

MAYOR  
Pat Bentley

DEPUTY MAYOR  
Diana Adams

COUNCIL MEMBERS  
John Dittmore  
Daniel McDow  
Stephen Phrampus  
Helen Voltz  
Andrea Young



City Council/Clerk Department  
Meighan Alexander, City Clerk  
City Hall  
2240 Minton Road  
West Melbourne, FL 32904  
Phone: (321) 837-7774  
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March 14, 2024

Frank Abbate, County Manager  
Brevard County Manager's Office  
2725 Judge Fran Jamieson Way  
Building C, Suite 301  
Viera, FL 32940

RE: West Melbourne/Brevard County Joint Community Redevelopment Agency  
Annual Report for Fiscal Year 2022-2023

Dear Mr. Abate:

Enclosed is a copy of the West Melbourne/Brevard County Joint Community Redevelopment Agency Annual Report for Fiscal Year 2022-2023.

If you have any questions, please feel free to contact me at 321-837-7774 or via email to [malexander@westmelbourne.gov](mailto:malexander@westmelbourne.gov).

Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Meighan Alexander".

Meighan Alexander  
City Clerk

Enclosure

RECEIVED

MAR 27 2024

County Manager's  
Office



Banner from the Redevelopment Master Plan

West Melbourne/Brevard County Joint  
Community Redevelopment Agency  
Annual Report to Brevard County



Fiscal Year 2022-2023

Published March 5, 2024

Community Redevelopment Agency

City Hall – 2240 Minton Road, West Melbourne, FL 32904

Phone: 321-837-7771 Fax: 321-768-2390

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Appendix – Joint West Melbourne-Brevard County Community  
Redevelopment Area map

Note for this report: CRA = Community Redevelopment Area

CRA ≠ Community Redevelopment Agency

The phrase Community Redevelopment Agency is spelled out in this report to distinguish the two terms.

## SECTION I – INTRODUCTION

### a. MISSION AND OVERVIEW

#### REQUIRED ANNUAL REPORT -

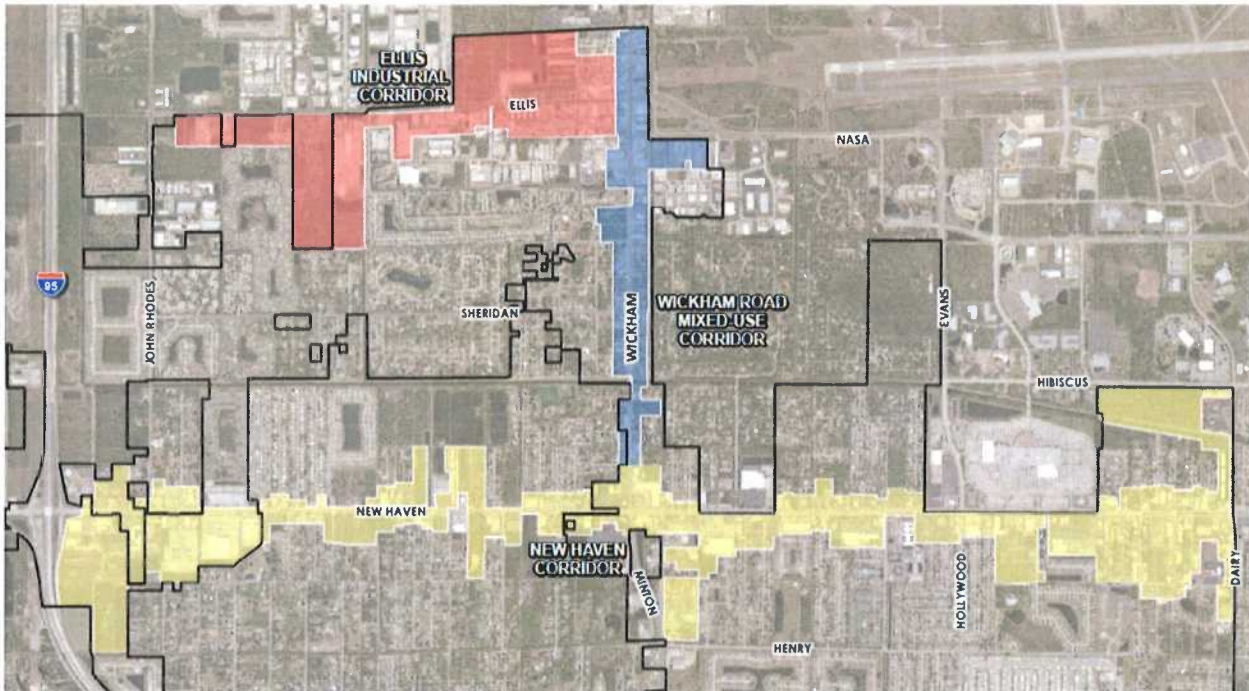
Chapter 163.356(3) (c), Florida Statutes, requires that community redevelopment agencies file an annual report of their financial activities with the taxing authorities by March 31<sup>st</sup> of each year for the preceding fiscal year. The details in this report comply with Brevard County and State of Florida requirements for annual reporting on this joint community redevelopment area. This annual report has been prepared and is filed for fiscal year 2022-2023.

