



# COMMUNITY REDEVELOPMENT

## DEPARTMENT DESCRIPTION

The Community Redevelopment Agency fund (CRA) was created under Chapter 163, Florida Statutes and Ordinance No. 90-42 of the City of Eustis. The Eustis City Commission appoints the Governing Board of the CRA, and, therefore, the City exercises significant influence over its operations and fiscal management. The CRA trust fund was created to support the City of Eustis Downtown and East Town Area development activities and its unique needs. The properties within the Redevelopment Area generate Tax Incremental Revenues. These revenues are to be used to fund the various projects and activities identified in the Redevelopment Plan or related to achieving the Plan's goals and objectives. Community redevelopment is an economic development strategy that the local government uses successfully to eliminate and prevent blight conditions in the City of Eustis community.

## DEPARTMENT GOALS & OBJECTIVES

In support of the City's Strategic Plan Goal #1, to be a beautiful, livable city with a vibrant lakefront identity, and in support of Goal #3, to provide quality, cost-effective public services, the Community redevelopment Agency will continue to strive towards high quality and best practices with regards to the continuing City development, implementation, and maintenance of infrastructure and assets within the City. The Agency will also continue to stay informed of new and improved techniques for cost efficiencies and value regarding infrastructure-related labor, equipment, and supply needs.





Function	Department	Department
Public Works	Community Redevelopment - CRA Summary	Summary
		Programs Capital Positions



Title	Budget by Program	
ADMINISTRATION	\$	272,764
OTHER PROJECTS		245,000
CAPITAL PROJECTS		670,100
DEBT SERVICE		2,598,559
<b>Department Total</b>	<b>\$</b>	<b>3,786,423</b>
<b>Capital Requests</b>		
WAYFINDING SIGNS		3,000
STREET REHABILITATION		50,000
FERRAN PARK SEAWALL		550,100
SIDEWALK REHABILITATION		50,000
ORNAMENTAL PLANTER		20,000
<b>Total</b>	<b>\$</b>	<b>673,100</b>

Summary by Category	Actual FY21-22	Actual FY22-23	Adopted FY23-24	Projected FY24-25	Proposed FY24-25	% Change Proposed/Projected
Administrative Service	130,067	147,591	128,323	151,144	151,144	17.78%
Operating Expenses	78,559	69,361	105,495	118,620	118,620	12.44%
<b>Subtotal</b>	<b>208,626</b>	<b>216,952</b>	<b>233,818</b>	<b>269,764</b>	<b>269,764</b>	<b>15.37%</b>
Capital Outlay	-	-	-	3,000	3,000	0.00%
Development Incentive	91,940	128,283	245,000	245,000	245,000	0.00%
CRA Capital Projects	81,538	44,618	165,000	670,100	670,100	306.12%
Debt Service	198,974	198,149	198,149	2,598,559	2,598,559	1211.42%
<b>Department Total</b>	<b>581,078</b>	<b>588,002</b>	<b>841,967</b>	<b>3,786,423</b>	<b>3,786,423</b>	<b>349.71%</b>





Fund Type		Community Redevelopment Trust Fund					Profile
CRA Trust   Governmental		Summary					Major Fund
Fund Family: Special Revenue							
Account	DESCRIPTION	Actual FY21-22	Actual FY22-23	Adopted FY23-24	Projected FY24-25	Proposed FY24-25	% Change Proposed/ Projected
	<b>BEGINNING FUND BALANCE</b>	2,072,048	2,354,995	1,430,790	2,924,991	2,924,991	104.43%
	<b>REVENUE</b>						
330-10-00	INCREMENTAL PAYMENT	369,013	461,736	628,214	624,673	624,673	(0.56%)
361-10-00	INTEREST	8,594	85,380	65,000	80,000	80,000	23.08%
381-01-00	TRANSFER FROM GEN. FUND	486,418	610,882	784,683	896,578	896,578	14.26%
384-10-01	BANK LOAN	-	-	-	-	2,527,558	-
	<b>TOTAL REVENUE</b>	864,025	1,157,998	1,477,897	1,601,251	4,128,809	0.00%
	<b>TOTAL REVENUES &amp; BALANCES</b>	2,936,073	3,512,993	2,908,687	4,526,242	7,053,800	142.51%
	<b>EXPENDITURES</b>						
8400-581	OTHER PROJECTS	91,940	128,283	245,000	245,000	245,000	0.00%
8600-541	CAPITAL PROJECTS	-	37,221	100,000	50,000	50,000	(50.00%)
8600-581	CAPITAL PROJECTS	81,538	7,397	65,000	620,100	620,100	854.00%
8800-581	DEBT SERVICE	198,974	198,149	198,149	2,598,559	2,598,559	1211.42%
1230-516	ADMINISTRATION	137,801	158,436	142,818	172,764	172,764	20.97%
516-30-31	PROFESSIONAL SVCS	2,250	-	5,000	15,000	15,000	200.00%
516-30-34	OTHER CONTRACTUAL SVCS	13,575	3,516	31,000	27,000	27,000	(12.90%)
516-30-43	STREET LIGHTING	55,000	55,000	55,000	55,000	55,000	0.00%
	<b>CAPITAL OUTLAY</b>						
516-60-65	WAYFINDING SIGNS	-	-	-	3,000	3,000	0.00%
	<b>TOTAL EXPENDITURES</b>	581,078	588,002	841,967	3,786,423	3,786,423	349.71%
	<b>REQUIRED RESERVES</b>	143,279	144,988	207,608	946,606	946,606	355.96%
	<b>AVAILABLE BALANCE</b>	2,211,716	2,780,003	1,859,112	(206,787)	2,320,771	24.83%
	<b>TOTAL ENDING FUND BALANCE</b>	<b>2,354,995</b>	<b>2,924,991</b>	<b>2,066,720</b>	<b>739,819</b>	<b>3,267,377</b>	<b>58.09%</b>



