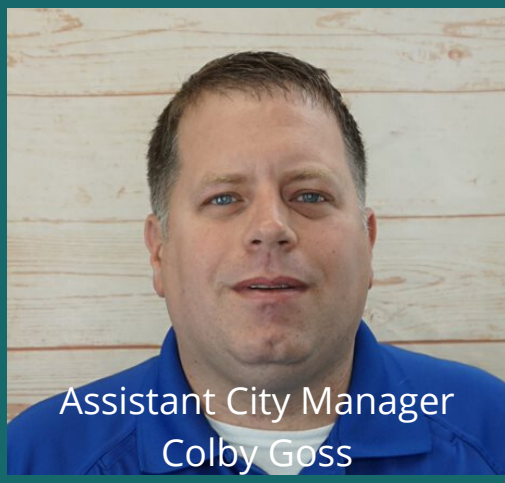
City of Gulf Breeze Community Redevelopment Agency Annual Report 2019

Fiscal Year 2019 (Oct. 1, 2018 - Sep. 30 2019)

Community Redevelopment Agency Board and Staff

Pursuant to Resolution No. 18-89, the City Council of the City of Gulf Breeze serves as the Community Redevelopment Agency Board and is vested with all rights, powers, duties, privileges and immunities vested in a community redevelopment agency by the Community Redevelopment Act, FS § 163.330 et seq. The members of the Community Redevelopment Agency Board for FY 2019 (October 1, 2018 to September 30, 2019) were as follows:

