



# 2022

COMMUNITY REDEVELOPMENT AGENCIES

# ANNUAL REPORT



(321) 433-8577



65 Stone St., Cocoa



[www.Cocoafl.com](http://www.Cocoafl.com)



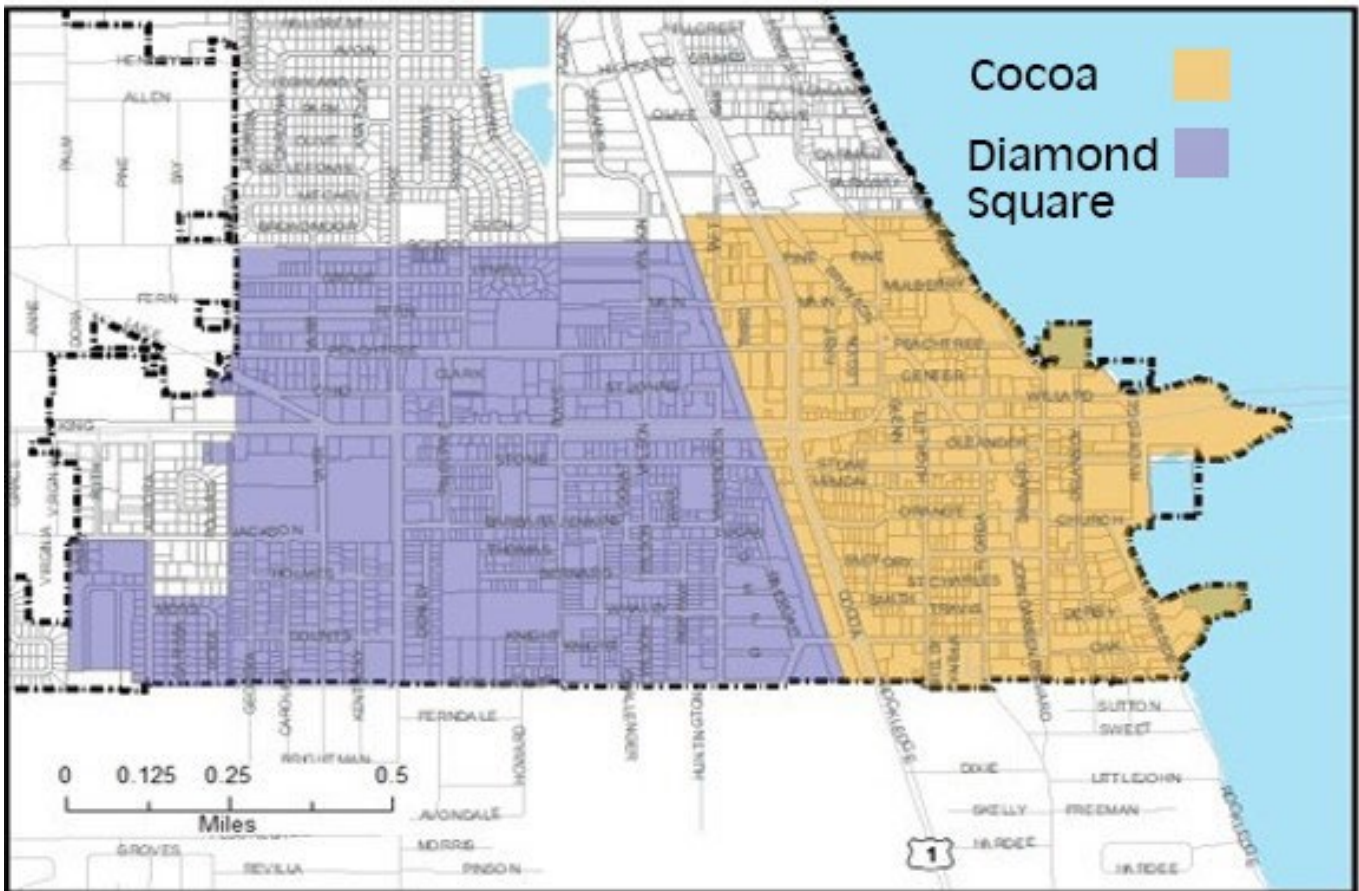
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2022

# CRA BOUNDARIES



# OVERVIEW

Under Florida’s Community Redevelopment Act (F.S. 163, Part III), the City of Cocoa established two Community Redevelopment Agencies (CRAs):



Cocoa CRA  
City of Cocoa Ordinance No. 10-81,  
Apr 14, 1981



Diamond Square CRA City of Cocoa Ordinance  
No. 13-98, March 24, 1998 (delegated  
authority by Brevard County BOCC)

Section 163.345, F.S., encourages the rehabilitation or redevelopment of the community redevelopment area by private enterprise and s. 163.287(6), F.S., governs the expenditures of redevelopment trust funds.

Additionally, section 163.370 (2)(c), F.S., governs the community redevelopment and related activities that a CRA may undertake with the community redevelopment area. Consistent with Cocoa CRA’s respective community redevelopment plans, agencies offer or have participated in the following general activities and programs:

- Infrastructure – engineering, design, and construction
- Stormwater improvements
- Streetscape design and construction
- Affordable and workforce housing development
- Land acquisition, development and redevelopment through public/private partnerships
- Community policing programs and partnerships
- Commercial façade grants

Each CRA is responsible for developing and implementing its own Community Redevelopment Plan that addresses the unique needs of the targeted area. The plans include specific examples of how the approved community redevelopment plan will benefit and has already benefitted, the purpose for which the special district was created, and the overall goals for the redevelopment area.

The overall goal of each CRA is to reduce and eliminate slum and blight conditions, promote private investment and economic development and enhance property values within the CRA’s area. The perception of “image” is a driving force that impacts the level of investment in a community. The projects within the CRA play a strong role in enhancing the image and build the sales tax business income tax and real estate tax base for Brevard County and the State of Florida.