This report is a retrospective review of the Community Redevelopment Agency's efforts, the financial status of the trust fund, the beautification efforts near the interchange of I-95 and New Haven Avenue, and capital improvement programs as of the close of the 2022-2023 fiscal year on September 30, 2023.

#### WHEN WAS IT FORMED?

The unique West Melbourne/Brevard County Joint Community Redevelopment Agency was created in 2011. This redevelopment area encompasses two unincorporated areas and three areas in the West Melbourne city limits along three main corridors: the New Haven Corridor that stretches from the Intersection of I-95 to Dairy Road, the Wickham Road Mixed-Use Corridor that extends north from New Haven Ave to Emerald Drive, and the Ellis Industrial Corridor that extends west from Wickham Road to John Rodes Blvd (the following map shows the CRA boundaries).

**Per the 2018 interlocal agreement between the City and County, the CRA will sunset on September 30, 2038** (five years earlier than the statutorily allowed 30 year horizon).



## 2013 REDEVELOPMENT MASTER PLAN

The adopted Redevelopment Master Plan guides the redevelopment focus of the CRA. The three primary categories addressed in the Plan are:

- 1) Identification of primary redevelopment opportunity areas and corresponding infrastructure including sidewalks, bike paths, stormwater and utilities.
- 2) Identification of private investment opportunities as well as recommended programs for improvements including gateways, streetscape, wayfinding and branding.
- 3) Identification of governmental actions that can implement some of the 55 strategies listed in the Master Plan including updates to comprehensive plans, land development codes, proactive code enforcement, business development programs and incentives for business retention.

## b. TRANSMITTAL LETTER

West Melbourne/Brevard County Joint  
Community Redevelopment Agency

Pat Bentley, Chairman  
John Dittmore, Vice-Chairman  
Diana Adams  
Daniel McDow  
Stephen Phrampus  
Helen Voltz  
Andrea Young  
Jason Steele



CITY HALL  
2240 Minton Road  
West Melbourne, FL 32904  
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[www.westmelbourne.org](http://www.westmelbourne.org)

Date: **March \_\_, 2024**

VIA CERTIFIED AND REGISTERED MAIL

Florida Auditor General;  
Florida Department of Financial Services;  
Florida Department of Economic Opportunity;  
Brevard County Property Appraiser;  
Joint West Melbourne-Brevard County Community Redevelopment Agency;  
City Council; and  
Brevard County Board of Commissioners (all); and County Manager

RE: West Melbourne/Brevard County Joint Community Redevelopment Agency Annual  
Financial Report

Ladies and Gentlemen,

City staff is pleased to submit the West Melbourne/Brevard County Joint Community Redevelopment Agency Annual Report for fiscal year 2022-2023. The Joint Community Redevelopment Agency Annual Report was filed with the City of West Melbourne and Brevard County on March 5, 2024. Under Florida law (Chapter 163, Part III), local governments are required to file a report of the activities of the previous fiscal year by March 31<sup>st</sup> of each year. This transparency supports the efficient utilization of resources when they are applied to the redevelopment of our business corridors.

Attachment

## SECTION II – BOARD MEMBERS AND STAFF

Who are the members of the Community Redevelopment Agency?

