



**Agenda
City of Cocoa
Regular Meeting**

**August 4, 2025
6:00 PM**

65 Stone Street, Cocoa, FL 32922

I. CALL TO ORDER

1. Invocation
2. Pledge of Allegiance
3. Roll Call

II. APPROVAL OF AGENDA AND MINUTES

1. Agenda: Regular Meeting of August 4, 2025.
2. Minutes: Regular Meeting of July 7, 2025.

III. DELEGATIONS

IV. PRESENTATIONS

V. ACTION ITEMS

1. Approve the Proposed Budget for FY 2026

VI. ATTORNEY'S REPORT

VII. UPDATES AND STAFF REPORTS

VIII. NEXT MEETING DATE- September 8, 2025 at 6:00 P.M.

IX. ADJOURNMENT

NOTICE TO THE PUBLIC:

This is a public meeting. All interested parties may attend. The facility wherein this meeting will be held is accessible to the physically handicapped. Please be advised that more than one member of the City Council may attend.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that: if a person decides to appeal any decision made by this board with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into

evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise allowed by law. This agenda is posted on the Municipal Bulletin Board and at the Central Brevard Library and Reference Center in Cocoa for public review.

COCOA REDEVELOPMENT AGENCY AGENDA ITEM

Memo Date: 06/25/2025
Agenda Date: 8/4/2025
Prepared By: Peyton Fink, Redevelopment Coordinator
Through: Charlene Neuterman, Community Services Director
Requested Action: Request Agency approval of the Agenda of Cocoa CRA meeting for August 4, 2025 as written or with amendments.

BACKGROUND:

Request Agency approval of the Agenda of Cocoa CRA meeting for August 4, 2025 as written or with amendments.

PRIORITY AREA CONNECTION:

Economic and Community Development

BUDGETARY IMPACT:

PREVIOUS ACTION:

RECOMMENDED MOTION:

Request Agency approval of the Agenda of Cocoa CRA meeting for August 4, 2025 as written or with amendments.



**COCOA COMMUNITY REDEVELOPMENT AGENCY BOARD
REGULAR MEETING AGENDA**

DATE: Monday, August 4, 2025

LOCATION: Cocoa City Hall, 65 Stone Street

TIME: 6:00 p.m.

I. CALL TO ORDER
INVOCATION
PLEDGE OF ALLEGIANCE
ROLL CALL

II. APPROVAL OF AGENDA & MINUTES:
AGENDA: Regular Meeting of the Cocoa CRA held on Monday, August 4, 2025.
MINUTES: Regular Meeting of the Cocoa CRA held on Monday, July 7, 2025.

III. DELEGATIONS

IV. PRESENTATIONS

V. ACTION ITEMS

1. Approve the Proposed Budget for FY 2026

VI. ATTORNEY'S REPORT

VII. UPDATES AND STAFF REPORTS

VIII. NEXT MEETING DATE

The next meeting of the Cocoa Community Redevelopment Agency will be on **Monday, September 8, 2025 at 6:00 pm**, Cocoa, Florida.

IX. ADJOURNMENT

NOTICE TO THE PUBLIC:

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MINUTES
COCOA CRA
July 7, 2025

The Regular Meeting of the Cocoa Community Redevelopment Agency was held on Monday, July 7, 2025, in Cocoa City Hall, in City Council Chambers, located at 65 Stone Street, in Cocoa, Florida, 32922, as publicly noticed.

I. CALL TO ORDER:

Chairperson BLAKE called the meeting to order at 6:05 p.m.

INVOCATION: Chairperson HEARN led the assembly in the Invocation.

PLEDGE OF ALLEGIANCE: Agency Member KOSS led the assembly in the Pledge of Allegiance.

Chairperson BLAKE requested a moment of silence for the victims and families in TX.

<u>PRESENT:</u>	Michael C. Blake	Chairperson
	Patricia Weeks	Vice Chairperson
	Alex Goins	Agency Member
	Lavander Hearn	Agency Member
	Lorraine Koss	Agency Member
	Janne Etz	Agency Member
	Candace Rogers	Agency Member
	Anthony Garganese	City Attorney
	Lori Chabot	Recording Secretary

ABSENT: None

Director Neuterman introduced the new Redevelopment Coordinator, Peyton Fink and Community Services Manager Jennifer Justiniano who were present.

OTHER STAFF MEMBERS PRESENT:

City Manager, Stockton Whitten, and Community Services Director, Charlene Neuterman and Planner Jennifer Webster were in attendance.

II. Approval of Agenda and Minutes:

Agenda: Regular Meeting held on July 7, 2025, either as written or with amendments.

