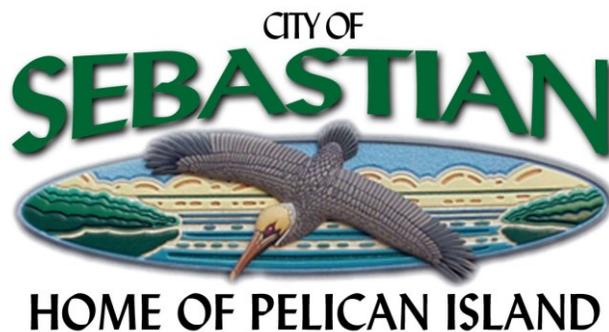


**SEBASTIAN
COMMUNITY REDEVELOPMENT AGENCY
ANNUAL REPORT**

Under Chapter 163.356(3)(C)



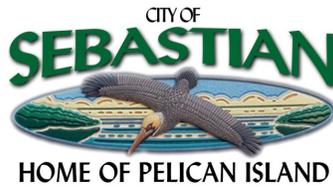
**FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2017**

**1225 MAIN STREET
SEBASTIAN, FLORIDA 32958**

**SEBASTIAN
COMMUNITY REDEVELOPMENT AGENCY
ANNUAL REPORT**

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March 22, 2018

Sebastian Community Redevelopment Agency Board Chairman and Members
City of Sebastian, Florida

Dear Board Members:

We are pleased to submit the Annual Activity Report of the Sebastian Community Redevelopment Agency for the fiscal year ended September 30, 2017. Section 163.356(8)(C), Florida Statutes, requires each CRA to file with its governing body, on or before March 31 each year, a report of its activities for the proceeding fiscal year, which report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such fiscal year. In addition to meeting this legal requirement, the report provides additional information concerning the benefits afforded by the agency to other jurisdictions and citizenry in general.

Responsibility for both the accuracy of the presented data and the completeness and fairness of the presentation, including all disclosures, rests with the management of the City. We believe the data, as presented, is accurate in all material respects, and that all disclosures necessary to enable the reader to gain an understanding of the Sebastian CRA's operation and financial activity have been included.

Respectfully submitted,

Liza Leger Frazier, AICP
Community Development Director/CRA Manager
City of Sebastian

Kenneth W. Killgore
Administrative Services Director
City of Sebastian

LIST OF PRINCIPAL OFFICIALS

September 30, 2017

Chairman	Bob McPartlan
Board Member	Linda Kinchen
Board Member	Jim Hill
Board Member	Ed Dodd
Board Member	Andrea Coy

History of the Sebastian Community Redevelopment Agency (Sebastian CRA)