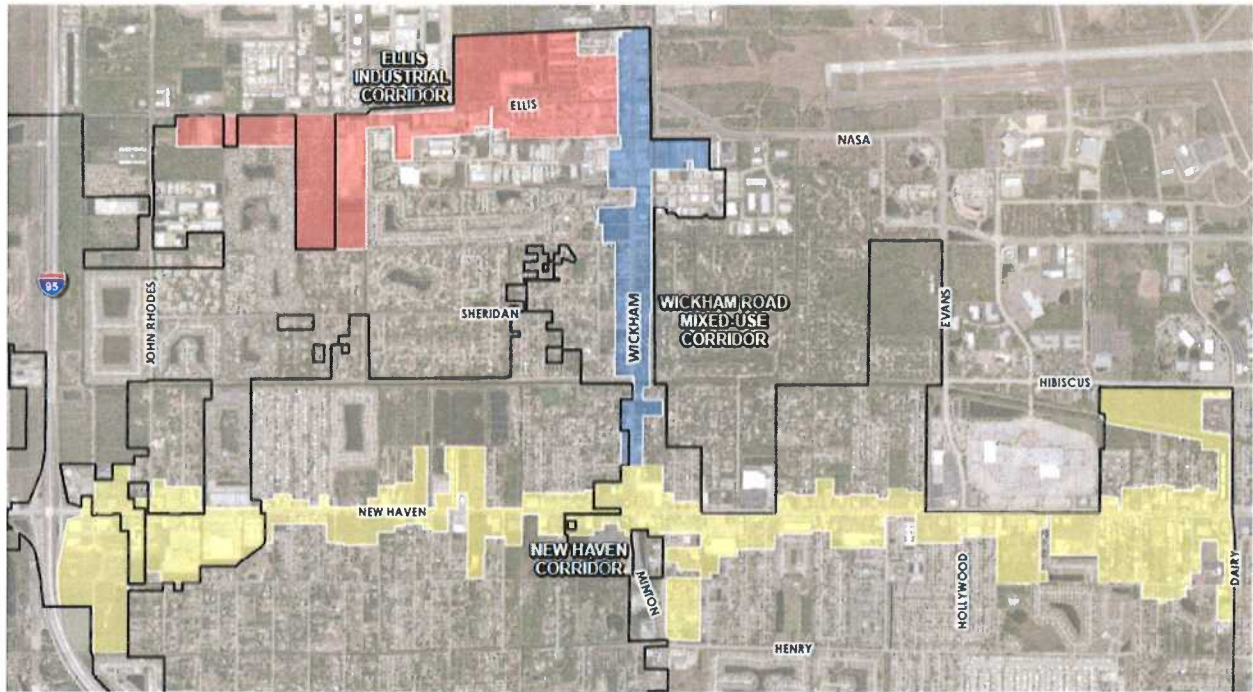
The activities and programs offered within a CRA are administered by the Community Redevelopment Agency. An eight-member Community Redevelopment Agency Board created by the City of West Melbourne and Brevard County in 2011. The Community Redevelopment Agency Board is served by the City of West Melbourne staff at no cost to the Agency. Community Redevelopment Agency members and staff as of January 1, 2024, are listed in the table below.

### WEST MELBOURNE/BREVARD COUNTY JOINT COMMUNITY REDEVELOPMENT AGENCY (As of January 1, 2024)

Chairman	Pat Bentley (West Melbourne Mayor)
Vice Chairman	John Dittmore (West Melbourne Deputy Mayor)
CRA Official	Diana Adams (West Melbourne Council)
CRA Official	Helen Voltz (West Melbourne Council)
CRA Official	Daniel McDow (West Melbourne Council)
CRA Official	Stephen Phrampus (West Melbourne Council)
CRA Official	Andrea Young (West Melbourne Council)
CRA Official	Jason Steele (District 5 County Commissioner)
Registered Agent	Tim Rhode (West Melbourne City Manager)
CRA Attorney	John Cary (West Melbourne City Attorney)
Executive Director	Christy Fischer (West Melbourne Planning Director)
CRA Clerk	Meighan Alexander (West Melbourne City Clerk)
Financial Officer	Candice Blake (West Melbourne Finance Director)



SECTION III – BOUNDARY LINES (see Appendix map for larger size)



## SECTION IV – HISTORY

- a. Creation Date: *July 12, 2012*
- b. Plan Amendment Dates: *None*
- c. Applicable Resolution(s) and Ordinances:
  - i. *City Resolution No. 2011-22*
  - ii. *County Ordinance No. 2011-28*
  - iii. *City Ordinance No. 2012-19*
  - iv. *2018 Interlocal Agreement between the joint CRA, Brevard County and West Melbourne – limits County contribution and use of CRA funds*

## SECTION V – PROJECTS OVERVIEW

The Community Redevelopment Agency, in partnership with the community is spearheading redevelopment efforts to create an attractive business climate and promote commercial property improvements. This section lists some of the milestones and accomplishments.

### **CRA Milestones:**

*2011 Collaboration* - West Melbourne and Brevard County began discussing embarking on a joint community redevelopment area since some of New Haven Avenue and Wickham Road are in unincorporated county areas. The two government entities collaborated for months about creating a community redevelopment area based on the following findings of blight:

- Business corridors with high vacancy rates
- Outdated building density/intensity patterns
- Inadequate transportation and parking facilities
- Faulty lot layouts and inadequate street layouts related to older subdivisions and road widenings

*2013 Master Plan Adopted* – All CRA's must have a redevelopment plan and can only carry out tasks identified in the master plan. The adoption of a Community Redevelopment Plan for the West Melbourne/Brevard County Joint CRA occurred in March 2013 and the 55 identified strategies outline the main programs and results that the joint CRA is endeavoring to achieve during its 30-year tenure through the year 2043, which has been amended to sunset in 2038. The strategies were partially drawn from a series of workshops conducted with business owners along New Haven Avenue, Wickham Road and Ellis Road.

