



2020

Community Redevelopment Agencies

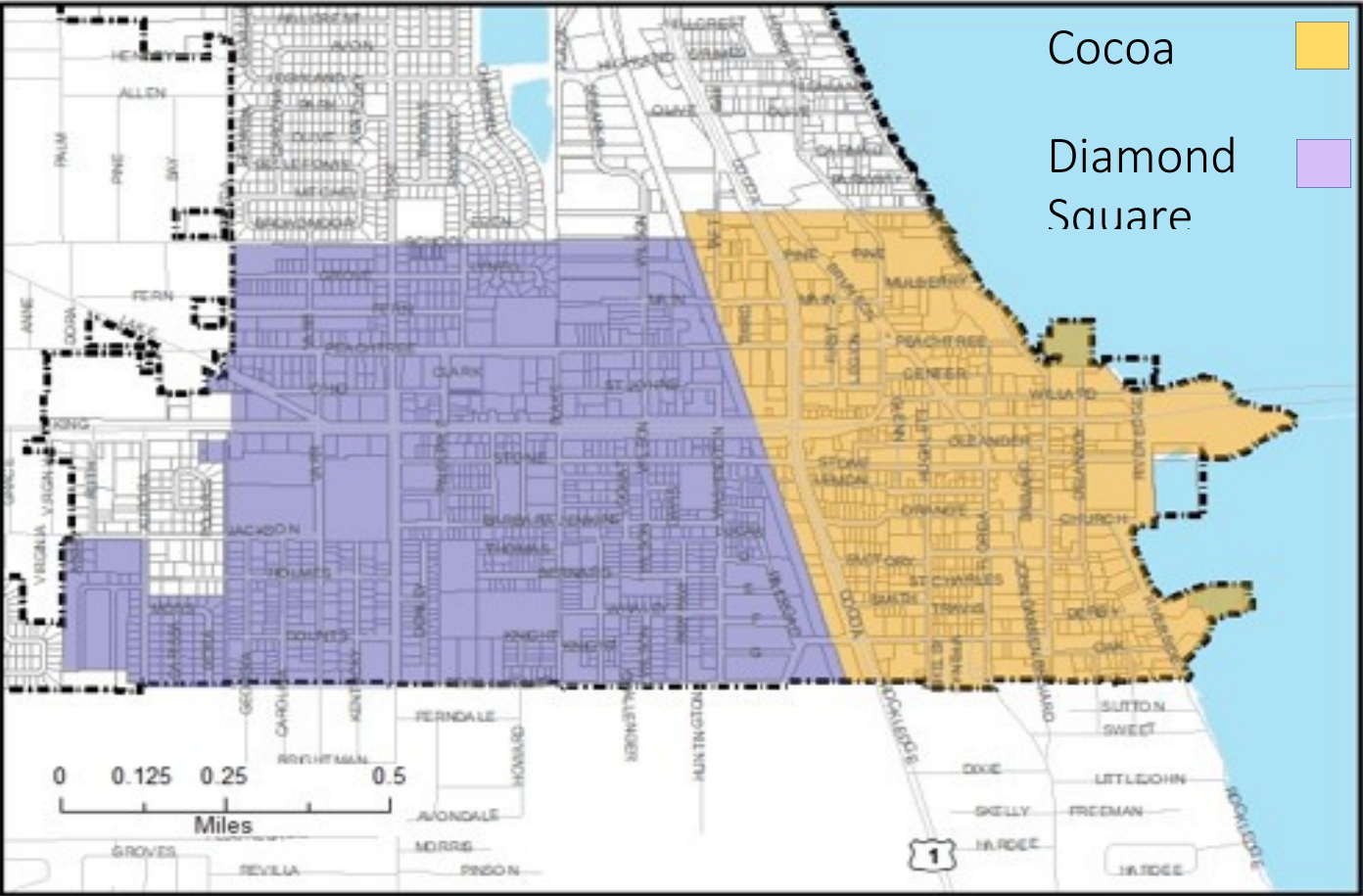
ANNUAL REPORT

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CRA BOUNDARIES



OVERVIEW

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



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



DIAMOND SQUARE
REDEVELOPMENT AGENCY

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



US 1 Redevelopment Agency
U.S. 1 Corridor CRA
City of Cocoa
Ordinance No. 12-98,
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, the Diamond Square CRA and the US1 Corridor CRA, we have prepared this report 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).

Our Fiscal Year is October 1 through September 30 of each year. This report is for the period of October 1, 2019 through September 30, 2020 (Fiscal Year 2020).

CITY OF COCOA AND RESPONSE TO COVID 19

The City of Cocoa is dedicated to keeping residents, business owners and customers safe during the COVID-19 crisis by actively monitoring developments related to the pandemic. The City's main priority is communicating best health practices to minimize the spread of COVID-19 in our community. The City of Cocoa continues to maintain its website and social media sites with the most current information.

