



MERRITT ISLAND
REDEVELOPMENT AGENCY

Discover

An island of opportunities.

ANNUAL REPORT 2022





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Letter from the Executive Director

During 2022, a multitude of redevelopment projects were brought to completion, some larger projects nearing the engineering and permitting phases. The Brevard Board of County Commissioners requested an update of our 2013 Community Redevelopment Plan. The timing is right, as this plan serves as the basis for funding our projects and programs. Several currently slated capital improvement projects will carry over into the new Redevelopment Plan while others either must adjust to new trends, or are just not feasible to move forward at this time. Updating the Plan should be completed in 2023 and should bring fresh projects and program opportunities to our work list.

We are making great strides with the Veterans Memorial Park Amphitheatre project with plans nearing completion. This year, we are pleased to share completion of a new, attractive and informative web site (www.mymerrittislandfl.com), the installation of a legacy "Welcome to Merritt Island" "Where Dreams are Launched" sign on N. Courtenay Parkway, and completion of the Griffis Landing Dredging and Tom Vani Fuel Dock Projects.

We received a wonderful gesture in the form of a \$63,000 anonymous private donation for trees and plants at Veterans Memorial Park from a long-time Merritt Island family. Visits to Veterans Memorial Park have soared after completing construction of the sidewalks, board walks, west parking area landscaping and playground canopies. In 2023, we closed out our Cone Road Septic to Sewer program, assisting approximately 60 businesses with abandoning their septic tanks and connecting to sanitary sewer. This was funded through a \$400,000 grant to MIRA from the Florida Department of Environmental Protection, and a \$912,000 grant from the Saint Johns River Water Management District. We are experiencing a surge of interest in a quality mixed-use and multifamily residential redevelopment project in the SR 520 Commercial Core area. We are very enthusiastic for the future of Merritt Island.

Larry Lallo
Executive
Director



What is a Community Redevelopment Agency (CRA)?

A CRA is created when there is a presence of blight, and substandard or inadequate structures, lots, affordable housing, stormwater infrastructure, insufficient roadways, open space/parks, or parking in an area. The CRA mission is broad, involving beautification, environmental conservation, and facilitating redevelopment in accordance with its community redevelopment plan.

Why is this important?

Highly urbanized areas in decline can become a burden to local government and the declining area affects multiple aspects of the community, while often requiring more services from the county. Management of a community redevelopment plan can dramatically improve the quality of life and the tax base, leveraging a substantial return on investment.

TRADITIONAL CRA PROJECTS	
Stormwater Treatment and Control Systems	Building Renovations
Park and Waterfront Improvements	Public Parking Lots
Streetscapes	Trails and Trailheads
Bike Paths	Commercial Façade Grants
Water Lines	Brownfield Assessments
Sanitary Lines	Signage and Structural Improvements
Sidewalks	Transportation System Improvements
Community Facilities	Multimodal Improvements



MERRITT ISLAND REDEVELOPMENT AGENCY

MISSION

MIRA's mission is to create and implement community-based redevelopment strategies that promote the quality of life for Merritt Island residents, business people, and visitors through the promotion of quality growth, economic development, redevelopment, beautification, and the preservation of Merritt Island's history, culture, and environment.



MIRA Community Redevelopment Plan

It's required by the state of Florida to have a community redevelopment plan, which sets forth the programs and projects for improvement of the redevelopment area and how tax funds may be used.

MIRA was established as a Community Redevelopment Agency (CRA) in 1989

It was created by the Brevard County Board of County Commissioners

MIRA currently has four target redevelopment areas

MIRA is 1 of more than 200 CRAs in Florida

Board of Directors



- 7 *Volunteer* Board Members appointed by the Brevard County Board of County Commissioners
- Must be Merritt Island business people or residents

Staff



3 Staff Members

- Executive Director
- Community Redevelopment Manager
- Executive Assistant



Redevelopment Focus Areas

- E. Merritt Island Causeway (SR 520)
- Merritt Square Mall
- Cone Road
- Barge Canal
- Courtenay Parkway (SR 3)

How is MIRA Funded?

MIRA leverages tax increment financing (TIF)—existing taxes—received from the redevelopment sub-area properties to improve the same redevelopment areas.

Funds are collected as property values increase in the redevelopment sub-areas *above a base level established at the creation date of the MIRA sub-area.*

TIF funds are collected on a proportionate basis up to 95%.

No new taxes were created to fund MIRA.



