

City of Crystal River Community Redevelopment Agency 2023 Annual Report



Introduction

The Crystal River City Council created the Community Redevelopment Agency (CRA) in 1988 by Ordinance #88-O-19 establishing 606 acres of land with approximately 7,500 feet of waterfront as the Crystal River Redevelopment Area. The intent of the CRA was to develop a funding mechanism to implement strategies and programs to help combat the decline and address blighting influences identified at the time in the designated downtown area.

Funding for the redevelopment of the area comes from tax increment financing (TIF), a tool available to municipalities to leverage public funds to promote private sector activity in the targeted area. Since 1988, the CRA has been successful in generating incremental revenues and reinvesting in projects that improve the downtown area.

Florida Statutes require the CRA to submit an annual report of all activities for the preceding fiscal year (FY). This report includes the fiscal year's highlights between October 1, 2022, and September 30, 2023, in public investments and private development projects with a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of the fiscal year.

Many planning efforts have been completed in the area including a Visioning Plan for the downtown in 2008, the CRA Waterfront District Master Plan concept and strategies in 2013, and the Crystal River Waterfront District Development Incentive Program in 2014. On August 24, 2015, the City Council adopted Ordinance 15-O-05 updating the CRA Plan and extending the plan's duration for an additional 25 years.

In 2022, the City completed a Civic Master Plan that established how the City should address growth, urban design, the waterfront, stormwater, parking, housing, civic buildings, parks, flooding, and preservation, including implementation activities specific to the CRA.

Beginning in February of 2023, the City began work to establish a new “unified” Community Development Code. This form-based code will address zoning, subdivisions, and numerous other aspects of design and development while streamlining the regulatory process and infusing tools similar to those presently in the CRA District throughout the City.

While the City worked diligently to promote economic development within the CRA by improving properties and addressing infrastructure problems throughout 2023, the City experienced significant devastation from Hurricane Idalia and the October tornados with effects still visible today. Repair, reconstruction, and recovery are long-term processes, but the City, residents, and businesses have been committed to building back stronger.

The Community Redevelopment Agency

The City of Crystal River is a municipal government comprised of five (5) elected members.

The City Council constitutes the governing body with the power to pass ordinances, adopt resolutions, appoint officers, and exercise the powers provided in the City Charter. As the legislative body of the City, the Council appropriates all monies of the City. While the City of Crystal River's CRA District has its own meetings and agenda, a 2010 Resolution (10-R-43) declared that oversight of its issues and responsibilities is the responsibility of the same 5-member City Council.



**Mayor
Joe Meek**



**Vice Mayor
Cindi Frink**



**Council Member
Ken Brown**



**Council Member
Robert Holmes**



**Council Member
Mindi Mulvie-Hastings**



**Interim City Manager
Troy Slattery**

Financial Statement

Florida Statutes require the CRA to submit an annual report of all activities for the preceding fiscal year. This report includes a complete financial statement setting forth its assets, liabilities, revenue, and expenses along with CRA related activities. The FY 2023 Audit provided the following CRA Balance Sheet.

CITY OF CRYSTAL RIVER, FLORIDA
BALANCE SHEET
COMMUNITY REDEVELOPMENT AGENCY
SEPTEMBER 30, 2023

ASSETS

Cash	\$ 1,793,436
Investments	270,763
Other assets	75,768
TOTAL ASSETS	\$ 2,139,967

LIABILITIES

Accounts payable and accrued expenses	\$ 14,844
Total Liabilities	14,844

FUND BALANCE

Nonspendable	74
Restricted for:	
Community redevelopment	2,125,049
Total fund balance	\$ 2,125,123

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the fund.	6,309,853
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The note payable is not due and payable in the current period and is therefore not reported in the fund.	(2,720,235)
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Accrued interest expense is a long-term liability not due and payable in the current period and, therefore, is not reported in the fund.	(12,728)
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Net position of governmental activities	5,702,013

