



2023

COMMUNITY REDEVELOPMENT AGENCIES

ANNUAL REPORT



(321) 433-8577



65 Stone St., Cocoa



www.cocoafl.gov



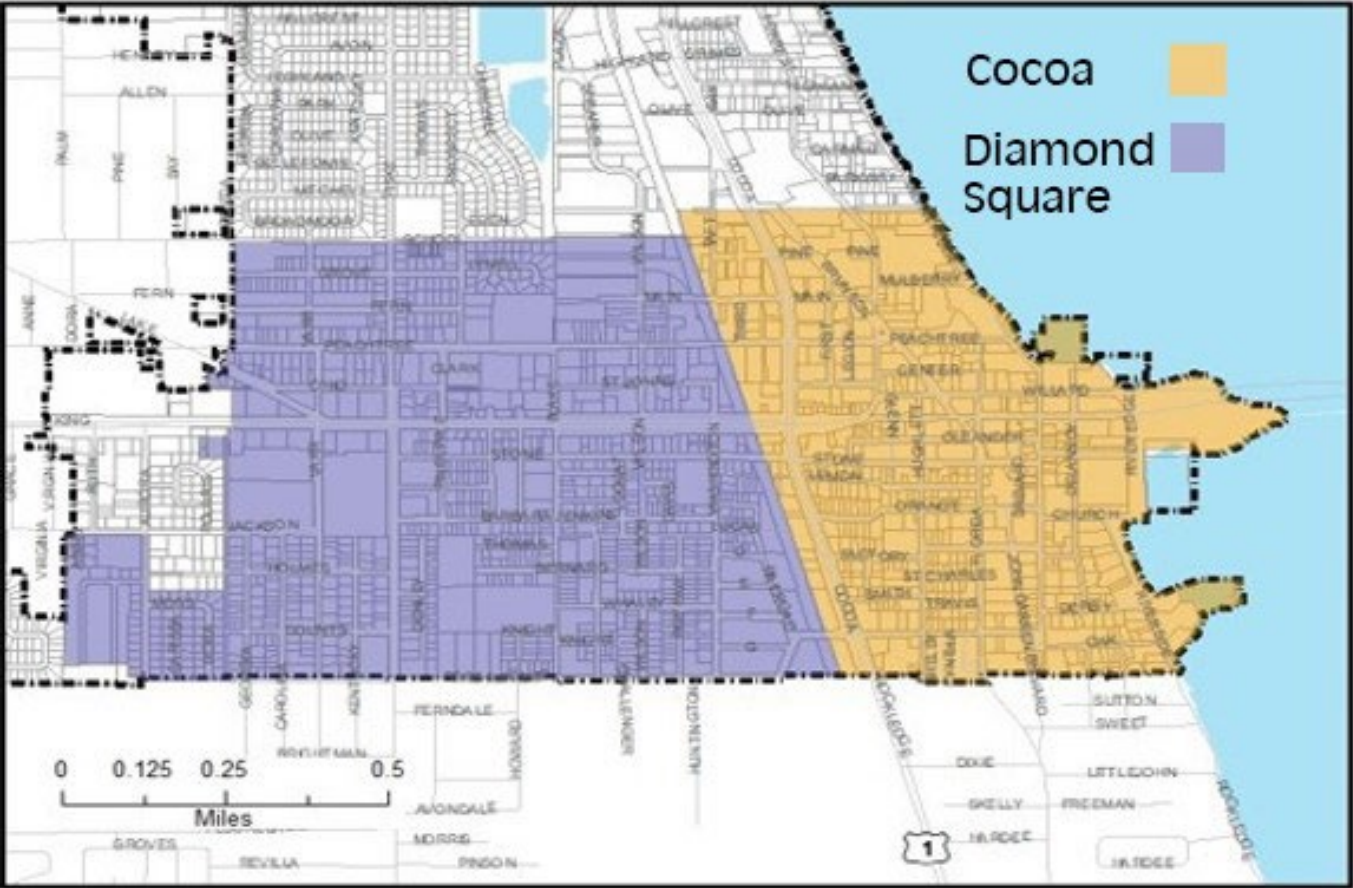
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2023

CRA BOUNDARIES



OVERVIEW

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



Cocoa CRA

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



Diamond Square CRA

City of Cocoa Ordinance No. 13-98,
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 and the Diamond Square 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, 2022 through September 30, 2023 (Fiscal Year 2023).

