

CITY OF BELLEVIEW
DOWNTOWN BELLEVIEW COMMUNITY REDEVELOPMENT AGENCY (CRA)
ANNUAL REPORT FY 2024



CRA Board is the City Commission:

Christine K. Dobkowski

Mayor

Michael J. Goldman

Commissioner

Gary W. Ernst

Commissioner

Ronald T. Livsey

Commissioner

Robert "Bo" Smith

Commissioner

CRA Management

Sandi McKamey

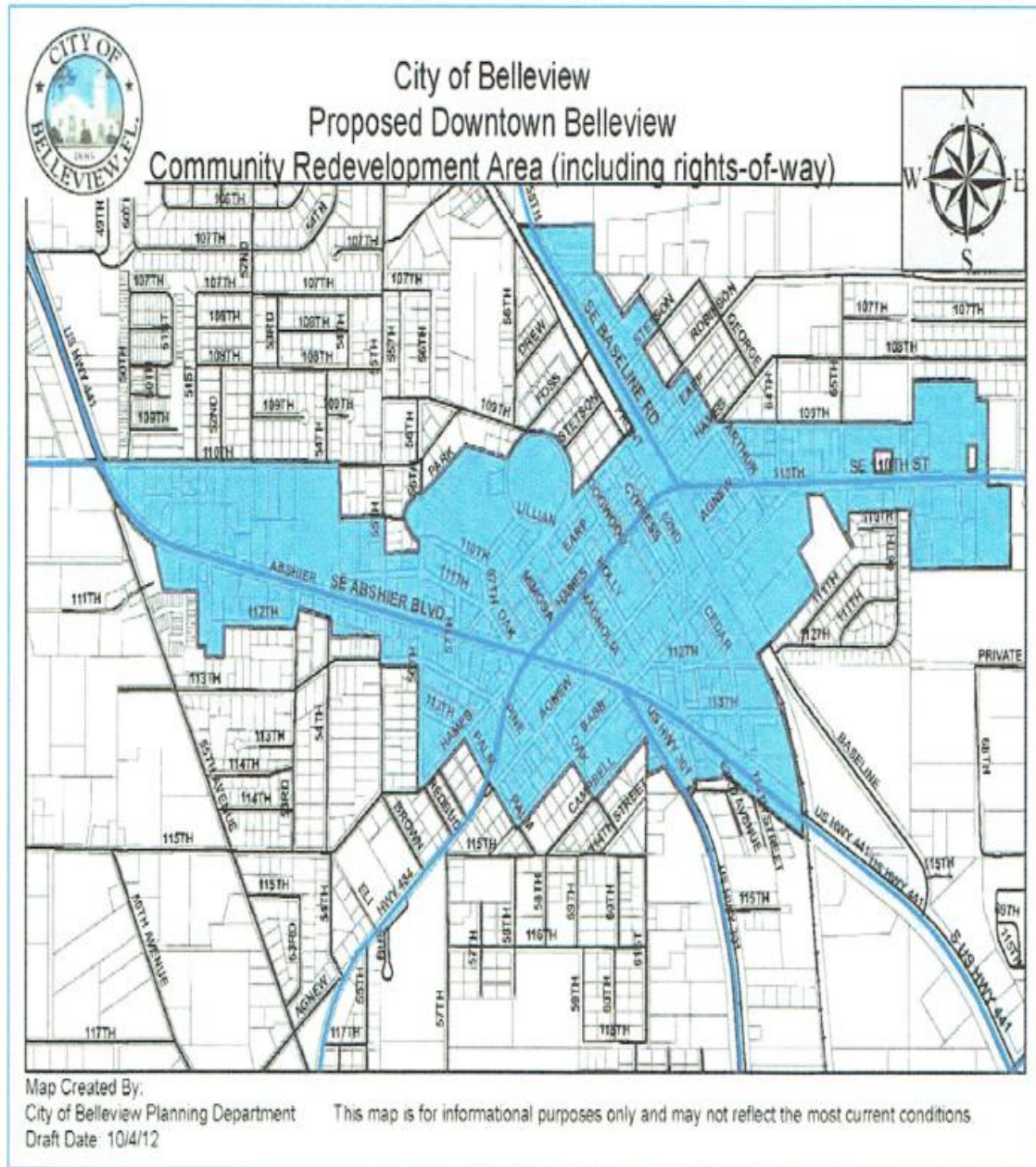
City Administrator

Marge Strausbaugh

Finance Director

CRA BOUNDARY MAP

CRA Boundary Map:



Key 2023/2024 Fiscal Year Capital Projects Include:

Revitalization of Lake Lillian Park Area

In the 2023/2024 fiscal year, CRA funds were to be spent on revitalization of Cherokee Park, however, those projects were delayed until the 2025 fiscal year. Therefore, the CRA funds were reserved.

