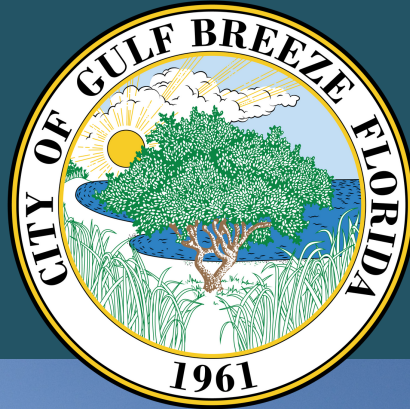


City Of Gulf Breeze



Community Redevelopment Agency Annual Report 2021

Fiscal Year 2021 (Oct 1, 2020 - Sep 30 2021)

CRA History



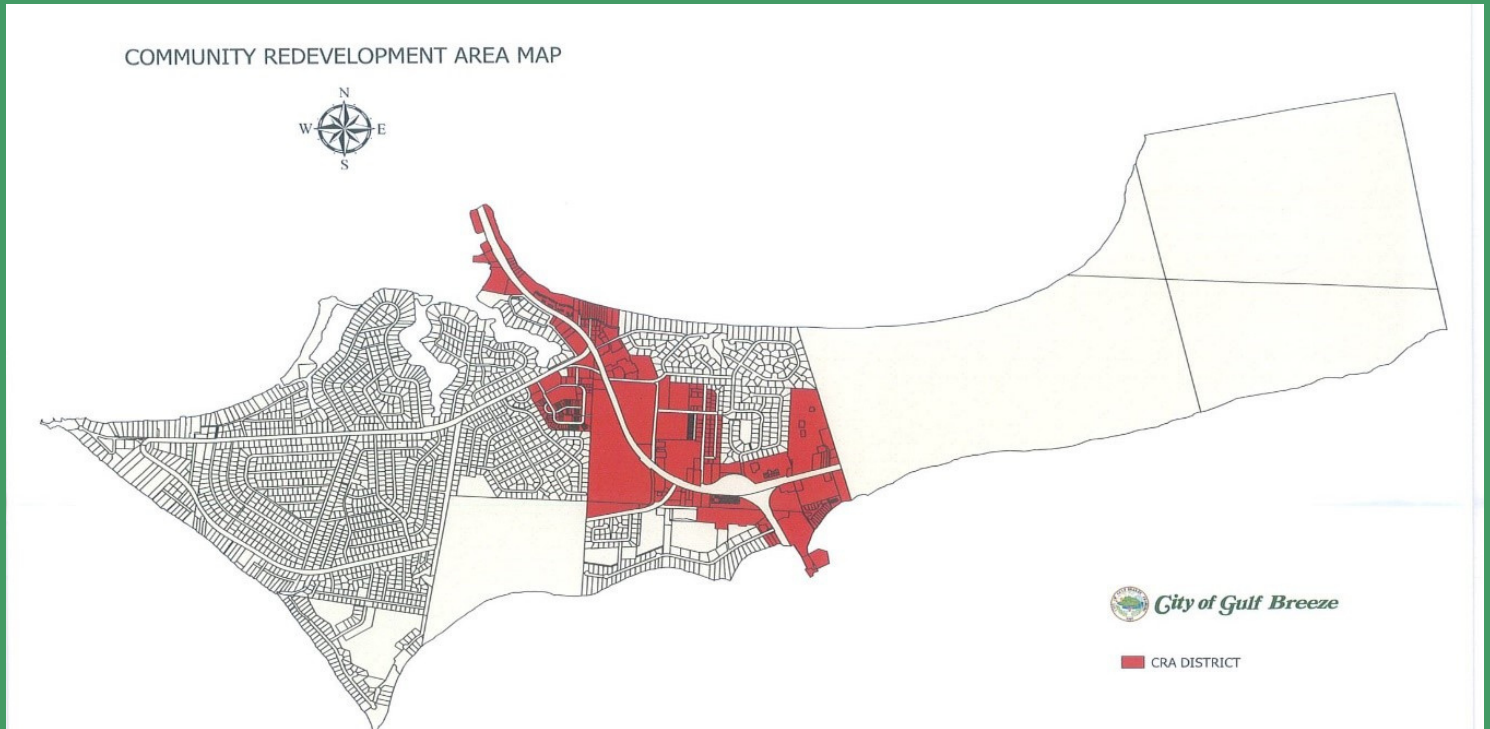
Before Gulf Breeze was incorporated in 1961 it witnessed significant commercial growth and investment along US 98, consisting of a variety of retail stores, service stations, office complexes, restaurants, motels and shopping centers. There were no standards or guidelines in place to discourage the “strip commercial” pattern that resulted, nor was there an attempt to establish or nurture a “downtown” or “city center” identity.

