

RESOLUTION NO. 828-24

A RESOLUTION OF THE CITY OF ZEPHYRHILLS COMMUNITY REDEVELOPMENT AGENCY ADOPTING A PROPOSED BUDGET FOR THE CRA DISTRICT FOR THE FISCAL YEAR 2024-2025; PROVIDING FOR SEVERABILITY, APPLICABILITY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, The Zephyrhills Community Redevelopment Agency (Zephyrhills CRA) was created pursuant to Chapter 163, Part III, Florida Statutes (the “Community Redevelopment Act”) establishing the conditions and procedures for the establishment of community redevelopment areas and agencies; and,

WHEREAS, the Zephyrhills CRA is a dependent special district under Chapter 189, Florida Statutes (2006), known as the Uniform Special District Accountability Act (the “Special District Act”); and,

WHEREAS, the Special District Act requires all special districts, including dependent special districts, such as the Zephyrhills CRA, to adopt a budget for each fiscal year by resolution;

NOW, THEREFORE, be it resolved by the Community Redevelopment Agency of the City of Zephyrhills, Florida as follows:

Section 1. Authority. The Zephyrhills CRA has the authority to adopt this Resolution pursuant to the Special District Act.


Section 2. Adoption of Budget. The governing body of the Zephyrhills CRA does hereby approve and adopt a Budget for the Zephyrhills CRA for Fiscal Year 2024–2025. A copy of the budget is attached hereto and incorporated herein as Exhibit “A”.

Section 3. Severability. If any section, subsection, sentence, clause, phrase or portion of this Resolution is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion hereto.

Section 4. Effective Date. This resolution shall take effect upon adoption.

The foregoing Resolution No. 828-24 was read and passed in an open and regular meeting of the Community Redevelopment Agency of the City of Zephyrhills, Florida on this 23rd day of September, 2024.

Attest: 
Ricardo Quiñones, Acting City Clerk


Steven F. Spina, Ph.D., CRA Board President

Approved as to legal form and legal content
for the sole reliance of the City of Zephyrhills

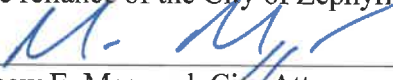

Matthew E. Maggard, City Attorney

Exhibit A

Community Redevelopment Agency



CRA Fund
Org Code: 11005900

The CRA is a dependent special district in which any future increases in property values are set aside in a Trust Fund to support economic development and redevelopment projects within the designated district.

Under Florida Statute Chapter 163, Part III, local governments have the ability to designate areas as Community Redevelopment Areas when certain conditions exist. To document the required conditions, the local governments must survey the proposed redevelopment area and prepare a Finding of Necessity. If the Finding of Necessity determines the required conditions of slum and blight exist, the local government may create a Community Redevelopment Agency to provide the tools needed to foster and support positive redevelopment of the targeted area. The Community Redevelopment Agency is responsible for developing and implementing the Community Redevelopment Plan or Master Plan that addresses the unique needs of the targeted area. The plan includes the overall goals for redevelopment in the area, as well as identifying the types of projects planned for the area.

Tax Increment Financing or TIF is a unique tool available to cities and counties for redevelopment activities as provided in the Master Plan. It is used to leverage public funds to promote private sector activity in the CRA. The dollar value of all real property in the Community Redevelopment Area is determined as of a fixed date, also known as the "frozen value". Taxing Authorities continue to receive property tax revenues based on the frozen value. These frozen revenues are available for general government purposes. Any tax revenues from increases in real property value within the CRA are deposited into the Community Redevelopment Agency Trust Fund and dedicated to specific redevelopment projects and plans within the Redevelopment Area and are not for general government purposes. The tax increment revenues can be used immediately, saved for a particular project, or can be bonded to maximize the funds available.

