

CITY OF BROOKSVILLE COMMUNITY REDEVELOPMENT AGENCY ANNUAL REPORT 2021-2022 FISCAL YEAR



Filed: January 31, 2023

The photo above shows exterior improvements to the old downtown gas station, located at 202 S. Broad St, in the Brooksville Community Redevelopment Agency's (CRA) Property Improvement Grant Program District. As outlined in the CRA's Community Redevelopment Plan, a vital objective of this program is to create attractive places within the district through visual and functional improvements that make downtown more enticing. The exterior was restored, bringing it up to current code, including ADA compliance, while preserving its historic qualities and charm. This project was completed in October 2022 and funded by the CRA through the Property Improvement Matching Grant Program.

HISTORY:

In 1999, the City of Brooksville formally instituted a Community Redevelopment Area in its downtown core. In accordance with Chapter 163, F.S., the City adopted Ordinance No. 590 and Resolution No. 98-18, which delineate and establish the Community Redevelopment Area, the Tax Increment Financing (TIF) District, the Community Redevelopment Agency (CRA) and the related Agency Trust Fund. The City also adopted a Community Redevelopment Plan (CRP) for this area as well as a Revitalization Plan that addresses the entire City. Florida Statutes and the City’s Ordinance No. 590 provide for all applicable taxing authorities that assess taxes within the Project Area to pay into the Trust Fund each year, the incremental increase of tax revenues produced by the taxing authority’s millage rate that is applied to the increase in total assessed value over the assessed value amount originally set by the established base year. Ordinance No. 590 established the base tax year as 1998. The following table represents the TAX INCREMENT FINANCING BILLING HISTORY through the 2022 calendar year:

| <i>TIF Billing Year</i> | <i>Date Billed</i> | <i>Assessed Value Increment over base year</i> | <i>City of Brooksville TIF Amount</i> | <i>City Millage Rate</i> | <i>Hernando County TIF Amount</i> | <i>County Millage Rate</i> | <i>Annual TIF Revenue Subtotal</i> | <i>Cumulative TIF Revenue Subtotal</i> |
|-------------------------|--------------------|--|---------------------------------------|--------------------------|-----------------------------------|----------------------------|------------------------------------|--|
| 1999 | 12/08/99 | \$55,260.00 | \$419.98 | 8.0000 | \$455.14 | 8.6695 | \$875.12 | \$875.12 |
| 2000 | 10/25/00 | \$233,144.00 | \$1,771.89 | 8.0000 | \$1,865.00 | 8.4204 | \$3,636.89 | \$4,512.01 |
| 2001 | 11/01/01 | \$2,132,735.00 | \$16,208.79 | 8.0000 | \$17,060.56 | 8.4204 | \$33,269.35 | \$37,781.36 |
| 2002 | 11/25/02 | \$2,902,420.00 | \$22,058.39 | 8.0000 | \$24,789.22 | 8.9904 | \$46,847.61 | \$84,628.97 |
| 2003 | 10/21/03 | \$4,280,409.00 | \$32,531.11 | 8.0000 | \$36,494.62 | 8.9747 | \$69,025.73 | \$153,654.70 |
| 2004 | 10/25/04 | \$5,086,492.00 | \$38,029.16 | 7.8700 | \$44,578.67 | 9.2254 | \$82,607.83 | \$236,262.53 |
| 2005 | 10/13/05 | \$5,883,236.00 | \$41,918.06 | 7.5000 | \$50,947.76 | 9.1156 | \$92,865.82 | \$329,128.35 |
| 2006 | 10/12/06 | \$6,880,577.00 | \$49,024.11 | 7.5000 | \$56,316.29 | 8.6156 | \$105,340.40 | \$434,468.75 |
| 2007 | 10/22/07 | \$6,944,362.00 | \$41,713.74 | 6.3230 | \$46,449.82 | 7.0409 | \$88,163.56 | \$522,632.31 |
| 2008 | 11/04/08 | \$10,393,781.00 | \$59,925.86 | 6.0690 | \$69,284.54 | 7.0168 | \$129,210.40 | \$651,842.71 |
| 2009 | 10/16/09 | \$8,402,952.00 | \$48,447.64 | 6.0690 | \$56,013.75 | 7.0168 | \$104,461.39 | \$756,304.10 |
| 2010 | 10/06/10 | \$7,126,453.00 | \$43,125.73 | 6.3700 | \$47,504.66 | 7.0168 | \$90,630.39 | \$846,934.49 |
| 2011 | 10/18/2011 | \$7,089,377.00 | \$42,901.36 | 6.3700 | \$47,958.61 | 7.1209 | \$90,859.97 | \$937,794.46 |
| 2012 | 10/05/2012 | \$5,793,796.00 | \$36,327.10 | 6.6000 | \$41,249.43 | 7.4943 | \$77,576.53 | \$1,015,370.99 |
| 2013 | 10/04/2013 | \$6,125,883.00 | \$39,175.73 | 6.7317 | \$48,613.93 | 8.3535 | \$87,789.66 | \$1,103,160.65 |
| 2014 | 10/06/2014 | \$6,321,841.00 | \$40,215.70 | 6.6962 | \$50,915.53 | 8.4778 | \$91,131.23 | \$1,194,291.88 |
| 2015 | 10/06/2015 | \$6,636,400.00 | \$41,887.00 | 6.6439 | \$54,184.08 | 8.5944 | \$96,071.08 | \$1,290,362.96 |
| 2016 | 10/10/2016 | \$5,669,677.00 | \$35,778.33 | 6.6426 | \$46,291.10 | 8.5944 | \$82,069.43 | \$1,372,432.39 |
