS, with this authority, on August 20, 2009, the Cocoa Beach 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 boundary area; and,

WHEREAS, the Cocoa Beach City Commission adopted Resolution No. 2009-28 on November 19, 2009, establishing the Downtown Cocoa Beach Community Redevelopment Agency (CRA); and

WHEREAS, the County and City hereby find that collaboration in the advancement of these goals will be in the best interests of both the City and the County and will promote efficiency in the process

WHEREAS, the CITY and COUNTY have continuously paid their respective full CRA Tax Increment Trust Fund ("TIF") payments required by §163.387(1), Florida Statutes, and CITY Ordinance No. 837 to the CRA since the first fiscal year of the CRA's operation; and



Interlocal Agreement

WHEREAS, the COUNTY is facing certain budget issues relating to road maintenance, construction and reconstruction due to county charter restrictions on ad valorem tax revenues and other factors; and

WHEREAS, the COUNTY has evaluated multiple options to address these budget issues; and

WHEREAS, part of a solution to the County budget concerns would involve negotiation of an interlocal agreement with various cities and CRAs with the goal of working toward reducing or ceasing the County's future annual CRA TIF contributions in order to utilize those funds for road maintenance, construction, and reconstruction for road construction and reconstruction, and

WHEREAS, the CITY and COUNTY have enjoyed an excellent relationship over the years, and desire to cooperate in achieving the County's road program goals; and

NOW, THEREFORE, the parties mutually agree as follows:

1. **RECITATIONS.** The foregoing recitations are true and correct and are incorporated herein by reference.

2. **DEFINITIONS.** The terms below shall have the indicated meanings:

a. "Increment" or "Tax Increment" shall have the same meaning as "increment" as set forth in §163.387(1)(a), Florida Statutes.

b. "County Taxing Authority" means Brevard County, through its Board of County Commissioners and any County established Municipal Services Taxing Unit (MSTU) or dependent special districts in behalf of which the County levies taxes or approves a budget to the extent such MSTU or dependent special district is required to contribute a tax increment to the TIF established by the City for the CRA in accordance with the requirements of section 163.387, Florida Statutes.

3. **AUTHORITY.** This agreement is being entered into under the authority vested in the parties by §163.387(3)(b), Florida Statutes and, pursuant to that authority, supersedes any provision or requirement set forth in §163.387, to the extent of any conflict with this agreement and that statutory provision.

4. **EXPIRATION OF COUNTY CRA PAYMENT AND CRA.** In accordance with §163.387(3)(b), Florida Statutes, notwithstanding any provision in §163.387, Florida Statutes to the contrary, after December 15, 2033, the COUNTY shall no longer be required to contribute a tax increment of any amount to the CRA Trust Fund. The parties agree that the CRA shall expire on December 31, 2033 and that the CITY and COUNTY shall take such actions as may be required to terminate the CRA on that date.



Interlocal Agreement

5. **COUNTY TIF PAYMENT.** The COUNTY will continue its annual contribution to the CRA TIF as required by §163.387, Florida Statutes, in every fiscal year between FY 2017-2018 and FY 2033-2034, however, in no event shall the COUNTY continue to make a tax increment payment into the CRA TIF after December 15, 2033.

6. **COUNTY ADDITIONAL OBLIGATION.** The County agrees to abide by all of Section 1 A through dd- Attachment A- adopted County Resolution 08-128 through the expiration date of the CRA, as provided in that Resolution. With respect to Section 3 B of County Resolution 08-128, the County agrees to not revoke the delegation of authority to the CITY or to designate the Board of County Commissioners as the Community Redevelopment Agency prior to December 31, 2033.

7. **CITY USE OF TIF PAYMENT.** The CITY represents and agrees that the CITY shall apply no less than 75% of the annual COUNTY tax increment solely for the payment of debt service on bonds, the proceeds of which are dedicated to the payment of costs incurred by the CITY in the construction of a downtown parking garage.

CITY PAYMENT INTO CRA TIF. Nothing in this agreement shall be deemed to prevent the City from continuing to contribute into the CRA TIF through the expiration date of the CRA, which shall be December 31, 2033; provided, however, in no event shall the City be required to pay any amount that would violate prepayment provisions or other terms of the bonds; and further provided that City and CRA agree and acknowledge that no COUNTY tax increment will be available to pay any debt service on any CRA bonds after December 15, 2033.

8. **CITY ADDITIONAL OBLIGATIONS.**

- A. The City agrees to provide staff to support the Community Redevelopment Agency, whose duties shall include but not be limited to:
 - 1. To follow the Community Redevelopment Plan that was approved by the City and County that conforms with Sections §163.360 and §163.362, Florida Statutes.
 - 2. To administer any trust fund(s) established pursuant to Section §163.387, Florida Statutes, provided, the CITY and CRA agree to limit expenditures from the County Increment, for administrative staff provided to the CRA to an amount not to exceed 5% of the total County increment.
 - 3. To ensure that tax increment funds are spent only on those purposes authorized in Section §163.387, Florida Statutes.
- B. The Cocoa Beach Downtown Redevelopment Agency (CRA) agrees not to extend, add or incur any indebtedness to the CRA pledging or requiring any payment of COUNTY tax increment or other COUNTY funds toward CRA debt service after December 31, 2033.



Interlocal Agreement

C. The CITY shall not extend the CRA beyond December 31, 2033 and the CRA agrees to not ask for extension of the CRA.

9. **ANNUAL AUDIT, REPORT, AND MEETING.** Each year, the CRA shall prepare and submit to the COUNTY a report in the form set forth in Exhibit A, attached hereto. The CRA or CITY shall also submit the annual CRA audit report required by section 163.387(8), Florida Statutes. The CITY and CRA agree to contractually require the independent auditor preparing that audit report to examine CRA expenditures and certify that all CRA TIF revenues have been lawfully expended solely in compliance with and for the community redevelopment purposes authorized under the provision of chapter 163, Part III, Florida Statutes. The City Manager of the CITY or Chairperson of the CRA governing body shall annually meet with the County Commissioner in whose District the CRA is located to discuss the annual and audit reports. The CITY and COUNTY agree that, in accordance with its authority under section 125.01(x), Florida Statutes, at any time during the term of this agreement the COUNTY shall have the right to require the CRA to retain an independent auditor to conduct a performance audit paid for by the County. At the discretion of the County, any performance audit of the CRA required by the COUNTY shall, at the discretion of the COUNTY, include any or all of the matters specified in the definition of "performance audit" set forth in section 11.45(1)(h), Florida Statutes (2016).

10. **PROJECT IDENTIFICATION.** The CRA, CITY and COUNTY agree that the CRA plan shall specifically identify the CRA redevelopment projects to be funded with the County tax increment and the amount of County increment funds proposed to be allocated to each such project. CRA projects are identified in the adopted Redevelopment Plan, as it may be amended from time to time. Nothing in this section shall prevent the CRA, in its discretion, from reallocating plan approved funding to other projects identified in the approved CRA plan.

11. **EFFECT, AMENDMENT AND TERM OF AGREEMENT.**

- A. This agreement, including the exhibits and all documents and papers delivered pursuant hereto, and any written amendments hereto executed by the parties to this agreement constitute the entire agreement between the parties and supersedes all prior agreements and understandings, oral or written, among the parties to this agreement with respect to the subject matter hereof.
- B. This agreement may be amended only by written agreement approved and executed with the same formalities as this Agreement by all parties.
- C. This agreement shall terminate on December 31, 2033.

12. **ATTORNEY'S FEES.** In the event any litigation arises out of this Agreement or under this Agreement, each party shall bear its own attorney's fees and costs.

13. **NOTICES.** All notices, requests, demands and other communications which are required or may be given under this agreement shall be in writing and, in the case of notice to the City or County Manager, by email. Notice shall be deemed to have been duly given if emailed and by personal delivery or deposit of the same in first class mail, postage prepaid by certified mail.



Interlocal Agreement

CITY:

City Manager/CRA Director
City of
Cocoa Beach
2 S. Orlando
Avenue
Cocoa Beach, FL 32931
(email address available at City
Website)

**CRA:
Manager**

CRA/Director C/O City

CRA of Cocoa Beach
2 S. Avenue
Cocoa Beach, FL 32931

COUNTY:

County Manager
2725 Judge Fran Jameson
Way
Melbourne, FL 32940
(email address available at County
Website)

or to such other addresses such by notice in writing to any other parties.

14. **GOVERNING LAW.** The validity, construction and enforcement of and the remedies under this agreement shall be governed in accordance with the laws of the State of Florida, and venue of any proceeding shall be Brevard County, Florida.

15. **SAVINGS CLAUSE.** The invalidity or unenforceability of any particular provision of this Agreement shall not affect the other provisions, and this Agreement shall be construed in all respects as if such invalid or unenforceable provisions were omitted.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be signed on this the first date first above written.



Interlocal Agreement

CITY OF COCOA BEACH

By: James P. Mc Knight
Its: CITY MANAGER

CITY OF COCOA BEACH COMMUNITY REDEVELOPMENT AGENCY

By: [Signature]
Its: [Signature]

BREVARD COUNTY

By: [Signature]

Rita Pritchett, Chair

(as approved by the Board on Feb. 6, 2018)

ATTEST:

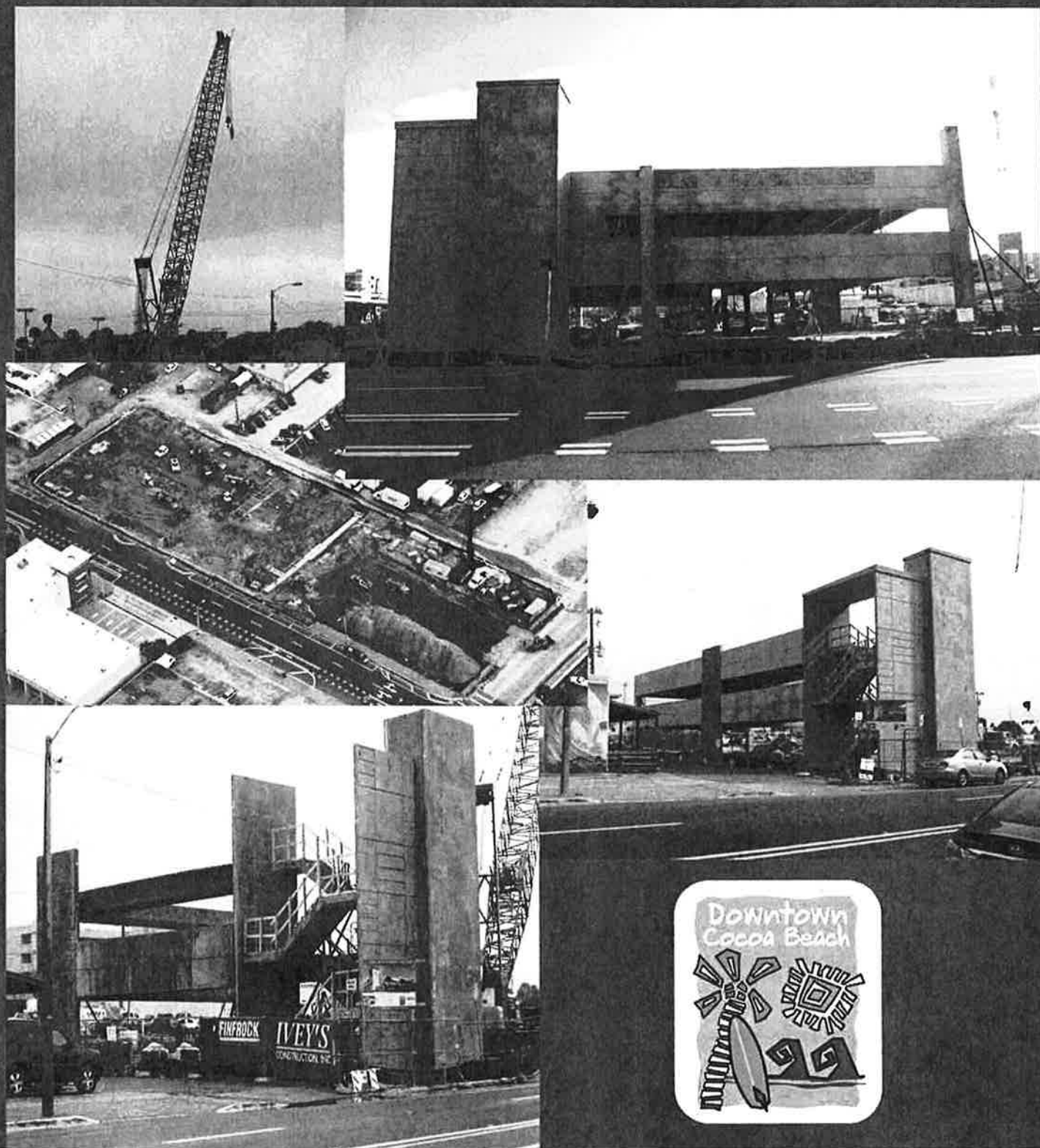
[Signature]
SCOTT ELLIS, CLERK



Opening early
Summer 2019

HIGHLIGHTS 2018

DOWNTOWN PARKING GARAGE





2018

COMMUNITY REDEVELOPMENT AGENCIES

ANNUAL REPORT



(321) 433-8577



65 Stone St., Cocoa



www.ChooseCocoa.org

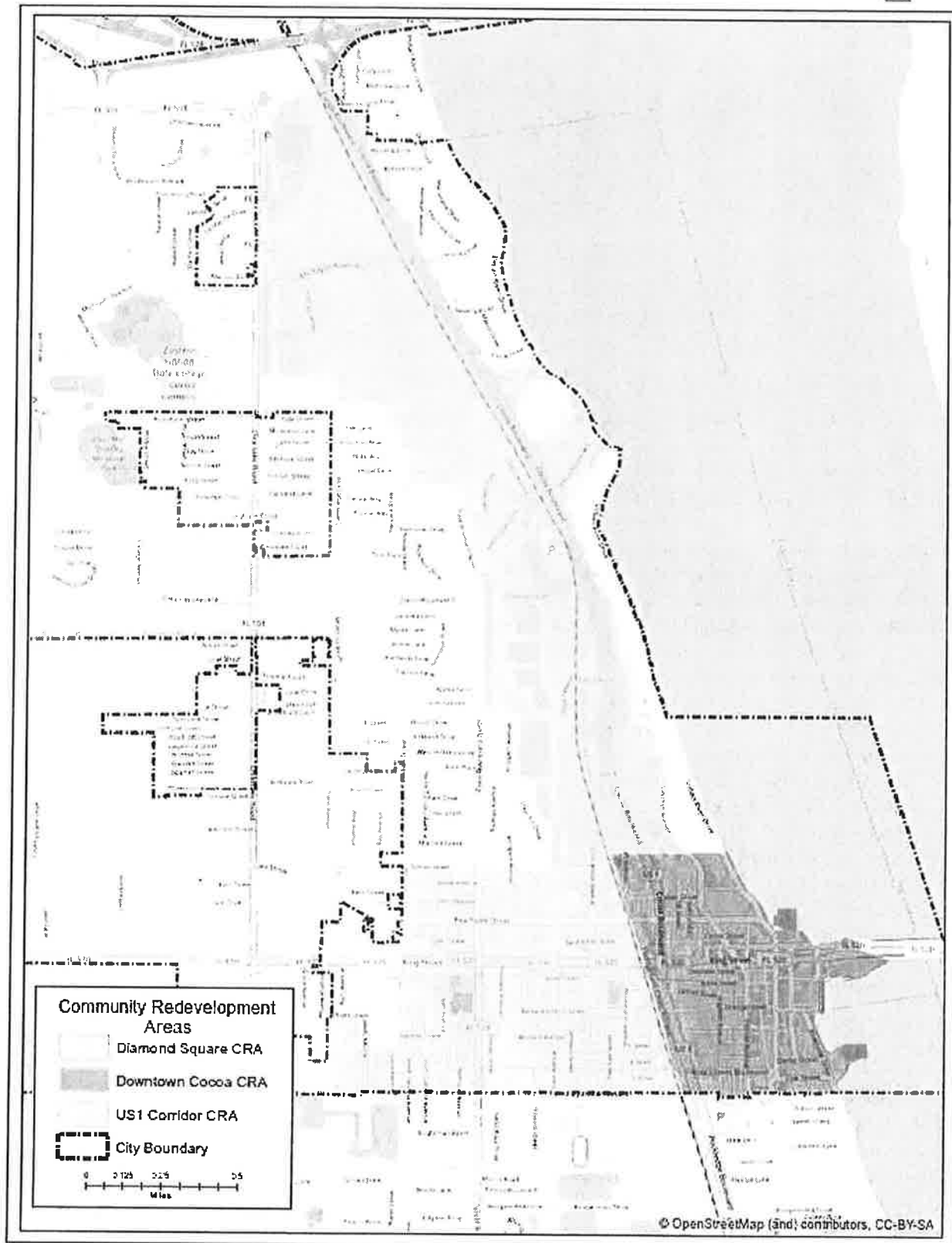


cneuterman@cocoafl.org

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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, 2017 through September 30, 2018—Fiscal Year 2018.

2018 HIGHLIGHTS



Cocoa's CRAs collectively welcomed 74 new businesses, creating 212 full-time jobs and 58 part-time jobs.

\$101,000 in CRA funds were invested into projects leveraging more than \$983,000 of private sector capital investment. A ROI of \$9 for every \$1 of TIF invested.

The Riverfront Connector project was completed in the Cocoa CRA to improve safe pedestrian travels from the north side of SR 520. The Stone Street Streetscape was completed in the Diamond Square CRA and provides improved sidewalks, drainage and access to the community.



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 \$2,264,476

COCOA CRA BOARD MEMBERS

January - October:



Mayor Henry U. Parrish, III
Chairperson

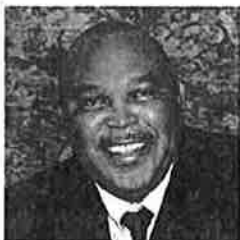


Deputy Mayor Jeri Blanco
Board Member



Councilman Clarence Whipple, Jr.
Board Member

November - December:



Mayor Jake Williams, Jr.
Chairperson



Councilman Alex Goins
Board Member



Councilwoman Lorraine Koss
Board Member

January - December:



Deputy Mayor Brenda Warner
Vice Chairperson



Councilman Don Bolsvert
Board Member



Captain Ed Lanni
Board Member



Jan Stewart
Board Member

COCOA CRA



PROJECTS



RIVERFRONT CONNECTOR

In November, 2018, the City of Cocoa completed Phase 2 of the Lee Wenner Park Renovations Project, named by Cocoa as the Riverfront Connector. This project involved constructing a sidewalk and pedestrian bridge from Lee Wenner Park to Whitley Bay Marina. The construction took the sidewalk underneath SR 520 (East and West Bound lanes), north of the highway and along the WB lane of SR 520 to the entrance of Whitley Bay Marina at Delannoy Avenue. The pedestrian bridge, located parallel to the WB lane of SR 520, crosses a small inlet that was otherwise impassable by walkers/bikers.



FLORIDA AVENUE COCOA VILLAGE GATEWAY ENTRY 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. In 2018, the Cocoa CRA board approved the conceptual design of the Gateway Entry Feature which was designed from entries submitted from the public. Currently the conceptual design is in the engineering phase to prepare an RFP for construction.



FUTURE WATERFRONT DEVELOPMENT PLAN AND RIVERFRONT HURRICANE DAMAGE REPAIR

In 2018, the Cocoa CRA amended its Waterfront Master Plan to address the damage caused by Hurricane Irma to repair and replace structures, making the waterfront safer, more resilient and giving consideration to additional features and uses. These additional features will expand waterfront access for all residents and visitors in Cocoa. Currently, the CRA is working with the City of Cocoa through approved grants to complete the construction within the next year.



COCOA CRA



REDEVELOPMENT ACTIVITY

603 BREVARD AVENUE

In 2017, the Cocoa CRA requested proposals for the redevelopment of a 0.87 acre property located at 603 Brevard Avenue, the site of the former City Hall. The property will serve as a

catalyst for a new mixed-use development in Cocoa Village, accompanied by a shared use parking facility that will serve the demands for public parking, through a public private partnership with the Cocoa CRA, the City of Cocoa and the Developer. The CRA has entered into a Redevelopment Agreement with Lodging Decisions to design and construct a hotel on the property. Expected opening is September 2021.

915 FLORIDA AVENUE

In 2018, the City of Cocoa and Cocoa CRA requested proposals for the purchase and redevelopment of a property located at the southwest corner of Florida Avenue and Rosa L. Jones Boulevard. The development will spur additional growth and development in Cocoa Village. The Cocoa CRA has not entered into a redevelopment agreement with a developer.

YEARLY HIGHLIGHTS



The Cocoa CRA welcomed 42 new businesses to the area, creating a total of 110 full-time jobs and 52 part-time jobs.



\$17,000 was awarded in Commercial Facade Improvement Program grants, leveraging \$83,000 in private sector capital investment. A ROI of \$4 for every \$1 of TIF invested.

Business/Property Owner	Address	Total Award	Total Project Cost
Wasdin Family, LTD	1 Oleander St.	\$7,000	\$14,000
DMCP Properties, Inc.	225 King St.	\$10,000	\$69,000

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 the thousands of cruise passengers who arrive to the Village by bus for day excursions from Port Canaveral.

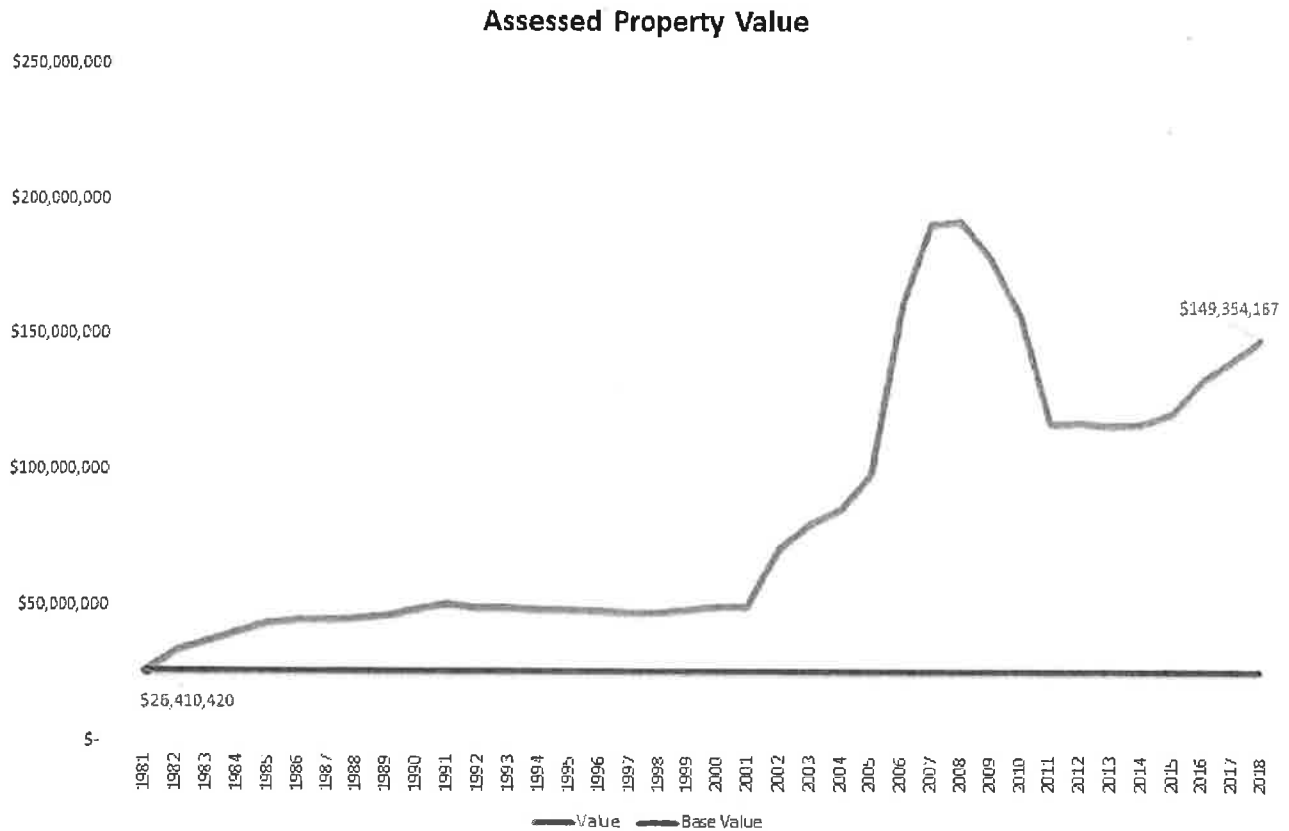
- City of Cocoa July 4th Celebration
- Central Florida Car Show
- Historic Cocoa Village Association Arts and Craft Fair
- Cocoa Village Mardi Gras
- Historic Cocoa Village Association Sip and Stroll
- City of Cocoa and Brevard County Holiday Parade and Festival
- CBRCC Non-Profit Task Force Fiesta Brevard
- 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

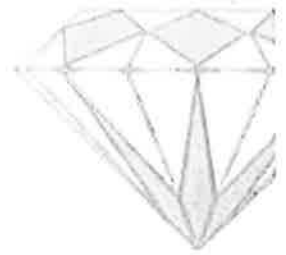


COCOA CRA BASE VALUATION - BASE YEAR \$26,410,420



**Increase in tax increment value over prior fiscal year:
\$7,836,050**

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



Ed Jones
Board Member

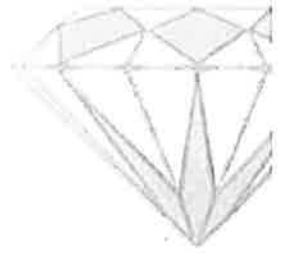


Larry Robinson
Board Member



Sylvia Thomas
Board Member

DIAMOND SQUARE CRA



PROJECTS



STONE STREET STREETSCAPING PROJECT

The Stone Street Streetscape Project is a joint venture between the Diamond Square Community Redevelopment Agency (CRA) and the City of Cocoa. Phase 1 & 2 of the project saw construction begin at the FEC railroad, west to Fiske Boulevard. The improvements included sidewalks on both sides of the street, lighting enhancements, curb/gutter improvements and landscaping. In addition, the signature “diamond in the square” stamped asphalt was placed at the intersections of Stone St./Washington Ave. and Stone St./Blake Ave. The improvements to the roadway is an effort towards more diverse thoroughfares and a wider range of mobility for the residents of Diamond Square. The construction costs were approximately \$1 million.



DR. JOE LEE SMITH CENTER

Currently located at 419 Washington Street, City of Cocoa is seeking capital funding for the reconstruction of the Dr. Joe Lee Smith Center for

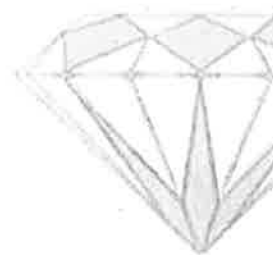
Justice, dedicated to the advancement of social, economic, health, and environmental justice serving the Diamond Square CRA community. The Diamond Square CRA is a partner in the development of the Center, where proposed services include health care, senior programs, workforce training and services, educational 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.



HABITAT FOR HUMANITY FEMALE VETERAN'S HOME BUILD PROJECT

Championed by the Diamond Square Community Redevelopment Agency (CRA) and Staff, Diamond Square CRA granted Habitat for Humanity of Brevard County, Inc. (HFHBC) six lots and \$10,000 for each lot for homes to be built on Whaley Street in the Diamond Square redevelopment area. These homes will be constructed for low-income, female veterans who live in Brevard County to move to Cocoa and own their home. The \$60,000 of Agency funds will assist Habitat with site preparation. The homes will be located at 430, 450, 470, 490, 510 and 530 Whaley Street. A ground breaking ceremony was held in early 2019 for this project.

DIAMOND SQUARE CRA



YEARLY HIGHLIGHTS



The Diamond Square CRA welcomed 11 new businesses to the area, creating a total of 57 full-time jobs and 13 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 \$4,500.