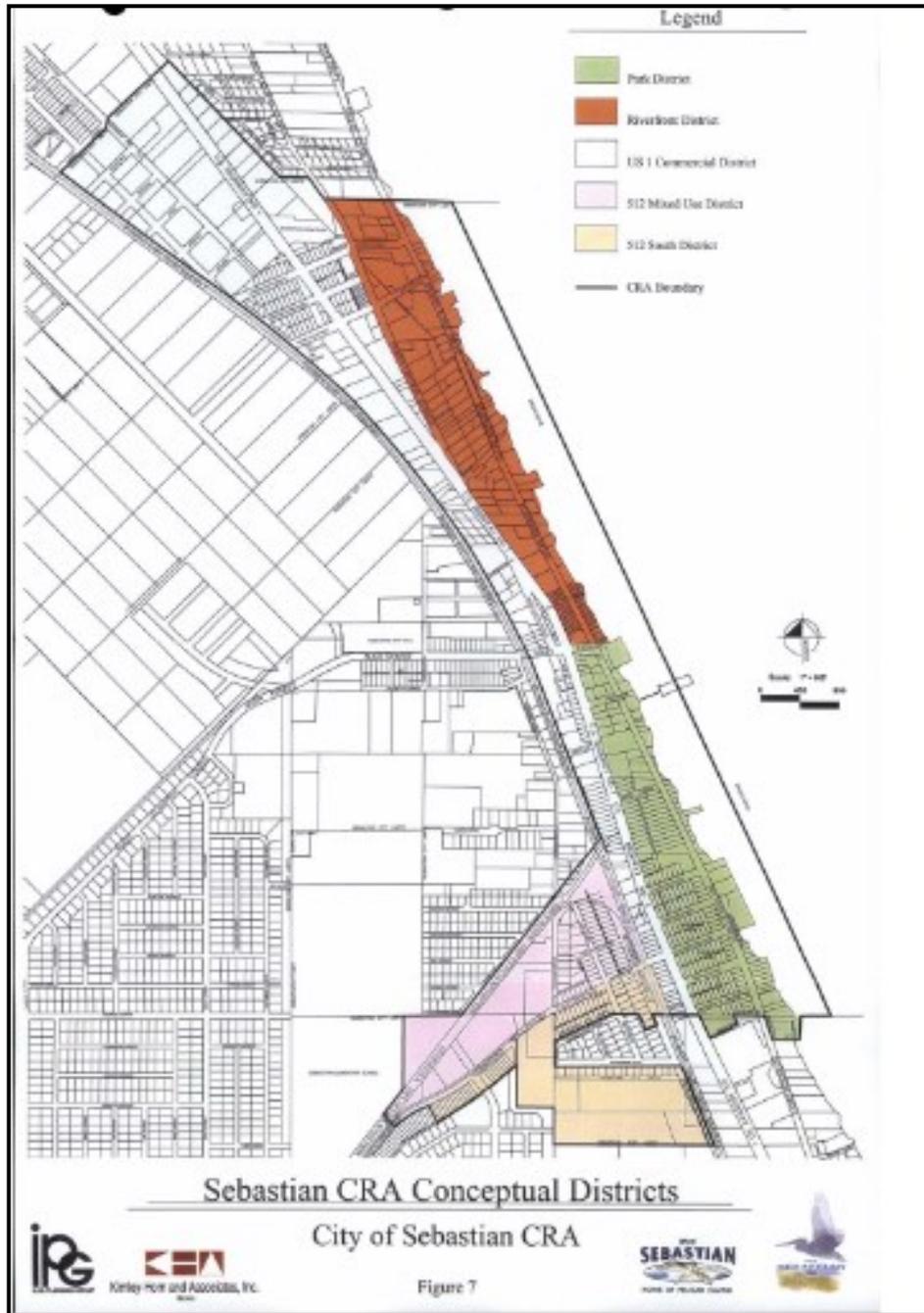
The Sebastian Community Redevelopment Agency (Sebastian CRA) was created in 1995 by the City of Sebastian City Council under Chapter 163, Part III of the Florida Statutes. The original Sebastian CRA includes an area generally bounded on the west by the FEC Railroad right-of-way, north by the City limits, on the east by the Indian River Lagoon, and south by the City limits east of the FEC Railroad right-of-way. The Sebastian CRA was established to ensure that the downtown and surrounding vicinity would develop with a coherent community vision, and to encourage reinvestment throughout the CRA. The area later was expanded in 2003 to include the Sebastian Boulevard “Triangle” area west of the FEC Railroad right-of-way, which includes industrial and commercial land use. The total Sebastian CRA area is 299 acres excluding road rights-of-way (**Exhibit 1**).

The governing body of the Sebastian CRA is the Sebastian City Council. The CRA Board is comprised of five (5) members. Under the State Statutes and the City ordinances, the Sebastian CRA has substantial powers and authority within the Sebastian CRA area. These include the power to make and execute contracts, to acquire and dispose property, to approve development plans, to implement a program of voluntary or compulsory rehabilitation of buildings, to mortgage its property, to borrow and invest money, and to apply for and accept grants and contributions.

The major funding source for the Sebastian CRA is tax increment revenue. Tax increment revenue is the increase in ad valorem tax attributed to the increase in the assessed property value over a set ‘base year’ for the redevelopment area. The government jurisdictions remitting tax increment revenue to the Sebastian CRA are the City of Sebastian and the Indian River County Board of County Commissioners.