- * MOTION by Vice Chairperson WEEKS; Seconded by Agency Member KOSS to approve the Agenda for the Regular meeting of July 7, 2025, as written.**

THE VOTE ON THE MOTION WAS:

AYES: BLAKE, ETZ, GOINS, HEARN, KOSS, ROGERS, WEEKS.

THE MOTION PASSED UNANIMOUSLY (7-0)

Minutes: Regular Meeting held on May 5, 2025, either as written or with amendments.

- * MOTION by Agency Member ETZ; Seconded by Vice Chairperson WEEKS to approve the Minutes for the Regular meeting of May 5, 2025, with an amendment on page 2.**

THE VOTE ON THE MOTION WAS:

AYES: BLAKE, ETZ, GOINS, HEARN, KOSS, ROGERS, WEEKS.

THE MOTION PASSED UNANIMOUSLY (7-0)

III. DELEGATIONS: None

IV. PRESENTATIONS: None

V. ACTION ITEMS:

1. Request Agency approval of a Commercial Façade Improvement Program (CFIP) grant application for an amount not to exceed \$20,000 for the property located at 311-319 Brevard Avenue and authorize the City Manager to complete and execute a CFIP Agreement.

The applicant, Mr. Feinstein, shared a presentation with the Agency Members and answered questions. Chairperson BLAKE commented on the history of the building and thanked Mr. Feinstein for his work and persistence. Agency Members, ROGERS, KOSS, HEARN and WEEKS all thanked Mr. Feinstein as well for his work on the building and for the presentation; they look forward to the finished product.

- * **MOTION by Agency Member Goins; Seconded by Chairperson Blake to approve the Commercial Façade Improvement Program Grant application for an amount not to exceed \$20,000 for the property located at 313 Brevard Avenue and Authorize the City Manager to complete and execute a CFIP Agreement.**

AYES: BLAKE, ETZ, GOINS, HEARN, KOSS, ROGERS, WEEKS.

THE MOTION PASSED UNANIMOUSLY (7-0)

2. Request Agency approval of the Redevelopment Agreement Between the Cocoa CRA and 360 Hospitality Group for the 603 Brevard Ave Mixed-Use Hotel Project.

City Manager Whitten introduced the item with history of the hotel and activities to date. He presented a powerpoint¹ sharing with Agency Members activities to date and the Proposed project.

Phase One – Redevelopment Agreement. There are several deliverables under this phase. Secure the DA permitting for 7 stories, submit an analysis for utilities, stormwater, traffic, parking economic impact etc. Obtain CRA and City Council approvals.

Parking Strategy: The Plan provides 121 spaces. At Developer's expense, this includes 29 onsite spaces at Factory angled for hotel and 67 angled spaces on John Garren that are shared spaces. The Developer will contribute to the City/CRA \$500,000 for additional off-site public parking.

Phase II – To secure Brand and Financing: Secure the brand name and approval, provide market feasibility study, present binding financing commitment and capital. To date, it appears it will be a Fairfield Inn and

1 – 603 Brevard Redevelopment Project Agreement Presentation

Suites model with added amenities and exterior changes to blend with the character of the Village. This phase includes CRA/City review and approvals.

Phase III: This is the permitting phase and addressed timelines, offsite improvements and conveyance of the property.

Phase IV: This phase is the Construction Milestones and timelines leading to a CO and an Irrevocable LOC which secures the CRA's interest.

Financial and Legal terms: This phase includes the final financing and appraisal conditions.

City Manager Whitten added these phases can be concurrent and not necessarily independent of each other. The CRA will be informed at each milestone.

Chairperson BLAKE asked how close CRA is. City Manager Whitten replied this is the first of many steps. He mentioned the 1.55 million and if things go awry, the CRA will have the ability to recoup the losses financially. Agency Member KOSS asked about the appraisal value, and he replied the most recent is the 2023 value.

Mr. Watson, the attorney who represents the builder complimented City Manager Whitten on the presentation and stated that he is here to answer questions. Agency Member KOSS has concerns about it being a Fairfield. Deep Patel, of 360 Hospitality Group, stated he met with the Marriott about the project, and they felt that this area could not sustain their product. He added the Fairfield is more flexible and has let them customize the façade and the amenities they can offer. He invited the board to visit the one he has opened in Melbourne. Agency Member KOSS asked if there was any tiering in the building. He replied, not really as they were trying to maximize the space. She also asked about the 1st floor and percentage of mixed use. Vice Chairperson WEEKS mentioned a Fairfield she recently stayed in that was very nice, and boutique. Agency Member Rogers shared her similar thoughts about it being a Fairfield and is mostly concerned about the financing and parking, asking about the shared spaces, how is it controlled? She also asked if Marriott required a separate parking lot? She sees there will be a bit of a deficit in parking spaces and the \$500,000 doesn't scratch the surface. What are we getting for \$500,000, she asked, and the Village doesn't need another coffee shop. She would like the builder to pay