In an effort by the City to create a sustainable downtown community and to address high vacancy rates in retail and office units along US 98 (Gulf Breeze Parkway), the City of Gulf Breeze proposed the delineation of a redevelopment area along the US 98 corridor, which serves as the City’s economic and, to some extent, social core. To administer the activities and programs offered within the redevelopment area the City created a Community Redevelopment Agency in December of 1989.

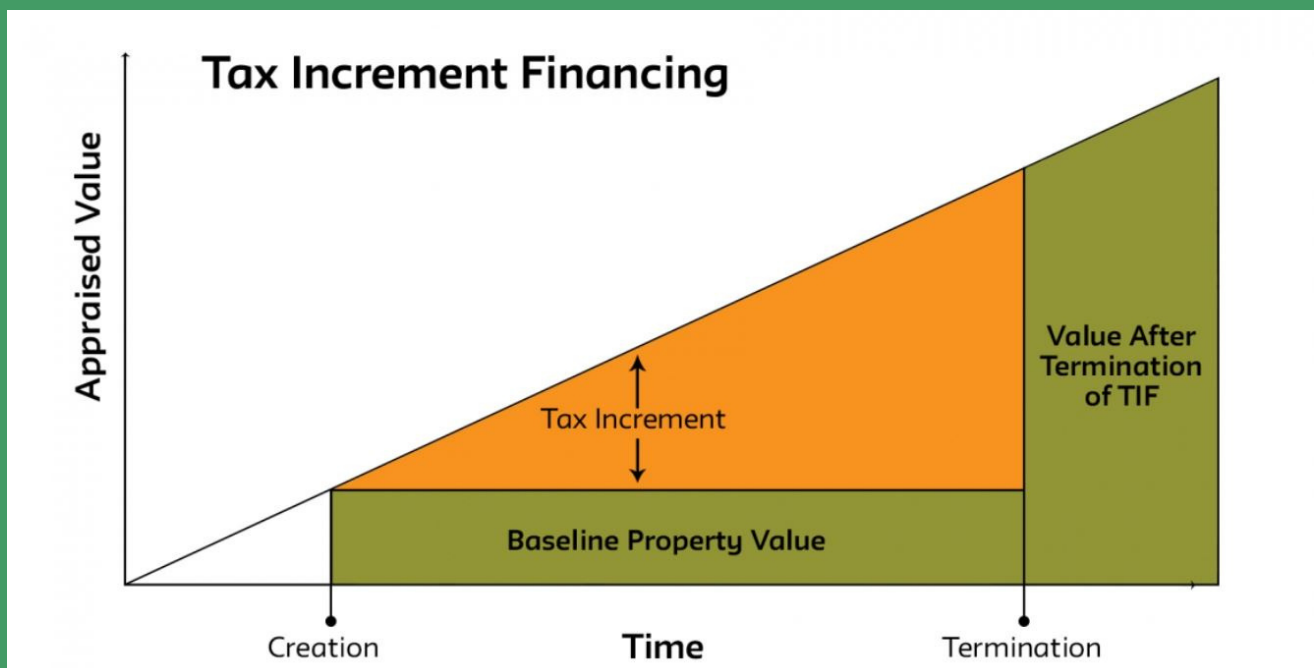
Since 1989, the City has been proactive in addressing the issues in the Redevelopment Plan and several major initiatives have been completed over the past ten years. Most noticeable is the median landscaping, decorative fencing, establishment of the Community Redevelopment design guidelines and urban design standards, and designation of CRA four major Gateway Districts. Thanks to the efforts of the Community Redevelopment Agency Board, Gulf Breeze’s downtown continues to improve.