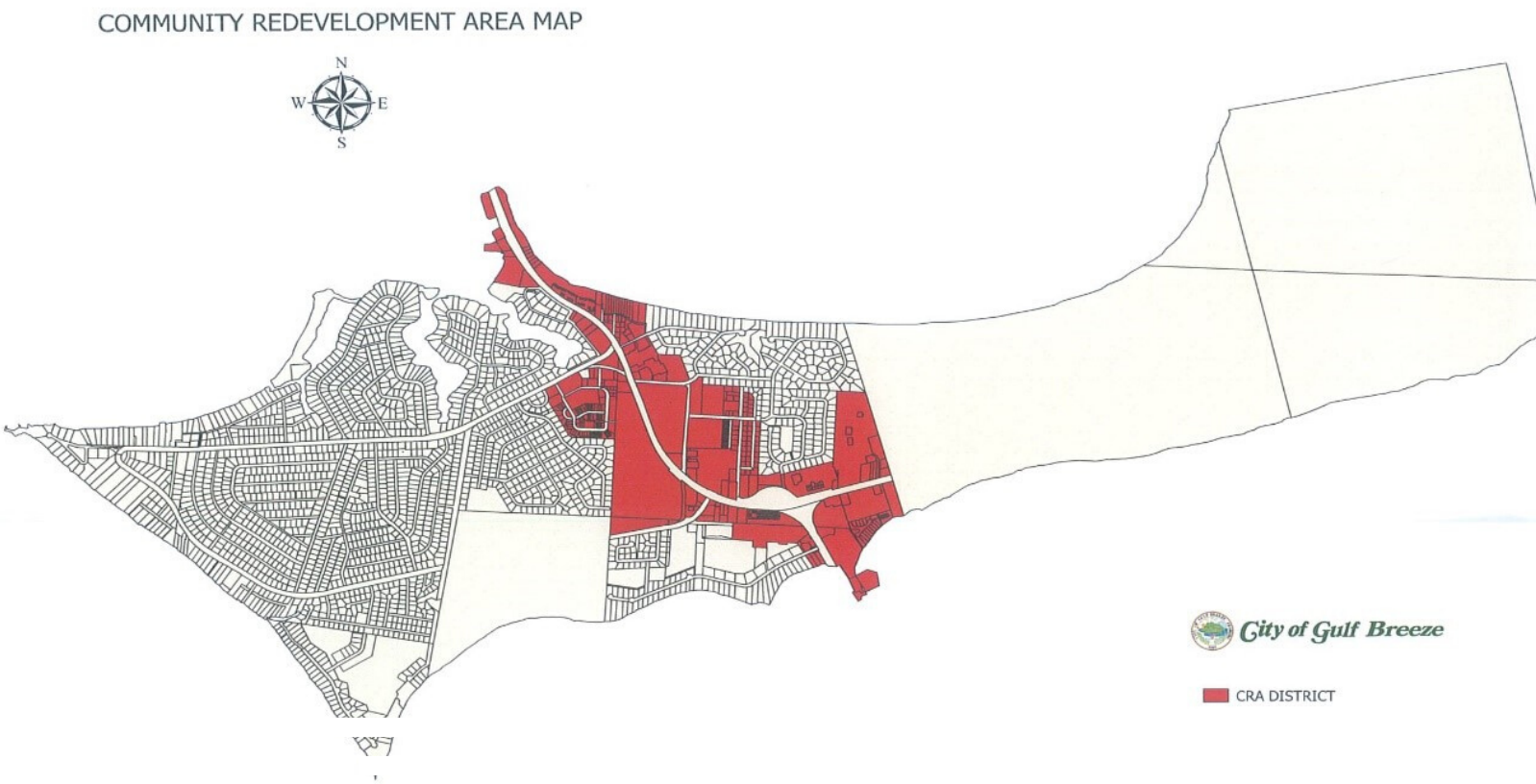


City of Gulf Breeze

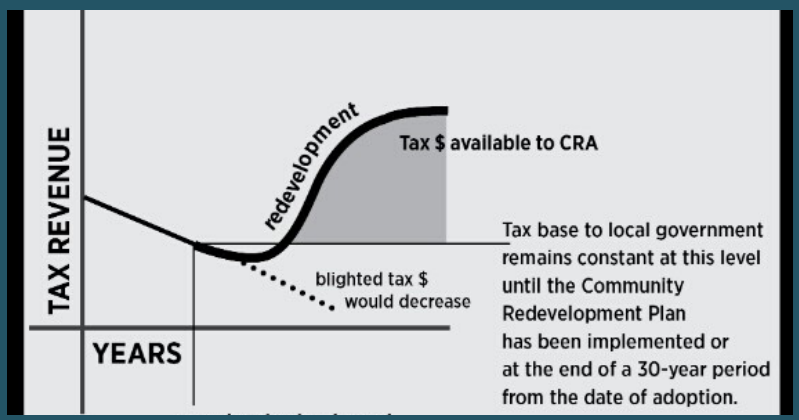
1070 Shoreline Drive Gulf Breeze, FL 32561

(850) 934-5100 Cityofgulfbreeze.us

CRA Map & Tax Increment Financing (TIF)



Base Year Value $49,375,405
Current Year Value - $173,366,031
Tax Increment Value - $123,990,626
2019 TIF - $950,291
30 Year TIF Forecast - $52,694,021



Community Redevelopment Agency Background

After Gulf Breeze was incorporated in 1961, it witnessed significant commercial growth and investment along US 98 (Gulf Breeze Parkway). This growth consisted of a variety of retail centers, service stations, office complexes, restaurants and motels. There were no standards or guidelines in place to discourage the "strip commercial" pattern that resulted, nor was there any attempt to establish or nurture a "downtown" or "city center" identity.

In an effort to create a sustainable downtown community and to address high vacancy rates in retail and office units along Gulf Breeze Parkway, the City of Gulf Breeze proposed the delineation of a redevelopment area along this corridor. This area would serve as the economic and, to some extent, social core of the City. To administer the activities and programs offered within the redevelopment area, the City created a Community Redevelopment Agency in December of 1989.

The Gulf Breeze CRA is approximately 393 acres in size, about 13% of the City's acreage, and is comprised of approximately 410 parcels. The CRA is located along the entire corridor of Gulf Breeze Parkway within the City limits, beginning at the south side of the Pensacola Bay Bridge and extending at various depths northeast and southwest of the highway to the City's eastern limits. The CRA also includes the Pensacola Beach Road corridor south of Gulf Breeze Parkway, which forms the approach to the Bob Sikes Bridge to Pensacola Beach.