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.

Meetings take place on the first Monday of each Month at 6:00 pm in City Council Chambers.

Cocoa CRA Board

- Five members of City Council and two members appointed by the City Council
- Two members appointed for 4-year terms and Council members change due to election.

Cocoa CRA Board Members

- Chairperson Michael C. Blake - Mayor
- Vice Chairperson Lavander Hearn - Deputy Mayor
- Agency Member Rip Dyal – Councilman
- Agency Member Alex Goins - Councilman
- Agency Member Lorraine Koss – Councilwoman
- Agency Member Janne Etz
- Agency Member Candace Rogers

COCOA CRA HIGHLIGHTS

During FY23,
Cocoa CRA
accomplished:

The Waterfront
Engineering Design
and Permitting
FIND Grant
application was
submitted to begin
the rebuilding
process after two
hurricanes
destroyed the
brand-new day
slips.



COCOA CRA

PROJECTS



LEE WENNER PARK NEW DOCKING SYSTEM AND BREAKWATER

In March 2023, the Cocoa CRA applied to continue their work on the restoration of the waterfront that was devastated by two back-to-back hurricanes, Ian and Nicole. The Florida Inland Navigation District (FIND) Grant of \$84,000, which along with a 50% match from the CRA of \$84,000, will provide a total of \$168,000 in funding to complete Phase I: Engineering Design and Permitting. This phase should be completed by September 2025.

The Strategic Plan identified for this purpose is Infrastructure and Redevelopment. By improving the waterfront infrastructure, the Cocoa Waterfront will see increased development, thus improving our economic base for the City.



COCOA CRA- Plan Amendment

In Late 2022, The Cocoa CRA approved the 2022 Cocoa CRA Redevelopment Plan Update that is related only to incorporating a community policing program. Generally, the Update includes the following language related to Community Policing Initiatives:

The intent and purpose of this Program is to proactively enhance the current level of police patrol and provide a more personal level of service through a direct liaison between the Agency Board/Downtown community and the Cocoa Police Department.

In FY 23 Police officers were assigned to a special shift detail to maximize the effectiveness of the Program. Police officers work to proactively form partnerships with residents and businesses to jointly promote crime prevention, prevent disorder and improve public safety by addressing specific issues indigenous to the Downtown Area.

YEARLY HIGHLIGHTS

	<p>The Cocoa CRA welcomed 19 new businesses to the area, creating a total of 41 full-time jobs and 22 part-time jobs.</p>
	<p>\$23,141 was awarded in Commercial Façade Improvement Program Grants, Leveraging \$50,048 in private sector capital investment. A ROI of \$2.16 for every \$1.00 of TIF invested.</p>

Address	Total Award	Total Project Cost
101 Brevard Ave.	\$8,012.01	\$16,024.02
10, 12, 14 Oleander St.	\$5,128.50	\$12,112.00
26 Oleander St.	\$10,000.00	\$21,912.00
	\$23,140.51	\$50,048.02

YEARLYEVENTS

Cocoa Village hosts many special events, some recurring favorites, and other new and exciting programs.

In FY 2023 60 events were held.

Visitors from all over attend these events and while the Pandemic's effects still reverberate throughout the world, Cocoa Village has been able to resume many outdoor activities, including:

1. Annual MLK Peace March and Service
2. City of Cocoa 4th of July Celebration
3. Central Florida Car Show
4. Annual Survive First, First Responder 5K.
5. Annual Cocoa Rotary Party in the Park Concert
6. Cocoa Police Department Tour De-Force Ride
7. Historic Cocoa Village Mainstreet Annual Art and Craft Fairs (four annually)
 - Spring Show
 - Summer Show
 - Fall Show
 - Holiday Show
8. Cocoa Village Mardi Gras Parade and Celebration
9. Central Brevard Humane Society Annual Mardi Paws in the Park
10. City of Cocoa Annual Memorial Day Remembrance Ceremony
11. Historic Cocoa Village Mainstreet Sip and Stroll (four annually)
 - Sweetheart Sip and Stroll
 - Christmas in July Sip and Stroll
 - Harvest Moon Sip and Stroll
 - Shop Small Sip and Stroll
12. City of Cocoa Annual Fall Festival
13. City of Cocoa Annual Touch a Truck (Municipal Government Week)
14. Cocoa/Rockledge and Brevard County Holiday Parade and Tree Lighting
15. City of Cocoa Movies in the Park (four annually)
16. Keep Brevard Beautiful Trash Bash
17. Running Zone Foundation Annual Space Coast Marathon and Half Marathon
18. Annual Space Coast Free Wheelers Century Ride
19. Annual Space Coast Triathlon
20. Annual Riverfront Triathlon
21. Annual Alzheimer's Association Memory Walk
22. American Cancer Society Relay for Life

