

COMMUNITY REDEVELOPMENT AGENCY ANNUAL REPORT

For Fiscal Year Ending September 30, 2025



March 10, 2026
City of Dade City CRA

Community Redevelopment Agency Annual Report

City of Dade City

Florida enacted legislation in 1969 that enabled local governments to form community redevelopment districts and community redevelopment agencies to revitalize those districts. “CRA” stands for Community Redevelopment Agency, which is a dependent special district in which any future increases in property values are set aside to support economic development project within that district. The CRA administers the activities and programs offered with the district.

The City’s CRA investments made within the district are intended to encourage private investment, increase taxable property values and increase business activities.

Requirements for an Annual Report - Pursuant to Section 163.356(3) (d), Florida Statutes and 163.371(2), Florida Statutes, the City of Dade City Community Redevelopment Agency (Agency) is required to file with the governing body, on or before March 31 of each year, a report of its activities for the preceding fiscal year. At the time of filing this report, the agency shall publish in a newspaper of general circulation in the community a notice to the effect that such report has been filed by the municipality and that the report is available for inspection during business hours in the office of the clerk of the city and in the office of the agency. The City of Dade City Community Redevelopment Agency Annual Report for Fiscal Year 2024-2025 (FY 2024-25) covers all activities for the period October 1, 2024 to September 30, 2025. It includes a complete financial statement of the Agency’s revenues and expenses, amount of tax increment funds collected, and a record of activities for the fiscal year.

History

In November 1994, the City Commission formed a Redevelopment Advisory Committee (RAC) to investigate the feasibility of creating a Community Redevelopment Agency (CRA) as authorized under Chapter 163, Part III, of the Florida Statutes. After an evaluation of the City using the eligibility criteria found in the statutes, the RAC issued a report of findings and recommendations to the City Commission. On February 13, 1996, the City of Dade City approved Resolution No. 526, which made a finding of necessity under Chapter 163 of the Florida Statutes and established the boundaries of the redevelopment district.



The City of Dade City Community Redevelopment Agency was created by Resolution No. 538, and approved by the City Commission on May 14, 1996. This resolution provided for the City Commission to sit as the CRA board and for the permanent establishment of the RAC.

On May 25, 1999, the City Commission adopted two ordinances that further implemented the CRA: Ordinance No. 99-0734 approved the required redevelopment plan and Ordinance No. 99-0735 created the Redevelopment Trust Fund.