Redevelopment activities in the Community Redevelopment Plan are funded primarily by tax increment financing (TIF), leveraged with public funds to promote private sector activity in the targeted area. CRA’s may also issue debt or revenue bonds to fund projects as well.

Since the City of Cocoa is financially accountable for the activities of the Cocoa CRA and the Diamond Square CRA, the report was prepared in accordance with F.S. 163.356(3)(C). All financial activities of the CRA’s are in accordance with the provisions of the Community Redevelopment Act and governed by the City of Cocoa Financial Operations Manual as well as reported in the City of Cocoa Annual Budget, Audited Statements and the City of Cocoa Comprehensive Annual Financial Report (CAFR).

The City of Cocoa’s Fiscal Year is October 1 through September 30 of each year. This report is for the period of October 1, 2021, through September 30, 2022 (Fiscal Year 2022).

# COCOA CRA

The Cocoa CRA was established through City of Cocoa Ordinance No. 10-81 and is governed by a seven- member board. This CRA redevelopment area includes the waterfront located along the Indian River Lagoon with vibrant Historic Cocoa Village, the Heart of Cocoa, SR50, the Southern portion of the US1 Corridor and an uptown area north of Cocoa Village and SR520.

The Cocoa CRA is generally bounded on the northern boundary by Mitchell Street, with the western boundary at the Florida East Coast Railroad, eastern boundary along the western shoreline of the Indian River Lagoon and the southern boundary at Rosa L. Jones Dr.

In 2008, the Cocoa CRA approved the Cocoa Waterfront Master Plan and implementation strategy for the Cocoa CRA with particular focus on improving the activity and connectivity of the waterfront. With the devastation to the Cocoa Waterfront brought on by Hurricane Irma, the Cocoa CRA Board felt compelled to cast a new vision for the waterfront. The result was a 2018 Waterfront Master Plan Update and Cocoa CRA Update which will guide the CRA and the City of Cocoa in the rebuilding of existing waterfront infrastructure, the development of new amenities and addressing waterfront resiliency and sustainability. The implemented plans will result in an important social and economic center and serve as a catalyst for redevelopment activity and business growth. The plan's amendment will extend the timeframe of the CRA from 2027 to 2041.

**Meetings take place on the first Monday of each Month at 6:00 pm in City Council Chambers.**

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## **Cocoa CRA Board**

- Five members of City Council and two members appointed by the City Council
- Two members appointed for 4-year terms and Council members change due to election

## **Cocoa CRA Board Members**

- Chairperson Michael C. Blake – Mayor
- Vice Chairperson Lavander Hearn - Deputy Mayor
- Agency Member Rip Dyal – Councilman
- Agency Member Alex Goins – Councilman
- Agency Member Lorraine Koss – Councilwoman
- Agency Member Janne Etz
- Agency Member Candace Rogers



# COCOA CRA HIGHLIGHTS

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During FY22,  
Cocoa CRA  
Completed the  
final Phase of the  
Gateway Entry  
Project

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The Waterfront  
dredging project  
and reconstruction  
of the boat ramps  
were completed.

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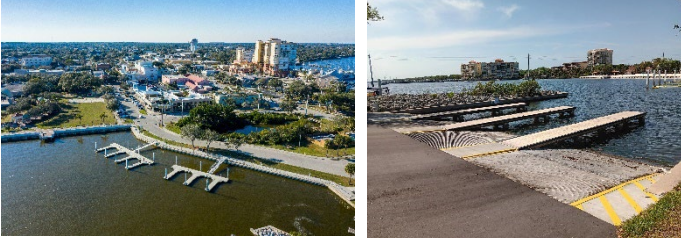


Cocoa CRA  
created a Public  
Art design contest  
for the street art  
in front of the  
Cocoa Village  
Playhouse



# COCOA CRA

## PROJECTS



### LEE WENNER PARK BOAT RAMPS AND DREDGING

Coming to an end in 2022 of a multi-year project on the Waterfront of the Cocoa CRA, were the reconstruction boat of the ramps and a basin dredging project. Boat ramps that were in disrepair were demolished and reconstructed and the basin was dredged to allow for larger vessels.

Funding was secured using the FIND Grant which provided up to 50% funding assistance for the boat ramp reconstruction and the dredging project. Phase 1 (design) was completed FY21 and Phase 2 (construction) in FY22. The estimated costs associated with this project were

\$603,280.

The Strategic Plan identified for this purpose is Infrastructure and Redevelopment. By improving the waterfront infrastructure, the Cocoa Waterfront will see increased development, thus improving our economic base for the City.

### FLORIDA AVENUE COCOA VILLAGE GATEWAY ENTRY FEATURE (PHASE 2)

The Cocoa CRA developed the property at 6 Forrest Avenue into a gateway entry feature to create an enhanced entryway into Historic Cocoa Village. In FY19, the Cocoa CRA Board approved the conceptual



design of the Gateway Entry Feature which was designed from entries submitted from the public. The design engineering phase of the of the project was completed in FY19 and RFP issued for construction in FY20. Phase 1 of the project which includes construction of the Sign and Paddle Wheel was completed in FY20. In FY21 Phase 2, includes design and construction of the figurines and was completed in FY22.



### COCOA VILLAGE HISTORIC PLAYHOUSE



The Cocoa CRA, through a Community Art Project, designed and completed the selection of a thermoplastic material developed for extreme use and wear in high-traffic crosswalks. The design was created and selected by the Cocoa Village Community to emphasize the Historic nature of the playhouse. The product is skid/slip resistant for safety and it is ADA compliant, pedestrian and wheelchair friendly.