| 2017 | 10/13/2017 | City-\$5,062,313 County-\$5,041,293 | \$33,550.40 | 6.9763 | \$40,681.61 | 8.4944 | \$74,232.01 | \$1,446,664.40 |
| 2018 | 10/22/2018 | City-\$5,471,527 County-\$5,419,618 | \$32,227.29 | 6.2000 | \$44,970.26 | 8.7344 | \$77,197.55 | \$1,523,861.95 |
| 2019 | 10/15/2019 | City-\$6,164,071 County-\$6,141,172 | \$36,306.38 | 6.2000 | \$56,791.60 | 9.7344 | \$93,097.98 | \$1,616,959.93 |
| 2020 | 10/26/2020 | City-\$7,559,956 County-\$7,535,894 | \$42,373.52 | 5.9000 | \$67,900.22 | 9.4844 | \$110,273.74 | \$1,727,233.67 |
| 2021 | 03/04/2022 | City-\$7,227,997 County-\$7,203,497 | \$40,512.92 | 5.9000 | \$64,220.47 | 9.3844 | \$104,733.39 | \$1,831,967.06 |
| 2022 | 01/17/2023 | City-\$9,917,119 County-\$10,044,532 | \$55,585.45 | 5.9000 | \$85,254.77 | 8.9344 | \$140,840.22 | \$1,972,807.28 |
| TOTAL | | | \$872,015.64 | | \$1,100,791.64 | | | |

STAFFING:

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

MEETINGS:

CRA business was discussed at 15 meetings leading into, during and just exiting the 2022 fiscal year, as follows: October 25, 2021 [CRA]; November 15, 2021 [CRA & CRA-ERC Grant]; December 13, 2021 [CRA-ERC Grant]; January 6, 2022 [CRA-ERC Grant]; January 24, 2022 [CRA]; March 7, 2022 [CRA]; April 8, 2022 [CRA-ERC Grant]; April 18, 2022 [CRA]; April 21, 2022 [CRA-ERC Grant]; May 2, 2022 [CRA]; May 12, 2022 [CRA-ERC Grant]; May 16, 2022 [CRA]; June 20, 2022 [CRA]; and August 5, 2022 [CRA-ERC Grant]. Minutes for the meetings are on file in the office of the City Clerk. Topics addressed at these meetings included review of CRA grant applications, and Capital Improvement Plan for fiscal years 2022-23 through 2028.

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

PROJECTS:

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

CRA staff administer a commercial exterior improvement grant program (initially adopted/implemented June 1, 2009) to benefit properties located within the redevelopment area. To date, 53 grant applications from business properties have been approved and have benefitted from this program. The private investment in projects completed exceeds CRA grant funding by almost five times the amount. The CRA anticipates more businesses taking advantage of this program as the economy continues to improve and the capability for private property investment improves with it. On Page 8 of this report, Exhibit "A" displays some "before and after" pictures of a couple of properties that recently utilized the CRA grant program.