In accordance with the Center for Disease Control, in order to keep the community and employees safe, the Cocoa City Council stated that all events during part of the year were cancelled or rescheduled. These decisions were reassessed on a regular basis and eventually began reopening gradually. Some businesses opened on a partial basis or with part time hours with limited guests. However, most face-to-face meetings were still cancelled and held via an online meeting forum and many events with large gatherings were re-imagined. Ultimately, all of the usual yearly events had been adjusted in some form or fashion, bringing in fewer visitors and patrons overall.

Thanks to the Brevard County Small Business Economic Relief Grant became available in late summer to help businesses with fewer than 50 employees and having been negatively impacted by COVID-19 public health emergency. This grant provided the Cocoa Community Redevelopment area businesses \$280,720 and Diamond Square Redevelopment area businesses received \$36,820 to assist them during this difficult year.

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 the 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.

COCOA CRA BOARD MEMBERS

Mayor Michael C. Blake – Chairperson

Deputy Mayor Alex Goins – Vice Chairperson

Councilmember Rip Dyal – Board Member

Councilmember Lavandar Hearn – Board Member

Councilmember Lorraine Koss – Board Member

Captain Ed Lanni – Board Member

Janne Etz – Board Member

CRA BOARD MEETINGS

2ND Tuesday of each month at 5:00pm in the City Council Chambers

TERM/MEMBERS

Five members of City Council and two members appointed by the City Council

Terms – Two members appointed for 4 years and Council members change due to election

2020 HIGHLIGHTS

- **Completion of Promenade and Overlook, Lee Wenner Park Boat Slip Construction and T-Dock Expansion (Cocoa CRA)**



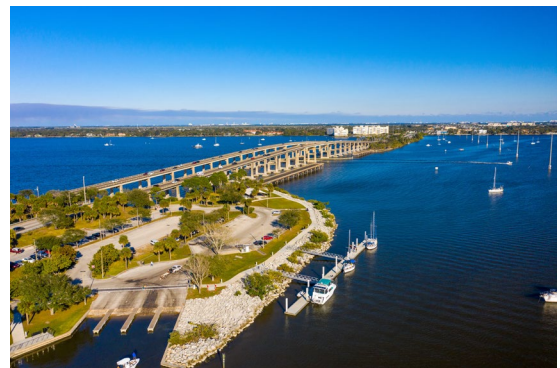
- **Completion of Forrest Avenue Gateway Entry Feature Phase 1 (Cocoa CRA)**



PROJECTS

Completion of the Promenade on the Waterfront, Lee Wenner Park Boat Slip Construction and T-Dock Expansion (CRA Plan Page 58)

In Fiscal Year 2019, the Cocoa CRA embarked on a multi-year project to design and construct new boat slips and expand the T-Dock in Lee Wenner Park. The damage caused by Hurricane Irma created an opportunity to redesign the waterfront to better serve the community. With completion of the Promenade, construction of the new boat slips will provide boaters anchored in the Indian River Lagoon to tie up their small dinghy vessels and visit Historic Cocoa Village for the day. The expansion of the T-Dock will allow for larger vessels to dock. These new boat slips, dinghy docks and large vessel tie ups will be constructed of more resilient concrete floating docks and landings. Additionally, new sidewalks along Lee Wenner Park will provide access to these structures. With a commitment from the Cocoa CRA, the City of Cocoa and grant funding from the Florida Inland Navigation District (FIND), this project will provide future boating opportunities in Cocoa Village for years to come. In 2020, the Boat Slip Construction and T-Dock Expansion were both completed opening the door for future projects along the CRA's waterfront.



Completion of Phase 1 of the Florida Avenue Cocoa Village Gateway Entry Feature (CRA Plan Page 58)

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 FY 2019, the Cocoa CRA Board approved the conceptual design of the Gateway Entry Feature which was designed from entries submitted from the public. The design and engineering phase of the project completed in FY 2019 and an RFP was issued for construction in FY 2020. During 2020, Phase 1 of the Project which includes construction of the sign and paddle wheel was completed. Additionally, Phase 2 which includes design and construction of the figurines is expected to be completed by the end of Fiscal Year 2020.



Completion of Cocoa Village Lighting (CRA Plan Page 58)



Cocoa CRA projects continue in 2020 with Design plans in progress for:

- Civic Center Redesign
- Fishing Pier
- Harrison Street Streetscaping and Stormwater
- Lee Wenner Park parking
- On Street Parking Design
- Village Crosswalks

REDEVELOPMENT ACTIVITY

603 Brevard Avenue

In 2019, the Cocoa CRA entered into a Redevelopment Agreement with Lodging Decisions, Inc. to design and Construct a hotel on the existing site. The developer is currently in the process of preliminary design to move the next phase, entering into a Development Agreement in October of 2020, with the City of Cocoa.



The Cocoa CRA welcomed 39 new businesses to the area, creating a total of 58 full-time jobs and 29 part-time jobs.