The current 2019 CRA plan builds on the Most Livable City Plan and the associated Comprehensive Plan updates adopted in 2014. Recommended redevelopment strategies and critical tasks included in the plan will enable the City of Gulf Breeze to stimulate and encourage economic development, provide increased public amenities, improve pedestrian safety and effectively manage redevelopment within the CRA in order to realize the City’s vision and long-term community goals as described in the Most Livable City Plan.

CRA Map and Tax Increment Financing (TIF)

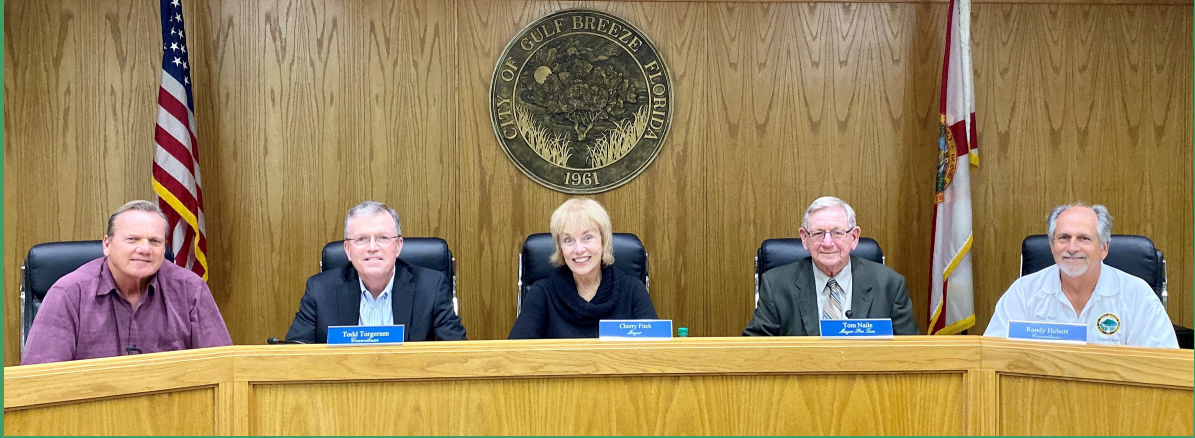


Base Year Value - \$49,375,405
Current Year Value - \$204,965,571
Tax Increment Value - \$155,590,166
2021 TIF - \$1,192,477



City of Gulf Breeze 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 2020 (October 1, 2020 to September 30, 2021) were as follows



Councilman JB Schluter - 2019/2024
Councilman Todd Torgersen - 2018/2022
Mayor Cherry Fitch - 2012/2022
Mayor Pro Tem Tom Naile - 2016/2024
Councilman Randy Hebert - 2018/2022

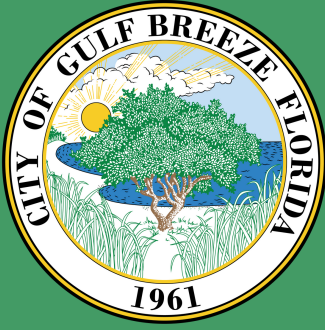


Community Redevelopment
Agency Coordinator
Craig Chamberlin



Community Redevelopment
Agency Officer
Tai Nguyen

Message from the CRA Coordinator



Dear Gulf Breeze Citizens,

At the start of this new year, our City continued to experience unprecedented economic challenges. The beginning of 2021 looked much like the end of 2020. With the Pensacola Bay Bridge still under repair and unusable through May, the City continued to be labeled with the satirical name, “Florida’s largest cul-de-sac”. Though our residents and businesses experienced great hardship during this time, the challenges brought out our best. Groups like #Savethebreeze and grassroots organized programs and events like Barge-O-Ween continued to rally support around our community. With the opening of the Bay Bridge and the reduction in Covid-19 infections, the area has been thriving, with many businesses experiencing record months.