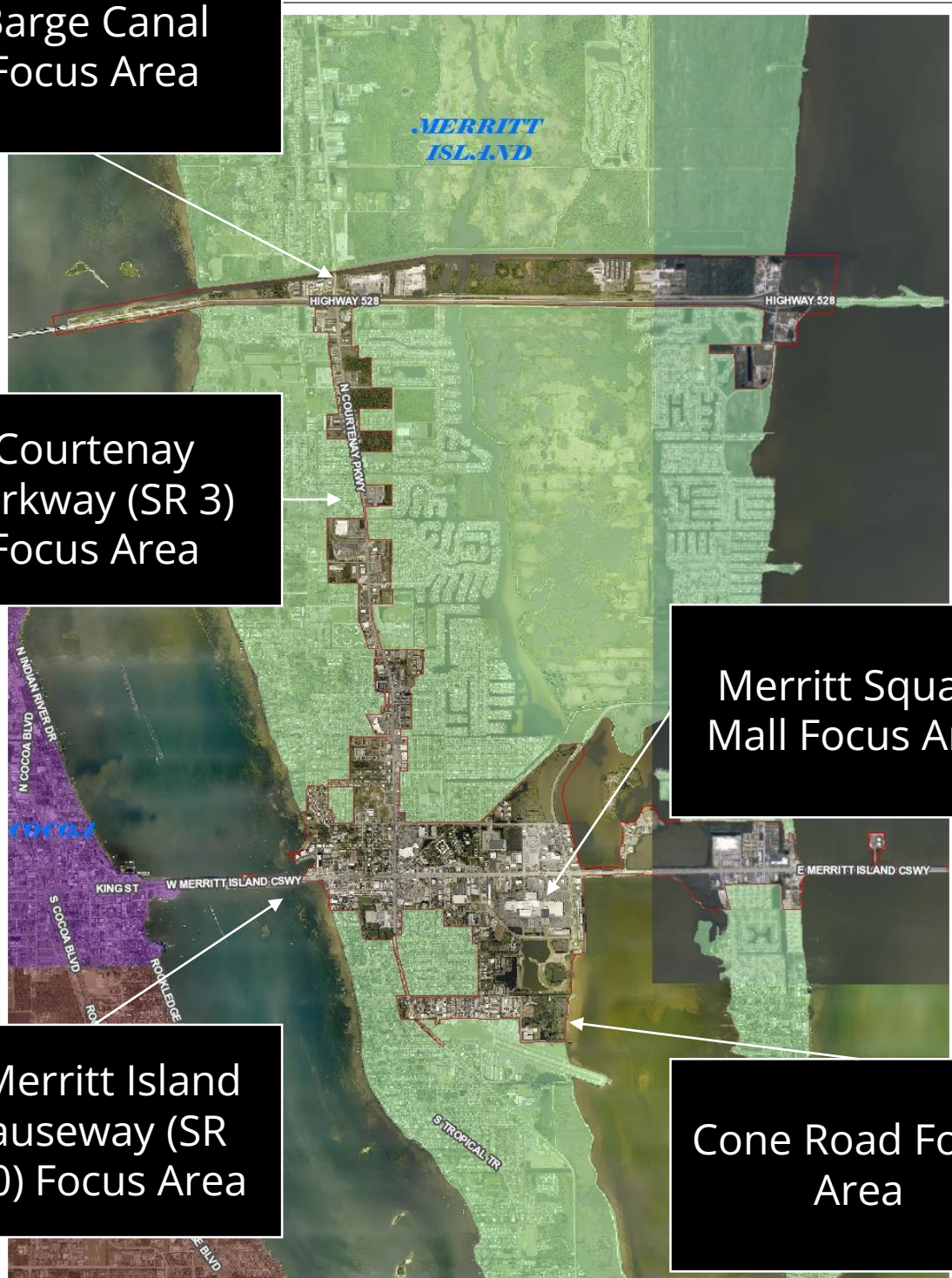
Barge Canal
Focus Area

Courtenay
Parkway (SR 3)
Focus Area

Merritt Square
Mall Focus Area

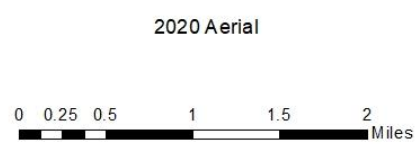
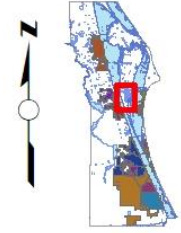
E Merritt Island
Causeway (SR
520) Focus Area

Cone Road Focus
Area



Legend
MIRA

Merritt Island
Redevelopment Agency





MIRA Board of Directors



Chairman
Marcus Herman



Vice-Chairman
Eddie Lebron



Member
Wendy Ellis



Member
Jack Ratterman



Member
Andy Barber



Member
Nicole Morgan



Member
Jack Smink



MIRA Staff



Executive Director
Larry Lallo



Community Redevelopment Manager
Stefani Maduskuie



Executive Assistant
Cheryl Hurren



Veteran’s Memorial Park

- In 2021, a historical \$63,000 charitable gift from a donor was applied to landscape the park with several trees. The landscaping was completed in 2022
- A new playground with shade canopies was installed



Veterans Memorial Park Amphitheatre

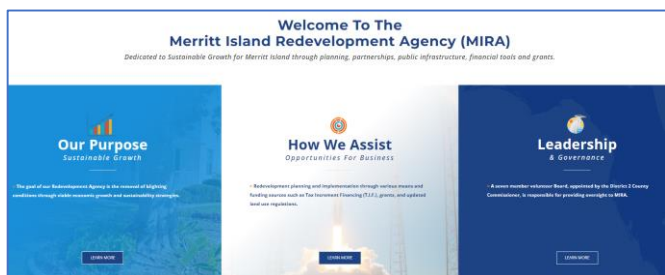
- The original projected costs of the amphitheater rose from \$2.3MM to \$4.8MM in 2022. The Brevard Veterans Council, along with MIRA, applied for a \$1MM FL State appropriation to supplement the cost increase.
- The amphitheater facility designs were completed
- The site plan engineering is nearing completion
- A Notice to Proceed (NTP) was issued on 10/31/2022
- A Topographic Survey and geotechnical investigation were completed on 12/5/2022