DOWNTOWN BELLEVIEW COMMUNITY REDEVELOPMENT AGENCY (CRA)

2023/2024 Fiscal Year CRA Report

Florida Department of Economic Opportunity Special District Accountability Program ID - 1929

Registered Agent	Downtown Belleview Community Redevelopment Agency
Mailing Address	5343 SE Abshier Blvd
Office Address	5343 SE Abshier Blvd
Telephone Number	(352) 245-7021 ext. 2116
Fax Number	(352) 245-6532
Email	smckamey@bellevuefl.org
Website	www.bellevuefl.org
County	Marion
Local Governing Authority	City of Belleview
Date Created/Established	Tuesday, June 18, 2013
Creation Documents	Ordinance 2013-08 and Resolution 16-100
Board Selection	Identical to Local Governing Authority
Authority to Issue Bonds	Yes
Revenue	Tax Increment Financing

Total Number of Achievements started	1
Total Number of Achievements completed	0
Current Year Taxable Value in CRA	\$62,120,132
Actual expended of increment revenue	\$0
Base Year Taxable Value in CRA	\$34,563,022
Current Year Tax Increment Value	\$14,100,353
Total amount expended for low & middle income affordable housing	\$0

The following is a summary of the Downtown Belleview Community Redevelopment Agency's achievements of its redevelopment plan goals for the 2019/2020 fiscal year.

Achievement 1	Job Fairs & Wellness Initiatives are held in the CRA
Achievement 1	CRA Expenses for this project were \$0
Achievement 1	CRA Plan Goal numbers were 1.4 and 1.5
Achievement 1	These incentive programs provide information and equipment for job opportunities and improvements
Achievement 2	Special Event, Foody Fests, Holiday Events, Founders Day, Fall Festival, etc.
Achievement 2	CRA Expenses for this project were \$0
Achievement 2	CRA Plan Goal numbers were 1.4, 3.2, 3.3 and 5.1
Achievement 2	These events promote the CRA and provide incentives for mixed use

Note: Due to COVID-19 these achievements were limited for the safety of the community during part of the 2021 fiscal year.

DOWNTOWN BELLEVIEW COMMUNITY REDEVELOPMENT AGENCY

FINANCIALS

TYPE	SOURCE	AMOUNT
Current Year Taxable Value in CRA	DOR DR420 TIF Sect I(1)	\$ 62,120,132.00
Base Year Taxable Value in CRA	DOR DR420 TIF Sect I(2)	\$ 34,563,022.00
Current Year Tax Increment Value	DOR DR420 TIF Sect I(3)	\$ 27,557,110.00
Prior year Final taxable value in the tax increment area	DOR DR420 TIF Sect I(4)	\$ 51,914,715.00
Prior year tax increment value (Line 4 minus Line 2)	DOR DR420 TIF Sect I(5)	\$ 17,351,693.00
If the amount to be paid to the redevelopment trust fund IS BASED on a specific proportion of the tax increment value:		
Enter the portion on which the payment is based.	DOR DR420 TIF Sect II(6a)	95%
Dedicated increment value	DOR DR420 TIF Sect II(6b)	\$ 26,179,254.50
Amount of payment to redevelopment trust fund in prior year	Read note on cell	\$ 113,600
If the amount to be paid to the redevelopment trust fund IS NOT BASED on a specific proportion of the tax increment value:		
Amount of payment to redevelopment trust fund in prior year	DOR DR420 TIF Sect II(7a)	\$ -
Prior year operating millage levy from Form DR-420, Line 10	DOR DR420 TIF Sect II(7b)	0%
Taxes levied on prior year tax increment value	DOR DR420 TIF Sect II(7c)	\$ -
Prior year payment as proportion of taxes levied on increment value	DOR DR420 TIF Sect II(7d)	- %
Dedicated increment value	DOR DR420 TIF Sect II(7e)	\$ -
Actual expended of increment revenue	Audit (FUND BALANCES)	\$ -
Total Low and Moderate Housing Expended		\$ -