\$18,797 was awarded in Commercial Façade Improvement Program Grants, leveraging \$121,051 in private sector capital investment. A ROI of \$3 for every \$1.5 of TIF invested.

Business	Address	Total Award	Total Project Cost
M & R United	26 Forrest Avenue	\$10,000	\$20,368.50
Stephan Properties	105,109,113 Brevard Ave. 210 King Street	\$8,797	\$37,200

YEARLY EVENTS

Cocoa Village hosted more than 70 events in FY 2020 attracting more than 100,000 visitors and assuming more than \$2,000,000 in indirect spending in Cocoa Village (Cocoa CRA did not provide financial contributions to events in Cocoa Village).

Due to the 2020 Pandemic and to respect social distancing and create a safe environment, many events were either cancelled, scaled down or reimagined resulting in lower than usual numbers of visitors in the area and attendees at events.

- Central Florida Car Show
- Central Brevard Humane Society Annual MardiPaws in the Park
- Historic Cocoa Village Association Arts and Craft Fair
- Cocoa Village Mardi Gras
- Historic Cocoa Village Association Sip and Stroll
- Cocoa and Brevard County Holiday Parade
- Yoga Fund Day Weekend in the Park
- Historic Cocoa Village Main Street Farmer's Market
- Keep Brevard Beautiful Trash Bash
- Space Coast Marathon and Half Marathon

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

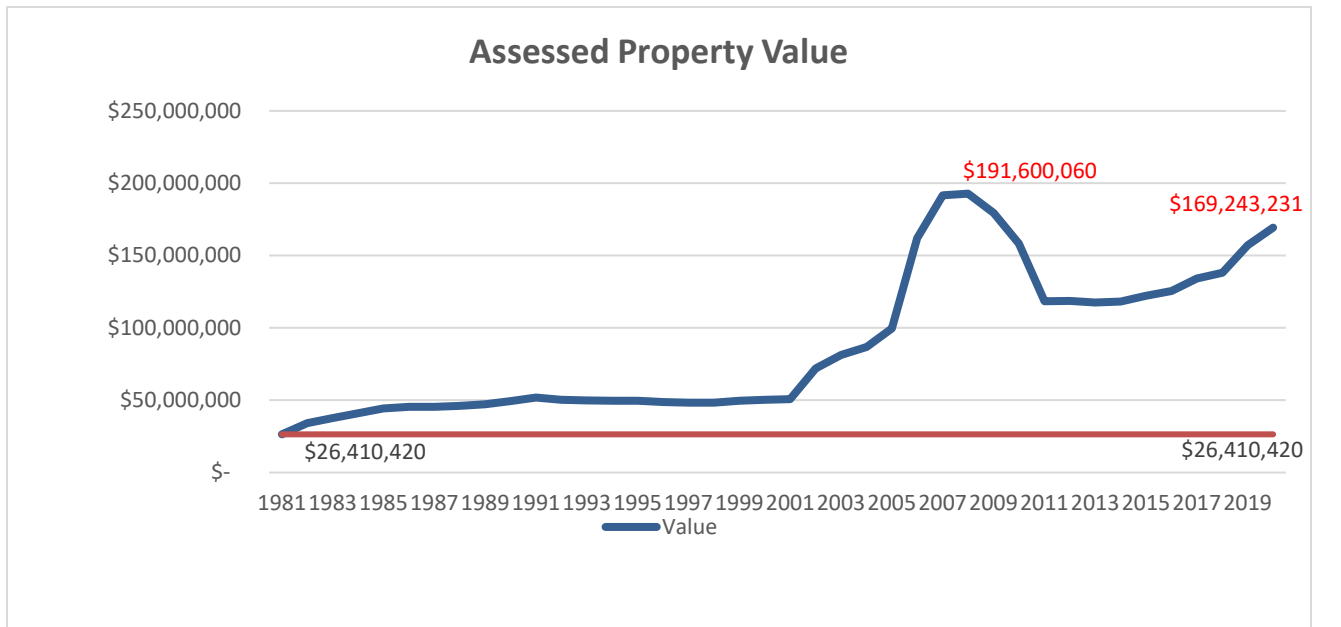
Coastal – Goal XV (Page 77): The natural resources of the City's CRA coastal planning area shall be preserved, protected or enhanced to provide the highest possible water quality, habitat for fish and wildlife and use for public recreation. In progress

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

PERFORMANCE DATA

Amount of payment to redevelopment trust fund in prior year	\$ 744,273.00
Prior year operating millage levy from Form DR-420, Line 10	5.9790%
Taxes levied on prior year tax increment value	\$ 783,445.00
Prior year payment as proportion of taxes levied on increment value	95.00%
Dedicated increment value	\$ 135,691,170.00
Actual expended increment revenue	\$ 1,896,186.00
Total Low and Moderate Housing Expended	\$ -

ASSESSED PROPERTY VALUE



Increase in tax increment value from previous year: \$11,799,977

TAXABLE INCREMENT VALUE

Current Year Taxable Value in CRA	\$ 169,243,231.00
Base Year Taxable Value in CRA	\$ 26,410,420.00
Current Year Tax Increment Value	\$ 142,832,811.00
Prior year Final taxable value in the tax increment area	\$ 157,443,254.00
Prior year tax increment value (Line 4 minus Line 2)	\$ 131,032,834.00

DIAMOND SQUARE CRA HIGHLIGHTS

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's 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



The Diamond Square CRA currently has no outstanding indebtedness.