*2013 Revenue Fund Initiated* - The tax increment trust fund (revenue) was initiated in May of 2013, and the coding of the specific properties by the Brevard County Property Appraiser that were included in the CRA area occurred in the summer of 2013. The City and County trust fund is limited per Florida Statutes to 95% of the incremental increase of City and County general ad valorem taxes generated in the CRA boundaries over the 2011-2012 base year.

*2013 First Budget and First Working Capital* – The City of West Melbourne approved an interlocal agreement in September 2013 to extend administrative services to the Community Redevelopment Agency at no cost and to lend the working capital for the Agency for ten years. This working capital loan is a no-interest loan providing the capital required for the Agency start up.

*2014 Activities* – The 2014 CRA work plan consisted of the initiation of the commercial façade loans, and providing funding for the lighting on New Haven Avenue near I-95. However, coordination with FDOT for its share of the road lighting took longer than initially expected and has continued into 2015 and 2016. The first façade redevelopment loan was approved and work on the façade of the business located along Wickham Road, Space Coast Massage, was completed in 2014.

In 2014-2015, as a separate activity since the interchange of I-95 and New Haven Avenue is not part of the CRA but is next to it, the City of West Melbourne with a grant from FDOT, planted hundreds of trees and a new fountain along the interchange and the State’s retention pond. The beautification of this interchange complements the public right of way improvement endeavors of the CRA, since the CRA boundaries end on New Haven Avenue before the interchange and the CRA embarked on a street lighting beautification program on New Haven Avenue, also known as US 192/State Road 500. The FDOT landscape grant was part of FDOT’s set aside when highway improvements are completed such as the bridge enhancements and 6-laning of the interstate.

