



# City of Newberry

## Community Redevelopment Agency Board

June 14, 2021  
7:00 PM

25440 West Newberry Road  
Newberry, Florida 32669

### IMMEDIATELY FOLLOWING THE REGULAR COMMISSION MEETING

#### CALL TO ORDER

#### APPROVAL OF AGENDA

#### AGENDA ITEMS

1. Review and approval of the Newberry Community Redevelopment Agency Redevelopment Plan.

The Community Redevelopment Plan addresses the unique needs of the targeted area and includes the overall goals and initiatives for redevelopment in the area, as well as identifying specific potential projects, and estimates of the cost of redevelopment in the CRA district

#### COMMENTS

City Manager

City Attorney

City Clerk

Commission

Mayor

Citizens

*(Please limit your comments to 5 minutes)*

#### MEETING ADJOURNMENT

Judy S. Rice, City Clerk

If A Person, Firm, or Corporation Desires to Take an Appeal From any Action Taken At the Above Meeting or Hearing, It May Be Necessary to Have A Verbatim Record of the Proceedings and It Is the Person, Firm, or Corporation's Duty to See that Such A Record Is Made. The City of Newberry City Commission Policy Is to End the Public Meeting At 10:30 P.M. the Evening of the Regularly Scheduled Meeting Unless Extended by the City Commission. Any Matter on the Agenda Not Acted upon Shall Be Continued to the Next Regularly Scheduled City Commission Meeting, or a Special Meeting, At the Commission's Discretion. In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation for attendance at this workshop should contact MV Transportation, Inc. At (352) 375-2784, not later than 72 hours prior to the proceedings. If hearing impaired, call the Florida Relay System at (800) 955-8770.

## CRA Board Agenda Item

---

**Meeting Date:** June 14, 2021

**Title:** Review and approval of the Newberry Community Redevelopment Agency Redevelopment Plan.

The Community Redevelopment Plan addresses the unique needs of the targeted area and includes the overall goals and initiatives for redevelopment in the area, as well as identifying specific potential projects, and estimates of the cost of redevelopment in the CRA district

**Agenda Section:** Agenda Items

**Department:** Planning & Economic Development

**Presented By:** Bryan S. Thomas, AICP, Director

**Recommended Action:** 1) Receive presentation;  
2) Approve the draft CRA Plan.

---

### Summary:

The Community Redevelopment Agency is responsible for developing and implementing the Community Redevelopment Plan that addresses the unique needs of the targeted CRA area. The plan includes the overall goals and initiatives for redevelopment in the area, as well as identifying the types of projects planned for the area.

The Community Redevelopment Plan is funded through Tax Increment Financing (TIF). Tax Increment Financing is a tool available to cities and counties for redevelopment activities. It is used to leverage public funds to promote private sector activity in the targeted area. The dollar value of all real property in the Community Redevelopment Area is determined as of a fixed date, also known as the “frozen value.” Taxing authorities (in this case the City of Newberry and the Alachua County Commission) continue to receive property tax revenues based on the frozen value, and these revenues remain available for general government purposes. Tax revenues from increases in real property value, the, “increment,” are deposited into the Community Redevelopment Agency Trust Fund and dedicated to the redevelopment of the CRA district. Special taxing districts, such as school and library, are exempt from contributing to the

CRA Trust Fund.

The draft Community Redevelopment Plan is designed to place a heavy emphasis on economic development in the CRA to stimulate private sector investment, which in turn generates additional tax increment revenues to the CRA trust fund, thus funding additional projects within the CRA. Future CRA revenues may also be used as the basis for the issuance of bonds to fund CRA projects up front, thereby stimulating additional increment revenues sooner rather than later. However, any debt created to fund CRA projects must be repaid by the end of the CRA Plan period, unless the City and County Commissions jointly agree to an extension of the terms.

Through an interlocal agreement with Alachua County, the initial Newberry CRA Plan shall run for 20-years. If the Goals and Initiatives of the CRA Plan have not been accomplished within the 20-year time horizon, the City and County Commissions may choose to extend the CRA for an additional 20-years.

---

**Attachments:**

1. Draft CRA Plan.