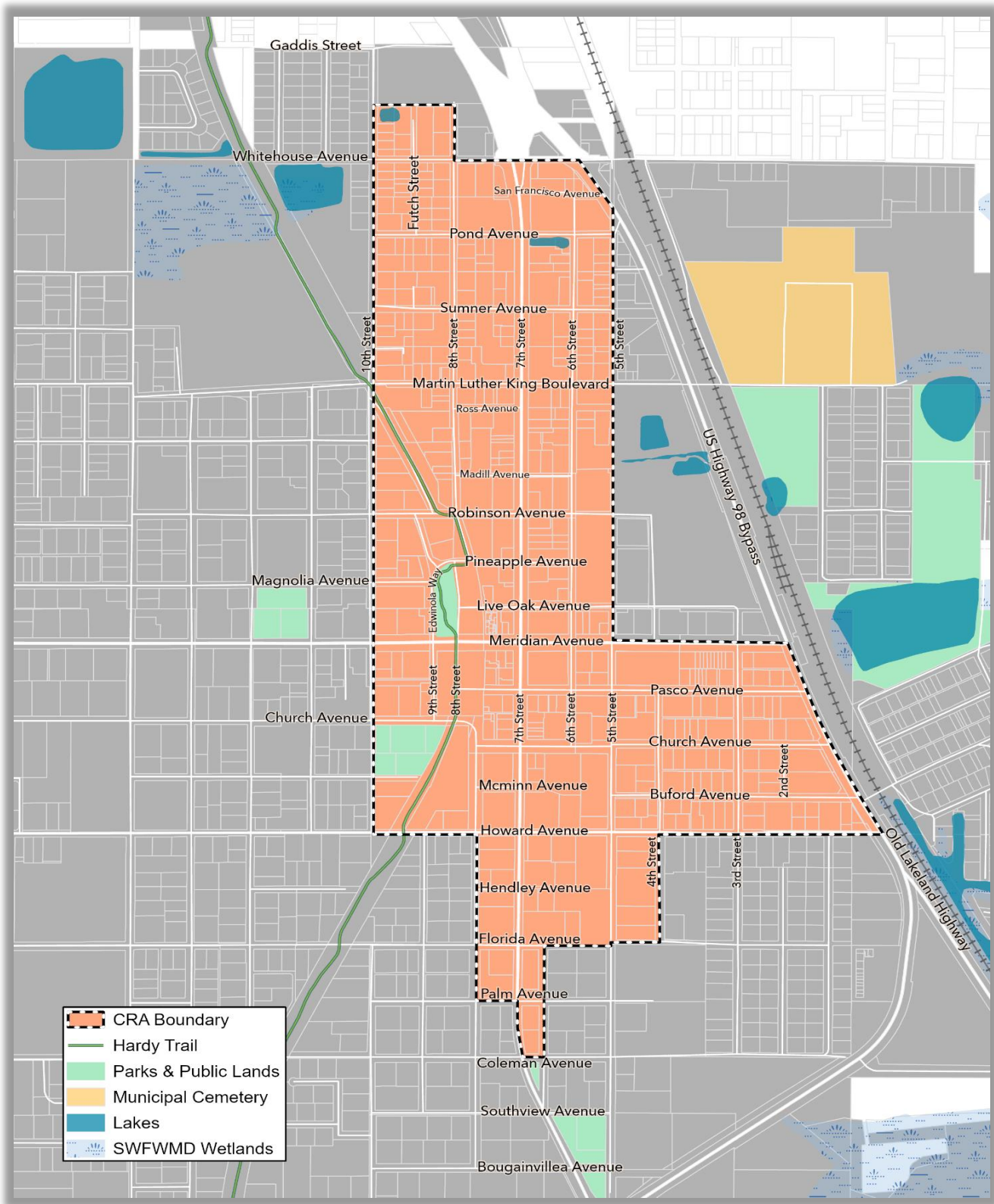


These ordinances provided funding through tax increment financing from the City and the County. They also established 1998 as the base tax year for calculating tax increments, with the first year of collection being fiscal year 1999-2000.

Resolution No. 2009-10 dated April 14, 2009 created CRA #2, an 11-block area south of the original CRA; and Agreements No. CRA 2009-01 dated September 8, 2009 and 2010-02 dated May 11, 2010 covered an Interlocal Agreement and First Amendment for the loan of money between the two CRAs.

Dade City's redevelopment initiatives are designed to address and eliminate the underlying problems of blighted conditions through planning, redevelopment, direct investment, historic preservation, economic development and affordable housing. We do this so that the tax base can be protected and enhanced by these mutually supportive activities. The activities and programs offered within the redevelopment district are administered by the Dade City Commission, acting in their capacity as the Community Redevelopment Agency.

