

1350 Baldwin Avenue
Post Office Box 685
DeFuniak Springs, FL 32435



Phone: (850) 892-8500
Fax: (850) 892-8506
www.defuniaksprings.net

**COMMUNITY REDEVELOPMENT AGENCY (CRA)
BUDGET WORKSHOP AGENDA
1350 BALDWIN AVENUE, CITY HALL
WEDNESDAY, JULY 16, 2025
4:00 PM**

- 1. CALL TO ORDER**
 - A. Invocation
 - B. Pledge of Allegiance
- 2. FY 26 DRAFT BUDGET AND DISCUSSION**
 - A. Item
- 3. BOARD MEMBER COMMENTS**
- 4. CITIZEN COMMENTS**
- 5. ADJOURNMENT**

Florida Statute 286.0105. Notices of meetings and hearings must advise that a record is required to appeal. Each board, commission, or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of the meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that, if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The requirements of this section do not apply to the notice provided in s. 200.065(3). In accordance with Section 286.26, F.S., persons with disabilities may contact the City Clerk at cityclerk@defuniaksprings.net or 850-892-8500 ext. 1103.



TAX INCREMENT ADJUSTMENT WORKSHEET

Year : 2025	County : Walton
Principal Authority : Walton County Board of County Commissioners	Taxing Authority : Walton County BCC - Operating
Community Redevelopment Area : City of DeFuniak Springs CRA	Base Year : 2017

SECTION I : COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value in the tax increment area	\$	389,157,667	(1)
2.	Base year taxable value in the tax increment area	\$	176,402,595	(2)
3.	Current year tax increment value <i>(Line 1 minus Line 2)</i>	\$	212,755,072	(3)
4.	Prior year Final taxable value in the tax increment area	\$	349,845,088	(4)
5.	Prior year tax increment value <i>(Line 4 minus Line 2)</i>	\$	173,442,493	(5)

SIGN HERE	Property Appraiser Certification	I certify the taxable values above are correct to the best of my knowledge.		
	Signature of Property Appraiser : Electronically Certified by Property Appraiser	Date : 6/30/2025 8:38:53 AM		

SECTION II: COMPLETED BY TAXING AUTHORITY Complete EITHER line 6 or line 7 as applicable. Do NOT complete both.

6. If the amount to be paid to the redevelopment trust fund IS BASED on a specific proportion of the tax increment value:				
6a.	Enter the proportion on which the payment is based.		%	(6a)
6b.	Dedicated increment value <i>(Line 3 multiplied by the percentage on Line 6a)</i> If value is zero or less than zero, then enter zero on Line 6b	\$		(6b)
6c.	Amount of payment to redevelopment trust fund in prior year	\$		(6c)
7. If the amount to be paid to the redevelopment trust fund IS NOT BASED on a specific proportion of the tax increment value:				
7a.	Amount of payment to redevelopment trust fund in prior year	\$		(7a)
7b.	Prior year operating millage levy from Form DR-420, Line 10		per \$1,000	(7b)
7c.	Taxes levied on prior year tax increment value <i>(Line 5 multiplied by Line 7b, divided by 1,000)</i>	\$		(7c)
7d.	Prior year payment as proportion of taxes levied on increment value <i>(Line 7a divided by Line 7c, multiplied by 100)</i>		%	(7d)
7e.	Dedicated increment value <i>(Line 3 multiplied by the percentage on Line 7d)</i> If value is zero or less than zero, then enter zero on Line 7e	\$		(7e)

S I G N H E R E	Taxing Authority Certification	I certify the calculations, millages and rates are correct to the best of my knowledge.		
	Signature of Chief Administrative Officer :	Date :		
	Title :	Contact Name and Contact Title :		
	Mailing Address :	Physical Address :		
	City, State, Zip :	Phone Number :	Fax Number :	

TAX INCREMENT ADJUSTMENT WORKSHEET INSTRUCTIONS

Property appraisers must complete and sign Section I of this worksheet and provide it with form DR-420, *Certification of Taxable Value*, to all taxing authorities who make payments to a redevelopment trust fund under:

- s. 163.387(2)(a), Florida Statutes, or
- An ordinance, resolution, or agreement to fund a project or to finance essential infrastructure.

“Tax increment value” is the cumulative increase in taxable value from the base year to the current year within the defined geographic area. It is used to determine the payment to a redevelopment trust fund under:

- s. 163.387(1), F.S. or
- An ordinance, resolution, or agreement to fund a project or finance essential infrastructure. In this case, the taxing authority must certify the boundaries and beginning date to the property appraiser.

