



ALACHUA COUNTY, FL
Joint Alachua County BoCC /
City of Newberry Special Meeting
Meeting Agenda

May 12, 2025

7:00 PM

UF/IFAS Extension Alachua County
22712 West Newberry Road
Newberry, FL 32669

In-person **Public Comment** is taken after each non-ministerial motion A the conclusion of the meeting, **individuals** can also speak for up to 3 minutes about any matter during the **General Comment** period.

All persons are advised that, if they decide to contest any decision made at any of these meetings, they will need a record of the proceedings and, for such purpose they may need to ensure that verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. (Section 286.0105 Florida Statutes)

If you have a disability and need an accommodation to participate in this meeting, please contact the Alachua County Equal Opportunity Office at (352) 374-5275 at least 2 business days prior to the meeting. TTY users please call 711 (Florida Relay Service).

- A. Call To Order
- B. Welcome
- C. Introduction
 - 1. Tim Marden, Mayor, City of Newberry
 - 2. Charles Chestnut, Chair, Alachua County Commission
- D. Adoption of the Agenda

Recommended Action:
To approve the Agenda.
- E. Items For Discussion
 - 1. CRA Presentation - 25-00312
 - 2. Road Paving Plan - SW 15th Ave - 25-00414
 - 3. Proposed County Use of City Buildings Discussion
 - 4. Phoenix Award Presentation
- F. Public Comment
- G. Commission General Comments and Information Discussion
 - 1. County Commission Comment
 - 2. City Commission Comment
- H. Adjourn

Recommended Action:
To adjourn the meeting.



Agenda Item Summary

File #: 25-00312

Agenda Date: 5/12/2025

Agenda Item Name:

CRA Presentation

Presenter:

Uma Sarmistha, Ph.D., Newberry CRA and ED Coordinator

Description:

Hear an update on Newberry's CRA accomplishments to date and work plan.

**INTERLOCAL AGREEMENT
BETWEEN ALACHUA COUNTY AND CITY OF NEWBERRY**

This Interlocal Agreement (hereinafter "Agreement") by and between Alachua County, a charter county and political subdivision of the State of Florida by and through its Board of County Commissioners (hereinafter "County") and the City of Newberry, a Florida municipality, (hereinafter "City"), is made and entered into on the 24th day of August 2021, and shall be effective on the date of execution.

WHEREAS, the City wishes to establish a Community Redevelopment Agency consistent with the "Community Redevelopment Act of 1969" (Chapter 163, Part III, Fla. Stat.); and

WHEREAS, the County, as a charter county, is vested with all of the powers under the Community Redevelopment Act of 1969; and

WHEREAS, the County may, in its discretion, delegate the exercise of powers to municipalities within the boundaries of the County; and

WHEREAS, Chapter 163, Florida Statutes, authorizes public agencies to enter agreements to provide services and to exercise jointly any power, privilege, or authority they share in common and which each might exercise separately; and

WHEREAS, Section 163.387(3)(b), Fla. Stat., permits alternative provisions contained in an interlocal agreement to supersede provisions in statute; and

WHEREAS, the City and the County wish to enter an interlocal agreement with certain provisions which supersede conflicting provisions of statute; and

NOW THEREFORE, in consideration of the mutual covenants declared herein and other good and valuable consideration each Party agrees as follows:

Section 1. Intent of Parties.

It is the intent of the Parties that provisions in this Agreement which conflict with provisions of the Community Redevelopment Act of 1969, as amended, shall control. The County and City

intend to bind themselves and any community redevelopment agency the City may establish (hereinafter "CRA") to the terms and obligations of this Agreement.

Section 2. Term of Agreement.

The Parties agree that:

- 1) Pursuant to the Community Redevelopment Act of 1969 and the terms of this Agreement, the City may adopt a Community Redevelopment Plan for 20 years beginning January 2021 (hereinafter "initial term").
- 2) The City may amend its plan to extend the Community Redevelopment Plan for up to an additional 20 years with prior approval by the County through an affirmative vote of the County Commission.
- 3) The "base year" taxable property assessment roll, used for the calculation in Sec. 163.387(1), Fla. Stat., shall be the values used for taxation in calendar year 2019.

Section 3. City and CRA's Obligations.

If the City chooses to establish a CRA and complies with all of the provisions of statute to establish the CRA trust fund, the City and the CRA agree to the following.

- 1) Redevelopment Plan:
 - a. The City shall provide the Redevelopment Plan and any amendments to the Redevelopment Plan to the County for approval by an affirmative vote of the County Commission prior to the City's adoption of the Redevelopment Plan and any amendments.
 - b. The Redevelopment Plan and all amendments to the Redevelopment Plan shall meet all the requirements of statute, including the requirement that the plan contain a detailed statement of the projected costs of redevelopment, "including the amounts to be expended on publicly funded capital projects in the redevelopment area and any indebtedness of the community redevelopment agency... if such indebtedness is to be repaid with increment revenues." *See* Sec. 163.362(9), Fla. Stat.
 - c. The Redevelopment Plan and any amendments to the Redevelopment Plan shall not include projects on or directly serving property currently identified as Tax Parcels 01934-000-000, Parcel 01934-001-002 Parcel 01934-001-000, Parcel 01934-003-000 and Parcel 01934-002-000 without first obtaining approval from the County. Notwithstanding the requirements of this subsection, the City and the CRA do not need to obtain approval from the County, separate from the Redevelopment Plan, for public infrastructure projects adjacent to the parcels enumerated above.
 - d. The Redevelopment Plan and any amendments to the Redevelopment Plan shall include a requirement that no more than 30% of all funds deposited into the CRA trust fund be used on administrative costs necessary or incidental to the implementation of a community redevelopment plan adopted by the agency. Administrative costs are costs related to CRA functions; including general accounting, budgeting, financial and cash management, procurement and

purchasing, personnel and property management, payroll, audit and general legal services, oversight and management of CRA activities, developing systems and procedures. Administrative costs do not include capital and operating costs associated with projects. In no case may funds from the CRA trust fund be used for general government operating expenses unrelated to the planning and carrying out of the Redevelopment Plan.

- e. The remaining funds in the CRA trust fund may be used to fund all CRA projects included in the Redevelopment Plan and to fund the expenses associated with those projects.
 - f. Redevelopment activities and projects in the Redevelopment Plan shall be designed to mitigate the slum/blighted conditions of the redevelopment area that are the basis for the Finding of Necessity required to be made by the City.
- 2) The City shall deposit 95% of an amount based on the calculation of increment using the City's millage in that year into the CRA trust fund, unless otherwise provided by this Agreement.
 - 3) The City and the CRA may sell bonds and execute notes, and enter other forms of debt or leveraging, as well as collateral documents, to finance capital improvements deemed necessary by the CRA redevelopment purposes. However, the City and the CRA may not sell bonds or notes, or enter other forms of debt or leveraging, including associated collateral documents, which mature after the expiration of the Redevelopment Plan in effect at the time of the execution of the debt or leveraging. The City may loan money to the CRA at a 0% interest rate only.
 - 4) The City and the CRA shall abide by all provisions of the Community Redevelopment Act of 1969 (currently codified as Florida Statutes, Title IX, Chapter 163, Part III) and any implementing regulation, or its successor statutes or regulations, as amended from time to time, so long as those provisions are not inconsistent with this Agreement.

Section 4. County's Obligations.

The County agrees to the following.

- 1) The County shall, by resolution, delegate to the City all the powers for redevelopment in the Community Redevelopment Act of 1969, as it appears on the date of execution of this Agreement, except those which are inconsistent with this Agreement.
- 2) If the City chooses to establish a CRA and complies with all of the provisions of statute and this agreement to establish the CRA trust fund, the County shall deposit 95% of an amount based on the calculation of increment using the City's millage in that year into the CRA trust fund, unless otherwise provided by this Agreement. The County's first deposit shall be no earlier than January 2021.
- 3) The County shall abide by all provisions of the Community Redevelopment Act of 1969 (currently codified as Florida Statutes, Title IX, Chapter 163, Part III) and any

implementing regulation, or its successor statutes or regulations, as amended from time to time, so long as those provisions are not inconsistent with this Agreement.

Section 5. Entire Agreement. This Agreement constitutes the entire agreement, including all attachments, and supersedes all prior written or oral agreements, understandings or representations.

Section 6. Default and Termination. This Agreement shall be effective on the effective date above and remain in effect until terminated as follows:

- A. If any Party fails to fulfill its obligations under this Agreement in a timely and satisfactory manner, or if any Party breaches any of the provisions, covenants or stipulations under this Agreement, another party may give a written notice to all Parties stating the failure or breach and provide a reasonable time period for correction of same. In the event the correction is not made in the allotted time, the Administrating Officials of all Parties, or their designee, shall meet to resolve the dispute.
- B. If the Administrating Officials, or their designees, are unable to resolve the dispute, the parties agree to mediate any dispute. If mediation is unsuccessful, a non-breaching party may terminate this Agreement upon affirmative vote of the respective Commission for a material breach. The telmination would then be effective at the time the next payment to the CRA trust fund by the non-breaching party is due. If at the time of a termination, caused by a material breach by the County that cannot be cured, the CRA has outstanding bonds or is in other ways in debt, the termination shall not take effect until after the terms of the indebtedness are fulfilled. If at the time of a telmination, caused by a material breach by the City that cannot be cured, the County is relieved from its obligation to continue to pay on the CRA debt service.
- C. If any unallocated funds remain in the CRA trust fund at the termination of the CRA, the fonds shall be divided equally between the County and the City.

Section 7. Indemnification. Each Party hereby assumes responsibility for, and hereby agrees to indemnify and hold the other Parties harmless from any and all liability, claims or damages imposed on another Party up to the monetary limits provided in Sec. 768.28, Fla. Stat., arising out of or in connection with the negligent acts, omissions or misconduct of the Parties, and their agents or employees relating to the responsibilities of the Parties under this Agreement.

Section 8. Liability. Each Party shall be solely responsible for the negligent acts or omissions of its employees, volunteers and agents which in any way relate to or arise out of this Agreement. Nothing contained herein shall be construed as consent to be sued by third parties in any matter arising out of this Agreement or constitute a waiver by any Party of its sovereign immunity or

provisions of Sec. 768.28, Fla. Stat. This Agreement does not create any relationship with, or any rights in favor of any third party.

Section 9. Filing of Agreement. The County, upon execution of this Agreement, shall file the same with the Clerk of the Circuit Court in the Official Records of Alachua County, as required by Sec. 163.01(11), Fla. Stat.

Section 10. Project Records. Each Party shall meet the requirements of Chapter 119, Fla. Stat., for retaining public records and transfer, at no cost, to any other requesting Party, copies of all public records regarding the subject of this Agreement which are in the possession of the Party. All records stored electronically shall be provided to the requesting Party in a format that is compatible with the information technology systems of the requesting Party.

Section 11. Applicable Law. The laws of the State of Florida shall govern this Agreement; venue is Alachua County, Florida.

Section 12. Notices. Except as otherwise provided herein, any notice, acceptance, request or approval from any Party to any other Party shall be in writing and, sent by certified mail, return receipt requested, to all Parties and shall be deemed to have been received when either deposited in a United States Postal Service mailbox or personally delivered with signed proof of delivery. For the purposes of this Agreement, the Parties' representatives are:

COUNTY

County Manager
Alachua County, Florida
12 SE 1st Street
Gainesville, FL 32601

With a copy to:
Clerk of the Court
12 SE 1st Street, 3rd Floor
Gainesville, FL 32601
Attn: Finance and Accounting

and

Office of Management and Budget
12 SE 1st Street 2nd Floor
Gainesville, Florida 32601
Attn: Contracts

CITY AND CITY'S POTENTIAL CRA

City Manager
City of Newberry, Florida

25440 W. Newberry Road
PO Box 369

Newberry, Florida 32669

Section 13. Non-Waiver. Waiver or breach of any provision of this Agreement shall not be deemed to be a waiver of any other breach, and shall not be construed to be a modification of the terms of this Agreement.

Section 14. Amendment. The Parties may amend this Agreement only by a mutual written agreement.

Section 15. Severability. If any provisions of this Agreement shall be declared illegal, void, or unenforceable the other provisions shall not be affected but shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed on the day and year first written above.

ALACHUA COUNTY, FLORIDA

By: *Ken Cornell*
Chairman
Board of County Commissioners

(SEAL)
ATTEST

J.K. "Jess" Irby, Esq.
J.K. "Jess" Irby, Esq. (Sep 8, 2021 13:49 CDT)
Alachua County Clerk

APPROVED AS TO FORM

DocuSigned by:
Corbin Hanson
9FF93D92AF02438...

Alachua County Attorney

NEWBERRY, FLORIDA

By: *[Signature]*

[Signature]
City Clerk

(SEAL)
ATTEST



APPROVED AS TO FORM

[Signature]
City of Newberry Attorney









Item #5, 21-0768

Final Audit Report

2021-09-08

Created:	2021-09-08
By:	Steve Donahey (asd@alachuaclerk.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAbgsQnCcks1ml3QjRqUGbg47V1u4dXae1

"Item #5, 21-0768" History

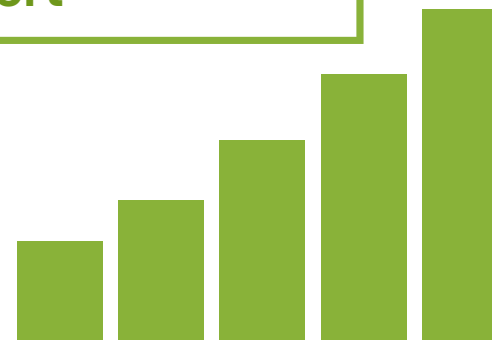
-  Document created by Steve Donahey (asd@alachuaclerk.org)
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-  Document emailed to Ken Cornell (bocccchairsignature@alachuacounty.us) for signature
2021-09-08 - 1:57:42 PM GMT
-  Email viewed by Ken Cornell (bocccchairsignature@alachuacounty.us)
2021-09-08 - 4:19:26 PM GMT- IP address: 163.120.80.11
-  Document e-signed by Ken Cornell (bocccchairsignature@alachuacounty.us)
Signature Date: 2021-09-08 - 4:20:11 PM GMT - Time Source: server- IP address: 163.120.80.11
-  Document emailed to J.K. "Jess" Irby, Esq. (jki@alachuaclerk.org) for signature
2021-09-08 - 4:20:13 PM GMT
-  Email viewed by J.K. "Jess" Irby, Esq. (jki@alachuaclerk.org)
2021-09-08 - 6:49:02 PM GMT- IP address: 107.77.216.19
-  Document e-signed by J.K. "Jess" Irby, Esq. (jki@alachuaclerk.org)
Signature Date: 2021-09-08 - 6:49:43 PM GMT - Time Source: server- IP address: 107.77.216.19
-  Agreement completed.
2021-09-08 - 6:49:43 PM GMT

2024 Annual Report



Table Of Contents

Note from the Board Chair	1
CRA Board	2
Mission & Key Program Areas	3
Key Program Areas & Goals	4-6
Boundaries	7
Who is Responsible	8
About	9
Finances	10
Revenues & Expenditures	11
Projects	12
3rd Ave Sidewalks	13
Future Projects	14
Contact Us	15
Appendix A: 2025 Budget & Audit Report	



Note from the Board Chair

Mayor Jordan Marlowe

"I firmly believe that the CRA will be instrumental to revitalize our downtown and bring economic development. We have developed strategies to put TIF funds to work, and over the years we will see these funds increase in value. This will prove the Newberry CRA's effectiveness in giving back to the community."



CRA Board



MAYOR JORDAN MARLOWE

BOARD CHAIR/MAYOR



COMMISSIONER RICK COLEMAN

BOARD MEMBER



COMMISSIONER MARK CLARK

BOARD MEMBER



COMMISSIONER MONTY FARNSWORTH

BOARD MEMBER



COMMISSIONER TIM MARDEN

BOARD MEMBER



COMMISSIONER TONY MAZON

BOARD MEMBER

Mission & Key Program Areas

Mission

The mission of the Newberry CRA is to create a thriving downtown by bringing the economic revitalization, creating a re-investment environment that attracts private investors, and promoting improvements within the redevelopment area through renovation and restoration of existing buildings, and new construction.

The mission is accomplished by acquiring the funding to make the infrastructure improvements necessary to attract private investment dollars that in turn improves the assessed taxable value of district properties, and to assist the Chamber of Commerce, Newberry Main Street and downtown merchants in their efforts to enhance downtown businesses.

Areas



Economic Development



Streetscaping



Infrastructure



Historic preservation



Parking



Parks/Public Spaces

Key Program Areas & Goals

Economic Development

Goal #1: Create thriving Downtown and urban core in CRA district through public-private partnerships, incentivization, and business support to encourage a quality retail, restaurant, cultural, and business environment serving Newberry's residents and visitors.

Goal #2: Create viable commercial corridors within the Newberry CRA by encouraging and facilitating sound real estate acquisition, assemblage, development, public-private partnerships, and promoting job creation.

Goal #3: Work with the City of Newberry to support and recruit quality commercial and cultural development and activities within the CRA.

Goal #4: Provide economic incentives and other support to projects that further Newberry CRA Redevelopment Goals & Initiatives.

Goal #5: Encourage and support sound Land Use Regulations that support redevelopment within the CRA District and City of Newberry.

Key Program Areas & Goals (cont.)

Infrastructure

Goal #6: Coordinate CRA, City, County, State, and Federally funded improvements within the City of Newberry's commercial areas.