more. Council Member HEARN requested signage on the property as they move forward. Director Neuterman replied they would at site plan approval. Agency Member GOINS mentioned the concerns over the style of hotel and mentioned market studies on the area and asked Mr. Patel to break it down and explain why a high-end hotel, i.e. Peabody, would not come here. Mr. Patel replied it's the finishing that dictates the pricing. The higher the price, the higher the need to be sustainable. Agency Member ETZ asked if this agreement is approved, no more changes? The City Manager explained that there will be more to come, however this starts in earnest with the hotel. She shared her frustration with delaying the start of the construction/completion of the hotel. City Attorney Garganese added the CRA is the property owner who is working with the developer trying to go to permit. The board will have more opportunities to approve or not, he then explained the process and steps. He also pointed out how the small revision on page 4 of the Developer Agreement states that the \$500,000 is for **additional parking**, not the Project's parking. The project's parking will be part of the site plan. Chairperson BLAKE asked about property on Oleander parking and navigating around the Oak trees. City Manager Whitten then stated that there are a number of on street parking projects such as Lemon, John Garren, etc. That will become from the \$500,000.

*** MOTION by Chairperson BLAKE; Seconded by Vice Chairperson WEEKS to approve the Redevelopment Agreement between the Cocoa CRA and 360 Development Group, LLC.**

AYES: BLAKE, ETZ, GOINS, HEARN, KOSS, WEEKS.

NAYS: ROGERS

THE MOTION PASSED (6-1)

City Manager Whitten shared information about the 12 elevations and that there are options that work well with the village, the character of the Village. Agency Member ROGERS asked if they would be able to see those elevations, he replied they would.

Aleck Greenwood, Cocoa submitted a late Delegation Card stating the Commercial Property Group supports the project but please match the Village and don't tear down the Palm trees and Oak trees.

3. Request Agency approval of an RFP for the property located at 203 Orange Street.

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The Cocoa Community Redevelopment Agency (CRA) owns the property at 203 Orange Street, which is located within the Cocoa Village Redevelopment Area, and in accordance with the CRA's Redevelopment Plan, seeks to redevelop the property as an affordable housing site that will further the City's and Community Redevelopment Agency's goals and objectives. The CRA desires a project that can provide affordable housing on this site.

The CRA is seeking to create an RFP for an experienced and well-financed non-profit developer that is capable of immediately developing the Property. The RFP will request inclusion of 3 comparable projects, the processes, timeline and financial ability.

Staff is requesting approval of the Scope of Work for the 203 Orange Street Project and authorization for staff to complete the RFP documents and issue the solicitation for proposals consistent with this Agenda Item.

Agency Member GOINS asked about the size of the property. City Manager Whitten replied it is a small sliver and there would be 5 units, townhouse style. He also added that the City received a donation of adjacent land that allows them to complete the 5 units. He also stated owners of separate property just South set the stage for the City to receive this land. Planner Webster stated the property was just less than ½ acre.

Agency Member GOINS stated CRA's in general are under a microscope. He continued, the County will be voting on whether or not to keep CRA's.

Agency Member KOSS asked if a contractor will be able to assure affordability, City Manager Whitten replied they would use the same qualification requirements as the affordable housing in Michael C Blake subdivision.

*** MOTION by Agency Member GOINS; Seconded by Vice Chairperson Weeks to approve Staff to issue an RFP for 203 Orange Street and in 45 to 60 days bring the selections of respondents to the CRA for approval.**

AYES: BLAKE, ETZ, GOINS, HEARN, KOSS, ROGERS, WEEKS.

THE MOTION PASSED UNANIMOUSLY (7-0)

City Manager Whitten advised Agency Members that tomorrow (7/8/2025) on the County's agenda is an item to Sunset the CRA's. He advised members he had sent them the item for review. He continued, there are two types of CRA's in Cocoa. The DSCRA has an interlocal agreement and the CCRA was created prior to the County Charter. Agency Member HEARN asked if the CRA has sent a letter to the

Commission. City Manager Whitten also stated the City did not get official notice but received word. Agency Member Goins stated he sent a letter and called each Commissioner.

VI. ATTORNEY REPORT: None

VII. UPDATES AND STAFF REPORTS:

Director Neuterman shared her report:

- Lee Wenner Park construction continues and should be fully open in 6-8 weeks.
- The Oleander parking design is underway.
- Staff hopes they will know in early September the results of their FIND grant request for 3 million for the days slips/dock and will keep Agency Members up to date.
- FEMA will reimburse for other areas, i.e. the dock and T Docks.