## COCOA CRA- Plan Amendment

In Late 2022, The Cocoa CRA approved the 2022 Cocoa CRA Redevelopment Plan Update that is related only to incorporating a community policing program. Generally, the Update includes the following language related to Community Policing Initiatives:

The scope includes additional police presence in the Cocoa Downtown Community Redevelopment Area with the primary focus to ensure that residents, customers, visitors, and merchants and their employees consider Downtown Cocoa to be a safe and welcoming environment to patronize and conduct business and recreate. The intent and purpose of this Program is to proactively enhance the current level of police patrol and provide a more personal level of service through a direct liaison between the Agency Board/Downtown community and the Cocoa Police Department. It is expected that police officers will be assigned to permanent areas of responsibility and shift details to maximize the effectiveness of the Program. Police officers will work to proactively form partnerships with residents and businesses to jointly promote crime prevention, prevent disorder and improve public safety by addressing specific issues indigenous to the Downtown Area.

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## YEARLY HIGHLIGHTS

The Cocoa CRA welcomed 27 new businesses to the area, creating a total of 197 full-time jobs and 36 part-time jobs.



\$11,345 was awarded in Commercial Façade Improvement Grants leveraging \$24,946 in private sector capital investment. A ROI of \$2.4 for every \$2.2 of TIF invested.



Business Property Owner	Address	Total Award	Total Project Cost
Ossorios	316 Brevard Avenue	\$1,645.00	\$3,290.00
Cryderman's	405 Florida Ave.	\$10,000	\$21,656



# COCOA CRA

## YEARLYEVENTS

Cocoa Village hosts more than 52 events annually. Visitors from all over attend these events and with a slowdown of the Pandemic, most events resumed in 2022. Following are a sampling.

- Annual MLK Peace March and Service
- HCVMS Holiday Boat Parade/ Bike Parade
- Cocoa 4th of July Celebration
- HCVMS Moonlight and Music on the Promenade
- Annual First Responder 5K
- Annual Cocoa Rotary Party in the Park Concert
- HCVMS Writers Guild Book Signing and Fair
- City's Annual Memorial Day Ceremony
- Historic CV Mainstreet Sip and Stroll (4 annually)
- Central Florida Car Show
- Central Brevard Humane Society Paws in the Park
- Historic CV Assoc Arts and Craft Fair (4 annually)
- Annual Alzheimer's Assoc Memory Walk
- American Cancer Society Relay for Life
- March of Dimes Walk for Babies
- Cocoa and Brevard County Holiday Parade
- Annual Brewers Bash
- Cocoa Juneteenth Celebration
- Village Idiot 5K fun run/ walk
- Village idiot Street Party benefiting the SPCA
- Brevard Firefighters Chili Cook-Off
- Keep Brevard Beautiful Trash Bash
- Cocoa HS Football Championship
- Running Zone Marathon/1
- Brevard Firefighters Chili Cook-Off
- Keep Brevard Beautiful Trash Bash
- Cocoa HS Football Championship
- Running Zone Marathon/1/2 Marathon
- FL East Coast Santa Train
- Brevard County Dog Training Club Responsible Dog Ownership Day in the Park event
- Deuterman Productions: Whiskey Meyers, Travis Tritt and Stick Figure



# COCOA CRA

## COMMUNITY REDEVELOPMENT GOALS

The Cocoa CRA focused on many of its goals as set forth in the 2018 Cocoa CRA Redevelopment Plan Update.

- Economic Development – Goal V (Page 72): Maintain the unique and positive character of the sub-districts while promoting economic vitality of each. In progress
- Economic Development – Goal VI (Page 73): Market the CRA as a major destination point in the Central Florida Region. In progress
- Future Land Use – Goal IX (Page 74): Provide aesthetic improvements and way-finding measures to increase the sense of community identity. In progress
- Transportation – Goal XI (Page 75): Create a safe efficient traffic circulation system which provides sufficient access by all modes of transportation between activity centers within the CRA and the balance of the community. In progress
- Transportation – Goal XII (Page 76): The CRA shall support the development of parking strategies to support the transportation goals. In progress
- Public Facilities and Services – Goal XIV (Page 76): Provide necessary public facilities as acceptable levels of service to accommodate existing needs as well as new demands as proposed development occurs with the CRA. In progress
- Coastal – Goal XV (Page 77): The natural resources of the City’s CRA coastal planning area shall be preserved, protected or enhanced to provide the highest possible water quality, habitat for fish and wildlife and use for public recreation. In progress
- Recreation and Open Space – Goal XVI (Page 78): Establish parks, recreation, open space and beautification efforts to create an identifiable character for the redevelopment area which will reflect a pleasant appealing atmosphere for working, shopping, touring and residing in the district. In progress