Goal #7: Support neighborhood improvement initiatives to reduce slum and blight conditions in residential neighborhoods.

Downtown Parking

Goal #8: Create convenient and safe parking to support retail, restaurant, cultural, and office facilities within the redevelopment area by enhancing existing parking areas and expanding parking opportunities when possible.

Affordable Housing

Goal #9: Work with the private sector and Non-Government Organizations to create programs that improve the availability of affordable workforce housing for low to moderate income residents.

Goal #10: Work with the City of Newberry to encourage development and renovation of Mixed-Use, Affordable, Workforce, and Mixed-Income Housing.

Key Program Areas & Goals (cont.)

Streetscaping

Goal #11: Create and support programs that enhance the visitor experience through improvements to pedestrians' safety and flow, aesthetic enhancements, and initiatives that create a sense of "place"

Historic Preservation

Goal #12: Support programs that contribute to the renovation and preservation of historic structures and the downtown historic district.

Parks/Public Spaces

Goal #13: Provide support, including funding, for construction of facilities that will draw visitors to the CRA commercial district while simultaneously building a sense of "place" in the downtown area.

Goal #14: Work to improve pedestrian access from district parks to the downtown area.



“While areas outside of the CRA district have experienced substantial residential and modest commercial growth, the downtown and “Old Newberry” areas have remained relatively stagnant.”- Newberry Redevelopment Plan

Who is Responsible

Registered Agent	Uma Sarmistha
Mailing Address	25440 W Newberry Road, Newberry, FL 32669
Telephone	352-472-5440
Email	usarmistha@newberryfl.gov
Website	https://newberryfl.gov
County	Alachua
Local Governing Authority	City of Newberry
Date Created/Established	January 1, 2020
Creation Documents	City Resolution 2021-13
Board Selection	Identical to Local Governing Authority
Authority to Issue Bonds	Yes
Revenue	Tax Increment Financing

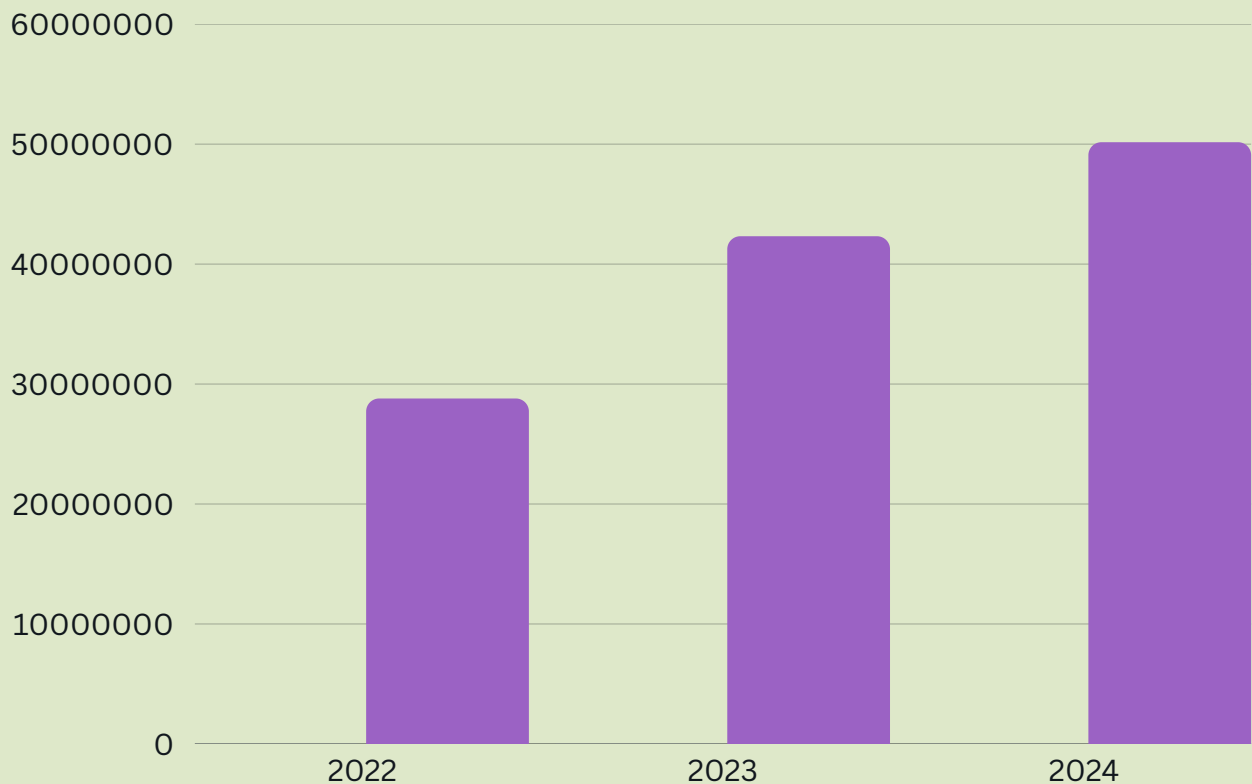
About the Newberry CRA

The Newberry CRA was Established in 2020 after a Finding of Necessity (City Resolution 2021-13). The key indicators of the finding were conditions relating to poor structural and design elements that may preclude economic development from occurring.

Base year taxable value (2019)	\$36,079,104
2024 taxable value	\$86,241,984
2024 tax increment value	\$50,162,880

Finances

How the Trust Fund has Grown



How the CRA is Funded

The CRA is funded through a mechanism known as tax increment financing (TIF). TIF revenues are based on the increase in taxable property values within the CRA district measured against the taxable values in a Base Year. The Base Year for the Newberry CRA is 2019.

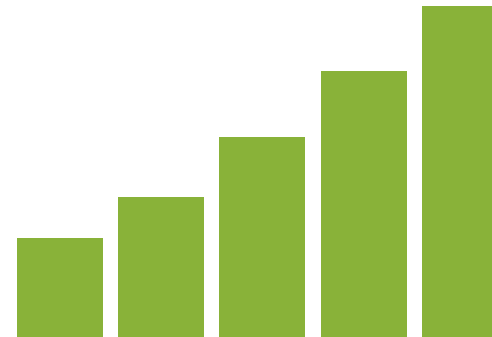
Each year, property taxes collected up to the Base Year valuation continue to go into the City’s General Fund, while property taxes collected in excess of the base year valuation go into the CRA TIF fund for redevelopment activities within the CRA district. Alachua County also supports the Newberry CRA through contributions to the TIF equal to those of the City.

Revenues and Expenditures

October 1, 2023 - September 30, 2024

Revenues

TIF Contribution-County	\$237,229.00
TIF Contribution- City	\$237,229.00
Investments and Other Income	\$12,889
Total Revenues	\$487,347
Total Expenditures	\$274,793



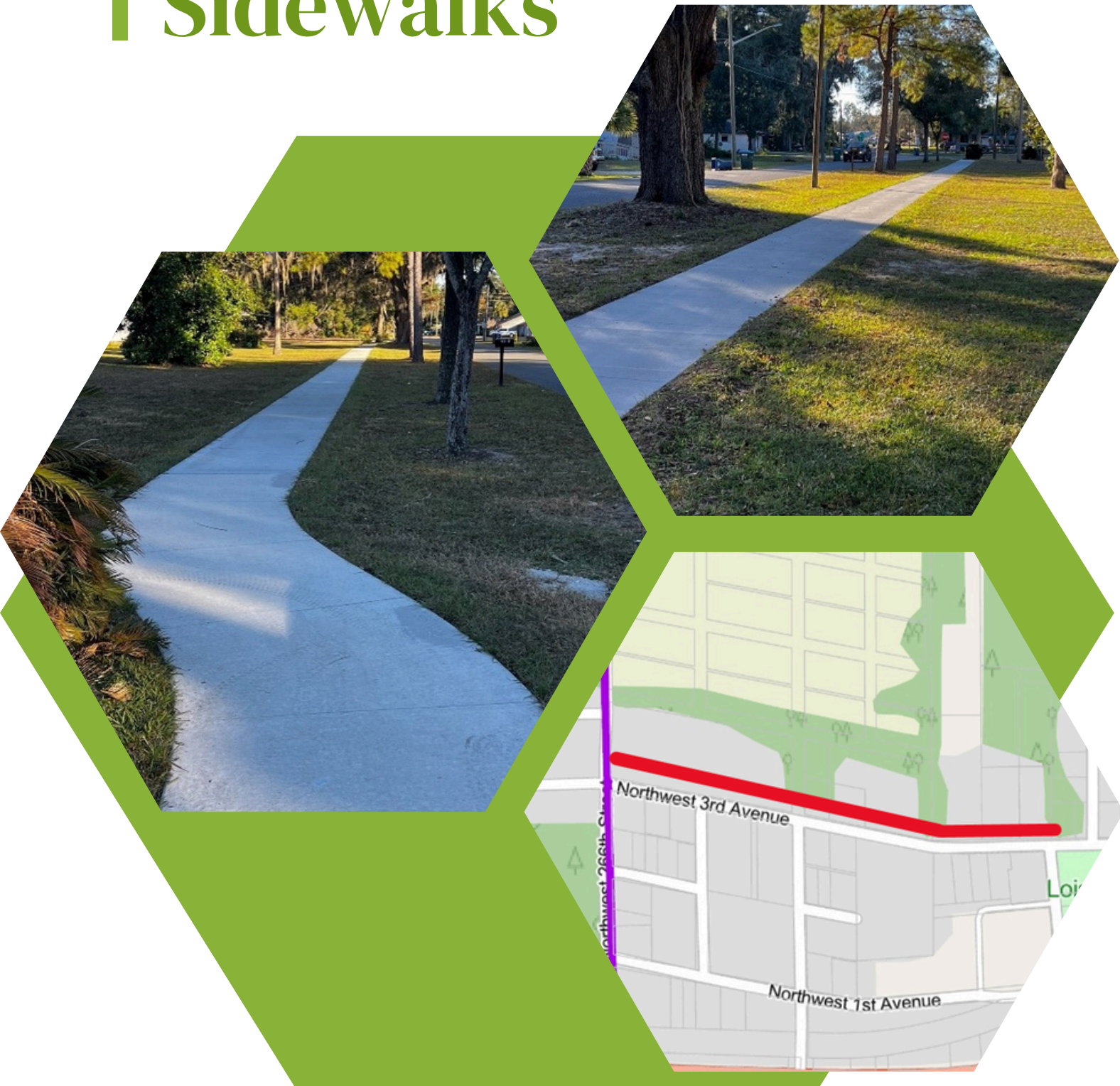
2024 Projects

PROJECTS	GOAL	STATUS	ESTIMATED COST
Facade Grant Program	#1, #4, #12	Started/ Ongoing	\$40,500
Downtown 5-Year Strategic Plan	#1	Completed	\$25,000
3rd Avenue Sidewalks	#7, #4	Completed	\$69,510
Farmers' Market Feasibility Study	#4	Ongoing	\$0 (in house)
Construction: NW 260th St from 1st Ave to NW 3rd Ave	#7, #4	Started	\$400,000
Downtown Christmas Decorations	#1	Completed	\$5,000
Downtown Landscaping	#1, #11	Completed	\$10,000

Total number of projects started: 3

Total number of projects completed: 4

3rd Ave Sidewalks



1,900 linear feet (LF) of 5-foot sidewalk was installed along NW 3rd Avenue, from NW 260th Street to NW 266th Street.

Future Projects

PROJECTS	GOAL	STATUS
Barry Park Beautification	#1, #7, #13, #14	Future
Hitchcock Pond Landscaping	#6	Future
Seaboard Drive Land Acquisition	#6, #7, #2	Future
Downtown Mural	#3, #11, #13	Future
NW 260th Street Construction	#7	Future
SW 254th Reconstruction	#7	Future

Contact Us



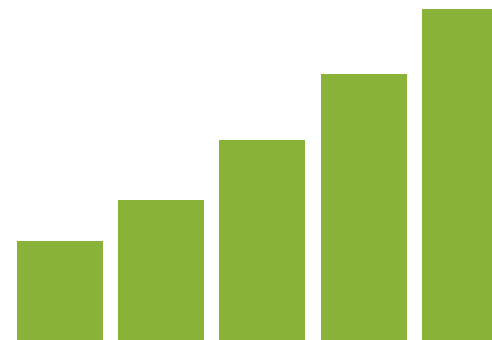
352-472-5440



usarmistha@newberryfl.gov



www.newberryfl.gov



Appendix A:

2025 Budget & 2024 Financial Statements
and Independent Auditor's Report

Rept: 9190 - FUND 190 - COMMUNITY REDEVELOPMENT AGENCY
CRA 2025

G/L Account	G/L Description	2022 Actual	2023 Actual	2024 Budget	2024 Act+Enc	2025 Budget	Revised
REVENUES:							
190-338-1100	TIF CONTRIBUTION - COUNTY	0	162,074	238,000	237,229	281,163	_____
190-361-1000	INTEREST REVENUE	0	242	2,000	12,889	_____	_____
190-381-1000	TIF CONTRIBUTION - CITY	0	162,074	238,000	237,229	281,163	_____
TOTAL REVENUES		0	324,390	478,000	487,347	562,326	_____
EXPENDITURES:							
190-350-559-12.00	CRA - SALARIES	0	0	10,200	6,486	60,000	_____
190-350-559-16.00	CRA - COMPENSATED ANNUAL L	0	0	3,800	3,723	_____	_____
190-350-559-20.00	CRA - FRINGE	0	0	5,500	4,805	15,900	_____
190-350-559-24.00	CRA - WORKERS COMP INSURAN	0	0	0	0	560	_____
190-350-559-31.00	CRA - PROFESSIONAL SERVICE	0	6,200	115,646	97,146	32,500	_____
190-350-559-31.33	CRA - IT SERVICES	0	0	0	0	_____	_____
190-350-559-34.00	CRA - OTHER SERVICES	1,400	0	19,771	11,043	20,000	_____
190-350-559-45.38	CRA - INSURANCE	0	0	500	300	750	_____
190-350-559-52.00	CRA - OPERATING SUPPLIES	175	1,394	2,000	1,659	2,500	_____
190-350-559-52.92	CRA - ADMINISTRATIVE SERVI	0	2,964	16,800	16,800	19,680	_____
190-350-559-54.00	CRA - SUBSCRIPTIONS & MEMB	0	0	3,000	1,225	3,000	_____
190-350-559-55.00	CRA - TRAINING	1,103	1,419	3,000	0	3,000	_____
190-350-559-64.00	CRA - INFRASTRUCTURE	0	5,848	367,653	312,338	950,000	_____
190-350-559-82.00	CRA - FACADE GRANTS	0	0	40,500	0	37,500	_____
190-350-559-82.10	CRA - INFRASTRUCTURE LOAN/	0	0	50,000	0	_____	_____
TOTAL EXPENDITURES		2,678	17,825	638,370	455,525	1,145,390	_____
OPERATING REVENUE OVER EXP		2,678-	306,565	160,370-	31,822	583,064-	_____

Rept: 9190 - FUND 190 - COMMUNITY REDEVELOPMENT AGENCY
CRA 2025

G/L	G/L	2022	2023	2024	2024	2025	
Account	Description	Actual	Actual	Budget	Act+Enc	Budget	Revised

		-----	-----	-----	-----	-----	
REVENUE OVER (UNDER)	EXPEND	2,678-	306,565	160,370-	31,822	583,064-	
		-----	-----	-----	-----	-----	
		=====	=====	=====	=====	=====	

2024

Community Redevelopment Agency
City of Newberry, Florida

Financial Statements and
Independent Auditor's Report

September 30, 2024

PURVIS GRAY
CERTIFIED PUBLIC ACCOUNTANTS

**FINANCIAL STATEMENTS
AND
INDEPENDENT AUDITOR’S REPORT

COMMUNITY REDEVELOPMENT AGENCY**

CITY OF NEWBERRY, FLORIDA

SEPTEMBER 30, 2024

TABLE OF CONTENTS

Independent Auditor’s Report	1-3
Management’s Discussion and Analysis	4-9
Financial Statements	
Government-Wide Financial Statements:	
Statement of Net Position	10
Statement of Activities	11
Fund Financial Statements:	
Balance Sheet	12
Statement of Revenues, Expenditures, and Changes in Fund Balance.....	13
Notes to Financial Statements.....	14-16
Required Supplementary Information (Unaudited)	
Schedule of Revenue, Expenditures, and Changes in Fund Balances – Budget to Actual – General Fund	17
Note to Required Supplementary Information	18
Other Reports	
Independent Auditor’s Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	19-20
Independent Accountant’s Report on Compliance with Section 218.415, Florida Statutes – Investment of Public Funds	21
Independent Accountant’s Report on Compliance with Section 163.387(6) and (7), Florida Statutes	22
Management Letter	23-25

INDEPENDENT AUDITOR'S REPORT

To the Honorable City Commissioners
Community Redevelopment Agency
City of Newberry, Florida

Report on the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and the major fund of the Community Redevelopment Agency (the CRA), a component unit of the City of Newberry, Florida, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the CRA's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the CRA, as of September 30, 2024, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the CRA, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the CRA's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

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To the Honorable City Commissioners
Community Redevelopment Agency
City of Newberry, Florida

INDEPENDENT AUDITOR'S REPORT

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the CRA's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the CRA's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and major fund budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who

To the Honorable City Commissioners
Community Redevelopment Agency
City of Newberry, Florida

INDEPENDENT AUDITOR'S REPORT

considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 19, 2025, on our consideration of the CRA's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the CRA's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the CRA's internal control over financial reporting and compliance.