DIAMOND SQUARE CRA BOARD MEMBERS

Tracy Moore – Chairperson

Delores Martin – Vice Chairperson

Jackie Isom – Board Member

Ed Jones – Board Member

Larry Brown– Board Member

Sylvia Thomas – Board Member

DIAMOND SQUARE CRA BOARD MEETINGS

3RD Monday of each month at 6:00pm in the City Council Chambers

TERM/MEMBERS

Terms –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.

- **Two homes completed in the Habitat for Humanity Women's Veterans Village (Diamond Square CRA)**



- **Grand Opening of Dr. Joe Lee Smith Community Center (Diamond Square CRA)**



PROJECTS

Habitat for Humanity Female Veteran's Home Build Project (CRA Plan Page 17)

Championed by the Diamond Square Community Redevelopment Agency (CRA) and Staff, Diamond Square CRA granted Habitat for Humanity of Brevard County (HFHBC) six lots (\$30,000) and \$10,000 cash for each lot for homes to be built on Whaley Street. These homes will be constructed for low-income, female Veterans who live in Brevard County to move to Cocoa and own their home. The \$60,000 of Agency funds will assist Habitat with the site preparations. Ground breaking ceremonies were held on two of the homes in 2020 and filled with Female Veterans.

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.



Dr. Joe Lee Smith Community Center (CRA Plan Page 21)

Currently located at 419 Washington Street, the existing center was outdated and lacked the space required for the community services needed in Diamond Square CRA. A significantly updated community center was constructed on the property, adjacent to the current facility. Through a partnership with the Diamond Square CRA, the City of Cocoa, Brevard County and the Department of Housing and Urban Development, this facility became a reality in 2020 with a grand opening celebration in October. The new center is complete with a full-size basketball court, a community room, a full-service kitchen and Brevard County Community Action Team, four new computers that assist with training and services to the students and residents in the neighborhood.



Diamond Square Partnership with ANR for Youth Programs (CRA Plan Page 23)

The Diamond Square CRA \$20,000 partnership with the Alliance for Neighborhood Restoration (ANR), currently in its 6th year of youth programs at the Harry T. Moore Center began the 2019-20 year with a plan to continue and exceed the previous year's program goals; however, COVID 19 presented itself with a vengeance and impacted our lives in ways most of us would never have imagined. In addition to navigating the day-to-day in our personal lives, some of us were also tasked with figuring out how to continue our programs and remain relevant while making a significant difference in our communities. ANR and Cocoa PAL quickly decided that service to society, specifically the Diamond Square Community, could be provided in different forms. After many discussions and brainstorming sessions, we put our plans in motion. In addition, the Diamond Square CRA sponsored the community policing initiative, the Cocoa Police Athletic League (Cocoa PAL), for \$4,500.



Community Policing Efforts (CRA Plan Page 22)

The Cocoa Community First and Cocoa Police Department host a Cops and Kids Camp each summer to bridge the gap between law enforcement and the youth in Diamond Square. The Diamond Square CRA funds part of this camp to ensure a positive focus on community involvement, education, awareness and safety. The



officers and the children spend the summer weeks touring area attractions, learning new skills and enjoying positive interactions that keep them busy and help develop productive life skills. We started 2019-20 the school- year with 40 youth registered for After-School with a focus on Career Readiness; an average of 25-30 youth received daily homework assistance, career readiness, leadership development, social-emotional development, arts and crafts, physical fitness, and nutrition.

Cops & Kids (CRA Plan Page 22)

Twenty-five youth (20 Diamond Square Residents) participated in the Cops and Kids Academy at no cost to the participant. A partnership with the Lifetime Counseling Center provided counselors for the 5-week camp who developed the curriculum with an emphasis on mental health. Each day began and ended with a group counseling session. What started as a regular camp was canceled after a week due to COVID but was successfully continued as a Virtual Camp with approximately 17 youth out of the 25 participating.

PAL After School Program (CRA Plan Page 22)

We started 2019-20 the school- year with 40 youth registered for After-School with a focus on Career Readiness; an average of 25-30 youth received daily homework assistance, career readiness, leadership development, social-emotional development, arts and crafts, physical fitness, and nutrition.