“The Brevard Veterans Council (BVC) has greatly appreciated the partnership, support and trust the county, particularly MIRA, has shared with us. MIRA has been the catalyst, with BVC on their team, to leverage MIRA, County, Tourist Development and other funds to create and improve the best center and Veterans Memorial Park in Florida.” – Donn Weaver, Chairman, Brevard Veterans Council



Merritt Island Brownfields Grant Program

- MIRA was awarded a \$500,000 EPA Grant for Brownfields Environmental Assessments for the project period 7/01/2022-9/30/2026
- MIRA contracted Stantec for professional environmental services for the Merritt Island Brownfields Program from 10/27/2022-10/26/2025



Launched New Comprehensive Website

- The new website is an accessible resource for multiple audiences to learn about MIRA’s past, present, and future work, and to connect with staff and the Board of Directors. www.mymerrittislandfl.com



Griffis Landing

Ms. Apples Crab Shack – Design concepts were drafted by Eleven 18 Architecture using comments from the 2021 charrette

Tom Vani Fuel Dock –A 1,000 gallon fuel tank was installed and opened to the public in November 2022. Channel Improvements – Channel dredging was completed
Restore Our Shores – MIRA partnered with the Brevard Zoo to begin visioning and funding efforts to expand Griffis Landing to include a Restore Our Shores facility



New Transit Shelters

- In 2021, MIRA funded four modern multimodal transit shelters on SR 520, and SR 3 in partnership with Space Coast Area Transit. The shelters included solar-powered, self-compacting “big belly” trash bins, bike racks, interior and exterior solar-powered safety lighting, and bike repair stations for quick bike fixes
- The MIRA Board of Directors voted to install four additional shelters on SR 520 to replace the deteriorating 20/20 media shelters. Design engineering was completed in 2022, and the project will go out for bid in 2023



Merritt Island Redevelopment Plan Update

- MIRA is anticipating a Redevelopment Plan Update in 2023, and began much of the preparation in 2022
- MIRA staff proposed the possibility of adding incentives for affordable housing projects, and adding the ability for MIRA to acquire property and manage a demolition program



S. Courtenay Parkway – Cone Road Improvements

- The S. Courtenay widening CIP project is nearing 60% of design and engineering completion
- The probable cost increased from roughly \$2.2MM to \$4MM. MIRA and Brevard County are evaluating the funding structure to continue the project



Sea Ray Drive Bridge

- The Brevard County Public Works Department is moving forward with the \$5.5MM Sea Ray Drive Bridge replacement project
- MIRA, via a 10 year TIF deferral agreement, is contributing \$2.75MM
- Total project costs initially estimated at \$5.5MM
- This project will catalyze job retention for existing Sea Ray Drive businesses, stimulate future economic development projects, and improve safety by providing an alternative traffic route
- This project is currently in the design-engineering phase



Welcome Sign

- MIRA installed a Welcome to Merritt Island Sign on N. Courtenay Parkway, just south of the SR 528 off ramp exit



2022 Development Plan Reviews

The MIRA Board of Directors reviews site plans for new development and rezoning requests in the MIRA redevelopment area. During these reviews, the Board considers the economic, environmental and cultural impact. They approve plans or make recommendations that promote strategic, high-quality changes that are in the best interest of the public. In 2021, The MIRA Board of Directors provided input for nine new development projects.

- 1) Health First Wellness Village – Merritt Island
- 2) Aviara Boats Expansion (Preview of expansion project)
- 3) Tidal Wave Car Wash
- 4) Twins Car Wash
- 5) Zenith Fortenberry Apartments
- 6) Sign variance for River Fly-In Condos
- 7) 7-Brew
- 8) Island Bluff – Upcoming site plan for two residences
- 9) Hampton Manor Assisted Living



2022 MIRA TAX INCREMENT FINANCING (TIF) COLLECTION

TYPE	SOURCE	AMOUNT
CURRENT YEAR TAXABLE VALUE IN CRA REDEVELOPMENT AREA 1988 – B1 –E. Merritt Island Causeway	DOR DR420 TIF Sec. 1 (1)	\$385,321,980
BASE YEAR TAXABLE VALUE IN CRA	DOR DR420 TIF Sec. 1 (2)	\$124,138,790
CURRENT YEAR TAX INCREMENT VALUE	DOR DR420 TIF Sec. 1 (3)	\$261,183,190
PRIOR YEAR FINAL TAXABLE VALUE IN THE TAX INCREMENT AREA	DOR DR420 TIF Sec. 1 (4)	\$363,014,434
PRIOR YEAR TAX INCREMENT VALUE (LINE 4 MINUS LINE 2)	DOR DR420 TIF Sec. 1 (5)	\$238,875,644
PORTION ON WHICH THE PAYMENT IS BASED	DOR DR420 TIFSEC. 2 (6A)	95%
DEDICATED INCREMENT VALUE	DOR DR420 TIFSEC. 2 (6B)	\$248,124,031
AMOUNT PAID TO MIRA TRUST FUND IN PRIOR YEAR	DOR DR420 TIFSEC. 2 (6C)	\$782,911