Financial Statement

REVENUES:

Taxes	\$ 791,022
Intergovernmental revenues	75,694
Investment earnings	72,836
Other	1,579
Total revenues	\$ 941,131

EXPENDITURES

Current:

Developmental services	66,456
Salaries and wages	73,541
Debt service	
Principal retirement	182,288
Interest	72,846
Issuance costs	-
Capital Outlay	
Developmental Services	174,918
Total expenditures	570,049

Excess of revenues over expenditures	371,082
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OTHER FINANCING SOURCES (USES)

Debt proceeds	-
Transfers out	0
Total other financing sources (uses)	0

Net change in fund balance	371,082
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Fund balance, beginning of year	1,754,041
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Fund balance, end of year	\$ 2,125,123
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Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balances - Community Redevelopment Fund	371,082
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Financial Statement

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.

Capital outlay	174,918
Depreciation expense	(134,694)

Expenditures under the modified accrual basis are not recognized for transactions that are not normally paid with expendable available financial resources, but in the governmental activities that is accrual basis, expenses are reported.

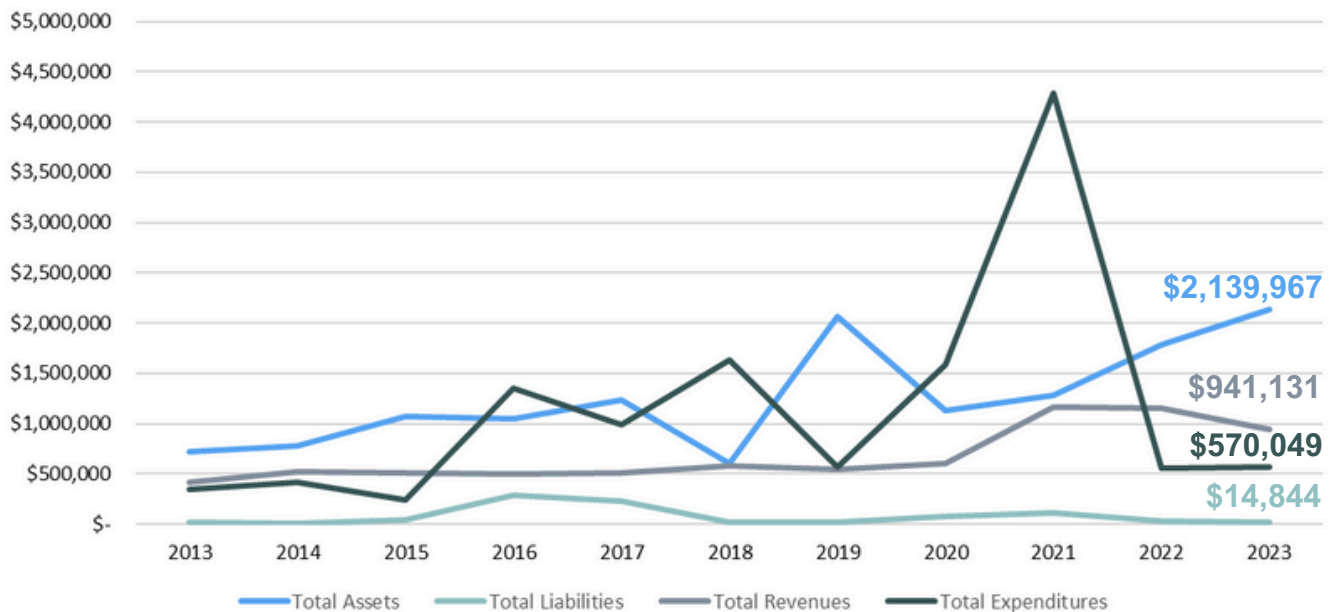
Change in Accrued Interest	853
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Debt proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the Statement of Net Position