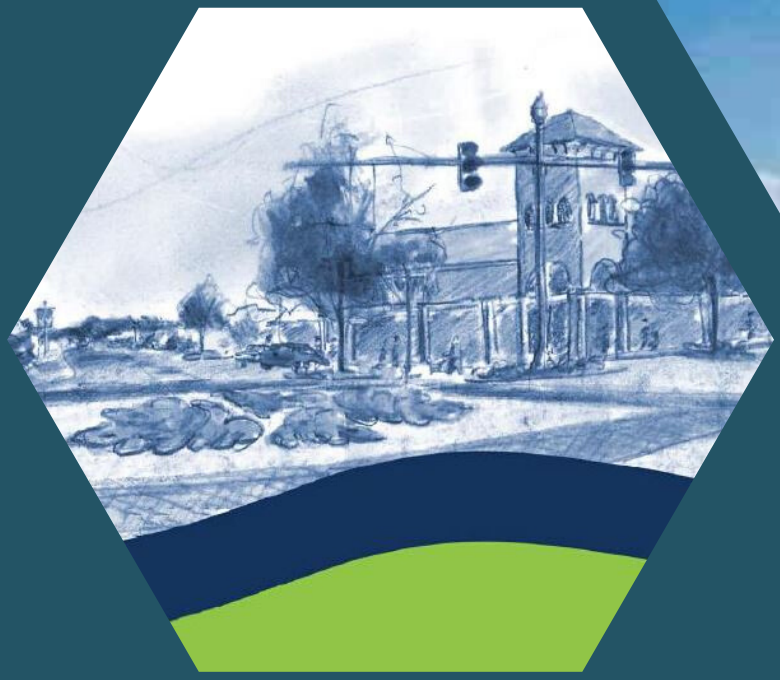
The need for a CRA was established in 1989 based on the Finding of Necessity documentation required pursuant to Chapter 163, Florida Statutes. This document continues to act as the foundation for blight determination within the CRA, and the elimination of these blighting characteristics remains the primary focus for redevelopment activities.. Many of the blighting characteristics identified have been addressed to some degree since the creation of the CRA ; however, since some issues have either not been addressed or not been fully addressed, the need continues to exist.

The City of Gulf Breeze adopted its first redevelopment plan in 1990 to "...assist the City with addressing the early signs of blight identified in 1989 and to stimulate economic development within the community redevelopment area." The City's 1990 comprehensive plan states that "...much of the commercial core suffers from underutilization and aesthetically poor architecture."

Concurrent with the creation of the Agency in 1989, the City Council was appointed as the Board of the Community Redevelopment Agency. Subsequently, a Redevelopment Plan was developed and adopted following several public hearings. The Redevelopment Plan established the goals for implementing revitalization of the core downtown area. Since 1990, the CRA Plan has been updated in 2006 , 2009 and 2018. The updated plan evaluates the CRA's physical and economic conditions and the challenges and opportunities facing the community.

Since 1989, the City has been proactive in addressing the issues in the Redevelopment Plan and several major initiatives have been completed over the past ten years. Most noticeable of these improvements is the median landscaping, decorative fencing, establishment of the Community Redevelopment design guidelines and urban design standards, and the designation of four major CRA Gateway Districts.

Master Plan Implementation



Pursuant to the Community Redevelopment Act (Florida Statutes §163.387(1)(a)), no TIF revenues may be expended unless those funds are used in accordance with an adopted Community Redevelopment Plan for the specific redevelopment area. The City has continued to implement the CRA Master Plan that identified a focus on the redevelopment of the public environment - primarily the treatment of the existing streets, school property and park property. Specific projects and programs identified in the plan included:

- Supporting and encouraging private investment;
- Creating a positive, healthy environment by effective public investments;
- Supporting business promotion initiatives by the Gulf Breeze Chamber of Commerce and other such groups;
- Identifying funding sources for public expenditures necessary for redevelopment activities;
- Increasing the tax base within the redevelopment area;
- Capitalizing on the City's waterfront (Wayside Park improvements, enhanced recreational access to surface water)
- Creating and implementing Urban Design Guidelines; and,
- Improving traffic flow.

2019 Projects Funded

$477,878

Daniel & Joachim Streetscape

Included pedestrian, traffic, safety, stormwater and aesthetic improvements aligning the City center with the CRA design guidelines. *25

$326,395

Police Initiative

The CRA continued to support law enforcement and code enforcement within the CRA boundry. Specific initiatives include addressing students loitering in and vandalizing retail stores and addressing a increase in the transient and homeless population *29

$14,980

Underground Utility Feasibility Study

Development of conceptual plans and preliminary budget estimates for undergrounding utilities within the CRA *17

* Page of 2018 City of Gulf Breeze Community Redevelopment Plan

2019 Projects Funded Continued

$10,221

Gulf Breeze High School Pedestrian Safety Project

Worked with Santa Rosa County Schools to install a cantilever fence at the entrance of Gulf Breeze High School to prevent students from improperly crossing Daniel Drive, addressing a immediate traffic safety concern identified by the community. *25

$152,333

Landscape Maintenance

Contractual Services for the Highway 98 and State Road 399 Landscape Maintenance and Turf Management Programs. *25