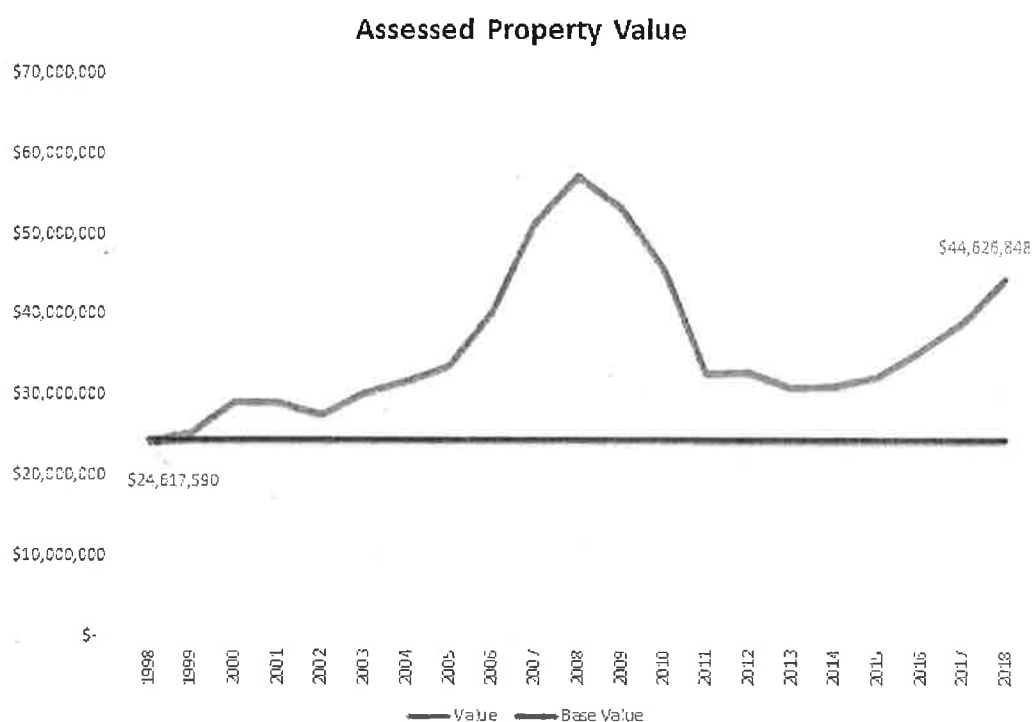
YEARLY EVENTS

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 support to these events.

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



**Increase
in tax
increment
value over
prior fiscal
year:
\$5,349,960**

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 2018 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 \$479,905.

US 1 CORRIDOR CRA BOARD MEMBERS



Richard Loudon
Chairperson



Laura J. Houston
Vice Chairperson



Curt Chandler
Board Member



James McCarthy
Board Member



Crystal McQueen
Board Member



Thomas H. Yardley
Board Member

January - September:



Lawrence Koss
Vice Chairperson

US 1 CORRIDOR CRA

YEARLY HIGHLIGHTS



The US 1 Corridor CRA welcomed 21 new businesses to the area, creating a total of 45 full-time jobs and 45 part-time jobs.



BUSINESS RECOGNITION AWARD

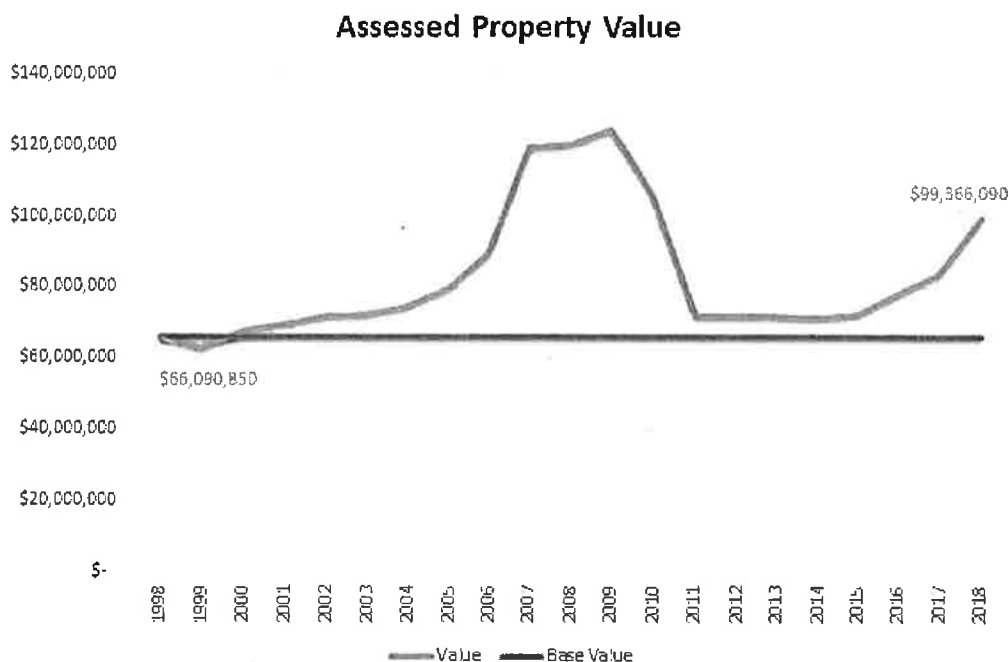
The US 1 Corridor Community Redevelopment Agency (CRA) established the US 1 CRA Business Recognition Award (US1 CRA/BRA) Program in 2015. The purpose of the Program is to recognize

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 BASE VALUATION - BASE YEAR \$66,090,850



**Increase
in tax
increment
value over
prior fiscal
year:
\$15,756,270**

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, 2018

	Cocoa Redevelopment Agency	Diamond Square Redevelopment Agency	U.S. 1 Corridor Redevelopment Agency	Totals
REVENUES				
Intergovernmental	\$ 1,185,970	\$ 151,037	\$ 180,501	\$ 1,517,508
Investment earnings	2,677	244	188	3,109
Miscellaneous	39,027	8,000	-	47,027
Total revenues	\$ 1,227,674	\$ 159,281	\$ 180,689	\$ 1,567,644
EXPENDITURES				
Current:				
Economic development	307,544	61,546	202,957	572,047
Capital outlay	477,717	-	-	477,717
Total expenditures	785,261	61,546	202,957	1,049,764
Excess (deficiency) of revenues over (under) expenditures	442,413	97,735	(22,268)	517,880
OTHER FINANCING SOURCES (USES)				
Transfers out	(94,476)	-	-	(94,476)
Net other financing sources (uses)	(94,476)	-	-	(94,476)
Net change in fund balances	347,937	97,735	(22,268)	423,404
Fund balances (deficit), beginning	945,976	607,115	879,439	2,432,530
Fund balances (deficit), ending	\$ 1,293,913	\$ 704,850	\$ 857,171	\$ 2,855,934

Source: City of Cocoa Comprehensive Annual Financial Report

FINANCIAL REPORTS



City of Cocoa, Florida

COMBINING BALANCE SHEET COMMUNITY REDEVELOPMENT AGENCIES UNAUDITED

For the year ended September 30, 2018

	Cocoa Redevelopment Agency	Diamond Square Redevelopment Agency	U.S. 1 Corridor Redevelopment Agency	Totals
ASSETS				
Cash and cash equivalents	\$ 2,336,036	\$ 180,635	\$ 15,039	\$ 2,531,710
Interest receivable	224	17	19	260
Prepaid items	4,915	4,826	4,390	14,131
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	-	430,362	692,313	1,122,675
Less accumulated depreciation	-	(72,687)	(140,606)	(213,293)
Total assets	<u>\$ 4,117,416</u>	<u>\$ 724,345</u>	<u>\$ 857,546</u>	<u>\$ 5,699,307</u>
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts and retainage payable	\$ 283,792	\$ 18,611	\$ -	\$ 302,403
Accrued payroll and related liabilities	3,350	884	375	4,609
Due to other funds	108,778	-	-	108,778
Advance from other funds	2,155,692	-	-	2,155,692
Deferred inflows of resources	271,891	-	-	271,891
Total liabilities	<u>2,823,503</u>	<u>19,495</u>	<u>375</u>	<u>2,843,373</u>
FUND BALANCES				
Reserved for community development projects	<u>1,293,913</u>	<u>704,850</u>	<u>857,171</u>	<u>2,855,934</u>
Total liabilities and fund balance	<u>\$ 4,117,416</u>	<u>\$ 724,345</u>	<u>\$ 857,546</u>	<u>\$ 5,699,307</u>

Source: City of Cocoa Comprehensive Annual Financial Report

KEY CONTACTS



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www.ChooseCocoa.org



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City of
Melbourne
The Harbor City



2018 Annual Reports

Melbourne Community Redevelopment Agencies

Melbourne Downtown CRA

Babcock Street CRA

Olde Eau Gallie Riverfront CRA

City of Melbourne 2018 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 2018, 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 ending September 30, 2018. 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 322 acres. The current 2018-2019 Downtown CRA revenue from tax increment and interest income is \$1,308,243, 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 2018-2019 is approximately 10% 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 before the end of 2019.

The Melbourne Downtown CRA district is located within the following two census tracts: 4902 and 4800. The Community Development Financial Institution (CDFI) of the U.S. Treasury classifies both census tracts as targeted populations and low-income communities¹. By this classification, these census tracts lack private capital investment because of their deficient demographics including income, poverty, and unemployment as compared with metropolitan area and national averages. The following chart provides a summary of these CDFI targeted census populations:

Tract	Median Income as % Area Median	Poverty Rate	Unemployment Rate	Unemployment Rate Times National Average
4902	36.26%	37.30%	19.50%	2.35
4800	65.61%	23.50%	12.50%	1.51

Downtown CRA capital improvement projects, programs, and initiatives in 2018 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 2019. Preliminary estimates for the evolving project range from \$.8 M to \$1.2 M. The project will include landscaped median installation, new sidewalks, paver accents, and lighting.
- Two **Facade Improvement Program** projects located at 2500 S. Harbor City Boulevard and 2415 S. Harbor City Boulevard were completed in 2018. CRA funding in the amount of \$40,000 was reimbursed as facade incentives in 2018. It is estimated that these projects leveraged over \$150,000 in additional private investment. One of the projects helped establish offices for *Code Craft*, a non-profit agency, which instructs children how to write computer code.

¹ Source: <https://www.cdfifund.gov/about/Pages/default.aspx>, 2011-2015 census data. Targeted population refers to individuals or an identifiable group of individuals meeting the requirements of 13 C.F.R. § 1805.201(b)(3). According to the regulations, "Targeted Population shall mean individuals, or an identifiable group of individuals, who are Low-Income persons or lack adequate access to Financial Products or Financial Services in the service area."

- The **Riverview Park Improvement Project** has progressed completing a first phase of improvements in 2017, which included the design and installation of the following: a large playground facility; connected loop walking trails; cul-de-sac installation on Prospect Avenue; 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 \$440,000 of new investment into Riverview Park. Since 2015, the CRA has contributed \$122,000 of TIF for design and improvements. The CRA Riverview Park Master Plan improvements for the 15-acre park were 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 at the Indian River Lagoon 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. The CRA/City intends to apply for Florida Inland Navigation District funding for this project. The existing FEC railway bridge may become available to repurpose for walking and biking use, as plans become finalized for the Virgin Trains pedestrian rail.
- The **Public-Private Development Program** was adopted as a redevelopment plan amendment in 2014. The Melbourne Downtown CRA Board established the program enabling 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, by securing a Certificate of Occupancy of the building and a Certificate of Completion of the public facilities.

- On August 14, 2018, the **801 Strawbridge Hotel, LLC (AKA Hilton Tapestry)** Master Redevelopment Agreement was approved by City Council and the CRA. This public-private partnership is for the development of a 156-room boutique hotel, structured parking, and offsite public improvements. The City of Melbourne successfully applied and secured a \$2 million HUD Section 108 Loan Guarantee on behalf of the developer. The CRA has committed approximately \$800,000 NPV of future TIF, once the hotel is constructed. The development team has secured all of their private equity and finance. It is anticipated that construction will commence in June of 2019.
- The **Retail Core Commercial Lighting Program** was implemented to improve pedestrian safety in the core area of Downtown. Council appropriated \$10,000 for this program in 2018. The targeted locations are within the CRA's nighttime entertainment area, to enhance pedestrian safety within right of ways and parking lots. In 2018, the CRA expended \$1,200, at 825 E. New Haven. These improvements helped illuminate sidewalk areas on Vernon Place and New Haven. Over a two-year trial period, the program was not successful in recruiting applicants, as only one owner/business participated. The program is no longer funded in FY 2018-2019.

HIGHLINE CONSTRUCTION COMMENCED 2018

- CRA PUBLIC-PRIVATE DEVELOPMENT PROGRAM
- \$30 M IN NEW INVESTMENT
- 171 UNITS OF MARKET RATE APARTMENTS
- 8,600 SF OF COMMERCIAL RETAIL
- OVER \$1 M IN PUBLIC IMPROVEMENTS INCLUDING 174 PUBLIC PARKING SPACES



"With today's groundbreaking of Highline, there is certainty through this public-private partnership, the City will realize over \$1 million in public improvements on City property, where we are parking and standing today. More importantly, over 200 new residents will be calling Downtown Melbourne home".

Mayor Kathy Meehan
June 29, 2018



Hilton Tapestry Hotel

Approved by the CRA Board in August of 2018, the Downtown Hilton Tapestry Hotel is a CRA public-private development project located at the southeast corner of Strawbridge Avenue and Waverly Place. The Downtown Melbourne Tapestry will be a 156-room hotel over a 170-space parking garage. The developer is dedicating a minimum of 30 spaces for public parking, pedestrian ways, and streetscape enhancements. Rooftop amenities will include a cocktail lounge and flex space for meetings or events. The project represents approximately \$35 M of new investment in Downtown Melbourne. Groundbreaking is anticipated in 2019.

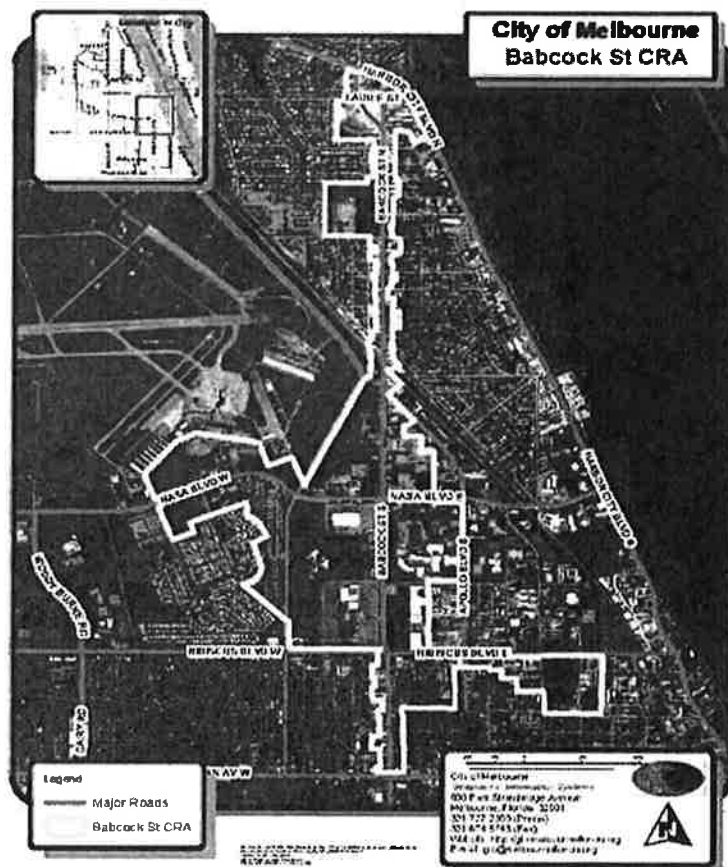
The Downtown CRA has prioritized a number of projects and initiatives for 2019 and beyond. Projects and goals outlined by the CRA Advisory Committee are under development and some are in the early stages of planning.

Goals and objectives for 2019 consist of the following:

- Complete FDOT permitting for the Phase I South Expansion Streetscape Project and commence construction in 2019;
- Continue the Façade Improvement Program, providing CRA funding on an annual basis;
- Complete planning, design and engineering for the next phase of improvements in Riverview Park, with on-going funding of the CRA;
- Commence engineering & permitting for the Crane Creek Pedestrian Bridge;
- Continue working with the Downtown Hilton Hotel developer to ensure closing of the HUD Section 108 Loan and commencement of construction;
- Begin working on design and engineering of the second phase of streetscape on South U.S. Highway 1 (Jackson Street to University)
- 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 540 acres. The current 2018-2019 Babcock CRA revenue of \$950,161 supports its operating budget, programs, and projects. CRA funding is a combination of City and County tax increment revenue including interest income. The Babcock CRA has realized a modest gain of approximately 3.0% in TIF revenue increase, within the 2018-2019 budget over the previous year's revenues.



The Babcock Street CRA district is located within the following three census tracts: 4700, 4201 and 4800. The Community Development Financial Institution (CDFI) of the U.S. Treasury classifies all three census tracts as targeted populations and low-income communities.² By this classification, these census tracts lack private capital investment because of their deficient demographics including income, poverty, and unemployment, as compared with metropolitan area and national averages. The following chart provides a summary of these CDFI targeted census populations:

TRACT	Median Income as % Area Median	Poverty Rate	Unemployment Rate	Unemployment Rate Times National Average
4700	71.48%	25.70%	23.20%	2.80
4800	65.61%	23.50%	12.50%	1.51
4201	70.17%	15.70	4.10%	.49

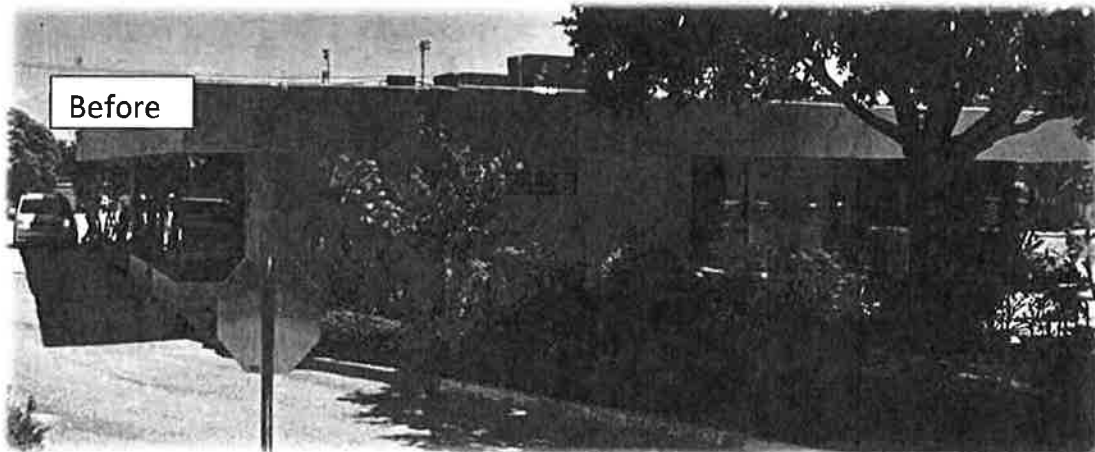
A Babcock Street CRA Plan amendment was approved in 2018. The plan amendment was necessary for an interlocal agreement between the City, CRA, and Brevard County, to reconstruct the section of Babcock Street, from Hibiscus Boulevard to the FEC Railroad. This plan amendment extended the sunset of the agency to 2024, to provide sufficient CRA revenue to fund the roadway reconstruction.

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 2018 the CRA staff acquired all of the right-of-way and easements necessary to construct the project. Staff will bid and construction projected in 2019. Staff had originally budgeted \$2.1 million based upon preliminary Engineering Department estimates; however, it is now anticipated that the project budget will exceed the preliminary estimate by 30% to 50%. 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. One façade project was completed in 2018. The Siam Orchid Restaurant located at 75 E. NASA Boulevard was renovated and the CRA contributed \$20,000 to the project. The owners spent \$42,000 on the exterior improvements; thereby, the CRA leveraged \$20,000 in private investment.

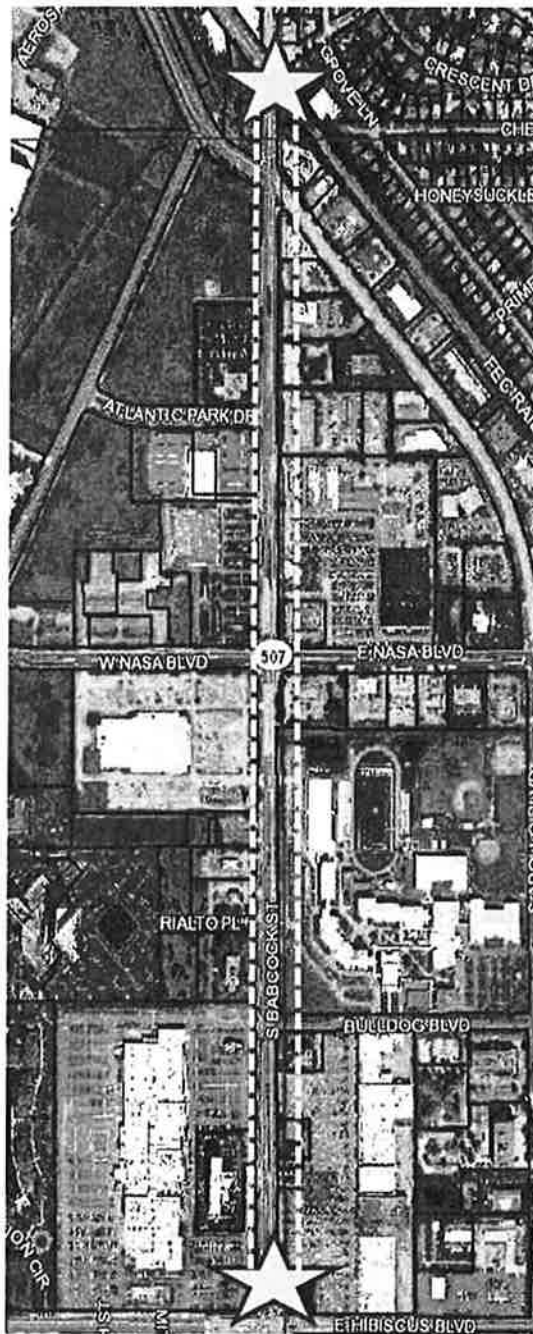
² Source: <https://www.cdfifund.gov/about/Pages/default.aspx>, 2011-2015 census data

- 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 NASA Boulevard, improving the recently repaved State roadway. This corridor serves as the Melbourne gateway for the Orlando-Melbourne International Airport, as well as, for several companies located on NASA Boulevard. As part of the resurfacing, the Department of Transportation also installed sidewalks, and added bike lanes. This medians project will enhance the medians with new landscape and irrigation. The City secured a \$100,000 grant from FDOT for landscape materials. The CRA will be contributing \$209,000 for engineering and construction to the project. Design and engineering for the CRA enhancements is complete. Permitting through FDOT is currently underway and construction is anticipated in 2019.
- The ***Hickory Street Complete Streets Project*** is under construction 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 2019.
- The ***Babcock Street Reconstruction Project*** (Hibiscus Street to FEC Railroad) was first adopted as a Capital Project at the end of 2017. The project was amended in 2018 to include storm water drainage improvements. Under an interlocal agreement with the County, the CRA is funding over \$1.6 million of roadway improvements. Commencement of the project was fast tracked through CRA bond financing. Construction for the much needed improvements began in 2018, and is substantially complete. Finalization of the project is anticipated by June 2019.



The Siam Orchid restaurant located at 75 East NASA Boulevard was completed in 2018, representing \$42,000 in exterior improvements. The property owner also completed additional investment of interior improvements. Displayed below are the new windows, lighting, painting, landscape and paving improvements





Babcock Street Reconstruction Project

The Babcock Street Reconstruction Project was fully funded in 2018, through a three-party interlocal agreement between Brevard County, the City of Melbourne and the Babcock Street CRA. The CRA is borrowing \$1.65 M from the City of Melbourne to finance the improvements. The ceremonial groundbreaking is pictured below.



The Babcock Street CRA Advisory Committee has outlined a series of goals for achievement in 2019 and future program years. The Babcock CRA is scheduled to sunset in 2024. The following projects, programs and initiatives have been identified by the CRA:

- Begin construction of the Phase III-B Medians Project in 2019 (FEC Railroad to Avenue A), to include sidewalks, landscaped medians, lighting, drainage and utility upgrades, and roadway resurfacing;
- Complete the permitting through FDOT and commence construction of the Babcock CRA NASA Landscape Medians project in 2019;
- Complete construction of the Hickory Street festival street in 2019-2020;
- Begin an RFP process for 311 S. Babcock for private redevelopment;
- Continue funding and promotion of the Babcock Façade Improvement Program; and
- Begin engineering and design of the southbound Airport Boulevard Right Turn Lane Project.

Olde Eau Gallie

The Olde Eau Gallie Riverfront CRA was established in 2000 and was expanded twice, once in 2005 and again in 2015, containing approximately 297 acres within its boundaries. The current 2018-2019 Olde Eau Gallie CRA revenues of \$466,734 from tax increment funding and interest, supports the operating budget, programs, and capital projects of the agency. The current budget of TIF revenue is approximately 16% higher than the previous year. The increased rate in intergovernmental revenue will help the agency complete some meaningful goals before the agency is scheduled to sunset in 2025.



The Eau Gallie CRA district is located within the following two census tracts: 4201 and 4202. The Community Development Financial Institution (CDFI) of the U.S. Treasury classifies both census tracts as targeted populations and low-income communities.³ By this classification, these census tracts lack private capital investment because of their deficient demographics including income, poverty, and unemployment as compared with the metropolitan statistical area and national averages. The following chart provides a summary of these CDFI targeted census populations:

TRACT	Median Income as % Area Median	Poverty Rate	Unemployment Rate	Unemployment Rate Times National Average
4201	70.17%	15.70%	4.10%	.49
4202	84.22%	22.70%	11.0%	1.33

In 2018, the following programs and projects progressed forward utilizing the limited revenues available to the CRA under a pay as you go system. The decision to not utilize debt service observes with the requests of the Brevard County Commission:

- The ***Eau Gallie Façade Improvement Program*** had one project completed at 1497 Guava Avenue. The CRA provided a \$7,500 reimbursement for exterior improvements. The property owners invested \$17,500 of private investment.
- ***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 2019. These enhancements are consistent with the Eau Gallie Phase I Streetscape conceptual plans that were completed in 2013.
- A ***District Street Lighting Project*** was approved within the 2016 five-year capital program. Construction is anticipated to commence before the end of 2019 representing over \$400,000 in new investment. 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.

³ Source: <https://www.cdfifund.gov/about/Pages/default.aspx>, 2011-2015 census data.

- **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. Public hearings to the Planning and Zoning Board and City Council will be completed in 2019.



New EGAD Banners on Eau Gallie Boulevard

The Eau Gallie Arts District (EGAD) volunteers rebranded and designed new banners for the Eau Gallie district. Design efforts and coordination of the banners was completed pro bono by the design committee of EGAD. Costs related to hardware and banner acquisition was funded by the CRA. City of Melbourne staff installed the banners in addition to their customary assignments.



1497 Guava Facade

In 2018 the Eau Gallie CRA partnered with the National Association of Letter Carriers to improve the exterior of their office building in Downtown Eau Gallie. The improvements included new windows, railing, shutters, concrete steps, stucco repairs, painting, and carpentry.

The total investment was approximately \$25,000 and the applicant received a \$7,500 reimbursement. The grant leveraged over \$17,000 in new private investment.





DISTRICT LIGHTING PROJECT IN EAU GALLIE

In 2018 the CRA and City staff substantially completed the planning design and engineering for the district lighting project in Downtown Eau Gallie.

The lighting project will include the removal of the existing cobra head street lighting. New light poles, shown above left, will be installed to illuminate both the roadway and sidewalk areas. Lighting will be more efficient with LED fixtures facing down to mitigate light pollution. Banners will be installed on the new poles.

Overhead market lighting is also planned over one block of the district core area. Market lighting is depicted in the artist rendering at the lower left.