Debt proceeds	-
Principal Payments	182,288

Change in net position of Community Redevelopment Fund	<u>\$ 594,447</u>
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Assets, Liabilities, Revenues, and Expenditures 2013 - 2023



Public Investment

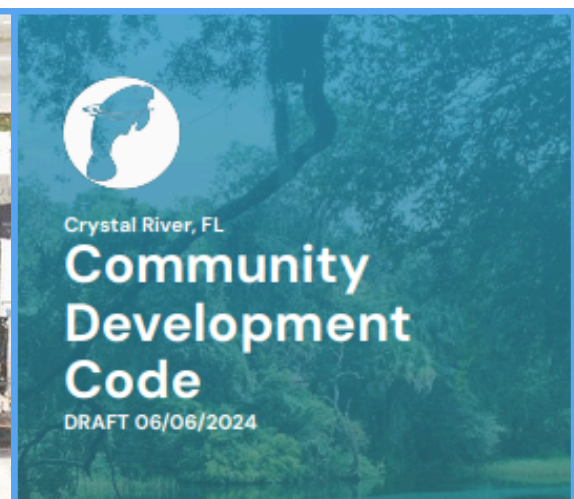
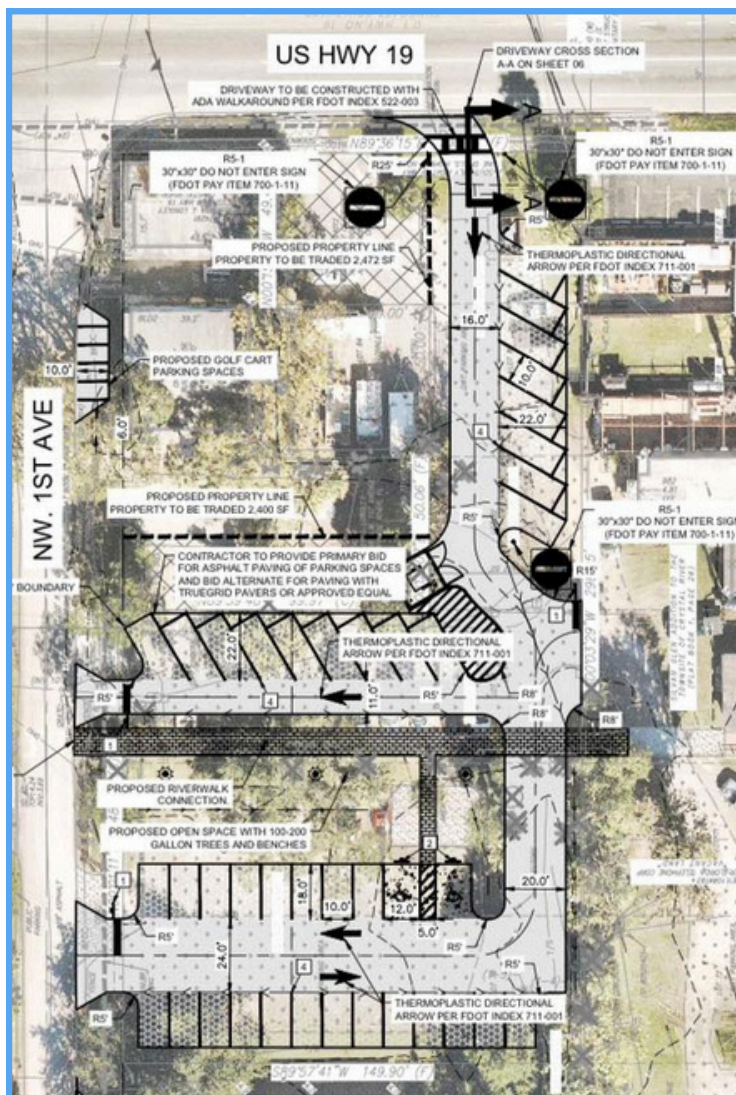
With the establishment of the CRA, the City committed to leveraging public funds into the area in order to encourage private investment. During 2023, the City spent \$554,082.01 across the CRA on salaries, professional and legal services, mini-grants, improvements other than buildings, and debt service payments. Below are highlights of the City's FY 2023 projects.