TYPE	SOURCE	AMOUNT
CURRENT YEAR TAXABLE VALUE IN CRA REDEVELOPMENT AREA 1990 – B2 – Newfound Harbor & 520	DOR DR420 TIF Sec. 1 (1)	\$60,621,020
BASE YEAR TAXABLE VALUE IN CRA	DOR DR420 TIF Sec. 1 (2)	\$17,082,580
CURRENT YEAR TAX INCREMENT VALUE	DOR DR420 TIF Sec. 1 (3)	\$43,538,440
PRIOR YEAR FINAL TAXABLE VALUE IN THE TAX INCREMENT AREA	DOR DR420 TIF Sec. 1 (4)	\$55,409,400
PRIOR YEAR TAX INCREMENT VALUE (LINE 4 MINUS LINE 2)	DOR DR420 TIF Sec. 1 (5)	\$38,326,820
PORTION ON WHICH THE PAYMENT IS BASED	DOR DR420 TIFSEC. 2 (6A)	95%
DEDICATED INCREMENT VALUE	DOR DR420 TIFSEC. 2 (6B)	\$41,361,518
AMOUNT PAID TO MIRA TRUST FUND IN PRIOR YEAR	DOR DR420 TIFSEC. 2 (6C)	\$130,509



2022 MIRA TAX INCREMENT FINANCING (TIF) COLLECTION

TYPE	SOURCE	AMOUNT
CURRENT YEAR TAXABLE VALUE IN CRA REDEVELOPMENT AREA 2005 – B3 – N. Courtenay Parkway	DOR DR420 TIF Sec. 1 (1)	\$74,600,162
BASE YEAR TAXABLE VALUE IN CRA	DOR DR420 TIF Sec. 1 (2)	\$50,549,420
CURRENT YEAR TAX INCREMENT VALUE	DOR DR420 TIF Sec. 1 (3)	\$24,050,742
PRIOR YEAR FINAL TAXABLE VALUE IN THE TAX INCREMENT AREA	DOR DR420 TIF Sec. 1 (4)	\$67,233,508
PRIOR YEAR TAX INCREMENT VALUE (LINE 4 MINUS LINE 2)	DOR DR420 TIF Sec. 1 (5)	\$16,684,088
PORTION ON WHICH THE PAYMENT IS BASED	DOR DR420 TIFSEC. 2 (6A)	95%
DEDICATED INCREMENT VALUE	DOR DR420 TIFSEC. 2 (6B)	\$22,848,205
AMOUNT PAID TO MIRA TRUST FUND IN PRIOR YEAR	DOR DR420 TIFSEC. 2 (6C)	\$72,094

TYPE	SOURCE	AMOUNT
CURRENT YEAR TAXABLE VALUE IN CRA REDEVELOPMENT AREA 2014 – B4 – Barge Canal & Cone Road	DOR DR420 TIF Sec. 1 (1)	\$196,984,920
BASE YEAR TAXABLE VALUE IN CRA	DOR DR420 TIF Sec. 1 (2)	\$86,165,030
CURRENT YEAR TAX INCREMENT VALUE	DOR DR420 TIF Sec. 1 (3)	\$110,819,890
PRIOR YEAR FINAL TAXABLE VALUE IN THE TAX INCREMENT AREA	DOR DR420 TIF Sec. 1 (4)	\$170,714,710
PRIOR YEAR TAX INCREMENT VALUE (LINE 4 MINUS LINE 2)	DOR DR420 TIF Sec. 1 (5)	\$84,549,680
PORTION ON WHICH THE PAYMENT IS BASED	DOR DR420 TIFSEC. 2 (6A)	95%
DEDICATED INCREMENT VALUE	DOR DR420 TIFSEC. 2 (6B)	\$105,278,896
AMOUNT PAID TO MIRA TRUST FUND IN PRIOR YEAR	DOR DR420 TIFSEC. 2 (6C)	\$332,188

Total \$1,317,702



2022-23 ANNUAL OPERATING AND CAPITAL BUDGET

MIRA's budget for FY 2021-22 was \$6,251,983.

\$5,772,456 is budgeted for MIRA's Capital Improvements Program (CIP) in 2022-23 to cover the following projects:

- Bandshell amphitheater
- Bus shelters
- Veteran's park improvements
- Merritt Square Mall area redevelopment
- North 520 stormwater
- Plumosa stormwater
- Courtenay parkway corridor barrier wall improvements
- S. Courtenay to Cone Road widening
- Barge canal boardwalk plan
- Borman Drive complete street

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Year Ending September 30, 2022

MERRITT ISLAND REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF
BREVARD COUNTY, FLORIDA)

FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION

As of and for the Year Ended September 30, 2022

And Reports of Independent Auditor

MERRITT ISLAND REDEVELOPMENT AGENCY
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Report of Independent Auditor

To the Honorable Board of Directors
Merritt Island Redevelopment Agency
Merritt Island, Florida

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 Merritt Island Redevelopment Agency (the "Agency"), a component unit of Brevard County, Florida, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the Agency'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 Agency, as of September 30, 2022, and the respective changes in financial position 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 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 *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of the Agency, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe 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 Agency's ability to continue as a going concern for one year beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's 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 auditor's 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 generally accepted auditing standards 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 generally accepted auditing standards 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 Agency'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 Agency'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 and the required supplementary information 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 auditing standards generally accepted in the United States of America, 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 March 29, 2023, on our consideration of the Agency'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 Agency'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 Agency's internal control over financial reporting and compliance.

Cherry Bekaert LLP

Orlando, Florida
March 29, 2023

MERRITT ISLAND REDEVELOPMENT AGENCY MANAGEMENT'S DISCUSSION AND ANALYSIS

SEPTEMBER 30, 2022

As management of the Merritt Island Redevelopment Agency (the "Agency"), we offer readers of the Agency's financial statements this narrative overview and analysis of the Agency's financial activities for the fiscal year ended September 30, 2022. We encourage readers to consider the information presented here in conjunction with additional information that has been furnished in the financial statements and notes to the financial statements.