Chairperson BLAKE advised Agency Members that Emma Jewel Charter Academy earned a “B” on their Comprehensive State Tests. They will be attending the next Council Meeting (7-8-25).

VIII. NEXT MEETING DATE:

Monday, August 4, 2025, at 6:00 pm in the Council Chambers located in Cocoa City Hall, 65 Stone Street, Cocoa, Florida.

IX. ADJOURNMENT:

- * **MOTION by Agency Member GOINS; Seconded by Vice Chairperson WEEKS to adjourn the Regular meeting of July 7, 2025.**

AYES: BLAKE, ETZ, GOINS, HEARN, KOSS, ROGERS, WEEKS.

THE MOTION PASSED UNANIMOUSLY (7-0)

The meeting adjourned at 7:32 p.m.

Michael C. Blake, Chairperson

Respectfully Submitted by:

Lori Chabot, Recording Secretary

COCOA REDEVELOPMENT AGENCY AGENDA ITEM

Memo Date: 07/29/2025
Agenda Date: 8/4/2025
Prepared By: Charlene Neuterman, Community Services Director
Through: Stockton Whitten, City Manager
Requested Action: Agency to Approve the Proposed Budget for FY 2026.

BACKGROUND:

As part of the planning for the Fiscal Year 2026 Budget, Staff is requesting the Agency approve the Proposed FY 2026 Budget.

The Proposed FY 2026 Budget consists of the following activities:

Projected Revenue \$2,107,836

Proposed Expenses

Personnel/Salaries - \$95,353

Operating Expenses - \$1,698,438

** \$1,500,000 is reserved in Contingency for the potential FIND Grant award expected in September

Capital - \$0

Debt Service (Post Office Lease) - \$64,045

Grants (Facade) -\$100,000

Other (Transfer to GF - Riverfront Park) - \$150,000

Total FY2026 Proposed Budget: \$2,107,836

The Contingency line item has \$132,101 that can be utilized for projects that meet the CRA Plan goals and objectives. Additional funds not utilized in FY 2025 will be moved to Fund Balance to be made available should a new project be approved in FY 2026.

Staff requests the Agency approve the Proposed FY2026 Budget.

PRIORITY AREA CONNECTION:

Economic and Community Development
Organizational Effectiveness

BUDGETARY IMPACT:

Funds will be budgeted in FY 2026

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

Agency to Approve the Proposed Budget for FY 2026.

	FY 2026 FIN. ADJ.	FY 2025 ORIGINAL BUDGET	FY 2025 TO FY 2026 \$ OF CHANGE	FY 2025 TO FY 2026 % OF CHANGE	FY 2025 Y-T-D ACTUALS	FY 2024 LAST YEARS ACTUALS	FY 2023 2 YEAR'S AGO ACTUALS
CRA COCOA RDA							
GENERAL OPERATIONS							
DEBT SERVICE							
110-1600-517.71-00 DEBT SERVICE - PRINCIPAL	0	0	0	0	.00	.00	.00
110-1600-517.72-00 DEBT SERVICE - INTEREST	0	0	0	0	.00	.00	.00
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* DEBT SERVICE	0	0	0	0	.00	.00	.00
** GENERAL OPERATIONS	0	0	0	0	.00	.00	.00
*** GENERAL OPERATIONS	0	0	0	0	.00	.00	.00