601-61552-31000 - Professional Services - \$53,481.85

- Engineering Services for NW 1st Ave Parking from Kimley-Horn & Associates
- Riverwalk Parking Lot Lease with Frye One Pete's Pier, LLC
- Form-Based Code from Stringfellow Planning and Design

601-61552-48005 - Mini-Grants - \$4,432.25

- CRA Mini-Grant for Commercial Improvements at Guyer's Ice Cream and Donuts



Public Investment

601-61552-63000-1061B - Improvements Other Than Buildings - \$101,852.12

- Riverwalk Resource Protection Assessment
- Dock Replacement and Permitting
- Riverwalk Legal Services
- Riverwalk Surveying and Mapping Services
- Riverwalk Engineering Services

601-61552-63000-18-04 - Improvements Other Than Buildings - \$15,393.03

- City Pumphouse Renovations

601-61552-63000-2015Z - Improvements Other Than Buildings - \$36,000.00

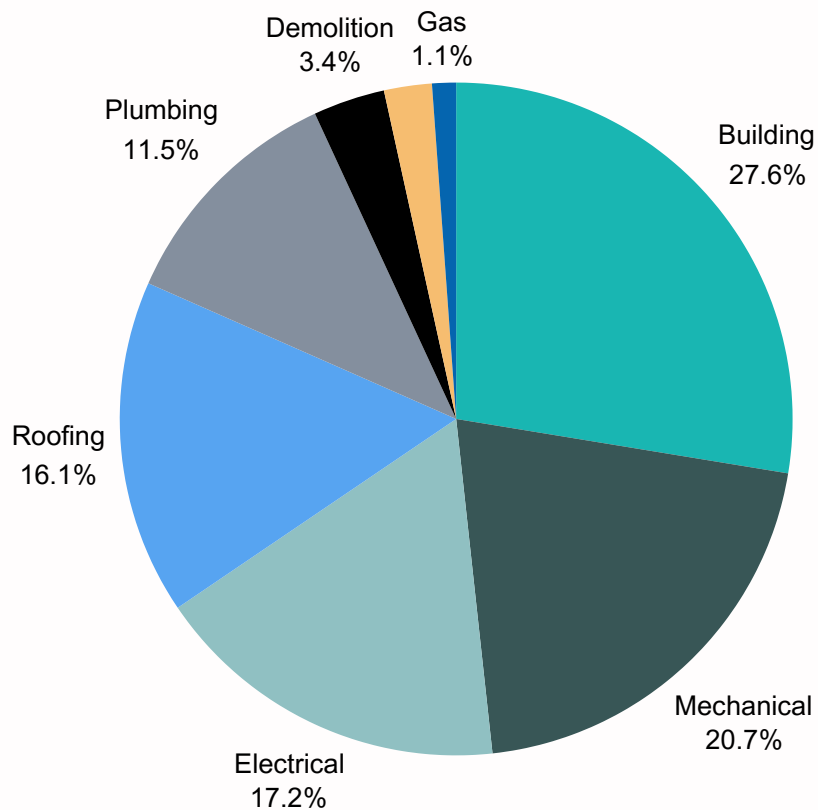
- Main Street Program



Private Investment

The success of the CRA would not be possible if it were not for the willingness of private individuals and businesses to invest in our community. Throughout 2023, 87 building permits were issued with a total construction value of \$3,430,037.00. Below is a review of the City's Building Department permit data.