Purvis Gray

March 19, 2025
Gainesville, Florida

MANAGEMENT'S DISCUSSION AND ANALYSIS

**COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF NEWBERRY, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2024**

As management of the Community Redevelopment Agency (the CRA) of the City of Newberry, Florida (the City), we offer readers of the CRA's financial statements this narrative overview and analysis of the financial activities of the CRA for the fiscal year ended September 30, 2024. The Management's Discussion and Analysis (MD&A) is designed to: assist the reader in focusing on significant financial issues, provide an overview of the CRA's financial activity, identify changes in the CRA's financial position (its ability to address the next and subsequent year challenges), identify any material deviations from the financial plan (the approved budget), and identify individual fund issues or concerns.

Financial Highlights

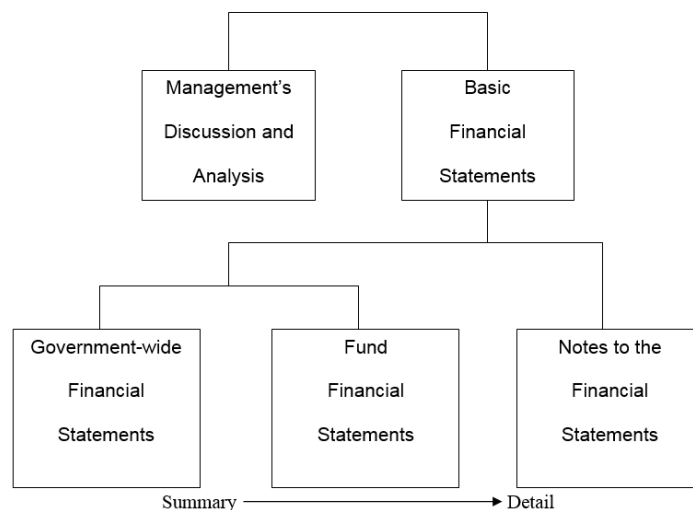
- The CRA's assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources on September 30, 2024, by \$516,442.
- CRA revenues were \$487,347.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the CRA's basic financial statements. The CRA's basic financial statements comprise three components: 1) government-wide financial statements; 2) fund financial statements; and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves that will enhance the reader's understanding of the financial condition of the CRA.

The graph below is provided to assist in understanding the component parts of the financial statements:

Required Components of Annual Financial Report



**COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF NEWBERRY, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2024**

Government-wide financial statements. *The government-wide financial statements* are designed to provide readers with a broad overview of the CRA's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the CRA's assets, deferred outflows of resources, liabilities, and deferred inflows of resources, with the difference reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the CRA is improving or deteriorating.

The statement of activities presents information showing how the CRA's net position changed during the most recent fiscal year, focusing on both the gross and net costs of various activities that are supported by the CRA's general tax increment financing and other revenues.

Both financial statements distinguish the functions of the CRA, which are principally supported by tax increment funding based on property valuation. The CRA's governmental activities are intended to rehabilitate, conserve, and redevelop areas within the district's geographic boundaries.

The government-wide financial statements can be found on pages 10 and 11 of this report.

Fund financial statements. The fund financial statements provide a more detailed look at the CRA's most significant activities. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The CRA, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The CRA only reports as a governmental fund.

Governmental funds—*Governmental funds* are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, and the *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's *near-term* financing requirements.

All of the CRA's activities are accounted for in a governmental fund. Governmental funds focus on how assets can readily be converted into cash flow in and out, and what monies are left at year-end that will be available for spending in the next year. Such information may be useful in evaluating a government's near-term financing requirements. Governmental funds are reported using an accounting method called *modified accrual accounting*, which provides a short-term spending focus. As a result, the governmental fund financial statements give the reader a detailed short-term view that helps him or her determine if there are more or less financial resources available to finance the CRA's programs. The relationship between government activities (reported in the statement of net position and the statement of activities) and governmental funds is described in a reconciliation that is a part of the fund financial statements.

**COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF NEWBERRY, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2024**

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's *near-term* financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The CRA reports one (1) individual governmental fund. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balance for the CRA general fund.

The CRA adopts an annual appropriated budget for its general fund. The budget is a legally adopted document that incorporates input from the City's citizens, management, and the commission's decisions about which services to provide and how to pay for them. It also authorizes the CRA to obtain funds from identified sources to finance these current-period activities. A budgetary comparison schedule has been provided to demonstrate compliance with this budget.

The basic governmental fund financial statements can be found on pages 12 and 13 of this report.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 14-16 of this report.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents certain *required supplementary information* concerning the CRA's budgetary information. Required supplementary information can be found on pages 17-18 of this report.

Government-Wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. The CRA's assets and deferred outflows exceeded liabilities and deferred inflows by \$516,442 at the close of the most recent fiscal year.

**COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF NEWBERRY, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2024**

By far the largest portion of the CRA's net position (100%) reflects its cash balances.

Net Position

	Governmental Activities	
	2024	2023
Current and Other Assets	\$ 524,944	\$ 303,888
Total Assets	524,944	303,888
Other Liabilities	8,502	-
Total Liabilities	8,502	-
Restricted Net Position	\$ 516,442	\$ 303,888

The balance of the *restricted net position*, \$516,442, may be used to meet the CRA's ongoing obligation to citizens and creditors.

At the end of the current fiscal year, the CRA reports positive balances in net position.

Changes in Net Position

	Governmental Activities	
	2024	2023
Revenues		
General Revenues:		
Tax Increment Revenues	\$ 474,458	\$ 324,148
Investments and Other Income	12,889	242
Total Revenues	487,347	324,390
Expenses		
Economic Development	140,186	17,824
Capital Improvements Contributed to Primary Government	134,607	-
Total Expenses	(274,793)	(17,824)
Change in Net Position	212,554	306,566
Net Position, Beginning of Year	303,888	(2,678)
Net Position, End of Year	\$ 516,442	\$ 303,888

**COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF NEWBERRY, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2024**

Governmental activities—Governmental activities increased the CRA's net position by \$212,554 in 2024. This is primarily due to an increase in Tax Increment Revenues and interest earned.

Financial Analysis of the Government's Funds

As noted earlier, the CRA uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds—The focus of the CRA's governmental funds is to provide information on *near-term* inflows, outflows, and balances of *spendable* resources. Such information is useful in assessing the CRA's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the fiscal year 2024, the CRA's governmental fund reported an ending fund balance of \$516,442, an increase of \$212,554 from the previous year.

General Fund Budgetary Highlights

On September 30, 2024, the CRA's General Fund experienced a positive variance between its final operating revenue budget and actual operating revenue in the amount of \$9,347. This was primarily driven by higher interest earnings than budgeted.

The CRA experienced a positive variance between its final operating expenditure budget and actual operating expenditures in the amount of \$259,507. This is primarily due to projects that were not completed in the current fiscal year.

The schedule of revenues, expenditures, and changes in fund balance budget and actual can be found on page 17 of this report.

Economic Factors and Next Year's Budgets and Rates

Due to the impact of current economic trends, all the initiatives listed below were considered in preparing the CRA's budget for the 2024 fiscal year:

■ **Generally**

The final certified citywide incremental value of property within the CRA increased to \$86.2 million, an increase of \$8.4 million.

The population is estimated to be 9,906 on September 30, 2024, which is a 7% increase from the previous fiscal year.

The unemployment rate for the Gainesville MSA at December 31, 2024, was 3.9%, which includes the City of Newberry. This is an increase from the previous fiscal year's rate of 3.0%.

**COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF NEWBERRY, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2024**

Requests for Information

This financial report is designed to provide a general overview of the CRA's finances for all those with an interest in the government's finances and to demonstrate the CRA's accountability. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Office of the Chief Finance Officer, City of Newberry, 25440 West Newberry Road, Newberry, Florida 32669.

FINANCIAL STATEMENTS

**COMMUNITY REDEVELOPMENT AGENCY
CITY OF NEWBERRY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

Assets

Cash and Cash Equivalents	<u>\$ 524,944</u>
---------------------------	-------------------

Total Assets	<u>524,944</u>
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Liabilities

Accounts Payable	<u>8,502</u>
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Total Liabilities	<u>8,502</u>
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Net Position

Restricted for Community Redevelopment	<u>516,442</u>
--	----------------

Total Net Position	<u><u>\$ 516,442</u></u>
---------------------------	--------------------------

See accompanying notes.

**COMMUNITY REDEVELOPMENT AGENCY
CITY OF NEWBERRY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2024**

		Net Revenue (Expense) and Changes in Net Position
		Total
	Expenses	Governmental Activities
Functions		
Governmental Activities:		
Economic Development	\$ 140,186	\$ (140,186)
Capital Improvements Contributed to Primary Government	134,607	(134,607)
Total Governmental Activities	<u>\$ 274,793</u>	<u>(274,793)</u>
General Revenues:		
Tax Increment Revenues		474,458
Investment and Other Income		12,889
Total General Revenues		<u>487,347</u>
Change in Net Position		212,554
Net Position, Beginning of Year		<u>303,888</u>
Net Position, End of Year		<u>\$ 516,442</u>

See accompanying notes.

**COMMUNITY REDEVELOPMENT AGENCY
CITY OF NEWBERRY, FLORIDA
BALANCE SHEET
SEPTEMBER 30, 2024**

	<u>General Fund</u>
Assets	
Cash and Cash Equivalents	\$ 524,944
Total Assets	<u>524,944</u>
 Liabilities and Fund Balance	
Liabilities	
Accounts Payable	8,502
Total Liabilities	<u>8,502</u>
 Fund Balance	
Restricted for:	
Economic Development	516,442
Total Fund Balance	<u>516,442</u>
 Total Liabilities and Fund Balance	<u>\$ 524,944</u>
 Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position	
 Fund Balance - Total Governmental Funds	\$ 516,442
 There are no differences in amounts reported for governmental activities in the Statement of Net Position.	<u>-</u>
 Net Position of Governmental Activities	<u>\$ 516,442</u>

See accompanying notes.

**COMMUNITY REDEVELOPMENT AGENCY
CITY OF NEWBERRY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
FOR THE YEAR ENDED SEPTEMBER 30, 2024**

	<u>General Fund</u>
Revenues	
Tax Increment Revenues	\$ 474,458
Investment and Other Income	12,889
Total Revenues	<u>487,347</u>
Expenditures	
Economic Development:	
Personal Services	15,314
Operating Expenses	124,872
Capital Outlay	134,607
(Total Expenditures)	<u>(274,793)</u>
Net Change in Fund Balance	212,554
Fund Balance, Beginning of Year	<u>303,888</u>
Fund Balance, End of Year	<u><u>\$ 516,442</u></u>
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balance of Governmental Funds to the Statement of Activities	
Net Change in Fund Balance - Total Governmental Funds	\$ 212,554
There are no differences in amounts reported for governmental activities in the Statement of Activities.	<u>-</u>
Change in Net Position of Governmental Activities	<u><u>\$ 212,554</u></u>

See accompanying notes.

NOTES TO FINANCIAL STATEMENTS

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024
COMMUNITY REDEVELOPMENT AGENCY
CITY OF NEWBERRY, FLORIDA

Note 1 - Summary of Significant Accounting Policies

Financial Reporting Entity

In 2021, the Community Redevelopment Agency (the CRA) was established by the City of Newberry, Florida (the City), by Ordinance No. 45 as a public body to implement the community redevelopment activities outlined under Chapter 163 and Chapter 189, Florida Statutes. As established by Resolution No. 13, the City Commission serves as the CRA Board, and the City maintains operational responsibility for the CRA's activity. Although legally separate, the CRA is appropriately blended as a governmental fund type component unit into the primary government of the City.

The accounting policies of the CRA conform to accounting principles generally accepted in the United States of America (GAAP) applicable to governmental units. The Governmental Accounting Standards Board (GASB) is the standard setting body for governmental accounting and financial reporting.

Government-Wide and Fund Financial Statements

The government-wide financial statements report information on all of the governmental activities of the CRA. The government-wide focus is more on the sustainability of the CRA as an entity and the change in aggregate financial position resulting from the activities of the fiscal period. The fund financial statements focus on short-term results of operations and financing decisions at a specific fund level. Governmental activities are normally supported by taxes and intergovernmental revenues.

The statement of activities demonstrates the degree to which the direct expenses of a given functional category are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific functional category. Program revenues include operating and capital grants and contributions.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The basic financial statements consist of the government-wide financial statements and fund financial statements. The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Tax increment financing from property taxes are recognized as revenue in the year when levied for. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Only current assets and deferred outflows of resources and current liabilities and deferred inflows of resources are generally included on their balance sheet. Since the governmental fund statements are presented on a different measurement focus and basis of accounting than the government-wide governmental activities column, a reconciliation is sometimes necessary to explain the adjustments needed to reconcile the fund based financial statements to the governmental activities column of the government-wide presentation.

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024
COMMUNITY REDEVELOPMENT AGENCY
CITY OF NEWBERRY, FLORIDA

The CRA's operating statements present sources (revenue and financing sources) and uses (expenditures and other financing uses) of available spendable resources during the period. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the CRA considers revenues to be available if they are collected within 60 days of the end of the fiscal year. Expenditures generally are recorded when a liability is incurred, as under accrual accounting, except for debt service expenditures, which are recognized when due.

Tax increment financing revenue and associated interest with the current fiscal period are both considered to be measurable and have been recognized as revenues of the current fiscal year, if available.

The CRA reports the general fund as a major governmental fund. The general fund is used to account for all financial resources received by the CRA. The general fund serves as the primary operating fund of the CRA. The CRA does not have any non-major funds.

Assets, Liabilities, and Net Position

Deposits and Investments: The CRA's cash and cash equivalents are considered to be cash on hand, demand deposits, and highly liquid instruments with original maturities of three months or less from the date of acquisition.

Capital Assets: Capital assets include land titled to the CRA. The CRA pays for certain infrastructure improvements (roads, sidewalks, and other utility infrastructure) within the designated redevelopment area; however, these improvements are considered to be property of the City and, therefore, are included as capital assets in the City's government-wide financial statements.

Capital assets titled to the CRA are reported in governmental activities in the government-wide financial statements. The CRA utilizes the City's capitalization policy and capitalizes assets with a cost in excess of \$5,000 and an estimated life greater than two years. Capital assets are recorded at historical cost or estimated historical cost, if actual historical cost is not available. Donated capital assets are recorded at acquisition value at the date of donation. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized but are expensed as incurred.

Nature and Purpose of Fund Balance: In the fund financial statements, the governmental fund reports fund classifications that comprise a hierarchy based primarily on the extent to which the CRA is bound to honor constraints on the specific purposes for which amounts in the fund can be spent. Amounts that are restricted to specific purposes either by: a) constraints placed on the use of resources by creditors, grantors, contributors, or laws or regulations of other governments, or b) imposed by law through constitutional provisions or enabling legislation are classified as restricted fund balances. Per Florida Statutes, Section 163.387, resources deposited into a redevelopment trust fund are restricted for community redevelopment activities pursuant to the approved redevelopment plan.

Compensation Costs: The CRA has employees of its own. Salaries and benefits related to these employees are reported on the CRA's financial statements.

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024
COMMUNITY REDEVELOPMENT AGENCY
CITY OF NEWBERRY, FLORIDA

Net Position: The government-wide statements utilized a net position presentation. Net investment in capital assets is that portion of net position that relates to the CRA's capital assets reduced by accumulated depreciation. Restricted net position is unspent tax increment financing revenues that are restricted for future community redevelopment.

Use of Estimates: The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statement and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Note 2 - Cash, Cash Equivalents, and Investments

Deposits

At September 30, 2024, the carrying amount of the CRA's cash deposits was \$524,944. All of the City's cash deposits are held in banks that qualify as a public depository under the *Florida Security for Public Deposits Act* (the Act) as required by Chapter 280, Florida Statutes. Under the Act, all qualified public depositories are required to pledge eligible collateral having a market value equal to or greater than the average daily or monthly balance of all public deposits, times the depository's collateral pledged level. The pledging level may range from 25% to 125% depending upon the depository's financial condition and establishment period. All collateral must be deposited with an approved financial institution. In event of default by a qualified public depository, all claims for public deposits would be satisfied by the State Treasurer from the proceeds of federal deposit insurance, pledged collateral of the public depository in default and, if necessary, a pro rata assessment to the other qualified public depositories in the collateral pool. Therefore, all cash and time deposits held by banks are fully insured and collateralized.

Note 3 - Tax-Increment Financing Revenue

The CRA is primarily funded through tax-increment financing revenue. This revenue is computed by multiplying the City's operating millage rate by 95% of the increased value of property in the CRA over the base property value for both the City and Alachua County (the County). The City and County are required to fund this amount annually without regard to tax collections or other obligations.