The Agency is a discretely presented component unit of Brevard County, Florida (the "County"), and the financial information detailed in this report is also contained in the Brevard County, Florida Annual Comprehensive Financial Report.

Financial Highlights

- The Agency's assets exceeded its liabilities at September 30, 2022 by \$4,058,846 (net position). All of this amount is restricted as the funds are to be used solely for revitalization projects located within the boundaries of the Agency.
- The Agency's net position increased by \$721,355 compared to the previous year's amount.

Overview of the Financial Statements

Management's discussion and analysis is intended to serve as an introduction to the Agency's basic financial statements. The Agency's basic financial statements comprise three components: 1) government-wide financial statements, 2) general fund financial statements, and 3) notes to the financial statements. This report also contains required supplementary information in addition to the basic financial statements.

Government-Wide Financial Statements. The government-wide financial statements are designed to provide readers with a broad overview of the Agency's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the Agency's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Agency is improving or deteriorating.

The statement of activities presents information showing how the Agency's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, expenses are reported in this statement for some items where the related cash outflow will occur in future fiscal periods.

General Fund. The general fund is used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, the general fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of the general fund is narrower than that of the government-wide financial statements, it is useful to compare the information presented for the general fund with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the Agency's near-term financing decisions. Both the general fund balance sheet and the general fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between general fund and governmental activities.

**MERRITT ISLAND REDEVELOPMENT AGENCY
MANAGEMENT'S DISCUSSION AND ANALYSIS**

SEPTEMBER 30, 2022

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements are an integral part of the basic financial statements.

Required supplementary information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information.

The Agency adopts an annual appropriated budget for its general fund. A budgetary comparison statement has been provided for the general fund to demonstrate compliance with this budget.

Government-Wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the Agency, assets exceeded liabilities by \$4,058,846 at the close of the most recent fiscal year. This compares with \$3,337,491 at the close of the previous fiscal year, an increase of \$721,355.

The change in net position can primarily be attributed to the following factors:

- Cash equivalents increased \$352,904 during fiscal year 2022 as a result of limited construction projects during 2022 compared to 2021 and changes in other balance sheet items.
- Total liabilities decreased \$12,937 primarily as a result of timing of vouchers and contracts payable.

	Net Position	
	2022	2021
Assets		
Current assets	\$ 4,397,945	\$ 3,689,527
Total assets	<u>\$ 4,397,945</u>	<u>\$ 3,689,527</u>
Liabilities		
Current liabilities	\$ 96,710	\$ 189,879
Noncurrent liabilities	242,389	162,157
Total liabilities	<u>\$ 339,099</u>	<u>\$ 352,036</u>
Net Position		
Restricted:		
Merritt Island	\$ 4,058,846	\$ 3,337,491
Total net position	<u>\$ 4,058,846</u>	<u>\$ 3,337,491</u>

**MERRITT ISLAND REDEVELOPMENT AGENCY
MANAGEMENT'S DISCUSSION AND ANALYSIS**

SEPTEMBER 30, 2022

Governmental Activities

Governmental activities increased the Agency's net position by \$721,355 in fiscal year 2022, compared to a decrease of \$719,279 in the prior fiscal year. Total revenues increased by \$149,385 from last year primarily as a result of \$400,000 in state grant funding and a \$155,931 decrease in investment return.

Total expenses decreased by \$1,291,249, primarily as a result of many more redevelopment initiatives underway in the prior fiscal year, including grants to individual and private organization property owners to convert to the County's sewer system, construction on the Veterans' Memorial Park, and various other projects.

	Changes in Net Position	
	2022	2021
Revenues		
General revenues:		
Taxes	\$ 1,239,275	\$ 1,217,484
Other general revenues	292,626	165,032
Total general revenues	<u>1,531,901</u>	<u>1,382,516</u>
Expenses		
Program expenses	<u>810,546</u>	<u>2,101,795</u>
Change in net position	721,355	(719,279)
Net position beginning	<u>3,337,491</u>	<u>4,056,770</u>
Net position ending	<u>\$ 4,058,846</u>	<u>\$ 3,337,491</u>

Economic Factors and Conditions

The Agency's major source of revenue, taxes, are based on Brevard County's property tax collections, which are affected by property values and millage rates set by the County.

Requests for Information

This financial report is designed to provide a general overview of the Agency's finances for all those with an interest in such. Questions concerning any of the information should be addressed to the Executive Director, 2575 N. Courtenay Parkway, Suite 207, Merritt Island, Florida 32953.

BASIC FINANCIAL STATEMENTS

MERRITT ISLAND REDEVELOPMENT AGENCY
STATEMENT OF NET POSITION

SEPTEMBER 30, 2022

ASSETS

Cash equivalents	\$ 3,996,306
Due from other governmental units	401,639
Total Assets	\$ 4,397,945

LIABILITIES

Vouchers and contracts payable	\$ 96,710
Noncurrent Liabilities:	
Due Within One Year:	
Accrued compensated absences	1,189
Due in More than One Year:	
Accrued compensated absences	8,744
Accrued personnel costs	232,456
Total Noncurrent Liabilities	242,389
Total Liabilities	\$ 339,099

NET POSITION

Restricted for:	
Merritt Island	\$ 4,058,846
Total Net Position	\$ 4,058,846

The accompanying notes to the financial statements are an integral part of these statements.