23. US Army Band Concert
24. HCVMS Halloween Golf Cart Parade
25. Preclampsia Promise Walk
26. Deuterman Productions-Taking Back Sunday Concert
27. HCVMS Friday Night Frolic
28. HCVMS Holiday Boat Parade
29. HCVMS Holiday Bicycle Parade
30. HCVMS Moonlight and Music on the Promenade
31. HCVMS Writers Guild Book Signing and Fair
32. Annual Survive First Brewers Bash
33. HCVMS Sail to the Sun Rally
34. City of Cocoa Juneteenth Celebration
35. Village Idiot Spring Street Party
36. Village Idiot Fall Street Party
37. Cocoa Police Athletic League Summer Program
38. Brevard County Dog Training Club Responsible Dog Ownership Day in the Park
39. Hope Community Fellowship Worship Night
40. Deuterman Productions- Travis Tritt
41. Ask For Entertainment Pre-Cruise Party in the Park
42. Deuterman Productions- Dirty Heads Concert
43. Deuterman Productions- Trevor Hall Concert
44. AEG Live- Rebelution
45. Apex Events-Tribute Fest Concert
46. Deuterman Productions- Matisyahu Concert
47. Brevard County Firefighters Annual Chili Cook-Off
48. Cocoa High School Football Championship Celebration
49. Movie Night by Navy Federal Credit Union
50. "Hello Again Books" Book Fair
51. Rockledge Youth Football and Cheerleading League Easter in the Park
52. Historic Cocoa Walking Tours (Three Annually)
53. Historic Cocoa Village Main Street Sidewalk Sale
54. Hello Again Books "Be the Rainbow" Event

COCOA CRA

COMMUNITY REDEVELOPMENT GOALS

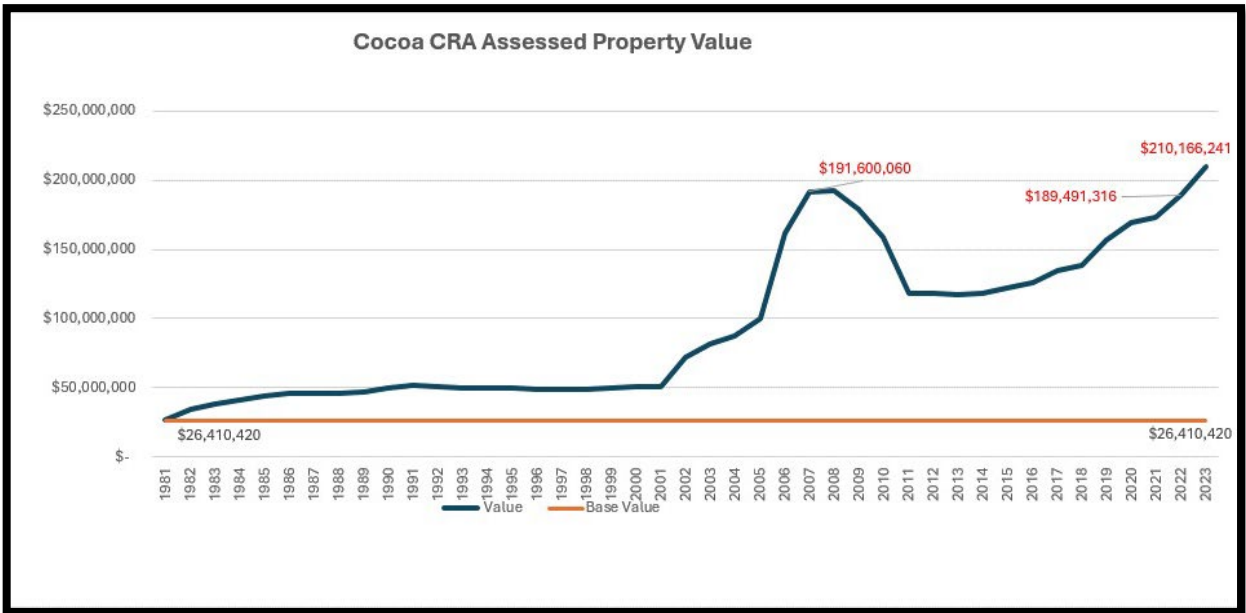
The Cocoa CRA focused on many of its goals as set forth in the 2018 Cocoa CRA Redevelopment Plan Update.