**REQUIRED SUPPLEMENTARY INFORMATION
(UNAUDITED)**

**REQUIRED SUPPLEMENTARY INFORMATION
COMMUNITY REDEVELOPMENT AGENCY
CITY OF NEWBERRY, FLORIDA
SCHEDULE OF REVENUE, EXPENDITURES, AND CHANGES IN
FUND BALANCES - BUDGET TO ACTUAL - GENERAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
Revenues				
Tax Increment Revenues	\$ 480,840	\$ 476,000	\$ 474,458	\$ (1,542)
Miscellaneous	-	2,000	12,889	10,889
Total Revenues	<u>480,840</u>	<u>478,000</u>	<u>487,347</u>	<u>9,347</u>
Expenditures				
Economic Development:				
Personal Services	16,200	20,000	15,314	4,686
Operating Expenses	228,300	250,717	124,872	125,845
Capital Outlay	265,000	367,652	134,607	233,045
(Total Expenditures)	<u>(509,500)</u>	<u>(638,369)</u>	<u>(274,793)</u>	<u>363,576</u>
Net Change in Fund Balance	(28,660)	(160,369)	212,554	372,923
Fund Balance, Beginning of Year	<u>242,198</u>	<u>242,198</u>	<u>303,888</u>	<u>61,690</u>
Fund Balance, End of Year	<u>\$ 213,538</u>	<u>\$ 81,829</u>	<u>\$ 516,442</u>	<u>\$ 434,613</u>

See note to required supplementary information.

NOTE TO REQUIRED SUPPLEMENTARY INFORMATION
SEPTEMBER 30, 2024
COMMUNITY REDEVELOPMENT AGENCY
CITY OF NEWBERRY, FLORIDA

Note 1 - Budgetary Procedures and Budgetary Accounting

The Community Redevelopment Agency (the CRA) adheres to the following procedures in establishing the budgetary data reflected in the accompanying financial statements.

The CRA's budget is first adopted by the CRA's Board and is then presented to the City of Newberry, Florida (the City) Commission for ratification prior to September 30. The City Commission serves as the CRA and governing board.

The City Commission is authorized to transfer budget amounts. Budget amendments totaling \$131,709 were approved by the governing board.

OTHER REPORTS

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN
ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

To the Honorable City Commissioners
Community Redevelopment Agency
City of Newberry, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities and the major fund of the Community Redevelopment Agency (the CRA), a component unit of the City of Newberry, Florida (the City), as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the CRA's basic financial statements, and have issued our report thereon dated March 19, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the CRA's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the CRA's internal control. Accordingly, we do not express an opinion on the effectiveness of the CRA's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

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To the Honorable City Commissioners
Community Redevelopment Agency
City of Newberry, Florida

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN
ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the CRA's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, non-compliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of non-compliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the CRA's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the CRA's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Purvis Gray

March 19, 2025
Gainesville, Florida

**INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES – INVESTMENT OF PUBLIC FUNDS**

To the Honorable City Commissioners
Community Redevelopment Agency
City of Newberry, Florida

We have examined the Community Redevelopment Agency's (the CRA) compliance with Section 218.415, Florida Statutes, as of and for the year ended September 30, 2024. Management is responsible for the CRA's compliance with those requirements. Our responsibility is to express an opinion on the CRA's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the CRA complied, in all material respects, with the requirements referenced above. An examination involves performing procedures to obtain evidence about whether the CRA complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material non-compliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination of the CRA's compliance with specified requirements.

In our opinion, the CRA complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, federal and other granting agencies and pass-through entities, the CRA Board members, and applicable management, and is not intended to be, and should not be, used by anyone other than these specified parties.

Purvis Gray

March 19, 2025
Gainesville, Florida

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INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH SECTION 163.387(6) AND (7), FLORIDA STATUTES

To the Honorable City Commissioners
Community Redevelopment Agency
City of Newberry, Florida

We have examined the Community Redevelopment Agency's (the CRA) compliance with Section 163.387(6) and (7), Florida Statutes, as of and for the year ended September 30, 2024. Management is responsible for the CRA's compliance with those requirements. Our responsibility is to express an opinion on the CRA's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the CRA complied, in all material respects, with the requirements referenced above. An examination involves performing procedures to obtain evidence about whether the CRA complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material non-compliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination of the CRA's compliance with specified requirements.

In our opinion, the CRA has complied with Section 163.387(6) and (7), Florida Statutes, applicable to the CRA, in all material respects, with the aforementioned requirements for the year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, federal and other granting agencies and pass-through entities, the CRA Board members, and applicable management, and is not intended to be, and should not be, used by anyone other than these specified parties.

Purvis Gray

March 19, 2025
Gainesville, Florida

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MANAGEMENT LETTER

To the Honorable City Commissioners
Community Redevelopment Agency
City of Newberry, Florida

Report on the Financial Statements

We have audited the financial statements of the Community Redevelopment Agency (the CRA), a component unit of the City of Newberry, Florida (the City), as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated March 19, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, *Rules of the Auditor General*.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountant's Reports on an examination conducted in accordance with American Institute of Certified Public Accountants *Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in that report, which is dated March 19, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., *Rules of the Auditor General*, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. Corrective actions have been taken to address findings and recommendations made in the preceding financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., *Rules of the Auditor General*, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This is disclosed in Note 1 of the financial statements.

Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), *Rules of the Auditor General*, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the CRA has met one

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To the Honorable City Commissioners
Community Redevelopment Agency
City of Newberry, Florida

MANAGEMENT LETTER

or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the CRA did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), *Rules of the Auditor General*, we applied financial condition assessment procedures for the CRA. It is management's responsibility to monitor the CRA's financial condition, and our financial condition assessment was based in part on representations made by management and review of financial information provided by same.

Section 10.554(1)(i)2., *Rules of the Auditor General*, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., *Rules of the Auditor General*, the CRA must state whether a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, did/did not operate within the CRA's geographical boundaries during the fiscal year under audit. The CRA has not authorized the operation of a PACE program, and management is not aware of the operation of any such program, within its geographical boundaries.

Special District Component Unit

Section 10.554(1)(i)5.c., *Rules of the Auditor General*, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we did not note any special district component units that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, *Rules of the Auditor General*, the CRA reported:

Unaudited

- a. The total number of district employees compensated in the last pay period of the district's fiscal year as 2.
- b. The total number of independent contractors to whom non-employee compensation was paid in the last month of the district's fiscal year as 2.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$15,014.
- d. All compensation earned by or awarded to non-employee independent contractors, whether paid or accrued, regardless of contingency as \$239,794.
- e. Each construction project with a total cost of at least \$65,000 approved by the district that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as Sidewalk project on NW 3rd Ave and Downtown Parking and Street Enhancements, with a total of \$97,886.

To the Honorable City Commissioners
Community Redevelopment Agency
City of Newberry, Florida

MANAGEMENT LETTER

- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the district amends a final adopted budget under Section 189.016(6), Florida Statutes, as \$128,869.

Additional Matters

Section 10.554(1)(i)3., *Rules of the Auditor General*, requires that we communicate non-compliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, and the Board of Directors and management of the CRA, and is not intended to be, and should not be, used by anyone other than these specified parties.

Purvis Gray

March 19, 2025
Gainesville, Florida

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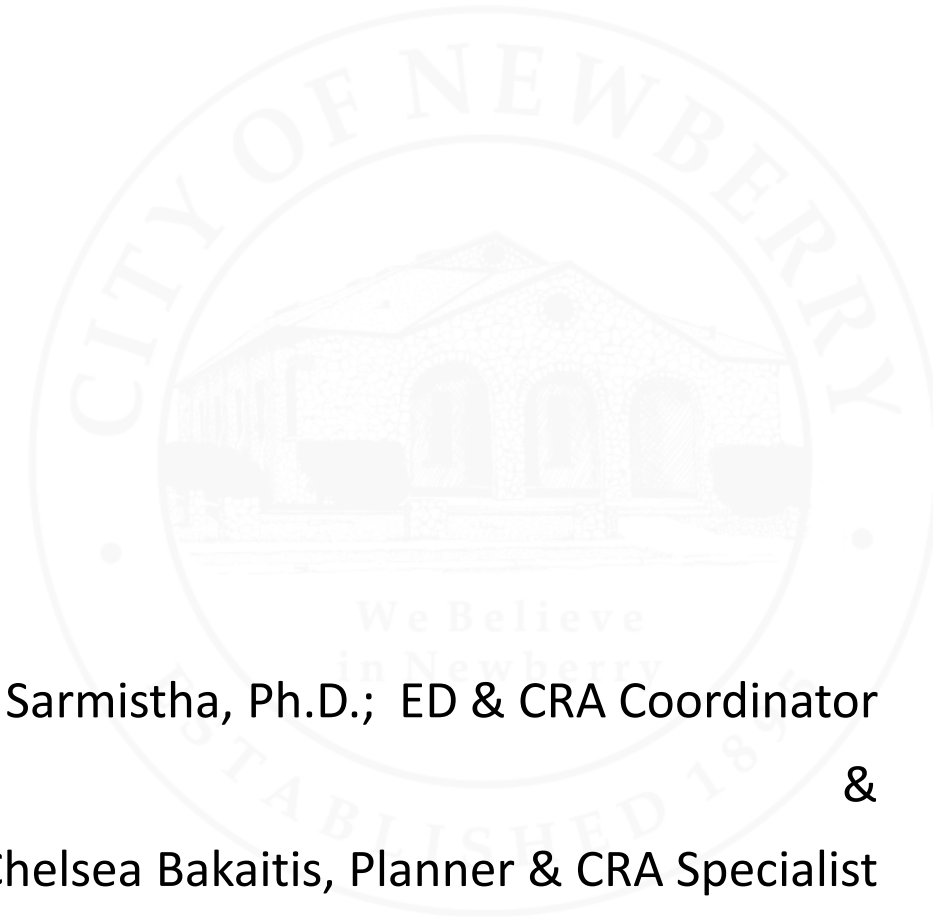
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Newberry
FLORIDA

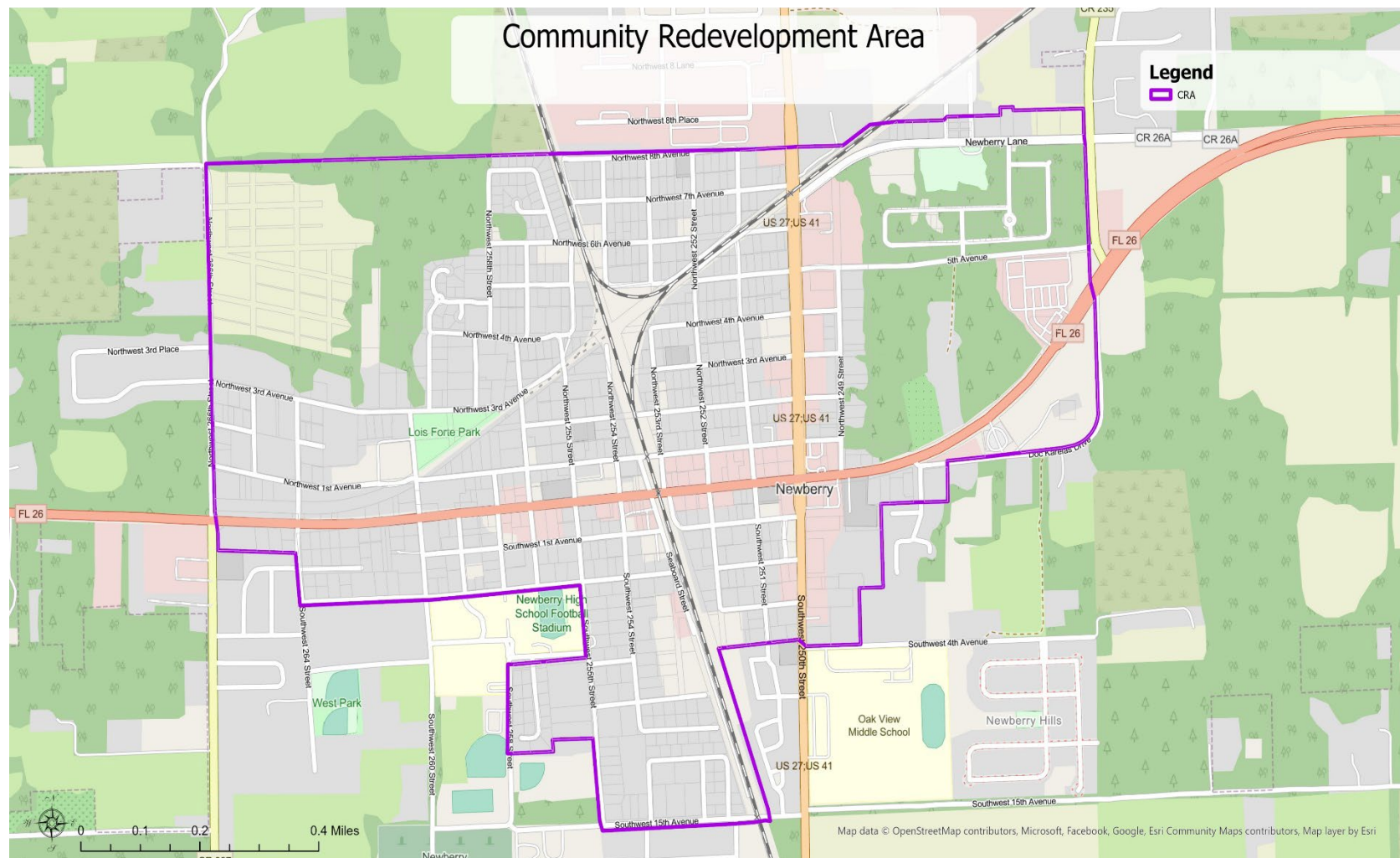
Newberry CRA



Uma Sarmistha, Ph.D.; ED & CRA Coordinator
&
Chelsea Bakaitis, Planner & CRA Specialist



CRA Boundary



Newberry CRA

- ❖ Formed in 2021
- ❖ Total area approx. 694 acres

2024-25 Newberry CRA Update

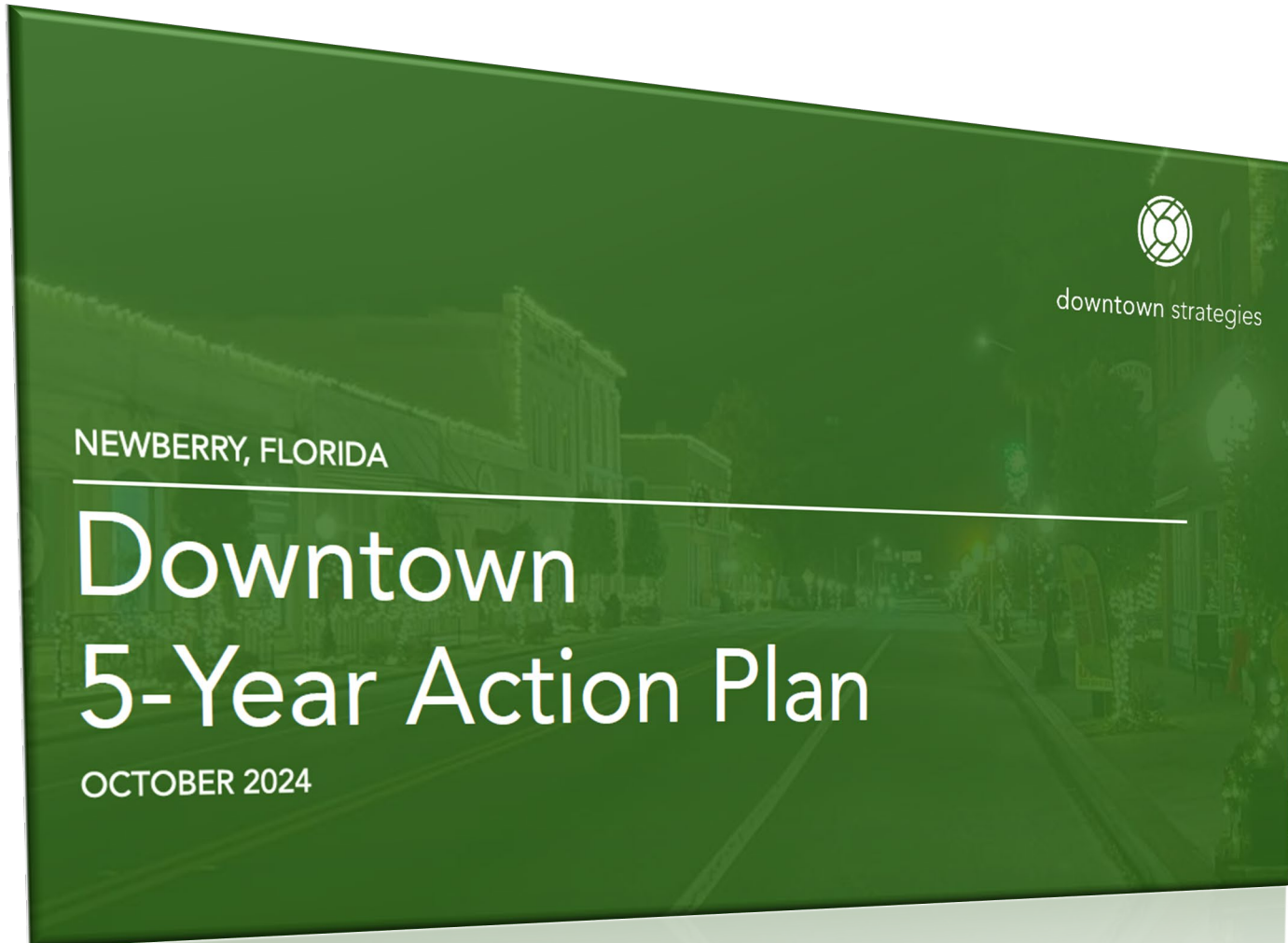


Total Fiscal year 24-25 Budget: \$ 1065301.2
Base year taxable value (2020): \$36,079,104
Current year taxable value: \$86,241,984
Current year tax increment value: \$50,162,880

