



2019

City of Melbourne

Community Redevelopment Agency (CRA) Annual Reports

Melbourne Downtown CRA

Babcock Street CRA

Olde Eau Gallie Riverfront CRA

City of Melbourne 2019 CRA Annual Reports

Three community redevelopment areas (CRAs) are located within the City of Melbourne: the Melbourne Downtown CRA, the Olde Eau Gallie Riverfront CRA, and the Babcock Street CRA. The following is an overview of CRA activities during the fiscal reporting period from October 1, 2018 to September 30, 2019, including general information, current or completed projects, and financial information.

CRA maps indicate district boundaries and are included for each of the three CRAs.

Specific financial information, such as assets, liabilities, income and operating expenses of the individual CRA trust funds, are found within the City of Melbourne's comprehensive annual financial report (CAFR). Excerpts of the CAFR related to the CRAs are included in Appendix A. Balance sheets and statements of revenues and expenditures for the CRAs are found in Appendix B.

Information related to the three CRAs, including annual reports, redevelopment plans, budgets, program information, and reporting requirements are available on the [City of Melbourne CRA web page](#).

Melbourne Downtown CRA

Originally established in 1982, the CRA was expanded in 2006 after the completion of a major redevelopment plan amendment. The area contained within the CRA boundary is approximately 322 acres and is shown on the map in Appendix C.

Revenues have increased at a normal rate over the last budget cycle (9.06%), mainly due to higher property valuations and increased investment. Table 1 indicates valuations from the base year and January 1, 2020. The current 2019-2020 revenue from tax increment and interest income is \$1,426,720, which supports the current operating budget, CRA projects and CRA programs. The CRA is scheduled to spend its resources on large capital projects in fiscal year (FY) 2020.

TABLE 1 - MELBOURNE DOWNTOWN CRA ASSESSED VALUATIONS

Area	Base Year	Base Valuation	Valuation as of January 1, 2020
Area 1	1982	\$23,595,020	\$134,644,750
Area 2	2006	\$19,599,330	\$42,307,340
Totals		\$43,194,350	\$176,952,090

The Melbourne Downtown CRA is located within census tracts 4800 and 4902. The Community Development Financial Institution (CDFI) of the U.S. Treasury classifies both census tracts as targeted populations and low-income communities¹. By this classification, these census tracts lack private capital investment because of their deficient demographics including income, poverty, and unemployment as compared with metropolitan area and national averages. Table 2 provides a summary of these CDFI targeted census populations.

TABLE 2 - MELBOURNE DOWNTOWN CRA CENSUS INFORMATION

Census Tract	Median Income as % of Area Median	Poverty Rate	Unemployment Rate	Unemployment Rate Times National Average
4800	65.61%	23.50%	12.50%	1.51
4902	31.78%	37.30%	19.50%	2.35

Total expenditures from the redevelopment trust fund in FY 2019 were \$1,272,863, which includes operating expenditures, transfers/appropriations to capital projects, and capital project expenditures.

No funds were expended for affordable housing for low- and middle-income residents.

¹ Source: [U.S. Department of the Treasury Community Development Financial Institutions Fund \(CDFI\)](#), 2011-2015 census data. Targeted population refers to individuals or an identifiable group of individuals meeting the requirements of 13 C.F.R. § 1805.201(b)(3). According to the regulations, "Targeted Population shall mean individuals, or an identifiable group of individuals, who are Low-Income persons or lack adequate access to Financial Products or Financial Services in the service area."

Projects and Programs

The Melbourne Downtown CRA continues to utilize its resources to achieve goals set forth in the redevelopment plan through capital improvement projects, programs, and initiatives. The extent to which the CRA has achieved its goals in FY 2018-2019 includes:

- One ***Façade Improvement Program*** project located at 843 E New Haven Avenue (Executive Cigar) was completed and funding in the amount of \$14,396 was reimbursed. This project leveraged an estimated \$250,000 in additional private investment. See Figure 1.
- ***South Expansion Streetscape Project:***
 - ***Phase I*** is scheduled to go out to bid the 2nd quarter of 2020. This phase includes US 1 right-of-way improvements from Crane Creek to W. H. Jackson Street. The project will include the installation of hardscaped and landscaped medians, new sidewalks, enhanced crosswalks, and new lighting. Staff has estimated the construction cost to be approximately \$1.2 million. In FY 2019, \$10,567 was spent on engineering services.
 - ***Phase II*** includes the US 1 corridor from W. H. Jackson Street to University Boulevard. A total of \$85,000 has been set aside for the first phase of engineering design in FY 2021. Additionally, staff will apply to see if this project can be added to the Space Coast Transportation Planning Organization (TPO) prioritized project list as a safety-related project, which would assist in all phases of design and construction.
- The ***West Crane Creek Pedestrian Bridge Project*** has been included in the CRA's capital improvement program since 2012. With an estimated cost of \$1.5 million, additional sources of funding would need to be obtained. Staff will explore the possibility of applying for a grant from the Florida Inland Navigational District (FIND) to supplement the \$47,000 already appropriated for engineering and permitting costs.
- The ***Archway/Gateway Refurbish Project*** went out to bid and came back with a low bid of \$120,000, which exceeded the \$25,000 that had been allocated to the project previously. Staff intends to include additional funding in the CIP for FY 2021. In FY 2019, \$269 was spent on the advertisement of the bid.
- The ***Riverview Park Improvement Project*** continues to be incrementally funded for specific projects through the CRA and other funding sources. Engineering design for an elevated boardwalk through the mangroves has been completed and in FY 2019, the CRA expended \$25,000 for engineering design. Staff will continue to explore opportunities to apply for grant funding from Florida Recreation Development Assistance Program (FRDAP), HUD's Community Development Block Grant Program (CDBG), and FIND. The CRA has scheduled recurring funding within the annual capital improvement program to complete projects in the Plan.
- The ***Public-Private Development Program*** was enacted to enable the CRA to enter into public-private partnerships and facilitate desired large-scale real estate development projects. The Program targets vertical mixed-use, residential, office, and hotel projects having an investment of \$5 million or more. Utilizing tax increment finance (TIF) or other CRA assets, the CRA can leverage private real estate investment opportunities and

develop markets that are deficient or do not currently exist in Downtown Melbourne. Although outside of the reporting period, it's helpful to point out that on January 14, 2020, this Program application period was extended to December 31, 2024. There are currently two projects under construction.