- 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 with 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

COCOA CRA

FINANCIALS & ASSESSED PROPERTY VALUE

FINANCIALS		
TYPE	SOURCE	AMOUNT
Current Year Taxable Value in CRA	DOR DR420 TIF Sect I (1)	\$ 210,166,241.00
Base Year Taxable Value in CRA	DOR DR420 TIF Sect I (2)	\$ 26,410,420.00
Current Year Tax Increment Value	DOR DR420 TIF Sect I (3)	\$ 183,755,821.00
Prior year Final taxable value in the tax increment area	DOR DR420 TIF Sect I (4)	\$ 189,491,316.00
Prior year tax increment value (Line 4 minus Line 2)	DOR DR420 TIF Sect I (5)	\$ 163,080,896.00
If the amount to be paid to the redevelopment trust fund IS BASED on a specific proportion of the tax increment value:		
Enter the portion on which the payment is based.	DOR DR420 TIF Sect II(6a)	0%
Dedicated increment value	DOR DR420 TIF Sect II(6b)	\$ -
Amount of payment to redevelopment trust fund in prior year	Read note on cell	\$ -
If the amount to be paid to the redevelopment trust fund IS NOT BASED on a specific proportion of the tax increment value:		
Amount of payment to redevelopment trust fund in prior year	DOR DR420 TIF Sect II(7a)	\$ -
Prior year operating millage levy from Form DR-420, Line 10	DOR DR420 TIF Sect II(7b)	0%
Taxes levied on prior year tax increment value	DOR DR420 TIF Sect II(7c)	\$ -
Prior year payment as proportion of taxes levied on increment value	DOR DR420 TIF Sect II(7d)	- %
Dedicated increment value	DOR DR420 TIF Sect II(7e)	\$ -
Actual expended increment revenue	Audit (FUND BALANCES)	\$ -
Total Low and Moderate Housing Expended		\$ -



An 11% Increase in tax increment value over prior fiscal year: \$20,674,925

COCOA COMMUNITY REDEVELOPMENT AGENCY

STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUND REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

Year Ended September 30, 2023

	General Fund	Adjustments (Note 2)	Statement of Activities
REVENUES			
Intergovernmental	\$ 1,594,600	\$ -	\$ 1,594,600
Investment Income	40,646	-	40,646
Miscellaneous Revenues	42,359	-	42,359
TOTAL REVENUES	1,544,157	-	1,677,605
EXPENDITURES/EXPENSES			
Economic Environment	353,018	-	353,018
Capital Outlay	21,513	(21,513)	-
Depreciation	-	253,144	253,144
Debt Service:			
Principal	120,069	(120,069)	-
Interest	2,699	-	2,699
TOTAL EXPENDITURES/EXPENSES	497,299	111,562	608,861
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES/EXPENSES	1,180,306	(111,562)	1,068,744
OTHER FINANCING SOURCES (USES)			
Lease Proceeds	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
CHANGE IN FUND BALANCE/NET POSITION	1,180,306	(111,562)	1,068,744
FUND BALANCES/NET POSITION			
Beginning of the year	1,699,168	3,974,982	5,674,150
End of the year	\$ 3,869,474	\$ 3,863,420	\$ 6,742,894