Understanding the time certain for the expiration of the CRA agency in 2025, the Advisory Committee acknowledges that the CRA will not realize the CRA redevelopment plan goals without consideration of extending the sunset. The Eau Gallie CRA Advisory Committee has prioritized the following projects and initiatives to be completed over future years:

- Continue marketing the Eau Gallie Arts District Overlay Zone Incentive Program with the goal of completing one project in 2019;
- 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 strategies, specifically focused on management of the existing parking supply;
- Begin on-street parking modification study, with the goal of increasing on-street parking within existing right-of way;
- Evaluate property acquisition for off-street public parking and costs for constructing improvements, or consideration of a parking structure;
- 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 2017 - September 2018

**CITY OF MELBOURNE, FLORIDA
BALANCE SHEET
DOWNTOWN REDEVELOPMENT
SEPTEMBER 30, 2018**

ASSETS

Equity in pooled investments	\$	544,797
Interest receivable		<u>1,529</u>
 Total assets	 \$	 <u><u>546,326</u></u>

LIABILITIES AND FUND BALANCE

Liabilities:		
Accounts payable	\$	2,374
Accrued payroll expenditures		<u>3,079</u>
 Total liabilities		 <u>5,453</u>
 Restricted fund balance		 <u>540,873</u>
 Total liabilities and fund balance	 \$	 <u><u>546,326</u></u>

**CITY OF MELBOURNE, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES
DOWNTOWN REDEVELOPMENT
FOR THE YEAR ENDED SEPTEMBER 30, 2018**

REVENUES

Intergovernmental	\$ 1,161,526
Investment earnings	<u>11,915</u>
Total revenues	<u>1,173,441</u>

EXPENDITURES

Current:

General government	771,218
--------------------	---------

Debt service:

Principal	141,006
Interest and fiscal agent fees	<u>11,343</u>

Total expenditures	<u>923,567</u>
--------------------	----------------

Excess of revenues over expenditures	<u>249,874</u>
--------------------------------------	----------------

OTHER FINANCING USES

Transfers out	<u>(50,000)</u>
---------------	-----------------

Net change in fund balance	199,874
----------------------------	---------

Fund balance, October 1	<u>340,999</u>
-------------------------	----------------

Fund balance, September 30	<u><u>\$ 540,873</u></u>
----------------------------	--------------------------

**CITY OF MELBOURNE, FLORIDA
BALANCE SHEET
BABCOCK REDEVELOPMENT
SEPTEMBER 30, 2018**

ASSETS

Equity in pooled investments	\$ 249,476
Interest receivable	<u>700</u>
 Total assets	 <u><u>\$ 250,176</u></u>

LIABILITIES AND FUND BALANCE

Liabilities:	
Accounts payable	\$ 156
Accrued payroll expenditures	2,877
Due to other funds	255,719
Advances from other funds	<u>1,419,281</u>
 Total liabilities	 <u>1,678,033</u>
 Unassigned fund deficit	 <u>(1,427,857)</u>
 Total liabilities and fund balance	 <u><u>\$ 250,176</u></u>

**CITY OF MELBOURNE, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES
BABCOCK REDEVELOPMENT
FOR THE YEAR ENDED SEPTEMBER 30, 2018**

REVENUES

Intergovernmental	\$ 907,251
Investment earnings	16,731
Other revenue	<u>521</u>

Total revenues	<u>924,503</u>
----------------	----------------

EXPENDITURES

Current:	
General government	<u>206,636</u>

Excess of revenues over expenditures	<u>717,867</u>
--------------------------------------	----------------

OTHER FINANCING USES

Transfers out	<u>(2,875,000)</u>
---------------	--------------------

Total other financing uses	<u>(2,875,000)</u>
----------------------------	--------------------

Net change in fund balance	(2,157,133)
----------------------------	-------------

Fund balance, October 1	<u>729,276</u>
-------------------------	----------------

Fund balance, September 30	<u><u>\$ (1,427,857)</u></u>
----------------------------	------------------------------

**CITY OF MELBOURNE, FLORIDA
BALANCE SHEET
EAU GALLIE REDEVELOPMENT
SEPTEMBER 30, 2018**

ASSETS

Equity in pooled investments	\$ 591,319
Interest receivable	<u>1,626</u>
 Total assets	 <u><u>\$ 592,945</u></u>

LIABILITIES AND FUND BALANCE

Liabilities:

Accounts payable	\$ 998
Accrued payroll expenditures	797
Due to other funds	41,168
Advances from other funds	<u>20,746</u>
 Total liabilities	 <u>63,709</u>

Restricted fund balance	<u>529,236</u>
 Total liabilities and fund balance	 <u><u>\$ 592,945</u></u>

**CITY OF MELBOURNE, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES
EAU GALLIE REDEVELOPMENT
FOR THE YEAR ENDED SEPTEMBER 30, 2018**

REVENUES

Intergovernmental	\$ 394,044
Investment earnings	10,486
Other revenue	<u>10,000</u>
Total revenue	<u>414,530</u>

EXPENDITURES

Current:	
General government	140,822
Debt service:	
Interest and fiscal agent fees	<u>2,676</u>
Total expenditures	<u>143,498</u>
Excess of revenues over expenditures	<u>271,032</u>

OTHER FINANCING USES

Transfer out	<u>(125,000)</u>
Net change in fund balances	146,032
Fund balance, October 1	<u>383,204</u>
Fund balance, September 30	<u><u>\$ 529,236</u></u>



CITY OF PALM BAY

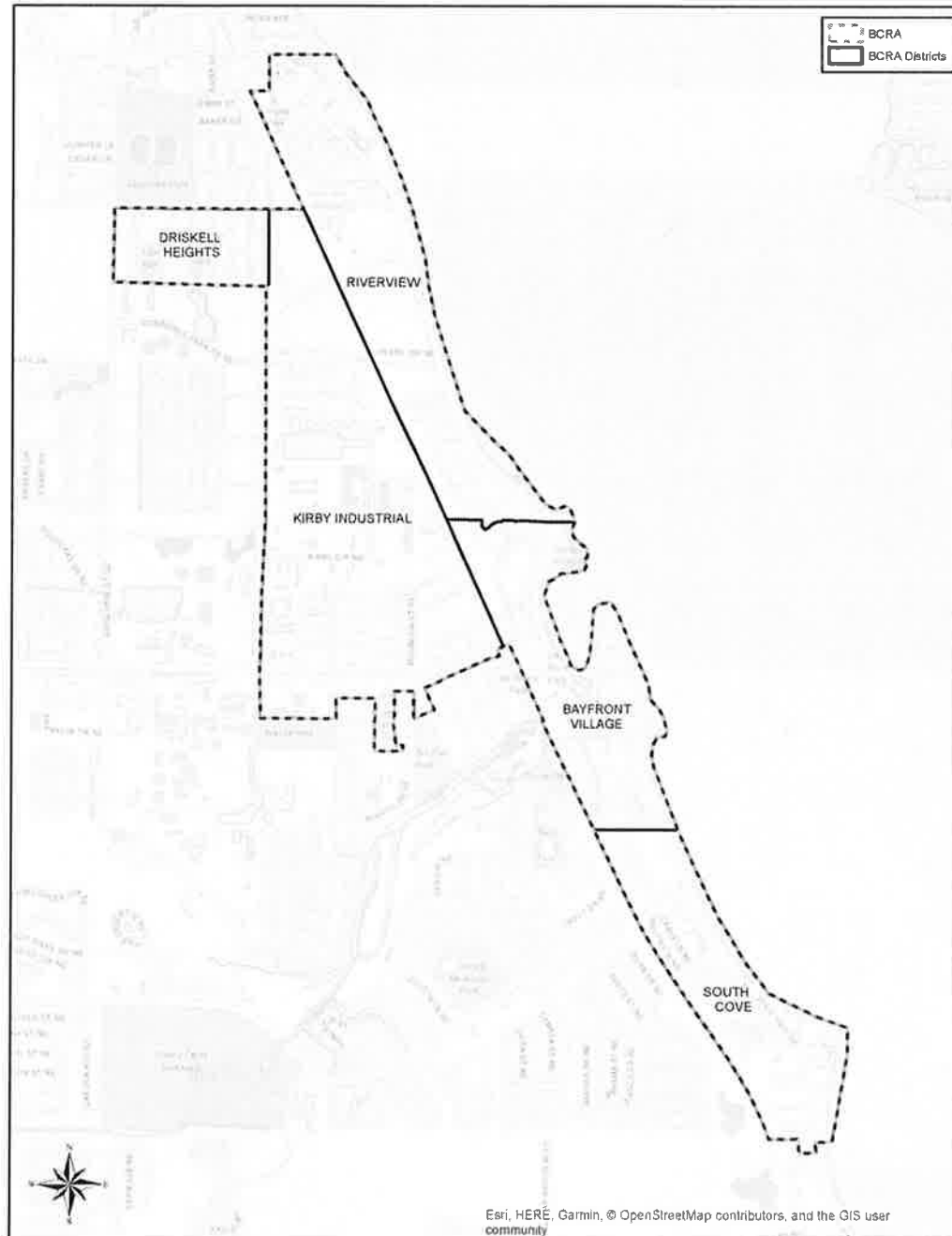
Bayfront Community Redevelopment Agency

2018 ANNUAL REPORT

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BAYFRONT CRA BOUNDARY MAP



BAYFRONT CRA OVERVIEW

The Bayfront District

The Bayfront Community Redevelopment District is a four-mile section of US Highway 1, bound by the city limits of the City of Melbourne on the north and the Town of Malabar on the south. The Indian River Lagoon makes up the eastern boundary and the western boundary runs south from the US Highway 1 and University Boulevard intersection for approximately 500 feet, then west to the Florida East Coast (FEC) Railroad; south along the railroad about 2,200 feet; west along the city limits at Florida Avenue to Lipscomb St.; south on Lipscomb St. to Doreatha Fields Ave. (also known as Pacific Ave.); east on Doreatha Fields Ave. to Northview St.; south on Northview St. to R. J. Conlan Blvd.; south on R. J. Conlan Blvd. to Palm Bay Road; east on Palm Bay Road including those parcels abutting the south side of Palm Bay Road to the FEC Railroad; and south on the FEC Railroad to the Malabar town limits.

About the Agency

The City established the Bayfront Community Redevelopment District as a Community Redevelopment Agency (CRA) in 1999. The Bayfront Community Redevelopment Agency (Bayfront CRA) is due to sunset in 2024. A CRA is defined as a separate public entity created by the local municipality in order to implement redevelopment activities outlined in Chapter 163 of the Florida Statutes. ***The mission of the Bayfront CRA is to remove and reduce blight in the District, facilitate economic renewal and attract new capital investment.***

The Governing Body

Seven commissioners appointed by the City Council serve as the Board of the Bayfront Community Redevelopment Agency (BCRA). As the Fiscal Year 2017 concluded, the City Council revised the composition of the Agency's governing body. Changes include the establishment of each City Councilman as a Bayfront CRA Commissioner to serve congruently with their term of office with the Mayor and Deputy Mayor serving as Chairman and Vice-Chairman respectively. The Board also includes two at-large citizen commissioners that are appointed by City Council.

The goal of the Agency, as stated in the adopted redevelopment plan, is to develop, redevelop, and revitalize the area over a 30-year period. The adopted vision of the Bayfront Redevelopment Plan is to have the District be redeveloped as an attractive, inviting, and economically successful community with residential, commercial, retail and mixed-use development. This planned regional destination includes an active waterfront village for the enjoyment of all Palm Bay residents.

MEET THE BAYFRONT CRA COMMISSIONERS



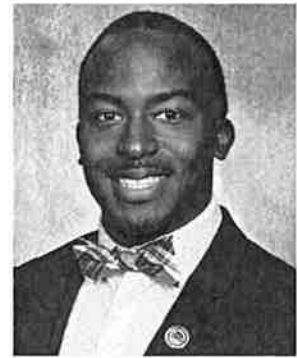
William Capote
Chairperson
Mayor



Brian Anderson
Vice Chairperson
City Council, Seat 3



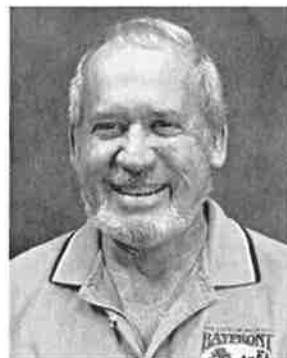
Harry Santiago, Jr.
Commissioner
City Council, Seat 2



Kenny Johnson
Commissioner
City Council, Seat 4



Jeff Bailey
Commissioner
City Council, Seat 5



James Ritter
Commissioner
At-Large



Aaron Parr
Commissioner
At-Large

The City Council of the City of Palm Bay became the governing board for the Bayfront CRA at the end of FY 2017.

FISCAL YEAR 2018 OVERVIEW

An annual report of the Bayfront Community Redevelopment Agency (Bayfront CRA) for the fiscal year ending on September 30, 2018 is submitted herewith pursuant to Chapter 163.365(3)(c) of the Florida Statutes.

This report consists of the activities of the Agency and an unaudited financial statement of the Agency as reported by the City of Palm Bay's Comprehensive Annual Financial Report, Fiscal Year 2018.

A copy of the audited financial statement will be included herein following the completion of the City of Palm Bay's Comprehensive Annual Financial Report, Fiscal Year 2018, expected at the end of April 2019.

DISTRICT YEAR IN REVIEW

"In 2018, the Bayfront CRA made significant strides towards attracting new multi-family housing and commercial development, which will serve as a catalyst for future development interest within the district. The CRA has maintained its restoration efforts along the waterfront and continues to focus on redeveloping the US 1 corridor through the attraction of new mixed-use development projects. These vital development projects will foster new private capital investment and tax revenue for our district as well as create community amenities and a quality of life that will aim to retain local workforce through new housing options and community gathering spaces."

– Mayor & Chairman of the Bayfront CRA, William Capote

Total Assessed Taxable Value

Fiscal Year (FY) 2018, provided the Bayfront Community Redevelopment District yet another year of steadily increasing property values.

As reported by the Brevard County Property Appraisers Office, taxable property values within the Bayfront CRA grew to total \$213,098,886, up from the FY 2017 total of \$202,868,778. This represents a net increase of five (5) percent or \$10,230,108 in taxable property value for over last fiscal year.

Tax Revenues

Activity within District provided the Bayfront CRA increased tax revenues to \$1,227,364, a 54.5 percent increase over FY 2017. In Fiscal Years 2017 and 2018 combined, tax revenues increased by a total of 75 percent.

The City portion of the increment equaled \$822,787 (67%) while the Brevard County portion totaled \$404,577 (33%).

For the year, revenues totaled \$1,231,364.

Expenditures

Expenditures for the Fiscal Year 2018 totaled \$1,439,005 with \$475,383 allocated to debt service.

Though the FY 2018 approved budget provided \$481,109 in total operational expenses, actual operational cost finished the year 10 percent lower at \$436,289.

PROJECTS & IMPROVEMENTS

3D Economic Model & Analysis

In FY 2018, the Bayfront CRA commissioned Urban3, LLC to prepare a 3D economic model and analysis to uncover potential growth opportunities and unrealized tax revenue within the Bayfront redevelopment district and the City of Palm Bay, as a whole. The economic model and analysis will ensure that the Bayfront CRA continues to make informed decisions on leveraging private investment as well as the types of development that will yield significant tax revenue and a return on investment.

At a Special Meeting of the Bayfront CRA on March 5, 2019, a presentation was made to the Board by Urban3's Principal, Joe Minicozzi. The Analysis provided data visualization relating to the positive impacts of future private capital investment as well as impacts that location and design decisions can have on tax revenue within the redevelopment district. Comparisons to neighboring communities were provided to show development and tax revenue potential. The presentation also covered the potential per-acre tax revenue generation of proposed multi-family and mixed-use development projects. This information serves to inform the public about the how certain development and design decisions could generate additional estimated tax revenue in the redevelopment district. The Bayfront CRA will also receive a story map with

relevant data in an easy-to-read format for public consumption. The story map is expected to be complete and available to the public by Q3 of FY 2019.

Northshore Development's Aqua Project

In 2016, the Bayfront CRA launched a small marketing initiative to promote waterfront redevelopment as part of a published "Expression of Interest." This effort included a video and magazine advertisement that was produced internally for use in communicating the big-picture opportunity to a national audience. One of the successes culminating from that campaign was attracting the attention of an investment group, Northshore Development.

The Bayfront CRA succeeding in its efforts to attract the development of a new multi-family development project, to include commercial frontage along Robert J. Conlan Boulevard. At a regularly scheduled meeting of the Bayfront CRA Board held on August 30, 2018, CRA Board approved a Redevelopment Incentive Agreement for Northshore Development providing for a 90 percent rebate for five years on the assessed value of the new ad valorem tax generated from the project upon completion. The Aqua development project is expected to yield approximately \$80 million in private capital investment, which includes a 320-unit luxury apartment complex and over 40,000 square feet in commercial space providing for office, retail, restaurant, bar, and event venue. The Aqua project is expected to generate approximately \$52.9 million in new ad valorem tax revenue for the redevelopment district upon completion.

The multi-family component is currently under construction and is expected to be complete by the end of the 2019 calendar year. Construction for the commercial frontage will begin as the second phase following completion of the luxury apartment complex.

Raytheon Expansion

Defense contractor, Raytheon, is currently completing renovations to their 68,000 SF manufacturing facility located at 3520 Dixie Highway NE in Palm Bay. This formerly vacant facility serves as an expansion of their Massachusetts-based operation and is currently undergoing upgrades in order to meet federal security specifications. This expansion is expected to bring 500 new high-tech jobs in two phases to Bayfront CRA's Riverview sub-district. Renovations are expected to be complete by summer of 2019.

Evans Center

The Evans Center is a \$1.5 million project, which includes funding from the Florida Community Loan Fund, contributions from anonymous donor, Corporate Property Group, Community Foundation for Brevard, Space Coast Health Foundation, local businesses, churches and

residents as well as a \$250,000 allocation by the BCRA Board on May 9, 2018 to assist with the construction of a new building. The Center features a multi-purpose room for classes and community gatherings such as technology training, financial literacy, and community activities, a health clinic in collaboration with the Brevard Health Alliance and offers a full-service market and deli.

Evans Center is located within the Driskell Heights Sub-District of the Bayfront CRA, which encompasses the Powell-Driskell Heights subdivisions in northeast Palm Bay. The Driskell Heights sub-district is located within a USDA-designated “food desert” where more than 5,000 residents live in a one-mile radius that lacks access to healthy, affordable food. The closest grocery store is 1.4 miles away and, in this community, 54 percent of households earn less than \$24,999 annually, and 63 percent own one or no vehicle. The Evans Center is a critical project for stabilizing the community and stimulating economic growth of the City’s Bayfront CRA. The grand opening was held on March 9, 2018. This project was highlighted in the Bayfront Community Redevelopment District 2024 Plan as adopted February 2010

Maintenance, Landscaping, and Vegetation Management

The Bayfront CRA continues to maintain landscaping of the district’s improved rights of way, tracts, retention ponds, and CRA-owned properties. Additionally, the Bayfront CRA continues to fund the vegetation management program along the Bayfront shoreline and US Highway 1 providing for visibility and public access. The CRA currently has a one-year contract with B.K.I. Consulting Ecologists for vegetation reduction and removal along Bayfront’s boardwalk and U.S. Highway 1.

Palm Bay Entrance Channel Dredging, Historic Pier & Mooring Field

In FY 2017, the Bayfront CRA on behalf of the City of Palm Bay applied for a Florida Inland Navigation District (FIND) Waterways Assistance Program Grant for Palm Bay Entrance Channel Dredging Phase I (Project # BV-PB-16-132) providing for planning and feasibility for possible dredging of the Palm Bay entrance channel. The overall cost for Phase I (bathymetric survey and preliminary site evaluation) was estimated to be \$48,000. The City of Palm Bay was awarded a 50 percent matching grant in the amount of \$24,000 for Phase I, which was completed in FY 2018 (December 2018). In order for the City to collect the 50 percent reimbursement, the City would need to execute a construction contract for Phase II, dredging of the Palm Bay entrance channel. City and CRA staff are currently evaluating the funding availability in Fiscal Years 2019 and 2020 for Phase II dredging.

In FY 2018, the Bayfront CRA commissioned B.S.E. Consultants, Inc. to provide a 10 percent concept design plans for a “Pier Concept” providing for several preliminary engineering designs of a historic pier and restaurant/venue space and a mooring field. The intent of the 10 percent

designs was to allow for public comment and input regarding the location, scale, and interest of pursuing the pier concept. The Bayfront CRA held two public meetings in May 2018 to engage the community in providing input and generate discussion on the concept plan for next steps.

In FY 2018, City Council approved Resolution 2008-17 authorizing the City to submit a subsequent application to the Florida Inland Navigation District (FIND) Waterways Assistance Program for Palm Bay Access Channel Dredging, Mooring Field & Pier Phase I. Phase I would provide for 100 percent design and engineered plans to include the size, location, and scale of the access channel, pier and mooring field. The final application was accepted by FIND in FY 2018, and a FIND Project Agreement was executed by the City of Palm Bay and submitted on March 29, 2019.

EVENTS & INITIATIVES

Ribbon Cuttings

The Bayfront CRA through the City of Palm Bay partnership with the Greater Palm Bay Chamber of Commerce welcome new businesses to the community through Ribbon Cutting and Grand Opening ceremonies. In FY 2018, the Greater Palm Bay Chamber of Commerce hosted ribbon cuttings for two (2) businesses with the redevelopment district:

Top Notch Training, a health and wellness fitness and training center, held its ribbon cutting ceremony in June 2018 followed by **Bethesda at Turkey Creek**, an assisted living and memory care center, in September 2018.

BAYFRONT CRA-OWNED PROPERTIES

ADDRESS	ACREAGE	VALUE **
1582 Water Drive NE	0.44	\$67,150
1608 Orange Blossom Trail NE	0.39	\$46,200
1626 Orange Blossom Trail NE	1.19	\$129,590
1644 Main Street NE	0.35	\$16,220
2898 Palm Bay Road NE	0.21	\$45,940
2920 Pospisil Avenue NE	2.3	\$360,040
2932 Pospisil Avenue NE	0.24	\$22,050
Tax ID 2825814	0.09	\$6,720
Tax ID 2825837	0.34	\$147,760
Tax ID 2826060	0.19	\$7,250
Tax ID 2866302	0.15	\$7,250
Tax ID 2866312	0.58	\$63,000

*** Value is derived from the Brevard County Property Appraisers Office 2018 Market Value*

**BAYFRONT COMMUNITY REDEVELOPMENT AGENCY
FISCAL YEAR 2018 YEAR END ESTIMATES**

ACCOUNT DESCRIPTION		2016-17 FINAL	2017-18 BUDGET	2017-18 Year End Estimates	Delta	Percent Change
ACCT#	(1)	(2)	(4)	(5)	(6)	(7)
181/**	REVENUES:					
331-1001	Current Taxes / Operating Millage	794,446	1,227,364	1,227,364	-	
334-2001	Intergovernmental Revenues	115,765	-	-	-	
361-1001	Interest / Other Earnings	3,000	2,900	4,000	1,100	
	SUBTOTAL:	913,211	1,230,264	1,231,364	1,100	0%
181/559	PERSONNEL SERVICES:					
1210	Full-time Salaries / wages	82,602	69,896	69,546	(350)	
1310	Other Salaries / Part-Time	NB	21,500	6,646	(14,854)	
1410	Overtime	712	-	150	150	
2110	Social Security / Medicare	6,031	6,539	5,313	(1,226)	
2210	Retirement Contribution	3,803	2,087	2,078	(9)	
2320	Emp Health Ins Premiums	23,111	19,406	19,406	-	
2330	Other Emp Ins Premiums	833	529	529	-	
2340	Employee Cafeteria Credit	1,594	797	828	31	
2410	Workers Compensation	2,679	1,856	1,856	-	
2610	Termination Benefits	NB	11,782	5,800	(5,982)	
	SUBTOTAL:	125,365	134,392	112,153	(22,239)	-17%
181/559	OPERATING EXPENSES:					
3101	Professional Services / Legal Fees	-	-	6,313	6,313	
3108	Professional Services / Consultant Fees	3,300	61,000	61,000	-	
3109	Professional Services / Investment Services	3,200	3,200	3,200	-	
3141	Professional Services / Other Pro Svcs	-	4,690	11,441	6,751	
3201	Audit Costs	632	1,247	1,242	(5)	
3402	OCS / Mowing Contracts	53,160	53,160	117,107	63,947	
3409	OCS / Other Contract Services	2,000	103,840	6,570	(97,270)	

continued on next page >

**BAYFRONT COMMUNITY REDEVELOPMENT AGENCY
FISCAL YEAR 2018 YEAR END ESTIMATES**

ACCOUNT DESCRIPTION		2016-17 FINAL	2017-18 BUDGET	2017-18 Year End Estimates	Delta	Percent Change
ACCT#	(1)	(2)	(4)	(5)	(6)	(7)
181/559	OPERATING EXPENSES (cont.):					
4111	Postage Freight / Other	150	150	323	173	
4201	Administrative Services	14,207	14,624	14,624	-	
4301	Utility Svcs / Electric Pumps Irrgt	1,000	1,460	1,350	(110)	
4302	Utility Svcs / Water & Sewer	800	1,300	1,800	500	
4304	Utility Svcs / County Disposal	NB	NB	1,517	-	
4305	Utility Svcs / Street Lights	23,890	36,490	25,901	(10,589)	
4401	Office Lease	-	-	-	-	
4501	Liability / Prop Insurance	2,228	2,202	2,202	-	
46**	Building Repairs (4623, 46627)	-	916	916	-	
4638	Repair Maint / Street Light Maintenance	NB	25,000	25,000	-	
4701	Printing & Binding	500	500	500	-	
4802	Special Events	1,200	1,200	1,200	-	
4803	Other Marketing / Advertising	1,400	10,700	10,700	-	
4901	Legal Advertisements	300	300	150	(150)	
4909	Other Current Charges	2,000	2,000	1,625	(375)	
5101	Office Supplies	2,000	2,000	2,000	-	
5104	Office Supplies / Software		NB	500	500	
5230	Operating Supplies / Landscaping	4,800	18,996	18,996	-	
5401	Dues & Membership	925	745	870	125	
5403	Licenses / Certs / Books / Subscriptions	175	200	175	(25)	
5501	Training & Educational	1,185	1,185	1,185	-	
	SUBTOTAL:	125,467	346,717	324,037	(22,680)	-7%
	TOTAL OPERATIONS:	250,832	481,109	436,189	(44,920)	-9%

**BAYFRONT COMMUNITY REDEVELOPMENT AGENCY
FISCAL YEAR 2018 YEAR END ESTIMATES**

ACCOUNT DESCRIPTION		2016-17 FINAL	2017-18 BUDGET	2017-18 Year End Estimates	Delta	Percent Change
ACCT#	(1)	(2)	(4)	(5)	(6)	(7)
181/541-559	CAPITAL OUTLAY:					
541-6301	Improvements Other Than Buildings (IOTB)					
541-6315	IOTB / Bike / Pedestrian Facility	3,294	-	-		
541-6101	Land Acquisition		1,450	1,450		
581-9101	Transfers / County & General Fund		-	250,000	250,000	
559-6101	Land Acquisition	364,564	250,000	-	(250,000)	
559-6201	Buildings	250,000	250,000	250,000		
559-6301	IOTB / Improvements Other Than Buildings		25,983	25,983		
559-6305	IOTB / Entrance Channel Dredging	48,000	-	-		
559-6308	IOTB / Parks Development	-	-	-		
559-6313	IOTB / Water Projects	-	-	-		
559-6332	IOTB / Parks Improvements	-	-	-		
	SUBTOTAL:	665,858	527,433	527,433	-	0%
	TOTAL ECON ENVIRONMENT:	916,690	1,008,542	963,622	(44,920)	-4%
	TOTAL EXPENDITURES:	1,391,378	1,483,925	1,439,005	(44,920)	-3%



2018 Annual Report

120 Malabar Road SE, Palm Bay, FL 32907
(321) 726-5659
www.palmbaycra.org

BAYFRONT CRA STAFF:

Lisa Morrell, Bayfront CRA Executive Director & City Manager

Joan Junkala, Bayfront CRA Administrator

Patricia Foutt, Bayfront CRA Administrative Secretary



2018 Rockledge Community Redevelopment Agency Annual Report

Forward

The 2018 Annual Report of the City of Rockledge Community Redevelopment Agency was approved by a unanimous vote on March 27, 2019, and prepared under the direction of:

Rockledge Community Redevelopment Agency Board of Commissioners

- ~ Edward Inman, Chair
- ~ Carol Laymance, Vice Chair
- ~ Steve Lum, Commissioner
- ~ Lynne Krnoul Roll, Commissioner
- ~ Perry Cameron, Jr., Commissioner
- ~ Angela Mumblow, Commissioner
- ~ Bill Ellis, Commissioner

Community Redevelopment Agency Staff

- ~ Britta Kellner, 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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Building Community

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Façade Improvement Grant Program

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Agency Promotion and Marketing Efforts

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Conclusion

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.