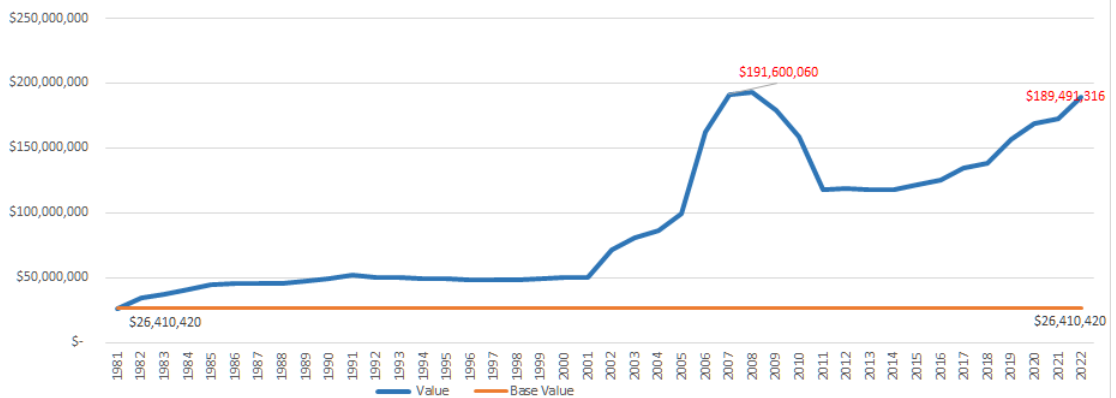
# COCOA CRA

## FINANCIALS & ASSESSED PROPERTY VALUE

### FINANCIALS

TYPE	SOURCE	AMOUNT
Current Year Taxable Value in CRA	DOR DR420 TIF Sect I(1)	\$ 189,491,316.00
Base Year Taxable Value in CRA	DOR DR420 TIF Sect I(2)	\$ 26,410,420.00
Current Year Tax Increment Value	DOR DR420 TIF Sect I(3)	\$ 163,080,896.00
Prior year Final taxable value in the tax increment area	DOR DR420 TIF Sect I(4)	\$ 173,045,887.00
Prior year tax increment value (Line 4 minus Line 2)	DOR DR420 TIF Sect I(5)	\$ 146,635,467.00
<b>If the amount to be paid to the redevelopment trust fund IS BASED on a specific proportion of the tax increment value:</b>		
Enter the portion on which the payment is based.	DOR DR420 TIF Sect II(6a)	0%
Dedicated increment value	DOR DR420 TIF Sect II(6b)	\$ -
Amount of payment to redevelopment trust fund in prior year	Read note on cell	\$ -
<b>If the amount to be paid to the redevelopment trust fund IS NOT BASED on a specific proportion of the tax increment value:</b>		
Amount of payment to redevelopment trust fund in prior year	DOR DR420 TIF Sect II(7a)	\$ 898,955.00
Prior year operating millage levy from Form DR-420, Line 10	DOR DR420 TIF Sect II(7b)	6.4532%
Taxes levied on prior year tax increment value	DOR DR420 TIF Sect II(7c)	\$ 946,268.00
Prior year payment as proportion of taxes levied on increment value	DOR DR420 TIF Sect II(7d)	9500%
Dedicated increment value	DOR DR420 TIF Sect II(7e)	\$ 154,926,851.00
Actual expended increment revenue	Audit (FUND BALANCES)	\$ -
Total Low and Moderate Housing Expended		\$ -

Assessed Property Value



**Increase in tax increment value over prior fiscal year: \$15,859,887**

**City of Cocoa, Florida**  
**Balance Sheet - Governmental Funds**  
**September 30, 2022**  
**DRAFT - Unaudited version**

	General Fund	Cocoa Redevelopment Agency	American Rescue Plan	Nonmajor Governmental Funds	Total Governmental Funds
<b>Assets:</b>					
Cash and cash equivalents	\$ 31,950,209	\$ 1,689,913	\$ 2,569,233	\$ 4,254,298	\$ 40,463,653
Restricted Cash	21,216	-	-	-	21,216
Investments	5,948,299	-	-	547,023	6,495,322
Accounts receivable, net	1,331,358	-	-	4,529	1,335,887
Accounts receivable earned, but not billed	79,275	-	-	-	79,275
Tax receivable	45,795	-	-	-	45,795
Interest Receivable	23,470	23	-	-	23,493
Due from other governments	870,826	-	-	307,909	1,178,735
Inventory	36,038	-	-	-	36,038
Prepaid items	298,471	8,054	-	-	306,525
Deposits	-	4,350	-	-	4,350
Other receivable	-	271,891	-	-	271,891
Lease Receivable	2,318,059	130,723	-	-	2,448,782
<b>Total assets</b>	<b>\$ 42,923,016</b>	<b>\$ 2,104,954</b>	<b>\$ 2,569,233</b>	<b>\$ 5,113,759</b>	<b>\$ 52,710,962</b>
<b>Liabilities:</b>					
Liabilities					
Accounts payable	\$ 1,350,860	\$ 225	\$ -	\$ 226,511	\$ 1,577,596
Accrued payroll and related liabilities	1,077,778	3,063	-	6,796	1,087,637
Unearned revenue	61,923	-	2,555,751	117,816	2,735,490
Due to other governments	4,043	-	-	11,045	15,088
Escrow deposits	10,772	-	-	25,878	36,650
Other liabilities	62,621	-	-	-	62,621
<b>Total liabilities</b>	<b>2,567,997</b>	<b>3,288</b>	<b>2,555,751</b>	<b>388,046</b>	<b>5,515,082</b>
<b>Deferred Inflows of Resources:</b>					
Deferred inflow - Whitley Marina settlement revenue	-	271,891	-	-	271,891
Deferred Inflow Leases	2,314,025	130,607	-	-	2,444,632
<b>Total deferred inflows of resources</b>	<b>2,314,025</b>	<b>402,498</b>	<b>-</b>	<b>-</b>	<b>2,716,523</b>
<b>Fund Balances:</b>					
Nonspendable	338,544	-	-	-	338,544
Restricted	67,000	1,699,168	13,482	2,262,319	4,041,969
Committed	11,844,641	-	-	2,463,394	14,308,035
Assigned	12,260,884	-	-	-	12,260,884
Unassigned	13,529,925	-	-	-	13,529,925
<b>Total fund balances</b>	<b>38,040,994</b>	<b>1,699,168</b>	<b>13,482</b>	<b>4,725,713</b>	<b>44,479,357</b>
<b>Total liabilities and fund balances</b>	<b>\$ 42,923,016</b>	<b>\$ 2,104,954</b>	<b>\$ 2,569,233</b>	<b>\$ 5,113,759</b>	<b>\$ 52,710,962</b>

