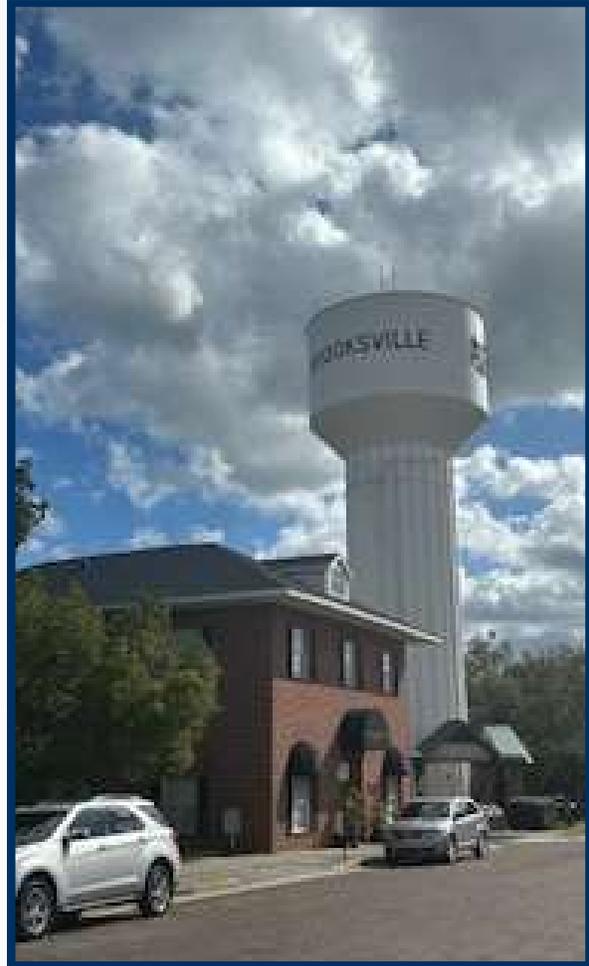




CITY OF
BROOKSVILLE

COMMUNITY REDEVELOPMENT AGENCY
**OVERCOMING CHALLENGES FOR
A BETTER FUTURE**



FY 2023
ANNUAL REPORT

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COMMUNITY REDEVELOPMENT AGENCY BOARD



Blake Bell
CHAIRMAN



David Bailey
VICE CHAIRMAN



Christa Tanner
MEMBER



Thomas Bronson
MEMBER



Casey Thieryung
MEMBER

MISSION

The City's Community Redevelopment Agency (CRA) establishes special districts in the city with the goal of increasing property values through targeted revitalization efforts. Revenues collected from the increase in property values are used to fund the tools and resources needed for future redevelopment projects within the targeted area. More jobs and area establishments, such as restaurants and retail shops are a result of CRA activity.



HISTORY OF THE CITY OF BROOKSVILLE'S COMMUNITY REDEVELOPMENT AGENCY



The City Council for the City of Brooksville desires to provide for the removal of blighted areas and redevelop such areas pursuant to the Community Redevelopment Act of 1969 and contained in Florida Statutes, Chapters 163 and 189. On June 7, 1999, the City of Brooksville formally established a Community Redevelopment Area (CRA) in its downtown. The CRA is approximately 110 acres in size and includes properties that are front along Main Street, Liberty Street, Broad Street, Jefferson Street, Fort Dade Avenue, and Saxon Avenue. The Brooksville City Council, sitting as the Community Redevelopment Agency, adopted a Community Redevelopment Plan.

Fund 615 COMMUNITY REDEVELOPMENT AGENCY

Description: Brooksville Community Redevelopment Agency

Revenue Source: Tax Incremental Financing (TIF) from Hernando County and City of Brooksville

Expenditures: Contractual Services to City of Brooksville for management and planning services; Façade Grant Program and advertising; Streetscape capital project; Special District Fees and FRA Conference.

	Actual 2019	Actual 2020	Actual 2021	Budgeted 2022	Adopted 2023
INCOME					
Contributions	\$0	\$0	\$0	\$0	\$0
TIF Funds	77,198	93,098	110,274	100,000	105,000
Interest	166	135	58	50	50
Transfers In	0	0	0	0	0
Prior Year Carry forward	397,161	320,673	381,263	456,581	515,119
Total Income	\$474,525	\$413,906	\$491,595	\$556,631	\$620,169
EXPENDITURES					
Personal Services	\$0	\$0	\$0	\$0	\$0
Operating Expenditures	28,620	32,643	46,254	68,850	265,000 (1)
Capital Expenditures	125,232	0	0	0	355,169 (2)
Reserves	320,673	381,263	445,341	487,781	0
Total Expenditures	\$474,525	\$413,906	\$491,595	\$556,631	\$620,169

(1) Commercial exterior improvement grants & Downtown Beautiful Program \$161,000
City staff service \$30,000, City Hall Landscaping \$70,000, and CRA Audit \$4,000.