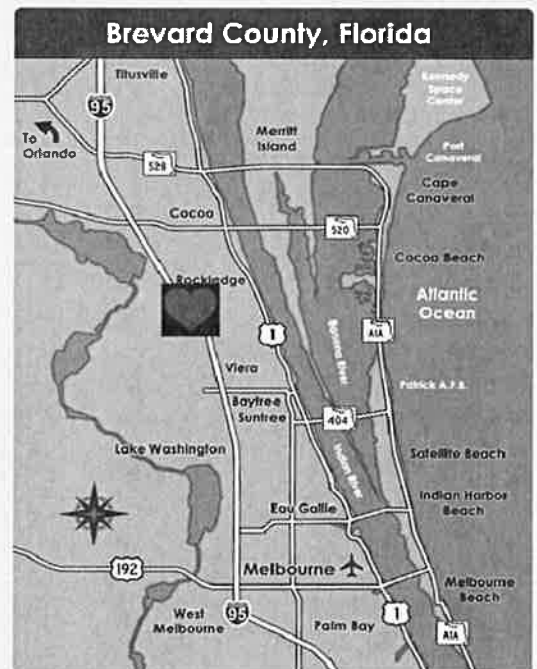
Operating under a Council-Manager form of government, Rockledge is well known for its political stability. The City Council reflects an enduring legislative legacy of public service and longevity and had itself been served by only two city managers from 1963 to 2016, when the third Rockledge City Manager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

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

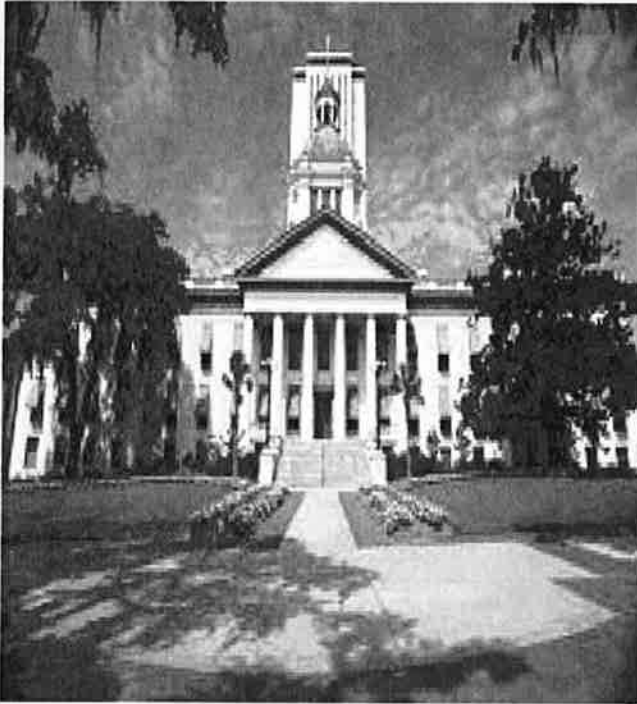
Strategically located in the geographic center of Brevard County on Florida’s east coast, Rockledge is a hub to a number of major thoroughfares, including U.S. Highway 1 and Interstate 95 giving direct passage to all continental U.S. points north and south. State Roads 520 and 528 provide easy access 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 26,882 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 Rockledge Regional Medical Center, a Steward Family Hospital, the city is also 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 2018 (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

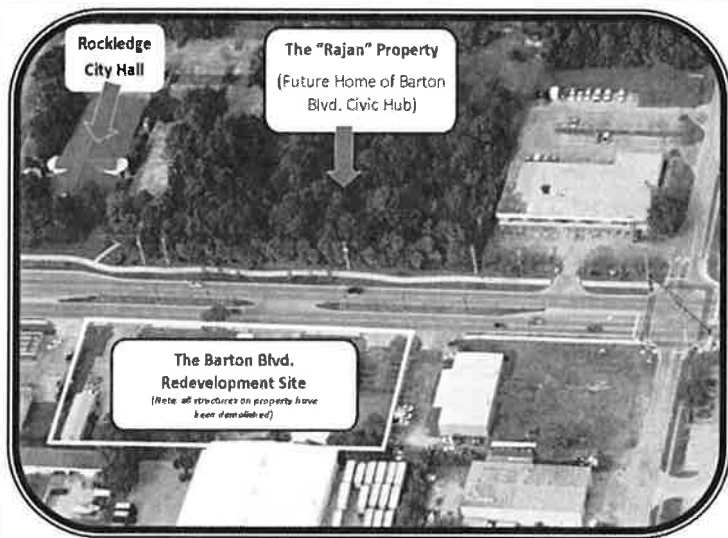
In order to ensure compliance of the entire list of new website reporting requirements, specific guidelines are published and made available for special district personnel on the Department of Economic Opportunity, Special District Accountability Program's website.



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*

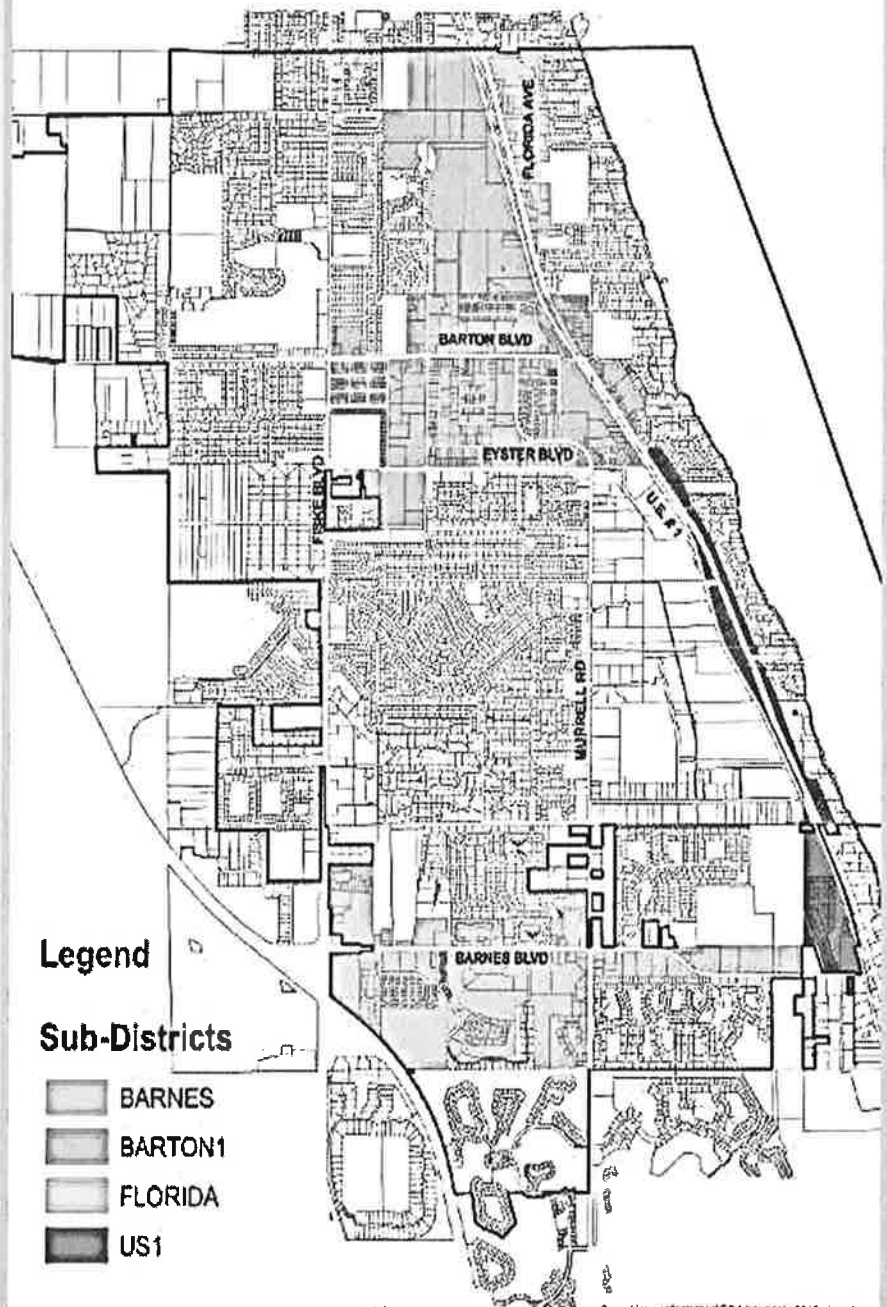
The Redevelopment District

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



OCTOBER 2012

Part: H:\gis\information\CRA boundary 2012 r1.mxd

The Redevelopment District

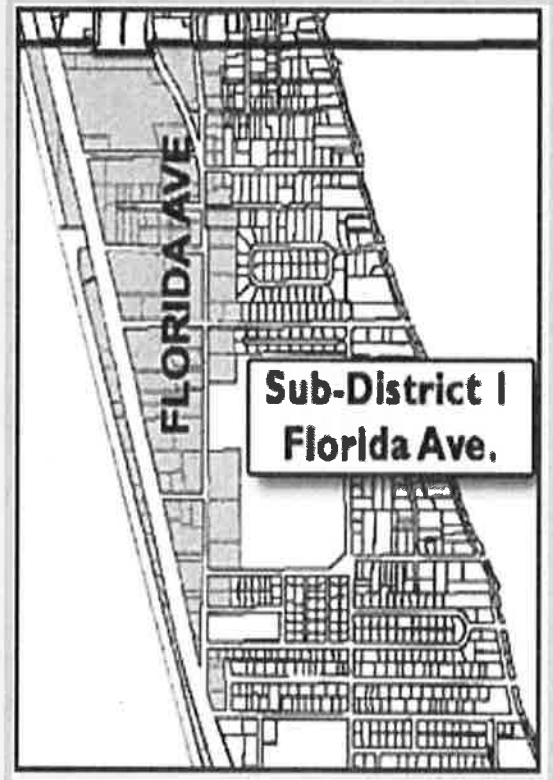
Sub-District I : Florida Avenue

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.

Rockledge Regional Medical Center, a Steward Family hospital, is adjacent to this district which firmly establishes its identity as a medical and ancillary services campus that encourages development of supportive businesses and non-profit entities in the neighboring redevelopment district itself.

As one extraordinary example, the Space Coast Health Foundation Center has made its new home in what was formerly a 30,000 square-foot bowling alley. This LEED certified, state-of-the-art medical and conference facility has become a beacon of community collaboration.

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.



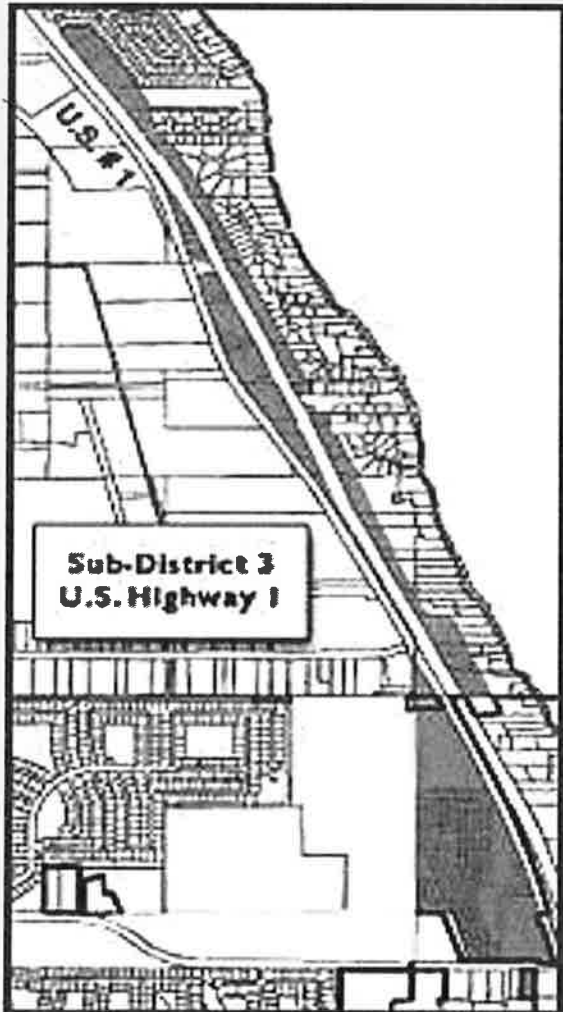
After undergoing an extensive streetscape enhancement project in 2008, which included installation of decorative lighting, landscaping, and sidewalk improvements, Barton Boulevard was recognized in 2009 with Florida Redevelopment Association's "Best Capital Project Beautification" award.

The Civic Hub Project will be completed in 2019 and will mark the beginning of a more strategic focus on improvements along this corridor.

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.

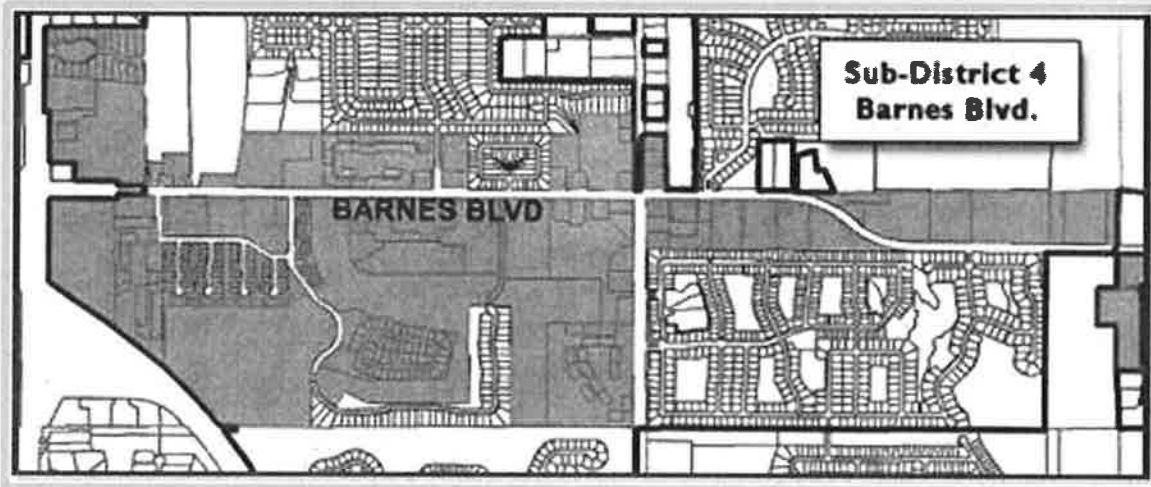


Stylish lighting, picturesque landscaping, aesthetic signage, and new, meandering sidewalk designs were incorporated into the project. Through the Agency's Façade Improvement Grant Program, a significant number of businesses have entered into façade grant renovations and additions which greatly lift 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 67 completed projects since 2010 and 7 additional renovations currently scheduled for 2019 completion.

The Redevelopment District

Sub-District IV: Barnes Boulevard



The Barnes Boulevard Redevelopment Sub-District has historically 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 supported Brevard County by investing 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 was considered to be substantially complete, providing enhanced traffic flow between major county corridors and within key redevelopment communities and commercial amenities.

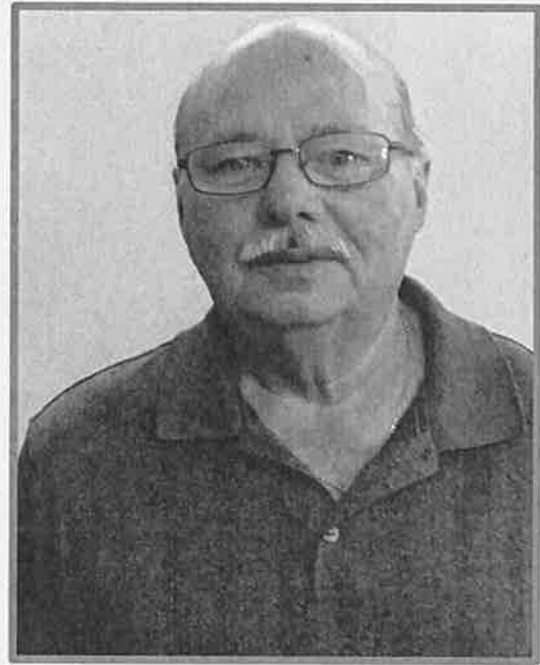
In 2018, The Community Redevelopment Agency funded lighting for this major county artery and has budgeted in future years for a variety of streetscape elements, and the potential for passive park development surrounding stormwater retention areas.

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.



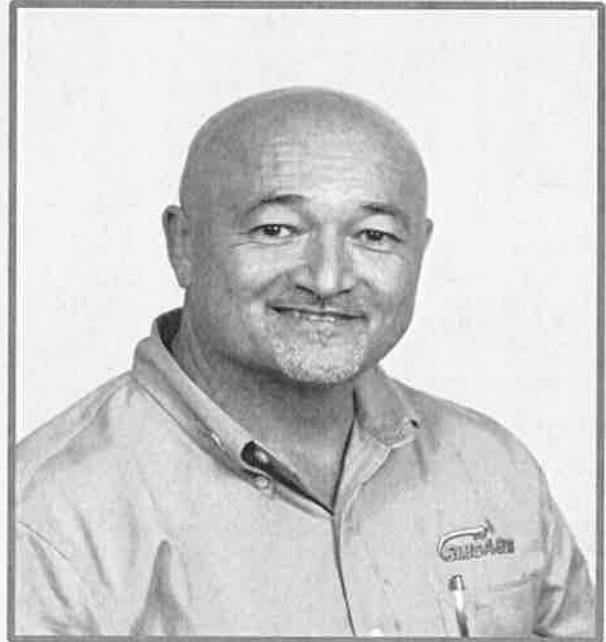
Carol Laymance

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 began 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.

With decades of civic-minded service behind her, Lynne continues to volunteer for a variety of Redevelopment Agency events, such as the annual Wednesday-Friendsday 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.



Lynne Krnoul Roll

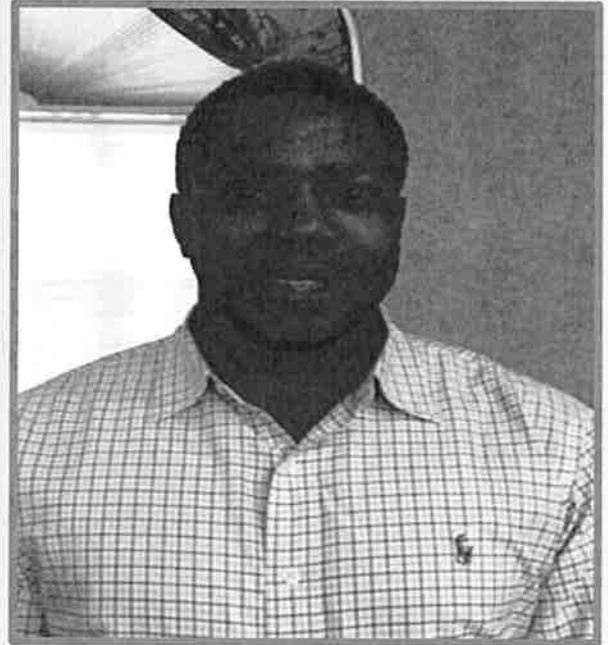
The Redevelopment Agency Board of Commissioners

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

Angela Mumblow is a resident and local businesswoman who joined the Redevelopment Agency Board in June of 2018. Ms. Mumblow moved to Rockledge in 2013 and she and her daughter Monica are co-owners of M & B Bridal which they opened on Barton Boulevard in January of 2018.

Originally from Westhampton Massachusetts, Ms. Mumblow served in the U.S. Army from 1988 to 1993. While serving our country and accompanying her husband during his 20 years of duty in the United States Air Force, Angela has also lived in Washington State and Oklahoma.

Throughout her life, Ms. Mumblow has fulfilled her deep belief in service to her community and as such, in addition to her military service, brings considerable board and volunteer experience in positions such as membership chair, historian, officer wives chair and school related activities.

Angela and her husband Jonathan have been married for 32 years and are proud parents of two wonderful daughters who follow in the footsteps of their parents in both their service to others and strong business entrepreneurship.



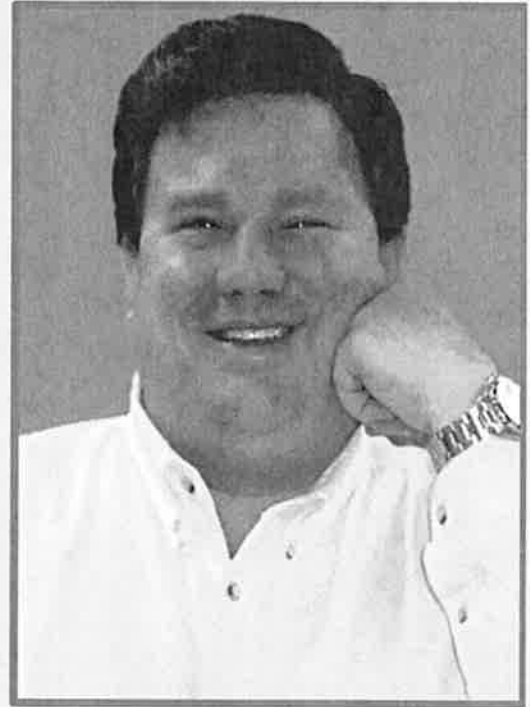
Angela Mumblow

The Redevelopment Agency Board of Commissioners

Bill Ellis grew up in Miami and went to school at Barry College (now called Barry University.) For almost 40 years Bill has been in the information technology industry, with an emphasis on providing executive level leadership for end-user customer support organizations. Bill's current role is that of Associate Vice President, Infrastructure and Data Management for Atos, and is responsible for the management of a multi-national Pharma manufacturing account.

Bill moved to Rockledge in 1987 following a job opportunity and instantly fell in love with the city. Over the years Bill has been a member of the Kiwanis Club in Rockledge and participated in several local events, but work and travel requirements always prevented a deeper involvement in the community. Recently, Bill has had the opportunity to spend more time giving back, so Bill has joined the Rockledge Community Redevelopment Agency as well as the Rockledge Board of Adjustment.

An avid boater, Bill's spare time is spent with his wife Sarah cruising the waterways of Brevard County.



Bill Ellis

Section 3. Accomplishments and Successes

Community Impact 2002-2018

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

Infrastructure 2005-2018



- Signage: U.S. 1 Gateway and Barton Boulevard Business District
- Phases I through V drainage/neighborhood pedestrian improvements in the Cocoa-Rockledge Land Company
- Barnes Boulevard widening and future roadway enhancements
- Florida Avenue Improvement Project – Phase 1 – Roadway milling, resurfacing, striping, and reflective pavement markers
- Florida Avenue stormwater improvements and sidewalk project
- Barton Boulevard Civic Hub groundbreaking and construction



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.

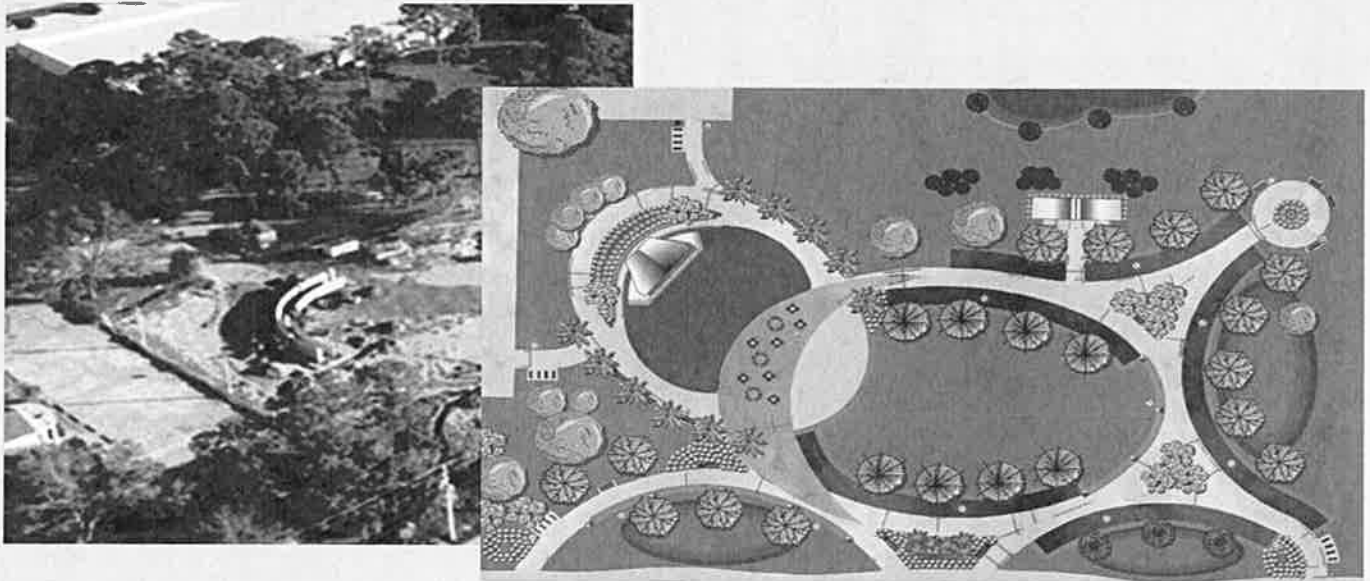
This project commenced in November 2014.

In 2018, the Community Redevelopment Agency funded illuminated street signs and a privacy wall to provide a barrier between the residential and commercial sections of this roadway and has budgeted for future landscaping and irrigation.



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 commenced in 2018 and will be completed in late spring of 2019.

Section 4. Economic Development

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 businesses, 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

Grand Openings and Ribbon Cutting Events

In 2018, the Agency was instrumental in facilitating nearly one ribbon cutting per month, thereby enhancing the successful launch and promotion for both new business and entities which are rebranding or reinvigorating their endeavors. 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 10 ribbon cutting and grand opening events in 2018.



Section 4. Economic Development

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, in part, 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 2018, more than 2000 residents and visitors patronized the Barton Business District to see over 100 cars registered to participate in the event, which also 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 local Rockledge non-profit, Bridges Foundation.



Section 5. Building Community

Agency Supported 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 City and Community Redevelopment Agency event, held now for ten 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.



**10th Annual
Art & Craft Show 2018**

Saturday, Jan. 27th - 10 a.m. to 5 p.m.
Sunday, Jan. 28th - 10 a.m. to 4 p.m.

ON BARTON BOULEVARD IN THE HEART OF ROCKLEDGE

- Unique Art & Crafts • Music • Food Vendors •
- Car Show Saturday •
- Food Trucks & K-9 Demo Sunday •
CurbSide Chef • Camel Town Taco • Smoke In The City BBQ



Parking Available at McLarty Park & Village Green Shopping Center

Stay tuned to
Facebook.com/CityofRockledge
for further details

• SPECTATOR ADMISSION IS FREE! •

www.cityofrockledge.org

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 City, 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

Collaborative City Events

Wednesday-Friendsday

In partnership with the Cocoa Beach Regional Chamber of Commerce, the Community Redevelopment Agency was one of many sponsors of the Chamber's Wednesday-Friendsday event held in Rockledge 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 2018 was "Hangin' Ten in Rockledge." During the event, Agency staff sets up a tabletop exhibit and provides information on Agency programs and fields questions on City initiatives.

"Hangin' Ten in Rockledge!"

The City of Rockledge
&
The Cocoa Beach Regional Chamber of Commerce

cordially invite you to join us at the 22nd
Annual Table Top Expo

WEDNESDAY FRIENDSDAY: BUSINESS UNPLUGGED!



Wednesday, March 7, 2018
5:30p.m. - 7:30p.m.
Rockledge City Hall
1600 Huntington Lane



This year the theme is "Hangin' Ten in Rockledge!"
Space is assigned on a first-come, first-served basis.

Tables are \$60.00 (6ft).

A non-refundable payment in advance is required to
guarantee reservation.

Each Exhibitor will be encouraged to donate one door prize.
Don't miss a chance to enjoy yourself and network with your
business neighbors at the same time.

Exhibitors will be allowed to begin setting up at 2:00 p.m.

Wednesday/Friendsday tickets include
two beverages & hor d'oeuvres.
Admissions: \$15.00 In advance \$20.00 at the door.

Contact Ashley Golding for information (321) 221-7540 ext. 161



Section 6. Façade Improvement Grant Program



Façade 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 up to \$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 storm water 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.

Façade Improvement Grant Program

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 2018 and is extremely appreciative of these businesses who strive to enhance their community with storefronts and facilities that are visually and aesthetically appealing and welcoming.

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, and serving as a catalyst for greater economic development opportunities.

The following pages provide an overview of the 2018 Façade Improvement Grant projects.

Facade Improvement Grant Barton Boulevard Sub-District II

Rockledge Properties LLC 1802 Rockledge Boulevard

Approved: September 2017

Completed: September 2018

Total project cost: \$35,532.00

Total grant award: \$10,000.00

Project elements:

The 67,063 SF plaza includes Babcock Furniture, Planet Fitness, and Dollar Tree. Rockledge Properties LLC has retained these tenants for an additional five (5) years. Rockledge Properties LLC completed approximately \$35,532.20 to include lighting upgrades as well as parking lot improvements (repaving, seal coating, and striping) to the north side of the parking lot.