MERRITT ISLAND REDEVELOPMENT AGENCY
STATEMENT OF ACTIVITIES

YEAR ENDED SEPTEMBER 30, 2022

General Revenues:	
Taxes - other	\$ 1,239,275
Contributions	13,000
Intergovernmental	401,639
Investment loss	<u>(122,013)</u>
Total General Revenues	<u>1,531,901</u>
Program expenses	<u>810,546</u>
Change in net position	721,355
Net position, beginning of the year	<u>3,337,491</u>
Net position, end of the year	<u>\$ 4,058,846</u>

The accompanying notes to the financial statements are an integral part of these statements.

MERRITT ISLAND REDEVELOPMENT AGENCY
BALANCE SHEET –
GENERAL FUND

SEPTEMBER 30, 2022

ASSETS

Cash equivalents	\$ 3,996,306
Due from other governmental units	<u>401,639</u>
Total Assets	<u><u>\$ 4,397,945</u></u>

LIABILITIES

Vouchers and contracts payable	<u>\$ 96,710</u>
--------------------------------	------------------

DEFERRED INFLOWS OF RESOURCES

Unavailable revenue	<u>1,639</u>
---------------------	--------------

FUND BALANCE

Restricted	<u>4,299,596</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	<u><u>\$ 4,397,945</u></u>

Reconciliation of the Balance Sheet to the Statement of Net Position:

Amounts reported in the statement of net position differ from amounts reported above as follows:

Fund Balance - General Fund	\$ 4,299,596
------------------------------------	--------------

Assets are not available to pay for current period expenditures and, therefore, are deferred in the funds	1,639
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Long-term liabilities are not due and payable in the current period and, therefore, are not reported above.	<u>(242,389)</u>
---	------------------

Net Position of Governmental Activities	<u><u>\$ 4,058,846</u></u>
--	-----------------------------------

The accompanying notes to the financial statements are an integral part of these statements.

MERRITT ISLAND REDEVELOPMENT AGENCY
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
GENERAL FUND

YEAR ENDED SEPTEMBER 30, 2022

Revenues:	
Taxes - other	\$ 1,239,275
Contributions	13,000
Intergovernmental	400,000
Investment loss	<u>(122,013)</u>
Total Revenues	<u>1,530,262</u>
Expenditures:	
Economic environment	<u>730,314</u>
Total Expenditures	<u>730,314</u>
Net change in fund balance	799,948
Fund balance, beginning	<u>3,499,648</u>
Fund balance, ending	<u>\$ 4,299,596</u>

Reconciliation of the Statement of Revenues, Expenditures, and
Changes in Fund Balances of the General Fund to the Statement of Activities:

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

Net change in fund balance-general fund	\$ 799,948
Some revenues reported in the Statement of Activities do not provide current resources due to being unavailable and, therefore, are not reported as revenues in governmental funds.	1,639
Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	<u>(80,232)</u>
Change in Net Position of Governmental Activities	<u>\$ 721,355</u>

The accompanying notes to the financial statements are an integral part of these statements.

MERRITT ISLAND REDEVELOPMENT AGENCY

NOTES TO FINANCIAL STATEMENTS

SEPTEMBER 30, 2022

Note 1—Summary of significant accounting policies

Merritt Island Redevelopment Agency (the “Agency”) was established pursuant to Section 163.387, Florida Statutes, and Ordinance 89-28, as amended by 90-188. The Agency’s primary activity is the redevelopment in the Merritt Island area through the collection of incremental taxes.

The Agency is funded primarily by tax increment revenues collected and remitted by the Brevard County, Florida, Tax Collector. 95% of the tax revenues generated as a result of increases on property values (“tax increment”) within the redevelopment area boundaries are placed in the Agency’s Trust Fund.

The accounting policies of the Agency conform to accounting principles generally accepted in the United States of America. The following is a summary of the more significant policies:

Reporting Entity – The Agency is a legally separate entity with no component units. A seven-member volunteer Board of Directors (the “Board”) is responsible for providing the oversight to the Agency. All Board members are recommended for appointment by the District 2 County Commissioner of the Brevard County Board of County Commissioners and are approved for appointment by the Brevard County Board of County Commissioners. A major portion of the Agency’s funding is derived from tax increment revenues. Therefore, the Agency, for financial reporting purposes, is considered a discretely presented component unit of Brevard County, Florida (the “County”). The financial statements of the Agency are included in Brevard County, Florida’s Annual Comprehensive Financial Report under a discrete presentation format.

Basis of Accounting – Government fund financial statements are organized for reporting purposes on the basis of a general fund, the Agency’s major fund, which accounts for all activities of the Agency and is accounted for using the modified accrual basis of accounting. Revenues are recognized when they become measurable and available as net current assets. “Measurable” means the amount of the transaction can be determined and “available” means collectible within the current period or soon enough thereafter to pay liabilities of the current period. The Agency considers all revenues available if collected within 60 days after year-end. Expenditures are recognized when the related fund liability is incurred.

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Fund Balance / Net Position – Fund balance for the Agency is reported in classifications that comprise a hierarchy based primarily on the extent to which the Agency is bound to honor constraints on the specific purposes for which amounts of the fund can be spent. Fund balances are classified either as nonspendable or as spendable. Spendable fund balances are further classified in a hierarchy based on the extent to which there are external and internal constraints on the spending of these fund balances. These classifications are described as follows:

Nonspendable fund balances include amounts that cannot be spent because they are not in spendable form or legally or contractually required to be maintained intact. As of September 30, 2022, the Agency did not have any fund balance that was classified as nonspendable.