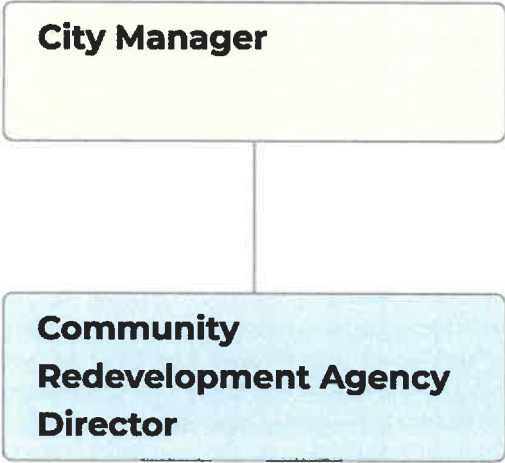
CRA Boards do not establish policy for the city or county, they develop and administer a Master Plan to implement that policy. The CRA acts officially as a body distinct and separate from the governing body, even when it is the same group of people. The CRA has certain powers the city or county by itself may not do, such as establish tax increment financing, and leverage local public funds with private dollars to make redevelopment happen. The CRA term is limited to 30 years, 40 years if extended. After that time all tax revenues are retained by each taxing entity that contributed to the CRA Trust Fund.

Community Redevelopment Agency - Personnel Information

Personnel by Position

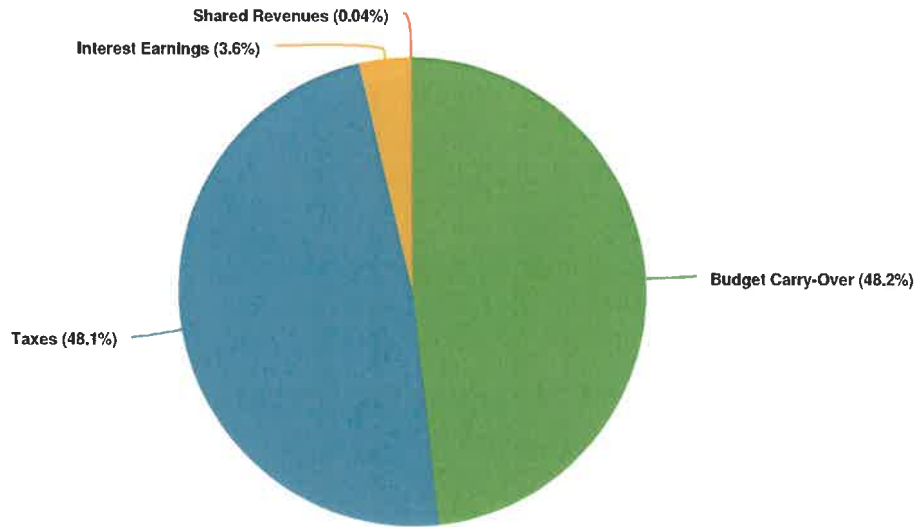
Position	FY 2023	FY 2024	FY 2025
Community Redevelopment Agency Director *	1	1	1
Total	1	1	1