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

COCOA COMMUNITY REDEVELOPMENT AGENCY

STATEMENT OF NET POSITION AND GOVERNMENTAL FUND BALANCE SHEET

September 30, 2023

	General Fund	Adjustments (Note 2)	Statement of Net Position
ASSETS			
Cash and Cash Equivalents	\$ 2,946,931	\$ -	\$ 2,946,931
Prepaid items	8,741	-	8,741
Deposits	4,350	-	4,350
Lease Receivable	88,421	-	88,421
Other Receivables	271,907	-	271,907
Capital Assets			
Nondepreciable	-	87,164	87,164
Depreciable, net	-	3,916,906	3,916,906
TOTAL ASSETS	\$3,320,350	\$4,004,070	\$ 7,324,420
LIABILITIES			
Accounts payable	\$ 16,033	-	16,033
Accrued payroll and related liabilities	3,006	-	3,006
Lease Liability	-	536,493	536,493
TOTAL LIABILITIES	19,039	536,493	555,532
DEFERRED INFLOWS OF RESOURCES			
Deferred inflow - Whitley Bay			
Settlement	271,891	(271,891)	-
Lease Receivable	88,248	-	88,248
TOTAL DEFERRED INFLOWS OF RESOURCES	360,139	(271,891)	88,248
FUND BALANCES/NET POSITION			
Fund balances:			
Nonspendable	8,741	(8,741))	-
Restricted	2,932,431	(2,932,431)	-
TOTAL FUND BALANCES	2,941,172	(2,941,172)	-
TOTAL LIABILITIES AND FUND BALANCES	\$3,320,350		
Net position:			
Net investment in capital assets		4,004,070	4,004,070
Restricted		2,676,570	2,676,570
TOTAL NET POSITION		\$ 6,680,640	\$ 6,680,640

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

DIAMOND SQUARE CRA

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 Plan is based on Five 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. Meetings take place on the third Monday of each month at 6:00 pm in City Council Chambers.

The Diamond Square CRA currently has no outstanding indebtedness.



Diamond Square CRA Board

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 serve terms of 1, 2, and 3 years from their date of appointment. No Agency member may serve more than two consecutive terms.

Diamond Square CRA Board Members

- Tracy Moore – Chairperson
- Crystal McQueen - Vice Chairperson
- Larry Brown – Agency Member
 - Appointed by Brevard County
- Amy Robinson – Agency Member
- Ed Jones - Agency Member
- Jackie Isom - Agency Member
- Marilyn Smith - Agency Member



(L-R: Agency Attorney Colombo, Agency Member Jones, Chairperson Moore, Agency Members Smith, Robinson, Isom, and Brown.
Not pictured Vice Chairperson McQueen)

DIAMOND SQUARE CRA HIGHLIGHTS

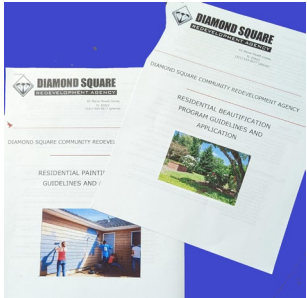
In FY23,
Continuation of
the Diamond
Square CRA Paint
Grant Program and
Beautification
Grant Program



Signs are placed in grantees yard after completion

DIAMOND SQUARE CRA

DIAMOND SQUARE CRA PAINT AND BEAUTIFICATION GRANT PROGRAMS



Two programs that began in June of 2021; the Diamond Square CRA Paint Grant Program and the Beautification Grant Program continued in 2023. Due to the community's interest and program success, the budget for each was increased. These are designed to improve the exterior of the residence and improve aesthetics of the community. Approved applications for the Paint program will have their home pressure washed, receive paint and painting supplies up to the amount of \$1,000 for the exterior of their home and the Beautification Grant Program will provide Florida-friendly landscaping up to the amount of \$500 for the front of their home. In both cases, grant recipients provide their own labor.

These programs have benefited the community by improving the looks of the homes, created a renewed sense of homeowner pride and has a domino effect as more and more applications are submitted. During FY 2023, the CRA had approved 4 Beautification grants totaling \$2,000 and 11 Paint Grants totaling \$11,000, for a total impact of \$13,000.

COMMERCIAL FACADE GRANT

The Diamond Square CRA sponsors a Commercial Facade Improvement Program to benefit property owners in the redevelopment area. Matching grants of up to \$10,000 are available to qualified business owners to fund exterior improvements such as awnings, landscaping, exterior lighting, fencing, and signage.