Spendable fund balances are classified based on a hierarchy of the Agency’s ability to control the spending of these fund balances.

Restricted fund balances are fund balance amounts that are constrained for specific purposes by external parties, such as creditors, grantors, or contributors; constitutional provisions; or enabling legislation.

MERRITT ISLAND REDEVELOPMENT AGENCY

NOTES TO FINANCIAL STATEMENTS

SEPTEMBER 30, 2022

Note 1—Summary of significant accounting policies (continued)

Committed fund balances are fund balances constrained for specific purposes by formal action of the District's highest level of decision making authority. Committed fund balances are reported pursuant to resolutions approved by the Governing Board and can only be modified or rescinded through resolutions approved by the Governing Board.

Assigned fund balances are fund balances intended to be used for specific purposes, but which are neither restricted nor committed.

Unassigned fund balances represent the residual positive fund balance within the general fund, which has not been assigned to other funds and has not been restricted, committed, or assigned.

For purposes of fund balance classification, the Agency considers restricted funds to have been spent first when both restricted and unrestricted fund balance is available, followed in order by committed, assigned, and unassigned amounts, as applicable.

The government-wide financial statements utilize a net position presentation. Net position can be categorized as net investment in capital assets, restricted or unrestricted. The Agency does not have any net position categorized as net investment in capital assets or unrestricted as of September 30, 2022. Restricted net position represents amounts that are restricted by requirement of enabling legislation. When both restricted and unrestricted resources are available for use, it is the Agency's policy to use restricted resources first, and then unrestricted resources as they are needed.

Accrued Compensated Absences – It is the Agency's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. All vacation and a portion of sick pay is accrued when earned and a liability is reported in the government-wide financial statements. A liability is reported in the governmental funds only if a liability results from employee resignations/retirements and they are to be paid with current operating funds. Estimates have been utilized to determine the amount to report as the current portion.

Accrued Personnel Costs – The statement of net position includes a noncurrent liability related to accrued personnel costs. This represents the Agency's liability for pension and other postemployment fringe benefit costs related to the Agency's contracted use of County employees.

Deferred Inflows of Resources – In addition to liabilities, the Balance Sheet includes a separate section for deferred inflows of resources. This represents an acquisition of fund balance and net assets that applies to future periods and will not be recognized as an inflow of resources (revenue) until that time.

Budget – On or before September 30 of each year, the Agency's Board adopts an annual budget sufficient to support the anticipated work program for the year. The budget includes revenues from all sources legitimately available to the Agency. The Agency's Board can legally amend the budget to the extent deemed necessary, provided the budget remains in balance at the fund level. Agency management, other than the Board, cannot amend or transfer appropriations. For the year ended September 30, 2022, no excess of expenditures over appropriations at the legal level of budgetary control occurred.

The budget is adopted on a basis consistent with accounting principles generally accepted in the United States.

Use of Estimates – The preparation of the financial statements requires management to make use of estimates that affect reported amounts. Actual results could differ from those estimates.

MERRITT ISLAND REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS

SEPTEMBER 30, 2022

Note 2—Cash equivalents

All funds of the Agency are invested with the County’s cash and investment pool, which consists of the County’s cash and investments and that of the component units. There are no restrictions on the Agency’s ability to withdraw funds from the County’s pool, so all amounts are considered cash equivalents. All cash equivalents are stated at fair value, based on the Agency’s investment portion of the fair value of the County’s pooled investments. The County’s investment pool is not rated.

The Agency’s investment policy is established in accordance with the Sections 125.01 and 218.415, Florida Statutes. The policy permits investing directly in or through the County’s investment pool, which is authorized to invest in the following: State Board of Administration, state of Florida, direct obligations of the United States Government, obligations of the different agencies of the federal government, Corporate Notes, Commercial Paper, Municipal Bonds, Intergovernmental Investment Pools, Supranationals, Asset-Backed Securities, Multi-Asset Class Portfolio Investments (including both Domestic and International Equities, Emerging Market Debt, Real Estate Investment Trusts-REITS, and Treasury Inflation Protected Securities – TIPS), Registered Investment Companies (Mutual Funds) and time deposits or savings accounts of financial institutions under federal and state regulation.

Note 3—Summary of long-term liabilities

The following is a summary of changes in long-term liabilities during the year ended September 30, 2022:

	<u>October 1, 2021</u>	<u>Additions</u>	<u>Deletions</u>	<u>September 30, 2022</u>	<u>Due within one year</u>
Governmental activities:					
Accrued compensated absences	\$ 19,163	\$ -	\$ 9,230	\$ 9,933	\$ 1,189
Accrued personnel costs	<u>142,994</u>	<u>89,462</u>	<u>-</u>	<u>232,456</u>	<u>-</u>
Total governmental activities long-term liabilities	<u>\$ 162,157</u>	<u>\$ 89,462</u>	<u>\$ 9,230</u>	<u>\$ 242,389</u>	<u>\$ 1,189</u>

Accrued compensated absences and accrued personnel costs are liquidated with resources of the Agency’s only fund, the General Fund, through which the related employees’ regular salaries and fringe benefits were paid.

Note 4—Related party transactions

The Agency is a discretely presented component unit of Brevard County, Florida. For the year ended September 30, 2022, the Agency’s tax increment revenues include \$1,239,275 received from the County.