$54,128

Safe Streets Lighting and Critical Utilities

Funding for critical utilities and street lighting within the CRA. *25

$8,308.67- Maintenance and Operating Expenses *29

$74,909 - Administrative Expenses *29

$4,433- Memberships & Training *29

$5,000 - Gulf Breeze United Methodist Church Streetscape Grant *34

* Page of 2018 City of Gulf Breeze Community Redevelopment Plan

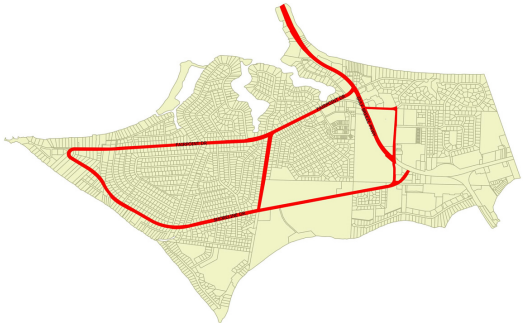
Community Redevelopment Agency Private Investment & Reserve Funds

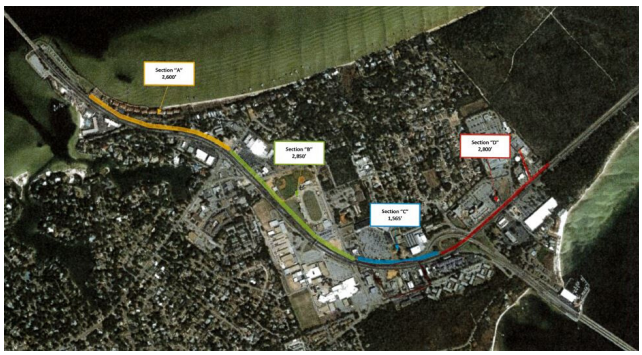
Holiday Inn Express (HIX)

Gulf Coast Hotels Holding LLC was approved for constructing a three story, 92 room hotel within the CRA. The HIX is a mid-tier chain within the Intercontinental Hotels Group. Standard amenities lean towards the convenient and practical and cater to business travelers and short term stays.

The Proper at Soundview Boardwalk

The Proper at Soundview was approved to be constructed as a 10 unit townhome on a undeveloped lot within the CRA. Units will be 3 stories with a total living area of 2,290 SF each. Architectual elements have been selected to reflect the intent of the CRA Guidelines





Reserve Funds - Underground Utilities

Like many urbanized areas, the CRA has highly visible utility poles and overhead transmission lines throughout, which makes the CRA venerable to natural disasters and affects resiliency. The City Council and citizen input have made undergrounding these utilities a top priority for the CRA. The City will continue to study the feasibility and effectiveness of undergrounding the core utilities on Highway 98. Going forward, reserve funds and future CRA revenue may be used to relocate utilities within the CRA boundary.

Exhibit VI

CITY OF GULF BREEZE, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - URBAN CORE REDEVELOPMENT SPECIAL REVENUE FUND
YEAR ENDED SEPTEMBER 30, 2019

	Original Budget	Final Budget	Actual	Variance with Final Budget - Positive (Negative)
Revenues:				
Taxes	$ 950,291	$ 950,291	$ 950,291	$ -
Intergovernmental	22,830	22,830	22,786	(44)
Miscellaneous	-	2,153	2,153	-
Total revenues	973,121	975,274	975,230	(44)
Expenditures:				
Current				
Culture and recreation	417,180	407,012	265,997	141,015
Capital outlay	681,905	694,226	488,100	206,126
Total expenditures	1,099,085	1,101,238	754,097	347,141
Excess (Deficiency) of revenues over (under) expenditures	(125,964)	(125,964)	221,133	347,097
Other Financing Sources (Uses):				
Transfers out	(376,395)	(376,395)	(376,395)	-
Appropriation of Fund Balance	502,359	502,359	-	(502,359)
Net change in fund balance	$ -	$ -	(155,262)	$ (155,262)
Fund Balance:				
Beginning of year			1,519,076	
End of year			$ 1,363,814	

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

CITY OF GULF BREEZE, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
COMMUNITY REDEVELOPMENT AGENCY
YEAR ENDED SEPTEMBER 30, 2019

	Urban Core Redevelopment
Revenues:	
Taxes	$ 950,291
Licenses and permits	-
Intergovernmental	-
Charges for services	-
Fines and forfeitures	-
Investment earnings	-
Miscellaneous	24,939
Total revenues	975,230
Expenditures:	
Current	
General government	265,997
Public safety	-
Transportation	-
Economic environment	-
Culture and recreation	-
Capital outlay	488,100
Debt service	-
Principal	-
Interest	-
Total expenditures	754,097
Excess (deficiency) of revenues over (under) expenditures	221,133
Other Financing Sources (Uses):	
Proceeds from sale of capital assets	-
Transfers in	-
Transfers out	376,395
Total other financing sources (uses)	(376,395)
Net change in fund balances	(155,262)
Fund Balances:	
Beginning of year	1,519,076
End of year	$ 1,363,814