After the establishment of the Sebastian CRA in 1995, the City established the Redevelopment Trust Fund and the base year for tax increment revenues as well as adopted the 1995 Community Redevelopment Plan. The boundary was later expanded to include the adjacent Sebastian Boulevard “Triangle” area in 2003, establishing a new base year for this area of the CRA. The redevelopment plan was also modified on behalf of the Sebastian CRA in 2003, unifying the 1995 Sebastian CRA boundary and the expansion area as one cohesive CRA. The Master Plan was again updated in 2010, presenting conceptual district recommendations, potential policy amendments, and capital improvements intended to meet the City’s redevelopment goals.

EXHIBIT 1 – SEBASTIAN CRA BOUNDARY MAP



Accomplishments of the Sebastian Community Redevelopment Agency (Sebastian CRA)

Since the establishment of the original Sebastian CRA in 1995, numerous projects have been accomplished. Accomplishments are as follows:

- ❑ Provided annual funding support to festivities such as Riverfront Christmas decorations, Clam Bake festival, fine art festival, concert in the park, and Pelican Island celebration since the year 2000.
- ❑ Completed Riverview Park Phase I, boat dock, landscaping, and shoreline stabilization project in 2001.
- ❑ Developed community redevelopment master plan in 2003.
- ❑ Completed Jackson Street extension, sidewalk, and street light project in 2004.
- ❑ Completed improvements to the Yacht Club.
- ❑ Completed construction on the Indian River Drive/Main Street project.
- ❑ Established a Façade, Sign and Landscaping matching grant program.
- ❑ Received contribution from the Clambake Foundation and provided the balance of funding for the Flag Pole project, which enhanced the view at the western entrance to the CRA area.
- ❑ Designed billboard advertisements and rented billboards on Highway I-95.
- ❑ Contributed \$20,000 to a film production about the story of Pelican Island.
- ❑ Constructed information boards at Riverview Park and at the Park at Indian River Drive/Main Street.
- ❑ Updated the CRA Master Plan in 2010.
- ❑ Completed construction on the Yacht Club finger pier project.
- ❑ Provided matching funds to the Stan Mayfield Grant that was used for the purchase of the Working Waterfront Properties.
- ❑ Executed lease with Crab E. Bills for a commercial retail fish market and a retail commercial limited food service “Eatery”.
- ❑ Established a Sewer Connection Grant Program to encourage reduction of seepage into the Indian River Lagoon.
- ❑ Completed roadway improvements to the Presidential Streets.

FY 2017 Sebastian CRA Activities

The Sebastian CRA is treated as a special revenue fund of the City. An independent financial audit by an external CPA firm has been accomplished annually to be in compliance with Section 163.387(8), Florida Statutes. An annual budget is also adopted by the Sebastian CRA Board to be in compliance with Section 189.418(3). Major activities and accomplishments of the Sebastian CRA in 2017 included:

- ❑ Provided financial support for many events within the Riverfront District including: clam bake, concert in the park events and fine art festival.
- ❑ Provided funding for Holiday decorations.
- ❑ Continued funding grant programs that support public private projects including: Façade, Sign and Landscape grants, and the Septic to Sewer assistance program (See **TABLE 1**).
- ❑ Made necessary repairs to the Working Waterfront properties including: historic building repairs and dock replacement.
- ❑ Completed repairs to the CavCorp boat parking property.