This experience has reiterated the need for the City to invest in resiliency projects. One of the longest discussed and most desired projects is the undergrounding of utilities. Hardening the City’s grid to encourage more reliable power and faster recovery after a storm has been sought after for many years. Undergrounding utilities is a vast undertaking and one of the most expensive projects a local community can undertake. In June the Council/CRA Board approved a 20-year bank loan in the amount of \$10.7 million, in order to fund two transformational projects, undergrounding utilities and constructing a Multi Modal overpass over Highway 98. In September, the Council approved Utility Consultants of Florida to design and coordinate undergrounding efforts in a 5 year plan.

Highlighted in this report are projects and programs that have been implemented from the Community Redevelopment Plan. Completing Undergrounding utilities, along with other initiatives defined in the plan will make the City stronger and more resilient than ever, ready to face the next challenge. City leadership and staff will continue to work to make the City of Gulf Breeze the “Most Livable City” for our current and future residents.

Sincerely,
Craig Chamberlin
CRA Coordinator

2021 Projects Funded



Police Initiative \$326,395

The CRA continued to support law enforcement within the CRA boundary. Specific initiatives included funding for increased law enforcement to implement community policing initiatives such as, Click it or Ticket, intensified motorized patrols, traffic control and enforcement, DUI enforcement, narcotics intervention, foot patrols in the commercial district, pedestrian safety and property crimes education campaigns. 210 CRA designated calls were documented. *29



Landscape Maintenance & Hurricane Plant Replacement \$305,427

The CRA continued to manage landscape maintenance for the Highway 98 and SR 399 corridors including mowing, weeding, mulching, irrigation, tree trimming, plant management and sod treatment *25



Road Resurfacing \$74,665

Funding provided to repair and resurface streets inside the CRA according to the City's annual paving plan. *25

2021 Projects Funded



Staff & Administration \$74,467

The CRA continued to support staff and administrative overhead to manage projects and programs within the CRA *29



Safe Streets Lighting and Critical Utilities \$53,661

Funding for street lighting and critical infrastructure such as emergency generators and lift stations. *25



School Zone Safety Flashers \$27,590

The CRA funded upgraded school safety zone flashing signs to improve safety and aesthetics. *25



Barge O Ween #SavetheBreeze \$19,520

Barge-O-Ween was a unique trick or treat style event that included food, live music, candy and fun and cash vouchers aimed at supporting our local businesses. Several thousand residents attended in support of this program. A after action survey indicated that the program was a success, generating new leads and customers for our local businesses. The City collected and distributed \$8,825 in sponsorship dollars to 62 local participating businesses the night of the event through a voucher system. *25



SAVE THE BREEZE

2021 Projects Funded



Underground Utility Bond \$18,435

The CRA acquired a loan in the amount of \$10.7M to complete the Underground Utility & Multi-Modal Overpass Projects. *27



Traffic Signal Generators \$14,017

The CRA funded for the replacement of LNG generators that operate traffic lights in the event of a emergency *25



Development Assistance \$8,160

The CRA funded a development agreement at the Holiday Inn Express. *34

CRA Operating Expenses \$7,117

The CRA funded operating expenses *29



Shoreline & 98 Streetscape \$6,375

Construction and permitting documents for the Shoreline and 98 Streetscape project *25