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

make significant improvements within the downtown district.

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

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

In March, installed 57 bollards to control traffic at five specific zones for road closures during events.

The ADA Assessment project examined the ADA ramps and sidewalks in the district to identify areas where the ADA requirements still needed to be met. The future will include systematically addressing these shortcomings.

Eight trash receptacles were bought and installed in the downtown core area in August.

Tree Trimming at City Hall consisted of trimming 11 Live Oak trees completed in September in the parking area and adjacent to West Fort Dade Avenue. The trees had not been taken care of for decades and represent a hazard with extensive dead limbs and low-hanging limbs, which did not meet the fire access code.

FINANCIALS:

City of Brooksville
Revenues Expenses Report - CRA
615 - Community Redevelopment Agency
From 10/1/2021 Through 9/30/2022

| | | <u>10/1/2021 - 9/30/2022</u> | | |
|-------|--|------------------------------|--------------------------|----------------------------|
| | | <u>Actual</u> | <u>Budget - Original</u> | <u>Variance - Original</u> |
| | Taxes | | | |
| 40000 | Ad Valorem Taxes | 104,733.39 | 100,000.00 | 4,733.39 |
| | Total Taxes | <u>104,733.39</u> | <u>100,000.00</u> | <u>4,733.39</u> |
| | Interest Income | | | |
| 48810 | Interest Earnings/Dividends | 48.89 | 100.00 | (51.11) |
| | Total Interest Income | <u>48.89</u> | <u>100.00</u> | <u>(51.11)</u> |
| | Total Revenues | <u><u>104,782.28</u></u> | <u><u>100,100.00</u></u> | <u><u>4,682.28</u></u> |
| | Operating Expenses | | | |
| 53400 | Other Contractual Services | (56,781.40) | (27,950.00) | (28,831.40) |
| 55210 | Operating Supplies | (250.00) | 0.00 | (250.00) |
| 55400 | Books, Publications, Subscription & Membership | (670.00) | (900.00) | 230.00 |
| | Total Operating Expenses | <u>(57,701.40)</u> | <u>(28,850.00)</u> | <u>(28,851.40)</u> |
| | Other Services & Charges | | | |
| 55500 | Uncapitalized Equipment | (6,545.64) | 0.00 | (6,545.64) |
| 58300 | Other grants & aids | (13,035.65) | (40,000.00) | 26,964.35 |
| | Total Other Services & Charges | <u>(19,581.29)</u> | <u>(40,000.00)</u> | <u>20,418.71</u> |
| | Capital Outlay/Depreciation | | | |
| 55640 | Machinery & Equipment | (27,088.60) | 0.00 | (27,088.60) |
| | Total Capital Outlay/Depreciation | <u>(27,088.60)</u> | <u>0.00</u> | <u>(27,088.60)</u> |
| | Total Expenditures/Expenses | <u><u>104,371.29</u></u> | <u><u>68,850.00</u></u> | <u><u>(35,521.29)</u></u> |
| | Net income/(Net Loss) | <u><u>410.99</u></u> | <u><u>31,250.00</u></u> | <u><u>(30,839.01)</u></u> |

BALANCE SHEET:

City of Brooksville
Balance Sheet - Balance Sheet - CRA
615 - Community Redevelopment Agency
As of 9/30/2022

| | <u>Prior Year</u> | <u>Current Year</u> | <u>Current Period Change</u> |
|-------|---|---------------------|----------------------------------|
| | Cash | | |
| 10008 | 30,067.24 | 0.00 | 0.00 |
| 10009 | <u>470,273.73</u> | <u>1,543.25</u> | <u>1,543.25</u> |
| | <u>500,340.97</u> | <u>1,543.25</u> | <u>1,543.25</u> |
| | Total Cash | | |
| | <u>500,340.97</u> | <u>1,543.25</u> | <u>1,543.25</u> |
| | Total Assets | | |
| | <u>500,340.97</u> | <u>1,543.25</u> | <u>1,543.25</u> |
| | Accounts Payable | | |
| 20004 | 0.00 | 442.02 | 442.02 |
| 20011 | <u>0.00</u> | <u>690.24</u> | <u>690.24</u> |
| | <u>0.00</u> | <u>1,132.26</u> | <u>1,132.26</u> |
| | Total Accounts Payable | | |
| | <u>0.00</u> | <u>1,132.26</u> | <u>1,132.26</u> |
| | Total Liabilities | | |
| | <u>0.00</u> | <u>1,132.26</u> | <u>1,132.26</u> |
| | Equity | | |
| 30007 | <u>381,262.96</u> | <u>0.00</u> | <u>0.00</u> |
| | <u>381,262.96</u> | <u>0.00</u> | <u>0.00</u> |
| | Total Equity | | |
| | <u>381,262.96</u> | <u>0.00</u> | <u>0.00</u> |
| | <u>(500,340.97)</u> | <u>(1,543.25)</u> | <u>(1,543.25)</u> |
| | Total Liabilities and Fund Balance/Retained Earnings | | |