DIAMOND SQUARE CRA

SUMMER CAMP SCHOLARSHIPS

The Diamond Square CRA approved \$4,011 in scholarship funds for 10 youth to attend the 2023 summer camp provided by Brevard County Parks and Recreation and held at the Dr. Joe Lee Smith Center in Diamond Square.



DIAMOND SQUARE CRA UPSTART SMALL BUSINESS PROGRAM

At the February 8, 2021, Agency Members approved the formulation of Upstart Diamond Square. This program was created as an incentive to promote the growth of minority-owned businesses throughout the Diamond Square Community.

The program and forgivable loans are available to minority and/or women owned small businesses with the goal to empower entrepreneurs to succeed in the Diamond Square community, attract small minority businesses to the area, contribute to the economic vitality by promoting small business, and to cultivate a vibrant neighborhood through the encouragement of diverse businesses.

Awards made to businesses encourage a business to locate or relocate in Diamond Square and support minority entrepreneurs with business skill sets and start-up and marketing expenses. The DS Upstart Cocoa Loan program is designed as a three-year forgivable loan program with a community enrichment component to “pay back” 25% of the grant to the community within three years. After three years of maintaining the business in Diamond Square and successful completion of the “pay back” the loan will be forgiven at 100%.

DIAMOND SQUARE CRA

PROJECTS & FUNDING INITIATIVES

COPS & KIDS



Summer began with 36 youth and a partnership between LLC (Lifetime Counseling Centers) and Cocoa Police Department opportunities were provided for the children to take swimming and water safety lessons. Field trips included Orlando Science Center, Fishing at Sebastian Inlet, Wekiva Springs and a tour of the Cocoa Police Department. Children participate in a variety of activities to include team building, arts and more. With an emphasis on Mental Health, LCC provided counselors for the 6-week camp and Second Harvest Food Bank provided breakfast each day.

DIAMOND SQUARE PARTNERSHIP WITH ALLIANCE FOR NEIGHBORHOOD RESTORATION

The Diamond Square CRA continued its partnership with the Alliance for Neighborhood Restoration (ANR), currently in its 10th year of youth programs at the Harry T. Moore Center primarily serving about 80% of Cocoa youth and the Diamond Square Community. With 22.4% of children in Cocoa living below poverty level, the programs provided have become vital to the community it serves.

Additionally, the Diamond Square CRA sponsored the community policing initiative, the Cocoa Police Athletic League (Cocoa PAL), for \$4,500. ANR and Cocoa PAL quickly decided that service to society, specifically the Diamond Square Community, could be provided in different forms.

COCOA POLICE ATHLETIC LEAGUE (PAL)

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. At the core program for delivering youth the Cocoa PAL is a juvenile delinquency prevention program that provides athletic and academic activities to youth through the community.

The Youth Leadership Council is designed to equip each youth with the skills needed to become future leaders of PAL and the country. Character building, dedication, and honest hard work are the building blocks of PAL. Participants held regular meetings to discuss and plan activities, attend local and regional training and volunteers with various agencies.

12 members were selected to attend a two-day State Leadership Training at Disney's Fort Wilderness. Cocoa PAL sponsored 3 Diamond Square youth to attend the State of Florida PAL Leadership Conference at Disney Coronado Springs Resort.



DIAMOND SQUARE CRA



Police Athletic League After School Program

The 2022-23 school year began with 22 youth registered for After-School, focusing on Career Readiness and Character Education. An average of 14 children received daily homework assistance, career readiness, leadership development, social-emotional development, arts and crafts, physical fitness, and nutrition. More than 70% of participants were DS Residents. Second Harvest Food Bank continued to support After-School and Summer Programs with fresh, prepared meals.

State of Florida PAL Regional Training

Cocoa PAL hosted the State of Florida PAL Regional Training at the Joe Lee Smith Center with about 100 youth from around the State of Florida.

PAL Leadership Training

The curriculum includes leader's traits and skills, team building, planning, and executing community projects, community needs assessments and civic responsibility.

Training also included team building exercises and discussions about Social Justice.

Tours and engagement included the Fire Department, Police Department and City Hall. The Youth planned and hosted a Political Forum for the City of Cocoa Candidates, Districts 1 and 2 and the Brevard County Commission, District 2 and was held at the Moore Justice Center.