- Approved on February 28, 2017, **Highline Apartments, LLC** is expected to complete construction in the summer of 2020 (see Figure 2). Consisting of 171 luxury apartments and 8,600 square feet of commercial space, this project also includes \$1 million of public facility and infrastructure improvements for parking, sidewalks, lighting, landscaping and storm water utilities. Under a joint resolution, City Council and the CRA Board committed property and a \$2.4 million CRA revenue bond. The bond will be provided as a grant to the developer after completion. The anticipated costs to the CRA to issue the bond is \$75,000, which gives a total estimated CRA cost of \$2,475,000.
- Approved on August 14, 2018, **801 Strawbridge Hotel, LLC (aka Hilton Tapestry/Hotel Melby)** is under construction (see Figure 3). Consisting of a 156-room boutique hotel and 170 spaces of structured parking, this project also includes off-site public improvements to the Waverly Place alley, valued at \$195,000. The developer is dedicating a minimum of 30 spaces for public parking, providing pedestrian easements, and public streetscape enhancements. The project represents approximately \$35 million of new investment. The City of Melbourne secured a \$2 million HUD Section 108 loan guarantee on behalf of the developer and the CRA committed approximately \$807,000 net present value (NPV) of future TIF, once the hotel is constructed.

During the reporting period there was a total number of six projects under development. Four projects were started and two projects were completed. Information related to expenditures and estimated costs can be found in Table 3.

TABLE 3 - MELBOURNE DOWNTOWN CRA PROJECT LIST

Project	Name	FY 2019 Expenditure	Estimated Cost	Status
1	Façade Improvement Program Project	\$14,396	\$14,396	Completed
2	Strawbridge Avenue Median & Landscape	\$0	\$29,401	Started
3	South Expansion Streetscape Phase 1	\$10,567	\$1,200,000	Started
4	West Crane Creek Pedestrian Bridge	\$0	\$1,500,000	Started
5	Archway/Gateway Refurbish	\$269	\$130,000	Started
6	Riverview Park Improvement	\$25,000	\$25,000	Completed

Project	Name	FY 2019 Expenditure	Estimated Cost	Status
7	Public Private Development Program – Highline Apartments, LLC	\$0	\$2,475,000	Started
8	Public Private Development Program – 801 Strawbridge Hotel, LLC	\$0	\$1,002,000	Started

Goals

The Melbourne Downtown CRA is scheduled to sunset in 2042 and has prioritized a number of projects and initiatives for 2020 and beyond and include the following:

- Go out to bid and begin construction of the South Expansion Streetscape Phase I project in 2020;
- Commence engineering design or be placed on the TPO project list for the South Expansion Streetscape Phase II project;
- Continue the Façade Improvement Program, providing CRA funding on an annual basis;
- Complete planning, design and engineering for the next phase of improvements in Riverview Park, with on-going funding of the CRA;
- Explore alternate funding sources for the Crane Creek Pedestrian Bridge and commence engineering and permitting;
- Continue working with the 801 Strawbridge Hotel/Hilton Tapestry developer to monitor progress of construction and coordinate payments of the HUD Section 108 loan;
- Support the developer of Highline Apartments, LLC to complete construction of their mixed-use building and associated public improvements and issue \$2.4 million of bond money to the developer;
- Continue parking management discussions at the stakeholder level with some recommendations for the CRA/Council to consider;
- Utilize funds from the Downtown Core Right-of-Way/Easement Access and Infrastructure Improvements CIP for continuation of ongoing streetscape improvements;
- Implement a parking management plan as an economic development tool to benefit both businesses and the public by creating a short- and long-term parking strategy to financially sustain current and future parking demand;
- Continue the Community Policing Program to assist with crime prevention and business relations; and
- Explore options for public restrooms in the downtown core.

Project and Program Images



FIGURE 1 - EXECUTIVE CIGAR FACADE IMPROVEMENT - BEFORE & AFTER



FIGURE 2 - HIGHLINE RENDERING & UNDER CONSTRUCTION



FIGURE 3 - HILTON TAPESTRY/HOTEL MELBY RENDERING & UNDER CONSTRUCTION

Babcock Street CRA

The Babcock Street CRA was established in 1997 and was expanded in 2001 and 2003. The area contained within the CRA boundary is approximately 540 acres and is shown on the map in Appendix C.

Revenues have increased 20% over the last budget cycle, exceeding the prior year's increase of 3%, mainly due to higher property valuations and increased investment. Table 4 indicates valuations from the base year and January 1, 2020. The current 2019-2020 revenue from tax increment and interest income is \$1,146,807, which supports the current operating budget, CRA projects and CRA programs. The CRA is scheduled to spend its resources on large capital projects in fiscal year 2020.

TABLE 4 - BABCOCK STREET CRA ASSESSED VALUATIONS

Area	Base Year	Base Valuation	Valuation as of January 1, 2020
Area 1	1997	\$66,708,980	\$171,405,137
Area 2	2001	\$7,579,380	\$9,387,220
Area 3	2004	\$311,060	\$343,580
Totals		\$74,599,420	\$181,135,937

The Babcock Street CRA is located within census tracts 4201, 4700, and 4800. The Community Development Financial Institution (CDFI) of the U.S. Treasury classifies both census tracts as targeted populations and low-income communities². By this classification, these census tracts lack private capital investment because of their deficient demographics including income, poverty, and unemployment as compared with metropolitan area and national averages. Table 5 provides a summary of these CDFI targeted census populations.

TABLE 5 - BABCOCK STREET CRA CENSUS INFORMATION

Census Tract	Median Income as % of Area Median	Poverty Rate	Unemployment Rate	Unemployment Rate Times National Average
4700	71.48%	25.70%	23.20%	2.80
4800	65.61%	23.50%	12.50%	1.51
4201	70.17%	15.70	4.10%	0.49

Total expenditures from the redevelopment trust fund in FY 2019 were \$3,101,001, which includes operating expenditures, transfers/appropriations to capital projects, and capital project expenditures.

No funds were expended for affordable housing for low- and middle-income residents.

² Source: [U.S. Department of the Treasury Community Development Financial Institutions Fund \(CDFI\)](#), 2011-2015 census data.

