

## Al Minner, City Manager

The City of Leesburg created the Greater Leesburg Community Redevelopment Agency (GLCRA) on May 28, 1996 (Resolution 4994) pursuant to Section 163.512 Florida Statutes, and generates a majority of its annual income from tax increment revenues. The Trust Fund was created by Ordinance 96-30 on August 26, 1996 effective for 30 years expiring in 2026. The base year was established in 1995 with an assessed taxable value of \$86,757,505. The agency is part of the City's Comprehensive Plan to enhance the downtown district and surrounding areas. The agency determined the existence of blighted areas, noted the general decline of the downtown area, and will attempt to revitalize this special district with available funds.

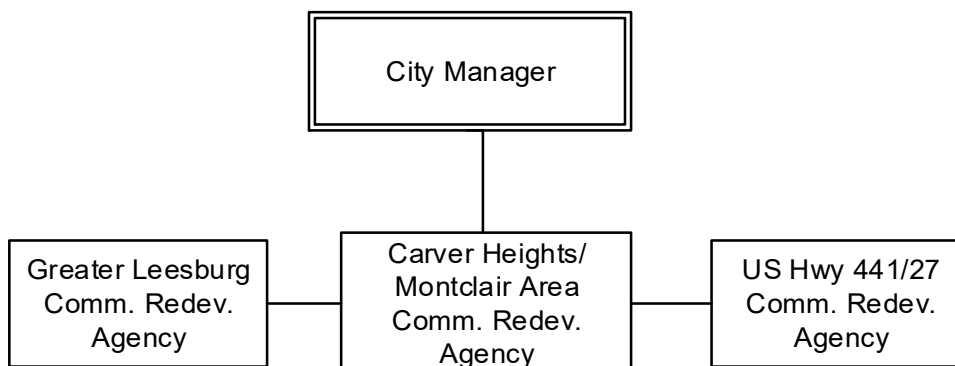
The Leesburg Redevelopment Plan identified four major objectives:

- Establish the boundary of the redevelopment area and the creation of the redevelopment agency
- Assess the current status of the redevelopment area
- Establish goals and time frames for making necessary improvements within the redevelopment area
- Identify funding sources to fund necessary improvements

In addition to revitalizing the downtown area, housing is a major concern for the redevelopment area. New housing stock and rehabilitation of existing structures is also needed.

The Redevelopment Area is divided between downtown and the Pine Street Community. By action of the governing body, the funds were also evenly divided between the two areas. The two (2) agencies work under the umbrella of the CRA, with assistance from the Leesburg Partnership and the Community Development Corporation. All projects and fund disbursements must be in accordance with the Leesburg Redevelopment Plan and approved by the CRA.

### Organization Chart:



## Greater Leesburg Community Redevelopment Agency

### Description

**Total Department Budget**

**\$ 1,019,031**

**Greater  
Leesburg  
CRA Fund**

**Revenue  
Sources &  
Appropriations**

**Revenue Sources and Appropriations**

	<b>ACTUAL 2020-21</b>	<b>ACTUAL 2021-22</b>	<b>ADOPTED 2022-23</b>	<b>PROPOSED 2023-24</b>
<b><u>REVENUE SOURCES</u></b>				
Taxes	225,585	227,504	305,974	344,583
Intergovernmental Revenue	319,213	329,446	444,489	575,852
Miscellaneous Revenue	(285)	(299)	2,000	1,500
Other Sources	0	0	0	97,096
<b>TOTAL REVENUE SOURCES</b>	<b>544,513</b>	<b>556,651</b>	<b>752,463</b>	<b>1,019,031</b>
<b><u>APPROPRIATIONS</u></b>				
Special Events	0	0	0	450,000
CRA	495,754	651,322	752,463	569,031
<b>TOTAL APPROPRIATIONS</b>	<b>495,754</b>	<b>651,322</b>	<b>752,463</b>	<b>1,019,031</b>