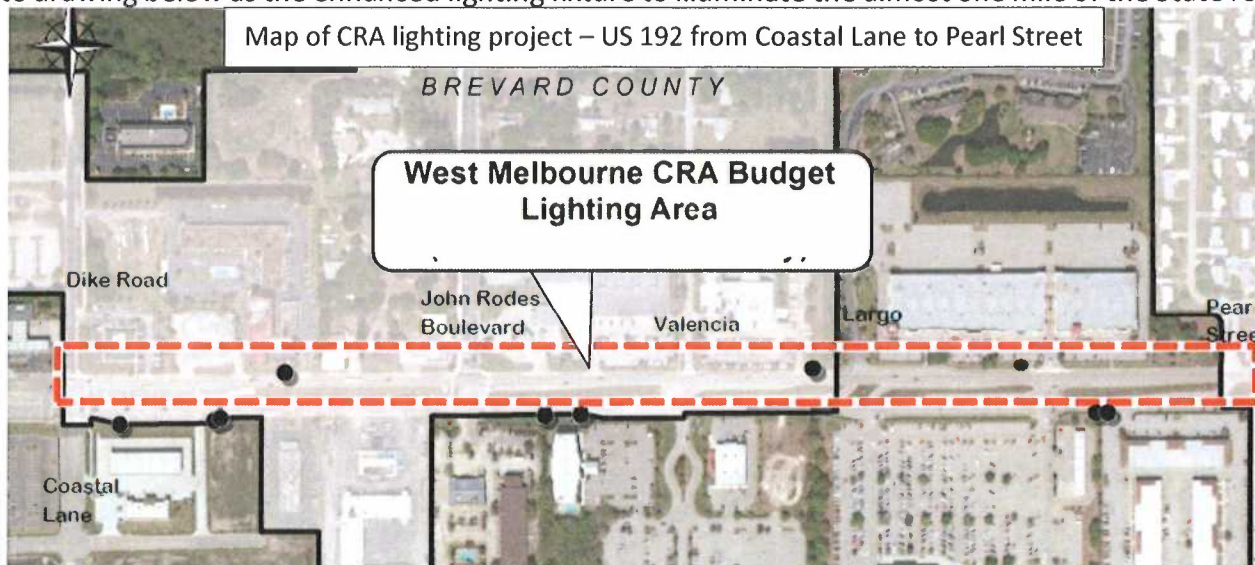


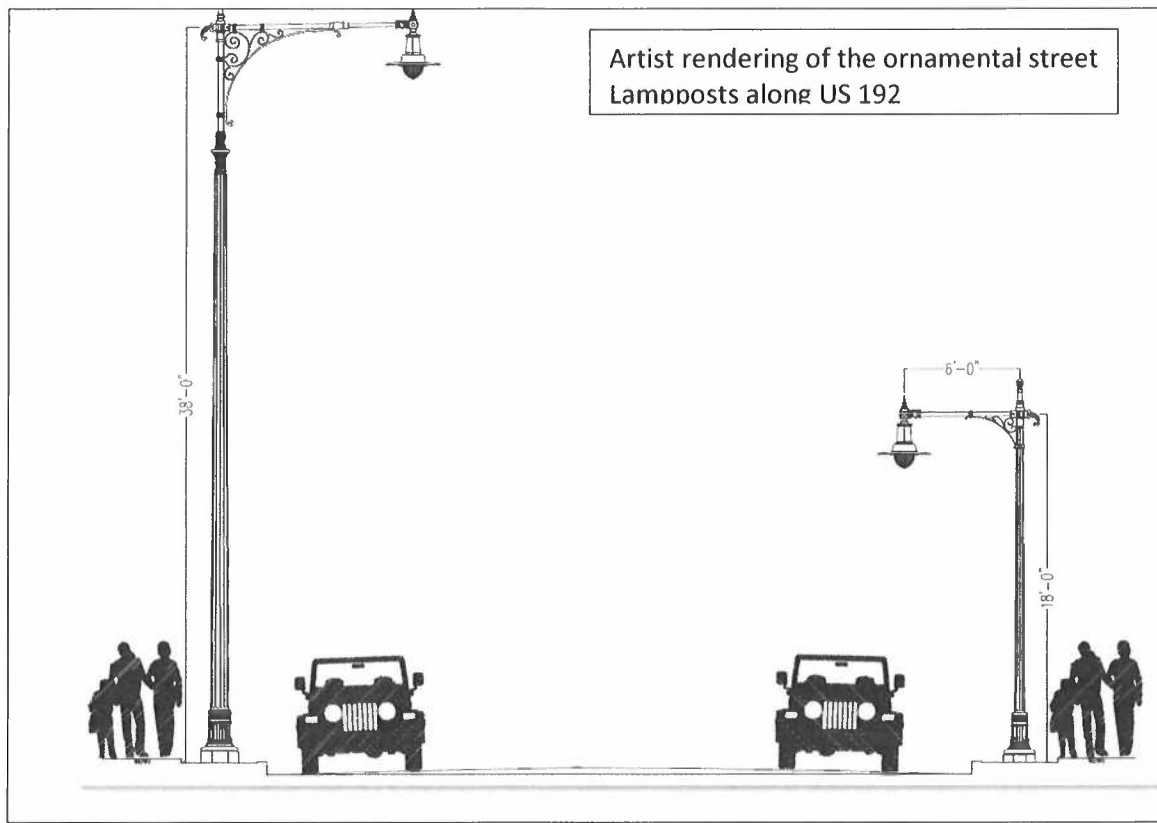
Before -Corner of New Haven Avenue and Interchange prior to landscaping



After - I-95 Landscape Improvements (FDOT grant and City of West Melbourne)

*2015 Activities* – For the past several years, FDOT identified New Haven Avenue as too dark for motorists and FDOT’s typical illumination consists of installing wooden poles and cobra head style street lights. The City of West Melbourne and the Community Redevelopment Agency have joined forces to leverage funds from FDOT and to install decorative lighting on New Haven Avenue from west of I-95 near Columbia Lane to Pearl Street (next to Safelite Auto Glass). The CRA funded section of improvements starts at Dike Road and ends at Pearl Street (see map below). In the spring of 2015, the Community Redevelopment Agency chose the “Parkwood” style of street pole and lamp shown in the black and white drawing below as the enhanced lighting fixture to illuminate the almost one mile of the State road.





*2016 Street lighting Activities* – The predominant activity in 2016 was the lighting proposal for US 192 from the interstate to Pearl Street. One of the obstacles has been issues related to the design of the lighting plan in FDOT’s right of way. The City obtained on behalf of FDOT title to the turn lane in front of Sam’s Club by conducting new surveys and ensuring the street light design reflected the updates. The City sent the lighting construction drawings out to bid in 2017 and received the results of the contractor bids on March 21<sup>st</sup>, 2017 and the project was completed in 2017.