Projects and Programs

The Babcock Street CRA continues to utilize its resources to achieve goals set forth in the redevelopment plan through capital improvement projects, programs, and initiatives. The extent to which the CRA has achieved its goals in FY 2018-2019 includes:

- Two **Facade Improvement Program** projects were completed:
 - 478 N Babcock Street (KGSM, LLC) – Funding in the amount of \$30,000 was reimbursed. The project leveraged an estimated \$85,659 in additional private investment. See Figure 4.
 - 1905-1917 S Babcock Street (Babcock New Haven, LLC) – Funding in the amount of \$40,000 was reimbursed. The project leveraged an estimated \$197,606 in additional private investment. See Figure 5.
- The **Babcock Street Reconstruction Project** that runs from Hibiscus Street to the Florida East Coast (FEC) railroad has been completed with a total CRA investment in FY 2019 of \$2,213,116 for construction costs. See Figure 6.
- The **Phase III B Medians Project** is under construction along Babcock Street from the FEC railroad to south of Brevard Avenue. Project improvements include landscaped and hardscaped medians, a new continuous sidewalk along the east side, pedestrian and vehicular lighting, water and sewer lines, and storm water improvements. In FY 2019, the CRA spent \$170,824 on engineering costs to finalize the plans and go out to bid. The project is expected to cost \$2.9 million. See Figure 7.
- The **MLK³ Boulevard South Bound Right Turn Lane Project** was a project the CRA intended to begin in 2019 by appropriating \$80,000 for engineering design services, however, the money has not yet been spent due to delays. The project will add a new southbound right-hand turn lane from Dr. Martin Luther King Jr. Boulevard to NASA Boulevard to expand capacity of the roadway. The City is working with the Melbourne Orlando International Airport to acquire right-of-way.
- The **NASA Landscape Medians Project** was added as a capital project in 2014 within the Babcock CRA's five-year capital plan to provide additional enhancements to NASA Boulevard including landscape and irrigation within the existing medians. Plans are complete and the project should go out to bid the 2nd quarter of 2020. In FY 2019, the CRA spent \$2,200 on engineering services.
- The **Hickory Street Complete Streets Project** has been completed with a total CRA contribution in years past of \$150,000. See Figure 8.

During the reporting period there was a total number of five projects under development. Three projects were started and two projects were completed. Information related to expenditures and estimated costs can be found in Table 6.

³ Airport Boulevard was renamed to Dr. Martin Luther King Jr. Boulevard (MLK). Existing CRA projects related to Airport Boulevard will still have that name in our financial systems, but have been renamed in this document for clarification.

TABLE 6 - BABCOCK STREET CRA PROJECT LIST

Project	Name	FY 2019 Expenditure	Estimated Cost	Status
1	Façade Improvement Program Projects	\$70,000	\$70,000	Complete
2	Babcock Street Reconstruction Project	\$2,213,116	\$2,500,000	Complete
3	Phase III B Medians Project	\$170,824	\$2,900,000	Started
4	MLK Boulevard South Bound Right Turn Lane	\$0	\$1,300,000	Started
5	NASA Landscape Medians	\$2,200	\$171,736	Started

Goals

The Babcock Street CRA is scheduled to sunset in 2024 and has prioritized a number of projects and initiatives for 2020 and beyond and include the following:

- Complete construction of the Phase III B Medians Project in 2020;
- Go out to bid and commence construction of the NASA Landscape Medians project in 2020;
- As construction of the Phase III B Medians Project is nearing completion, begin a Request for Proposal (RFP) RFP process for CRA-owned 311 S. Babcock Street for the purposes of private redevelopment;
- Continue funding and promotion of the Façade Improvement Program;
- Begin engineering and design of the southbound MLK Boulevard Right Turn Lane Project; and
- Support the Community Policing Program's merchant outreach initiatives.

Project and Program Images



FIGURE 4 - 478 N BABCOCK STREET FACADE IMPROVEMENT BEFORE & AFTER



FIGURE 5 - 1905-1917 S BABCOCK STREET FACADE IMPROVEMENT BEFORE & AFTER



FIGURE 6 - BABCOCK STREET RECONSTRUCTION PROJECT - COMPLETED



FIGURE 7 - PHASE III B MEDIANS PROJECT - UNDER CONSTRUCTION



FIGURE 8 - HICKORY STREET COMPLETE STREET PROJECT - COMPLETED

Olde Eau Gallie Riverfront CRA

The Olde Eau Gallie Riverfront CRA was established in 2000 and was expanded in 2005 and 2015. The area contained within the CRA boundary is approximately 297 acres and is shown on the map in Appendix C.

Revenues have increased at a rate of 20%, mainly due to higher property valuations and increased investment. Table 7 indicates valuations from the base year and January 1, 2020. The current 2019-2020 revenue from tax increment and interest income is \$560,355, which supports the current operating budget, CRA projects and CRA programs.

TABLE 7 - OLDE EAU GALLIE RIVERFRONT CRA ASSESSED VALUATIONS

Area	Base Year	Base Valuation	Valuation as of January 1, 2020
Area 1	2000	\$16,958,230	\$47,995,470
Area 2	2005	\$44,041,890	\$64,955,150
Area 3	2015	\$771,910	\$855,960
Totals		\$61,772,030	\$113,806,580

The Eau Gallie CRA district is located within census tracts 4201 and 4202. The Community Development Financial Institution (CDFI) of the U.S. Treasury classifies both census tracts as targeted populations and low-income communities.⁴ By this classification, these census tracts lack private capital investment because of their deficient demographics including income, poverty, and unemployment as compared with the metropolitan statistical area and national averages. Table 8 provides a summary of these CDFI targeted census populations.

TABLE 8 - OLDE EAU GALLIE RIVERFRONT CRA CENSUS INFORMATION

Census Tract	Median Income as % of Area Median	Poverty Rate	Unemployment Rate	Unemployment Rate Times National Average
4201	70.17%	15.70%	4.10%	0.49
4202	84.22%	22.70%	11.0%	1.33

Total expenditures from the redevelopment trust fund in FY 2019 were \$507,630, which includes operating expenditures, transfers/appropriations to capital projects, and capital project expenditures.

No funds were expended for affordable housing for low- and middle-income residents.

⁴ Source: [U.S. Department of the Treasury Community Development Financial Institutions Fund \(CDFI\)](#), 2011-2015 census data.