TABLE 1 - CRA Grant Activity
October 1, 2016 – September 30, 2017

OWNER	PROJECT ADDRESS	PROJECT TYPE	TOTAL PROJECT COST	AWARD AMOUNT
Teddy's Cleaning & Janitorial Services	916 U.S. Highway 1	Septic to Sewer	\$20,583.94	\$15,000
O'quist Services, LLC	1413 N. Central Ave.	Septic to Sewer	\$33,910	\$15,000
Thomas Haynes	712 Cleveland St.	Septic to Sewer	\$22,386.62	\$15,000
Sebastian Center, Ltd	1627 U.S. Highway 1	Septic to Sewer	\$102,792	\$15,000
Best Western Hotel	1655 U.S. Highway 1	Façade, Sign & Landscape	\$64,479.73	\$15,000

Tax Increment Revenue

The tax increment revenue is determined annually as 95 percent of the difference between: (a) the amount of ad valorem taxes levied each year by each taxing authority contributing to the Sebastian CRA on taxable real property contained within the redevelopment area, exclusive of the following entities:

- Florida Inland Navigation District
- Indian River County Mosquito Control District
- Indian River County Hospital Maintenance District
- School District, and associated General Obligation Debt funded by ad valorem taxes
- Indian River County Land Acquisition Bond General Obligation Debt
- Emergency Services Dependent Taxing District
- St. Johns River Water Management District
- Sebastian Inlet Taxing District

and (b) the amount of ad valorem taxes which would have been generated by the rate at which the tax is levied each year by the taxing authority, exclusive of the following entities:

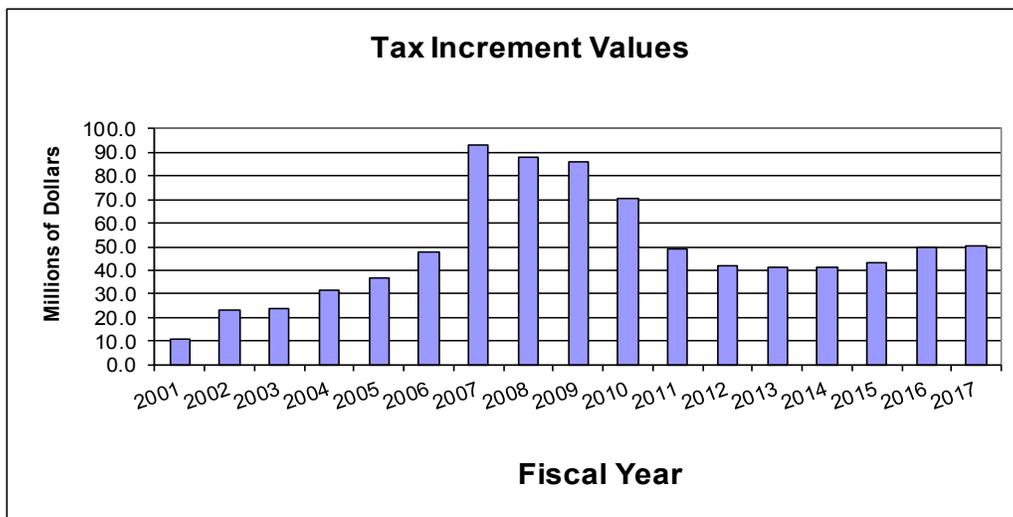
- Florida Inland Navigation District
- Indian River County Mosquito Control District
- Indian River County Hospital Maintenance District
- School District, and associated General Obligation Debt funded by ad valorem taxes
- Indian River County Land Acquisition Bond General obligation Debt
- Emergency Services Dependent Taxing District
- St. Johns River Water Management District
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upon the total of the assessed value of the taxable real property in the community redevelopment area as shown on the assessment roll used by each taxing authority prior to March 22, 1995, the effective date of the ordinance creating the Redevelopment Trust Fund. Indian River County Board of County Commissioners and the City of Sebastian currently make tax increment payments into the Sebastian CRA Trust Fund.

The initial implementation of the tax increment financing was for the Fiscal Year 2001 and its base year value was set at the taxable value for 1994. When the CRA area was expanded, the base year value for that area was set at the taxable value for 2003. Thus by Fiscal Year 2005, the total incremental value was \$36,862,574. As compared to FY 2017 total incremental value of \$50,313,349, the incremental value of the redevelopment area has increased by 36.5%. The taxable values in redevelopment area from 2001 through 2017 are presented in Exhibit II below.