Rept: 9190 - FUND 190 - COMMUNITY REDEVELOPMENT AGENCY
CRA 2025

G/L Account	G/L Description	2022 Actual	2023 Actual	2024 Budget	2024 Act+Enc	2025 Budget	Revised
REVENUES:							
190-338-1100	TIF CONTRIBUTION - COUNTY	0	162,074	238,000	237,229	281,163	
190-361-1000	INTEREST REVENUE	0	242	2,000	12,889		
190-381-1000	TIF CONTRIBUTION - CITY	0	162,074	238,000	237,229	281,163	
TOTAL REVENUES		0	324,390	478,000	487,347	562,326	

Downtown 5-Year Strategic Plan



- Short-term
- Actionable
- Downtown focused

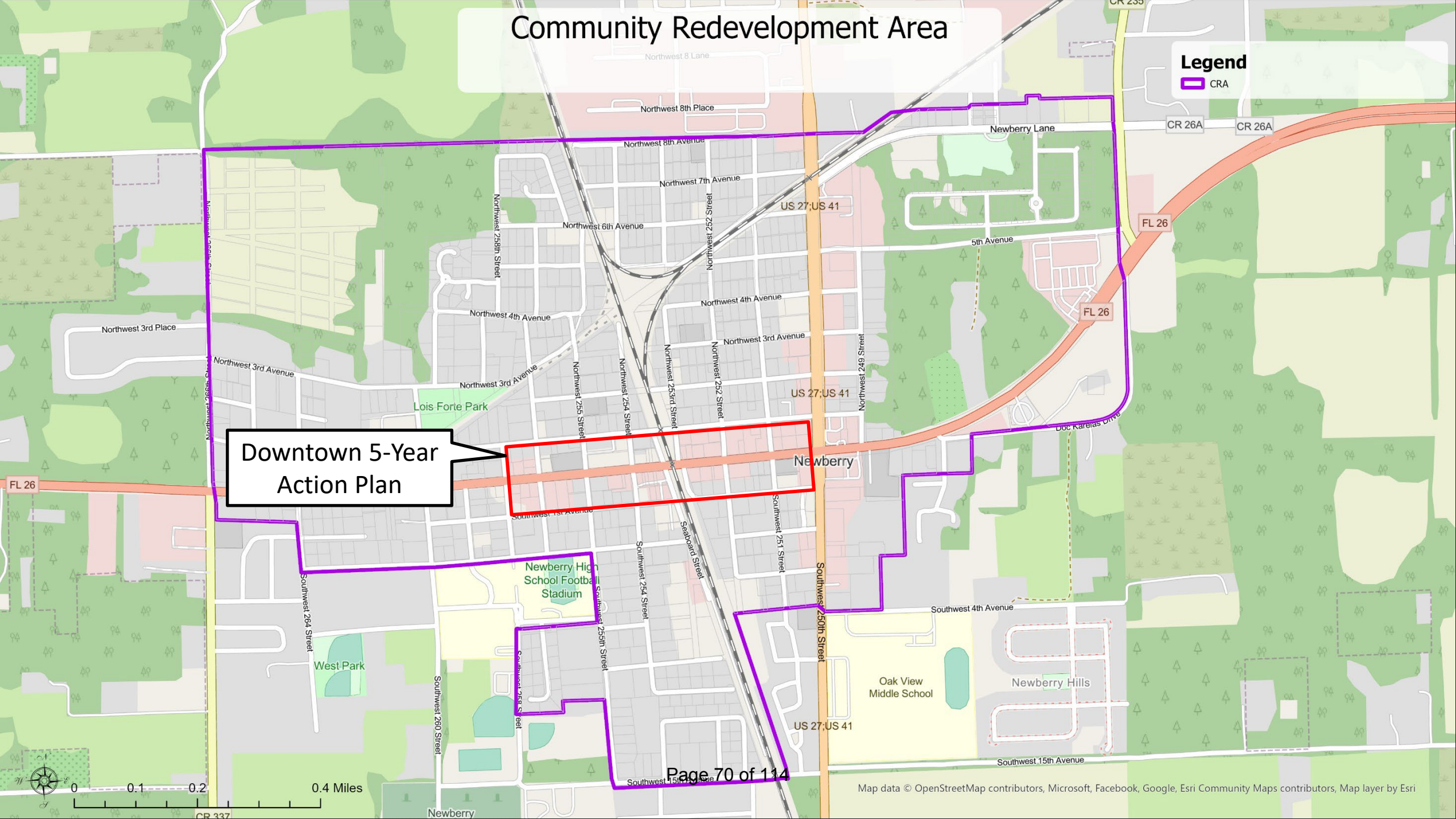
Community Redevelopment Area

 CRA

Downtown 5-Year Action Plan

Page 70 of 114

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3rd Avenue Sidewalks



Community Redevelopment Area

 CRA

NW 3rd Ave
Sidewalk
Project

Page 72 of 114

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Ongoing/Future Projects



ECONOMIC
DEVELOPMENT

WAYFINDING

BRANDING

BEAUTIFICATION

ART

EVENTS

LANDSCAPING

BANNERS



Façade Grant Program



Barry Park Beautification



Hitchcock Pond landscaping



Seaboard Drive Land Acquisition



Implement Downtown Strategy plan



Ongoing/Future Projects (Continued)



ECONOMIC
DEVELOPMENT

WAYFINDING

BRANDING

BEAUTIFICATION

ART

EVENTS

LANDSCAPING

BANNERS



Mural/Community Art Project



Christmas Decorations (Annual)



NW 260th Street Construction



SW 254th Reconstruction



Festivals

Community Redevelopment Area

Legend

CR CRA

Hitchcock Pond
Landscaping

Barry Park
Beautification

NW 260th
Construction

Façade Grant:
Newberry Road
(SR 26) & US Hwy 27/41 (SR 45)

Christmas
Decorations

Seaboard Drive
Land Acquisition



Contact Us



City of Newberry

25440 West Newberry Road
Newberry, FL 32669



352-472-2161



www.newberryfl.gov



Agenda Item Summary

File #: 25-00414

Agenda Date: 5/12/2025

Agenda Item Name:

Road Paving Plan – SW 15th Ave

Presenter:

Ramon Gavarrete, Public Works Director 352-548-1214

Description:

Alachua County Board of County Commissioners Joint meeting with Newberry City Commission to review SW 15th Ave, Construction and RW Considerations.

The colored segments represent the extents of (SW) 15 Ave, 186 St, 202 St, and 226 St covered by found documents with R/W information.

For clarity, the segments may be offset from the roadway and do not represent the actual location of the R/W. The R/W descriptions are provided as quick reference. Details are in the source documents.

Roadway	Length	Classification	Surface Type
SW 15 Ave	4 miles	Local	Chip Seal
SW 186 St	2 miles	Local	Chip Seal
SW 202 St	2 miles (from SR 26 to SW 46 Ave)	Local	Chip Seal
SW 226 St	1 mile	Local	Chip Seal

Note: All measurements are estimates based on GIS data. Parcel information is from the ACPA as of April, 2025.

Alachua County
R/W limits by Source
Overview

(SW) 15 Ave, 186 St,
202 St, 226 St

Legend

- Parcel
- Reference Roadway

R/W Source Type

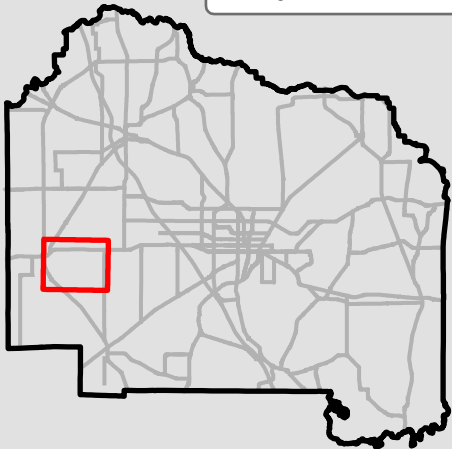
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- Plat

ALACHUA COUNTY
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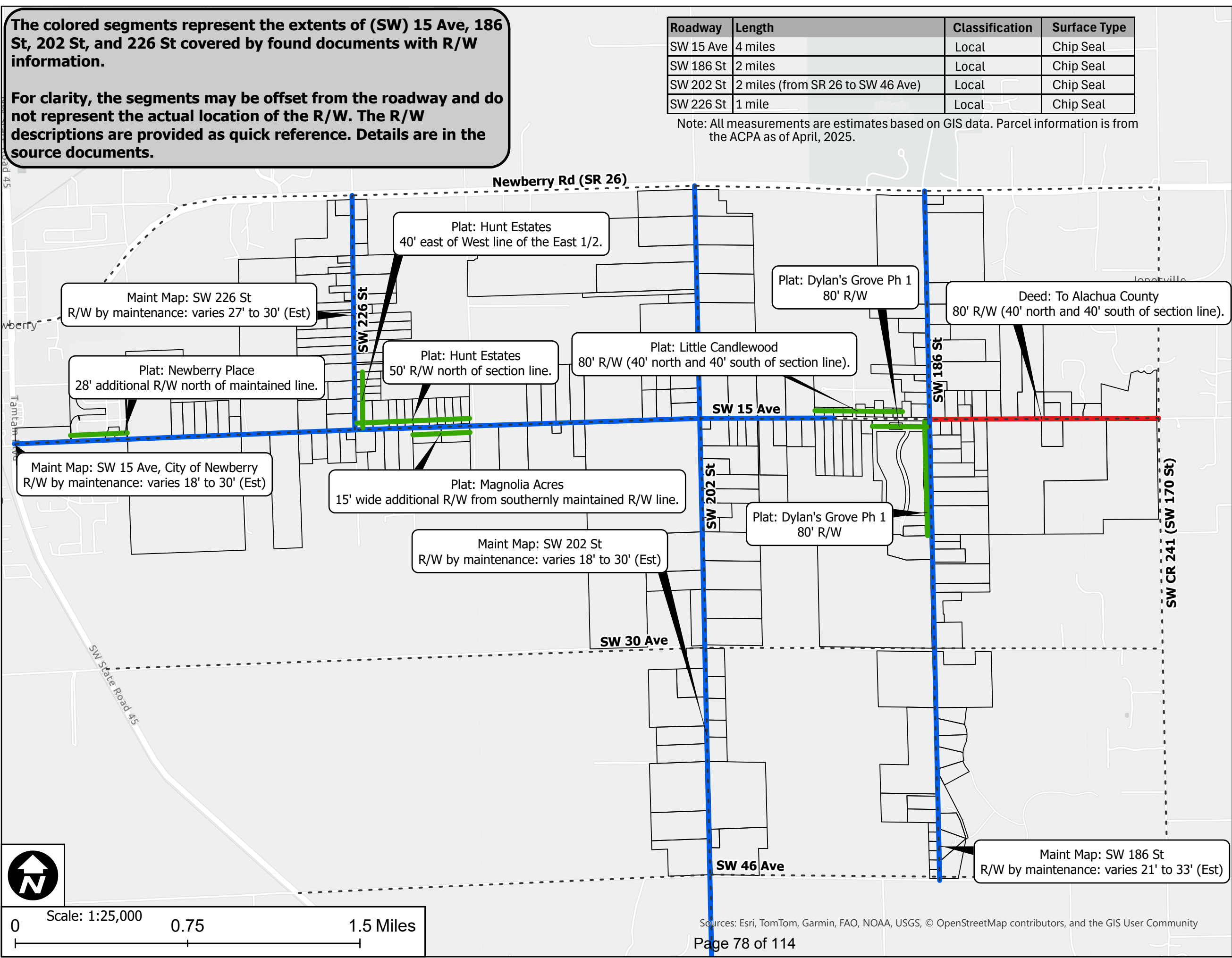
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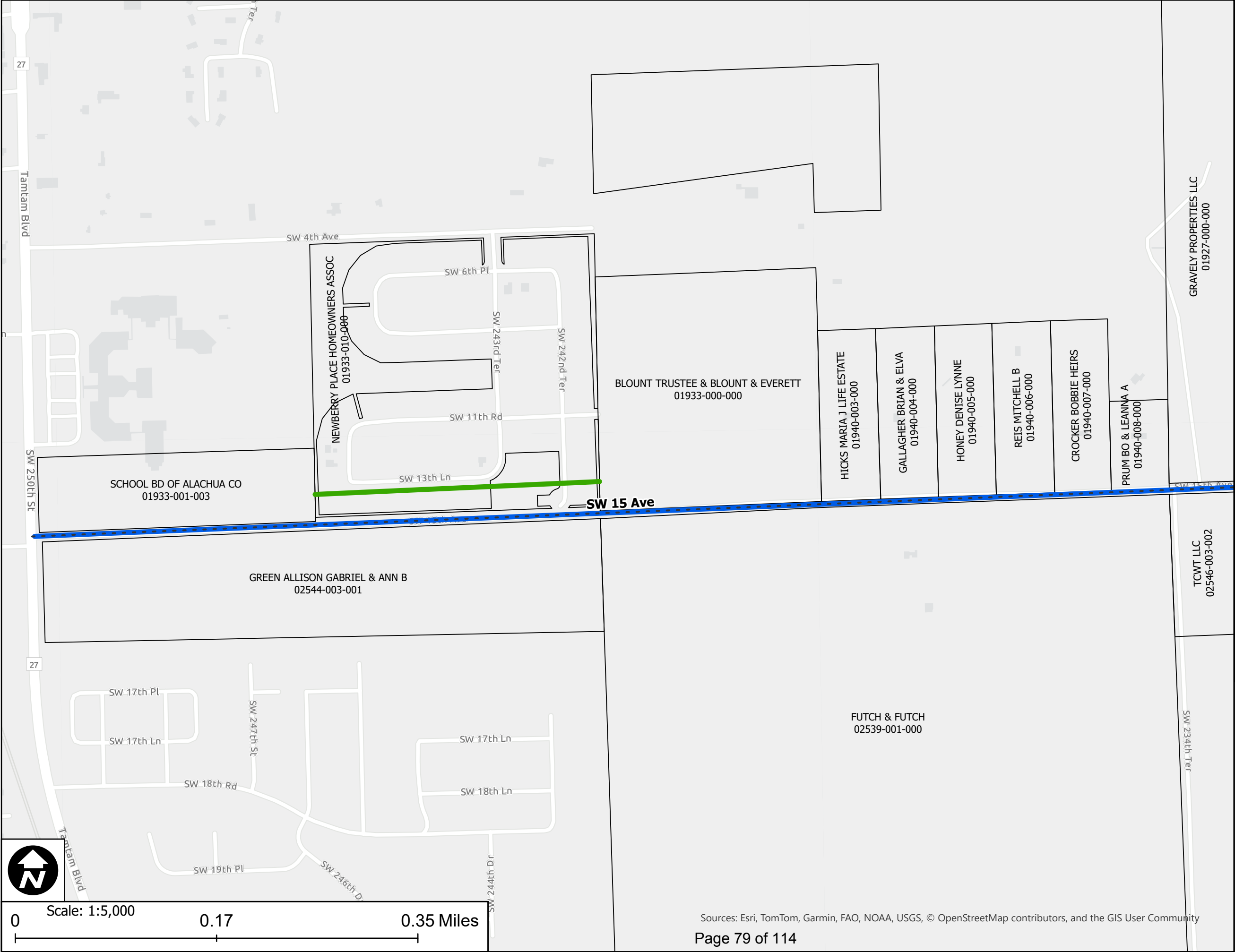
Date: May 01, 2025
Prepared by: PW GIS

Subject Location



Alachua County





Alachua County

SW 15 Ave
R/W limits by Source
Parcel Detail 1

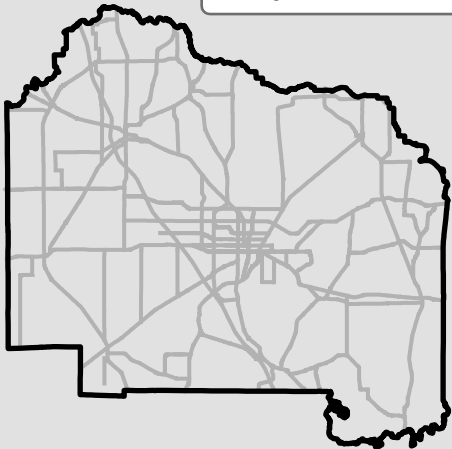
- Parcel
- Deed
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- Plat
- Reference Roadway