“Dedicated increment value” is the portion of the tax increment value used to determine the payment to the redevelopment trust fund. (See s. 200.001(8)(h), F.S.) Calculate the dedicated increment value on this form and enter on either Line 6b or Line 7e.

“Specific proportion,” used to determine whether to complete Line 6 or Line 7, refers to the calculation of the tax increment payment. Examples:

- Example 1.
Section.163.387(1), F.S., states the payment made by the taxing authority should equal 95% of the millage levied times the tax increment value. The specific proportion in this case is 95%. The ordinance providing for the payment may set a percentage lower than 95%. In these cases, the lower percentage would be the specific proportion.
- Example 2.
Some required tax increment payments are not directly related to the tax increment value. A constant dollar payment is a payment not based on a specific proportion of the tax increment value. Line 7 converts these payments into a proportion based on the prior year's payment and tax increment value to reach the current year's dedicated increment value.

Section I: Property Appraiser

A. Complete Section I of this form for each county, municipality, independent special district, dependent special district, and MSTU that:

- Has a tax increment value and
- Is not exempted from making payments to a community redevelopment trust fund based on tax increments (s. 163.387(2)(c), F.S.).

If a taxing authority has more than one tax increment value, they must complete a separate form for each tax increment value. Send a copy to each taxing authority with the DR-420 and keep a copy. When the taxing authority returns the completed forms, immediately send the original to:

Florida Department of Revenue
Property Tax Oversight Program - TRIM Section
P. O. Box 3000
Tallahassee, Florida 32315-3000

B. Enter only tax increment values that apply to the value located within the taxing authority indicated.

Section II: Taxing Authority

Complete Section II of the form, keep one copy, and return the original and one copy to your property appraiser with DR-420 within 35 days of certification. Send one copy to your tax collector.

Additional Instructions for Lines 6 and 7

Complete Line 6 if the payment into the redevelopment trust fund is a specific proportion of the tax increment value.

Complete Line 7 if the payment is based on a calculation other than a specific proportion. Do not complete both Lines 6 and 7.



TAX INCREMENT ADJUSTMENT WORKSHEET

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FISCAL YEAR 2026 CRA PROPOSED BUDGET



						2020-2021 Total Budget	2021-2022 Total Budget	2022-2023 Total Budget	2023-2024 Total Budget	2024-2025 Total Budget	2025-2026 Proposed Budget
Fund: 660 - Community Redevelopment Area											
Budgeted Revenues											
City TIF								374889	649527	913812	1111645
County TIF									429432	598133	727622
Total TIF								374889	1078959	1511945	1839268
Carryover									342296	400000	878002
Total								374889	1421255	1911945	2717270
660-000-515-1200	CRA - Salaries					33280	0	120000	110000	110000	115500
660-000-515-1300	CRA - Overtime					2000	0	0	0	0	0
660-000-515-2100	CRA - FICA Taxes					2700	0	10098	10603	11134	11691
660-000-515-2200	CRA - Retirement					2643	0	41672	43756	45944	48241
660-000-515-2300	CRA - Health Insurance					8230	0	12500	13125	13782	14471
660-000-515-2400	CRA - Worker Compensation					100	0	5940	1500	1500	1500
660-000-515-3130	CRA - Other Professional Svcs					0	0	0	163000	150000	100000
660-000-515-3200	CRA - Financial Audit					0	0	0	8500	8500	10000
660-000-515-4100	CRA - Telephone & Utilities					0	0	5000	5000	5000	5000
660-000-515-4200	CRA - Fees, Memberships & Subscriptions					0	0	2500	3000	3000	2365
660-000-515-4300	CRA - Insurance					0	0	0	20000	30000	35000
660-000-515-4400	CRA - Office Lease					0	0	0	12000	12000	15000
660-000-515-4900	CRA - Travel Expense					0	0	2500	3000	3000	3500
660-000-515-4902	CRA - Marketing					0	0	0	10000	10000	5000
660-000-515-5100	CRA - Office Supplies					0	0	5000	5000	5000	5000
660-000-515-5200	CRA - Operating Supplies					1047	169000	167179	22975	20585	15000
660-000-515-5300	CRA - Master Plan Update					0	0	95000	79250	0	0
660-000-515-5310	CRA - Streetscape/Alleyway					0	0	88406	278596	260000	723818
660-000-515-5420	CRA - Education & Training					0	0	2500	2500	2500	3000
660-000-515-5600	CRA - Equipment Maintenance					0	0	0	5000	5000	2500
660-000-515-6400	CRA - Equipment greater than 5,000					0	0	0	0	0	0
660-000-515-6610	CRA - Land					0	0	0	472637	325000	0
660-000-515-6620	CRA - Blighted Parcel Acquisition					0	0	0	0	350000	120000
660-000-515-6630	CRA - Amphitheater Project					0	0	0	0	340000	954184
660-000-515-8200	CRA - Incentive Grants					0	0	200000	151813	100000	150000
660-000-515-8200	CRA - Income-based Incentive Grants					0	0	0	0	100000	100000
660-000-515-XXXX	CRA - 27 Crescent Drive Redevelopment					0	0	0	0	0	226500
660-000-515-XXXX	CRA - Abatement					0	0	0	0	0	50000
Department: 660 - CRA Total:						50000	169000	374889	1421255	1911945	2717270