The changing dynamics of the community, necessary changes in curriculum, and how it is best delivered to the participant became indispensable. The After-School curriculum was updated to include speakers and hands-on activities, such as arts and crafts, and creating vision boards.

Speakers included the military, police officers, firefighters, business owners, and entrepreneurs



COVID Impact and Response

During COVID, ANR, Cocoa PAL, and Second Harvest Food Bank developed a partnership to coordinate and distribute meals to students during the school closures. Grab and Go meals were available Monday through Friday from 10 am 2 pm. The Second Harvest Food Bank provided 5,825 free meals Monday-Friday, and 1,165-weekend packs from March 23 through July 17. Youth Leadership Council members volunteered over 200 hours to assist with the effort by distributing the "grab and go" meals.

ANR collected non-perishable items to prepare boxes for senior citizens who were home-bound and had difficulty getting transportation to the grocery store. The packages were delivered to Diamond Square residents by staff and volunteers.

Outreach during COVID included contacting students and parents to encourage them to take advantage of the free meals provided and stay connected with PAL. United Way provided books for the children, and the Children's Hunger provided weekend meal packs for families.

PAL Virtual Academy (CRA Plan Page 22)

As an alternative to our annual Summer Youth Employment Training Program, with a focus on Career Readiness, 20 youth registered for the PAL Virtual Academy, developed and hosted by the PAL Program Manager.

Career Readiness lessons included career research, business development, financial literacy, crime prevention, social and career etiquette, and guest speakers sharing experiences.

Seven youth completed and received certificates and incentives at a drive-through graduation held at the Moore Center on August 7, 2020.

PAL Leadership Training (CRA Plan Page 22)

Each member received 8 hours of Leadership Training. The curriculum included a leader's traits and skills, team-building exercises, planning and executing community projects, community needs assessments, and civic responsibility.

Cocoa PAL YLC hosted a Regional Meeting for area PAL, focusing on careers in law enforcement and the new driving and texting law. Officer Sayge Gray and Lt. Dellatorre lead the round table group discussions.

They are writing letters to the Florida Legislature as part of the State PAL letter-writing campaign requesting support for PAL's Leadership Programs, statewide.

Youth Leadership Council YLC (CRA Plan Page 22)

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.

YLC participants held regular meetings to discuss and plan activities, which included service projects. 8-10 youth consistently attended local and regional conferences and have volunteered with various agencies within the City of Cocoa. Volunteer activities for program year 19-20 included the Cocoa PAL annual Holiday Homeless Project, City of Cocoa Fall Festival, Parks and Recreation Thanksgiving Dinner, 2020 PAL Winter Festival, and each PAL activity held at the Moore Center. YLC members also installed raised beds for the After-School gardening project and have volunteered over 200 hours for the COVID "grab and go" meal distribution.



Special Events and Activities: October – March

National Night Out, Lights On After-School, Family Night, Holiday Celebrations, Winter Festivals, and Black History Month are some of the events held at the Moore Center from October through March

- National Night Out Against Crime is a National Initiative promoting positive Police-Community Relationships. The Diamond Square Community Block Party was held at the Harry T. Moore Center, Hosted by Alliance for Neighborhood Restoration, and included partnerships with the Cocoa Police Department and the Cocoa Housing Authority.
- Lights on After-School is a National Initiative to promote After-School programs or OST (Out of School Time Programs). On this day, Organizations highlight the need for programs and the type of activities provided for youth. Cocoa PAL celebrated with the Cocoa Police Department at the Harry T. Moore Center.
- Bowling with Cocoa PAL. Chief Cantaloupe and Lt. Dellatorre joined the After-School Youth and the YLC Teens for Bowling and Lunch. Teacher In-service days leave some children without supervision. This was our way of easing the additional burden of providing child care and creating opportunities for Cops and Kids to bond.
- Family Night is a way to encourage families to share a meal and discuss issues that may affect a child's behavior and academic success. We also invite other role models, police officers, and counselors to join the discussion.
- Christmas Celebrations are a way of demonstrating the "gift of giving" by hosting a party and providing each child with a Christmas gift, and the opportunity to purchase a gift for a family member. The Cocoa Police Department, Mayor, and members of Cocoa City Council also joined us for the celebration.
- The Annual Winter Festival was held on January 6, hosted in partnership with the Cocoa Police Department. Cocoa's Police Chief and elected officials attended along with After-School and YLC members. The City of Cocoa Census was also on hand to provide information to the residents in attendance.
- Black History Month was an opportunity to plan a historical exhibit at the Harry T. Moore Center and invite the community to join us. Cocoa PAL's Program Manager and Photographer, Sonja Mitchell spent countless hours photographing PAL youth as historical figures and local African American Achievers. The Exhibit was the focal point of the annual Black History Program held at the Moore Center on February 25. We invited those being honored and members of the community.