Projects and Programs

Olde Eau Gallie Riverfront CRA continues to utilize its resources to achieve goals set forth in the redevelopment plan through capital improvement projects, programs, and initiatives. The extent to which the CRA has achieved its goals in FY 2018-2019 includes:

- One ***Façade Improvement Program*** project located at 1540 Highland Avenue (The Ginter Building) was completed and funding in the amount of \$17,500 was reimbursed. This project leveraged an estimated \$108,881 in additional private investment. See Figure 9.
- The ***District Street Lighting Project*** is anticipated to complete design and go out to bid in 2020, with construction commencing shortly after, representing over \$400,000 in new investment. This project is located on Highland Avenue between Montreal Avenue and St. Clair Street, Bud Yeagar Drive, and the Eau Gallie Square. It includes removal of existing street lighting, the installation of decorative street/pedestrian light poles and fixtures, and market lighting for a portion of Highland Avenue near the Square. In FY 2019, the CRA spent \$15,400 on engineering design services. See Figure 10.
- The ***On-Street Parking*** project is on hold due to a decision by the CRA to pursue an extension to the sunset date to be able to finance the construction of a parking garage. If the garage becomes unattainable, the CRA will then again look into alternate parking options.
- ***Rezoning*** efforts were completed for the area located west of US 1, east of the rail road, and north of Eau Gallie Boulevard. This portion of the CRA contains was rezoned to a new zoning district called Integrated Commercial Edge (C-E) and allows for a diverse range of uses from single family residential to commercial to light industrial, meeting the desires of the community and furthering redevelopment opportunities.

During the reporting period there was a total number of three projects under development. Two projects were started and one project was completed. Information related to expenditures and estimated costs can be found in Table 9.

TABLE 9 - OLDE EAU GALLIE RIVERFRONT CRA PROJECT LIST

Project	Name	FY 2019 Expenditure	Estimated Cost	Status
1	Façade Program Projects	\$17,500	\$17,500	Completed
2	District Street Lighting	\$15,400	\$425,00	Started
3	On-Street Parking	\$0	\$275,000	Started

Goals

The Olde Eau Gallie Riverfront CRA is scheduled to sunset in 2025, however, the CRA acknowledges that the redevelopment plan goals will not be accomplished without consideration of extending the sunset. The CRA has prioritized a number of projects and initiatives for 2020 and beyond and include the following:

- Continue to offer the Art Overlay Incentive Program to assist with a commercial conversion;
- Continue to promote the Façade Improvement Program within the targeted commercial area of the CRA;
- Commence construction of the District Street Lighting project; and
- Extend the sunset of the CRA to allow for a parking garage to be financed and constructed. If the garage becomes unattainable, the CRA will then again look into alternate parking options, which may include:
 - Working with the EGAD Main Street organization to study parking strategies, specifically focused on management of the existing parking supply;
 - Complete an on-street parking modification study, with the goal of increasing on-street parking within existing right-of way; and
 - Considering property acquisition for off-street public parking and costs for constructing improvements.