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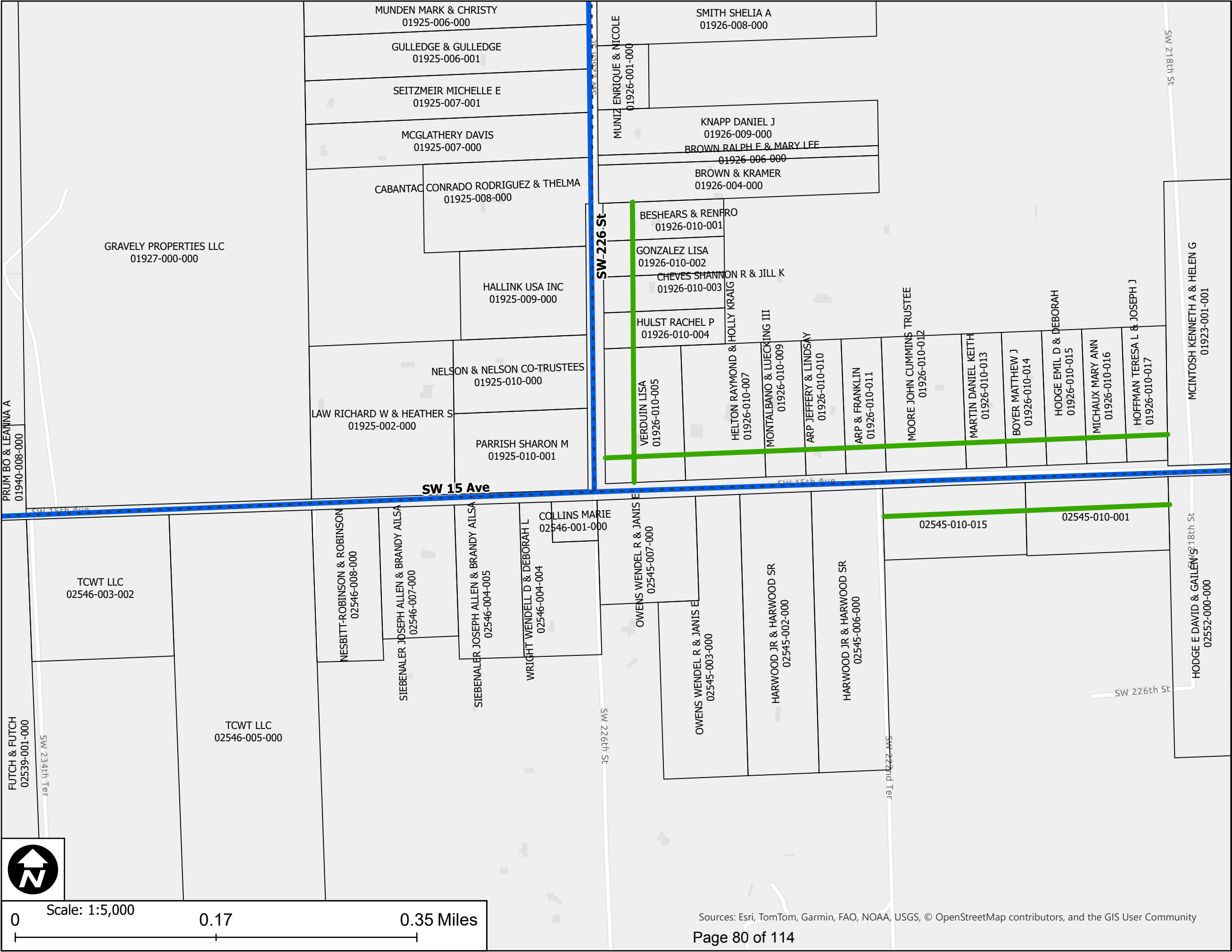
Subject Location



Alachua County



0 Scale: 1:5,000 0.17 0.35 Miles



Alachua County

SW 15 Ave
R/W limits by Source
Parcel Detail 2

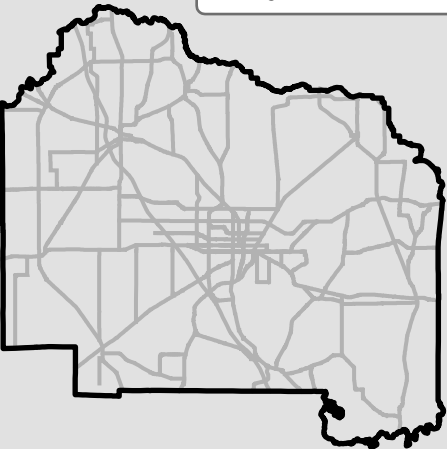
- Parcel
- Deed
- Maint Map
- Plat
- Reference Roadway

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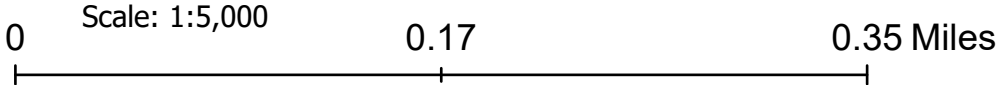
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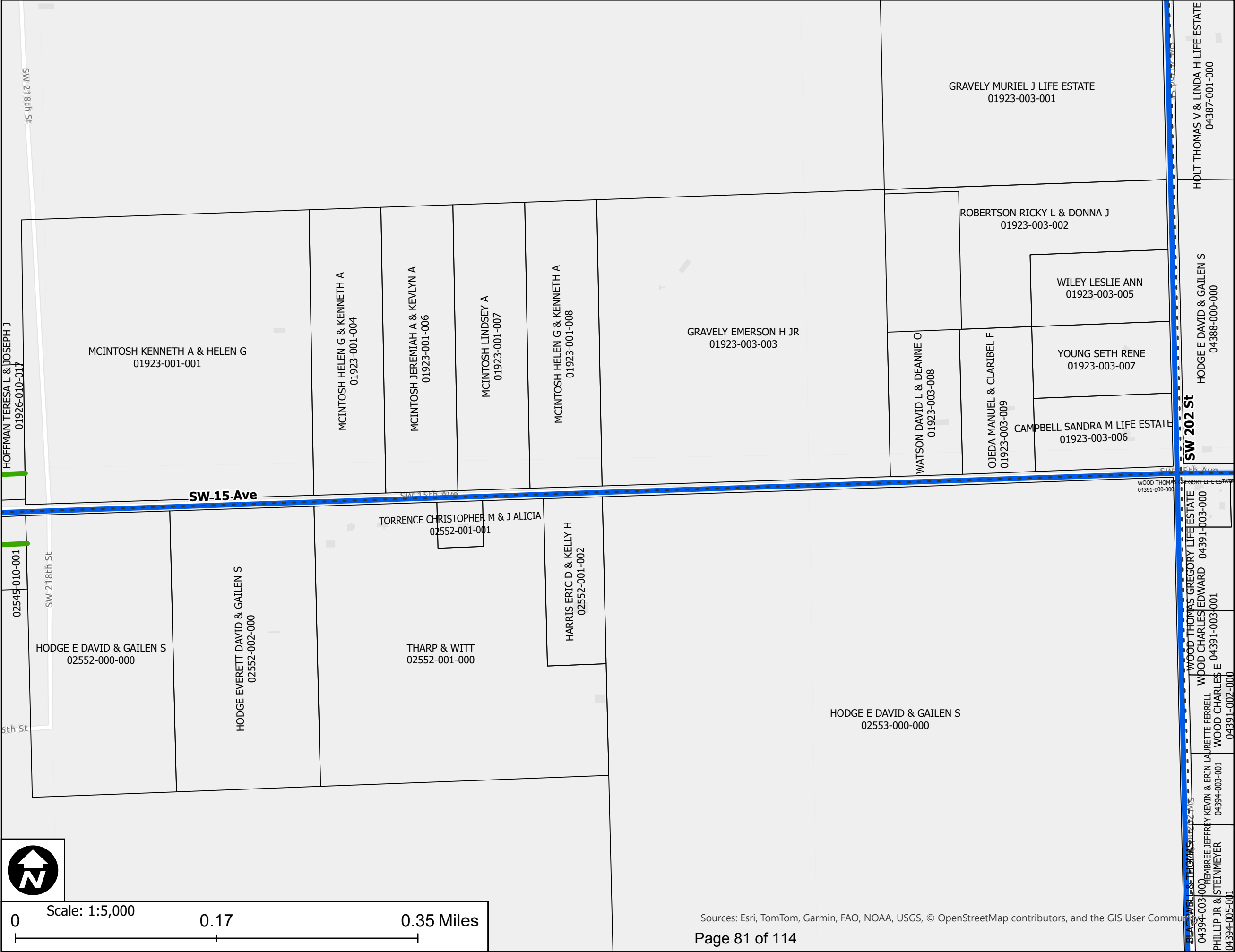
Subject Location



Alachua County



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Alachua County

SW 15 Ave R/W limits by Source Parcel Detail 3

Parcel

Deed

Maint Map

Plat

Reference Roadway

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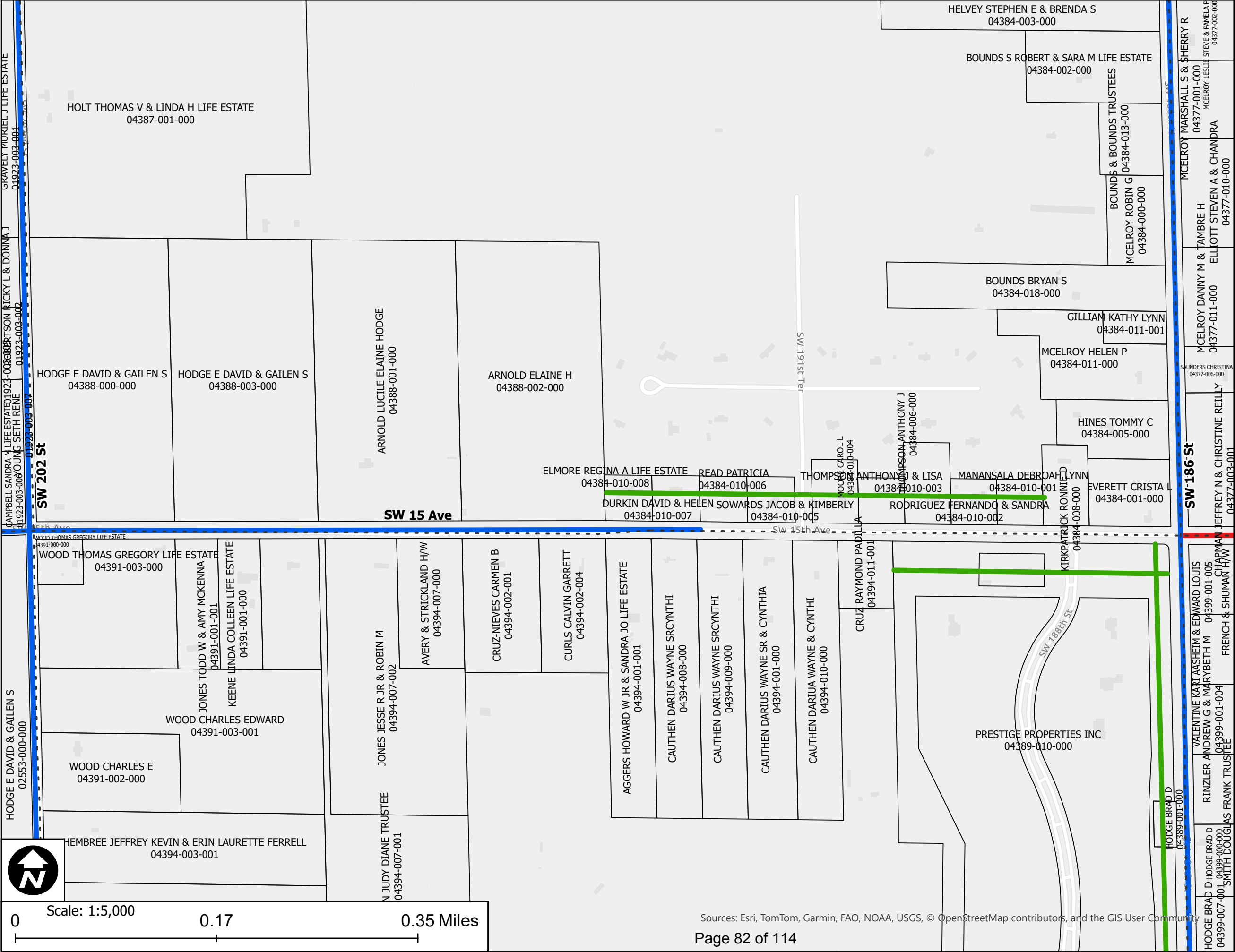
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Subject Location

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Alachua County

SW 15 Ave R/W limits by Source Parcel Detail 4

Parcel

Deed

Maint Map

Plat

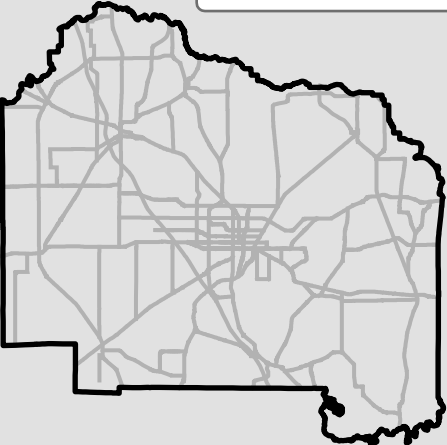
Reference Roadway

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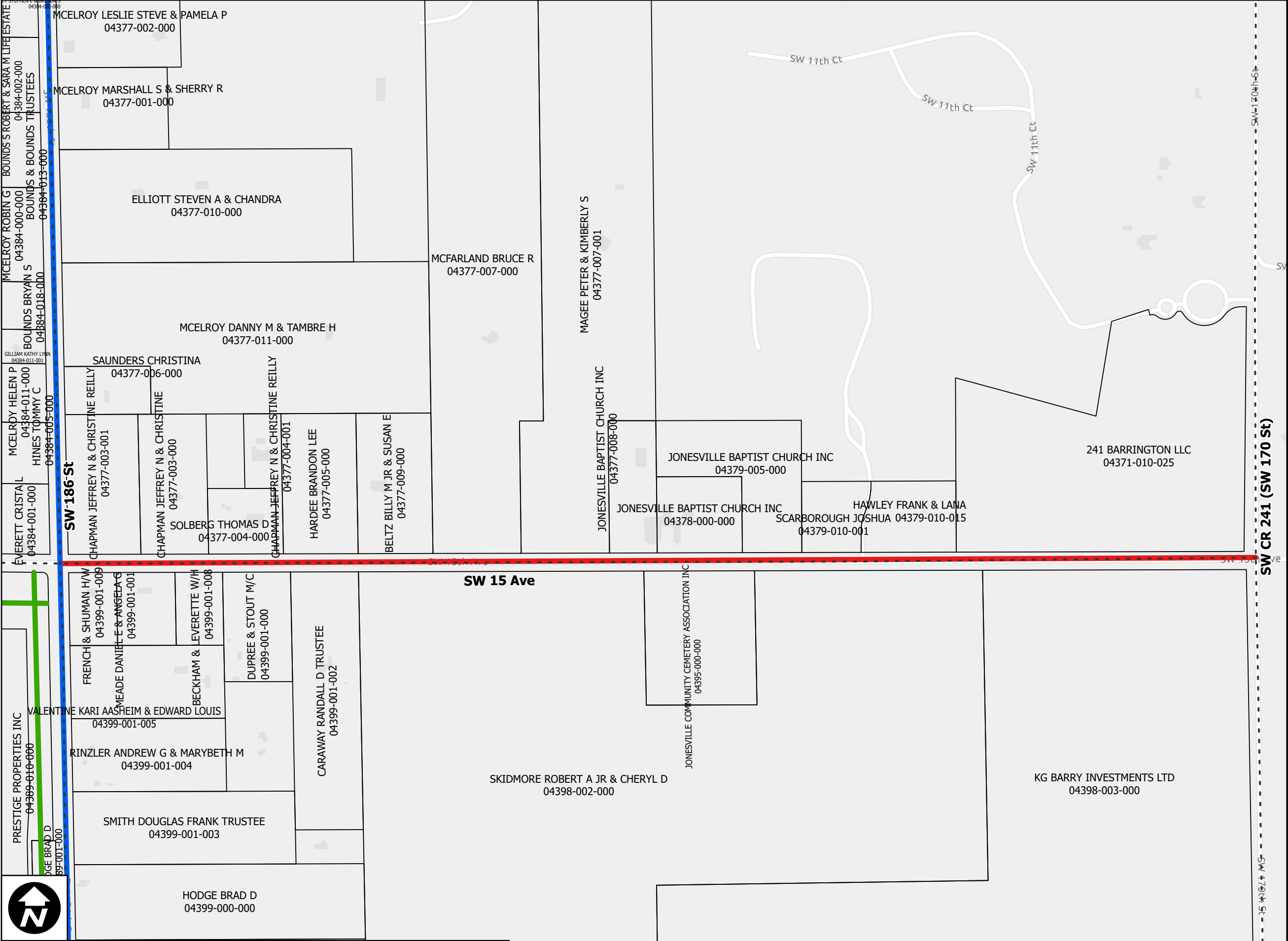
Subject Location



Alachua County

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Alachua County

SW 15 Ave
R/W limits by Source
Parcel Detail 5

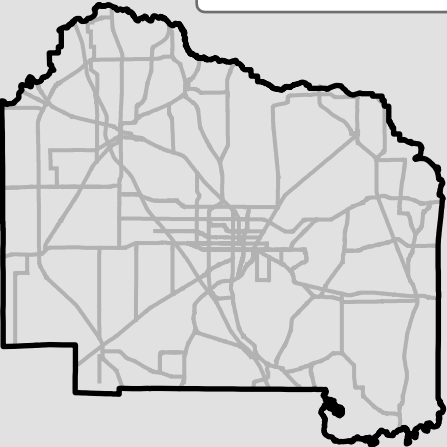
- Parcel
- Deed
- Maint Map
- Plat
- Reference Roadway