- Leadership activities for March were centered around Women's History Month. PAL girls researched their heroes and portrayed them for the on-going photography exhibit at the Moore Center open to the public.
- Sports during the 2019 Basketball season, the practice was held on Tuesdays and Thursdays at the Joe Lee Smith Community Center. Games were held on Saturdays during League competitions at the YMCA and Parks and Recreation. The program, under the direction of volunteer Coach Calvin Brown, is scheduled to continue when it is safe to do so.

Outreach:

With the isolation that comes with COVID, children are likely to be experiencing worry, anxiety, and fear, and this can include the types of fears that are very similar to those experienced by adults, such as a fear of dying, a fear of their relatives dying, or a fear of what it means to receive medical treatment.

Children may no longer have that sense of structure and stimulation provided by a school and OST (out of school time) programs such as PAL, and now they have less opportunity to be with their friends and get that social support essential for good mental well-being. How do we turn this problem into an opportunity?

We have adopted proper safety measures, including masks, sanitation, and a smaller group to staff ratios so that children and staff are safe and families feel comfortable. We are also providing access to technology and connectivity that supports learning across all settings. Cocoa PAL will continue to connect with participants through the Cocoa PAL Virtual Academy and smaller in-person groups while adhering to the CDC COVID safety practices.

Our outreach goal is to reach the capacity set for each program. Outreach efforts include in-person and virtual registration. In addition to social media, texting, and phone calls, we will also work with the Schools to identify children and families who may benefit from the programs.

YEARLY HIGHLIGHTS

The Diamond Square CRA welcomed 11 new businesses to the area, creating a total of 19 full-time jobs and 2 part-time jobs.

\$3,805 was awarded in Commercial Façade Improvement Program Grants, leveraging \$14,110 in private sector capital investment. A ROI of \$3 for every \$1 of TIF invested.

Business	Address	Total Award	Total Project Cost
Just For Kids	1149 Lake Drive	\$3,805	\$7,610

YEARLY EVENTS

The Diamond Square CRA IS home to a number of annual events (no support provided for these events).

- ANR Car Wash Fundraiser
- PAL Academy Holiday Social
- ANR Community Resource Fair
- ANR Local Basketball Games
- Keep Brevard Beautiful Trash Bash
- PAL Open House
- Youth Leadership Council Bahamas Relief Project
- Family Night Out Programs
- Annual Fall Festival
- Community Cleanup Project

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 in Fall 2021

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

- Housing Authority of the City of Cocoa curb appeal – renovations/expect completion
- Finance and home ownership programs – in progress
- 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
- Facade Grant - in progress

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

- Joe Lee Smith Center upgrades and/or reconstruction – completed in May 2020
- Programs and partners for kids – in progress

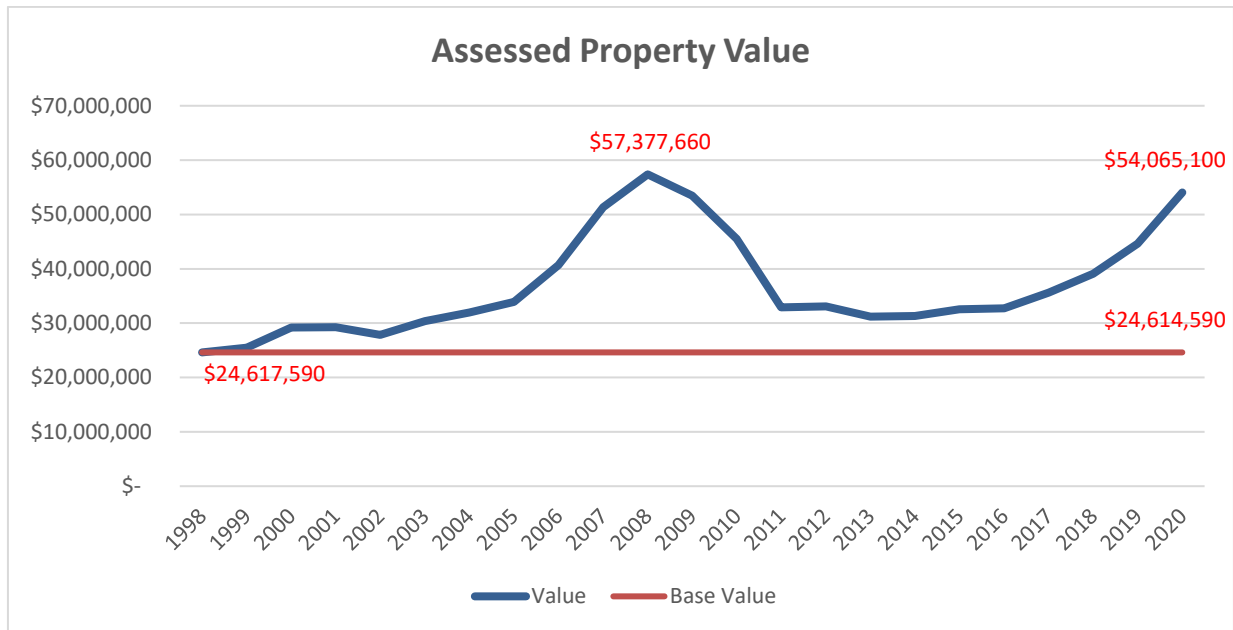
Goal 5 – Enhance support for community-based organizations and educational institutions (Pages 23-24)