The Community Redevelopment Agency no longer engages in the façade loan program for commercial properties along New Haven Avenue, Ellis Road and Wickham Road. If businesses approach City of West Melbourne staff about using the loan program, this is no longer an option under the 2018 County and City interlocal agreement which only allows funding of water, sewer, streets, drainage infrastructure projects. City staff continues to encourage redevelopment of existing commercial businesses in our three corridors of emphasis as evidenced by the City’s passage of collapsed zoning districts along US 192 and Wickham Road that allows property owners greater flexibility and a wider array of possible uses instead of the previous segregation into 4-5 zoning districts of commercial districts with specific differences between neighboring properties. Meaning that future redevelopment along these two roads will be more cohesive and less confusing to potential developers.

The State of Florida in its 2019 legislation required that Community Redevelopment Agencies report on the total number of projects started and completed and the estimated cost for each project in that fiscal year.

Total Projects started in FY 21-22*	Total amount of affordable housing for low-income and middle-income*
0	0

Total Projects started in FY 22-23*	Total amount of affordable housing for low-income and middle-income*
0	0

\*The Joint County-City interlocal agreement in 2018 prohibits use of the tax increments funds for anything other than infrastructure – so housing is not an option.

*2017-2018 Street lighting Activities –*

In 2017, City Council awarded the bid for the US 192 (New Haven Avenue) street lighting project to the company named PowerCore in the amount of \$764,044.58. This amount excluded the poles and fixtures, which have been purchased directly by the City. The Notice to Proceed was issued with a start date of January 22, 2018. The contractor for the project finished the project in 2018 and not only were there lights illuminating both the sidewalk and US 192 during the holidays, but the City of West Melbourne hangs decorative banners for the holidays.



(Street lights installed in 2018 along US 192)

*2017-2018 New Zoning Districts – Commercial Wickham and Commercial New Haven Avenue*

The City enacted new zoning districts in 2017 along two of our major arterials to consolidate various zoning districts, provide more urban types of standards and to promote redevelopment in our city limits. No changes were made to any of the properties that are in unincorporated County. Since enactment of the new zoning districts and its application on the Zoning map, city staff has eliminated some non-conforming uses that conflicted with the City Future Land Use map, and made it simpler for developers to aggregate properties of the same zoning district instead of having to rezone adjacent properties. The result was a zoning district for each corridor, Commercial – Wickham and Commercial – New Haven, modeled after the types of uses that existed along Wickham Road and New Haven Avenue with an eye for future enhancements in these corridors.

Current CRA Zoning:







## **2018 Interlocal Agreement Concerning Brevard County Tax Increment Funding**

In 2018, the joint Community Redevelopment Agency (comprised of Brevard and West Melbourne) and Brevard County entered in a voluntary agreement to reduce the funding the County contributed as an increase to the tax increment trust fund. That is, the County no longer contributed 95% of its increment, but rather a reduced amount of 50% (can only be spent on infrastructure projects as defined in the 2018 agreement). The agreement stated that the 45% difference was to be spent solely on the maintenance, construction, reconstruction, lighting of, and/or capacity improvements to, County roads, located within West Melbourne City limits (page 6 of the 2018 interlocal agreement). The interlocal agreement also sunsets the CRA by the year 2038, at least five years before the authorizing County ordinance expired the agency and area in 2043. This newer sunset date was also bolstered by State legislative activities which also sought to shorten the life cycle of CRA's throughout Florida.

## **2023 Budget Appropriations**

The Joint Community Redevelopment Agency appropriated \$648,925 for future land acquisition along Ellis Road and \$476,425 for future stormwater projects in the CRA. Although the four-lane widening of the road has been a transportation priority for multiple governmental agencies, Brevard County has not been able to get federal grants for this multi-million dollar project. The Community Redevelopment Agency remains committed to supporting this enhancement as this widening will probably positively enhance the development pattern along Ellis Road.

## **WEBSITE**

The "West Melbourne/Brevard County Joint Community Redevelopment Agency" was one of the first in Brevard County to update its web site to include an organized outline of the features of the special district statutory requirements. The purpose of the requirements by the State of Florida was to add transparency to a complex maze of special districts by having Community Redevelopment Agencies identify themselves as special districts, with listed purposes, establishment dates, and contact information. The State of Florida had conducted an exhaustive review of existing special districts in 2013, which included identification of all such taxing authorities like ports, inlet districts, airports and community redevelopment agencies and had determined that every special district should include basic information linking their taxing authority or tax source of revenue with a stated purpose. The next page contains the view of the City's "Special District" link on the CRA web site.