Exhibit II
Sebastian Community Redevelopment Agency
Taxable Value in Redevelopment Area

<u>Fiscal Year</u>	<u>Taxable Value</u>	<u>Base Year Value</u>	<u>Incremental Value</u>	<u>% Change in Incremental Value</u>
2001	\$45,834,920	\$34,959,870	\$10,875,050	
2002	58,263,740	34,959,870	23,303,870	114.29%
2003	58,844,190	34,959,870	23,884,320	2.49%
2004	66,307,980	34,959,870	31,348,110	31.25%
2005	78,424,554	41,561,980	36,862,574	17.59%
2006	89,418,550	41,561,980	47,856,570	29.82%
2007	134,755,060	41,561,980	93,193,080	94.73%
2008	129,700,130	41,561,980	88,138,150	-5.42%
2009	127,735,740	41,561,980	86,173,760	-2.23%
2010	111,909,020	41,561,980	70,347,040	-18.37%
2011	90,533,980	41,561,980	48,972,000	-30.39%
2012	83,558,060	41,561,980	41,996,080	-14.24%
2013	82,753,350	41,561,980	41,191,370	-1.92%
2014	82,598,780	41,561,980	41,036,800	-0.38%
2015	84,939,810	41,561,980	43,377,830	5.70%
2016	91,018,390	41,561,980	49,456,410	14.01%
2017	91,875,329	41,561,980	50,313,349	1.73%

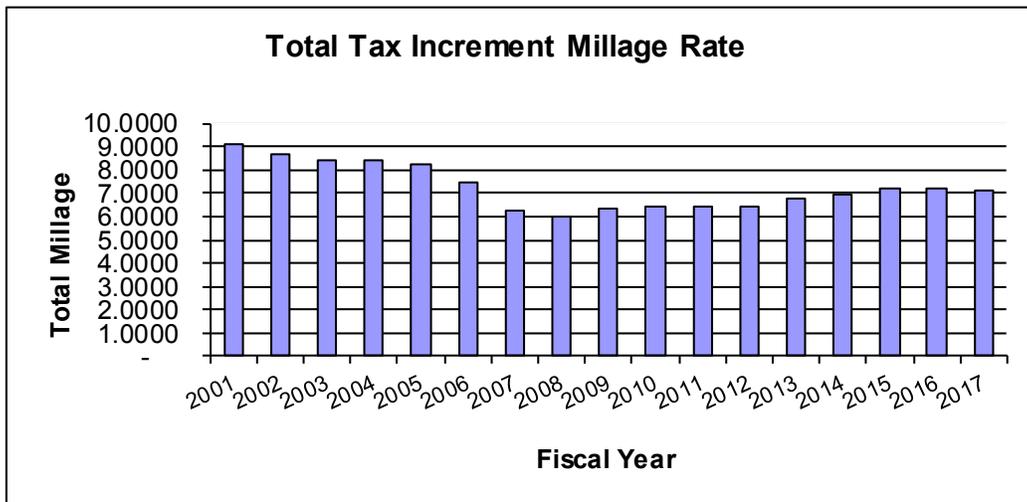


Source: City of Sebastian Administrative Services Department

The City's millage has decreased from \$5.00 per \$1,000 in FY 2001 to \$3.8000 per \$1,000 in FY 2017. The millage for Indian River County has been decreased from \$4.1014 per \$1,000 in FY 2001 to \$3.3602 per \$1,000 in FY 2017. Rates from 2001 through 2017 are presented in Exhibit III below.