Community Redevelopment Agency



Community Redevelopment Agency - Revenues by Source

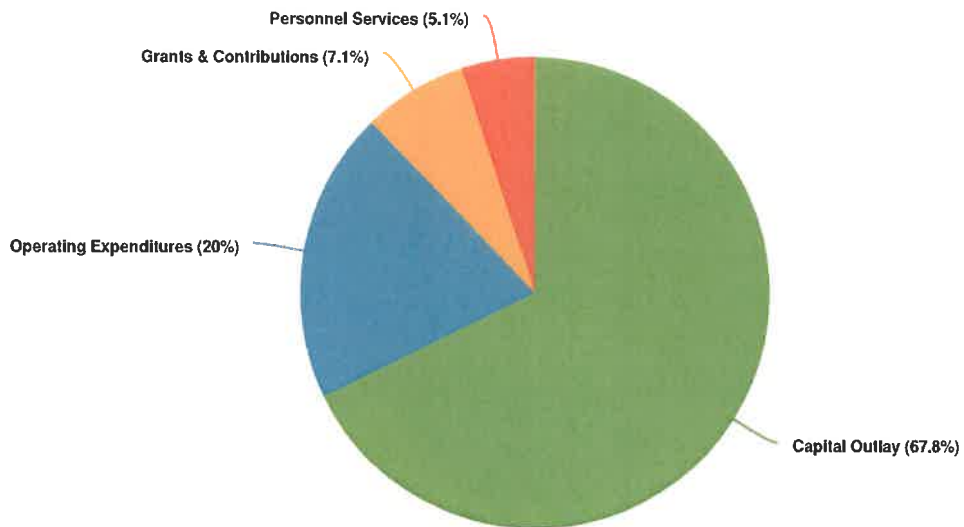
2025 Revenues by Source



Name	ERP Code	FY2024 Original Budget	FY2025 Budgeted
Revenue Source			
Budget Carry-Over			
C/O Balance	11000300-300100	\$925,344	\$1,350,964
Total Budget Carry-Over:		\$925,344	\$1,350,964
Taxes			
Ad Valorem Taxes			
Property Tax	11010311-311000	\$446,425	\$607,968
Property Tax	11020311-311000	\$543,395	\$740,028
Total Ad Valorem Taxes:		\$989,820	\$1,347,996
Total Taxes:		\$989,820	\$1,347,996
Shared Revenues			
Main Street Reimbursement	11000338-338300	\$1,000	\$1,000
Total Shared Revenues:		\$1,000	\$1,000
Interest Earnings			
Interest Income	11000361-361100	\$100,000	\$100,000
Total Interest Earnings:		\$100,000	\$100,000
Miscellaneous Revenues			
Surplus Property Sales	11000364-364400	\$50,000	\$0
Total Miscellaneous Revenues:		\$50,000	\$0
Total Revenue Source:		\$2,066,164	\$2,799,960

Community Redevelopment Agency - Expenditures by Expense Type

Budgeted Expenditures by Expense Type



Name	ERP Code	FY2024 Original Budget	FY2025 Budgeted
Expense Objects			
Personnel Services			
Salaries	11005900-512000	\$89,526	\$91,411
Fica Taxes	11005900-521100	\$5,551	\$5,668
Medicare Taxes	11005900-521200	\$1,299	\$1,326
Retirement Contributions	11005900-522100	\$30,905	\$31,555
Group Health	11005900-523000	\$9,732	\$10,793
Workers Comp Insurance	11005900-524000	\$3,542	\$2,155
Total Personnel Services:		\$140,555	\$142,908
Operating Expenditures			
Professional Services	11005900-531500	\$50,000	\$100,000
Prof Ser - Software & Support	11005900-531700	\$2,096	\$2,502
Auditing Services	11005900-532000	\$6,039	\$6,000
Contractual Services	11005900-534000	\$75,000	\$75,000
Telephone & Data Communication	11005900-541000	\$3,200	\$10,000
Refuse Removal	11005900-543400	\$600	\$1,000
Copy Machine Leases	11005900-544500	\$0	\$1,000
Property & Casualty Insurance	11005900-545000	\$7,024	\$6,900
Promotional Activities	11005900-548000	\$50,100	\$50,000
Office Supplies	11005900-551000	\$150	\$150
Operating Supplies	11005900-552000	\$2,400	\$2,500

Name	ERP Code	FY2024 Original Budget	FY2025 Budgeted
Memberships/Dues	11005900-554200	\$1,500	\$2,000
Training	11005900-555500	\$2,500	\$2,000
CRA Initiatives	11005900-556200	\$100,000	\$300,000
Total Operating Expenditures:		\$300,609	\$559,052
Capital Outlay			
Land Acquisition	11005900-561000	\$0	\$348,000
Building & Building Improvemen	11005900-562000	\$340,000	\$0
Building & Building Improvemen	11005900-562000-24P05	\$125,000	\$0
Infrastructure	11005900-563000	\$360,000	\$1,250,000
Sidewalk Capital Projects	11005900-563111-21P11	\$250,000	\$150,000
Machinery & Equipment	11005900-564000	\$350,000	\$150,000
Total Capital Outlay:		\$1,425,000	\$1,898,000
Grants & Contributions			
Building Improvement Grants	11005900-583010	\$200,000	\$200,000
Total Grants & Contributions:		\$200,000	\$200,000
Total Expense Objects:		\$2,066,164	\$2,799,960