Geographic Boundaries of the Community Redevelopment Area

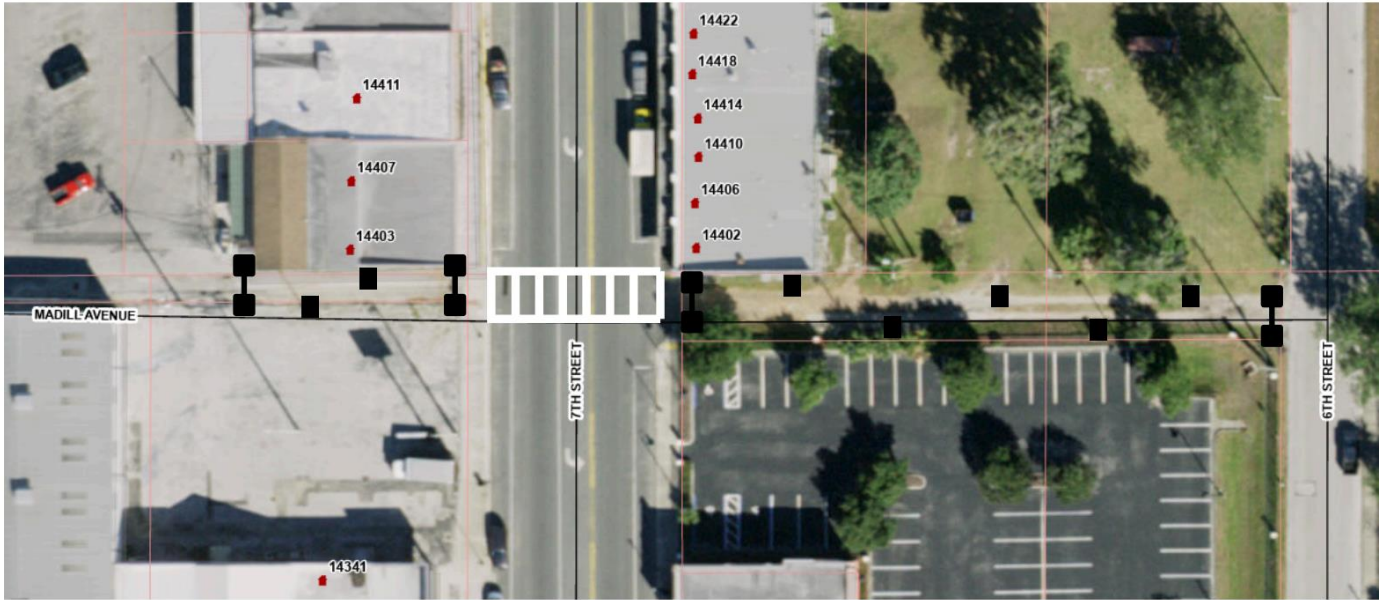


Public Improvements

This past year the newly formed Redevelopment Advisory Committee (RAC) worked on the design and implementation phase for several new public improvements within the Redevelopment district. The first project was the design and start of construction on the first pedestrian alley that will connect 7th Street which is the main thoroughfare with the 8th Street parking lots. This pedestrian alley features new brick pavers, string lights, archways, landscape planters and benches. Construction began during this fiscal year and will be completed in the next fiscal year.



The RAC then moved forward with the identification of two additional alley locations along with approval of the designs for the second and third alleys. These two additional alley ways will be located on the former Madill Avenue at the north end of downtown and will provide pedestrian connections from 8th Street parking to 7th Street, include a new crosswalk across 7th Street and then continue to 6th Street and the Courthouse parking lots. Construction is expected to begin next fiscal year.



CRA Grants

Since 2003, the CRA Board has provided funding to private property owners and their tenants within the CRA District in the form of fix-up grants to improve properties and eliminate blight. The commercial grant programs offered by the CRA include Building Exterior and Paving/Repaving Grants. In FY 2024-2025, Two building owners applied for and received a total of \$7,933.00 in reimbursement grants for improvements to their properties. The total project costs for improvements to both buildings were \$15,866.00. The projects funded consisted of parking improvements and awnings. The improvements provided the properties with a fresh new look while restoring the historical charm.

The property at 37803 Church Avenue received \$5,000.00 for a paving grant for the repaving of the parking lot at the property.



The property at 14111 7th Street received \$2,933.00 for the installation of a new fabric awning over the Church Avenue entrance of the building.



This year, the CRA Board approved the Residential Exterior Paint Grant. The new grant program offers up to \$5,000.00 to eligible residential properties in the redevelopment area. The purpose of the CRA Residential Exterior Paint Grant Program is intended to encourage reinvestment in residential structures and reduce blight within residential neighborhoods in the City of Dade City CRA area.

Receive up to \$5,000 towards the exterior paint for your residential home.

Program for both homeowners and rental properties.

Contact CRA Director for more information or any questions.