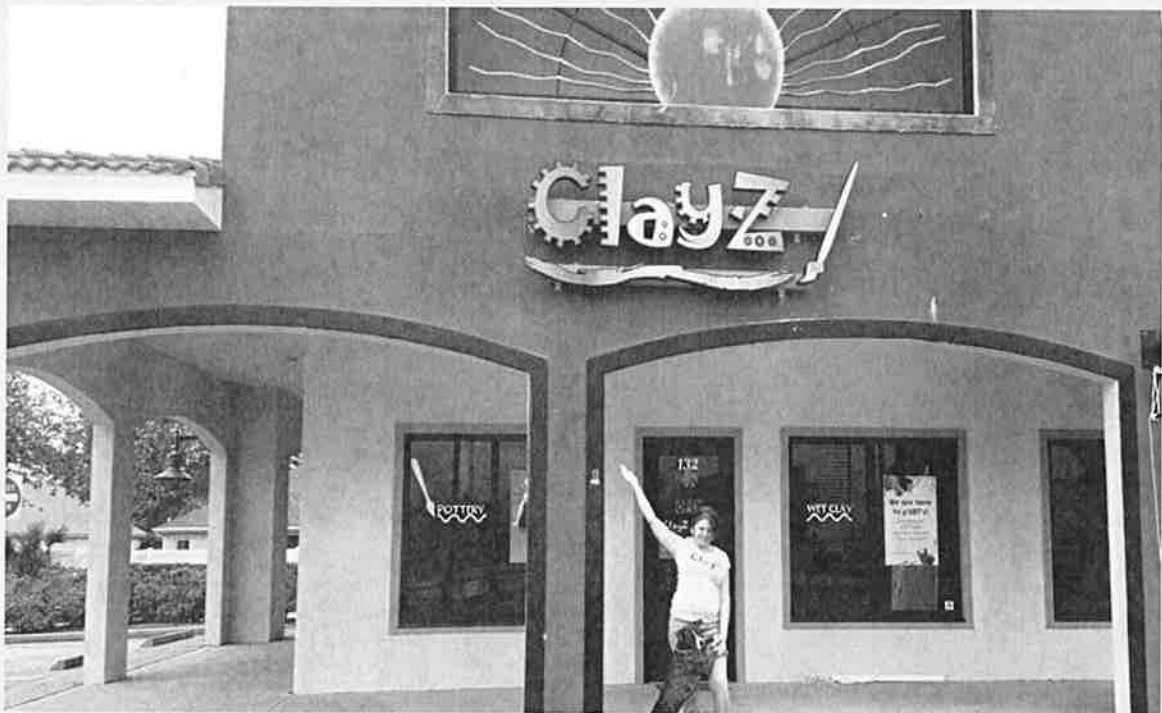


Facade Improvement Grant Barnes Boulevard Sub-District IV

Clay-Z Arts 634 Barnes Boulevard

Approved: February 2017
Completed: February 2018
Total project cost: \$3,146.00
Total grant award: \$1,573.00
Project elements:

Signage for business relocating to the
Barnes Boulevard Redevelopment District



Façade Improvement Grant U.S. Highway 1 Sub-District III

Indian River Furniture 3200 Rockledge Boulevard

Approved: November 2017

Completed: August 2018

Total project cost: \$8,320.00

Total grant award: \$4,160.00

Project elements:

Resealing and restriping of the parking lot (approximately 48,000 SF)
Removal of approximately eight (8) shrubs lining the entrance of the property along U.S. 1 and replaced with eight (8) new foxtail palms.



Facade Improvement Grant Florida Avenue Sub-District I

Space Coast Health Foundation 1100 Rockledge Boulevard

Approved: March 2018

Completed: August 2018

Total project cost: \$62,600.00

Total grant award: \$10,000.00

Project elements:

The purchase of the formerly dilapidated and blighted structure, subsequent design, construction, interior build out, and exterior enhancements represents approximately \$7,000,000.00 foundation investment within the Florida Avenue Redevelopment District. The grant was awarded for construction of an outdoor seating area new landscaping and irrigation.



Façade Improvement Grant

Barnes Boulevard Sub-District II

Signature Smile Family Dentistry 573 Barnes Boulevard

Approved: April 2018

Completed: September 2018

Total project cost: \$26,081.00

Total grant award: \$10,000.00

Project elements:

Grantee Prill Properties installed a powder-coated aluminum/lattice system on the western elevation of a newly constructed business tri-plex project located in the Barnes Boulevard Redevelopment Sub-District which includes relocation of a state-of-the-art dentistry practice and represents a \$2,000,000.00 private sector reinvestment in the business community.



Façade Improvement Grant U.S. Highway 1 Sub-District III

Re/Max Aerospace Realty/Zakcar Investments
1311 S. US Highway 1

Approved: September 2018

Completed: December 2018

Total project cost: \$10,749.00

Total grant award: \$5,150.00

Project elements:

This grantee was approved for exterior landscaping and lighting renovation/rehabilitation for their multi-tenant building which directly faces a well-traveled thoroughfare at the intersection of Florida Avenue and Rockledge Boulevard. The project features new landscaping and included eight (8) triple Christmas palms, tropical plants and ferns, river rock, new irrigation, uplighting, and the restoration of non-functioning lighted business signage.



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
2018 Financial Statement

FISCAL YEAR ENDED SEPTEMBER 30, 2018

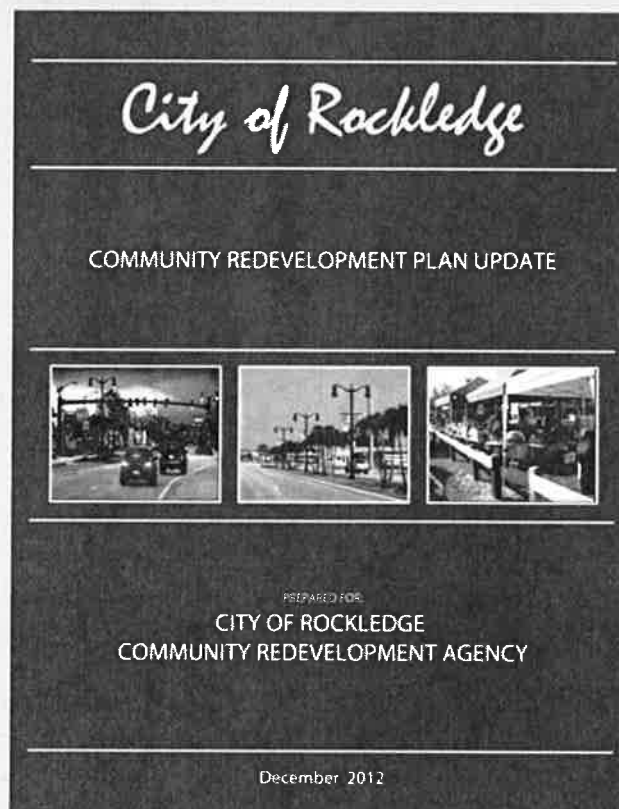
REVENUES	
City Contributions	\$900,396.00
County Contributions	\$706,724.00
Miscellaneous Revenue	\$20,839.00
Debt Proceeds	\$0
TOTAL REVENUE	\$1,627,959.00

EXPENDITURES	
Administrative	\$102,589.00
Debt Service	\$696,115.00
Capital Projects	\$199,093.00
Special Projects	\$21,512.00
Façade Grants	\$25,733.00
Committed Funds	\$582,917.00
TOTAL EXPENDITURES	\$1,627,959.00

Section 9: Conclusion

As the Rockledge Community Redevelopment Agency positions itself to begin to consider priorities and projects to accomplish prior to its sunset, it is also a time to reflect upon the many achievements and success stories and to look forward to continued fulfillment of the Rockledge Community Redevelopment Plan.

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 2017/2018



Pelican Beach Park

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 - c. Applicable Resolutions(s) and Ordinances
- V. PROJECTS OVERVIEW**
- VI. FINANCIAL REPORTS**
 - a. Balance Sheet
 - b. Statement of Revenues, Expenditures & Changes in Fund Balances
 - c. Summary of Projects, Grants and Debt
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 - c. Number of jobs retained within the CRA
 - d. Assessed property values when CRA was enacted vs. current assessed property values
 - e. Total amount expended for affordable housing
- VIII. ADDITIONAL ANNUAL REPORTING REQUIREMENTS**
 - a. Provide the Board of County Commissioners with the CRA's proposed budget for the upcoming fiscal year, 60 days prior to the beginning of the fiscal year
 - b. Provide the Board of County Commissioners any budget amendments to its operating budget within 10 days after the adoption by the CRA.

I. COMMUNITY REDEVELOPMENT AGENCY INTRODUCTION

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 September 20, 2017 by Ordinance No. 1142 to complete all remaining CRA projects by FY 2018/2019

II. BOARD MEMBERS AND STAFF

CRA Members

Frank Catino, Chairman

Dominick Montanaro, Vice Chair

Mark Brimer

Mindy Gibson

Steve Osmer

CRA Staff

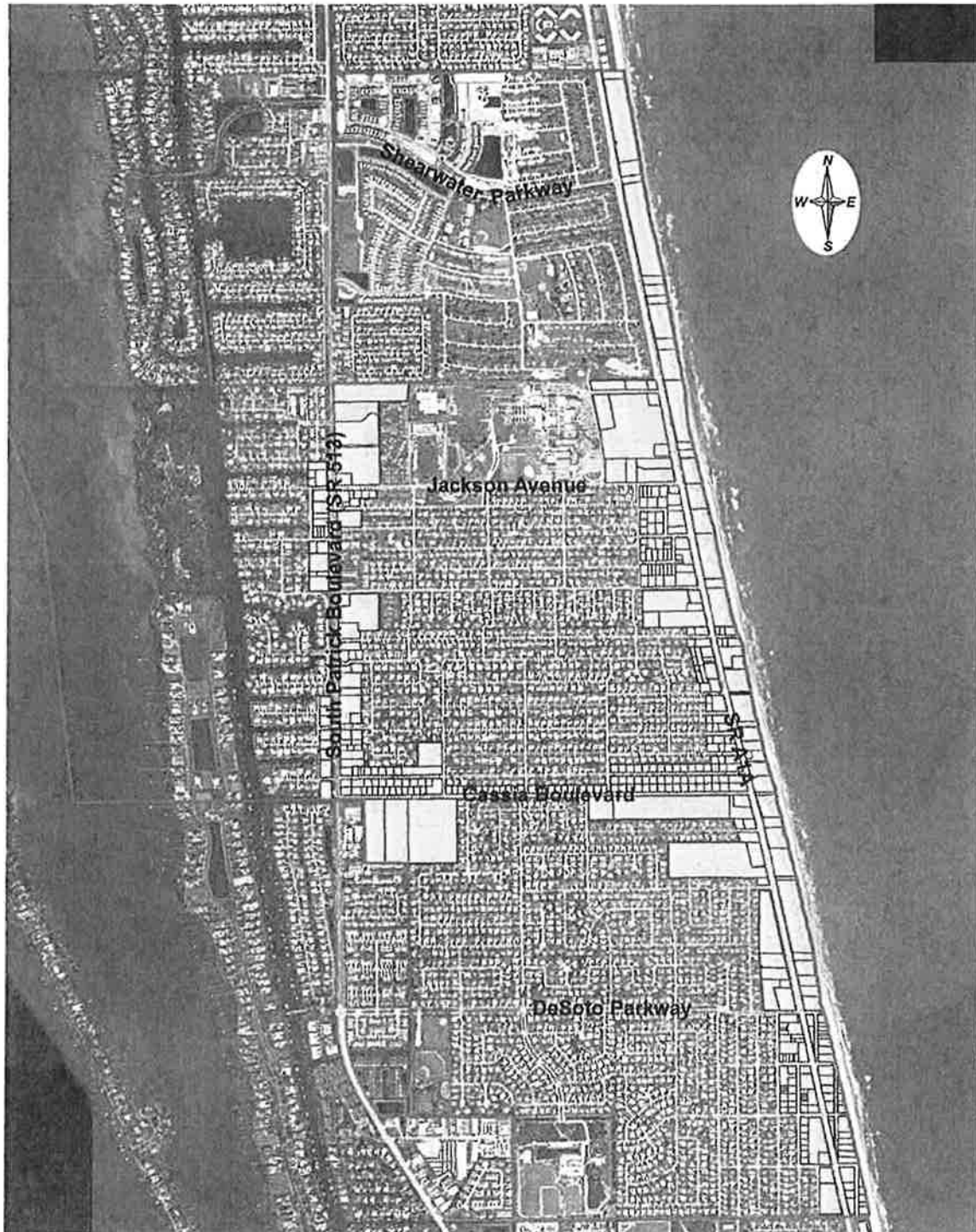
Courtney H. Barker, AICP, Executive Director

Clifford Shepard, P.A, General Counsel

John Stone, Administrator

Leonor Olexa, City Clerk

III. CRA BOUNDARY LINES (yellow)



Satellite Beach Community Redevelopment District

IV. HISTORY

- a. Creation Date: June 26, 2002 Ordinance No. 836

The Brevard County Commission adopted Resolution 02-136 on May 21, 2002 delegating to the City of Satellite Beach the authority to create and operate a Community Redevelopment Agency (CRA) pursuant to Florida Statute 163.410

- b. Plan Amendments Dates: 9/17/14 Ord 1097, 2/17/16 Ord 1115, 9/20/17 Ord 1142

- c. Applicable Resolution(s) and Ordinances

1. Brevard County Resolution 02-137 – Conveying Authority
2. SB Resolution 755 – Recognizing Blight Condition Area
3. SB Ord. No. 836 – Sat Bch CRA established
4. SB Ord. No. 837 – Creating CRA Trust Fund, TIF revenue provisions
5. SB Ord. No. 849 – Creating CRA Advisory Board

V. PROJECTS OVERVIEW FY 2017/2018

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 began in FY 2016/2017 with substantial completion of phase 1 in FY2017/2018 and project completion of phase II anticipated for next fiscal year.
- **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). The

project was substantially completed in FY2017/2018. The remaining work related to this project that will be taken on by the CRA is the streetscape and landscaping of the medians. Engineering is 90% complete with project kick-off scheduled for FY2018/2019 with a 6 month completion target.

- 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 in excess of these needs will be sent back to the taxing authorities.

VI. FINANCIAL REPORTS:

Financial Statements and Balance Sheet (unaudited)

FY 2017/2018 CRA Financial Statement
City of Satellite Beach Community Redevelopment Agency

Balance Sheet

Assets

Cash and Equivalents	\$ 744,575
Investments	\$ 114,439
Prepaid Expense	\$ -
Total Assets	\$ 859,014

Liabilities

Accounts Payable	\$ 38,325
Due to Other Funds	\$ 215,755
Due to Other Governments	\$ -
Total Liabilities	\$ 254,080

Reserves/Balances

Fund Balance - Reserves	\$ 357,707
Change in Fund Balance	\$ 247,227
Total Reserves/Balances	\$ 604,934

Total Liabilities & Reserves	\$ 859,014
---	-------------------

[continued on next page]

Income Statement

	Original Budget	Final Budget	Actual
Revenues			
Taxes (County Portion)	\$ 602,894	\$ 574,138	\$ 574,138
Interest	\$ 2,500	\$ 3,938	\$ 3,938
Other Miscellaneous Revenues			
Fund Balance Transfer In			
Transfer from General Fund (TIF)	\$ 1,161,755	\$ 1,161,755	\$ 1,161,755
Total Revenues	\$ 1,767,149	\$ 1,739,831	\$ 1,739,831
Expenditures			
<i>Operating Expenses:</i>			
Legal Services	\$ 10,000	\$ 13,993	\$ 13,993
Travel-Business Trips	\$ 2,000	\$ -	\$ -
Façade Grant Program	\$ 75,000	\$ -	\$ -
Banking Fees	\$ 4,500	\$ 36	\$ 36
Operating Supplies	\$ 2,000	\$ -	\$ -
Tuition, Membership, & Publications	\$ 1,600	\$ 200	\$ 200
<i>Total:</i>	\$ 95,100	\$ 14,229	\$ 14,229
<i>Non-Operating Expenses:</i>			
Interfund Memo of Understanding	\$ 210,008	\$ 210,008	\$ 210,008
ILA with Brevard Co. for TIF Refund	\$ 142,564	\$ 142,564	\$ 142,564
Brevard Co. Excess TIF Refund	\$ 105,415	\$ 116,176	\$ 116,176
Transfer to General Fund - TIF Refund	\$ 185,779	\$ 217,727	\$ 217,727
Transfer to General Fund - Excess	\$ 259,506	\$ 215,755	\$ 215,755
<i>Total:</i>	\$ 903,272	\$ 902,230	\$ 902,230
<i>Debt Service:</i>			
CRA Line of Credit - Principal	\$ 326,800	\$ 326,800	\$ 326,800
CRA Line of Credit - Interest	\$ 166,977	\$ 146,572	\$ 146,572
<i>Total:</i>	\$ 493,777	\$ 473,372	\$ 473,372
<i>Capital Outlay:</i>			
Master A1A Streetscape	\$ -	\$ -	\$ -
Civic Center Renovations	\$ 275,000	\$ 218,948	\$ 218,948
<i>Total:</i>	\$ 275,000	\$ 218,948	\$ 218,948
Total Expenditures:	\$ 1,767,149	\$ 1,608,779	\$ 1,608,779
Net Effect for Fund Type Special Revenue	\$ -	\$ 131,052	\$ 131,052

Note: Unaudited Financial Statements

VI. FINANCIAL REPORTS CON'T

c. Summary of Projects, Grants and Debt

Summary of Projects

Civic Center Renovations

Grants

None

Debt

CRA Line of Credit with Bank of America

VII. PERFORMANCE INFORMATION

- a. Total projects started, completed and estimate cost for each project
 - The Civic Center Project Phase 1 was started in Fiscal Year 2017 and was 95% completed in Fiscal Year 2018 with one payment made in Fiscal Year 2019 to complete Phase 1.
- b. Number of jobs created and sector of the economy from which these jobs were created within the CRA
 - No created jobs were reported to the CRA.
- c. Number of jobs retained within the CRA
 - No retained jobs were reported to the CRA.
- d. Assessed property values when CRA was enacted vs. current assessed property values
 - Based on the Certified Tax Taxable Value DR-420TIF, the base year taxable value for 2001 was \$124,686,190. The taxable value for 2017 was \$288,505,225.
- e. Total amount expended for affordable housing
 - No funds were expended for affordable housing.

City of Titusville

Community Redevelopment Agency



Annual Report FY 2017 - 2018

Prepared by
City of Titusville
Community Development Department
& Finance Department

Downtown Community Redevelopment Agency

CRA Board Members:

Walt Johnson, Chairman
Dan Diesel, Vice Chairman
Jim Ball
Robert Jordan
Curt Leady
Jo Lynn Nelson
Sarah Stoeckel
Christi Anderson – Resigned 2018

CRA Staff:

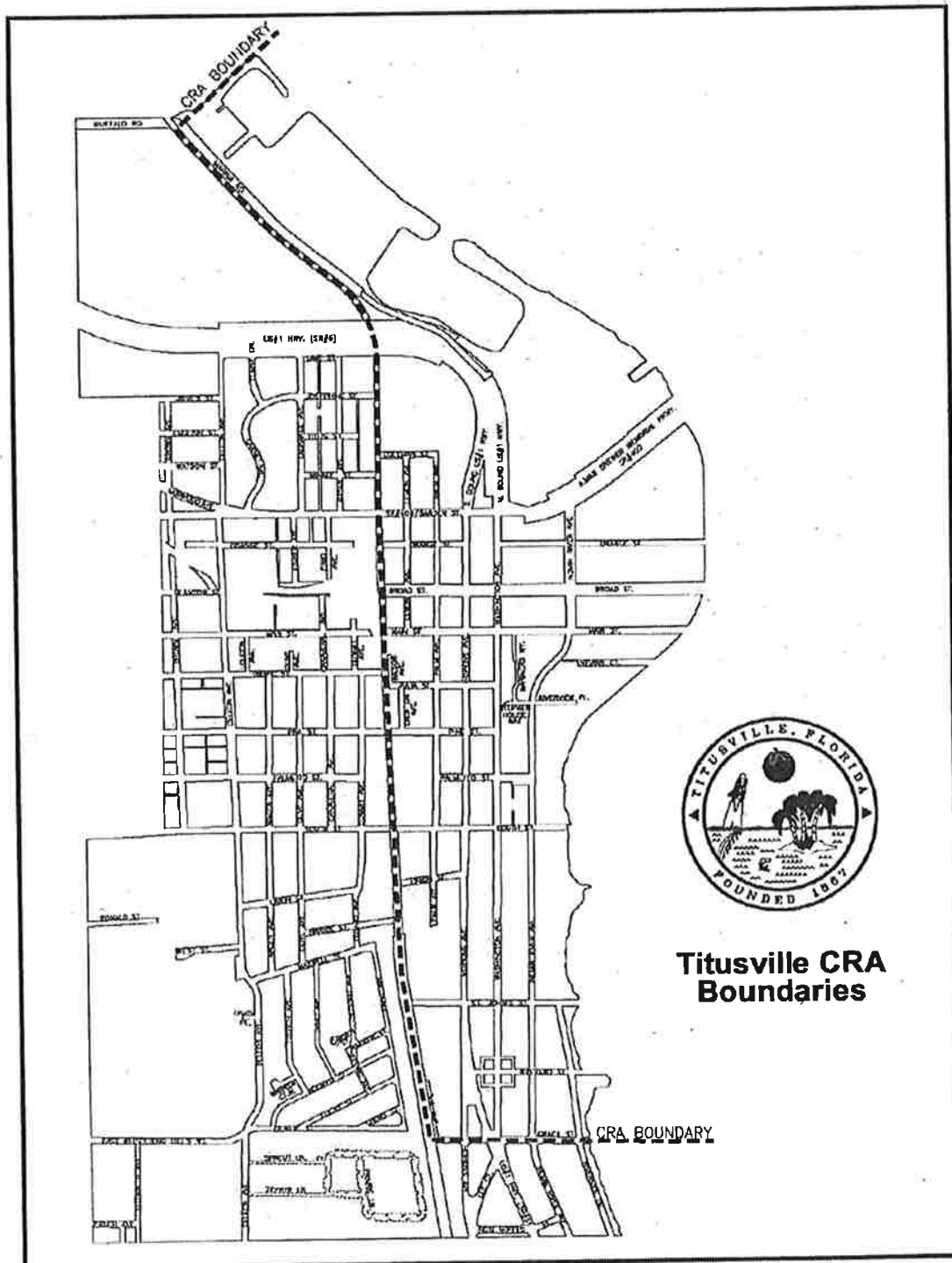
Scott Larese, Executive Director, Community Redevelopment Agency
Richard Broome, City Attorney
Kevin Cook, P.E., Public Works Director
Bridgette Clements, Finance Director
Terry Chevallier, Finance Manager
Jenna Ryan, Finance Manager
Wanda Wells, City Clerk
Peggy Busacca, Community Development Department 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 (Audited)

FY 2005-2006	\$286,787
FY 2006-2007	\$589,533
FY 2007-2008	\$922,899
FY 2008-2009	\$876,391
FY 2009-2010	\$792,703
FY 2010-2011	\$724,997
FY 2011-2012	\$655,653
FY 2012-2013	\$631,488
FY 2013-2014	\$699,901
FY 2014-2015	\$712,212
FY 2015-2016	\$766,683
FY 2016-2017	\$793,838
FY 2017-2018	\$867,986

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 \$876,391. The revenue for fiscal year 2009 - 2010 was approximately \$792,703. 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, audited revenues for fiscal year 2011-2012 decreased eleven percent (11%) to \$655,653. TIF revenues in FY2012-2013 slightly declined, with a decrease of 3.8%. 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. A 9.8% 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% from the previous fiscal year. FY 2016-2017 tax increment revenues increased \$27,155 in value or 3.5% from the FY 2015 - 2016 increment. The FY2017-2018 Tax Increment revenues saw an increase of \$74,148 or 8.5%.

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. Annual Debt Service in FY2017-2018 was further reduced to 15.7% of the Annual Revenue.



Harbor Pointe Condominiums on Indian River Avenue

Fiscal Year 2017-2018 Capital and Non-Capital Projects

The Downtown CRA has continued with existing projects during the 2017 - 2018 fiscal year as well as new projects. The Fiscal Year 2017 – 2018 Capital Projects included the following:

- ❖ Main Street Streetscape/Coast To Coast Trail Downtown Connector Trail (under construction),
- ❖ Julia & Nevins Court Yards Renovations (under construction),
- ❖ New Downtown Decorative Streetlight Banners (completed),
- ❖ Commercial Interior Building Renovation Grant Program (operational),
- ❖ Space View Park Monument Addition (completed),
- ❖ Hurricane Repairs (the Commons Parking Lot Lights – under construction),
- ❖ Electric Vehicle Charging Station at the Welcome Center (completed),
- ❖ Historic Walking Tour Panel Signs Replacement (completed),
- ❖ Welcome Center Directional Pole Signs (completed),
- ❖ Logo Bike Racks at City Hall and at the Marina (completed),
- ❖ Trail Counter (completed),
- ❖ Light Pole Holiday Decorations (Bows, Mini-lights, & Banners)(completed),
- ❖ Decorative Light Pole Hanging Flower Baskets (completed),

More detail about these projects follows.

Main Street Streetscape – Coast to Coast Downtown Connector Trail

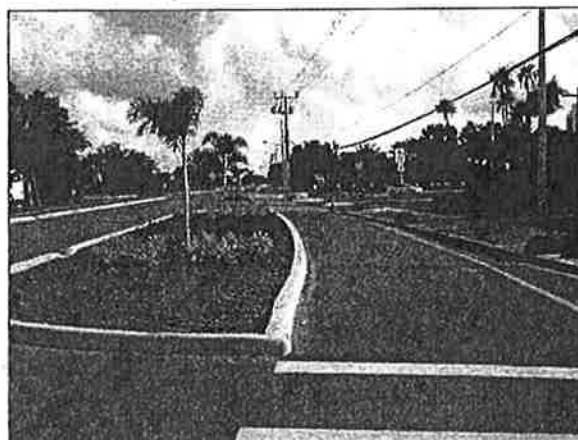
The original Main Street Streetscape project extended from Palm Avenue to Indian River Avenue. The Main Street Streetscape project was presented to the CRA with options for improvements for pedestrians and bicyclists as part of a larger citywide trail system. In October 2014, the CRA approved a plan 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 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.

In FY 2018 portions of asphalt road on Indian River Avenue were removed, back filled with soil and curbed to create landscape islands that provided a road diet to Indian River Avenue and provided a protected, separate trail lane. Landscaping was installed in November 2017. A second coat of green and white trail lane painting was put down. Fifteen (15) removable metal bollards for street and trail intersections to protect cyclists and pedestrians and to deter vehicle use of the trail lanes were ordered under a contract issued to Santa Cruz Construction, Inc., in the amount of \$29,997. The bollards were programmed to be completed in FY 2019.



Indian River Avenue landscape island – trail buffer/road diet



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, visitors, and businesses, approval was granted to remove the existing courtyard structures and install shade structures and possibly the placement of tables and chairs. Demolition work on the existing courtyard structures began in January 2017. In March 2017, the CRA recommended approval of the purchase of shade structures from REP Services from Lake Mary, Florida in the amount of \$231,083. Installation of the shade structures began in January 2018 and was completed by February 2018. On January 9, 2018 a contract was awarded to SDV Services, LLC, from Titusville, Florida in the amount of \$99,800 to remove the existing pavers and concrete bands in the courtyards and repave the area with concrete. The installation of electric receptacles in the courts for use during events was coordinated with the pouring of the concrete floor. After the completion of the concrete base and electrical receptacles, twelve (12) planters, four (4) trash receptacles, and five (5) benches were installed at the courtyards in June 2018. Safety lighting and possibly festive/café lighting remained to be added to the courtyards to complete the project in FY2019. A request for bids for decorative pavement markings was advertised during the fiscal year however the submittal date for bids was in FY2019. Four (4) removable metal bollards were ordered with two (2) each to be placed at the east ends of the courtyards to deter vehicles from driving onto the courts from Mariners Way as part of a contract with Santa Cruz Construction (see Main Street Streetscape – Coast to Coast Downtown Connector Trail above).



Removal of pavers



Prepping for sail structure footers



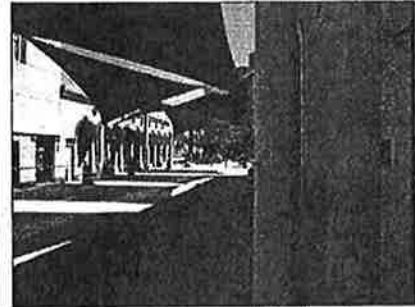
Sails installed at Julia Ct.



Shade sails installed at Nevins Ct.



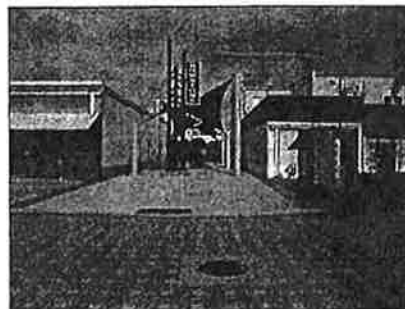
New concrete in sections



Concrete completed



Julia Ct. with shade sails & concrete



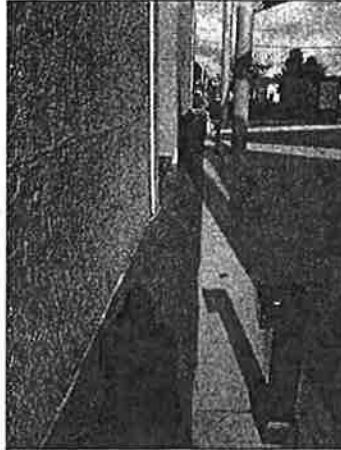
Nevins Ct. with shade sails & concrete



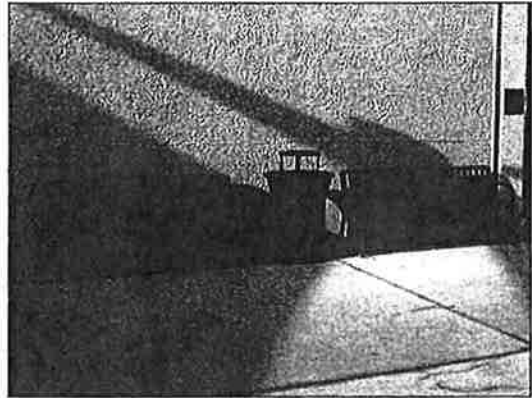
Planters at Julia Ct.