## Special District website requirements – (Screen shot of City’s “Special District” web page)

### SPECIAL DISTRICT

Each special district must post the following information, at a minimum, on its official website:

#### GENERAL INFORMATION

- Full legal name - Joint West Melbourne-Brevard County Community Redevelopment Area
- Public purpose - Encourage redevelopment along three (3) business corridors, Ellis Road, Wickham Road and New Haven Avenue
- Boundaries/service area (click on link to "Maps")
- Services provided - Redevelop and encourage redevelopment of areas in unincorporated and municipal areas along Ellis Road, Wickham Road and New Haven Avenue.
- Delegation of Authority Issued by Brevard County per County Ordinance Number 2011-28, which provides the following powers:
  - Name the redevelopment agency
  - Conduct boundary surveys
  - Organize and operate the redevelopment agency
  - Give public notice per the Florida Statutes
  - Make a finding of necessity per the Florida Statutes
  - Determine area appropriate for redevelopment area
  - Approve a redevelopment plan
  - Issue redevelopment bonds
  - Acquire and dispose of real estate property
  - Create and maintain redevelopment trust fund, and appropriate funds and expenses
  - Distribute redevelopment information
  - Arrange and request federal financial assistance
  - Obtain property insurance
  - Solicit requests for proposals for property redevelopment
  - Develop, test and report results for redevelopment of slums
  - Assist with relocations of displaced families, persons, companies as a result of redevelopment activities
  - Vacate streets, sidewalks and other public infrastructure and re-route if needed
  - Allow the City to serve as redevelopment agency administrator
- Enabling legislation - Florida Statutes Chapters 163 and 189
- Date Established - August 9, 2011
- Establishing Entity - Brevard County (Charter County)

#### CONTACT INFORMATION

- Mailing address:  
2240 Minton Road  
West Melbourne, FL 32904
- Email address - [Email Tim Rhode](#)
- Telephone number - 321-837-7771
- Website address - [West Melbourne Website](#)
- Registered agent - Tim Rhode, City Manager of West Melbourne at 2240 Minton Road

## SECTION VI – FINANCIAL REPORTS

**a. Balance Sheet:**

FY 2022-2023 Assets:

Cash and Investments		\$2,316,611
	Total Assets	\$2,316,611

FY 2022-2023 Liabilities:

City Loan Debt Service – Current		\$100,000
City Loan Debt Service – Long-term		\$100,000
	Total Liabilities	\$200,000

**b. Statement of Revenues, Expenditures & Changes in Fund Balances:**

FY 2022-2023 Revenues:

Increment Financing (County)		\$286,219
Increment Financing (City)		\$286,219
Investment Earnings		\$ 47,344
	Total Revenue	\$619,782

FY 2022-2023 Expenditures:

Personnel costs		\$ 0
Operating Expenditures (includes newly required audit)		\$2,795
	Total Expenditures	\$2,795

FY 2022-2023 Changes in Fund Balance

Fund Balance – Beginning of Year		\$1,499,624
Net Activity FY 2021-2022		\$616,987
	Fund Balance	\$2,116,611

### c. Summary of Projects, Grants & Debt

The Community Redevelopment Agency no longer engages in the façade loan program for commercial properties along New Haven Avenue, Ellis Road and Wickham Road. If businesses approach City of West Melbourne staff about using the loan program, the City explains that per an Interlocal Agreement with Brevard County in 2018 CRA money spending is limited to these categories:

- Property acquisition
- Road improvements
- Stormwater improvements
- Stormwater facilities related to the widening of Ellis Road from John Rodes Boulevard to Wickham Road
- Sewer projects that serve commercial properties in the unincorporated portions of the CRA

City staff continues to encourage redevelopment of existing commercial businesses in our three corridors of emphasis as evidenced by the City's passage of collapsed zoning districts along US 192 and Wickham Road that allows property owners greater flexibility and a wider array of possible uses instead of the previous segregation into 4-5 zoning districts of commercial districts with specific differences between neighboring properties. Meaning that future redevelopment along these two roads will be more cohesive and less confusing to potential redevelopers. Staff anticipates that when Brevard County and the Florida Department of Transportation have completed design plans for four-laning Ellis Road, that CRA funds can be used to supplement the drainage requirements of the project.