		FY 2026 FIN. ADJ.	FY 2025 ORIGINAL BUDGET	FY 2025 TO FY 2026 \$ OF CHANGE	FY 2025 TO FY 2026 % OF CHANGE	FY 2025 Y-T-D ACTUALS	FY 2024 LAST YEARS ACTUALS	FY 2023 2 YEAR'S AGO ACTUALS
CRA ADMIN/OPERATIONS								
PERSONAL SERVICES								
110-3230-559.11-00 EXECUTIVE SALARIES		25,362	22,427	2,935	13	14,682.00	20,650.20	20,479.74
LEVEL	TEXT	TEXT AMT						
FA	AMOUNT POSTED BY PAYROLL BUDGET MODULE							
	...1 COMMUNITY DEVELOPMENT DIRECTOR (20%)							
	YEAR END ACCRUAL (2 DAYS)							
110-3230-559.12-00 REGULAR SALARIES & WAGES		38,539	30,947	7,592	25	18,820.00	29,848.08	32,147.07
LEVEL	TEXT	TEXT AMT						
FA	AMOUNT POSTED BY PAYROLL BUDGET MODULE	38,539						
	...1 REDEVELOPMENT COORDINATOR (60%)							
	...1 COMMUNITY SERVICES MANAGER (10%)							
	YEAR-END ACCRUAL (1 DAY)	38,539						
110-3230-559.12-10 SALARY ADJUSTMENT		0	0	0	0	.00	.00	.00
110-3230-559.12-12 ACCRUAL PAYOUTS		0	0	0	0	864.00	.00	687.02
110-3230-559.13-00 OTHER SALARIES & WAGES		0	0	0	0	.00	.00	.00
110-3230-559.14-00 OVERTIME		0	100	100-	100-	.00	.00	.00
LEVEL	TEXT	TEXT AMT						
FA	DIVISION OVERTIME							
110-3230-559.15-00 SPECIAL PAY		0	0	0	0	.00	.00	.00
LEVEL	TEXT	TEXT AMT						
FA	AMOUNT POSTED BY PAYROLL BUDGET MODULE							
110-3230-559.21-00 FICA TAXES		4,444	4,103	341	8	2,649.00	3,892.63	3,980.61
LEVEL	TEXT	TEXT AMT						
FA	AMOUNT POSTED BY PAYROLL BUDGET MODULE							
	YEAR END ACCRUALS (2 DAYS)							
110-3230-559.22-00 RETIREMENT CONTRIBUTIONS		13,192	11,960	1,232	10	7,768.00	11,292.88	10,676.62
LEVEL	TEXT	TEXT AMT						
FA	AMOUNT POSTED BY PAYROLL BUDGET MODULE							
	YEAR END ACCRUALS (2 DAYS)							
110-3230-559.23-00 INSURANCES		184	245	61-	25-	114.00	241.03	229.02
LEVEL	TEXT	TEXT AMT						
FA	AMOUNT POSTED BY PAYROLL BUDGET MODULE							
	...GROUP LIFE							
110-3230-559.23-04 MEDICAL		10,770	10,568	202	2	6,502.00	10,053.02	10,312.73
LEVEL	TEXT	TEXT AMT						
FA	AMOUNT POSTED BY PAYROLL BUDGET MODULE							
110-3230-559.23-07 DENTAL INSURANCE		353	337	16	5	207.00	335.72	398.19
LEVEL	TEXT	TEXT AMT						
FA	AMOUNT POSTED BY PAYROLL BUDGET MODULE	337						
	... NEW CONTRACT 4.6% INCREASE	16						
		353						

		FY 2026 FIN. ADJ.	FY 2025 ORIGINAL BUDGET	FY 2025 TO FY 2026 \$ OF CHANGE	FY 2025 TO FY 2026 % OF CHANGE	FY 2025 Y-T-D ACTUALS	FY 2024 LAST YEARS ACTUALS	FY 2023 2 YEAR'S AGO ACTUALS
110-3230-559.23-08 VISION INSURANCE		66	66	0	0	41.00	65.72	77.16
LEVEL	TEXT		TEXT AMT					
FA	AMOUNT POSTED BY PAYROLL BUDGET MODULE							
110-3230-559.23-09 LONG TERM DISABILITY		156	191	35-	18-	97.00	189.16	163.33
LEVEL	TEXT		TEXT AMT					
FA	AMOUNT POSTED BY PAYROLL BUDGET MODULE							
110-3230-559.23-10 FSA HEALTH		0	0	0	0	.00	.00	.00
110-3230-559.23-11 FSA CHILDCARE		0	0	0	0	.00	.00	.00
110-3230-559.24-00 WORKER'S COMPENSATION		127	140	13-	9-	46.00	116.58	131.69
LEVEL	TEXT		TEXT AMT					
FA	AMOUNT POSTED BY PAYROLL BUDGET MODULE			66				
	AMOUNT ALLOCATED TO 520 FUND			61				
	YEAR-END ACCRUALS (1 DAY)			127				
110-3230-559.27-00 BENEFIT OFFSET		2,160	1,920	240	13	1,203.00	1,926.63	1,680.00
LEVEL	TEXT		TEXT AMT					
FA	AMOUNT POSTED BY PAYROLL BUDGET MODULE			2,160				
	...0.9 EMPLOYEES			2,160				
* PERSONAL SERVICES		95,353	83,004	12,349	15	52,993.00	78,611.65	80,963.18
OPERATING								
110-3230-514.31-01 LEGAL EXP-CITY ATTORNEY		0	0	0	0	.00	.00	.00
110-3230-559.31-00 PROFESSIONAL SERVICES		0	0	0	0	38,700.00	21,300.00	.00
110-3230-559.31-01 LEGAL EXPENSES		10,000	10,000	0	0	11,251.00	8,035.00	7,115.40
LEVEL	TEXT		TEXT AMT					
FA	LEGAL EXPENSES FOR AGENCY COUNSEL			10,000				
				10,000				
110-3230-559.32-00 ACCOUNTING & AUDITING		3,300	3,200	100	3	6,400.00	3,100.00	3,000.00
LEVEL	TEXT		TEXT AMT					
FA	ANNUAL AUDIT			3,300				
				3,300				
110-3230-559.34-00 CONTRACT SERVICES		5,700	5,700	0	0	.00	5,700.00	5,700.00
LEVEL	TEXT		TEXT AMT					
FA	MANGROVE TRIMMING YEAR 6 OF 7			5,700				
				5,700				
110-3230-559.39-00 CONTINGENCY		1,632,101	1,501,493	130,608	9	.00	.00	.00
LEVEL	TEXT		TEXT AMT					