MERRITT ISLAND REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS

SEPTEMBER 30, 2022

Note 5—Community redevelopment agency

As explained in Note 1, Merritt Island Redevelopment Agency is a discretely presented component unit in the County's Annual Comprehensive Financial Report. As required by Florida Statute, additional information regarding Agency's financial activity during the year ended September 30, 2022 is as follows:

Sources of deposits:	
County tax increment	\$ 1,239,275
Contributions	13,000
Intergovernmental	46,125
Miscellaneous	<u>(122,013)</u>
Total deposits	<u>\$ 1,176,387</u>
Purpose of withdrawals:	
Economic environment	<u>\$ 823,483</u>

The Agency does not have pledged incremental revenues or has not incurred any debt to carry out its activities.

REQUIRED SUPPLEMENTARY INFORMATION

MERRITT ISLAND REDEVELOPMENT AGENCY
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL - GENERAL FUND

YEAR ENDED SEPTEMBER 30, 2022

	Budget		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Taxes - other	\$ 1,574,407	\$ 1,574,407	\$ 1,239,275	\$ (335,132)
Contributions	-	-	13,000	13,000
Intergovernmental	1,337,719	1,337,719	400,000	(937,719)
Miscellaneous	19,206	19,206	(122,013)	(141,219)
Total Revenues	<u>2,931,332</u>	<u>2,931,332</u>	<u>1,530,262</u>	<u>(1,401,070)</u>
Expenditures:				
Economic environment	<u>6,772,610</u>	<u>6,398,550</u>	<u>730,314</u>	<u>5,668,236</u>
Total Expenditures	<u>6,772,610</u>	<u>6,398,550</u>	<u>730,314</u>	<u>5,668,236</u>
Net change in fund balance	(3,841,278)	(3,467,218)	799,948	(7,069,306)
Fund balance, beginning	<u>3,841,278</u>	<u>3,467,218</u>	<u>3,499,648</u>	<u>32,430</u>
Fund balance, ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,299,596</u>	<u>\$ 4,299,596</u>

SUPPLEMENTARY REPORTS

Report of Independent Auditor on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

To the Honorable Board of Directors
Merritt Island Redevelopment Agency
Merritt Island, Florida

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the General Fund of Merritt Island Redevelopment Agency (the “Agency”), a component unit of Brevard County, Florida, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the Agency’s basic financial statements, and have issued our report thereon dated March 29, 2023.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Agency’s internal control over financial reporting (“internal control”) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency’s internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency’s internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity’s financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency’s financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Cherry Bekaert LLP

Orlando, Florida
March 29, 2023

Independent Auditor's Management Letter

To the Honorable Board of Directors
Merritt Island Redevelopment Agency
Merritt Island, Florida

Report of the Financial Statements

We have audited the financial statements of the governmental activities and the General Fund of Merritt Island Redevelopment Agency (the "Agency"), a component unit of Brevard County, Florida, as of and for the year ended September 30, 2022, and have issued our report thereon dated March 29, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Report of Independent Auditor on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*, and Report of Independent Accountant on Compliance with Local Government Investment Policies and Community Redevelopment Agency Requirements. Disclosures in those reports, which are dated March 29, 2023, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. No findings or recommendations were made in the preceding annual financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. Such disclosure is included in the notes to the financial statements. There were no component units related to the Agency.

Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the Agency has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, the results of our tests did not indicate the Agency met any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the Agency. It is management's responsibility to monitor the Agency's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Agency provided the following information (unaudited):

- a. The total number of Agency employees compensated in the last pay period of the fiscal year as 3.
- b. There are no independent contractors to whom nonemployee compensation was paid in the last month of the Agency’s fiscal year.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$158,755.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$7,059.
- e. Each construction project with a total cost of at least \$65,000 approved by the Agency that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as listed below:

Project Name	Budget	Inception Date	Expenditures to Date
South Courtenay Widening	\$ 925,940	10/1/2021	\$ -

- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the Agency amends a final adopted budget under Section 189.016(6), Florida Statutes, as \$374,060.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

The purpose of this management letter is to communicate certain matters prescribed by Chapter 10.550, Rules of the Auditor General. Accordingly, this management letter is not suitable for any other purpose.

Cherry Bekaert LLP

Orlando, Florida
March 29, 2023

**Report of Independent Accountant on Compliance with
Local Government Investment Policies and Community
Redevelopment Agency Requirements**

To the Honorable Board of Directors
Merritt Island Redevelopment Agency
Merritt Island, Florida

We have examined Merritt Island Redevelopment Agency's (the "Agency") compliance with the local government investment policy requirements of Section 218.415, Florida Statutes, and the community redevelopment agency requirements of Section 163.387, Florida Statutes, during the year ended September 30, 2022. Management of the Agency is responsible for the Agency's compliance with the specified requirements. Our responsibility is to express an opinion on the Agency's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the Agency complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the Agency complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgement, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe the evidence obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the Agency's compliance with the specified requirements.

The purpose of this report is to comply with the audit requirements of Sections 218.415 and 163.387, Florida Statutes, and Rules of the Auditor General.

In our opinion, the Agency complied, in all material respects, with the local investment policy requirements of Section 218.415, Florida Statutes, and the community redevelopment agency requirements of Section 163.387, Florida Statutes, during the year ended September 30, 2022.

Cherry Bekaert LLP

Orlando, Florida
March 29, 2023