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

**City of Cocoa, Florida**  
**Statement of Revenues, Expenditures and**  
**Changes in Fund Balances - Governmental Funds**  
**Year Ended September 30, 2022**  
**DRAFT - Unaudited Version**

	General Fund	Cocoa Redevelopment Agency	American Rescue Plan	Nonmajor Governmental Funds	Total Governmental Funds
<b>Revenues:</b>					
Taxes	\$ 11,361,377	\$ -	\$ -	\$ -	\$ 11,361,377
Special Assessments	3,119,213	-	-	-	3,119,213
Licenses, permits, and fees	2,055,611	-	-	766,991	2,822,602
Intergovernmental	3,484,349	1,481,997	761,141	502,702	6,230,189
Charges for services	7,456,969	-	-	-	7,456,969
Fines and forfeitures	40,941	-	-	40,191	81,132
Interest Income	(264,848)	16,580	10,217	(7,730)	(245,781)
Miscellaneous	642,856	42,359	-	68,112	753,327
<b>Total revenues</b>	<b>27,896,468</b>	<b>1,540,936</b>	<b>771,358</b>	<b>1,370,266</b>	<b>31,579,028</b>
<b>Expenditures:</b>					
Current:					
General government	6,354,672	-	61,434	45	6,416,151
Public safety	16,951,326	-	-	496,630	17,447,956
Recreation	1,860,215	-	-	-	1,860,215
Economic development	188,204	130,761	30,603	407,664	757,232
Physical environment	3,435,739	-	-	-	3,435,739
Transportation	869,429	-	-	-	869,429
Capital outlay	3,382,893	1,354,864	669,105	43,007	5,449,869
Debt service:					
Principal	50,876	57,799	-	1,408,000	1,516,675
Interest	820	2,715	-	593,896	597,431
<b>Total expenditures</b>	<b>33,094,174</b>	<b>1,546,139</b>	<b>761,142</b>	<b>2,949,242</b>	<b>38,350,697</b>
Excess (deficiency) of revenues over (under) expenditures	(5,197,706)	(5,203)	10,216	(1,578,976)	(6,771,669)
<b>Other Financing Sources (Uses):</b>					
Transfers in	12,695,338	3,221	-	2,025,873	14,724,432
Transfers out	(1,935,776)	(1,402,380)	-	(913,062)	(4,251,218)
Proceeds from sales of capital assets	42,206	-	-	-	42,206
Lease proceeds	213,323	652,108	-	-	865,431
<b>Total other financing sources (uses)</b>	<b>11,015,091</b>	<b>(747,051)</b>	<b>-</b>	<b>1,112,811</b>	<b>11,380,851</b>
Net change in fund balances	5,817,385	(752,254)	10,216	(466,165)	4,609,182
<b>Fund Balances, Beginning of Year</b>	<b>32,223,609</b>	<b>2,451,422</b>	<b>3,266</b>	<b>5,191,878</b>	<b>39,870,175</b>
<b>Fund Balances, End of Year</b>	<b>\$ 38,040,994</b>	<b>\$ 1,699,168</b>	<b>\$ 13,482</b>	<b>\$ 4,725,713</b>	<b>\$ 44,479,357</b>

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



# DIAMOND SQUARE CRA

The Diamond Square CRA was established in April 1998 through a Resolution by the City of Cocoa and Brevard County and a City of Cocoa Ordinance No. 13-98 and is governed by a seven-member board. A Redevelopment Plan was updated and approved in 2014. The Redevelopment Plan is based on 5 Strategic Frameworks for Change – Community Living; Community Places; Community Connections; Community Identity; and Community Opportunity.

The Diamond Square CRA is generally bounded by the southern border of the City and encompasses the area bounded by Pineda Street on the west, School Street on the north, the Florida East Coast Railroad on the east, and Rosa L. Jones Drive on the south.

Currently, the Diamond Square Community Redevelopment Agency is scheduled to sunset in 2032. Meetings take place on the third Monday of each month at 6:00 pm in City Council Chambers.

The Diamond Square CRA currently has no outstanding indebtedness.



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## Diamond Square CRA Board

The terms of the office of each Agency member will be for four years, except that three of the City appointed members shall be designated to service terms of 1, 2 and 3 years from their date of appointments. No Agency member may serve more than two consecutive terms.

## Diamond Square CRA Board Members

- Tracy Moore – Chairperson
- Delores Martin - Vice Chairperson
- Larry Brown – Agency Member- Appointed by Brevard County
- Sylvia Thomas – Agency Member
- Ed Jones - Agency Member
- Jackie Isom - Agency Member
- Marilyn Smith - Agency Member
  
- New Members:
- Amy Robinson - Agency Member - April 2022
- Crystal McQueen - Agency Member - May 2022



# DIAMOND SQUARE CRA HIGHLIGHTS

In FY22, Habitat for Humanity Female Veterans Village was completed and City Council voted to name it after Major Abbey Sweetwine.

Continuation of the Diamond Square CRA Paint Grant Program and Beautification Grant Program



**BEAUTIFICATION GRANT  
PROVIDED BY:  
THE DIAMOND SQUARE  
REDEVELOPMENT  
AGENCY**



**PAINT GRANT  
PROVIDED BY:  
THE DIAMOND SQUARE  
REDEVELOPMENT  
AGENCY**

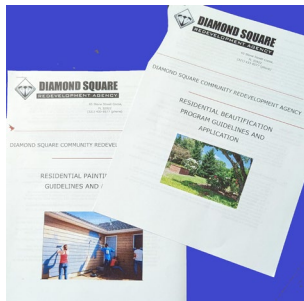


**COCOA  
FLORIDA**

Signs are placed in grantees yard after completion

# DIAMOND SQUARE CRA

## DIAMOND SQUARE CRA PAINT AND BEAUTIFICATION GRANT PROGRAMS



Two programs that began June 2021; the Diamond Square CRA Paint Grant Program and the Beautification Grant Program continued in 2022. Due to the community's interest and program success, the budget for each was increased. These are designed to improve the exterior of the residence and improve aesthetics of the community. Approved applications for the Paint program will have their home pressure washed, receive paint and painting supplies up to the amount of \$1,000 for the exterior of their home and the Beautification Grant Program will provide Florida friendly landscaping up to the amount of \$500 for the front of their home. In both cases, grant recipients provide their own labor.