(2) CDBG Matching Funds \$50,000, GNT Utilities Relocation \$85,000, Stormwater Enhancement \$100,169,
ADA Assessment/Pedestrian & Vehicle Study \$30,000, Bicycle Facilities/Sidewalk & Pavement Connections
to GNT \$10,000, 2nd Phase Streetscape/Traffic Calming Improvements \$80,000.

City of Brooksville
Revenues Expenses Report - CRA
615 - Community Redevelopment Agency
From 10/1/2022 Through 9/30/2023

		10/1/2022 - 9/30/2023		
		Actual	Budget - Original	Variance - Original
	Taxes			
40000	Ad Valorem Taxes	140,840.22	100,000.00	40,840.22
	Total Taxes	<u>140,840.22</u>	<u>100,000.00</u>	<u>40,840.22</u>
	Interest Income			
48810	Interest Earnings/Dividends	39.85	0.00	39.85
	Total Interest Income	<u>39.85</u>	<u>0.00</u>	<u>39.85</u>
	Miscellaneous Revenue			
48890	Miscellaneous Revenues	(35.00)	0.00	(35.00)
	Total Miscellaneous Revenue	<u>(35.00)</u>	<u>0.00</u>	<u>(35.00)</u>
	Total Revenues	<u>140,845.07</u>	<u>100,000.00</u>	<u>40,845.07</u>
	Operating Expenses			
53200	Accounting & Auditing	0.00	(4,000.00)	4,000.00
53400	Other Contractual Services	(194,935.37)	(100,000.00)	(94,935.37)
55231	Connections-supplies	(71.44)	0.00	(71.44)
55252	Small Tools	(580.26)	0.00	(580.26)
55400	Books, Publications, Subscription & Membership	(670.00)	0.00	(670.00)
	Total Operating Expenses	<u>(196,257.07)</u>	<u>(104,000.00)</u>	<u>(92,257.07)</u>
	Other Services & Charges			
54900	Other Current Charges	(21.18)	0.00	(21.18)
55500	Uncapitalized Equipment	(6,720.00)	0.00	(6,720.00)
58300	Other grants & aids	(157,202.58)	(161,000.00)	3,797.42
	Total Other Services & Charges	<u>(163,943.76)</u>	<u>(161,000.00)</u>	<u>(2,943.76)</u>
	Capital Outlay/Depreciation			
55620	Building and Improvements	(161.06)	0.00	(161.06)
55630	Improvements Other Than Building	(5,000.00)	0.00	(5,000.00)
55650	Construction in Progress	0.00	(355,169.00)	355,169.00
	Total Capital Outlay/Depreciation	<u>(5,161.06)</u>	<u>(355,169.00)</u>	<u>350,007.94</u>
	Total Expenditures/Expenses	<u>365,361.89</u>	<u>620,169.00</u>	<u>254,807.11</u>
	Net income/(Net Loss)	<u>(224,516.82)</u>	<u>(520,169.00)</u>	<u>295,652.18</u>

City of Brooksville
Balance Sheet - Balance Sheet - CRA

615 - Community Redevelopment Agency
As of 09/30/23

		Prior Year	Current Year	Current Period Change
Cash				
10008	Cash- Certificate of Deposit	30,071.23	30,074.23	3.00
10009	Cash- CRA Money Market	471,816.98	246,184.89	(225,632.09)
	Total Cash	501,888.21	276,259.12	(225,629.09)
	Total Assets	501,888.21	276,259.12	(225,629.09)
Accounts Payable				
20004	Accounts Payable	442.02	0.00	(442.02)
20011	Accounts Payable-Visa	690.24	16.99	(673.25)
	Total Accounts Payable	1,132.26	16.99	(1,115.27)
	Total Liabilities	1,132.26	16.99	(1,115.27)
Equity				
30005	Encumbrances	(6,720.00)	0.00	6,720.00
30007	Fund Balance - Restricted	500,340.97	276,259.12	(225,629.09)
30016	Fund Balance-Reserve for Encumbrances	6,720.00	0.00	(6,720.00)
	Total Equity	500,340.97	276,259.12	(225,629.09)
	Total Liabilities and Fund Balance/Retained Earnings	(501,888.21)	(279,259.12)	(225,629.09)



INDEPENDENT AUDITORS' REPORT

Board Members
City of Brooksville Community Redevelopment Agency

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and the general fund of the Community Redevelopment Agency (CRA), a component unit of the City of Brooksville, Florida, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the CRA's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the general fund of the CRA, as of September 30, 2022, and the respective changes in financial position and budgetary comparison for the general fund thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the CRA and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the CRA's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

□ Exercise professional judgment and maintain professional skepticism throughout the audit.

□ Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

□ Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the CRA's internal control. Accordingly, no such opinion is expressed.

□ Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

□ Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the CRA's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

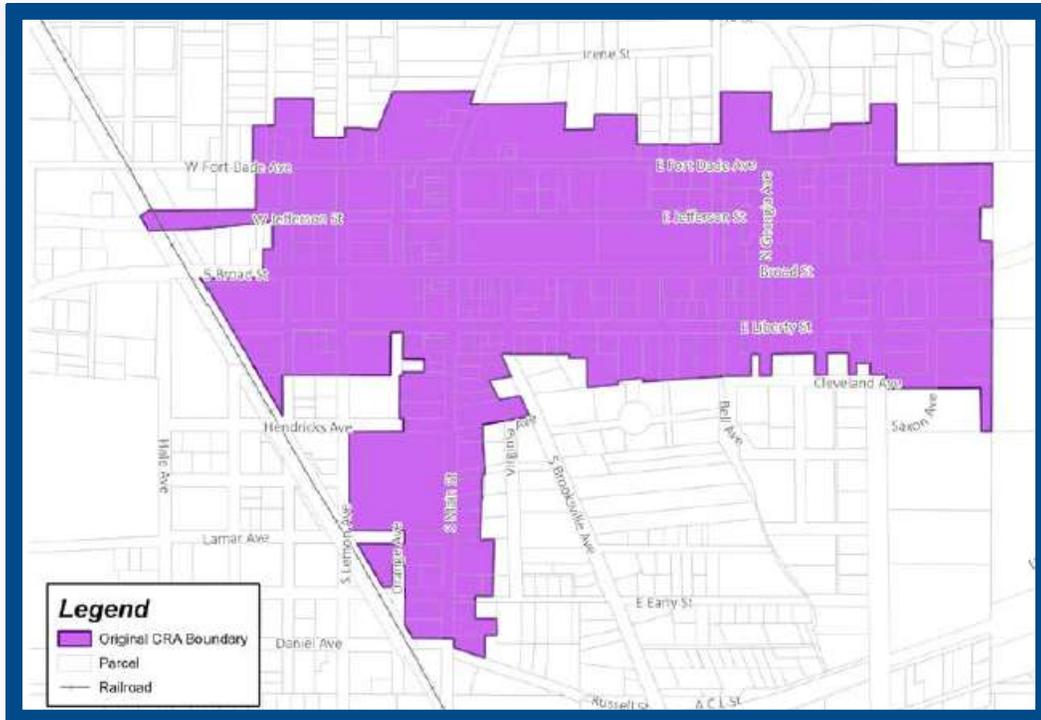
In accordance with *Government Auditing Standards*, we have also issued our report dated August 7, 2023, on our consideration of the CRA's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the CRA's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the CRA's internal control over financial reporting and compliance.



CliftonLarsonAllen LLP

Sebring, Florida
August 7, 2023

CURRENT CRA DISTRICT



The City Council for the City of Brooksville desires to provide for the removal of blighted areas and redevelop such areas pursuant to the Community Redevelopment Act of 1969 and contained in Florida Statutes, Chapters 163 and 189. On June 7, 1999, the City of Brooksville formally established a Community Redevelopment Area (CRA) in its downtown. The CRA is approximately 104 acres in size and includes properties that are front along Main Street, Liberty Street, Broad Street, Jefferson Street, Fort Dade Avenue, and Saxon Avenue. The Brooksville City Council, sitting as the Community Redevelopment Agency, adopted a Community Redevelopment Plan.

PROJECTS FUNDED

● 11 N. MAIN ST.



- Awarded \$3,604.20 for exterior renovations and signage

● 104 S. MAIN ST.



- Awarded \$20,000 for exterior renovations, awnings, signage, outdoor lightning, paint and new driveway

● 158 S. MAIN ST.



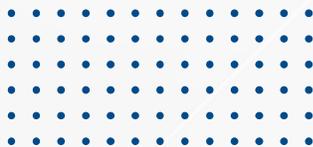
- Awarded \$20,000 for a roof replacement

● 245 E. FT. DADE



- Awarded \$20,000 for a roof replacement, windows, electrical signage, outdoor lightning, paint and new driveway

*Additional work still underway



PROJECTS FUNDED

● 29 S. BROOKSVILLE



- Awarded \$9,781.75 for a roof replacement

● 291 E. JEFFERSON ST.