Revenue Detail

Greater  
Leesburg  
CRA Fund

Revenue  
Detail

	ACTUAL 2020-21	ACTUAL 2021-22	ADOPTED 2022-23	PROPOSED 2023-24
<b><u>TAXES</u></b>				
31101 Current Property Taxes	225,585	227,504	305,974	344,583
<b>TOTAL TAXES</b>	<b>225,585</b>	<b>227,504</b>	<b>305,974</b>	<b>344,583</b>
<b><u>INTERGOVERNMENTAL REVENUES</u></b>				
33731 Lake County/Redevelopment	319,213	329,446	444,489	575,852
<b>TOTAL INTERGOVERNMENTAL</b>	<b>319,213</b>	<b>329,446</b>	<b>444,489</b>	<b>575,852</b>
<b><u>MISCELLANEOUS REVENUE</u></b>				
36110 Interest on Investments	573	1,380	2,000	1,500
36130 Gain/Loss Investments	(858)	(1,679)	0	0
<b>TOTAL MISCELLANEOUS REVENUE</b>	<b>(285)</b>	<b>(299)</b>	<b>2,000</b>	<b>1,500</b>
<b><u>OTHER SOURCES</u></b>				
38131 Transfer from Capital Projects	0	0	0	0
38891 Fund Balance Appropriated	0	0	0	97,096
<b>TOTAL OTHER SOURCES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>97,096</b>
<b>TOTAL RESOURCES</b>	<b>544,513</b>	<b>556,651</b>	<b>752,463</b>	<b>1,019,031</b>

**Goals & Tasks**

**Goals & Tasks**

**Goal:** Eliminate blight and stimulate growth by investing in neighborhood redevelopment, while also pursuing new economic opportunities.

**Task:**

- ◆ Improve downtown and the surrounding neighborhoods as they are the heart of the community
- ◆ Protect and preserve past public and private investments in the downtown area
- ◆ Continue relationship with Community Development Corporation of Leesburg (CDC) to promote revitalization of Pine Street area
- ◆ Ensure the downtown area is maintained and improved to grow property values
- ◆ Stimulate a vital community which is a good place to live and work

**Goal:** Utilize Leesburg’s natural resources and slogan as the “Lakefront City” to enhance recreational and leisure amenities.

**Task:**

- ◆ Continue special efforts for preservation, redevelopment, rehabilitation and enhancement while utilizing existing resources and promoting community assets
- ◆ Establish the CRA as a focal point for the community and attract visitors from the entire region
- ◆ Encourage and provide additional civic activities and community events in the downtown area

**Major Accomplishments:**

- Provided funds in fiscal year 2023-24 to create a new division for Special Events which will be operated by the City
- Funded several Housing Rehab and Façade/Landscape grants

**Performance Measures:**

	2021-22	2022-23	2023-24
Housing Rehab and Façade/Landscape grants	6	2	6
Major Special Events conducted	N/A	N/A	3
Property Value increase (increment)	34%	35%	30%

## Personnel Schedule

## Greater Leesburg CRA Fund

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## Personnel Schedule

Classification	2023	Change	2024	Amount
Special Events Manager	0.00	1.00	1.00	75,400
Special Events Coordinator	0.00	1.00	1.00	53,250
<b>Total</b>	<b>0.00</b>	<b>2.00</b>	<b>2.00</b>	<b>128,650</b>