Project and Program Images



FIGURE 9 - THE GINTER BUILDING FACADE IMPROVEMENT BEFORE & AFTER

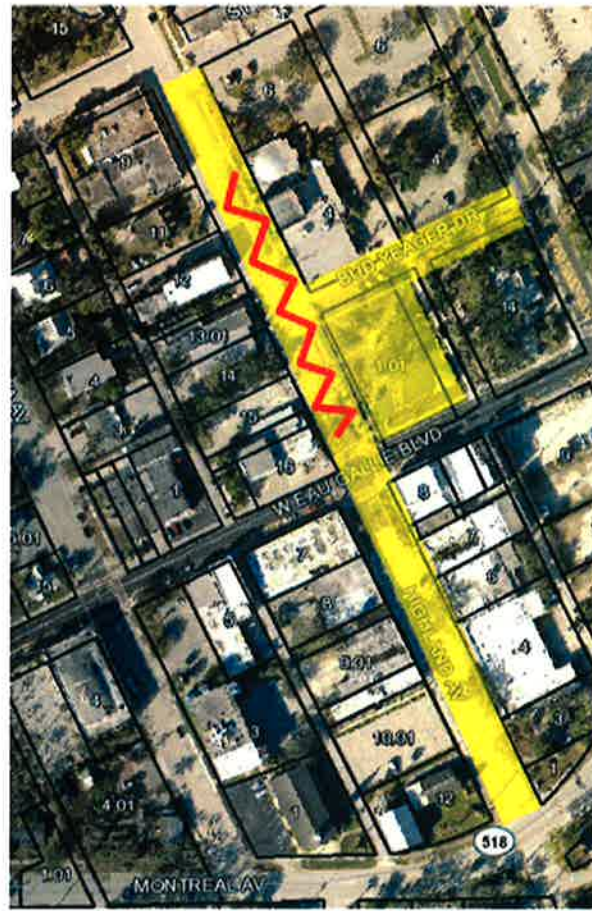


FIGURE 10 - DISTRICT LIGHTING - YELLOW: STREET/PEDESTRIAN LIGHTING, RED: MARKET LIGHTING

Appendix A – CRA Audited Trust Funds

CITY OF MELBOURNE, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2019

	General Fund	Downtown Redevelopment Fund	Babcock Street Redevelopment Fund
ASSETS			
Cash and cash equivalents	\$ 22,593	\$ -	\$ -
Equity in pooled investments	37,802,707	781,951	310,130
Receivables (net of allowance of \$386)	2,978,553	-	-
Interest receivable	183,908	4,846	3,418
Due from other funds	345,426	-	-
Due from fiduciary funds	7,325	-	-
Due from other governments	2,012,255	-	-
Due from other governments, restricted	1,293,173	-	-
Advances to other funds	1,340,706	-	-
Inventory	210,171	-	-
Prepaid items	33,428	-	-
Land held for resale	215,000	-	-
Total assets	<u>\$ 46,445,245</u>	<u>\$ 786,797</u>	<u>\$ 313,548</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 1,722,047	\$ 1,130	\$ -
Accrued payroll expenditures	1,626,870	4,595	4,773
Due to other funds	-	-	264,669
Due to fiduciary funds	1,288,908	-	-
Due to component unit	27,886	-	-
Due to other governments	69,634	-	-
Advances from other funds	-	-	1,154,611
Deposits	367,866	-	-
Unearned revenue	238,928	-	-
Total liabilities	<u>5,342,139</u>	<u>5,725</u>	<u>1,424,053</u>
Deferred inflows of resources:			
Deferred and unavailable revenue	<u>740,655</u>	<u>-</u>	<u>-</u>
Fund balances:			
Non-spendable:			
Long-term advances to other funds	1,340,706	-	-
Inventory	210,171	-	-
Prepays	33,428	-	-
Land held for resale	215,000	-	-
Perpetual care	-	-	-
Restricted:			
Public safety, law enforcement	1,337,058	-	-
Housing and urban improvement	-	-	-
Debt service	873,294	-	-
Economic development	-	781,072	-
Capital improvements	-	-	-
Transportation improvement	-	-	-
Recreation improvement	-	-	-
Fireworks display	18,714	-	-
Assigned:			
General government	106,907	-	-
Public safety, law enforcement	42,806	-	-
Public safety, fire protection	547,493	-	-
Public works	65,244	-	-
Parks and recreation	32,921	-	-
Housing and community development	7,284	-	-
Capital improvements	5,422,500	-	-
Subsequent years budget	755,000	-	-
Unassigned	29,353,925	-	(1,110,505)
Total fund balances (deficits)	<u>40,362,451</u>	<u>781,072</u>	<u>(1,110,505)</u>
Total liabilities, deferred inflows of of resources, and fund balances	<u>\$ 46,445,245</u>	<u>\$ 786,797</u>	<u>\$ 313,548</u>

The accompanying notes are an integral part of this statement.

Olde Eau Gallie Redevelopment Fund	Transportation Capital Improvement Fund	Other Governmental Funds	Total Governmental Funds
\$ -	\$ -	\$ -	\$ 22,593
550,828	26,389,652	11,949,012	77,784,280
-	-	-	2,978,553
1,949	64,727	16,726	275,574
-	-	-	345,426
-	-	-	7,325
-	39,515	3,970,650	6,022,420
-	-	-	1,293,173
-	-	-	1,340,706
-	-	-	210,171
-	-	-	33,428
-	-	-	215,000
<u>\$ 552,777</u>	<u>\$ 26,493,894</u>	<u>\$ 15,936,388</u>	<u>\$ 90,528,649</u>

\$ 4	\$ 277,219	\$ 2,406,033	\$ 4,406,433
1,775	-	-	1,638,013
20,746	-	60,011	345,426
-	-	-	1,288,908
-	-	-	27,886
-	205,159	-	274,793
-	-	-	1,154,611
-	7,092	39,042	414,000
-	-	125,398	364,326
<u>22,525</u>	<u>489,470</u>	<u>2,630,484</u>	<u>9,914,396</u>
<u>-</u>	<u>-</u>	<u>-</u>	<u>740,655</u>

-	-	-	1,340,706
-	-	-	210,171
-	-	-	33,428
-	-	-	215,000
-	-	191,364	191,364
-	-	453,946	1,791,004
-	-	232,835	232,835
-	-	-	873,294
530,252	-	3,258,534	4,569,858
-	-	990,297	990,297
-	22,106,242	1,373,893	23,480,135
-	-	1,401,008	1,401,008
-	-	-	18,714
-	-	-	106,907
-	-	-	42,806
-	-	-	547,493
-	-	-	65,244
-	-	-	32,921
-	-	-	7,284
-	3,898,182	5,404,027	14,724,709
-	-	-	755,000
-	-	-	28,243,420
<u>530,252</u>	<u>26,004,424</u>	<u>13,305,904</u>	<u>79,873,598</u>
<u>\$ 552,777</u>	<u>\$ 26,493,894</u>	<u>\$ 15,936,388</u>	<u>\$ 90,528,649</u>

CITY OF MELBOURNE, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2019

	General Fund	Downtown Redevelopment Fund	Babcock Street Redevelopment Fund
REVENUES			
Taxes:			
Property	\$ 34,573,821	\$ -	\$ -
Utility and telecommunications	11,966,296	-	-
Franchise fees	7,154,634	-	-
Intergovernmental	17,069,700	1,274,882	918,200
Charges for services	8,508,486	-	-
Impact fees	-	-	-
Licenses and permits	3,381,036	-	-
Confiscated property	-	-	-
Fines, forfeitures, penalties and fees	230,963	-	-
Investment earnings	2,680,771	28,883	44,013
Perpetual care endowment additions	-	-	-
Other revenues	1,066,901	2,800	-
Total revenues	<u>86,632,608</u>	<u>1,306,565</u>	<u>962,213</u>
EXPENDITURES			
Current:			
General government	15,923,830	739,706	221,491
Public safety	43,548,638	-	-
Public works	7,331,993	-	-
Parks and recreation	6,698,094	-	-
Housing and urban improvement	633,211	-	-
Debt service:			
Principal	872,945	146,548	-
Interest and fiscal agent fees	174,834	5,773	56,676
Capital outlay	-	-	-
Total expenditures	<u>75,183,545</u>	<u>892,027</u>	<u>278,167</u>
Excess (deficiency) of revenues over (under) expenditures	<u>11,449,063</u>	<u>414,538</u>	<u>684,046</u>
OTHER FINANCING SOURCES (USES)			
Transfers in	3,413,734	-	-
Transfers out	(6,809,337)	(345,000)	(366,694)
Sale of capital assets	64,849	170,661	-
Total other financing sources (uses)	<u>(3,330,754)</u>	<u>(174,339)</u>	<u>(366,694)</u>
Net change in fund balances	8,118,309	240,199	317,352
Fund balances (deficits), October 1	<u>32,244,142</u>	<u>540,873</u>	<u>(1,427,857)</u>
Fund balances (deficits), September 30	<u>\$ 40,362,451</u>	<u>\$ 781,072</u>	<u>\$ (1,110,505)</u>

The accompanying notes are an integral part of this statement.