PREPARED 06/06/25, 16:49:00 PROGRAM GM601L; REPORT FAEXPCOM		FY 2026	BUDGET - Budget Expense Detail Compared w/Actuals FOR FISCAL YEAR 2026				PAGE	4
		FY 2026 FIN. ADJ.	FY 2025 ORIGINAL BUDGET	FY 2025 TO FY 2026 \$ OF CHANGE	FY 2025 TO FY 2026 % OF CHANGE	FY 2025 Y-T-D ACTUALS	FY 2024 LAST YEARS ACTUALS	FY 2023 2 YEAR'S AGO ACTUALS
FA	WATERFRONT - FIND GRANT PHASE 2 2026 50% MATCH BALANCE FUND TO REVENUES - DOWNTOWN PARKING LOT		1,500,000 132,101 1,632,101					
110-3230-559.40-00	TRAVEL & PER DIEM	6,000	8,000	2,000-	25-	9,828.00	3,406.67	1,512.70
LEVEL	TEXT		TEXT AMT					
FA	ATTENDANCE AT 2024 FRA CONFERENCE/ACADEMY ...STAFF, PLUS 5 CRA AGENCY MEMBERS TAMPA HOTEL PARKING/PER DIEM X 7 ..FRA ACADEMY \$199 X 1 NIGHT, PARKING \$5, PER DIEM ADDITIONAL TRAINING							
110-3230-559.41-00	COMMUNICATION	720	720	0	0	811.00	544.67	.00
LEVEL	TEXT		TEXT AMT					
FA	REDEVELOPMENT COORDINATOR CELL PHONE							
110-3230-559.42-00	POSTAGE & FREIGHT	200	200	0	0	.00	8.52	.00
LEVEL	TEXT		TEXT AMT					
FA	POSTAGE							
110-3230-559.43-00	ELECTRIC/WATER/SEWER	0	0	0	0	.00	.00	.00
110-3230-559.44-00	RENTALS AND LEASES	0	0	0	0	.00	.00	.00
110-3230-559.45-00	INSURANCE	7,267	7,436	169-	2-	6,606.00	6,466.00	6,334.00
LEVEL	TEXT		TEXT AMT					
FA	CRA COCOA REDEVELOPMENT INSURANCE		7,267 7,267					
110-3230-559.46-00	REPAIRS & MAINTENANCE	10,800	10,800	0	0	10,800.00	14,611.10	29,482.00
LEVEL	TEXT		TEXT AMT					
FA	POST OFFICE C.A.M.							
110-3230-559.46-02	REPAIRS/MAINT - BUILDING	5,000	5,000	0	0	.00	595.00	.00
LEVEL	TEXT		TEXT AMT					
FA	REPAIR AND MAINTENANCE ORANGE ST. TOWER							
110-3230-559.46-03	REPAIR/MAINT-VEHICLES	0	0	0	0	.00	.00	.00
110-3230-559.47-00	PRINTING & BINDING	200	200	0	0	.00	197.81	26.00
LEVEL	TEXT		TEXT AMT					
FA	PRINTING OF MARKETING MATERIALS							
110-3230-559.48-00	PROMOTIONAL ACTIVITIES	0	0	0	0	.00	.00	.00
110-3230-559.49-00	OTHER CHARGES & OBLIG.	2,000	2,000	0	0	1,000.00	4,100.00	60,024.62-
LEVEL	TEXT		TEXT AMT					
FA	LEGAL ADVERTISING							
110-3230-559.49-02	ADVERTISING	0	0	0	0	.00	.00	.00
110-3230-559.51-00	OFFICE SUPPLIES	400	400	0	0	98.00	192.03	.00
LEVEL	TEXT		TEXT AMT					
FA	OFFICE SUPPLIES							