Cocoa PAL Basketball

Cocoa PAL Basketball Season 22-23 held practices two days per week at the Joe Lee Smith Community Center. Games were scheduled for Saturdays during League competitions with Brevard County Parks and Recreation. Cocoa PAL charged a modest fee of \$25 and registered more than 56 youth throughout the year. However, a 25% drop in participation occurred versus when the fee was waived during the Pandemic.

Youth Employment Training/Phase 1 and Phase 3

12 youth registered for the Youth Employment Training program, of which all 12 completed the four-week course.

Speakers from various occupations shared information about their careers, including Judge Samuel Bookhardt and Sgt Marlon Buggs during a special tour of the Moore Justice Center.

Course instruction included applications for employment, resumes, interviewing skills, dressing for success, financial literacy, and customer Service.

Two Phase 3 Youth Employment Trainees completed job assignments with the City of Cocoa Leisure Services and Brevard County Parks and Recreation.

DIAMOND SQUARE CRA

YEARLY HIGHLIGHTS



The Diamond Square CRA welcomed 15 new businesses to the area, creating a total of 67 full-time jobs and 10 part-time jobs.



YEARLY EVENTS

2023 Program Highlights

- Annual Winter Festival in Diamond Square
- Annual Fall Festival with the City of Cocoa
- Community Cleanup Project for After-School in Diamond Square
- Keep Brevard Beautiful Trash Bash with the City of Cocoa

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 2023

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

- Housing Authority of the City of Cocoa curb appeal - complete
- Finance and home ownership programs - in progress

Goal 3 - Create Neighborhood Gateways (Pages 18-20)

- 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

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

- Joe Lee Smith Center upgrades and/or reconstruction - complete

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

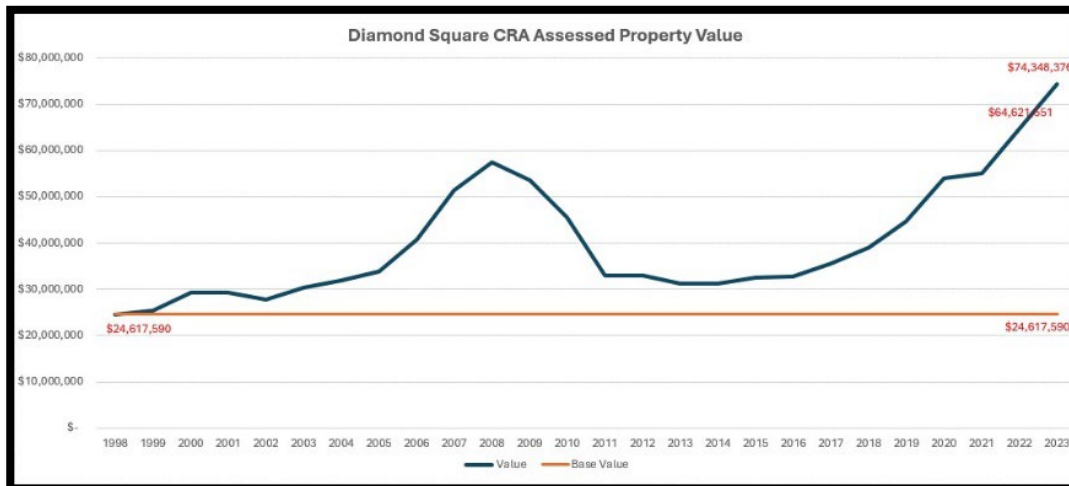
- Safe routes to school / pedestrian network – in progress
- Role model and mentoring programs – in progress