This Annual Report of the City of Brooksville Community Redevelopment Agency is being filed with the office of the City of Brooksville City Clerk and the Brooksville Community Development Department, consistent with the requirements of Section 163.356(3) (c), Florida Statutes. The Report provides a summary of CRA activity through the 2021-2022 fiscal year. The report is a compilation of information obtained from public records and staff acting on behalf of the CRA. If there are any questions concerning the City of Brooksville Community Redevelopment Agency, please contact the City's Community Development Department at (352) 540-3810.

This report has been officially filed with the local government(s) on January 31, 2023.

Sincerely,



David Hainley
CRA Executive Director

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

ATTACHMENTS:

Exhibit "A" – "Before & After" Grant Program Pictures of 131 S Main Street (Historic Brooksville Woman's Club) and 503 E Jefferson Street (Hill Chiropractic Clinic); List of Successful Grant Projects Completed or Active to Date (Pages 8-11)

Exhibit "B" – City of Brooksville Historic District/Community Redevelopment Area (Page 12 - map graphic)

Exhibit "C" – "Community Redevelopment Agencies: What, When and How"; a publication of the Florida Redevelopment Association (Pages 13-15)

EXHIBIT "A"

131 S Main Street

BEFORE



AFTER



503 E Jefferson Street

BEFORE



AFTER



LIST OF SUCCESSFUL GRANT APPLICANTS

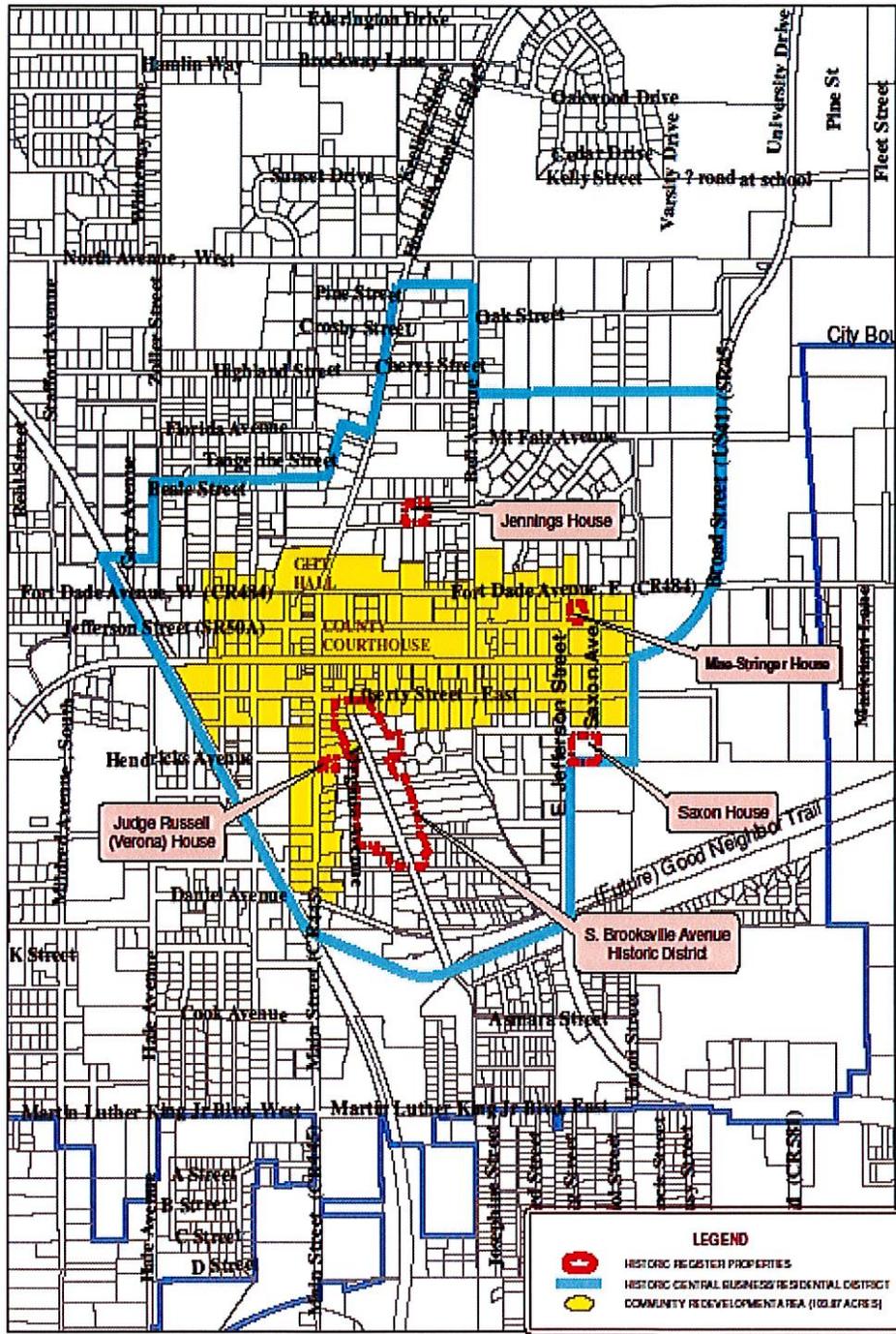
| # | NAME | ADDRESS | DESCRIPTION | BID AMT | GRANT AMT | APPROVED | PAID | COMMENTS |
|----|--|---------------------------|---|--------------|-------------|------------|------------------|----------|
| 1 | Anna Smith (Comm. Bldg.) | 318 N Broad St | parking lot, painting | \$9,886.98 | \$4,943.49 |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