Olde Eau Gallie Redevelopment Fund	Transportation Capital Improvement Fund	Other Governmental Funds	Total Governmental Funds
\$ -	\$ -	\$ -	\$ 34,573,821
-	-	-	11,966,296
-	-	-	7,154,634
450,170	116,596	6,572,363	26,401,911
-	-	-	8,508,486
-	967,793	902,732	1,870,525
-	-	-	3,381,036
-	-	317,554	317,554
-	-	-	230,963
18,076	401,218	99,822	3,272,783
-	-	4,050	4,050
15,000	-	74,160	1,158,861
<u>483,246</u>	<u>1,485,607</u>	<u>7,970,681</u>	<u>98,840,920</u>
155,227	-	157,036	17,197,290
-	-	-	43,548,638
-	1,735,587	1,537,740	10,605,320
-	-	35,750	6,733,844
-	-	1,145,717	1,778,928
-	-	-	1,019,493
2,003	-	-	239,286
-	2,060,474	9,563,044	11,623,518
<u>157,230</u>	<u>3,796,061</u>	<u>12,439,287</u>	<u>92,746,317</u>
<u>326,016</u>	<u>(2,310,454)</u>	<u>(4,468,606)</u>	<u>6,094,603</u>
-	4,390,394	5,087,206	12,891,334
(325,000)	(1,019,976)	(209,334)	(9,075,341)
-	-	-	235,510
<u>(325,000)</u>	<u>3,370,418</u>	<u>4,877,872</u>	<u>4,051,503</u>
1,016	1,059,964	409,266	10,146,106
<u>529,236</u>	<u>24,944,460</u>	<u>12,896,638</u>	<u>69,727,492</u>
<u>\$ 530,252</u>	<u>\$ 26,004,424</u>	<u>\$ 13,305,904</u>	<u>\$ 79,873,598</u>

Appendix B – CRA Financials

Balance Sheets & Statements of Revenue and Expenditures

**CITY OF MELBOURNE, FLORIDA
BALANCE SHEET
DOWNTOWN REDEVELOPMENT
SEPTEMBER 30, 2019**

ASSETS

Equity in pooled investments	\$	781,951
Interest receivable		<u>4,846</u>
Total assets	\$	<u><u>786,797</u></u>

LIABILITIES AND FUND BALANCE

Liabilities:

Accounts payable	\$	1,130
Accrued payroll expenditures		<u>4,595</u>
Total liabilities		<u>5,725</u>
Restricted fund balance		<u>781,072</u>
Total liabilities and fund balance	\$	<u><u>786,797</u></u>

**CITY OF MELBOURNE, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES
DOWNTOWN REDEVELOPMENT
FOR THE YEAR ENDED SEPTEMBER 30, 2019**

REVENUES

Intergovernmental	\$	1,274,882
Investment earnings		28,883
Other Revenue		<u>2,800</u>
Total revenues		<u>1,306,565</u>

EXPENDITURES

Current:

General government	739,706
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Debt service:

Principal	146,548
Interest	<u>5,773</u>

Total expenditures	<u>892,027</u>
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Excess of revenues over expenditures	<u>414,538</u>
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OTHER FINANCING USES

Proceeds from sale of land	170,661
Transfers out	<u>(345,000)</u>

Total other financing uses	<u>(174,339)</u>
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Net change in fund balance	240,199
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Fund balance, October 1	<u>540,873</u>
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Fund balance, September 30	<u><u>\$ 781,072</u></u>
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**CITY OF MELBOURNE, FLORIDA
BALANCE SHEET
BABCOCK REDEVELOPMENT
SEPTEMBER 30, 2019**

ASSETS

Equity in pooled investments	\$	310,130
Interest receivable		<u>3,418</u>
 Total assets	 \$	 <u><u>313,548</u></u>

LIABILITIES AND FUND BALANCE

Liabilities:		
Accrued payroll expenditures	\$	4,773
Due to other funds		264,669
Advances from other funds		<u>1,154,611</u>
 Total liabilities		 <u>1,424,053</u>
 Unassigned fund deficit		 <u>(1,110,505)</u>
 Total liabilities and fund balance	 \$	 <u><u>313,548</u></u>

**CITY OF MELBOURNE, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES
BABCOCK REDEVELOPMENT
FOR THE YEAR ENDED SEPTEMBER 30, 2019**

REVENUES

Intergovernmental	\$ 918,200
Investment earnings	<u>44,013</u>
Total revenues	<u>962,213</u>

EXPENDITURES

Current:	
General government	221,491
Debt service:	
Interest	<u>56,676</u>
Total expenditures	<u>278,167</u>

Excess of revenues over expenditures	<u>684,046</u>
--------------------------------------	----------------

OTHER FINANCING USES

Transfers out	<u>(366,694)</u>
Net change in fund balance	317,352
Fund deficit, October 1	<u>(1,427,857)</u>
Fund deficit, September 30	<u>\$ (1,110,505)</u>

**CITY OF MELBOURNE, FLORIDA
BALANCE SHEET
EAU GALLIE REDEVELOPMENT
SEPTEMBER 30, 2019**

ASSETS

Equity in pooled investments	\$	550,828
Interest receivable		<u>1,949</u>
 Total assets	 \$	 <u>552,777</u>

LIABILITIES AND FUND BALANCE

Liabilities:

Accounts payable	\$	4
Accrued payroll expenditures		1,775
Due to other funds		<u>20,746</u>
 Total liabilities		 <u>22,525</u>

Resticted fund balance		<u>530,252</u>
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Total liabilities and fund balance	\$	<u>552,777</u>
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**CITY OF MELBOURNE, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES
EAU GALLIE REDEVELOPMENT
FOR THE YEAR ENDED SEPTEMBER 30, 2019**

REVENUES

Intergovernmental	\$	450,170
Investment earnings		18,076
Other revenue		<u>15,000</u>
Total revenue		<u>483,246</u>