Downtown Bellevue Community Redevelopment Plan-Tax Revenue				
<i>Estimates are based on 2.4% Annual Growth Rate</i>				
Year 1	Actual	2013	Base Year	
Year 2	Actual	2014	2015 Fiscal Year	13,129
Year 3	Actual	2015	2016 Fiscal Year	26,729
Year 4	Actual	2016	2017 Fiscal Year	33,591
Year 5	Actual	2017	2018 Fiscal Year	51,411
Year 6	Actual	2018	2019 Fiscal Year	64,275
Year 7	Actual	2019	2020 Fiscal Year	90,323
Year 8	Actual	2020	2021 Fiscal Year	120,672
Year 9	Actual	2021	2022 Fiscal Year	126,184
Year 10	Actual	2022	2023 Fiscal Year	153,137
Year 11	Actual	2023	2024 Fiscal Year	243,205
Year 12	2.5%	2024	2025 Fiscal Year	249,285
Year 13	2.5%	2025	2026 Fiscal Year	255,517
Year 14	2.5%	2026	2027 Fiscal Year	261,905
Year 15	2.5%	2027	2028 Fiscal Year	268,453
Year 16	2.5%	2028	2029 Fiscal Year	275,164
Year 17	2.5%	2029	2030 Fiscal Year	282,043
Year 18	2.5%	2030	2031 Fiscal Year	289,094
Year 19	2.5%	2031	2032 Fiscal Year	296,322
Year 20	2.5%	2032	2033 Fiscal Year	303,730
Year 21	2.5%	2033	2034 Fiscal Year	311,323
Year 22	2.5%	2034	2035 Fiscal Year	319,106
Year 23	2.5%	2035	2036 Fiscal Year	327,084
Year 24	2.5%	2036	2037 Fiscal Year	335,261
Year 25	2.5%	2037	2038 Fiscal Year	343,642
Year 26	2.5%	2038	2039 Fiscal Year	352,233
Year 27	2.5%	2039	2040 Fiscal Year	361,039
Year 28	2.5%	2040	2041 Fiscal Year	370,065
Year 29	2.5%	2041	2042 Fiscal Year	379,317
Year 30	2.5%	2042	2043 Fiscal Year	388,800
Total Accumulated CRA Revenue				6,892,038

Downtown Belleview Community Redevelopment Agency

Actual FB at yr end

Revenues and Expenditures per fiscal year

2013/2014 Actual Budget	Revenues	\$0	Expenditures	\$0	\$0
2014/2015 Actual Budget	Revenues	\$13,140	Expenditures	\$0	\$13,140
2015/2016 Actual Budget	Revenues	\$26,812	Expenditures	\$30,017	\$9,935
2016/2017 Actual Budget	Revenues	\$33,679	Expenditures	\$40,675	\$2,940
2017/2018 Actual Budget	Revenues	\$51,682	Expenditures	\$30,512	\$24,110
2018/2019 Actual Budget	Revenues	\$79,553	Expenditures	\$175	\$103,488
2019/2020 Actual Budget	Revenues	\$100,288	Expenditures	\$200,175	\$3,601
2020/2021 Actual Budget	Revenues	\$120,931	Expenditures	\$105,175	\$19,357
2021/2022 Actual Budget	Revenues	\$126,278	Expenditures	\$86,395	\$1,250
2022/2023 Actual Budget	Revenues	\$156,993	Expenditures	\$5,175	\$211,058
2023/2024 Actual Budget	Revenues	\$217,695	Expenditures	\$5,175	\$428,310

2019 Florida Statutes

[Title XI](#)
COUNTY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS

[Chapter 163](#)
INTERGOVERNMENTAL PROGRAMS

SECTION 371
Reporting requirements.

[Entire Chapter](#)

163.371 Reporting requirements.—

(1) By January 1, 2020, each community redevelopment agency shall publish on its website digital maps that depict the geographic boundaries and total acreage of the community redevelopment agency. If any change is made to the boundaries or total acreage, the agency shall post updated map files on its website within 60 days after the date such change takes effect.

(2) Beginning March 31, 2020, and not later than March 31 of each year thereafter, a community redevelopment agency shall file an annual report with the county or municipality that created the agency and publish the report on the agency's website. The report must include the following information:

(a) The most recent complete audit report of the redevelopment trust fund as required in s. [163.387\(8\)](#). If the audit report for the previous year is not available by March 31, a community redevelopment agency shall publish the audit report on its website within 45 days after completion.

(b) The performance data for each plan authorized, administered, or overseen by the community redevelopment agency as of December 31 of the reporting year, including the:

1. Total number of projects started and completed and the estimated cost for each project.
2. Total expenditures from the redevelopment trust fund.
3. Original assessed real property values within the community redevelopment agency's area of authority as of the day the agency was created.
4. Total assessed real property values of property within the boundaries of the community redevelopment agency as of January 1 of the reporting year.
5. Total amount expended for affordable housing for low-income and middle-income residents.

(c) A summary indicating to what extent, if any, the community redevelopment agency has achieved the goals set out in its community redevelopment plan.

History.—s. 5, ch. 2019-163.

2023/2024 FY March 31, 2025 CRA Report

a. The most recent audit	Yes
b. Performance data	
1 Total number of projects started and completed and the estimated cost for each project	Yes
2 Total expenditures from the redevelopment trust fund	Yes
3 Original assessed real property values within the CRA on day created	Yes
4 Total assessed real property values of property within the CRA as of Jan 1 of the reporting year.	Yes
5 Total amount expended for affordable housing for the low-income and middle-income residents	Yes
c. A summary indicating to what extent, if any, the CRA has achieved the goals set out in its community redevelopment plan	Yes