#### **2023 Ellis Road**

## SECTION VII – PERFORMANCE INFORMATION

- a. Total projects started, completed and estimate cost for each project: *The Community Redevelopment Area (CRA) and its governing agency had no active projects for Fiscal year 2020-2021, although the governing agency still has debt to pay off the original Community Redevelopment Report which established its mission.*
- b. Number of jobs created and sector of the economy from which these jobs were created within the CRA: *There were no active CRA projects from which direct jobs would have been created and this is not one of the agreed upon uses of funds from the 2018 County-City interlocal agreement. However, the City has a list of properties developed or redeveloped in the CRA since the inception of the district, thus fulfilling its mission of redevelopment in the area.*
- c. Number of jobs retained within the CRA: *There were no active CRA projects from which jobs would have directly been retained and this is not one of the agreed upon uses of funds from the 2018 County-City interlocal agreement. However, the City has created a list of properties developed or redeveloped in the CRA since the inception of the district.*
- d. Assessed property values when CRA was enacted vs. current assessed property values:

Base Year 2012	
County	\$219,775,470
City	\$184,197,920

Taxable Year 2022	
County	\$386,422,488
City	\$326,406,308

- e. Total amount expended for affordable housing: *Pursuant to the 2018 County-City interlocal agreement this is not a category eligible for Community Redevelopment Tax Increment Financing.*

*Revitalized properties and their annual property value increases*

Business Name/Address	Year Built or Renovated	2019 Property Appraiser Value	2020 Property Appraiser Value	2021 Property Appraiser Value	2022 Property Appraiser Value	2023 Property Appraiser Value
Cheddar's/2130 W. New Haven Ave.	2013 built	\$2,000,000	\$2,000,000	\$1,700,000	\$1,982,280	\$1,989,620
Autozone/1340 W. New Haven Ave.	2014 renovated	\$1,750,230	\$1,898,430	\$1,908,500	\$1,910,600	\$1,938,530
Arby's/2300 W. New Haven Ave.	2015 renovated	\$947,240	\$1,076,810	\$1,081,700	\$765,920	\$774,360
McDonald's/445 S. Wickham Road	2011 renovated	\$749,500	\$883,040	\$883,990	\$923,620	\$938,080
McDonald's/ 2450 W. New Haven Avenue	2016 renovated	\$936,020	\$1,102,780	\$1,109,060	\$1,170,210	\$1,188,850
Advance Auto/ 450 S. Wickham Road	2013 demo and built	\$877,840	\$904,590	\$909,350	\$909,810	\$922,790
Cumberland Farms/440 S. Wickham Road	2015 demo and built	\$1,291,470	\$1,614,340	\$1,147,180	\$1,266,430	\$1,435,080
Cumberland Farms/ 4440 W. New Haven	2015 demo and built	\$1,333,560	\$1,666,950	\$1,171,900	\$1,281,480	\$1,438,370
Cumberland Farms/ 1000 W. New Haven Ave.	2015 built	\$1,413,550	\$1,766,940	\$1,245,090	\$1,358,190	\$1,528,780
Wawa/combination of 3 parcels – 3175 W. New Haven Avenue	2015-2016	\$1,817,890	\$2,272,360	\$2,000,000	\$2,000,000	\$1,931,960
Health First (used to be Office Depot/Wild Oats plaza) – 1131 W. New Haven Avenue	2016 - renovated	\$3,704,640	\$4,238,690	\$4,260,320	\$4,510,350	\$4,975,980
Dunkin Donuts (in Coastal Commerce) – 4525 W. New Haven Avenue	2017 new build	\$917,560	\$1,018,410	\$951,970	\$1,018,410	\$1,074,450
Starbucks -1425 W. New Haven Avenue	1993 – original building; 2020 demo and rebuild	\$417,610	\$523,190	\$929,680	\$924,640	\$957,610

## SECTION VIII – ADDITIONAL ANNUAL REPORTING REQUIREMENTS

- a. Provide the Board of County Commissioners the Community Redevelopment Agency's proposed budget for the upcoming fiscal year, 60 days prior to the beginning of the fiscal year: *The Community Redevelopment Agency prepares its budget in the spring and we will send the proposed budget following the first budget hearing and then the final budget within 10 days after adoption.*
  
- b. Provide the Board of County Commissioners any budget amendments to its operating budget within 10 days after the adoption by the Community Redevelopment Agency: *The Community Redevelopment Agency had no budget amendments in FY 2022-2023 but will comply with the 10-day submittal requirement to the County's.*

## SECTION IX – SUMMARY

The primary purpose of a community redevelopment area is to encourage property revitalization and redevelopment. It has been shown that public improvements, such as extension of sewer lines, continuation of sidewalks, street lighting, and other enhancements near undeveloped properties spur private investment in the area and ultimately add value to property values, franchise fees, sales taxes, local retail and housing investments. The West Melbourne/Brevard County Joint Community Redevelopment Agency is in its ninth year of operation. The public improvements of street lighting, development code changes and gradual implementation of other strategies identified in the 2013 Redevelopment Master Plan yields the increased property values from redevelopment and new development and other benefits to an area that might otherwise continue further into blight conditions.



APPENDIX – COMMUNITY REDEVELOPMENT AGENCY MAP