EXPENDITURES

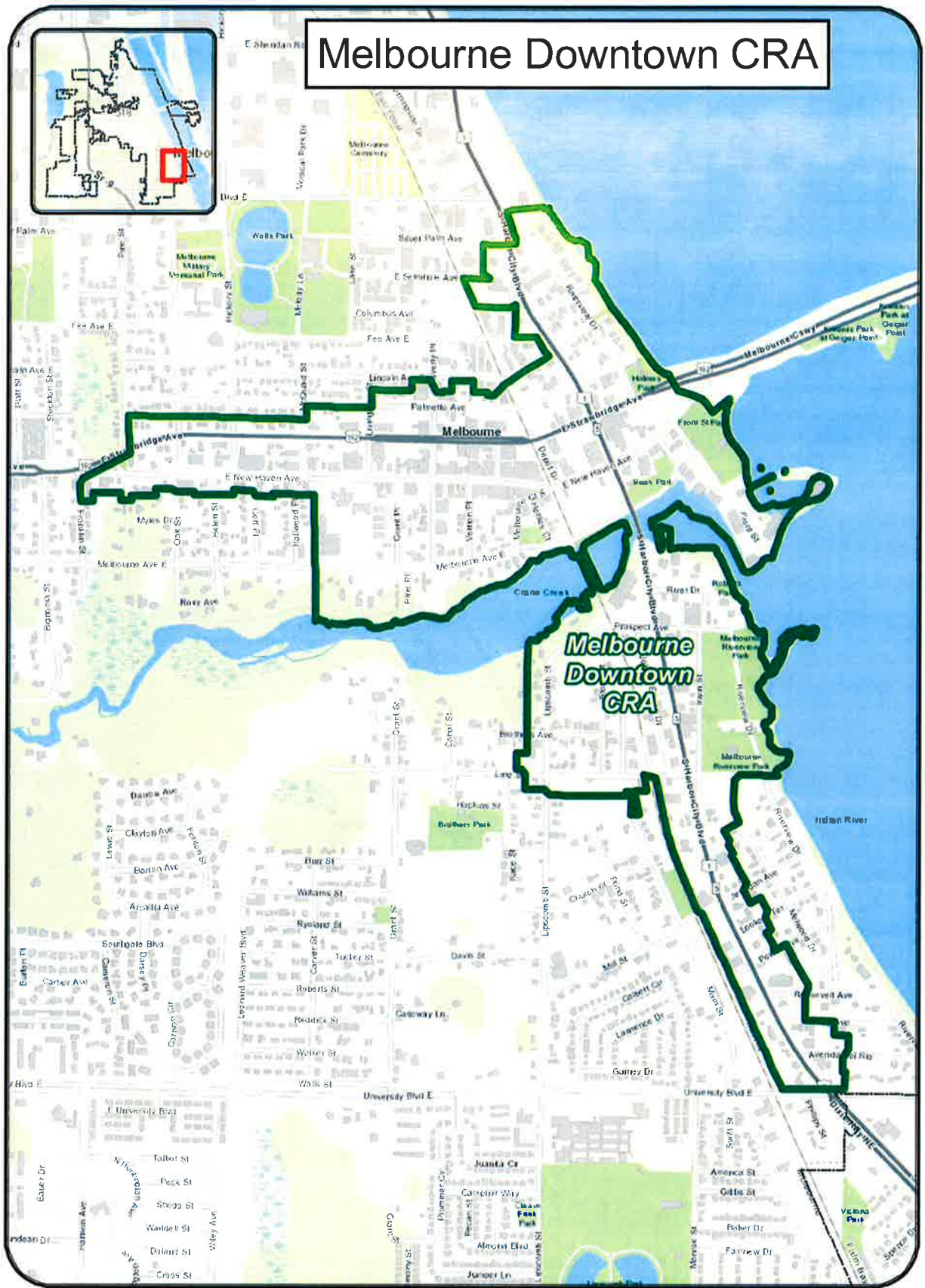
Current:		
General government		155,227
Debt service:		
Interest and fiscal agent fees		<u>2,003</u>
Total expenditures		<u>157,230</u>
Excess of revenues over expenditures		<u>326,016</u>

OTHER FINANCING USES

Transfer out		<u>(325,000)</u>
Net change in fund balances		1,016
Fund balance, October 1		<u>529,236</u>
Fund balance, September 30	\$	<u><u>530,252</u></u>