**Greater  
Leesburg  
CRA Fund**

**Appropriations Detail**

**Account # 016-6188-5xx**

**Special Events**

	<b>ACTUAL 2020-21</b>	<b>ACTUAL 2021-22</b>	<b>ADOPTED 2022-23</b>	<b>PROPOSED 2023-24</b>
<b><u>PERSONAL SERVICES</u></b>				
12xx Regular Salaries & Wages	0	0	0	128,650
1310 Temporary Labor	0	0	0	23,141
211x FICA	0	0	0	11,565
221x Retirement	0	0	0	6,413
23xx Insurance	0	0	0	29,580
2410 Workers Compensation	0	0	0	651
<b>TOTAL PERSONAL SERVICES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>200,000</b>
<b><u>OPERATING EXPENSES</u></b>				
3410 Contract Services	0	0	0	50,000
4010 Travel	0	0	0	2,500
4410 Rentals	0	0	0	50,000
4625 Repairs & Maintenance- Non Buik	0	0	0	25,000
4810 Promotional Activities	0	0	0	19,750
4911 Advertising	0	0	0	19,750
5180 Minor Furniture/Equipment	0	0	0	2,500
5210 Operating Expenses	0	0	0	75,000
5215 Uniforms	0	0	0	2,500
5520 Training	0	0	0	3,000
<b>TOTAL OPERATING EXPENSES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>250,000</b>
<b>TOTAL APPROPRIATIONS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>450,000</b>

**Appropriations  
Detail**

## Appropriations Summary

	ADOPTED 2022-23	PROPOSED 2023-24	INCREASE/ (DECREASE)	PERCENTAGE
Personal Services	0	200,000	200,000	100.00%
Operating Expenses	0	250,000	250,000	100.00%
<b>TOTALS</b>	<b>0</b>	<b>450,000</b>	<b>250,000</b>	<b>100.00%</b>

### Significant Budget Changes:

This is a new division for FY 24.

## Greater Leesburg CRA Fund

### Special Events

### Appropriations Summary

**Greater  
Leesburg  
CRA Fund**

**Appropriations Detail**

**Account # 016-6189-5xx**

**Operations**

	<b>ACTUAL 2020-21</b>	<b>ACTUAL 2021-22</b>	<b>ADOPTED 2022-23</b>	<b>PROPOSED 2023-24</b>
<b><u>OPERATING EXPENSES</u></b>				
3110 Professional Services	350	0	1,000	1,000
3210 Auditing	0	0	3,000	3,000
4510 Insurance	3,172	3,330	3,500	3,330
4920 Other Current Charges-CDC	270,904	276,991	376,232	458,285
<b>TOTAL OPERATING EXPENSES</b>	<b>274,426</b>	<b>280,321</b>	<b>383,732</b>	<b>465,615</b>

**Appropriations  
Detail**

<b><u>DEBT SERVICE</u></b>				
71xx Principal	83,000	86,000	88,000	91,000
72xx Interest	17,328	14,862	12,338	9,734
<b>TOTAL DEBT SERVICE</b>	<b>100,328</b>	<b>100,862</b>	<b>100,338</b>	<b>100,734</b>

<b><u>GRANTS &amp; AIDS</u></b>				
8213 Housing Rehab Program	15,000	0	0	0
8214 Matching Landscape/Façade Grt	6,000	70,139	0	0
<b>TOTAL GRANTS &amp; AIDS</b>	<b>21,000</b>	<b>70,139</b>	<b>0</b>	<b>0</b>

<b><u>OTHER USES</u></b>				
9131 Transfer to Capital Projects	100,000	200,000	0	0
9910 Reserve for Future	0	0	268,393	350,222
<b>TOTAL OTHER USES</b>	<b>100,000</b>	<b>200,000</b>	<b>268,393</b>	<b>350,222</b>

<b>TOTAL APPROPRIATIONS</b>	<b>495,754</b>	<b>651,322</b>	<b>752,463</b>	<b>916,571</b>
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## Appropriations Summary

	ADOPTED 2022-23	PROPOSED 2023-24	INCREASE/ (DECREASE)	PERCENTAGE
Operating Expenses	383,732	465,615	81,883	21.34%
Debt Service	100,338	100,734	396	0.39%
Grants & Aids	0	0	0	0.00%
Other Uses	268,393	350,222	81,829	30.49%
<b>TOTALS</b>	<b>752,463</b>	<b>916,571</b>	<b>164,108</b>	<b>21.81%</b>

## Greater Leesburg CRA Fund

### Operations

### Appropriations Summary