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

PERFORMANCE DATA

Amount of payment to redevelopment trust fund in prior year	\$ 135,989.00
Prior year operating millage levy from Form DR-420, Line 10	5.979%
Taxes levied on prior year tax increment value	\$ 143,146.00
Prior year payment as proportion of taxes levied on increment value	9500%
Dedicated increment value	\$ 27,979,135.00
Actual expended increment revenue	\$ 936,835.00
Total Low and Moderate Housing Expended	\$ -

ASSESSED PROPERTY VALUE



Increase in tax increment value over prior fiscal year: \$9,438,252

TAXABLE INCREMENT VALUE

Current Year Taxable Value in CRA	\$ 54,065,100.00
Base Year Taxable Value in CRA	\$ 24,617,590.00
Current Year Tax Increment Value	\$ 29,345,260.00
Prior year Final taxable value in the tax increment area	\$ 48,559,134.00
Prior year tax increment value (Line 4 minus Line 2)	\$ 23,941,544.00

US1 COMMUNITY REDEVELOPMENT AGENCY

In June, 1988, the US1 Corridor Community Redevelopment Agency was established by City of Coco with an ordinance (12-98) and is generally bounded by the southwestern intersection of School Street and Fiske Boulevard east to US1 and north with the western boundary along Fiske Boulevard and the northern boundary at Clearlake Road. The CRA is governed by a 7-member board and was set to sunset by September 30, 2020. Subsequently, in 1998, the US1 Corridor CRA approved the US1 Corridor Master Plan. The strategies outlined in this plan were:

- Promote Industrial Activity & Development
- Promote Value Based Retail Development at Key Locations
- Maintain & Enhance the City's Downtown Core, Visitor Attractions and Aesthetic Amenities; and
- Stabilize the City's Residential Neighborhoods

The CRA accomplished several major goals of their Redevelopment Master Plan. The first major goal was the widening of US1 and to contribute to the enhanced lighting hardscaping and landscaping along the US1 corridor. This provided quality of life for many residents by providing enhanced pedestrian and cycling modes of transportation. The next major goal accomplished was the development of Bracco Pond Park to create a linear park/bike path for the residents surrounding Bracco Pond. The area was reimagined and designed as a sustainable green space surrounding a functional stormwater pond. The pond is the centerpiece of the park, which includes a walking trail, benches and opportunities to view the natural habitat. The last, and probably the most important goal of the US 1 Corridor CRA was the development of an affordable housing, more specifically the partnership to construct an affordable senior apartment community (Clearlake Isles) that offers one and two bedroom apartment for low and very low income seniors 55 years and older, in addition to generating substantial ad valorem and non-ad valorem tax revenue for the City.

One other component of the US1 Corridor CRA was to offer façade grants to businesses along the corridor to make substantial improvements to their properties. Over \$50,000 in façade grant funds were awarded with a private investment of over \$200,000 throughout the life of the Agency.

At the September 23, Cocoa City Council Meeting, the US1 Corridor CRA was sunset.

US 1 CORRIDOR CRA BOARD MEMBERS

Richard Loudon – Chairperson

Laura J. Houston – Vice Chairperson

Curt Chandler – Board Member

James McCarthy – Board Member

Thomas H. Yardley – Board Member

Deva Thomas – Board Member

COMMUNITY REDEVELOPMENT GOALS

The US 1 Corridor CRA achieved many of its goals as set forth in the 1998 US Corridor Redevelopment Master Plan.