Appendix C – Maps



Melbourne Downtown CRA



900 450 0 900 1,800 Feet

1 inch = 900 feet

Legend

-  City Boundary
-  Melbourne Downtown CRA

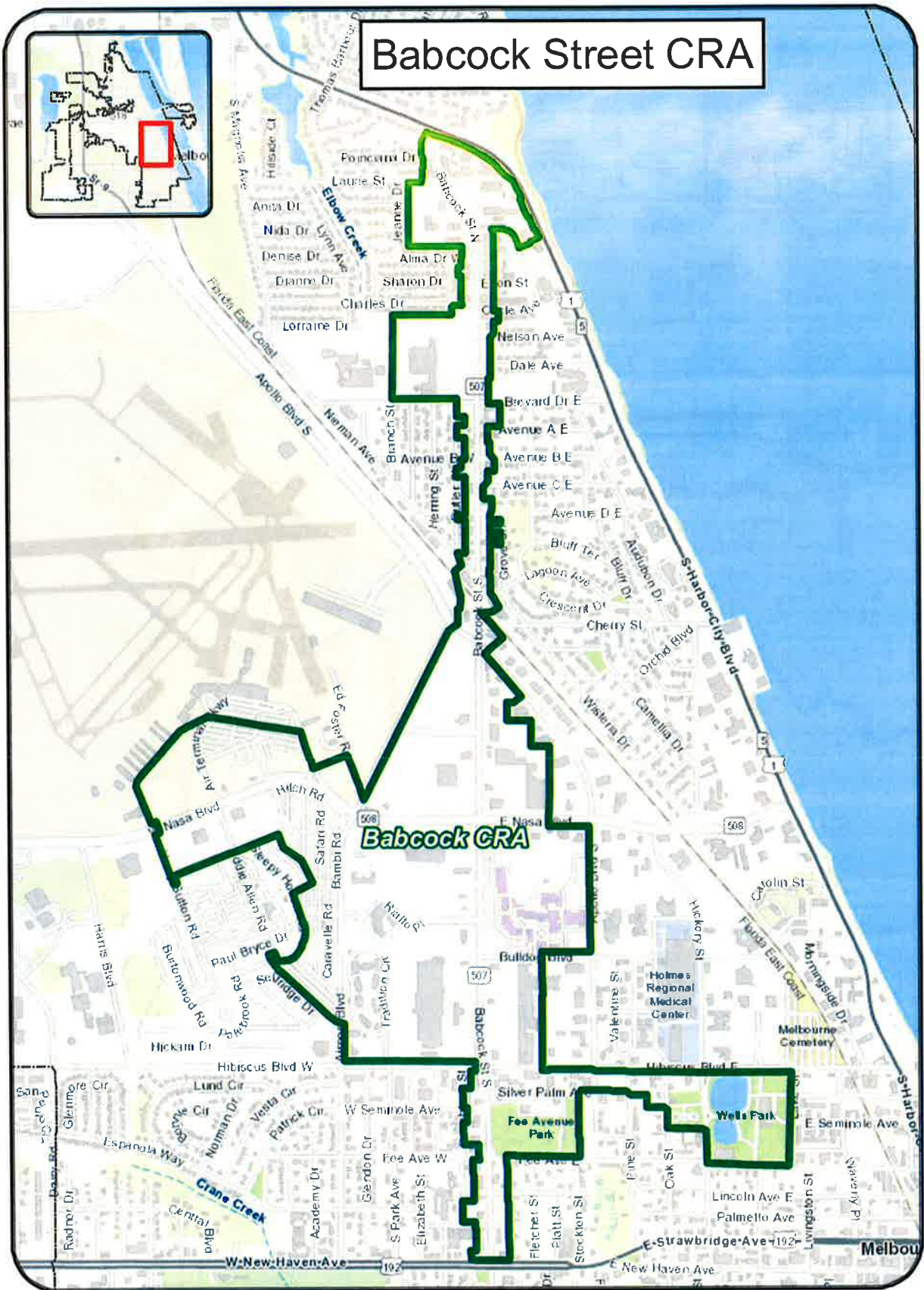


mGIS

City of Melbourne
The Harbor City

The Melbourne Downtown CRA
Department: City of Melbourne GIS Team
Prepared by: John Stockman
Last Updated: 5/16/2020 8:23 AM
Map Location: I:\mbl\gis\harc\Shapefiles\GIS Common\Templates\Map\GIS 11 Planning\AEC\Development CRA_Downtown_11-17.mxd
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for any damages, losses, costs or expenses, including but not limited
to attorney's fees, arising from any use or misuse
of the property records or mapping data provided herein.

Babcock Street CRA



1,250 625 0 1,250 2,500 Feet

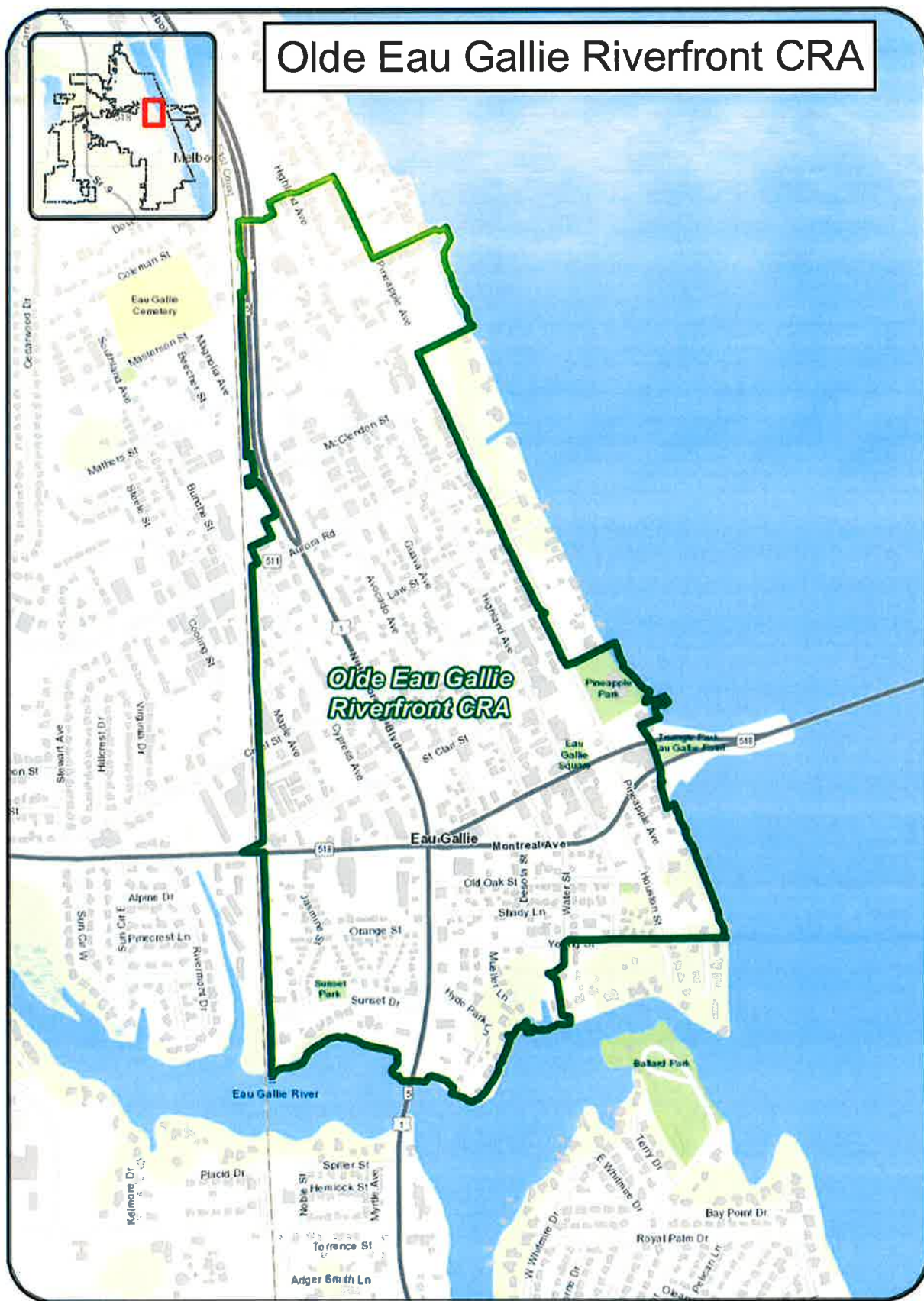
1 inch = 1,250 feet

Legend

- City Boundary
- Babcock Street CRA

This Babcock Street CRA
 Department: City of Melbourne GIS Team
 Prepared By: John Soudman
 Last Updated: 2/10/2016 12:27 AM
 Map Location: \\admlb01\gis\shred\elder\GIS\Complan\template\Babcock\Babcock_11x17.mxd
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1 inch = 750 feet

 City Boundary

 Olde Eau Gallie Riverfront CRA

Title: Olde Eau Claire Riverfront CRA
Department: City of Melbourne GIS Team
Prepared By: John Struckman

Map Location: \\ed.mbi.org\home\SharedFolders\GIS\Common\Templates\Map\ArcGIS\10\Working\ArcToolbox\Scripts\CRS_GCS_11_17.mxd

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City of
Melbourne
The Harbor City