These programs have benefited the community by improving the looks of the homes, created a renewed sense of homeowner pride and has a domino effect as more and more applications are submitted. During 2022, the CRA approved 8 Beautification grants paying more than \$3,500 and 11 Paint Grants for an amount of \$9,400.

## HABITAT FOR HUMANITY FEMALE VETERAN'S HOME BUILD PROJECT



Through a partnership between the Diamond Square CRA, Brevard County (HFHBC), six lots were identified to be built for low-income, female Veterans for the opportunity to own their own home. All six were completed and filled with Female Veterans. Many of these women had children, had never owned a home and were homeless. Through the course of the project many volunteers participated in donating, time, services and various items for the homes. A naming ceremony will be held in early 2023 to name the Village after Major Abbey Sweetwine.

In addition, Habitat is building homes in the Diamond Square CRA not associated with this project but are part of the home ownership program in our community. This project is expected to be complete in early 23 with a community naming ceremony.

## COMMERCIAL FACADE GRANT

The Diamond Square CRA sponsors a Commercial Facade Improvement Program to benefit property owners in the redevelopment area. Matching grants of up to \$10,000 are available to qualified business owners to fund exterior improvements such as awnings, landscaping, lighting, parking lot and signage.

# DIAMOND SQUARE CRA

## SUMMER CAMP SCHOLARSHIPS

The Diamond Square CRA approved \$5,400 for 14 youth to attend a summer camp provided by Brevard County Parks and Recreation and held at the Dr. Joe Lee Smith Center in Diamond Square.



## DIAMOND SQUARE CRA UPSTART SMALL BUSINESS PROGRAM

At the February 8, 2021, Agency Members approved the formulation of Upstart Diamond Square. This program was created as an incentive to promote the growth of minority-owned businesses throughout the Diamond Square Community.

The program and forgivable loans are available to minority and/or women owned small businesses with the goal to empower entrepreneurs to succeed in the Diamond Square community, attract small minority businesses to the area, contribute to the economic vitality by promoting small business, and to cultivate a vibrant neighborhood through the encouragement of diverse businesses.

Awards made to businesses encourage a business to locate or relocate in Diamond Square and support minority entrepreneurs with business skill sets and start-up and marketing expenses. The DS Upstart Cocoa Loan program is designed as a three-year forgivable loan program with a community enrichment component to “pay back” 25% of the grant to the community within three years. After three years of maintaining the business in Diamond Square and successful completion of the “pay back” the loan will be forgiven at 100%.

The CRA Budgeted funds for one grant during FY22 and the first recipient selected by a Review Committee completed the initial stages of the program. However, she chose to terminate the agreement and did not complete the program.



# DIAMOND SQUARE CRA

## PROJECTS & FUNDING INITIATIVES

### COPS & KIDS



Summer began with 48 youth and a partnership between LLC (Lifetime Counseling Centers) and Cocoa Police Department opportunities were provided for the children to take swimming and water safety lessons. Field trips included Orlando Science Center, Fishing at Sebastian Inlet, Wekiva Springs and a tour of the Cocoa Police Department. Children participate in a variety of activities to include team building, arts and more. With an emphasis on Mental Health, LCC provided counselors for the 6-week camp and Second Harvest Food Bank provided breakfast each day.

### DIAMOND SQUARE PARTNERSHIP WITH ALLIANCE FOR NEIGHBORHOOD RESTORATION

The Diamond Square CRA continued its partnership with the Alliance for Neighborhood Restoration (ANR), currently in its 8th year of youth programs at the Harry T. Moore Center primarily serving about 80% of Cocoa youth and the Diamond Square Community. With 22.4% of children in Cocoa living below poverty level, the programs provided have become vital to the community it serves.

Additionally, the Diamond Square CRA sponsored the community policing initiative, the Cocoa Police Athletic League (Cocoa PAL), for \$4,500. ANR and Cocoa PAL quickly decided that service to society, specifically the Diamond Square Community, could be provided in different forms.

### COCOA POLICE ATHLETIC LEAGUE (PAL)

The Police Athletic League is the oldest and largest law enforcement based youth crime prevention program in the United States. The program is designed to equip each youth with the skills needed to become future leaders of PAL and the country.

Character building, dedicated, honest hard work are the building blocks of PAL. At the core program for delivering youth the Cocoa PAL is a juvenile delinquency prevention program that provides athletic and academic activities to youth through the community.

The Youth Leadership Council is designed to equip each youth with the skills needed to become future leaders of PAL and the country. Character building, dedication, and honest hard work are the building blocks of PAL. Participants held regular meetings to discuss and plan activities, attend local and regional training and volunteer with various agencies.

Six members were selected to attend a two-day State Leadership Training at Disney's Fort Wilderness. Cocoa PAL sponsored 3 Diamond Square youth to attend the State of Florida PAL Leadership Conference at Disney Coronado Springs Resort.





# DIAMOND SQUARE CRA



## Police Athletic League After School Program

The 2021-22 school year began with 18 youth registered for After-School, focusing on Career Readiness and Character Education. An average of 15 children received daily homework assistance, career readiness, leadership development, social-emotional development, arts and crafts, physical fitness, and nutrition. More than 70% of participants were DS Residents. Second Harvest Food Bank continued to support After-School and Summer Programs with fresh, prepared meals.