| # | NAME | ADDRESS | DESCRIPTION | BID AMT | GRANT AMT | APPROVED | PAID | COMMENTS |
|----|---|------------------------|--|-------------|-------------|------------|--------------------|------------------|
| 21 | Robert Buckner | 210 W. Jefferson St. | install 8' X 8' roll up door | \$4,000.00 | \$2,000.00 | 2/9/2016 | 3/23/2016 #0582 | Complete |
| 22 | Merritt Funeral Home | 2 S. Lemon Ave | 5 bay garage | \$72,238.00 | \$10,000.00 | 3/21/2016 | 03/23/16 #0583 | Complete |
| 23 | Robert Buckner | 210 W. Jefferson St. | Painting exterior, repair stucco, paint curb, paint shed | \$4,400.00 | \$2,200.00 | 3/30/2016 | 04/12/16 #0585 | Complete |
| 24 | St. Aloysius Mission Assoc. Inc. | 26 S. Brookville Ave. | stucco, painting, landscaping | \$14,900.00 | \$5,000.00 | 5/15/2017 | 1/25/2018 #604 | Complete |
| 25 | Jessica Haher | 151 S. Main St. | replace metal roof with metal roof | \$13,698.00 | \$5,000.00 | 10/24/2017 | 1/25/18 #603 | Complete |
| 26 | Timothy & Deborah Mullins | 140 S. Main St. | Asphalt driveway improvement | \$6,750.00 | \$3,375.00 | 1/31/2018 | 2/12/18 #605 | Complete |
| 27 | John and Teresa Plant | 201 S. Main St. | roof | \$7,600.00 | \$3,800.00 | 4/2/2018 | 6/29/2018 #609 | Complete |
| 28 | Robert Buckner | 11 N. Main Street | sign, windows, painting, tile work | TBA | TBA | 4/24/2018 | | pending |
| 29 | Gene Bell | 22 N. Broad St | stucco, painting, copper panels, canopy | \$28,922.50 | \$7,500.00 | 6/29/2018 | 3/7/2019 #620 | Complete |
| 30 | Lori Sowers | 220 N. Broad St. | New Roof, Painting Sign | \$8,287.76 | \$4,143.88 | 8/9/2018 | 12/13/2018 #617 | Complete |
| 31 | GFWC Woman's Club | 131 S. Main St. | Exterior Paint | \$4,206.00 | \$2,103.00 | 4/30/2019 | 8/12/2019 #622 | Complete |
| 32 | Tom Adams | 507 E. Jefferson St. | Exterior Paint, Parking Lot and Security Lights/Electrical | \$8,532.14 | \$4,266.07 | 6/27/2019 | 11/7/2019 #625 | Complete |
| 33 | Christine Lisk/Luxe Salon | 12 W. Jefferson St. | Sign, Electrical, Paint, Texture and Trim | \$3,790.11 | \$1,895.06 | 12/12/2019 | 1/30/2020 #628 | Complete |
| 34 | Redacted former LEO, Exempt per FL Statutes | 297 N. Broad St. | Sign, Exterior Paint and Parking Lot Resurfacing | \$10,244.54 | \$5,000.00 | 12/12/2019 | 1/27/2020 # 627 | Complete |
| 35 | Mark Browning / Browning Ins. Co. | 1 N. Main St. | Painting, Awning | \$16,822.00 | \$5,474.00 | 1/30/2020 | 4/17/2020 #629 | Complete |
| 36 | Redacted former LEO, Exempt per FL Statutes | 297 N. Broad St. | Awning, Windows and Gutters | \$6,621.68 | \$541.93 | 1/30/2020 | 4/17/2020 #630 | Complete |
| 37 | Rhonda Nienhuis/Bread Box Bakery, LLC | 304 E. Fort Dade Ave. | Parking Lot Stripping, Patch Work and Curb Removal, Exterior Sign, Front Entrance Awning, New Front Door and Landscaping | \$5,745.00 | \$2,872.50 | 4/30/2020 | | Pending |
| 38 | ADS Acquisitions, Inc. | 29 S. Brooksville Ave. | Driveway Paving & Repairs | \$2,600.00 | \$1,300.00 | 8/13/2020 | 9/16/2020 #631 | Complete |
| 39 | Mountaineer Coffee | 26 S. Broad St. | Resurfacing small grass area with pavers for outdoor seating | \$4,000.00 | \$2,000.00 | | | Pending approval |
| 40 | Law Offices of Jimmy Brown | 211 S. Main St. | New Canopy | \$4,270.65 | \$2,135.32 | 12/28/2020 | | Pending |