DIAMOND SQUARE CRA

FINANCIALS

TYPE	SOURCE	AMOUNT
Current Year Taxable Value in CRA	DOR DR420 TIF Sect I (1)	\$ 74,348,376.00
Base Year Taxable Value in CRA	DOR DR420 TIF Sect I (2)	\$ 24,617,590.00
Current Year Tax Increment Value	DOR DR420 TIF Sect I (3)	\$ 49,730,786.00
Prior year Final taxable value in the tax increment area	DOR DR420 TIF Sect I (4)	\$ 64,621,551.00
Prior year tax increment value (Line 4 minus Line 2)	DOR DR420 TIF Sect I (5)	\$
If the amount to be paid to the redevelopment trust fund IS BASED on a specific proportion of the tax increment value:		
Enter the portion on which the payment is based.	DOR DR420 TIF Sect II(6a)	0%
Dedicated increment value	DOR DR420 TIF Sect II(6b)	\$ -
Amount of payment to redevelopment trust fund in prior year	Read note on cell	-
If the amount to be paid to the redevelopment trust fund IS NOT BASED on a specific proportion of the tax increment value:		
Amount of payment to redevelopment trust fund in prior year	DOR DR420 TIF Sect II(7a)	\$ -
Prior year operating millage levy from Form DR-420, Line 10	DOR DR420 TIF Sect II(7b)	0%
Taxes levied on prior year tax increment value	DOR DR420 TIF Sect II(7c)	-
Prior year payment as proportion of taxes levied on increment value	DOR DR420 TIF Sect II(7d)	- %
Dedicated increment value	DOR DR420 TIF Sect II(7e)	\$ -
Actual expended increment revenue	Audit (FUND BALANCES)	\$ -
Total Low and Moderate Housing Expended		\$ -

FINANCIALS & ASSESSED PROPERTY VALUE



A 15% Increase in taxable value over prior fiscal year: \$9,726,825

DIAMOND SQUARE COMMUNITY REDEVELOPMENT AGENCY

STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUND REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES





Year Ended September 30, 2023

	<u>General Fund</u>	<u>Adjustments (Note 2)</u>	<u>Statement of Activities</u>
REVENUES			
Intergovernmental	\$ 391,157	\$ -	\$ 391,157
Investment Income			
	15,458	-	15,458
Miscellaneous			
	<u>2,500</u>	<u>-</u>	<u>2,500</u>
TOTAL REVENUES	<u>409,115</u>	<u>-</u>	<u>409,115</u>
EXPENDITURES/EXPENSES			
Economic Environment	113,232	-	113,232
Depreciation	-	15,879	15,879
	<u>-</u>	<u>15,879</u>	<u>15,879</u>
TOTAL EXPENDITURES/EXPENSES	<u>113,232</u>	<u>15,879</u>	<u>129,111</u>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	<u>295,883</u>	<u>(15,879)</u>	<u>280,004</u>
CHANGE IN FUND BALANCE/NET POSITION			
	295,883	(15,879)	280,004
FUND BALANCES/NET POSITION			
Beginning of the year	<u>790,552</u>	<u>492,813</u>	<u>1,315,765</u>
End of the year	<u>\$1,086,435</u>	<u>\$ 476,934</u>	<u>\$1,595,769</u>

DIAMOND SQUARE COMMUNITY REDEVELOPMENT AGENCY
STATEMENT OF NET POSITION AND
GOVERNMENTAL FUND BALANCE SHEET
September 30, 2023

	General Fund	Adjustments (Note 2)	Statement of Net Position
ASSETS			
Cash and cash equivalents	\$ 1,085,643	\$ -	\$ 1,085,643
Prepaid items	9,155		9,155
Other receivables	2,500	-	2,500
Capital assets			
Nondepreciable	-	181,192	181,192
Depreciable, net	-	328,142	328,142
	TOTAL ASSETS	\$ 509,334	\$ 1,606,632
LIABILITIES			
Accounts payable	\$ 9,723	-	\$ 9,723
Accrued payroll and related liabilities	1,140	-	1,140
	TOTAL LIABILITIES	-	10,863
FUND BALANCES/NET POSITION			
Fund balances:			
Nonspendable	9,155	(9,155)	-
Restricted	1,077,280	(1,077,280)	-
	TOTAL FUND BALANCES	(1,086,435)	-
	TOTAL LIABILITIES AND FUND BALANCES		
	\$ 1,097,298		
Net position:			
Net investment in capital assets		509,334	509,334
Unrestricted		1,086,435	1,086,435
	TOTAL NET POSITION	\$ 1,595,769	\$ 1,595,769

KEY CONTACTS

	<p>Community Services Department 65 Stone Street, Cocoa, FL 32922</p>
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	<p>Charlene Neuterman Community Services Director (321) 433-8509 cneuterman@cocoafl.gov</p>
	<p>Ryan Browne Redevelopment Coordinator (321) 433-8577 rbrowne@cocoafl.gov</p>