Palm planter at Nevins Ct.



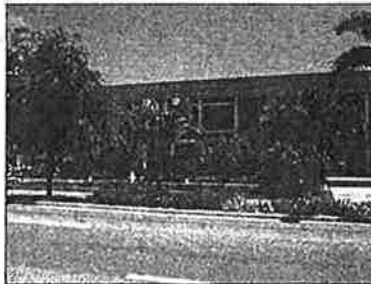
Electric receptacles



Benches & trash receptacle at Julia Ct.

Decorative Streetlight Pole Banners

With the conclusion of the 150th Anniversary of Titusville's incorporation as a City, the commemorative decorative street light pole banners were replaced with new banners promoting Titusville's attributes of history, space, and nature. The cost of the 192 banners was \$2,744.



New banners

Commercial Interior Building Renovation Incentive Grant Program

In FY 2016 – 2017 the CRA created a Commercial Interior Renovation Incentive Grant Program to assist property owners and commercial tenants of older buildings to bring their structures up to current Americans with Disabilities Act (ADA), the Florida Fire Protection Code, and the Florida Building Code standards. The Commercial Interior Building Renovation Incentive Grant Program helps to expand and improve under-used buildings to increase commercial and mixed use intensity, bring 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

Four (4) Commercial Interior Renovation Grant applications were submitted during the fiscal year. The total amount of grant funding approved was \$111,888.50. Two (2) of the four (4) approved project applications were completed during the fiscal year with a total amount \$ 33,791.50 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 2018 – 2019, with one (1) being paid in October, 2018.

One (1) carry-over project from FY 2016 – 2017 was completed in FY 18 with a grant payment of \$10,000. Another major carry over project, the Launch Now – Red Canyon Engineering application involving \$5 million in renovations to the historic Walker Hotel - Apartments building and the First Federal Savings and Loan building located at 300 – 310 S. Washington Avenue was granted a two (2) year extension with completion to occur in 2020.

These renovation projects are a good example of how the grant program is helping to prevent deterioration of older historic properties in the CRA; stimulate interest and investment in the District; encourage the development of business and job growth; and encourage the utilization of existing business stock.

Spaceview Park Monument Added

The CRA funded the cost of adding a monument to Spaceview Park that memorializes the names of Space Shuttle workers. The cost of the monument was \$10,000.



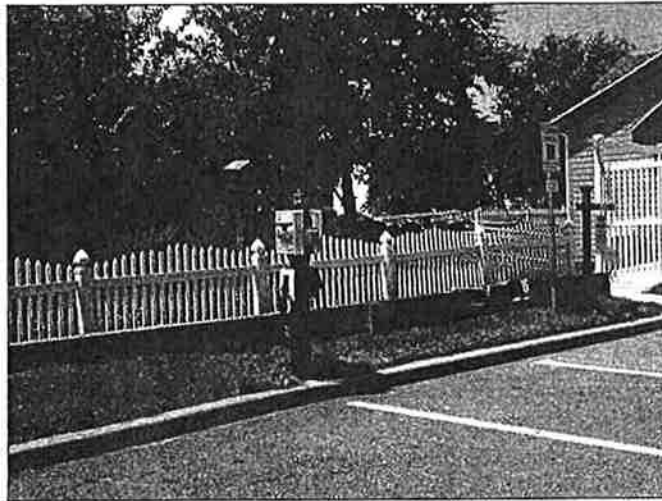
New Space Shuttle workers monument

Hurricane Matthew & Irma Repairs (The Commons Parking Lot Lights)

Hurricanes Matthew in FY 2017 and Irma in FY2018 caused significant damage along Titusville's waterfront. The parking lot light poles at the Commons Parking Lot were damaged by the high winds of the two (2) storms. A contract with Chrome Electric of Titusville in the amount of \$170,800 was approved to remove the old and damaged light poles and replace them with fourteen (14) new light poles with L.E.D. lights. The L.E.D. lights are brighter, contribute to the safety of downtown visitors, and are more cost efficient to operate. The wiring and light pole base work was completed during the fiscal year; however the light poles were not installed until FY19.

Electric Vehicle Charging Station

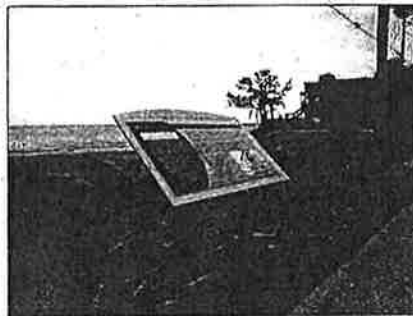
An electric vehicle charging station was purchased and installed at the Julia Street parking lot next to the Downtown Welcome Center. The charging station can charge two (2) electric vehicles at the same time. The charging station helps to "Green" the CRA/Downtown and provides an amenity to electric vehicle users visiting the downtown.



Electric vehicle charging station at the Julia St. parking lot/Downtown Welcome Center

Historic Walking Tour Panel Sign Panel Replacements

Eight (8) interpretive display panel signs placed at historic locations in the downtown CRA area in FY 2002 – 2003 were replaced by new interpretive signs. Two (2) locations also received new sign poles. The panel signs were replaced due to age, weather, fading, gouges, needed wording updates and one (1) sign being damaged by a vehicle. The signs were fabricated and installed by the Spring Moon Company from St. Augustine, Florida at a cost of \$11,400.



New Historic Walking Tour panel examples

Welcome Center – Julia Street Parking Lot Directional Pole Signs

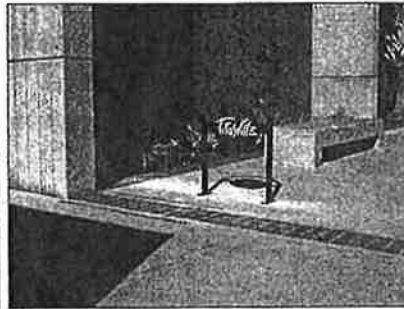
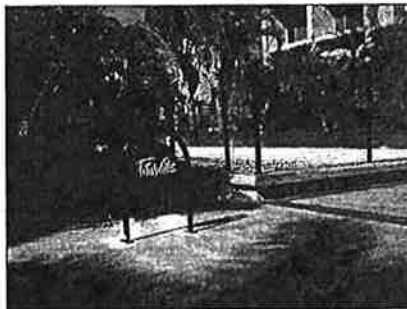
The CRA contracted with the Dynamic Seven Sign Company of Titusville to fabricate two (2) metal directional pole signs for the Downtown Welcome Center – Julia Street Parking Lot. One (1) sign was placed on Washington Avenue near the parking lot entrance drive and the other on Hopkins Avenue, near the Julia Street intersection. The signs provide direction to the parking lot, the Welcome Center and the bicycle shop located at the site for residents and visitors to the Downtown. The City's Facilities staff installed the signs. The cost to fabricate the signs was \$920 each.



Welcome Center – Julia St. Parking pole signs at Washington Ave. and Hopkins Ave.

Logo Bicycle Racks

Five (5) Titusville logo bicycle racks were purchased by the CRA and installed by City Facilities staff during the fiscal year. Two (2) of the racks were installed at City Hall. One (1) of the racks was placed at the Downtown Welcome Center and two (2) were stationed at the City marina. The bike racks provide places for cyclists to secure their bicycles, add to the City becoming bicycle friendly (see "Trail Town" designation below), and add to the character of the downtown/CRA with the Titusville brand logo infused on them.



Logo bicycle racks at City Hall and the Downtown Welcome Center

Trail Counter



To measure and monitor bicycle and pedestrian trail usage in the downtown, the CRA purchased an electronic trail counter (radar recorder). The cost of the counter was \$2,995. The counter allows the CRA and City to be able to provide bicycle and pedestrian metrics on different segments of the trail on Main Street and Indian River Avenue in the CRA. The CRA can use the metrics to track the economic impact of the trails in the CRA.

Electronic trail counter at Main St.

Pedestrian Light Pole Holiday Decorations

Per the direction of the CRA, pedestrian holiday decorations that included eighty four (84) red post bows, twenty one (21) vinyl green and red holiday light pole banners and 102 warm white mini-light sets were purchased at the cost of \$5,892.50. The holiday decorations placed on the decorative pedestrian dual light poles in the downtown between South Street and Broad Street. The white mini-lights were so popular that merchants requested the lights remain up for the entire year.



Light pole with holiday bow, banner & twinkle lights

Pedestrian Light Pole Hanging Flower Baskets

In FY 2017 non-CRA funds purchased and installed hanging flower baskets from the downtown's decorative light poles on U.S. 1 from South Street to Broad Street. Due to the difficulty in maintaining the vegetation in the hanging baskets, faux red and pink Morning Glory flowers were placed in the hanging baskets. The CRA Maintenance Funds paid for the flowers. The faux flowers save the CRA the cost and time involved in maintaining live vegetation.



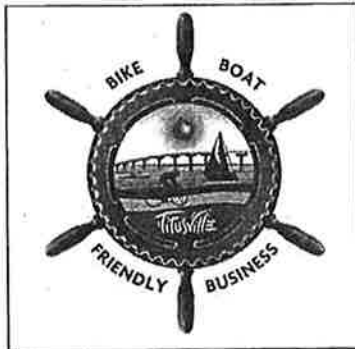
Non-Capital Projects

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

- ❖ Bicyclist & Boater Friendly Business Program
- ❖ US 1 Corridor Streetscape Landscaping and Maintenance - Part Time Maintenance Worker,
- ❖ Community Policing,
- ❖ Historic Preservation Board activities,
- ❖ Brevard County Tax Increment Policy Enacted,
- ❖ Sand Point Park Civic Center Study,
- ❖ Downtown Mixed Use (DMU) Zoning density increased,
- ❖ Community Redevelopment Agency Property Owners Workshop,
- ❖ Traffic Signal Box Art Program,
- ❖ Building Grants Program Expanded and Revised,
- ❖ Trail Town State Designation

Bicyclist & Boater Friendly Business Program

A Bicyclist & Boater Friendly Business Program was initiated by the CRA in August of 2018. This



voluntary program was created to partner the CRA with businesses located in the CRA to attract bicyclists and boating tourists/visitors by publicizing that businesses in the CRA are bicyclist and boater friendly. Bicyclists and boaters can bring business to the City as has been demonstrated in other communities around the nation.

CRA businesses that participate in the program are provided with downtown trail maps, a small window decal, and have their businesses listed as a "Bicyclist & Boater Friendly Business" on the City of Titusville Downtown Bicyclist & Boaters Business Friendly Program web page and on Downtown Business Directory kiosk signs and maps. Businesses in

turn provide a number of services to bicycle and boating visitors.

Titusville Landscaping and Maintenance - Part Time Maintenance Position Created

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 cost of irrigation and utilities along US 1.

New to Fiscal Year 2018, the CRA funded the creation of a part-time maintenance worker to perform a variety of duties that include but are not limited to, litter control, vegetation maintenance, garbage removal, painting, graffiti removal, reporting acts of vandalism, etc. The position was needed due to the increase in the number of visitors to the downtown, many coming to experience the regional and national trails converging in Titusville.

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. CRA Police Details totaled 505.25 hours and 100 specific days assigned for the fiscal year.

Business Burglaries Investigated: 4 (3 arrests, one arrest for 2 businesses)
 Residential Burglaries Investigated: 5
 Vehicle Burglaries Investigation: 24
 Stolen Vehicles: 8

Robberies (no weapon) Investigated: 4
 Robberies (armed) Investigated: 1

Property Checks: 782

Trespass after warning: 13 arrests



Suspicious Persons, Vehicles, Incidents: 17

Traffic Stops: 173
 Traffic Warnings: 148
 Reckless Drivers: 8
 Parking Problems: 5
 Vehicles Fled: 2
 DUI's: 11



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.

PROMOTING TEAMWORK
www.titusvillepolice.org

Did you know we're Social?
Follow us on Facebook, Twitter, and Instagram

Give us your input
TITUSVILLE.COM
Click on Quick Links
File a Complaint

Personal

For your car


Most thefts from vehicles are preventable. A few easy steps can greatly reduce your chances of being a victim.

Remove valuables from your vehicle

Thieves look for:

- Firearms
- Prescription drugs
- Electronics/phones
- Cash and change
- Purse/bags

80% less likely for a theft by person who did not see you in your car to take your belongings (Source: FBI, 2012)



Safety

Around your house


Trim trees up and bushes down so burglars can't hide

Always lock doors and windows

Remember to close the garage door

Communicate with neighbors and report suspicious activity to Police

Always Practice Lock It or Lose It!



Tips

On-line

- Be aware of what phone Apps your children are using
- Monitor the content of your children's communications and leave what websites they visit
- Never give your personal information to anyone over the Internet that you don't know.
- The IRS will always make initial notifications via US mail. Email or phone calls are SCAMS.
- If you are asked to pay "taxes" on a prize before you collect it's a SCAM. No matter how convincing they sound.
- If you have any doubt, call the Titusville Police Department (321) 284-7800

PROMOTING TEAMWORK
www.titusvillepolice.org

CRA Community Policing 2018 mail out to CRA property owners

- 15 -

Historic Preservation Activities

Based on a recommendation from the City's Historic Preservation Board (HPB), the City Council approved a Historic Preservation Ad Valorem Tax Exemption Ordinance (Ordinance 1-2018) which grants a city ad valorem property tax exemption on the value of improvements made to locally designated historic properties for up to 100% of the improvement for a period up to ten (10) years. Since many of the existing eleven (11) locally designated historic structures and many potential local historic properties are located in the Community Redevelopment district, the ordinance may help to restore historic resources in the district. 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.

Brevard County Tax Increment Policy Enacted

The CRA unanimously approved Resolution 27-2017 which enacted a policy where the CRA pledges that Brevard County's Tax Increment (TIF) payment to the CRA will be first utilized for payment of the CRA's Debt Service and the CRA's Capital Improvement Projects (CIP). Any remaining Brevard County TIF and City TIF shall be expended on qualifying projects in accordance to the CRA Plan and the Community Redevelopment Act of 1969, Part II, Chapter 163, Florida Statutes.

Sand Point Park Civic Center Feasibility Study

The Sand Point Park Civic Center Feasibility Study was put on hold during the fiscal year due to a lack of consensus on the design plans, the estimated cost of the project, and insufficient funds available at this time to fund the construction of a civic center at the site.

Downtown Mixed Use (DMU) Zoning District Density Increased

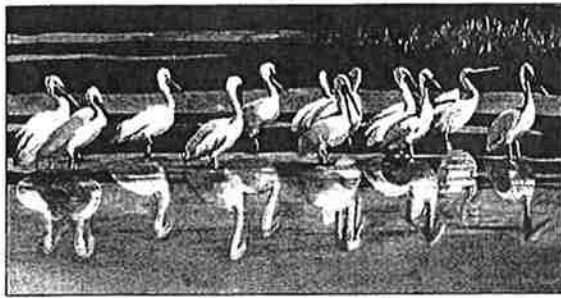
The CRA and City Council approved a Comprehensive Plan and Zoning Code amendment to increase the density of the Downtown Mixed Use (DMU), Downtown Sub-district from 20 dwelling units per acre to 30 dwelling units per acre. The increase in density to the Downtown Sub-district of the DMU zoning district was recommended by the City of Titusville Economic Development Plan to encourage residential development in the downtown and to promote mixed-use development. The Economic Development Plan determined that the existing 20 dwelling units per acre was insufficient to promote residential development and mixed use in the downtown.

Community Redevelopment Property Owners Workshop

In January 2018 the CRA held a property owners workshop to obtain input and feedback on issues in the CRA. The following items and issues were brought to the CRA's attention: insufficient parking at certain locations; sidewalk connectivity; vacant buildings and storefronts; regional storm water facilities; safety lighting; street repair; improved maintenance of public and private properties; and façade and new construction grants needed.

Traffic Signal Box Art

The CRA partnered with the non-profit organizations, the Greater Titusville Renaissance (GTR) and the North Brevard Art League to create eight (8) vinyl art wraps to be placed on traffic signal boxes found on U.S. Route 1 in the CRA between Grace Street to the south and Garden Street to the north. GTR and the North Brevard Art League solicited a call for art with Titusville history, nature and space themes. The art work was approved by the CRA at their September 2018 meeting. Since U.S. Route 1 is a Florida Department of Transportation (FDOT) right of way, the signal box art work proposal was submitted to the FDOT as part of an Aesthetic Feature Agreement. The vinyl wraps were installed in Fiscal Year 2019.



Traffic signal box art – "Art Outside the Box" graphic examples

Building Grants Program Expanded and Revised

During the fiscal year the CRA expanded its matching Building Grants Incentive Programs by drafting and approving a new Permit & Impact Fee Incentive Grant Program, revising the Commercial Interior Renovation Grant Program and reactivating and revising its Commercial Beautification Grant Program. The Permit & Impact Fee Program provides a maximum \$50,000 matching one to one grant to help offset the cost of permits and impact fees for new construction in the CRA. The Commercial Interior Renovation Grant Program was revised to provide an additional \$50,000 matching one to one grant for interior building renovations that provide residential and nonresidential mixed-use as an incentive for residential units to be added to the CRA. The Commercial Beautification Grant Program provides a \$40,000 matching one to one grant for façade and exterior improvements to buildings in the CRA to improve the appearance of the CRA/downtown and eliminate blight. The Grant Programs were further revised to provide payment of 75% of the grant award at project completion and the remaining 25% of the grant award with occupancy of the building at one (1) year after completion of the improvements as an incentive for building owners to have their buildings occupied and not sit empty.

Trail Town State Designation

The City of Titusville became the second city in the State of Florida to become designated a "Trail Town" by the Florida Department of Environmental Protection, Greenways and Trails Division. With the convergence of three (3) major trails in the Downtown/CRA, the Coast to Coast Trail, the St. Johns River to Sea Loop Trail, and the East Coast Greenway Trail, Titusville and the CRA has become the major trail hub of East Central Florida. Many of the amenities developed by the CRA have been created with the trail and trail users in mind.

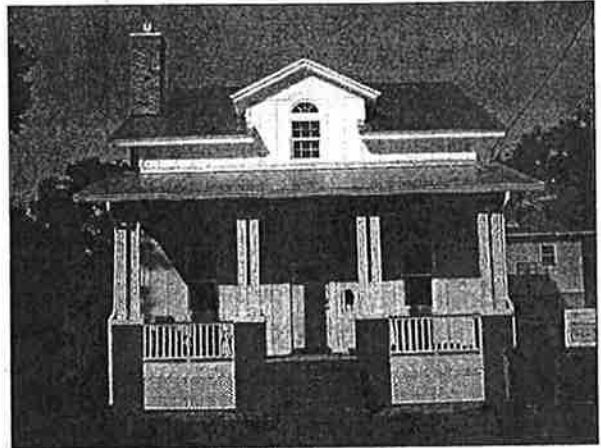


New Private Construction

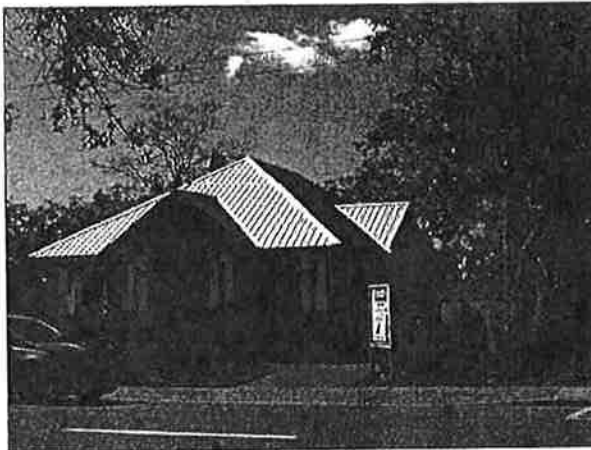
A goal of the City's CRA Plan is to encourage private sector investment in the downtown. New building construction and major renovation work to existing buildings helps the City in combating blight. It also encourages others to reinvest in the CRA. Here are some examples of new building and major renovation construction that occurred in FY 2017 – 2018 in the CRA District:



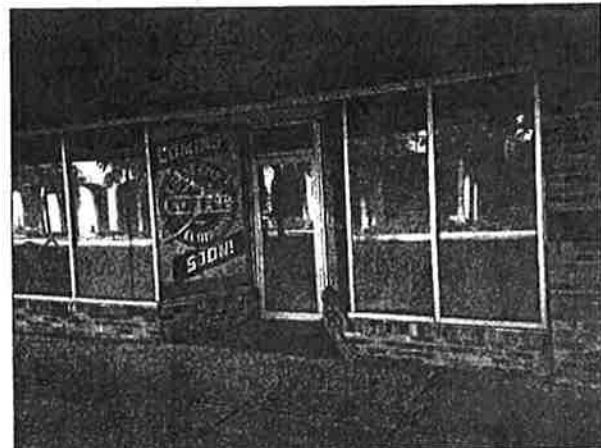
Cumberland Farms at Garden St. & Hopkins Ave.



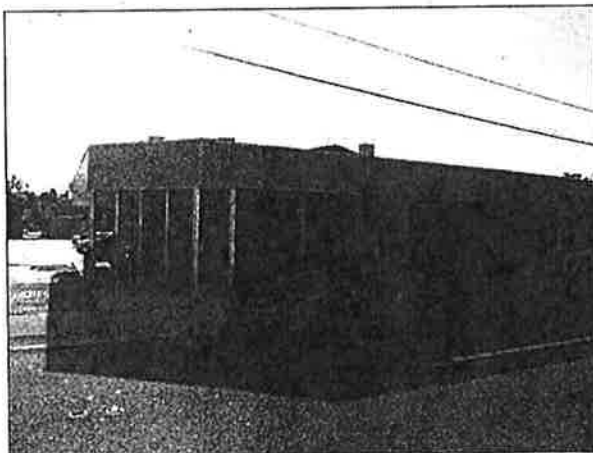
912 Indian River Ave.



908 S. Washington Ave.



Crescent Coffee Shop at 311 S. Washington Ave.



Downtown Dinner at 605 S. Hopkins Ave.



Grand Martini at 345 S. Washington Ave.

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, 2018. The financial statement provides information on the Agency's assets, liabilities, income, and operating expenses as of the end of fiscal year 2017 – 2018 in accordance with Chapter 163, Part III, Florida Statutes.

City of Titusville, Florida

**Balance Sheet
Governmental Funds
September 30, 2018**

	Downtown Community Redevelopment Agency
Assets	
Cash	\$ 24,673
Investments	711,087
Receivables, net	-
Advances to other funds	-
Inventories	-
Total assets	735,760
Liabilities	
Accounts payable	107,005
Accrued liabilities	3,756
Advances from other funds	60,905
Total liabilities	171,666
Deferred inflow of Resources	
Unavailable resources	-
Fund balance	
Nonspendable	-
Restricted	564,094
Committed	-
Assigned	-
Unassigned	-
Grants	-
Total fund balance	564,094
Total liabilities, deferred inflows and fund balance	\$ 735,760

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, 2018**

	<u>Downtown Community Redevelopment Agency</u>
Revenues	
Taxes:	
Property taxes	\$ 867,986
Local option gas tax	-
Utility and franchise taxes	-
Intergovernmental	-
Licenses and permits	-
Charges for services	-
Fines and forfeitures	-
Investment earnings (loss)	5,483
Impact fees	-
Miscellaneous revenue	6,188
Total revenues	<u>879,657</u>
Expenditures	
Current:	
Legislative	-
Executive	-
Legal counsel	-
Community development	316,757
General administrative services	-
Public works	-
Public safety	-
Support Services	-
Debt Service	
Principal	-
Interest	-
Debt cost/administration fees	-
Capital Outlay/Improvements	516,584
Total expenditures	<u>833,341</u>
Excess (deficiency) of revenues over (under) expenditures	<u>46,316</u>
Other Financing Sources (Uses)	
Transfers in	-
Transfers out	(138,798)
Capital leases	-
Total other financing sources (uses)	<u>(138,798)</u>
Net change in fund balances	<u>(92,482)</u>
Beginning fund balances	656,576
Ending fund balances	<u>\$ 564,094</u>

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

City of Titusville, Florida

Required Supplementary Information
Schedule of Revenues, Expenditures, and
Changes in Fund Balances - Budget and Actual
Downtown Community Redevelopment Agency Fund
For the Fiscal Year Ended September 30, 2018

	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	Variance With Final Budget- Positive (Negative)
Revenues				
Property taxes	\$ 867,986	\$ 867,986	\$ 867,986	\$ -
Investment earnings (loss)	-	-	5,483	5,483
Miscellaneous revenue	-	-	6,188	6,188
Total revenues	<u>867,986</u>	<u>867,986</u>	<u>879,657</u>	<u>11,671</u>
Expenditures				
Current:				
Community development	386,388	347,888	316,757	31,131
Capital Outlay/Improvements	312,500	811,927	516,584	295,343
Total expenditures	<u>698,888</u>	<u>1,159,815</u>	<u>833,341</u>	<u>326,474</u>
Excess (deficiency) of revenues over (under) expenditures	<u>169,098</u>	<u>(291,829)</u>	<u>46,316</u>	<u>338,145</u>
Other financing sources (uses)				
Transfers in	312,500	383,534	-	(383,534)
Transfers out	(448,622)	(522,332)	(138,798)	383,534
Total other financing sources (uses)	<u>(136,122)</u>	<u>(138,798)</u>	<u>(138,798)</u>	<u>-</u>
Net change in fund balances	<u>\$ 32,976</u>	<u>\$ (430,627)</u>	<u>(92,482)</u>	<u>\$ 338,145</u>
Beginning fund balances			656,576	
Ending fund balances			<u>\$ 564,094</u>	

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



Banner from the Redevelopment Master Plan

West Melbourne/Brevard County Joint
Community Redevelopment Agency
Annual Report



Fiscal Year 2017-2018
Published March 5, 2019

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

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SECTION I – LETTER OF TRANSMITTAL

West Melbourne/Brevard County Joint
Community Redevelopment Agency

Hal J. Rose, Chairman
John Dittmore, Vice-Chairman
Daniel Batchelder
Pat Bentley
Adam Gaffney
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

Date: March 15, 2019

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 2017-2018. The Joint CRA Annual Report was filed with the City of West Melbourne and Brevard County on March 5, 2019. 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.

Attachment

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, 2018, are listed in the table below.

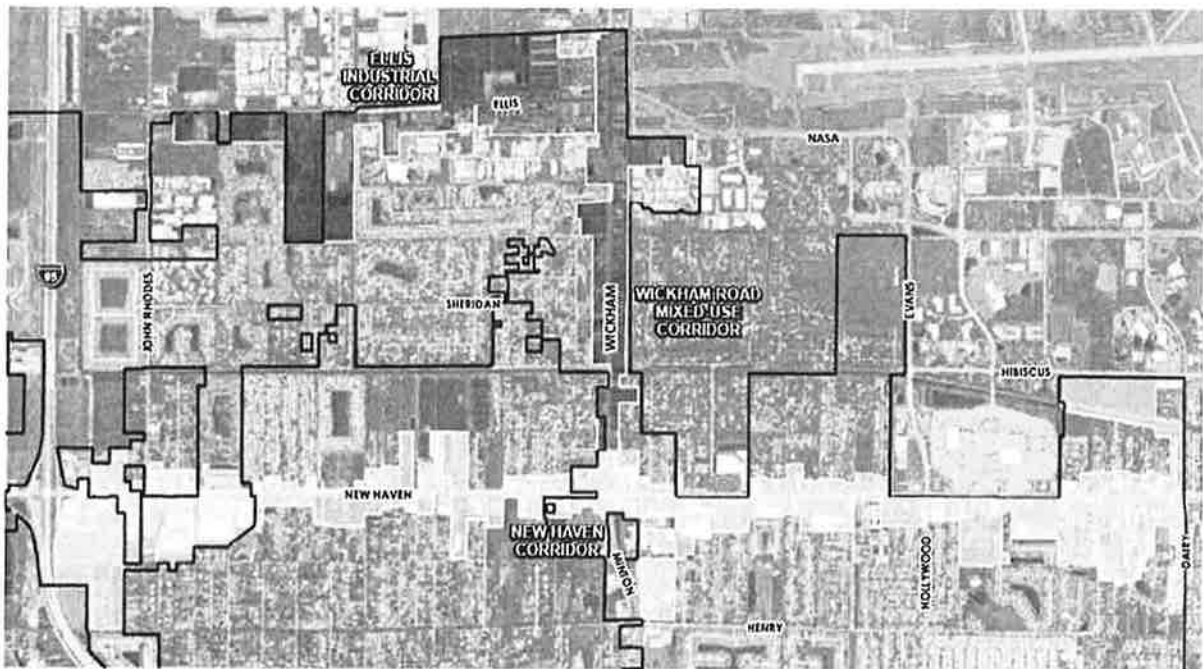
WEST MELBOURNE/BREVARD COUNTY JOINT COMMUNITY REDEVELOPMENT AGENCY (as of October 1, 2018)

Chairman	Hal Rose (West Melbourne Mayor)
Vice Chairman	Kristine Isnardi (District 5 County Commissioner)
CRA Official	Bill Mettrick (West Melbourne Council)
CRA Official	Barbara Smith (West Melbourne Deputy Mayor)
CRA Official	John Dittmore (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 (the following map shows the CRA boundaries).



