



Community Redevelopment Agency Trust Fund



The Community Redevelopment Agency (the “CRA”) is an incremental tax district created by City Resolution #13-2003 on August 25, 2003, pursuant to Florida Statutes 163.356. The City Council and one representative appointed by the Board of Orange County Commissioners serve as the governing board, approve the budget, provide funding, and perform all accounting functions for the CRA. The CRA’s services are provided exclusively to the City.

On November 4, 2014, the City refinanced \$13,485,000 of outstanding CRA Revenue Bond Series 2005, with the Refunding Community Redevelopment Revenue bank loan secured by tax increment financing (TIF) revenue and a covenant to budget and appropriate available funds from the City’s General Fund. The difference between TIF revenues generated and the CRA bank loan principal and interest payments are reflected as transfers in from the City’s General Fund. As of July 1, 2017, \$12,800,000 of the original loan remains outstanding. Below is a five-year summary of the debt service requirements for the CRA loan.

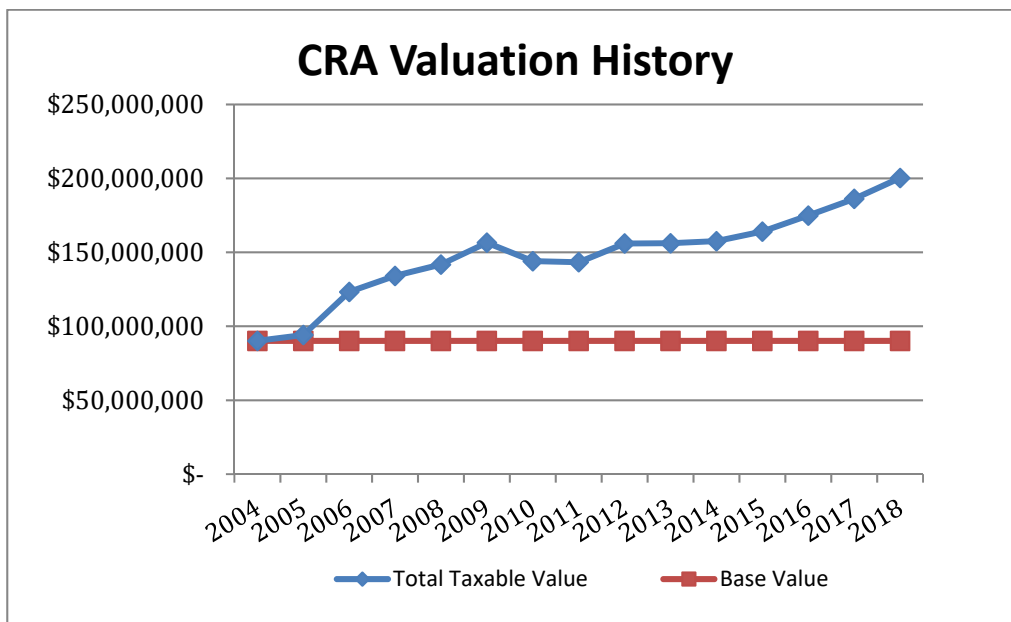
Community Redevelopment Refunding Revenue Note, Series 2014			
Year	Principal	Interest	Total
FY 2018	\$ 395,000	\$ 401,920	796,920
FY 2019	435,000	389,517	824,517
FY 2020	470,000	375,858	845,858
FY 2021	510,000	361,100	871,100
FY 2022	550,000	345,086	895,086
Total	\$ 2,360,000	\$ 1,873,481	\$ 4,233,481

In FY 2018, the City budgets a transfer of \$158 thousand from the General Fund to fund CRA operations. Below is a five-year projection of the CRA and the impact on the current fund deficit. The fund deficit is funded by advances from the General Fund, Road Impact Fee Fund, Parks Trust Fund and Utilities Fund.

Fund 61 -- Community Redevelopment Agency	4.15000 Actual 16	4.15000 Projected 17	4.15000 Budget 18	4.15000 Plan 19	4.15000 Plan 20	4.15000 Plan 21	4.15000 Plan 22
SOURCES							
Starting Deficit	\$ (12,902,172)	\$ (12,902,172)	\$ (12,902,172)	\$ (12,902,172)	\$ (12,680,746)	\$ (11,883,296)	\$ (11,106,848)
Gen Fund Transfer - Debt Serv.	-	-	-	-	-	-	-
TIF Revenues							
City Portion TIF	305,062	376,926	434,374	607,872	895,051	920,062	945,573
County Portion TIF	325,992	402,784	464,174	649,573	956,454	983,180	1,010,441
Developer Funding	-	-	-	-	1,800,000	-	-
Gen Fund Advances - Op & Cap	-	-	-	(221,426)	(797,450)	(776,448)	(839,631)
Gen Fund Transfer	408,853	303,491	157,877	-	-	-	-
Miscellaneous Income	638	2,000	-	-	-	-	-
Investment Income	1,015	627	500	500	500	500	500
Total Sources:	\$ 1,041,560	\$ 1,085,828	\$ 1,056,925	\$ 1,036,519	\$ 2,854,555	\$ 1,127,294	\$ 1,116,883
USES							
Operating Expenses	\$ 261,575	\$ 312,604	\$ 260,005	\$ 212,002	\$ 208,697	\$ 256,194	\$ 221,797
Capital Improvements	7,556	-	-	-	1,800,000	-	-
Festival Street	24,000	-	-	-	-	-	-
Debt Issuance Costs	-	-	-	-	-	-	-
Debt Service							
Principal	325,000	360,000	395,000	435,000	470,000	510,000	550,000
Interest	423,429	413,224	401,920	389,517	375,858	361,100	345,086
Total Uses:	\$ 1,041,560	\$ 1,085,828	\$ 1,056,925	\$ 1,036,519	\$ 2,854,555	\$ 1,127,294	\$ 1,116,883
Ending Balance:	\$ (12,902,172)	\$ (12,902,172)	\$ (12,902,172)	\$ (12,680,746)	\$ (11,883,296)	\$ (11,106,848)	\$ (10,267,216)

In FY 2012, Council discontinued the accrual of interfund interest on the outstanding balances. The five-year projection anticipates that the fund deficit will continue to increase in FY 2018, however, by Plan Year 2019, TIF revenues are expected to cover debt service requirements, fully cover operating costs of the fund and begin paying down the interfund loans. Operating costs consists of one full-time CRA Manager, legal and other administrative costs. In FY 2020, capital outlay of \$1.8 million as outlined in the 2018-2022 CIP, consists of parking spaces in a centralized garage that is anticipated to be funded through developer agreements.

The initial FY 2018 estimate from the Orange County Property Appraiser indicates the total taxable value of the CRA increased \$14.3 million or approximately 7.7% from the prior year. In terms of increment above the base year value of \$90.2 million, this is an 15.8% increase. Below is the history of the CRA’s tax increment.



TIF Revenue projections for the plan years include an anticipated 2% growth CRA-wide with the expectation of an additional 68 thousand square feet of retail and office space and 765 additional multi-family units completing construction by the end of calendar year 2018 (impacting the FY 2020 taxable value).