Exhibit III
Sebastian Community Redevelopment Agency
Operating Millage Rates in Redevelopment Area

<u>Fiscal Year</u>	<u>Indian River County</u>	<u>City of Sebastian</u>	<u>Total Millage</u>
2001	4.1014	5.0000	9.1014
2002	4.0501	4.5904	8.6405
2003	3.8729	4.5904	8.4633
2004	3.8377	4.5904	8.4281
2005	3.6233	4.5904	8.2137
2006	3.5204	3.9325	7.4529
2007	3.1914	3.0519	6.2433
2008	3.0202	2.9917	6.0119
2009	3.0202	3.3456	6.3658
2010	3.0892	3.3456	6.4348
2011	3.0892	3.3041	6.3933
2012	3.0892	3.3041	6.3933
2013	3.0892	3.7166	6.8058
2014	3.2620	3.7166	6.9786
2015	3.3375	3.8556	7.1931
2016	3.3602	3.8556	7.2158
2017	3.3602	3.8000	7.1602

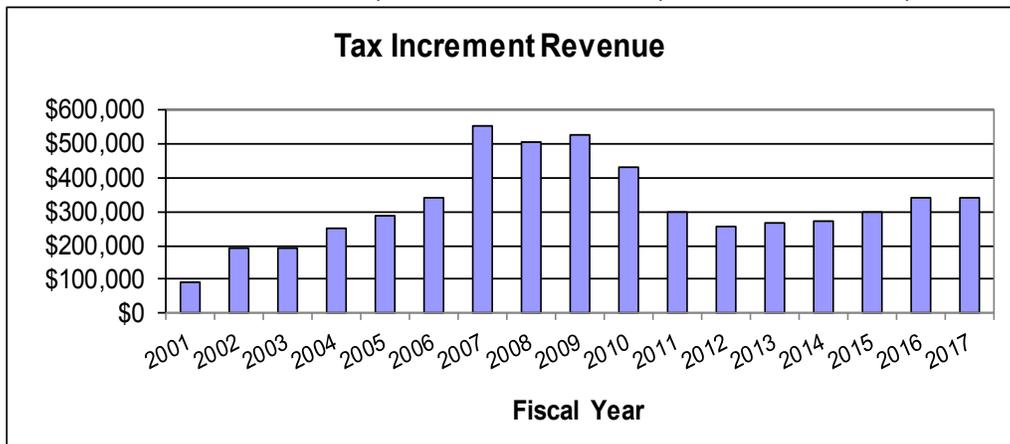


Source: City of Sebastian Administrative Services Department

Based on the millage rates and significant increases in taxable values, the tax increment revenue has risen dramatically. The total tax increment revenue in 2001 was \$94,029. The tax increment revenue in 2017 has increased to \$342,241. However, this is a 38.1% decrease from the highest year of 2007 when the total was \$552,741. The tax increment revenues for the redevelopment area for the Fiscal Year 2001 through 2017 are presented in Exhibit IV below.

Exhibit IV
Sebastian Community Redevelopment Agency
Tax Increment Revenue

<u>Fiscal Year</u>	<u>Indian River County</u>	<u>City of Sebastian</u>	<u>Total</u>
2001	\$42,373	\$51,656	\$94,029
2002	89,664	101,625	191,289
2003	87,877	104,157	192,034
2004	114,289	136,705	250,994
2005	126,886	160,753	287,639
2006	160,051	178,786	338,837
2007	282,546	270,195	552,741
2008	252,885	250,499	503,384
2009	251,236	273,888	525,124
2010	206,450	223,585	430,035
2011	143,720	153,900	297,620
2012	123,248	131,821	255,069
2013	120,886	145,437	266,323
2014	127,169	144,891	272,060
2015	137,535	158,885	296,420
2016	157,874	181,150	339,024
2017	160,610	181,631	342,241



(1) The revenues include the triangle area, which was added in the redevelopment area in 2003.

Source: City of Sebastian Administrative Services Department

Financial Statements

The Sebastian CRA is considered a blended component unit of the City and therefore it is included in the City's annual financial audit. In order to meet the requirement of Section 163.387(8), Florida Statutes, which requires the CRA to provide for annual audit of the redevelopment trust fund, the Sebastian CRA has been treated as a major fund of the City. The financial statements included herein are unaudited statements of the Sebastian CRA. Audited statements are included in the City's Comprehensive Annual Financial Report (CAFR) for the fiscal year ending September 30, 2017 and may be obtained in the City Clerk's office 1225 Main Street, Sebastian, Florida or online at <http://www.cityofsebastian.org>.