GBHS Fence Repair *25 - \$5,535

**Memberships, Adds and Annual Conference
*29 - \$4,619**

CRA Annual Audit *29 - \$3,000

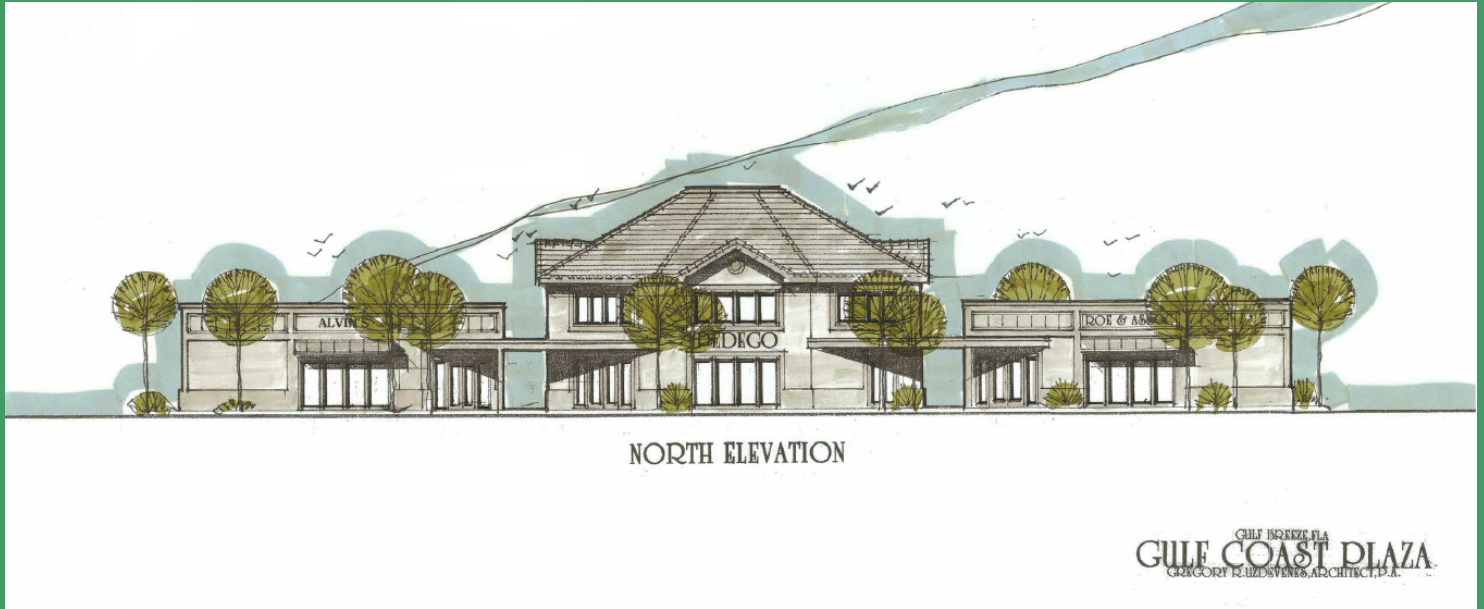
Legal Fees *29 - \$2,500

Pressure Washing *25 - \$1,453

2021 Private Investment

New Development Gulf Coast Plaza

\$1,000,060 Cost of Construction



Facade Improvements



COMMUNITY REDEVELOPMENT AGENCY
A COMPONENT UNIT OF THE CITY OF GULF BREEZE, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
YEAR ENDED SEPTEMBER 30, 2021

	Original Budget	Final Budget	Actual	Variance with Final Budget - Positive (Negative)
Revenues:				
Taxes	\$ -	\$ -	\$ 1,192,477	\$ 1,192,477
Intergovernmental	22,830	22,830	49,464	26,634
Miscellaneous	-	-	10,124	10,124
Total revenues	<u>22,830</u>	<u>22,830</u>	<u>1,252,065</u>	<u>1,229,235</u>
Expenditures:				
Current				
General government	948,176	960,563	441,839	518,724
Capital outlay	464,590	928,034	116,273	811,761
Debt service				
Bond issuance costs	-	-	18,435	(18,435)
Total expenditures	<u>1,412,766</u>	<u>1,888,597</u>	<u>576,547</u>	<u>1,312,050</u>
Excess (Deficiency) of revenues over (under) expenditures	<u>(1,389,936)</u>	<u>(1,865,767)</u>	<u>675,518</u>	<u>2,541,285</u>
Other Financing Sources (Uses):				
Proceeds from long-term debt	-	-	10,700,000	10,700,000
Transfers out	<u>(376,395)</u>	<u>(376,395)</u>	<u>(376,395)</u>	<u>-</u>
Total other financing sources and (uses)	<u>(376,395)</u>	<u>(376,395)</u>	<u>10,323,605</u>	<u>10,700,000</u>
Appropriation of Fund Balance	<u>-</u>	<u>110,830</u>	<u>-</u>	<u>(110,830)</u>
Net change in fund balance	<u>\$ (1,766,331)</u>	<u>\$ (2,131,332)</u>	<u>10,999,123</u>	<u>\$ 13,130,455</u>
Fund Balance:				
Beginning of year			<u>1,153,639</u>	
End of year			<u>\$ 12,152,762</u>	

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