ALACHUA COUNTY
PUBLIC WORKS

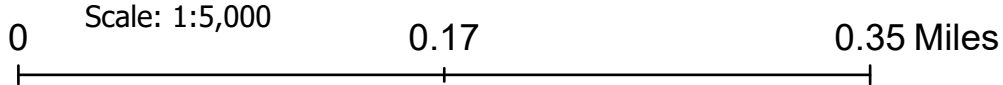
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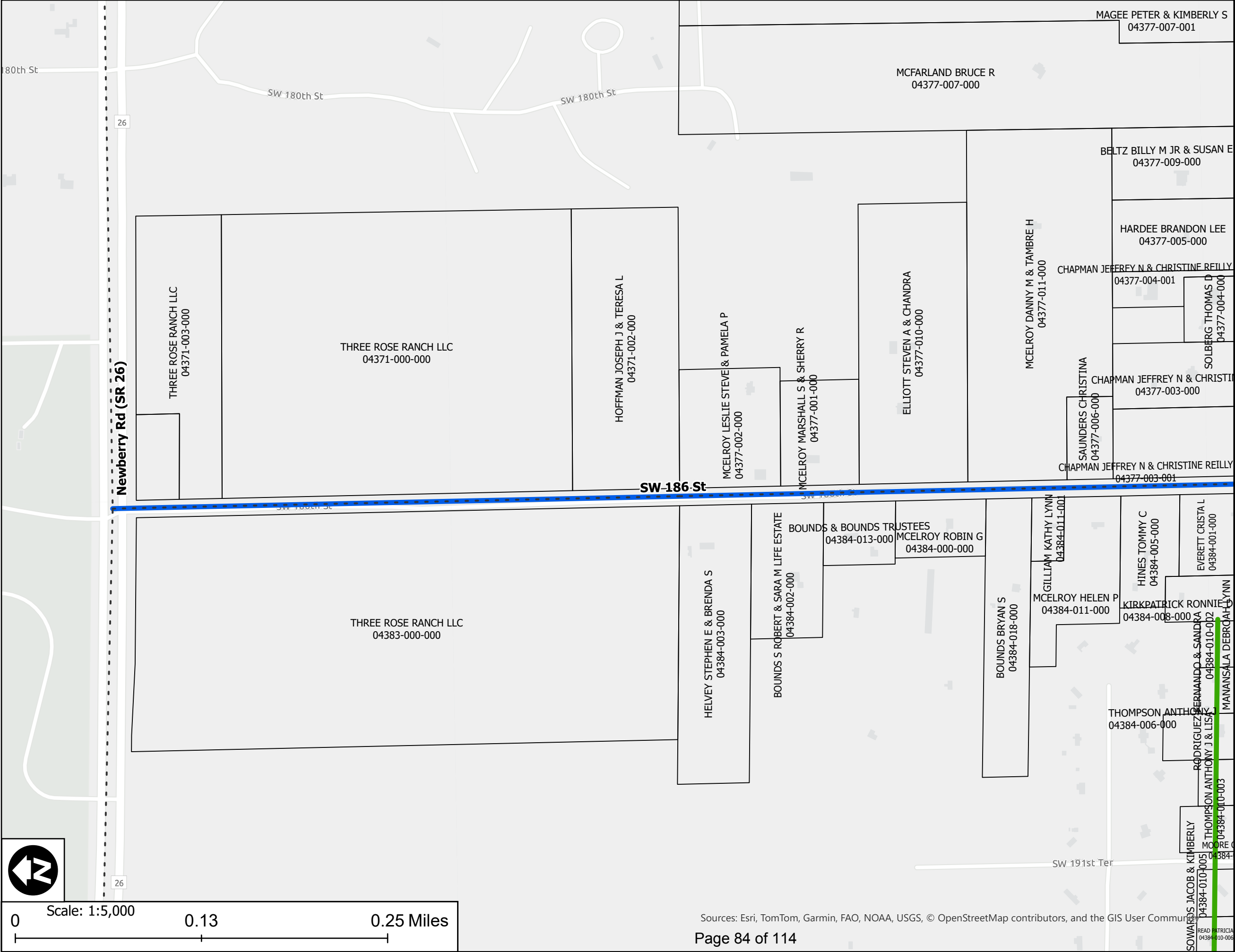
Subject Location



Alachua County



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Alachua County

SW 186 St R/W limits by Source Parcel Detail 1

Parcel

Deed

Maint Map

Plat

Reference Roadway

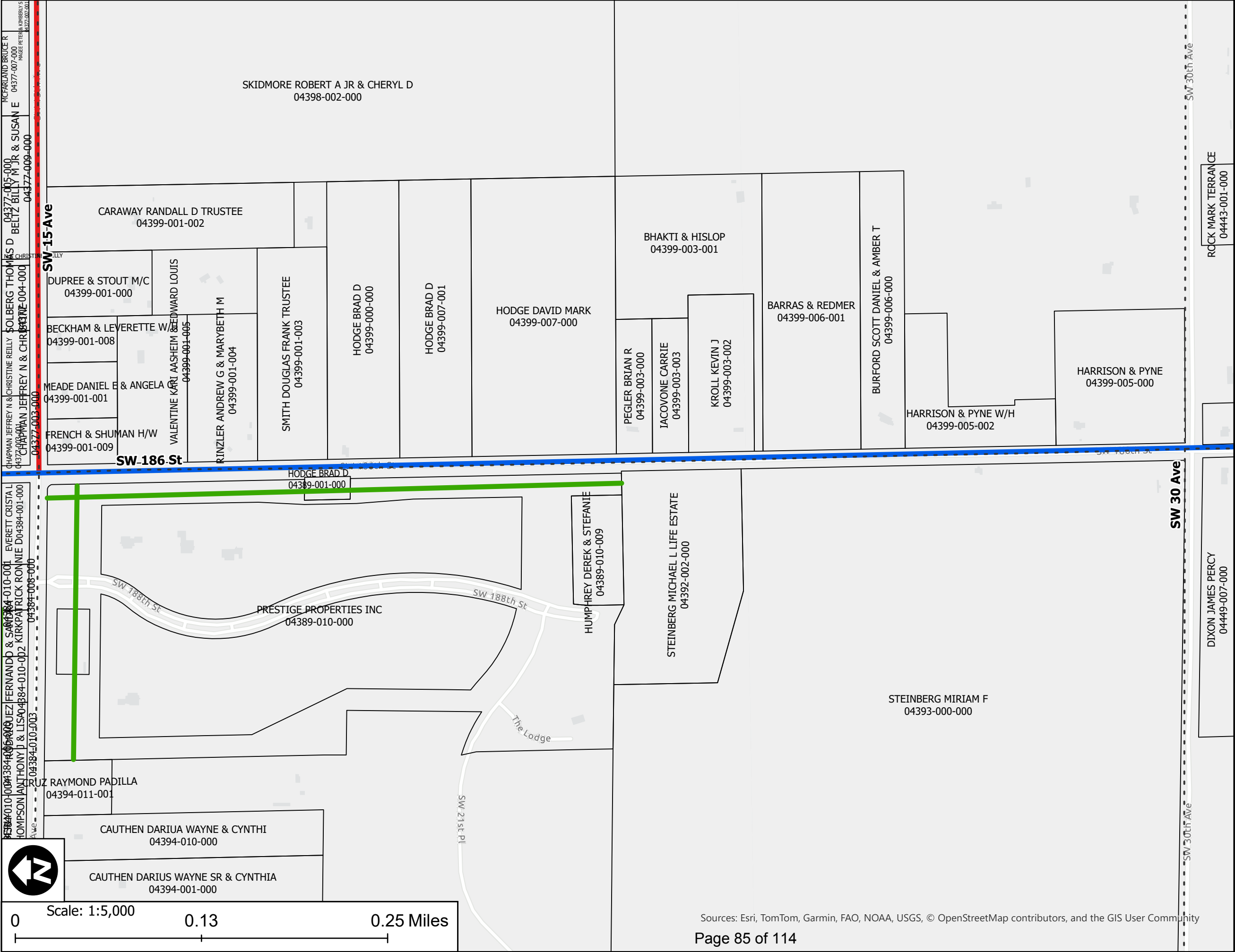
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Date: May 01, 2025
Prepared by: PW GIS

Subject Location

Alachua County



Alachua County

SW 186 St
R/W limits by Source
Parcel Detail 2

Parcel

Deed

Maint Map

Plat

Reference Roadway

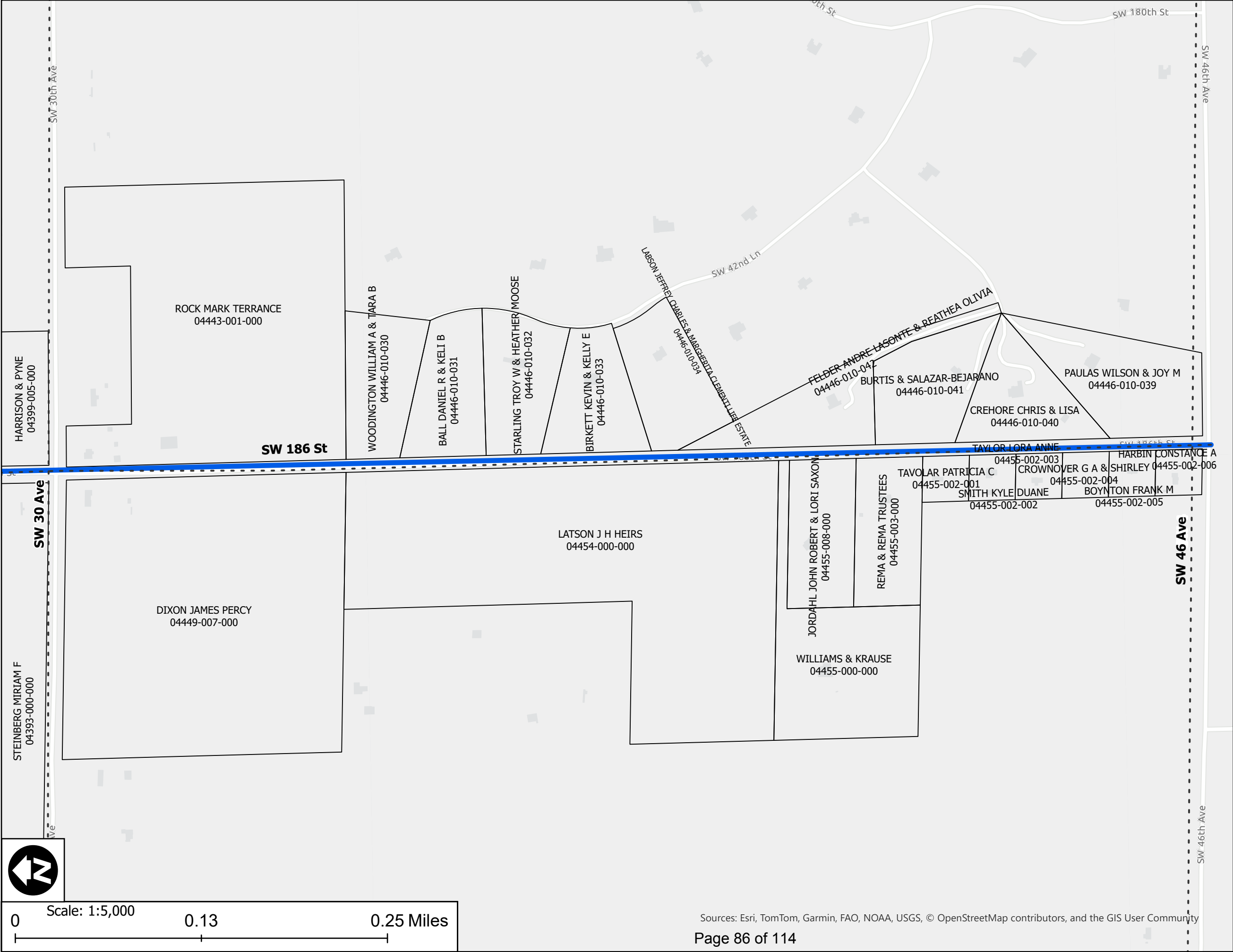
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Subject Location

Alachua County



Alachua County

SW 186 St
R/W limits by Source
Parcel Detail 3

Parcel

Deed

Maint Map

Plat

Reference Roadway

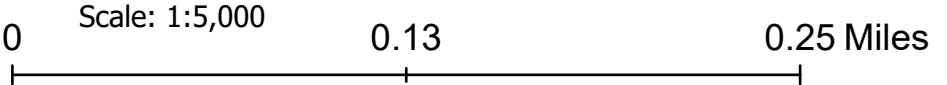
ALACHUA COUNTY
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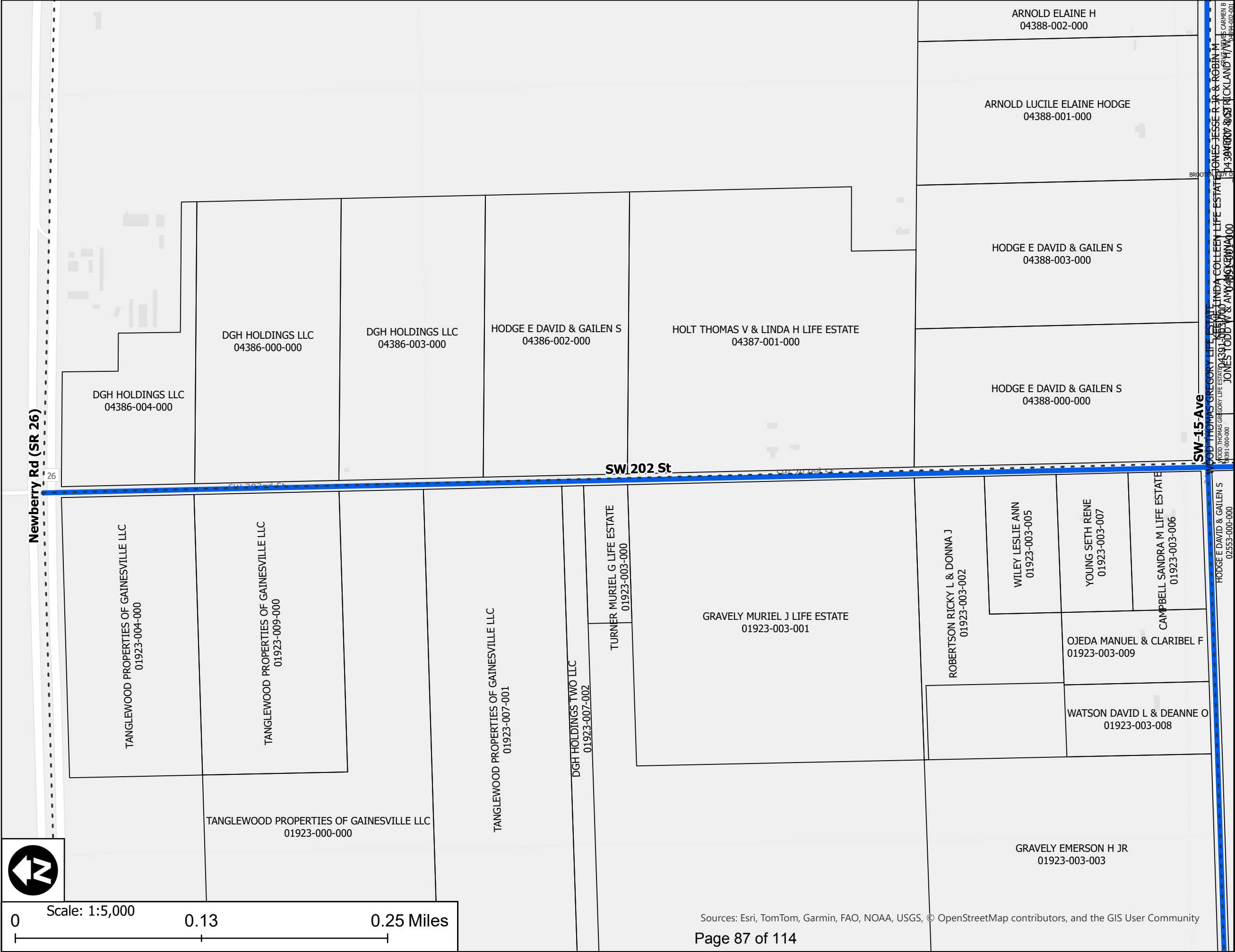
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Subject Location