## State of Florida PAL Regional Training Cocoa

PAL hosted the State of Florida PAL Regional Training at the Joe Lee Smith Center with about 100 youth from around the State of Florida with a theme of "Self-Care".

## PAL Leadership Training

The curriculum includes leadership traits and skills, team building, planning and executing community projects, community needs assessments and civic responsibility.

Training also included team building exercises and discussions about Social Justice.

Tours and engagement included the Fire Department, Police Department and City Hall. The Youth planned and hosted a Political Forum for the City of Cocoa Candidates, Districts 1 and 2 and the Brevard County Commission, District 2 and was held at the Moore Justice Center.

## Cocoa PAL Basketball

Cocoa PAL Basketball Season 21-22 held practices two days per week at the Joe Lee Smith Community Center. Games were scheduled for Saturdays during League competitions with Brevard County Parks and Recreation. Cocoa PAL did not charge fees and registered more than 100 youth throughout the year.

## Youth Employment Training/Phase 1 and Phase 3

Ten youth registered for the Youth Employment Training program, of which 9 completed the four-week course.

Speakers from various occupations shared information about their careers, including Judge Samuel Bookhardt and Sgt Marlon Buggs during a special tour of the Moore Justice Center.

Course instruction included applications for employment, resumes, interviewing skills, dressing for success, financial literacy and customer Service.

Two Phase 3 Youth Employment Trainees completed job assignments with the City of Cocoa Leisure Services and Brevard County Parks and Recreation.

# DIAMOND SQUARE CRA

## YEARLY HIGHLIGHTS



The The Diamond Square CRA welcomed 5 new businesses to the area, creating a total of 8 full-time jobs and 2 part-time jobs.



## YEARLY EVENTS

### 2022 Program Highlights

- Annual Winter Festival in Diamond Square
- Annual Fall Festival with the City of Cocoa
- Community Cleanup Project for After-School in Diamond Square
- Keep Brevard Beautiful Trash Bash with the City of Cocoa

## COMMUNITY REDEVELOPMENT GOALS

The Diamond Square CRA achieved many of its goals as set forth in the 2014 Diamond Square CRA Redevelopment Plan Update.

### Goal 1 – Enhance streetscapes and pedestrian connectivity (Pages 13-15)

- SR520 landscape enhancements - complete
- Peachtree Street Complete Street - complete
- Transportation terminus (SCAT) in DSCRA - complete
- South Fiske Blvd landscaping and mid-block crossing - expect completion 2023

### Goal 2 - Increase partnerships with housing developments (Pages 15-17)

- Housing Authority of the City of Cocoa curb appeal - complete
- Finance and home ownership programs - in progress

### Goal 3 - Create Neighborhood Gateways (Pages 18-20)

- Neighborhood entry signage and historical/cultural significance - in progress
- street tree planting - in progress
- Sidewalk system infill and improvements - in progress
- Stormwater and infrastructure - in progress

### Goal 4 - Explore the feasibility of creating new community-based centers (Page 21-22)

- Joe Lee Smith Center upgrades and/or reconstruction - complete

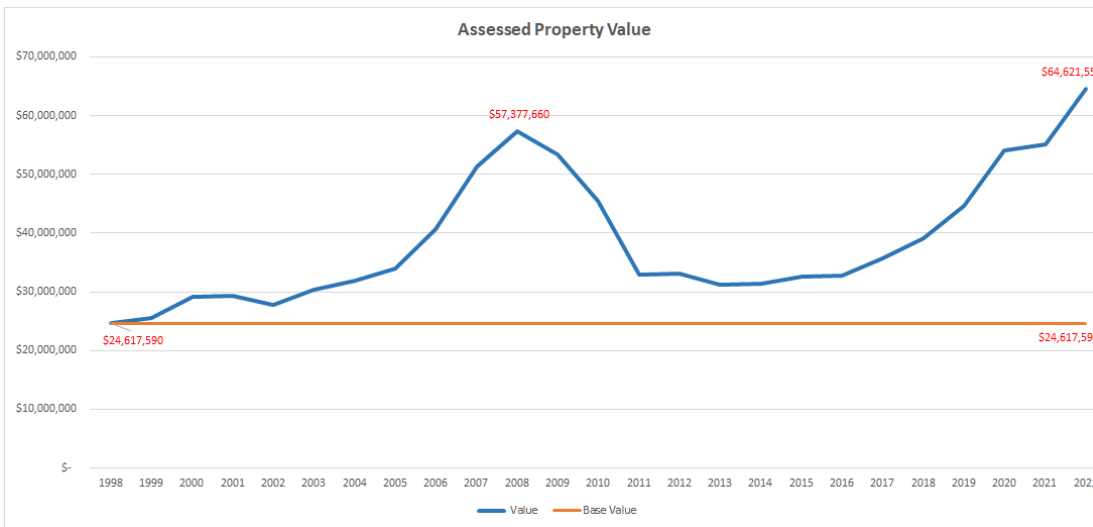
### Goal 5 - Enhance support for community-based organizations and educational institutions (Pages 23-24)

- Safe routes to school / pedestrian network - in progress
- Role model and mentoring programs - in progress