PREPARED 06/06/25, 16:49:00 PROGRAM GM601L; REPORT FAEXPCOM			FY 2026	BUDGET - Budget Expense Detail Compared w/Actuals FOR FISCAL YEAR 2026			PAGE	5	
			FY 2026 FIN. ADJ.	FY 2025 ORIGINAL BUDGET	FY 2025 TO FY 2026 \$ OF CHANGE	FY 2025 TO FY 2026 % OF CHANGE	FY 2025 Y-T-D ACTUALS	FY 2024 LAST YEARS ACTUALS	FY 2023 2 YEAR'S AGO ACTUALS
110-3230-559.52-00 OPERATING SUPPLIES			100	100	0	0	.00	.00	17,679.09
LEVEL	TEXT			TEXT	AMT				
FA	OPERATING SUPPLIES								
110-3230-559.52-30 FUEL OIL & LUBRICANTS			0	0	0	0	.00	.00	.00
110-3230-559.54-00 MEMBERSHIP/PUBLICATIONS			1,300	1,300	0	0	1,025.00	1,030.45	959.00
LEVEL	TEXT			TEXT	AMT				
FA	FRA MEMBERSHIP				1,000				
	DEO ANNUAL FEES				200				
	BOOKS AND PUBLICATIONS				100				
					1,300				
110-3230-559.55-00 TRAINING			13,350	6,675	6,675	100	5,540.00	2,770.00	1,702.80
LEVEL	TEXT			TEXT	AMT				
FA	2024 FRA CONFERENCE X 7 PEOPLE X \$445				3,115				
	***STAFF + 5 CRA MEMBERS				3,560				
	ADDITIONAL TRAINING OPPORTUNITIES				6,675				
					13,350				
110-3230-559.56-15 IT-RELATED OPERATING EXP			0	0	0	0	.00	.00	.00
110-3230-559.59-00 DEPRECIATION EXPENSE-CRA			0	0	0	0	.00	.00	.00
* OPERATING			1,698,438	1,563,224	135,214	9	92,059.00	72,057.25	13,486.37
CAPITAL									
110-3230-559.61-00 LAND			0	0	0	0	70,365.00	5,500.00	.00
110-3230-559.62-00 BUILDINGS			0	0	0	0	.00	.00	.00
110-3230-559.63-00 INFRASTRUCTURE			0	0	0	0	10,224.00	6,950.25	3,121.10
110-3230-559.63-07 IMPROVE OTHER THAN BLDG			0	0	0	0	.00	14,664.91	.00
110-3230-559.63-17 FIND BV-C0-23-159 WTRF P1			0	0	0	0	.00	.00	.00
110-3230-559.64-00 MACHINERY & EQUIPMENT			0	0	0	0	.00	4,315.44	18,392.09
110-3230-559.64-15 IT HARDWARE			0	0	0	0	30,040.00	8,770.00	.00
110-3230-559.65-00 CONSTRUCTION IN PROGRESS			0	0	0	0	.00	.00	.00
* CAPITAL			0	0	0	0	110,629.00	40,200.60	21,513.19
DEBT SERVICE									
110-3230-517.71-31 LEASE - POST OFFICE			0	0	0	0	62,210.00	60,054.56	120,068.60
110-3230-517.72-31 LEASE - POST OFFICE			0	0	0	0	1,833.00	2,123.83	2,699.10
110-3230-559.71-00 DEBT SERVICE - PRINCIPAL			62,211	62,211	0	0	.00	.00	.00
LEVEL	TEXT			TEXT	AMT				
FA	POST OFFICE								
110-3230-559.72-00 DEBT SERVICE - INTEREST			1,834	1,834	0	0	.00	.00	.00
LEVEL	TEXT			TEXT	AMT				
FA	POST OFFICE								
* DEBT SERVICE			64,045	64,045	0	0	64,043.00	62,178.39	122,767.70
GRANTS & AIDS									