Permit Type	Quantity	Construction Value
Building	24	\$2,624,825.00
Mechanical	18	\$156,259.00
Electrical	15	\$175,135.00
Roofing	14	\$347,728.00
Plumbing	10	\$113,515.00
Demolition	3	\$6,200.00
Fire Alarm / Sprinkler Systems	2	\$4,775.00
Gas	1	\$1,600.00
Total	87	\$3,430,037.00



Property Values

The CRA of Crystal River uses increases in property value, called Incremental Revenue, in order to generate redevelopment in the area. In 1988, the base year property values were established at \$15,300,855.00. This year, 2023, the property values within the CRA are \$79,815,549.00. From FY 2022, this is an increase of \$6,114,780.00 or 8.30%.

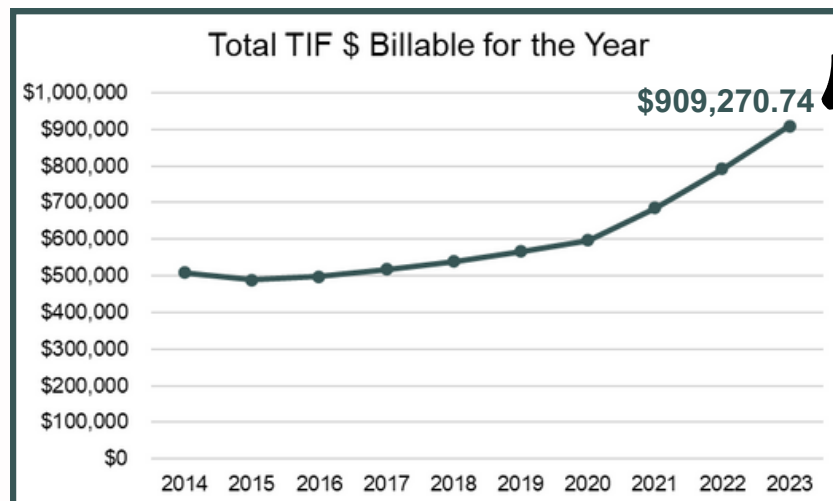
The distribution of the tax increment financing is as follows.

Property Values	2023
Current Year Property Values	\$79,815,549.00
Less: 1988 Property Values (Base Year)	(\$15,300,855.00)
Difference	\$64,514,694.00

County Billing Calculations	2023
Property Value Difference	\$64,514,694.00
Adopted County Millage Rate (Per CCPA Data)	0.8245800%
Amount Billable to Citrus County	\$505,376.50

City CRA Trust Billing Calculations	2023
Property Value Difference	\$64,514,694.00
Adopted City Millage Rate	0.6590000%
Amount Billable to City CRA Trust Fund	\$403,894.24

Total TIF Billable for 2023	\$909,270.74
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Looking Forward into 2024

Each year, the City strives to address key issues, including regulatory, stormwater, parking, connectivity, and the waterfront, identified in the downtown area with the creation of the CRA in 1988 and reaffirmed by the CRA Plan updated in 2015. This annual report highlights the City and private sector's progress in producing high-quality development that preserves and enhances the existing community while promoting new places of character that are both time-honored and meaningful.

As a result of the significant weather-related events in the Fall of 2023, the City, businesses, and homeowners began fiscal year 2024 with long-term recovery efforts. Although trying times that the community will not soon forget, these circumstances truly demonstrate the strength of Crystal River and the determination of its residents and businesses to work together for a more resilient future.

Despite these setbacks, the City has continued its efforts with the following projects that will impact the future of the CRA and the greater Crystal River area:

- CRA Boundary Evaluation
- NE 5th Street Streetscaping
- Continued efforts on the Kings Bay Riverwalk
- Completion of the NE 1st Avenue Parking Lot
- Assisting Residents with Home Elevation Applications with Federal and State Funding
- Future Adoption of the City-wide Form-Based Code
- Architectural and Engineering Services for the new Crystal River Government Center
- Engineering services for Kings Bay Park

Alongside these internal efforts, residents and business owners have made great investments in the community with Building Permit Construction Values totaling \$2,234,481.17 for fiscal year 2024 as of June 30, 2024.