# DIAMOND SQUARE CRA

## FINANCIALS & ASSESSED PROPERTY VALUE

FINANCIALS		
TYPE	SOURCE	AMOUNT
Current Year Taxable Value in CRA	DOR DR420 TIF Sect I(1)	\$ 64,621,551.00
Base Year Taxable Value in CRA	DOR DR420 TIF Sect I(2)	\$ 24,617,590.00
Current Year Tax Increment Value	DOR DR420 TIF Sect I(3)	\$ 40,003,961.00
Prior year Final taxable value in the tax increment area	DOR DR420 TIF Sect I(4)	\$ 55,086,258.00
Prior year tax increment value (Line 4 minus Line 2)	DOR DR420 TIF Sect I(5)	\$ 30,468,668.00
<b>If the amount to be paid to the redevelopment trust fund IS BASED on a specific proportion of the tax increment value:</b>		
Enter the portion on which the payment is based.	DOR DR420 TIF Sect II(6a)	0%
Dedicated increment value	DOR DR420 TIF Sect II(6b)	\$ -
Amount of payment to redevelopment trust fund in prior year	Read note on cell	\$ -
<b>If the amount to be paid to the redevelopment trust fund IS NOT BASED on a specific proportion of the tax increment value:</b>		
Amount of payment to redevelopment trust fund in prior year	DOR DR420 TIF Sect II(7a)	\$ 186,789.00
Prior year operating millage levy from Form DR-420, Line 10	DOR DR420 TIF Sect II(7b)	6.4532%
Taxes levied on prior year tax increment value	DOR DR420 TIF Sect II(7c)	\$ 196,620.00
Prior year payment as proportion of taxes levied on increment value	DOR DR420 TIF Sect II(7d)	9500%
Dedicated increment value	DOR DR420 TIF Sect II(7e)	\$ 38,003,763.00
Actual expended increment revenue	Audit (FUND BALANCES)	\$ -
Total Low and Moderate Housing Expended		\$ -



**A 15% increase in taxable value over prior fiscal year: \$8,665,863**



**City of Cocoa, Florida**  
**Statement of Revenues, Expenditures and**  
**Changes in Fund Balances - Governmental Funds**  
**Year Ended September 30, 2022**  
**DRAFT - Unaudited Version**

	General Fund	Cocoa Redevelopment Agency	American Rescue Plan	Nonmajor Governmental Funds	Total Governmental Funds
<b>Revenues:</b>					
Taxes	\$ 11,361,377	\$ -	\$ -	\$ -	\$ 11,361,377
Special Assessments	3,119,213	-	-	-	3,119,213
Licenses, permits, and fees	2,055,611	-	-	766,991	2,822,602
Intergovernmental	3,484,349	1,481,997	761,141	502,702	6,230,189
Charges for services	7,456,969	-	-	-	7,456,969
Fines and forfeitures	40,941	-	-	40,191	81,132
Interest Income	(264,848)	16,580	10,217	(7,730)	(245,781)
Miscellaneous	642,856	42,359	-	68,112	753,327
<b>Total revenues</b>	<b>27,896,468</b>	<b>1,540,936</b>	<b>771,358</b>	<b>1,370,266</b>	<b>31,579,028</b>
<b>Expenditures:</b>					
Current:					
General government	6,354,672	-	61,434	45	6,416,151
Public safety	16,951,326	-	-	496,630	17,447,956
Recreation	1,860,215	-	-	-	1,860,215
Economic development	188,204	130,761	30,603	407,664	757,232
Physical environment	3,435,739	-	-	-	3,435,739
Transportation	869,429	-	-	-	869,429
Capital outlay	3,382,893	1,354,864	669,105	43,007	5,449,869
Debt service:					
Principal	50,876	57,799	-	1,408,000	1,516,675
Interest	820	2,715	-	593,896	597,431
<b>Total expenditures</b>	<b>33,094,174</b>	<b>1,546,139</b>	<b>761,142</b>	<b>2,949,242</b>	<b>38,350,697</b>
Excess (deficiency) of revenues over (under) expenditures	(5,197,706)	(5,203)	10,216	(1,578,976)	(6,771,669)
<b>Other Financing Sources (Uses):</b>					
Transfers in	12,695,338	3,221	-	2,025,873	14,724,432
Transfers out	(1,935,776)	(1,402,380)	-	(913,062)	(4,251,218)
Proceeds from sales of capital assets	42,206	-	-	-	42,206
Lease proceeds	213,323	652,108	-	-	865,431
<b>Total other financing sources (uses)</b>	<b>11,015,091</b>	<b>(747,051)</b>	<b>-</b>	<b>1,112,811</b>	<b>11,380,851</b>
<b>Net change in fund balances</b>	<b>5,817,385</b>	<b>(752,254)</b>	<b>10,216</b>	<b>(466,165)</b>	<b>4,609,182</b>
<b>Fund Balances, Beginning of Year</b>	<b>32,223,609</b>	<b>2,451,422</b>	<b>3,266</b>	<b>5,191,878</b>	<b>39,870,175</b>
<b>Fund Balances, End of Year</b>	<b>\$ 38,040,994</b>	<b>\$ 1,699,168</b>	<b>\$ 13,482</b>	<b>\$ 4,725,713</b>	<b>\$ 44,479,357</b>

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

# DIAMOND SQUARE COMMUNITY REDEVELOPMENT AGENCY

## STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUND REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES

Year Ended September 30, 2022

**DRAFT - Unaudited version**

	General Fund	Adjustments (Note 2)	Statement of Activities
REVENUES			
Intergovernmental	\$ 307,937	\$ -	\$ 288,325
Investment Income	4,322	-	2,736
	291,061	-	291,061
TOTAL REVENUES	291,061	-	291,061
EXPENDITURES/EXPENSES			
Economic Environment	107,381	-	87,707
Capital Outlay	-	-	-
Depreciation	-	15,879	15,879
	107,381	15,879	103,586
TOTAL EXPENDITURES/EXPENSES	107,381	15,879	103,586
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	183,680	(15,879)	187,475
CHANGE IN NET POSITION	183,680	(15,879)	187,475
FUND BALANCES/NET POSITION			
Beginning of the year	379,864	524,571	936,835
End of the year	\$ 563,544	\$ 508,692	\$ 1,124,310

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



# KEY CONTACTS



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