Function	Department	Program				
General Government	City Manager 516 552	Admin Programs Lighting 1230				
Account	DESCRIPTION	Actual Expenditures FY21-22	Actual Expenditures FY22-23	Adopted Expenditures FY23-24	Projected Expenditures FY24-25	Proposed Expenditures FY24-25
<b>PERSONNEL SERVICES</b>						
516-10-12	REGULAR SALARIES & WAGES	84,154	88,395	73,317	82,997	82,997
516-10-14	OVERTIME	6,050	8,100	6,200	11,500	11,500
516-10-16	CHRISTMAS BONUS	-	-	100	120	120
516-10-21	FICA TAXES	6,188	5,287	6,091	7,238	7,238
516-10-23	LIFE & HEALTH INSURANCE	4,324	13,702	14,628	16,515	16,515
516-10-24	EMPOWER RETIREMENT	1,041	-	1,362	1,437	1,437
516-10-26	OTHER RETIREMENT	28,310	32,107	26,625	31,337	31,337
	<b>Subtotal</b>	<b>130,067</b>	<b>147,591</b>	<b>128,323</b>	<b>151,144</b>	<b>151,144</b>
<b>OPERATING</b>						
516-30-31	PROFESSIONAL SVCS	2,250	-	5,000	15,000	15,000
516-30-32	ACCOUNTING & AUDITING	5,150	5,250	5,400	6,625	6,625
516-30-34	OTHER CONTRACTUAL SVCS	13,575	3,516	31,000	27,000	27,000
516-30-40	TRAVEL & PER DIEM	1,449	4,800	7,200	7,200	7,200
516-30-43	STREET LIGHTING	55,000	55,000	55,000	55,000	55,000
516-30-51	OFFICE SUPPLIES	40	-	100	2,000	2,000
516-30-52	OPERATING SUPPLIES	300	-	1,000	5,000	5,000
516-30-54	BOOKS, PUB, SUBSCRIPTIONS	795	795	795	795	795
	<b>Subtotal</b>	<b>78,559</b>	<b>69,361</b>	<b>105,495</b>	<b>118,620</b>	<b>118,620</b>
<b>CAPITAL OUTLAY</b>						
516-60-65	WAYFINDING SIGNS	-	-	-	3,000	3,000
	<b>Subtotal</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,000</b>	<b>3,000</b>
	<b>PROGRAM TOTAL</b>	<b>208,626</b>	<b>216,952</b>	<b>233,818</b>	<b>272,764</b>	<b>272,764</b>



Function		Department		Program		
General Government		City Manager		CRA Projects		
Projects		581		8400		
Account	DESCRIPTION	Actual Expenditures FY21-22	Actual Expenditures FY22-23	Adopted Expenditures FY23-24	Projected Expenditures FY24-25	Proposed Expenditures FY24-25
<b>CRA PROJECTS</b>						
581-92-06	DEVELOPMENT INCENTIVE	91,940	62,367	245,000	245,000	245,000
581-92-15	GRANT CONTINGENCY	-	43,559	-	-	-
<b>PROGRAM TOTAL</b>		<b>91,940</b>	<b>105,926</b>	<b>245,000</b>	<b>245,000</b>	<b>245,000</b>



Function	Department	Program
General Government	City Manager	CRA Projects
Projects	541 581	8600

Account	DESCRIPTION	Actual Expenditures FY21-22	Actual Expenditures FY22-23	Adopted Expenditures FY23-24	Projected Expenditures FY24-25	Proposed Expenditures FY24-25
<b>CRA PROJECTS</b>						
541-60-01	STREET REHABILITATION	-	37,221	100,000	50,000	50,000
581-60-21	LAKE EUSTIS SEAWALL REHAB	-	-	25,000	550,100	550,100
581-60-38	CRA SIDEWALK & TREE PLANTING	12,881	7,397	40,000	70,000	70,000
581-60-48	HOUSING REHABILITATION	67,807	22,356	-	-	-
581-60-49	STREET REHABILITATION	850	-	-	-	-
	<b>PROJECTS TOTAL</b>	<b>81,538</b>	<b>66,974</b>	<b>165,000</b>	<b>670,100</b>	<b>670,100</b>



Function	Department	Program
General Government	City Manager	CRA Debt
Projects	581	8800

Account	DESCRIPTION	Actual Expenditures FY21-22	Actual Expenditures FY22-23	Adopted Expenditures FY23-24	Projected Expenditures FY24-25	Proposed Expenditures FY24-25
	<b>CRA Debt Service</b>					
581-70-71	DEBT - PRINCIPAL	115,466	118,885	123,600	2,527,558	2,527,558
581-70-72	DEBT - INTEREST	83,508	79,264	74,549	71,001	71,001
	<b>DEBT TOTAL</b>	<b>198,974</b>	<b>198,149</b>	<b>198,149</b>	<b>2,598,559</b>	<b>2,598,559</b>