		FY 2026 FIN. ADJ.	FY 2025 ORIGINAL BUDGET	FY 2025 TO FY 2026 \$ OF CHANGE	FY 2025 TO FY 2026 % OF CHANGE	FY 2025 Y-T-D ACTUALS	FY 2024 LAST YEARS ACTUALS	FY 2023 2 YEAR'S AGO ACTUALS
110-3230-559.82-00 AID PRIVATE ORGANIZATION		0	0	0	0	.00	.00	.00
110-3230-559.83-00 OTHER GRANTS & AIDS		100,000	100,000	0	0	.00	17,265.37	15,128.50
LEVEL	TEXT	TEXT AMT						
FA	COMMERCIAL FACADE PROGRAM (5X\$20,000)							
* GRANTS & AIDS		100,000	100,000	0	0	.00	17,265.37	15,128.50
OTHER USES								
110-3230-581.91-01 TO GENERAL FUND (001)		150,000	222,000	72,000-	32-	222,000.00	2,409,921.00	222,800.00
LEVEL	TEXT	TEXT AMT						
FA	TO FUND RIVERFRONT PARK MAINTENANCE	150,000						
	...(@ \$12,500 PER MONTH)	150,000						
110-3230-581.91-11 TO DIAMOND SQ (111)		0	0	0	0	.00	.00	.00
110-3230-581.91-12 TO US 1 CRA (112)		0	0	0	0	.00	.00	.00
110-3230-581.91-20 TO GF DEBT SVC (201)		0	0	0	0	.00	.00	.00
110-3230-581.91-21 TO WATER SEWER (421)		0	0	0	0	.00	.00	.00
110-3230-581.91-30 TO GF CAP PROJ (301)		0	0	0	0	.00	.00	.00
110-3230-581.91-32 TO RVRFRNT/LWP (302)		0	0	0	0	.00	.00	.00
110-3230-581.91-34 TRF TO TDOCK/BRKWTR (304)		0	0	0	0	.00	84,000.00	.00
* OTHER USES		150,000	222,000	72,000-	32-	222,000.00	2,493,921.00	222,800.00
**	CRA ADMIN/OPERATIONS	2,107,836	2,032,273	75,563	4	541,724.00	2,764,234.26	476,658.94
***	COMMUNITY DEVELOPMENT	2,107,836	2,032,273	75,563	4	541,724.00	2,764,234.26	476,658.94
****	CRA COCOA RDA	2,107,836	2,032,273	75,563	4	541,724.00	2,764,234.26	476,658.94
		2,107,836	2,032,273	75,563	4	541,724.00	2,764,234.26	476,658.94

		FY 2026 FIN. ADJ.	FY 2025 ORIGINAL BUDGET	FY 2025 TO FY 2026 \$ OF CHANGE	FY 2025 TO FY 2026 % OF CHANGE	FY 2025 Y-T-D ACTUALS	FY 2024 LAST YEARS ACTUALS	FY 2023 2 YEAR'S AGO ACTUALS
CRA COCOA RDA								
SHARED REVENUE LOCAL UNIT								
110-0000-338.00-00	SHARED REVENUE LOCAL UNIT	2,107,835	2,032,216	75,619	4	1,942,897.00	1,838,114.00	1,594,600.00
LEVEL	TEXT	TEXT AMT						
FA	TAX YEAR 2025							
	COMMUNITY SERVICES -							
	FY 25 COUNTY TIF (.3.0486) @ 95% (ESTIMATES)	622,527						
	FY 24 DISTRICT IV REC. (.64532) @ 95% (ESTIMATES)	108,110						
	FY 25 COCOA TIF \$208,491,288 * 6.9532/1000 @ 95%	1,377,198						
	= \$1,377,198 5-29-25 DR420TIF							
	(CURRENT YEAR TAX INCREMENT (LINE 3))	2,107,835						
*	SHARED REVENUE LOCAL UNIT	2,107,835	2,032,216	75,619	4	1,942,897.00	1,838,114.00	1,594,600.00
**	INTERGOVERNMENTAL REVENUE	2,107,835	2,032,216	75,619	4	1,942,897.00	1,838,114.00	1,594,600.00
INTEREST & OTHER EARNINGS								
110-0000-361.10-00	INTEREST	0	0	0	0	1,134.00	17,525.68	40,416.20
110-0000-361.10-02	INVESTMENT INTEREST	0	0	0	0	97,598.00	127,405.39	.00
110-0000-361.35-08	LEASE - POST OFFICE	1	57	56-	98-	51.00	139.66	230.02
LEVEL	TEXT	TEXT AMT						
FA	POST OFFICE	1						
		1						
*	INTEREST & OTHER EARNINGS	1	57	56-	98-	98,783.00	145,070.73	40,646.22
RENT AND ROYALTIES								
110-0000-362.39-08	POST OFFICE	0	0	0	0	.00	42,359.03	42,359.04
*	RENT AND ROYALTIES	0	0	0	0	.00	42,359.03	42,359.04
**	MISCELLANEOUS REVENUES	1	57	56-	98-	98,783.00	187,429.76	83,005.26
INTERFUND TRANSFER								
110-0000-381.91-01	GENERAL FUND (001)	0	0	0	0	.00	35,859.00	41,059.00
*	INTERFUND TRANSFER	0	0	0	0	.00	35,859.00	41,059.00
**	OTHER SOURCES(NON-REV)	0	0	0	0	.00	35,859.00	41,059.00
***	CRA COCOA RDA	2,107,836	2,032,273	75,563	4	2,041,680.00	2,061,402.76	1,718,664.26
		2,107,836	2,032,273	75,563	4	2,041,680.00	2,061,402.76	1,718,664.26