- Awarded \$20,000 for electrical, plumbing, insulation HVAC and drywall renovations

● 410 E. LIBERTY ST.

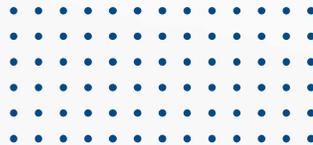


- Awarded \$17,412.58 for roof replacement and parking lot improvements

● 504 E. JEFFERSON ST.



- Awarded \$1,100 for new signage



PROJECTS FUNDED

● 115 N. MAIN ST.



- Awarded \$20,000 for electrical repair

● 290 E. FT. DADE



- Awarded \$20,000 for exterior renovation, electrical repairs, and plumbing repairs.

● 705 MUSEUM CT.

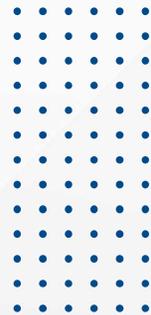


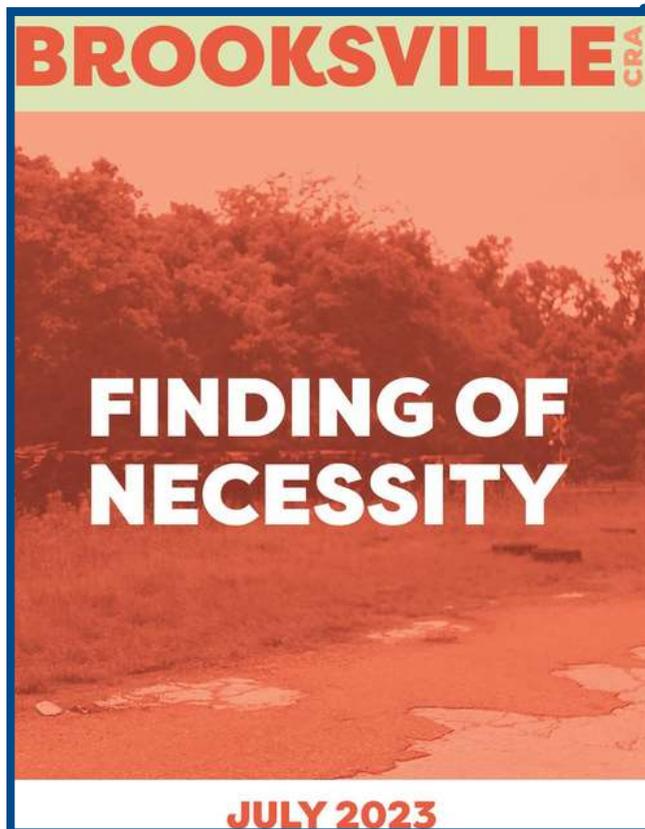
- Awarded \$20,000 for roof replacement, stabilize fireplace foundation, replace stairs, porch repairs, and landscaping

● 161 E. JEFFERSON ST.



- Awarded \$20,000 for roof replacement and new windows





● REQUIREMENTS FOR A CRA

The results of the review of existing nonconformities will need to confirm that the following statutory criteria are met:

- The existence of conditions that endanger life or property by fire or other causes;
- Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- Unsanitary or unsafe conditions;
- Inadequate provision for ventilation, light, air, sanitation, or open spaces;
- Deterioration of site or other improvements;
- Inadequate and outdated building density patterns;
- Diversity of ownership or defective or unusual conditions of title which prevent the free

● STEPS

- Adopt finding of necessity
- Adopt updated plan and boundary
- Adopt ordinance to create trust fund
- Adopt ordinance to amend comprehensive plan

TRANSMITTAL NOTICE

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 2022-2023 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.

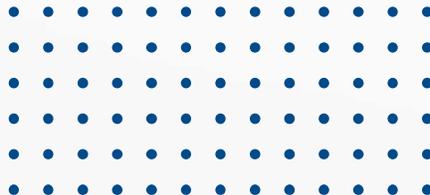
This report has been officially filed with the local government(s) on February 1, 2024.

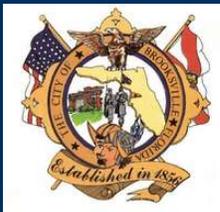
Sincerely,



David Hainley
CRA Executive Director

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





CITY OF BROOKSVILLE

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