2024 Increment
174,892,349

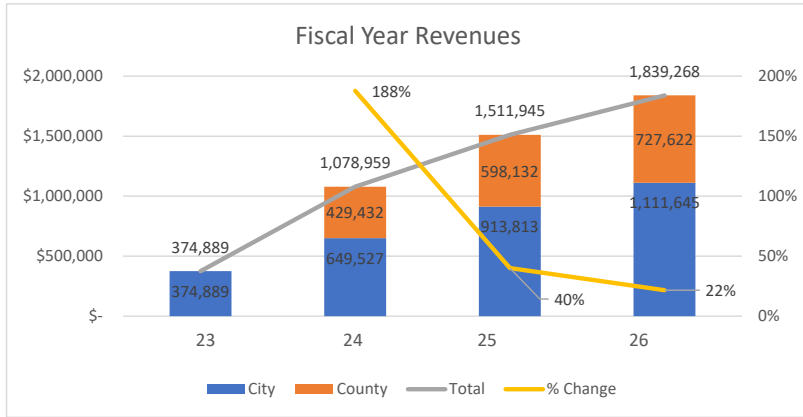
2025 Increment
212,755,072

2025 Certified PA TIF Rev \$ 1,839,268

Last Year **City** **5.5 mills** \$ 913,813
County **3.6 mills** \$ 598,132

City 5.5 mills \$ 1,111,645 **Annual Dif** \$ 197,833
County 3.6 mills \$ 727,622 \$ 129,491

FY 25 Amt \$ 1,511,944
YOY Difference \$ 327,323 22%



Designated Funds FY 23 Designation Carryover FY 24

5/22/2024 660-000-515-5310 Streetscape/Alleyway \$ 63,818.04

Designated Funds Allocated FY 25 from Unspent FY 24

7/24/2024 660-000-515-5310 Streetscape/Alleyway \$ 260,000.00

7/24/2024 660-000-515-6630 Ampitheater \$ 140,000.00

6/25/2025 660-000-515-6630 Ampitheater \$ 414,184.00

Capital Improvement Projects

Project Name	Budgeted	PO	Status	Concept Design Cost	Design Cost	Est Cons Cost	Act Cons Cost
Ampitheater Redevelopment	Yes	2025-01931	Concept Design Development	\$ 180,700.00		\$ 4,500,000.00	
Alleyway Improvements (4th-11th)	Yes	2025-01940	Design Development		\$ 129,700.00		
Veterans Memorial	No	2025-01371	Concept Design Development	\$ 22,500.00			
Baldwin Parking Restriping (7th-8th)	No		Proposal				
27 Crescent Drive Redevelopment	No	2025-01902	Design Development		\$ 26,250.00		
				\$ 203,200.00	\$ 155,950.00	\$ 4,500,000.00	\$ - \$ 4,859,150.00

Potential Future Capital Improvement Projects

Project Name	Budgeted	PO	Status	Concept Design Cost	Est Design Cost	Design Cost	Est Cons Cost	Act Cons Cost
Railroad Crossing Improvements							\$ 300,000.00	
Wayfinding signage							\$ 1,932,000.00	
Baldwin Streetscape (7th-8th)								
Complete Streets					\$ 400,000.00			
Park Rehabilitation							\$ 50,000.00	
Overpass Mural							\$ 50,000.00	
Hall of Brotherhood Auditorium							\$ 9,000,000.00	
Multi-use Trails								
Lighting Improvements								
Gathering Plaza							\$ 675,000.00	
				\$ -	\$ 400,000.00	\$ -	\$ 12,007,000.00	\$ -
								\$ 12,407,000.00