



## 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.



FUND: COMMUNITY REDEVELOPMENT TRUST FUND-014



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



Title	Budget by Program	
ADMINISTRATION	\$	233,818
OTHER PROJECTS		245,000
CAPITAL PROJECTS		934,000
DEBT SERVICE		198,149
<b>Department Total</b>	<b>\$</b>	<b>1,610,967</b>
<b>Capital Requests</b>		
STREET REHABILITATION		50,000
FERRAN PARK SEAWALL		25,000
SIDEWALK REHABILITATION		40,000
PALMETTO PLAZA HARDSCAPE		369,000
PALMETTO PLAZA SHADE STRUCT.		50,000
CARVER BASKET. COURT PAVILLION		400,000
<b>Total</b>	<b>\$</b>	<b>934,000</b>

Summary by Category	Actual FY20-21	Actual FY21-22	Adopted FY22-23	Projected FY22-23	Proposed FY23-24	% Change Proposed/Projected
Administrative Service	26,741	130,067	135,802	135,802	128,323	-0.06
Operating Expenses	70,965	78,559	101,945	101,945	105,495	0.03
<b>Subtotal</b>	<b>97,706</b>	<b>208,626</b>	<b>237,747</b>	<b>237,747</b>	<b>233,818</b>	<b>-0.02</b>
Capital Outlay	924	-	1,000	1,000	-	-1.00
Development Incentive	58,668	91,940	160,000	160,000	245,000	0.53
CRA Capital Projects	72,015	81,538	540,000	1,417,245	934,000	-0.34
Debt Service	198,148	198,974	198,148	198,148	198,149	0.00
<b>Department Total</b>	<b>427,461</b>	<b>581,078</b>	<b>1,136,895</b>	<b>2,014,140</b>	<b>1,610,967</b>	<b>(0.20)</b>



## FUND: COMMUNITY REDEVELOPMENT TRUST FUND-014



Fund Type		Community Redevelopment Trust Fund					Profile
CRA Trust   Governmental		Summary					Major Fund
Fund Family: Special Revenue							
Account	DESCRIPTION	Actual Expenditures FY20-21	Actual Expenditures FY21-22	Adopted Expenditures FY22-23	Projected Expenditures FY22-23	Proposed Expenditures FY23-24	% Change Proposed/Projected
	<b>BEGINNING FUND BALANCE</b>	1,719,320	2,072,047	1,203,676	2,354,994	1,480,790	0.00%
	<b>REVENUE</b>						-
330-10-00	INCREMENTAL PAYMENT	334,343	369,013	467,555	461,736	628,214	36.05%
361-10-00	INTEREST	3,595	8,594	2,050	64,000	65,000	0.00%
381-01-00	TRANSFER FROM GEN. FUND	442,250	486,418	614,200	614,200	784,683	0.00%
	<b>TOTAL REVENUE</b>	780,188	864,025	1,083,805	1,139,936	1,477,897	0.00%
	<b>TOTAL REVENUES &amp; BALANCES</b>	2,499,508	2,936,072	2,287,481	3,494,930	2,958,687	0.00%
	<b>EXPENDITURES</b>						-
8400-581	OTHER PROJECTS	58,668	91,940	160,000	160,000	245,000	-
8600-541	CAPITAL PROJECTS	-	-	50,000	50,000	50,000	-
8600-581	CAPITAL PROJECTS	72,015	81,538	490,000	1,367,245	884,000	-
8800-581	DEBT SERVICE	198,148	198,974	198,148	198,148	198,149	0.00%
1230-516	ADMINISTRATION	28,636	137,801	146,747	146,747	142,818	-
516-30-31	PROFESSIONAL SVCS	5,000	2,250	5,000	5,000	5,000	0.00%
516-30-34	OTHER CONTRACTUAL SVCS	9,070	13,575	31,000	31,000	31,000	0.00%
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	924	-	1,000	1,000	-	0.00%
	<b>TOTAL EXPENDITURES</b>	427,461	581,078	1,136,895	2,014,140	1,610,967	0.00%
	<b>REQUIRED RESERVES</b>	105,401	143,279	280,330	496,637	397,224	0.00%
	<b>AVAILABLE BALANCE</b>	1,966,646	2,211,715	870,256	984,153	950,496	0.00%
	<b>TOTAL ENDING FUND BALANCE</b>	2,072,047	2,354,994	1,150,586	1,480,790	1,347,720	0.00%