Goal 1 – Enhance streetscapes

- US 1 Streetscaping – complete

Goal 2 – Parks and Greenspace development

- Creation of Bracco Pond Park – complete

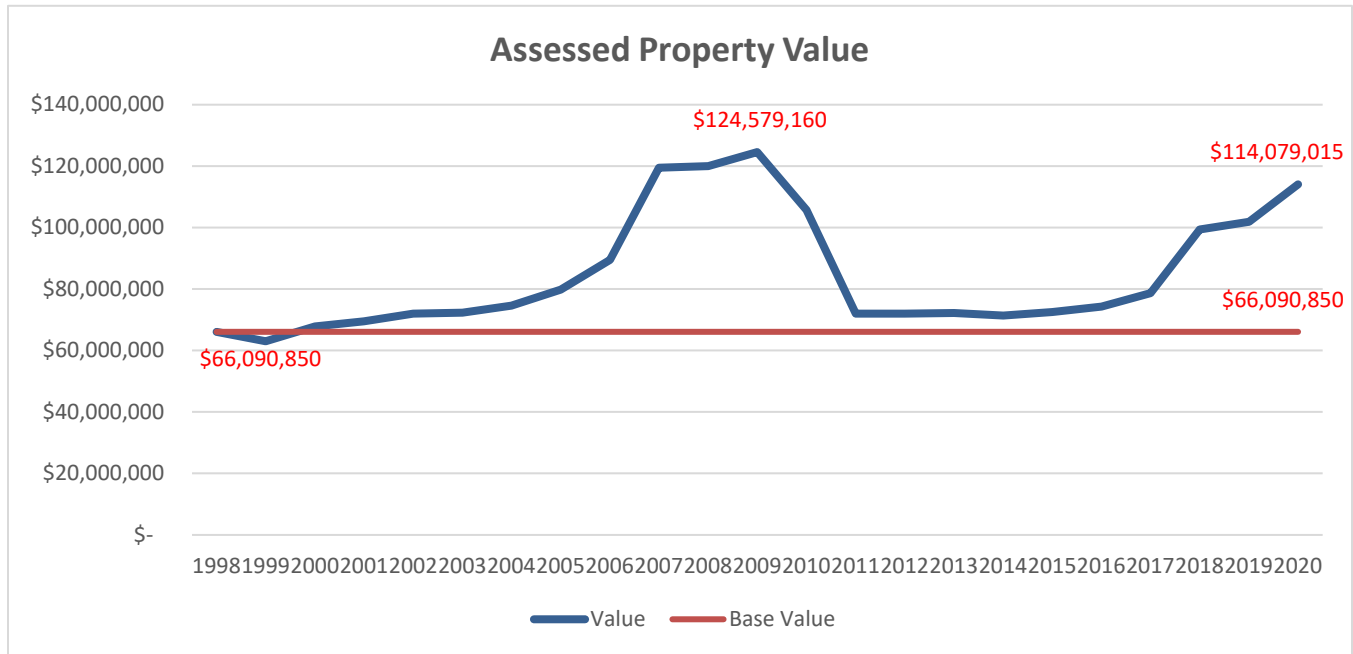
Goal 3 – Redevelopment and Affordable Housing

- Development of Clearlake Isles – Senior Affordable Housing - complete

PERFORMANCE DATA

Amount of payment to redevelopment trust fund in prior year	\$189,005.00
Prior year operating millage levy from Form DR-420, Line 10	5.979%
Taxes levied on prior year tax increment value	\$198,953.00
Prior year payment as proportion of taxes levied on increment value	9500%
Dedicated increment value	\$34,258,577.00
Actual expended increment revenue	\$341,901.00
Total Low and Moderate Housing Expended	-

ASSESSED PROPERTY VALUE



Increase in tax increment value over prior fiscal year: \$12,181,715

TAXABLE INCREMENT VALUE

Current Year Taxable Value in CRA	\$ 114,079,015.00
Base Year Taxable Value in CRA	\$ 66,090,850.00
Current Year Tax Increment Value	\$ 47,988,165.00
Prior year Final taxable value in the tax increment area	\$ 102,151,510.00
Prior year tax increment value (Line 4 minus Line 2)	\$ 36,061,660.00

City of Cocoa, Florida

COMBINING BALANCE SHEET COMMUNITY REDEVELOPMENT
AGENCIESUNAUDITED

For the year ended September 30, 2020

	Cocoa Redevelopment Agency	Diamond Square Redevelopment Agency	U.S. 1 Corridor Redevelopment Agency
ASSETS			
Cash and cash equivalents	\$ 2,697,677	\$ 380,917	\$ 10,109
Interest receivable			-
Prepaid items	5,435	5,726	
Deposits	4,350	-	-
Deferred charges	1,252,379	-	-
Other receivable	271,891	-	-
Land	-	181,192	286,391
Infrastructure	-	477,850	692,313
Less accumulated depreciation	<u>-</u>	<u>(102,071)</u>	<u>(184,786)</u>
Total assets	<u>\$ 4,231,732</u>	<u>\$ 943,614</u>	<u>\$ 804,027</u>
LIABILITIES AND FUND BALANCESLIABILITIES			
Accounts and retainage payable	\$ 19,783	\$ 5,943	\$ 218
Accrued payroll and related liabilities	1,491	836	-
Due to other funds	118,034	-	-
Advance from other funds	1,924,347	-	-
Deferred inflows of resources	<u>271,891</u>	<u>-</u>	<u>-</u>
Total liabilities	<u>2,335,546</u>	<u>6,779</u>	<u>218</u>
FUND BALANCES			
Reserved for community development projects	<u>1,896,186</u>	<u>936,835</u>	<u>803,809</u>
Total liabilities and fund balance	<u>\$ 4,231,732</u>	<u>\$ 943,614</u>	<u>\$ 804,027</u>

Source: City of Cocoa Comprehensive Annual Financial Report

KEY CONTACTS

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