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 2017-2018 FINANCIAL STATEMENT

(Unaudited as of March 1, 2019)

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.

Fiscal year 2017-2018 assets, liabilities, revenues, expenditures

FY 2017-2018 Assets:

Cash and Investments	\$273,055.00
Receivables - from Florida Department of Transportation	\$212,270.00
Total Assets	\$485,325.00

FY 2017-2018 Liabilities:

Accounts Payable – US 192 lighting retention payable	\$103,032.00
City Loan Debt Service – Long Term (operating and programs)	\$600,000.00
City Loan Debt Service – Current (annual repayment of CRA Plan)	\$100,000.00
Deferred Revenue – Due from FDOT	\$212,270.00
Total Liabilities	\$1,015,302.00

Revenues, Expenditures and Changes in Fund Balances – September 30, 2018

FY 2017-2018 Revenues:

Increment Financing (County)	\$251,012.00
Increment Financing (City)	\$126,306.00
Total Revenue	\$377,318.00

FY 2017-2018 Expenditures:

Personnel costs	\$00,000.00
Operating Expenditures	\$420.00
Capital Outlay/Improvements (Lighting along US 192/New Haven)	\$1,294,669.00
Total Expenditures	\$1,295,089.00

FY 2017-2018 Changes in Fund Balance

Fund Balance – Beginning of Year	\$387,794.00
Net Activity FY 2017-2018	\$917,771.00
Fund Balance	(\$529,977.00)

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, 2018 will not be available until after the March 31, 2019 deadline for filing the CRA annual report. Once the City finalizes its Comprehensive Annual Financial Report for September 30, 2018, the audited financial statements will be placed on the City's web site with the 2017-2018 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.

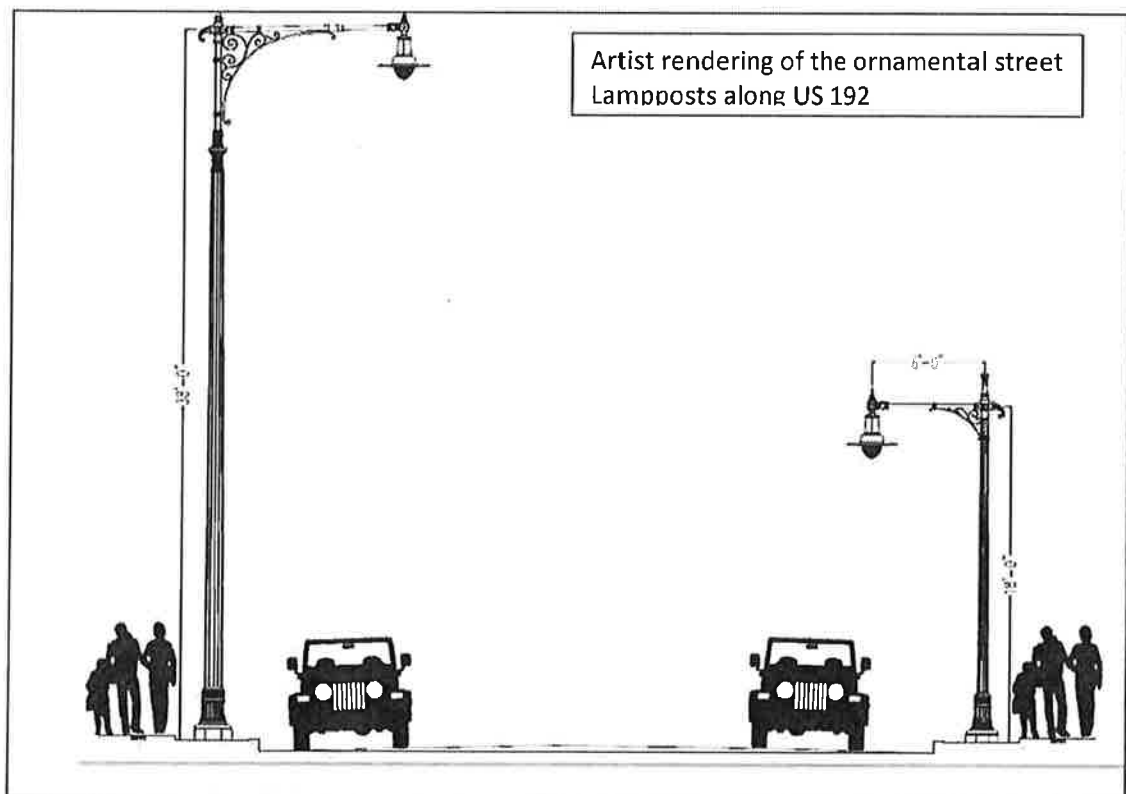
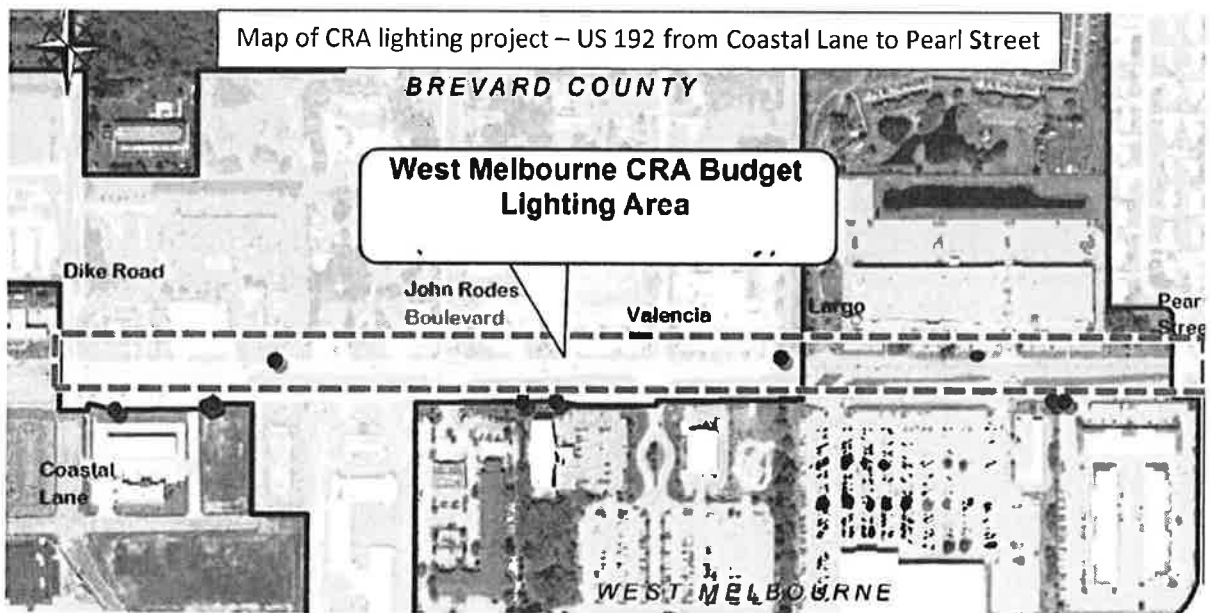


Before -Corner of New Haven Avenue and Interchange prior to landscaping



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 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.



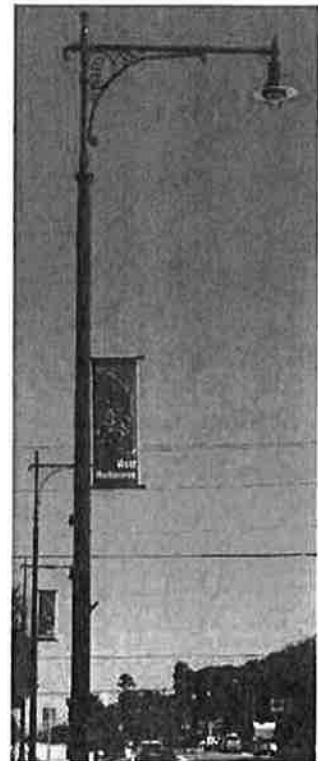
2016 Street lighting Activities – The predominant activity in 2016 was the lighting proposal for US 192 from the interstate to Pearl Street. One of the obstacles has been issues related to the design of the lighting plan in FDOT's right of way. The City obtained on behalf of FDOT title to the turn lane 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 was no interest during the 2016-2017 fiscal year, nor in fiscal year 2017-2018. City staff continues to encourage redevelopment of existing commercial businesses in our three corridors of emphasis as evidenced by the City's passage of collapsed zoning districts along US 192 and Wickham Road that allows property owners greater flexibility and a wider array of possible uses instead of the previous segregation into 4-5 zoning districts of commercial districts with specific differences between neighboring properties. Meaning that future redevelopment along these two roads will be more cohesive and less confusing to potential redevelopers.

2017-2018 Street lighting Activities –

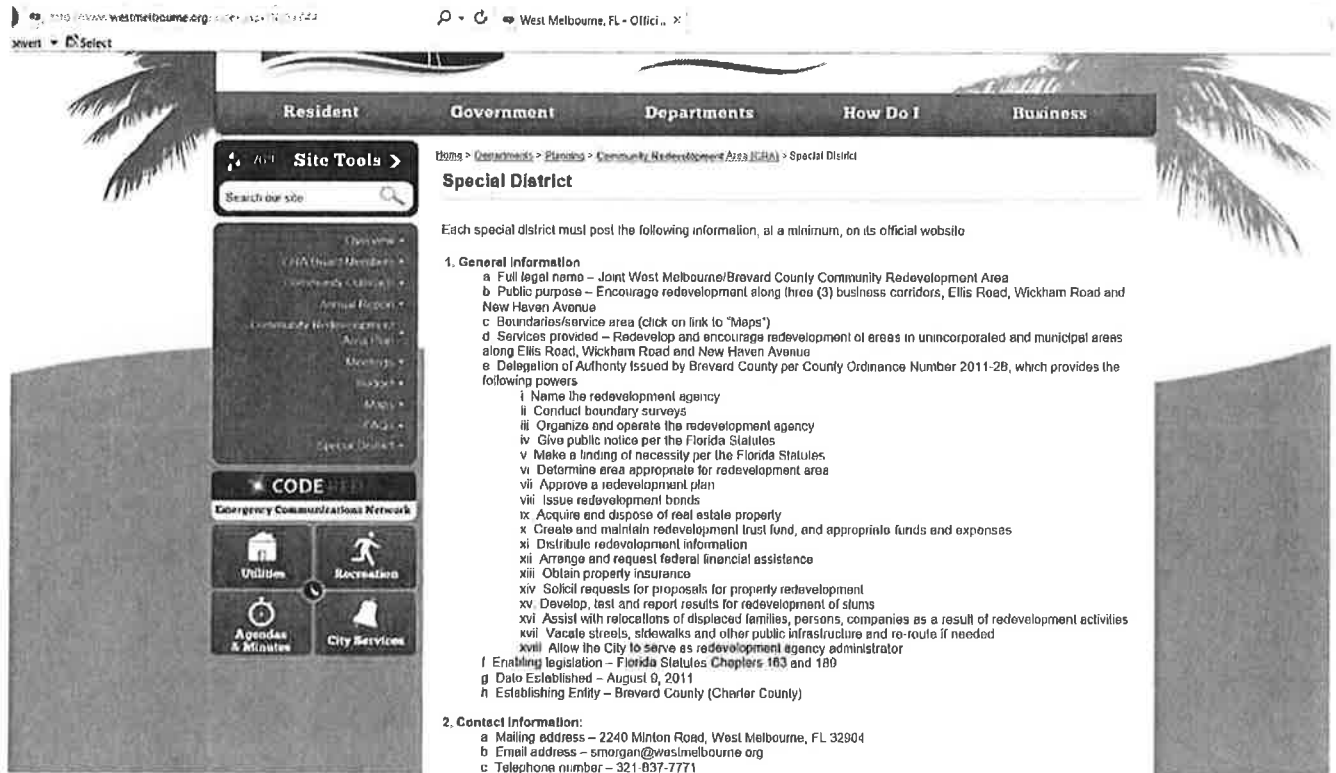
In 2017, City Council awarded the bid for the US 192 (New Haven Avenue) street lighting project to the company named PowerCore in the amount of \$764,044.58. This amount excluded the poles and fixtures, which have been purchased directly by the City. The Notice to Proceed was issued with a start date of January 22, 2018. The contractor for the project finished the project in 2018 and not only were there lights illuminating both the sidewalk and US 192 during the holidays, but the City of West Melbourne was able to hang decorative banners in time for the holidays.

(Street lights installed in 2018 along US 192)



SECTION VI – WEBSITE

Special District website requirements – (Screen shot of City's "Special District" web page)



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 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 fourth 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 2017-2018

**Prepared by
Merritt Island Redevelopment Agency
&
Brevard County Finance Department**

March 31, 2019



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I. ORGANIZATIONAL OVERVIEW & MISSION

The Merritt Island Redevelopment Agency (MIRA) is a Community Redevelopment Agency (CRA) created and governed by Florida State Statutes, Chapter 163, Part III. MIRA was established by the Brevard Board of County Commissioners for the purpose of carrying out redevelopment activities in its redevelopment area on Merritt Island, to reduce or eliminate blight, and develop the tax base of the redevelopment area by encouraging public and private investments in the CRA district. In keeping with its statutory purpose, the Agency's Mission is to create and implement community-based redevelopment strategies ensuring quality growth and economic development, preserving Merritt Island's history, culture and natural environment, improving the quality of life for Merritt Island residents, businesses, and its visitors.

MIRA is primarily funded through Tax Increment Financing (TIF). The funds are collected as property values increase above a base level established at creation. The Tax Increment is equal to 95% or less of the revenues per statute and is provided to the Agency to accomplish its redevelopment purpose. TIF provides revenue for redevelopment efforts without raising taxes in the Redevelopment Area. CRA's have been used by many communities in Florida to revitalize urbanized areas. An important requirement in creating a CRA is the preparation and adoption of a CRA Master Redevelopment Plan, which sets forth the programs and projects for improvement of the

redevelopment area, which forms the basis for which TIF funds can be expended.

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.

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 reversing 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 of each expansion area.

The Agency consists of a seven member volunteer Board of Directors, an Executive Officer, a

Special Projects Coordinator, and such committee and administrative staff, as it may appoint from time to time. The Board of Directors is responsible for major policy decisions pertaining to the various aspects of the Redevelopment Plan; submitting the Agency's budget to the County Commission for approval; prioritizing Agency projects and programs; and, authorizing financing projects, such as grant applications, execution of contracts, and other program decisions, including recommendations to the County Commission for modification of the Redevelopment Plan or termination of the Agency.

The Brevard Board of County Commissioners is responsible for appointing the Board members. The term length for a member of the Board of Directors is four (4) years. The Board of Directors will provide recommendations, and the County Commission will appoint a Chairperson and Vice Chairperson from among the Board's members. Unless otherwise directed, the Chair and Vice-Chair will serve a term of two (2) years with no term limit.

II. MARKET AREA DEMOGRAPHICS

A review was completed of Merritt Island's market area in 2018, sourced from U.S. Census Bureau, Census 2010 Summary File 1; and Esri forecasts for 2018 and 2023; and Esri converted Census 2000 data into 2010 geography. The Merritt Island redevelopment market area is moderately strong, especially when analyzed in conjunction with Merritt Islands central location being situated on a direct route from Orlando to major tourist attractions, such as Kennedy Space Center, Port Canaveral, and the Beaches.

The redevelopment market area is defined as that area within a 15 minute drive time of the center of MIRA's core commercial area, and in the current year has a population of 125,888. In 2010, the Census count in the area was 119,027. The rate of change since 2010 was 0.68% annually. The five-year projection for the population in the area is 132,451 representing a change of 1.02% annually from 2018 to 2023. Currently, the population is 48.9% male and 51.1% female.

The median age in this area is 49.1, compared to U.S. median age of 38.3. Persons of Hispanic origin represent 9.0% of the population in the identified area compared to 18.3% of the U.S. population. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 45.9 in the identified area, compared to 64.3 for the U.S. as a whole.

The household count in this area has changed from 52,088 in 2010 to 54,619 in the current year, a change of 0.58% annually. The five-year projection of households is 57,263, a change of 0.95% annually from the current year total. Average household size is currently 2.29, compared to 2.27 in the year 2010. The number of families in the current year is 33,343 in the specified area.

Current median household income is \$51,754 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$58,744 in five years, compared to \$65,727 for all U.S. households. Current average household income is \$75,078 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$89,058 in five years, compared to \$96,109 for all U.S. households. Current per capita income is \$32,743 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$38,652 in five years, compared to \$36,530 for all U.S. households.

Currently, 54.5% of the 65,140 housing units in the area are owner occupied; 29.3%, renter occupied; and 16.2% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 62,154 housing units in the area - 57.7% owner occupied, 26.1% renter occupied, and 16.2% vacant. The annual rate of change in housing units since 2010 is 2.11%. Median home value in the area is \$210,980, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.44% annually to \$249,802.

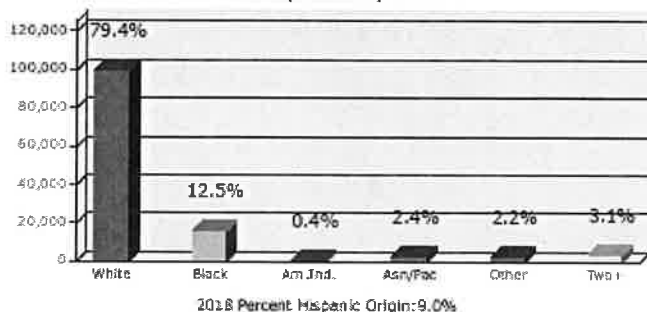


Graphic Profile

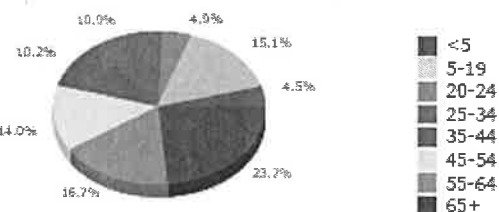
100 N Plumosa St, Merritt Island, Florida, 32953
Drive Time: 15 minute radius

Prepared by Esri
Latitude: 28.35727
Longitude: -80.69193

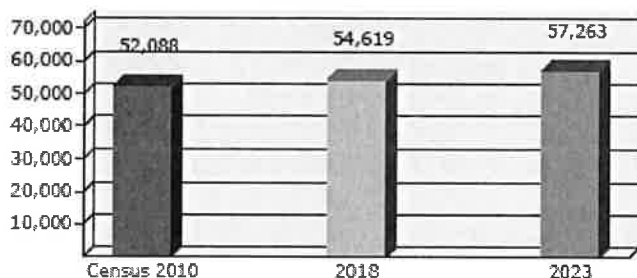
2018 Population by Race



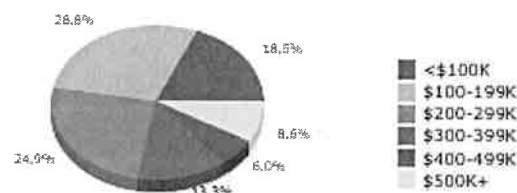
2018 Population by Age



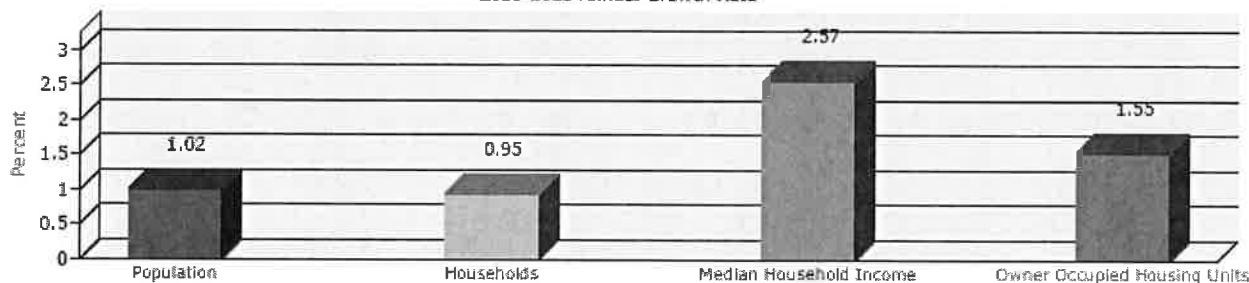
Households



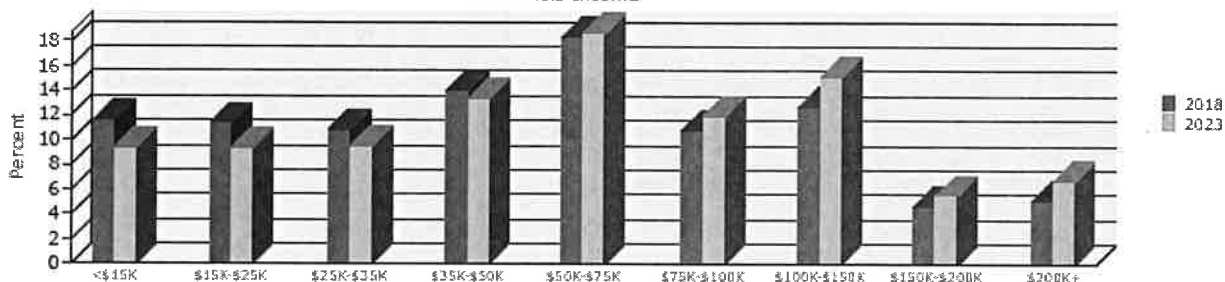
2018 Home Value



2018-2023 Annual Growth Rate



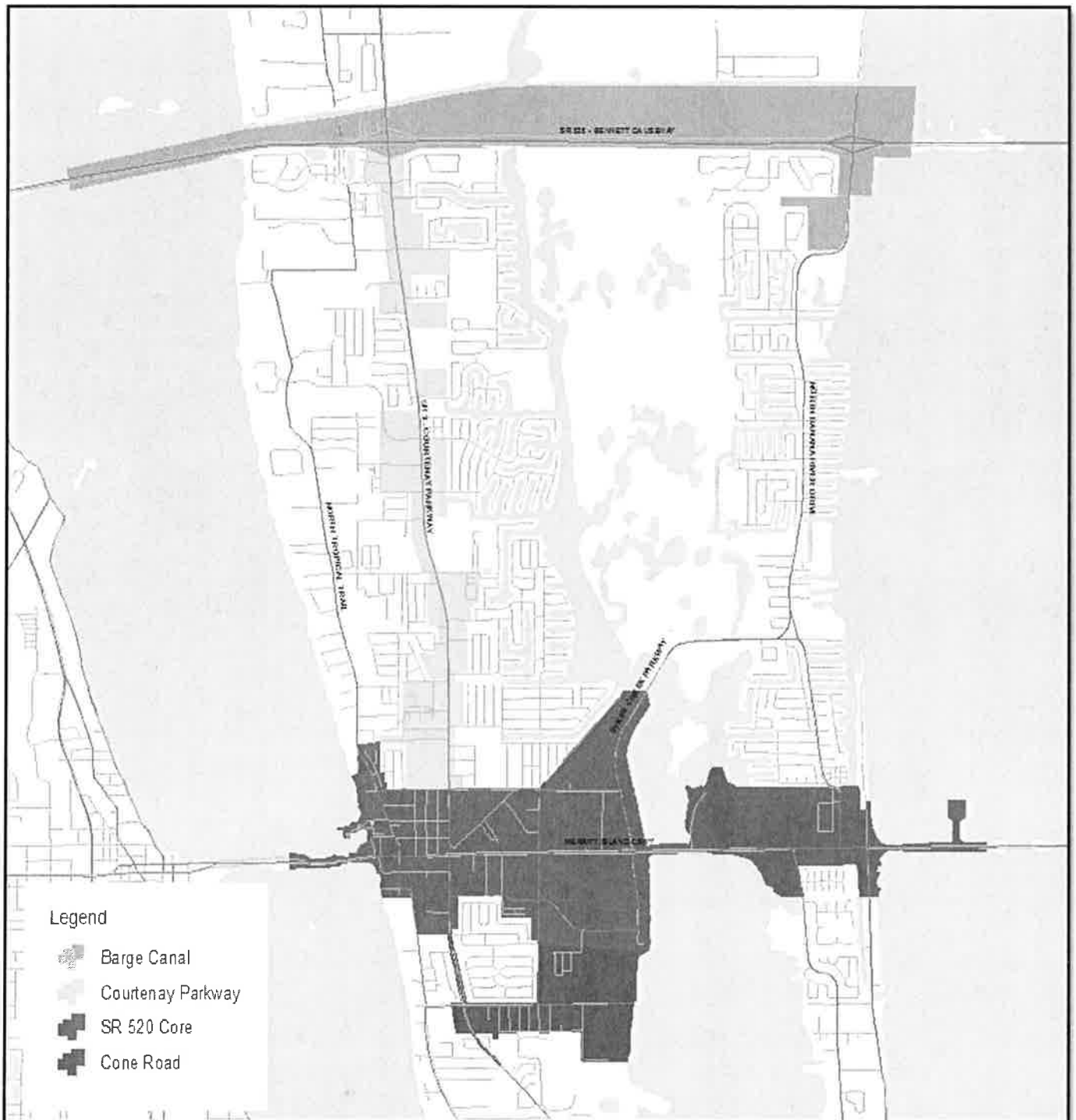
Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

October 23, 2018

III. REDEVELOPMENT AREA BOUNDARY LINES



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.

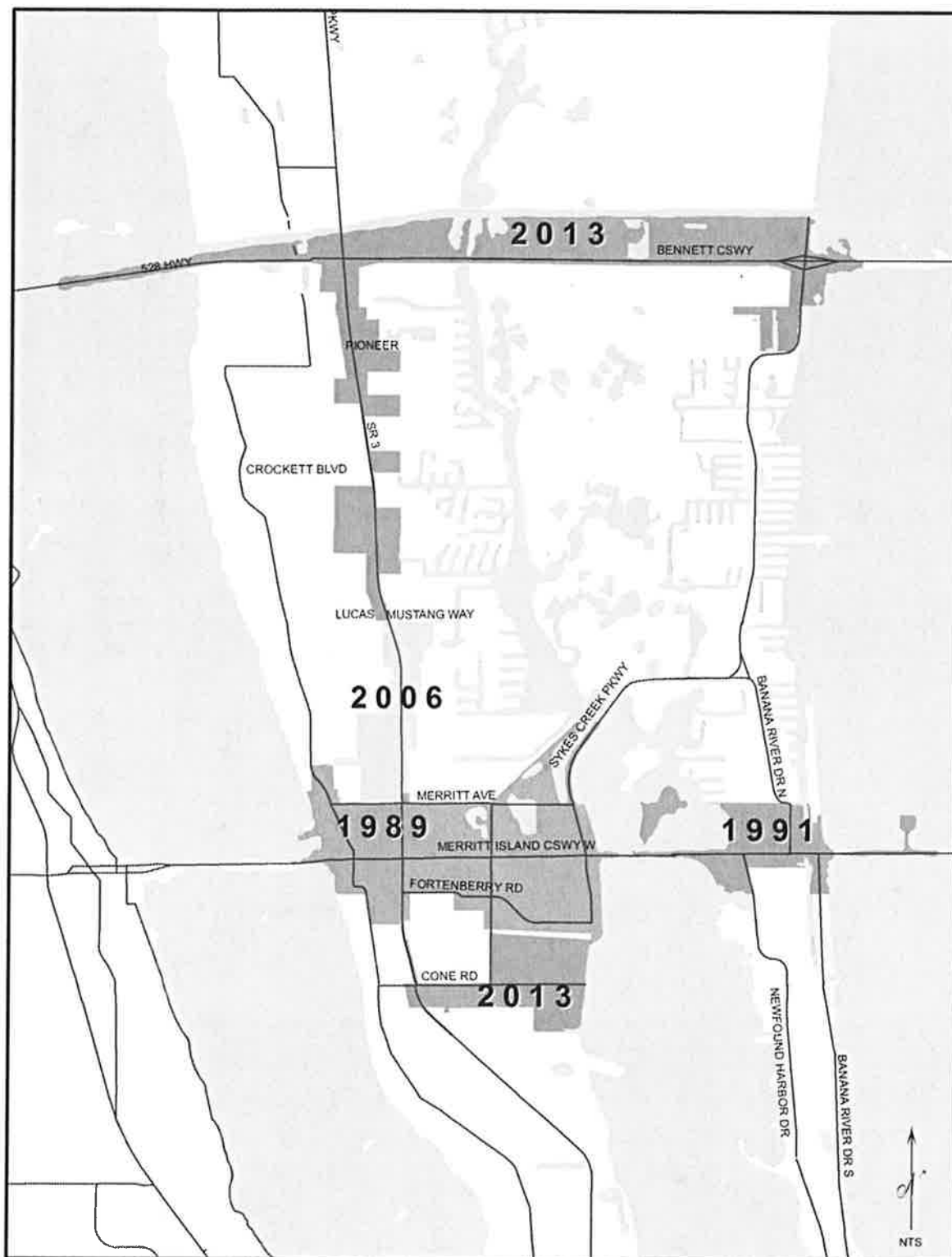
The Merritt Island CRA met the statutory requirements for declaring blight on four occasions: 1988, 1991, 2006, and 2011. The predominant issues on each occasion have included:

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.