Interest form inside brochure



Dade City
Community
Redevelopment
Agency



Catherine Ralston, CRA Director
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www.dadecityfl.com

RESIDENTIAL PAINT GRANT PROGRAM

Dade City
Redevelopment Agency

Financials

On September 30, 2025, 100% of the CRA's net position is reported as restricted and can only be used for community redevelopment, in accordance with Chapter 163, Florida Statutes, and the Community Redevelopment Plan.

FLORIDA SPECIAL DISTRICTS ACCOUNTABILITY PROGRAM	
FIELD	
District's Name	Dade City Community Redevelopment Agency
District's Unique ID	269
Prefix	Ms.
First Name	Marieke
Last Name	vanErven
Mailing Address	Dade City Hall, 38020 Meridian Avenue Dade City, FL 33526
Office Address	Post Office Box 1355, Dade City, 33526
City	Dade City
State	Florida
Zip	33526
Telephone	(352) 523-5050
Email	mvanerven@dadecityfl.com
Website	www.dadecityfl.com
County(ies)	Pasco
Local Governing Authority	City of Dade City
Date Created / Established	Tuesday, June 20, 1905
Creation Documents	City Resolution 538
Board Selection	Appointed
Authority to Issue Bonds	Yes
Revenue	Tax Increment Financing
Most Recent Update	December 2020

Financials		
Type	Source	Amount
Current Year Taxable Value in CRA	DOR DR420 TIF Sect I(1)	\$54,281,896.00
Base Year Taxable Value in CRA	DOR DR420 TIF Sect I(2)	\$25,544,551.00
Current Year Tax Increment Value	DOR DR420 TIF Sect I(3)	\$28,737,345.00
Prior year Final taxable value in the tax increment area	DOR DR420 TIF Sect I(4)	\$54,331,896.00
Prior year tax increment value (Line 4 minus Line 2)	DOR DR420 TIF Sect I(5)	\$28,787,345.00
If the amount to be paid to the redevelopment trust fund is BASED on a specific proportion of the tax increment value:		
Enter the portion on which the payment is based	DOR DR420 TIF Sect II(6a)	0%
Dedicated increment value	DOR DR420 TIF Sect II(6b)	-
Amount of payment to redevelopment trust fund in prior year	-	-
If the amount to be paid to the redevelopment trust fund is NOT BASED on a specific proportion of the tax increment		
Amount of payment to redevelopment trust fund in prior year	DOR DR420 TIF Sect II(7a)	\$189,192.00
Prior year operating milage levy from FORM DR-420, Line 10	DOR DR420 TIF Sect II(7b)	6.9300 / \$1000
Taxes levied on prior year tax increment value	DOR DR420 TIF Sect II(7c)	\$199,150.00
Prior year payment as proportion of taxes levied on increment value	DOR DR420 TIF Sect II(7d)	95.00%
Dedicated increment value	DOR DR420 TIF Sect II(7e)	\$31,397,285.00
Actual expended increment revenue	Audit (FUND Balances)	
Total Low and Moderate Housing Expended		

Activities				
Activities	Type	CRA Plan Page	Started (s) Completed (C)	Amount
Residential Paint Grant Program	Economic Development	65	S	-
Development Plan for Alleyway construction	Transportation	65	S	\$56,626.00
Paving Grant - 37803 Church Avenue	Economic Development	62	C	\$5,000.00
Façade Grant - 14111 7 th Street	Economic Development	62	C	\$2,933.00
Total				\$64,559.00

Revenues Summary

Listed below is a summary of the revenue by the City of Dade City CRA for the year ended September 30, 2025 net of collection costs.

Ad Valorem Tax Increment-Pasco County	\$200,685
Tax Increment Transfer-Dade City	<u>\$189,192</u>
	\$389,877

Expenditures Summary

Listed below is a summary of the expenditures by the City of Dade City CRA for the year ended September 30, 2025.

Administrative	\$24,855
Community Engagement	\$76
Economic Development	\$
Operating Expenses	\$49,479
CRA Grants	\$7,933
Other	<u>\$70,000</u>
	\$152,343