## FUND: COMMUNITY REDEVELOPMENT TRUST FUND-014



Function	Department	Program				
General Government	City Manager 516 552	Admin Programs Lighting 1230				
Account	DESCRIPTION	Actual Expenditures FY20-21	Actual Expenditures FY21-22	Adopted Expenditures FY22-23	Projected Expenditures FY22-23	Proposed Expenditures FY23-24
<b>PERSONNEL SERVICES</b>						
516-10-12	REGULAR SALARIES & WAGES	21,534	84,154	86,164	86,164	73,317
516-10-14	OVERTIME	-	6,050	-	-	6,200
516-10-16	CHRISTMAS BONUS	-	-	-	-	100
516-10-21	FICA TAXES	1,573	6,188	6,607	6,607	6,091
516-10-23	LIFE & HEALTH INSURANCE	2,256	4,324	13,702	13,702	14,628
516-10-24	EMPOWER RETIREMENT	1,378	1,041	1,400	1,400	1,362
516-10-26	OTHER RETIREMENT	-	28,310	27,929	27,929	26,625
	<b>Subtotal</b>	<b>26,741</b>	<b>130,067</b>	<b>135,802</b>	<b>135,802</b>	<b>128,323</b>
<b>OPERATING</b>						
516-30-31	PROFESSIONAL SVCS	5,000	2,250	5,000	5,000	5,000
516-30-32	ACCOUNTING & AUDITING	1,100	5,150	5,250	5,250	5,400
516-30-34	OTHER CONTRACTUAL SVCS	9,070	13,575	31,000	31,000	31,000
516-30-40	TRAVEL & PER DIEM	-	1,449	4,800	4,800	7,200
516-30-43	STREET LIGHTING	55,000	55,000	55,000	55,000	55,000
516-30-51	OFFICE SUPPLIES	-	40	100	100	100
516-30-52	OPERATING SUPPLIES	-	300	-	-	1,000
516-30-54	BOOKS, PUB, SUBSCRIPTIONS	795	795	795	795	795
	<b>Subtotal</b>	<b>70,965</b>	<b>78,559</b>	<b>101,945</b>	<b>101,945</b>	<b>105,495</b>
<b>CAPITAL OUTLAY</b>						
516-60-65	WAYFINDING SIGNS	924	-	1,000	1,000	-
	<b>Subtotal</b>	<b>924</b>	<b>-</b>	<b>1,000</b>	<b>1,000</b>	<b>-</b>
	<b>PROGRAM TOTAL</b>	<b>98,630</b>	<b>208,626</b>	<b>238,747</b>	<b>238,747</b>	<b>233,818</b>

FUND: COMMUNITY REDEVELOPMENT TRUST FUND-014



Function	Department	Program
General Government	City Manager	CRA Projects
Projects	581	8400

Account	DESCRIPTION	Actual Expenditures FY20-21	Actual Expenditures FY21-22	Adopted Expenditures FY22-23	Projected Expenditures FY22-23	Proposed Expenditures FY23-24
<b>CRA PROJECTS</b>						
581-92-06	DEVELOPMENT INCENTIVE	58,668	91,940	160,000	160,000	245,000
	<b>PROGRAM TOTAL</b>	<b>58,668</b>	<b>91,940</b>	<b>160,000</b>	<b>160,000</b>	<b>245,000</b>

FUND: COMMUNITY REDEVELOPMENT TRUST FUND-014



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

Account	DESCRIPTION	Actual Expenditures FY20-21	Actual Expenditures FY21-22	Adopted Expenditures FY22-23	Projected Expenditures FY22-23	Proposed Expenditures FY23-24
<b>CRA PROJECTS</b>						
541-60-01	STREET REHABILITATION	-	-	50,000	50,000	50,000
581-60-21	LAKE EUSTIS SEAWALL REHAB	1,395	-	-	399,900	25,000
581-60-38	CRA SIDEWALK & TREE PLANTING	3,695	12,881	40,000	176,832	40,000
581-60-46	CRA PALMETTO PLAZA PARK PH2	-	-	50,000	50,000	419,000
581-60-47	BAY ST DRAINAGE IMPROV.	-	-	-	145,000	-
581-60-48	HOUSING REHABILITATION	18,023	67,807	-	146,363	-
581-60-49	STREET REHABILITATION	48,902	850	-	49,150	-
581-95-05	SPECIAL PROJECTS	-	-	400,000	400,000	400,000
	<b>PROJECTS TOTAL</b>	<b>72,015</b>	<b>81,538</b>	<b>540,000</b>	<b>1,417,245</b>	<b>934,000</b>

FUND: COMMUNITY REDEVELOPMENT TRUST FUND-014



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

Account	DESCRIPTION	Actual Expenditures FY20-21	Actual Expenditures FY21-22	Adopted Expenditures FY22-23	Projected Expenditures FY22-23	Proposed Expenditures FY23-24
<b>CRA Debt Service</b>						
581-70-71	DEBT - PRINCIPAL	112,188	115,466	116,653	116,653	123,600
581-70-72	DEBT - INTEREST	85,960	83,508	81,495	81,495	74,549
	<b>DEBT TOTAL</b>	<b>198,148</b>	<b>198,974</b>	<b>198,148</b>	<b>198,148</b>	<b>198,149</b>