PLAN AMENDMENT DATES:



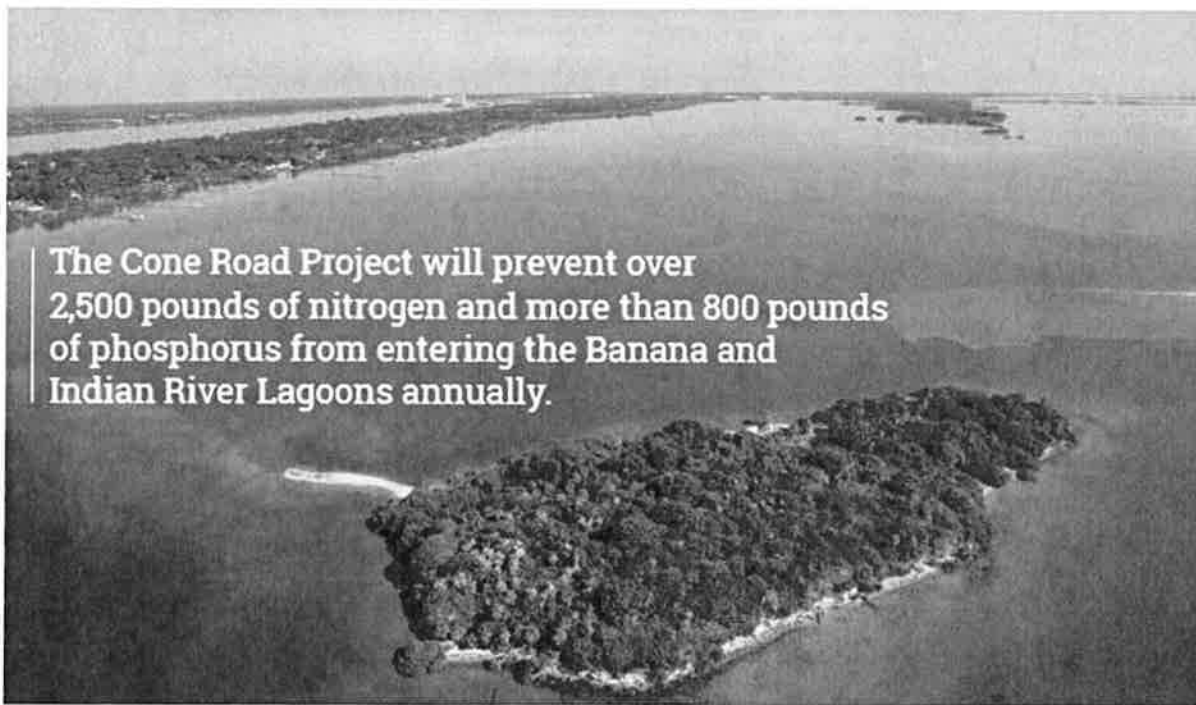
V. INITIATIVES OVERVIEW

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.

During Fiscal Years 2017-2018, currently in 2018-2019, and in 2019-2020, MIRA will have committed a large percentage of its time and resources into one of the most impactful projects in its history. The Cone Road Project. With this one project, we are partnering with the County to improve the local infrastructure, eliminating direct water runoff into the lagoon, getting very old septic tanks removed, improving safety for pedestrians and automobiles, removing blight, and providing economic development opportunities to the Cone Road Industrial Park and Merritt Island Airport.

1. \$3.6 MILLION CONE ROAD STORMWATER AND SEPTIC TANK PHASE OUT PROJECT



This Project is a partnership of several different funding agencies and departments. These are the Merritt Island Redevelopment Agency, the Brevard County Public Works Department, the Save our Indian River Lagoon Fund, the Saint Johns River Water Management District, and potentially the Florida Department of Environmental Protection.

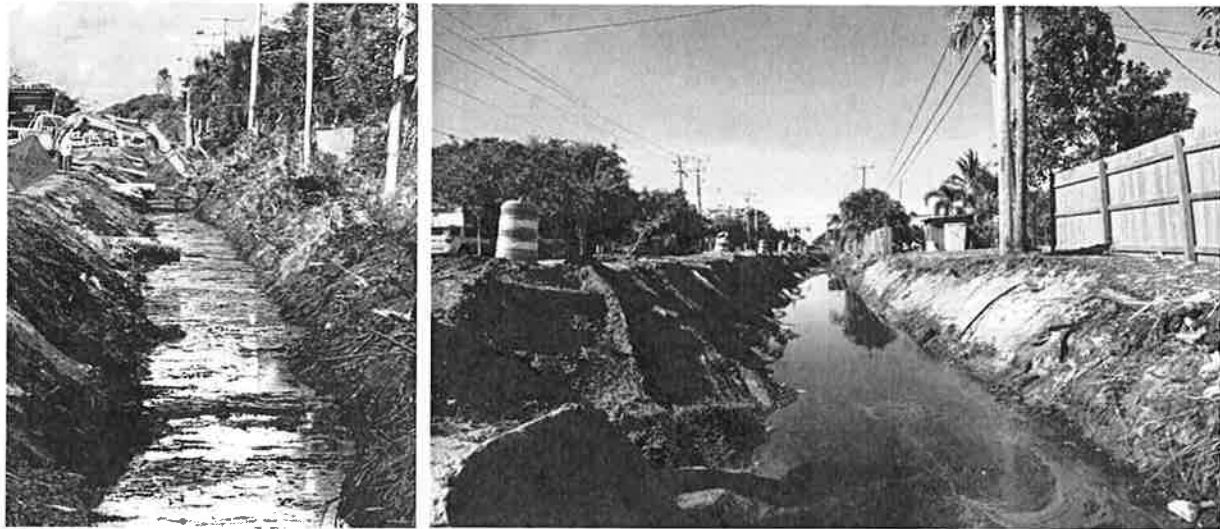
Pursuant to the MIRA adopted 2013 Redevelopment Plan, a feasibility study began in 2015 to pipe a dangerous open ditch along the north side of Cone Road between South Courtenay Parkway and Plumosa Street. The Cone Road segment for improvement is an active corridor that provides access to Merritt Island's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



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 grant awards from SJWMD Phase I. Engineering and Design was completed in December 2017 and Phase 2 Construction started October 2018 with an anticipated completion date of October 2019. Phase 3 of the project will overlap with Phase 2 with a final completion including monitoring through 2022.



2. VETERAN'S MEMORIAL CENTER AND PARK

This year the newest enhancements to the Veteran's Memorial Center and Park have been site planned with necessary infrastructure such as electricity and parking. A Landscape Architect was engaged to appropriately design a plan enriched with plantings that will honor the Veteran's Memorial Park for generations to come. Designated areas for the Veteran's memorial trees and benches throughout the Park and the site for the future Vietnam Veteran's Memorial Wall are included. MIRA 's future plans involve design enhancements to the Veteran's Memorial Park through partnerships with Brevard County Parks and Recreation and the Tourist Development Council. Enhancements may include a future gathering place with band shell, installation of memorial trees and benches and other infrastructure needs.

On November 11, 2016 (Veteran's Day), a Grand Opening was held for the Veterans Memorial Center expansion and the Veterans Memorial Park. The Merritt Island Redevelopment Agency 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.

3. BUS SHELTERS

As a County wide initiative has been underway for the installation of bus shelters, the Merritt Island Redevelopment Agency has continued to seek the appropriate sites for the installation of bus shelters

along North Courtenay Parkway and S.R. 520. Preliminary surveying and engineering proposals for six shelters have been reviewed. MIRA 's future plans involve partnerships with Brevard County Space Coast Area Transit, Brevard County Facilities and the FDOT to facilitate the installation of bus shelters within the MIRA area.

4. NORTH REGIONAL STORMWATER POND PROJECT

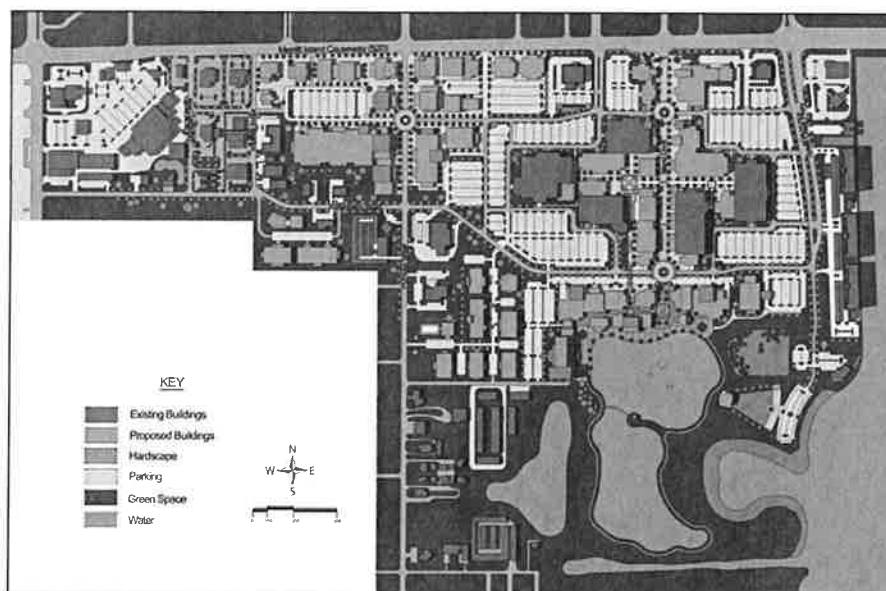
Ongoing efforts to permit, design and the possible redesign of the BJ's fuel pumping area to minimize the traffic backup into travel lanes on East Merritt Avenue are being examined. A proposal currently under consideration is one that will facilitate a small stormwater improvement with a water quality restoration element. MIRA will continue to partner with the Department of Natural Resources and the Brevard County Public Works Department to achieve improvements that will enhance and improve safety in this area.

5. BASIN PIPE EXTENSION – East of Plumosa Street

An existing drainage pipe conveyance system for the Veteran's Stormwater 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 in place and will facilitate the pending development.

6. MALL OVERLAY DISTRICT and ALTERNATIVE DEVELOPMENT OPTIONS

The Merritt Island Mall Focus Area effort began in 2013 to review the current zoning and land



development regulations for the area of Fortenberry Road north to the south side of S.R. 520 including the Merritt Square Mall. Alternative development standards, incentives for development through the new stormwater utility and streamlining processes have been discussed.

As the overlay has continued to be evaluated, ownership of the

Mall and a recent subdivision plan that has been processed through the County in 2018-2019 has delayed these efforts. MIRA will continue to facilitate the effort of establishing an overlay district that

will guide development and redevelopment of the area towards the type of standards that promote reinvestment, and potentially enable the District and Concept Design Alternatives to develop.



7. Merritt Park Place

This year development efforts have been halted or stalled by existing land development regulations and zoning code that have a “one size fits all” approach. In particular, the Merritt Park Place area has had unique issues. In the late 1990s MIRA and other public entities embarked on a revitalization of two streets in Merritt

Park Place. As this area has continued to be highlighted in the adopted MIRA CRA Plan as needing additional infrastructure improvements, new efforts have been made this year to engage in an overall



existing conditions survey, a parking study and suggested stormwater solutions.

B. *Brownfields Environmental Initiatives*

Brownfield Remediation State Tax Credit Project

MIRA facilitated in the designation of a Brownfield area by the Board of County Commissioners, of a redevelopment site situated at 265 and 267 E. Merritt Island Causeway. This was a key step, necessary for the Site Developer to become eligible for state brownfield remediation tax credits. The Board of County Commissioners determined that the Property should be designated as a brownfield area eligible under the Brownfields Redevelopment Act, Section 376.80(2)(c) Florida Statutes. The rehabilitation and redevelopment of the proposed brownfield site will result in considerable investment (approximately \$500,000), building the tax base, furthering economic productivity of the area, and the creation of new full time permanent jobs at the site.

Environmental Site Assessment Program - With the majority of commercial and industrial development in MIRA'S redevelopment area occurring in the late 1950's – mid 1980's (*pre- key environmental regulations*), creation of a Brownfields Environmental Assessment program is an important redevelopment tool that is underway.

In accordance with section 163.360(2)(b), Florida Statutes, the 2013 Merritt Island Redevelopment Plan, approved by the Board of County Commissioners on August 19, 2014, includes sufficiently complete goals and objectives to support a MIRA redevelopment initiative to create a Brownfields Environmental Site Assessment Program. Funding would be derived largely from state and federal grants awarded by the U.S. Environmental Protection Agency. (*Note that this year on January 22, 2019 the Board of County Commissioners adopted Resolution No. 19-007, affirming that the Merritt Island Redevelopment Agency (MIRA) has the authority to establish a MIRA Brownfield Assessment Program) pursuant to MIRA's existing 2013 Community Redevelopment Plan*).

An environmental site assessment is a report prepared for a development site that identifies potential, perceived, or existing environmental contamination liabilities. The analysis, often called an ESA, typically addresses both the underlying land as well as physical improvements to the property.

Demand has increased dramatically for this type of study following judicial decisions beginning in the 1980's related to liability of property owners to effect site cleanup. Interpreting the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA), the U.S. courts have held that a buyer, lessor, or lender may be held responsible for remediation of hazardous substance residues, even if a prior owner caused the contamination; performance of a Phase I Environmental Site Assessment, according to the courts' reasoning, creates a safe harbor, known as the 'Innocent Landowner Defense'.

C. Economic Development Initiative

The eradication of economic distress, creation of economic opportunities, and the encouragement of private enterprise are redevelopment strategies cited in the Florida state statute and throughout the MIRA Redevelopment Plan. Practically all of MIRA's redevelopment area is private sector based property, being situated in the commercial, retail, office and industrial corridors of Merritt Island.

Therefore it is crucial that MIRA play a strong role in working with business and industry to foster business retention, expansion, job creation, and other forms of economic and real estate redevelopment activity, leading to sustainable economic base growth. A substantial part of our work requires the cap stone effort of economic development through business expansion and retention facilitation. Economic developers do not create jobs nor increase the tax base themselves. The private sector makes the investment to create jobs and increase wealth. MIRA will increasingly serve as a facilitator, stage setter, and catalyst for economic development activity.

We accomplish our economic development initiative through redevelopment of our commercial and industrial infrastructure, implementation and incentivizing curb appeal and other aesthetic enhancements for private sector investment, and by assisting the private sector in the provision of information, data, processes, creation and increasing awareness of available real estate development opportunities, incentive programs, convening of the interested parties, and even working to remove roadblocks to allow responsible economic growth to happen.

Recent Economic Development Projects

- **O'Reilly Auto Parts;** New Construction of 536 N. Courtenay Parkway (north east corner of N. Courtenay Parkway and Needle Blvd); New retail building consists of approximately 3,800 square feet. Construction Completed October 2019. Approximately 15 full and part time jobs have been created, with a private sector investment of approximately \$500,000.



- **Water's Edge Dermatology;** New construction of 1730 E. Merritt Island Causeway; New medical office building consisting of 5, 064 s.f. with a total site size of 1.15 acres. Site is currently under construction.
- **Panorama Self Storage;** tax account # 2426677 (east of South Tropical Trail, between south tropical trail and south Courtenay Parkway, approximately 970' south of SR. 520). New Construction for a Self-Storage Mini Warehouse facility on 7.31 acres with a Binding Development Plan. The total building sq. ft. for both Phase 1 & 2 is 108,110 sq. ft. Total proposed structural acreage coverage for both Phase 1 & 2 would be 2.48 acres. Development is still under site plan review.
- **Merritt Island Medical Properties 1, LLC;** Renovation of 450 East Merritt Island Causeway; old Circuit City Building which had not been consistently occupied in over ten years. It is no longer retail and is being used as a new medical and professional office building. Renovated building consists of 28,184 s.f., 132 parking spaces, total site 3.21 acres
- **McDonald's Merritt Island;** Expansion of double drive-thru lanes; 1000 N. Courtenay Parkway. Existing building is approximately 3,960 square feet. It is the only McDonald's on the Island. Development is still under site plan review.
- **Merritt Island Chick-Fil-A;** Merritt Island's first stand-alone Chick-fil-A restaurant become a reality. A presentation for the development was presented to the Merritt Island Redevelopment Agency on October 26, 2017. This made the way for Chick-Fil-A to move forward with its efforts to redevelop the vacant TGI Friday's building site into a Chick-fil-A. The building is located at 785 E. Merritt Island Causeway and has been empty since 2016.

It sits just outside Merritt Square Mall. 60 new full and part time jobs have been created, with approximately \$1 Million Dollars of private sector investment.



- U-Haul; Renovation of existing shopping center; **777 E. Merritt Island Causeway** (northwest corner of S. Sykes Creek Parkway and Fortenberry Road); Old Publix Building that has not been consistently occupied in over ten years. It is now a U-Haul truck and self-storage center and hub. Existing Building is approximately 62,313 square feet. Preliminary conceptual plans show approximately 61,921 s.f. of interior access self-storage, with approximately 8,750 s.f. of exterior access self-storage.
- Balibar; **110 & 120 McLeod Street**; Expanded business service to adjacent lot. Adding 600 s.f. Seating area. Estimated cost of project \$30K

Additional Potential Development or Redevelopment Assistance

- Approximately 6.5 acres at the south east corner of SR 520 and Plumosa Street. Retail and Restaurant.
- Approximately 7 acres at the southwest corner of SR 520 and New Found Harbor Drive. Retail, office, restaurant & hotel.
- 1.0 acre; on the south side of SR 520 at the entrance to Appliance Direct. Retail and Restaurant

- 3 acres; 595 N. Courtenay Parkway, with adjacent parcels, currently occupied medical and office buildings. Continued use as medical and office.
- 2.75 acres; at the northeast corner of SR 520 and Milford Point Drive.
- 2.12 acres; at the southwest corner of SR 520 and S. Banana River Drive.
- 1.15 acres east side of S. Courtenay Parkway, south of Fortenberry Road.

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 \$17,500. 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 2017-18, MIRA provided grants in the amount of \$91,844.74, representing a 2.5:1 return on investment.

1. **Balibar LLC, 110 Mcleod Street Amendment (formerly Angels Village Arts) Merritt Island.** Improvements included installing front deck; sliding glass door; an awning and landscaping. The amount of private investment eligible for reimbursement was \$28,755.08; grant received was for \$14,377.54. (October 2017)



Balibar at 110 Mcleod Street Merritt Park Place

2. **Merritt Island Condo Assoc; 2555 N. Courtenay Parkway/120 Venetian Way, Merritt Island.**
Overall improvements included painting; parking lot repair, re-seal and curb replacements. The amount of private investment eligible for reimbursement was \$37,675.00; grant received was \$15,000. (October 2017)
3. **Duane Watson Trustee, 150 E. Merritt Island Causeway, Merritt Island**
Improvements due to Hurricane Irma included stucco and fence repair; painting and awning replacement. The amount of private investment eligible for reimbursement was \$9,326.00; grant received was \$4,663.00. (October 2017)
4. **Midas Auto Service, 795 N. Courtenay Parkway, Merritt Island.**
Enhancements made to the property were for painting; landscaping; re-sealing and striping of the parking lot. The amount of private investment eligible for reimbursement was \$30,000; grant received was for \$15,000. (December 2017)
5. **First Merritt Chiropractic, 80 Fortenberry Road, Merritt Island.**
Improvements included painting and re-sealing of the parking lot. The amount of private investment eligible for reimbursement was \$5,366.00; grant received was for \$2,683.05. (February 2018)
6. **Lawrence and Barbara Marshall, 320 S. Courtenay Parkway, Merritt Island.**
Improvements for this property included adding parapet wall to front of building; stucco; apply stone finish; replace overhang ceiling and tile; install new lighting; free standing sign; prime and painting; resurface parking lot and add new shrub hedge and install 2 planters. The amount of private investment eligible for reimbursement was \$38,550.00; grant received was for \$17,500.00. (February 2018)

7. Tropical Realty, 259/263 N. Courtenay Parkway, Merritt Island.

Improvements due to Hurricane Irma to this property were for roof repair and gutters/downspouts; upgrade lighting; sign replacement; sidewalk repair. The amount of private investment eligible for reimbursement was \$10,243.00; grant received was for \$5,121.15. (September 2018)

8. Currington Eye Associates, 228 S. Courtenay Parkway, Merritt Island.

Improvements for this property include masonry/mansard repair; painting; front door and window replacements; painting; landscaping; parking lot resurfacing and signage replacement. The amount of private investment eligible for reimbursement was \$63,365.00; grant received was for \$17,500.00. (October 2018)

D. 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.

- **Rezoning Application – RU-2-15, Multi-family Zoning; Housing Authority of Brevard County**
Approval of rezoning, June 28, 2018
- **Rezoning Application – BU-2, MHE, L.L.C.; Mike Erdman**
Approval of rezoning, June 28, 2018
- **Rezoning – CUP for Trailer & Truck Rental, Merritt Square CH, LLC & Merritt Square Nassim, L.L.C. (U-Haul)**
Approval of CUP with Additional Conditions, June 28, 2018
- **Site Plan - McDonald's Merritt Island MRP**
Approval of Site Plan, June 28, 2018
- **Rezoning Application – Expansion of Conditional Use Permit for the On Premises Consumption of Alcohol, 110 & 120 McLeod Street**
Approval of Expansion of Conditional Use Permit, September 28, 2018
- **Rezoning Application – Conditional Use Permit for the On Premises Consumption of alcohol, 170 N. Grove Street**
Approval of Conditional Use Permit, September 28, 2018

VI. ECONOMIC IMPACT

In April 2017, the Merritt Island Redevelopment Agency commissioned an independent economic analysis firm, Closewaters LLC, to complete an Economic Impact Study. The purpose of the study was twofold:

- 1) Analyze the economic impact of the work of the Merritt Island Redevelopment Agency; and
- 2) Measure the economic impact of the Merritt Island Economy on all of Brevard County.

Significant key performance data about Merritt Islands economic impact are as follows:

- Merritt Island is a key Brevard County Economic Development Engine.
- Merritt Island ranks third in property tax contributions to Brevard County, compared to all other Brevard County Communities.
- 9% of the total ten year \$541 Million of Brevard County Property Tax Collections are generated on Merritt Island.
- 8% of the Small businesses in Brevard County, are situated on Merritt Island.
- \$10 million of funding to MIRA the past ten years has contributed in part, to our leveraging:
- \$962 Million in total tax contributions to Brevard County; and
- \$788K in Façade Grants leveraged an additional \$3.6 Million in private sector project investment.
- MIRA has also leveraged over 1.0 Million in other Grant Funding.

91% of all County Property Taxes come from Brevard County CRA supported communities.

93% of County Sales Tax comes from Brevard County CRA supported communities

The redevelopment role of MIRA, is substantially contributing to preservation of a sustainable tax base on Merritt Island. The Merritt Island tax base provides a significant portion of the Brevard County Budget.

PERFORMANCE

91% of all Brevard County Property Taxes come from Brevard County CRA supported communities.

Merritt Island ranks third in property tax contributions to Brevard County, compared to all Brevard County Communities.

VII. FINANCIAL REPORTS

In the recent years (2008 – 2014), the TIF experienced volatility due to the of challenging economic conditions experienced throughout the nation, with the great recession. In addition Merritt Island and Northern Brevard County Brevard County were extraordinarily impacted, due to the retirement of the space shuttle program. With the current growth of the national economy, and the boost from the growth in our space and defense companies the market and tax base have been steadily improving. MIRA continues to seek out state, local and federal grants and partnerships with which to leverage our projects, and optimize use of our TIF dollars.

The Merritt Island Redevelopment Agency financials, shall be included in the 2017-2018 Brevard County Comprehensive Annual Financial Report (CAFR), where MIRA is considered as a component unit part. Once the Brevard County 2017-2018 CAFR has been completed, it will be posted to the County's web site. An unaudited summary financial report, subject to the final Brevard County CAFR, has been compiled below.

FY 2017-2018

Merritt Island Redevelopment Agency

FINANCIAL REPORTS

Unaudited Statements

REVENUES	ADOPTED BUDGET	FINAL BUDGET	ACTUAL
INTERGOVERNMENTAL	\$1,081,935	\$1,081,935	\$1,124,578
INVESTMENT EARNINGS	\$20,000	\$20,000	\$35,051
STATUTORY REDUCTION (LESS 5%)	\$55,097	\$55,097	\$0
BALANCE FORWARD	\$1,225,000	\$1,367,330	\$1,367,330
TOTAL REVENUES	\$2,271,838	\$2,414,168	\$2,526,959
EXPENDITURES			
COMPENSATION AND BENEFITS	\$171,212	\$171,212	\$78,905
OPERATING EXPENSES	\$190,626	\$215,626	\$90,666
CAPITAL OUTLAY	\$1,760,000	\$1,877,330	\$11,753
GRANTS AND AIDS	\$150,000	\$150,000	\$96,724
TOTAL EXPENDITURES	\$2,271,838	\$2,414,168	\$278,047

BALANCE SHEET SUMMARY

Description	FY 18 CURRENT YEAR	FY 17 PREVIOUS YEAR
TOTAL ASSETS	\$2,393,255	\$1,516,048
Accounts Payable	\$12,147	\$21,767
Debt	\$0	\$0
TOTAL LIABILITIES	\$12,147	\$21,767
FUND BALANCE	\$2,381,108	\$1,494,281
TOTAL LIABILITIES AND FUND BALANCE	\$2,393,255	\$1,516,048

VIII. ECONOMIC AND REDEVELOPMENT CHALLENGES

There are an extensive number of retail establishments on Merritt Island. The retail industry is undergoing an enormous and swift challenge. The digital shopping age is affecting all aspects of our lives, but the retail sector is experiencing particularly severe turbulence at the moment.

There are regular news stories about store closures and job losses in traditional retail chains. The underlying dynamic isn't hard to identify: an accelerating shift away from in-store shopping towards e-commerce, particularly via mobile devices (a.k.a. m-commerce). Amazon has been the trend setter, and now Walmart is joining in. Even grocery shopping, and prepared food deliveries are undergoing change in the digital age.

Major retail complexes in certain markets all over the US are being hammered by store closures sweeping the country. In 2017, more than 6,400 stores closed and another 3,600 are expected to shutter in 2018. According to a report done by Credit Suisse, this will result in 20% to 25% of malls closing in the next five years.

Aside from the retail trends of the digital age, for over ten years there has been a trend away from Malls, towards, more traditional community oriented, retail place making development. Thus far Merritt Square Mall, has been able to retain its four key retail anchors. The future is undetermined, however our Redevelopment Plan and pending initiatives, will hopefully serve to prepare us to adapt to the uncertain future and changing conditions.

According to an Urban Land Institute Research report, source - Sisson. Patrick- Curbed.Com, The 10 Top Emerging Trends that will Shape Real Estate in 2018. Retrieved from <https://www.curbed.com/2017/10/26/16554900/real-estate-trends-housing-affordability-urban-development>, experts may argue about the true depth of the retail apocalypse, but there's no denying retail real estate is undergoing a fundamental shift. While U.S. retail sales continue at a long-term annual growth rate of 4 to 4.5 percent, many stores struggle as foot traffic declines, e-commerce rises, and generational and consumer shifts change expectations of the shopping experience.

ULI researchers offer five trends shaping the future of retail real estate: department store deconstruction and obsolescence, overall retail industry maturity, fundamental changes in apparel manufacturing, changes in consumer demographics and preferences, and advances in retail technology, including e-commerce. There's still plenty of capital and investment in this mostly healthy sector, the report notes, and brick-and-

mortar will remain dominant in distribution. But investors and landlords need to adapt and consider ways to update their spaces and strategies in a fast-moving environment. For MIRA, this opens up new opportunities and tremendous challenges, how we facilitate, accommodate, and catalyze redevelopment in alignment with these new trends, in our redevelopment area.

Another major local real estate trend, which MIRA will be facing is the relocation of major automobile dealerships from Merritt Island to Interstate 95. In 2018 Mike Erdman Auto Group relocated a Its Toyota and Nissan Dealerships to State Road 520 and Interstate 95, and others may soon follow the market trend, leaving an enormous about of commercial space available for redevelopment in our core retail areas. This may have a negative economic impact on the tax base, and for small businesses in the area, serving the automobile dealerships, and their clients, until such time, these vacated properties, have been repurposed and redeveloped.

In any case, the Merritt Island Redevelopment Agency will continue to look to the future, and adapt to market trends, to the furthest extent possible as we create strategies for Redevelopment of our core areas.