| # | RECEIVED | NAME | ADDRESS | DESCRIPTION | BID AMT | GRANT AMT | APPROVED | PAID | STATUS |
|----|------------|---------------------------------------|------------------------|--|-----------------------|---------------------|------------|-----------------|--|
| 41 | 2/19/2021 | Johnston Law Group, P.A. | 29 S. Brooksville Ave. | Awnings on front entrance & windows; hand rails on back steps | \$7,548.00 | \$3,774.00 | 3/19/2021 | 5/24/2021 #639 | Complete |
| 42 | 3/11/2021 | OWL Investment Enterprises LLC | 26 Brooksville Ave | Supply and install 14 new vinyl, double pane, insulated windows | \$8,700.00 | \$4,350.00 | 4/8/2021 | 10/29/2021 #646 | Complete |
| 43 | 11/4/2021 | Hill Chiropractic Clinic | 503 E. Jefferson St. | Repair and repave parking lot. | \$9,000.00 | \$4,500.00 | 11/15/2021 | 02/23/2022 #647 | Complete |
| 44 | 12/3/2021 | Robert Buckner | 161 E Jefferson St | Roof & windows | \$0.00 | \$0.00 | 1/6/2022 | | Re-submitted a new application on 10/25/2022 |
| 45 | 3/17/2022 | Downtown Loser | 202 S. Broad St | Rehab and renovation of old gas station: painting, landscaping, electrical, signage, awning, windows/doors and ADA ramps | \$90,000.00 | \$20,000.00 | 4/8/2022 | 10/26/2022 #659 | Complete |
| 46 | 4/7/2022 | Broad Street Brewing Company LLC | 291 E Jefferson St | Exterior and Interior Renovations: painting; electrical; plumbing; windows; drywall; entry door; repair patio; ADA accessibility in bathrooms and parking lot to front door. | \$51,204.00 | \$20,000.00 | 4/18/2022 | | Pending |
| 47 | 4/28/2022 | Historic Brooksville Woman's Club | 131 S Main St | Exterior renovations including landscaping area with native plants and butterfly garden. Replace water and sewer lines to interior kitchen and two restrooms. | \$7,680.10 | \$3,840.05 | 5/16/2022 | 08/26/2022 #655 | Complete |
| 48 | 7/6/2022 | No Tension Just Pension Inc | 304 N Broad St | Exterior renovations including asphalt paving, removal of tree stumps, pressure washing, painting and signs. | \$39,530.00 | \$19,765.00 | 8/5/2022 | | Pending |
| 49 | 9/21/2022 | Weeks Hardware Joseph Weeks | 115 N. Main Street | Exterior Renovation - Replace exterior windows, then paint the exterior. | \$43,616.00 | \$20,000.00 | 10/7/2022 | | Pending |
| 50 | 10/25/2022 | Robert Buckner | 161 E Jefferson St | Roof & windows | \$85,000.00 | \$20,000.00 | 11/7/2022 | | Pending |
| 51 | 11/2/2022 | Alison Rhyne Inquiries By Reality LLC | 290 E Ft Dade Ave | Exterior Renovation, Landscape, Electrical and 2nd Fl Plumbing | \$40,917.16 | \$20,000.00 | 11/7/2022 | | Pending |
| 52 | 12/8/2022 | Justin & Lina Noe | 705 Museum Ct. | Reroof; stabilize fireplace foundation; replace current apartment stairs and porch; outdoor landscaping. | \$55,050.00 | \$20,000.00 | 12/15/2022 | | Pending |
| 53 | 12/16/2022 | Christopher Gosselin | 504 E Jefferson St | Replace existing sign. | \$2,200.00 | \$1,100.00 | 1/13/2023 | | Pending |
| | | TOTALS | | | \$1,193,097.26 | \$325,556.31 | | | |

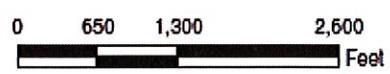


EXHIBIT "B" - CITY OF BROOKSVILLE HISTORIC DISTRICT/COMMUNITY REDEVELOPMENT AREA



LEGEND

- HISTORIC REGISTER PROPERTIES
- HISTORIC CENTRAL BUSINESS RESIDENTIAL DISTRICT
- COMMUNITY REDEVELOPMENT AREA (1,027 ACRES)



**This map information provided by the Hernando County Property Appraiser's office.
Map created by the Brooksville Community Development Department.
Disclaimer: This map is intended for planning purposes only, and should not be used to determine the precise location of any feature shown thereon.
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EXHIBIT “C”

Community Redevelopment Agencies: What, When, and How

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

What is a Community Redevelopment Area or District?

Under Florida law (Chapter 163, Part III), local governments are able to designate areas as Community Redevelopment Areas when certain conditions exist. Since all the monies used in financing CRA activities are locally generated, CRAs are not overseen by the state, but redevelopment plans must be consistent with local government comprehensive plans. Examples of conditions that can support the creation of a Community Redevelopment Area include, but are not limited to: the presence of substandard or inadequate structures, a shortage of affordable housing, inadequate infrastructure, insufficient roadways, and inadequate parking. To document that the required conditions exist, the local government must survey the proposed redevelopment area and prepare a Finding of Necessity. If the Finding of Necessity determines that the required conditions exist, the local government may create a Community Redevelopment Area to provide the tools needed to foster and support redevelopment of the targeted area.

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

What is a Community Redevelopment Agency?

The activities and programs offered within a Community Redevelopment Area are administered by the Community Redevelopment Agency. A five-to-seven member CRA “Board” created by the local government (city or county) directs the agency. The Board can be comprised of local government officials and or other individuals appointed by the local government. Although one local government may establish multiple CRA districts, there generally may be only one CRA Board. Each district must maintain separate trust funds, and expend those funds only in that district.

What is a Community Redevelopment Plan?

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

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

What is Tax Increment Financing?

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

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

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

How does the CRA Process Work?

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

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

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

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

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

Florida Redevelopment Association Legislative Position

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

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

About the FRA

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

Summary

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