Alachua County





Alachua County

SW 202 St

R/W limits by Source

Parcel Detail 1

Parcel

Deed

Maint Map

Plat

Reference Roadway

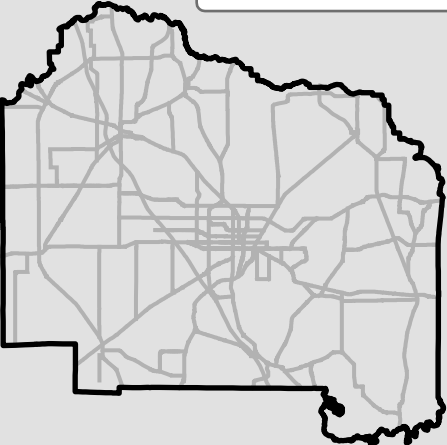
ALACHUA COUNTY

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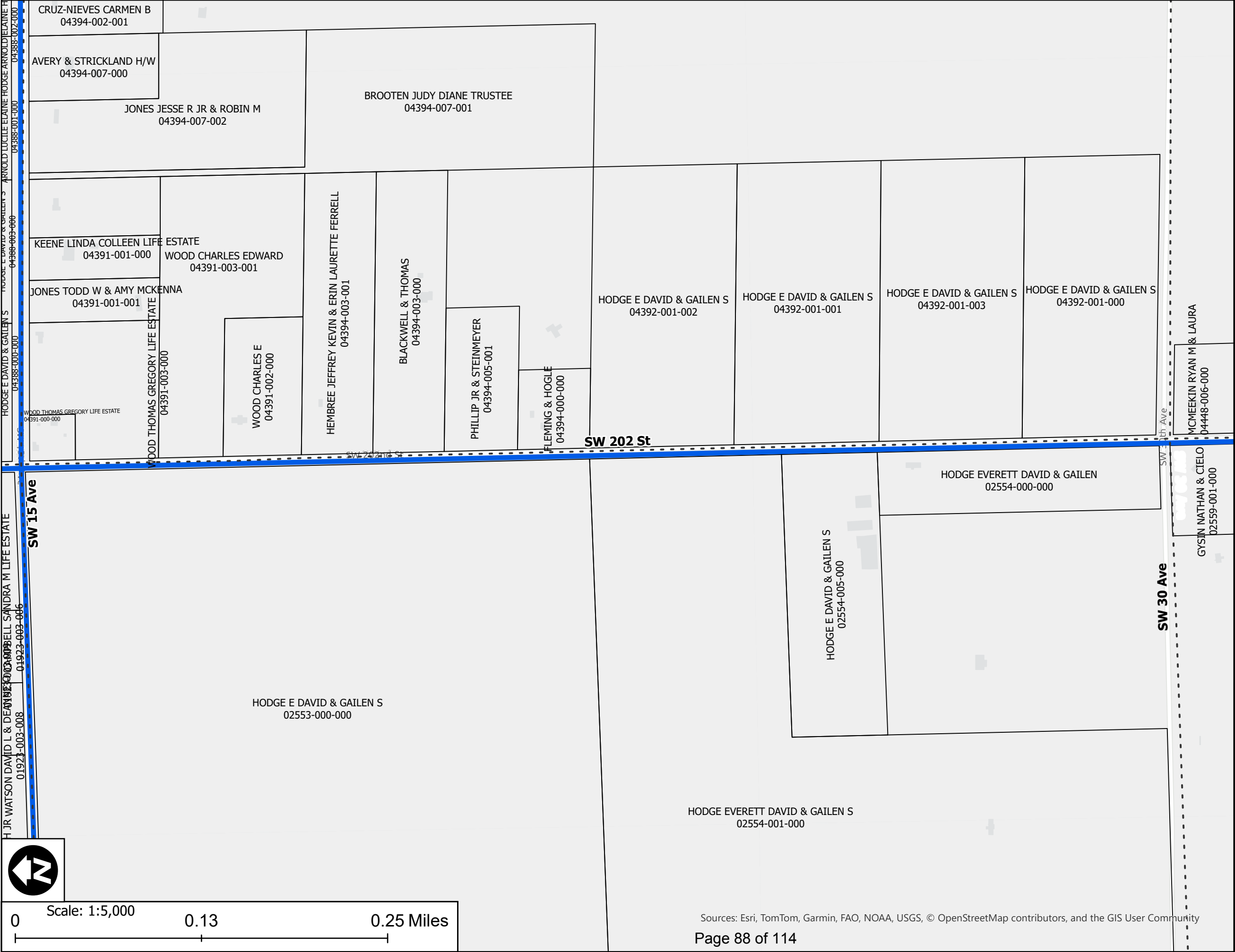
Subject Location



Alachua County

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Page 87 of 114



Alachua County

SW 202 St
R/W limits by Source
Parcel Detail 2

Parcel

Deed

Maint Map

Plat

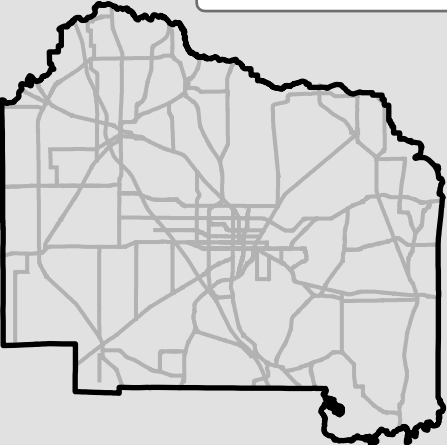
Reference Roadway

ALACHUA COUNTY
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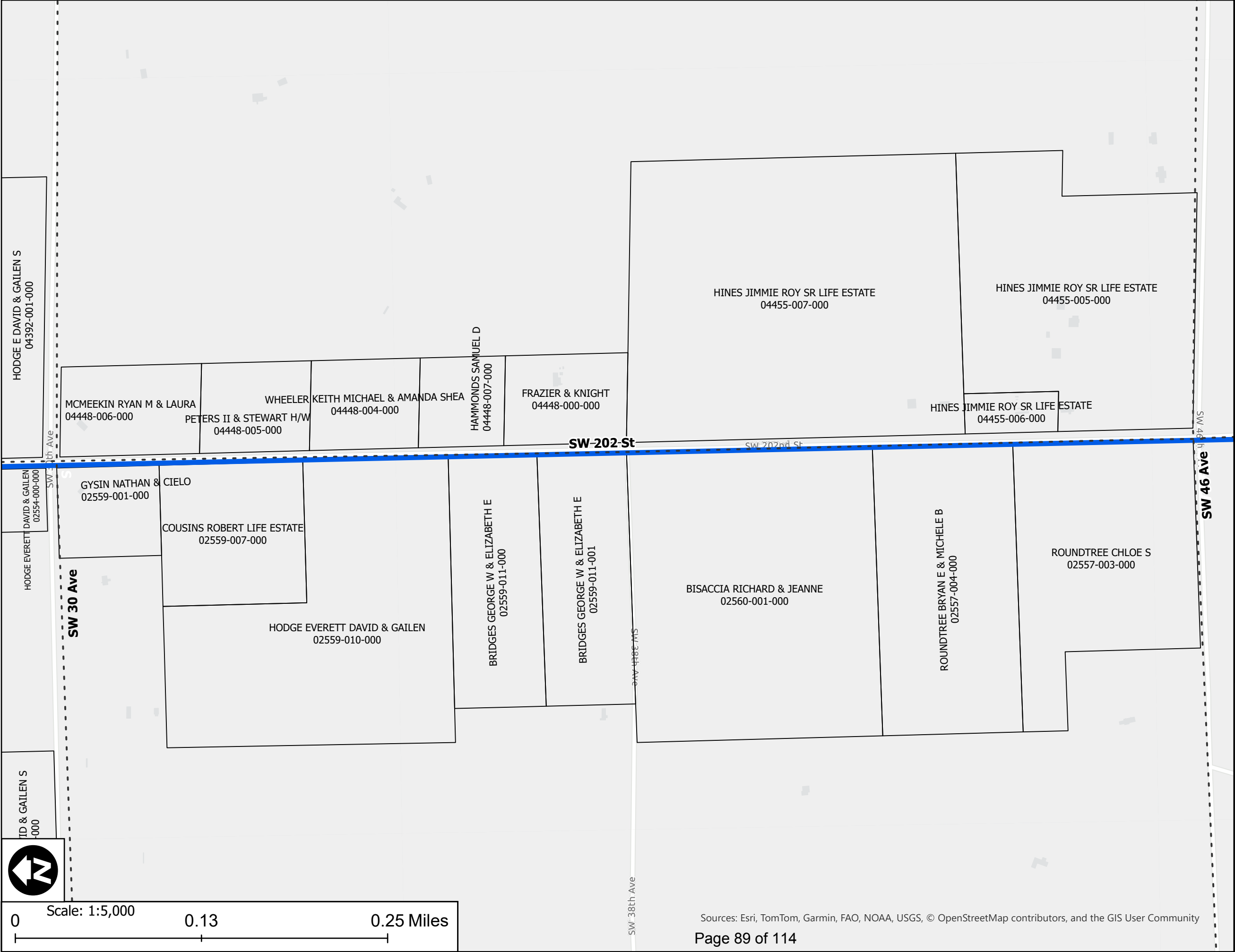
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Prepared by: PW GIS

Subject Location



Alachua County



Alachua County

SW 202 St
R/W limits by Source
Parcel Detail 3

Parcel

Deed

Maint Map

Plat

Reference Roadway

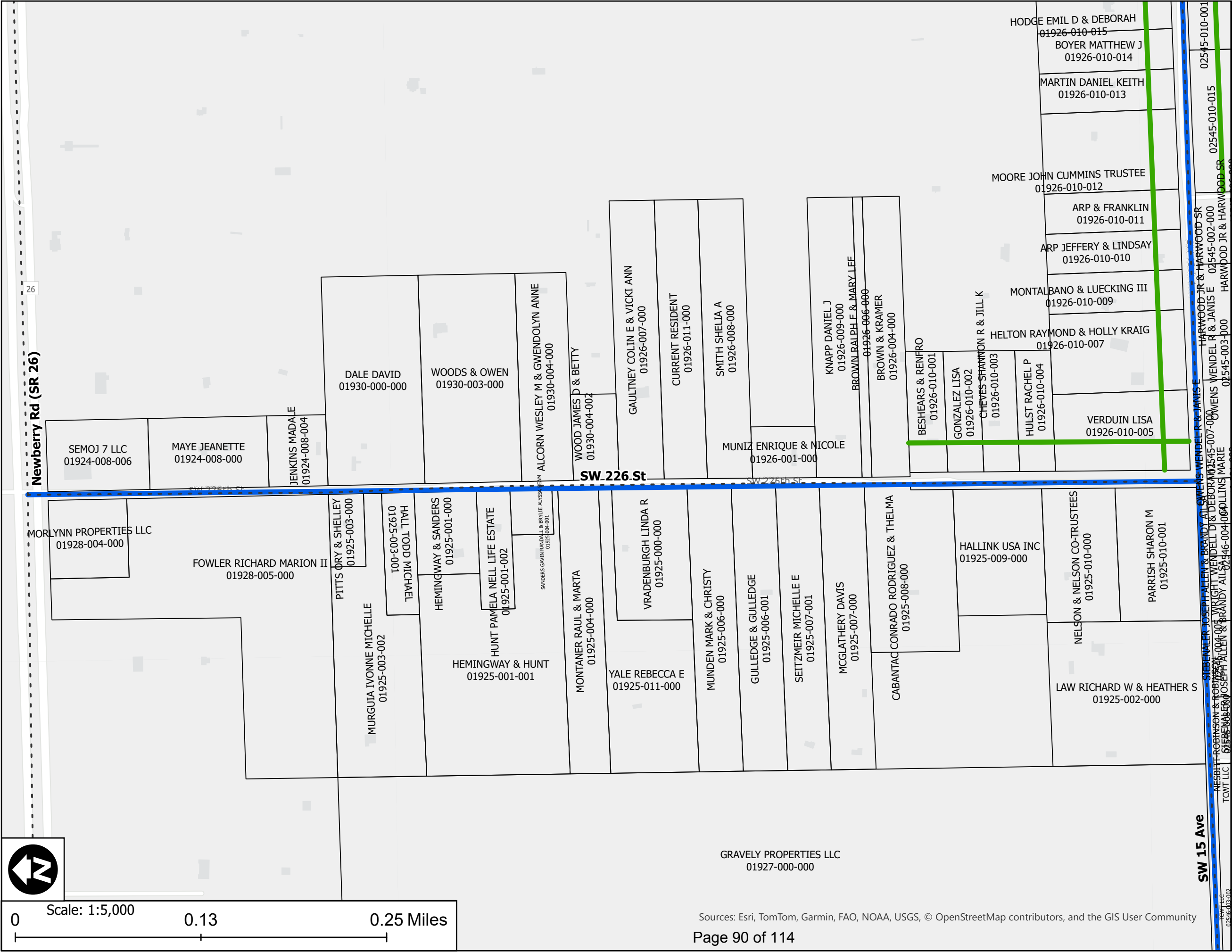
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MAILING ADDRESS:
5620 NW 120TH LANE
GAINESVILLE, FL 32653

Date: May 01, 2025
Prepared by: PW GIS

Subject Location

Alachua County



Alachua County

SW 226 St
R/W limits by Source
Parcel Detail

Parcel

Deed

Maint Map

Plat

Reference Roadway

ALACHUA COUNTY
PUBLIC WORKS

PHONE: 352-374-5245
FAX: 352-337-6243
MAILING ADDRESS:
5620 NW 120TH LANE
GAINESVILLE, FL 32653

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Alachua County

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
Page 90 of 114

RESOLUTION 04-66

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA, DESIGNATING DUSTY TRAIL AS A SCENIC ROAD; PROVIDING CERTAIN RESTRICTIONS IN CONNECTION THEREWITH; PROVIDING AN EFFECTIVE DATE.

WHEREAS, a portion of SW 15th Avenue (also known as Dusty Trail) has historic significance, having been in existence since before 1894, and

WHEREAS, the quality of its scenic resources merits county recognition, and

WHEREAS, a variety and diversity of visual experience is created by the natural vegetation, and type of landscape and land use activity, and

WHEREAS, the roadside's natural and scenic resources are not damaged beyond their recognition, and

WHEREAS, the scenic quality is currently not restricted by commercial and other development activities, and

WHEREAS, urbanization threatens the natural beauty of the road making it desirable to assure its preservation, and

WHEREAS, the Board of County Commissioners has held a public hearing and considered the designation of Dusty Trail as a Scenic Road pursuant to Alachua County Code Chapter 344 - Scenic Roads, and

WHEREAS, the Board of County Commissioners adopts the report provided, attached as exhibit A, and

WHEREAS, the Board of County Commissioners finds the Dusty Trail meets the requirements to be designated a Scenic Road because it meets the specific criteria for designation;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY
COMMISSIONERS OF ALACHUA COUNTY, FLORIDA:**

Section 1. Findings. The Board finds, determines and declares that the recitals in the preamble are true and correct, and hereby incorporates them by reference.

Section 2. That a portion of SW 15th Avenue (also known as Dusty Trail) is hereby declared to be a Scenic Road as provided for by Alachua County Code Chapter 344-Scenic Roads.

Section 3. The Portion of SW 15th Avenue (also known as Dusty Trail) declared to be a Scenic Road is more particularly described as follows:

All that part of SW 15 Avenue (a.k.a. Dusty Trail) that lies north of the South line of Sections 3 and 4 and that lies south of the North line of Sections 9 and 10, Township 10 South, Range 18 East, Alachua County, Florida , and being more particularly described as follows :
Commence at an intersection of the said section line with the east right of way line of County Road 241 (a.k.a. SW 170 Street) for a point of beginning; then precede Easterly along said section lines to an intersection with the west right of way line of SW 143 Street for the point of termination.

Section 4. The restrictions placed on the Dusty Trail Scenic Road shall be as follows:

- A. Outdoor advertising signs shall be prohibited within the protected area except small (7 1/2-square-foot maximum) signs advertising residential development or homes for sale on lots or parcels of property immediately adjacent to the road and subdivision entryway signs constructed in accordance with the county sign ordinance.
- B. The speed limit to be posted shall be 30 mph.
- C. Vehicular travel shall be restricted by posting of "No Through Trucks" signage.

D. The removal of trees which have attained a diameter of eight inches or more at a point 4 1/2 feet above average ground level shall be prohibited within the protected area except under circumstances where trees have died and/or the overgrown trees have hindered sight lines and safety factors creating traffic hazards.

E. Structures not previously existing shall not be permitted within the protected area.

F. Commercial activity shall be prohibited within the protected area.

G. Overhead utilities not previously existing shall be prohibited within the protected area, except that:

- a. Utility drops may be installed to previously existing buildings within the protected area.
- b. Primary electrical transmission lines carrying 25,000 volts or more may be exempted from this restriction by the county commission after site plan approval when such transmission lines propose to cross the protected area perpendicular to the scenic road.
- c. Utility lines carrying less than 25,000 volts shall be installed underground when making a perpendicular crossing to service new development; however, the installation of an attractively landscaped electric transformer to the buildings or structures in such new development from an underground electric connection shall be permitted within the protected area.

Section 5 The preservation, maintenance, and protection of the Scenic Road shall be provided in accordance with Chapter 344 of the Alachua County Code.

Section 6. The county engineer shall post signs notifying the public that Dusty Trail has been designated as a Scenic Road by Alachua County, and of the appropriate speed.

Section 7. As set forth in Chapter 344 of the Alachua County Code, the county commission, after due public notice, may grant such variances from the restrictions herein established as will not be contrary to the public interest where, due to special

conditions, a literal enforcement of the provisions hereof would result in unnecessary and undue hardship or a safety hazard.

Section 8. This resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session, this 22 day of June, 2004.

BOARD OF COUNTY COMMISSIONERS OF
ALACHUA COUNTY, FLORIDA

By: Mike Byerly
Mike Byerly, Chair

ATTEST:
J. K. "Buddy" Irby
J. K. "Buddy" Irby, Clerk
(SEAL)

APPROVED AS TO FORM

D. Wynn
Alachua County Attorney



Newberry
FLORIDA



SW 15th Avenue Paving Proposal

City of Newberry & Alachua County

Mike New, PE
February 10, 2025

Recommended Action



- ❖ Receive presentation



Overview



- ❖ City maintains a ~19 miles inventory of unpaved roads
- ❖ Majority are located on section lines with only prescriptive land rights – city owns no right of way.
- ❖ Intent of section lines roads are to serve as future collector roadways
- ❖ Most properties on road segment are incorporated Newberry
- ❖ SW 15th Avenue from SW 170 St to SR 45 is 5 mile segment, “owned” by Alachua County
- ❖ Eastern 1.5 miles is paved, balance is chip-sealed
- ❖ City paid for chip-seal segment in ~2010.
- ❖ Chip-seal is failing
- ❖ Development applications are occurring that will impact the road segment



Development Applications



Approved

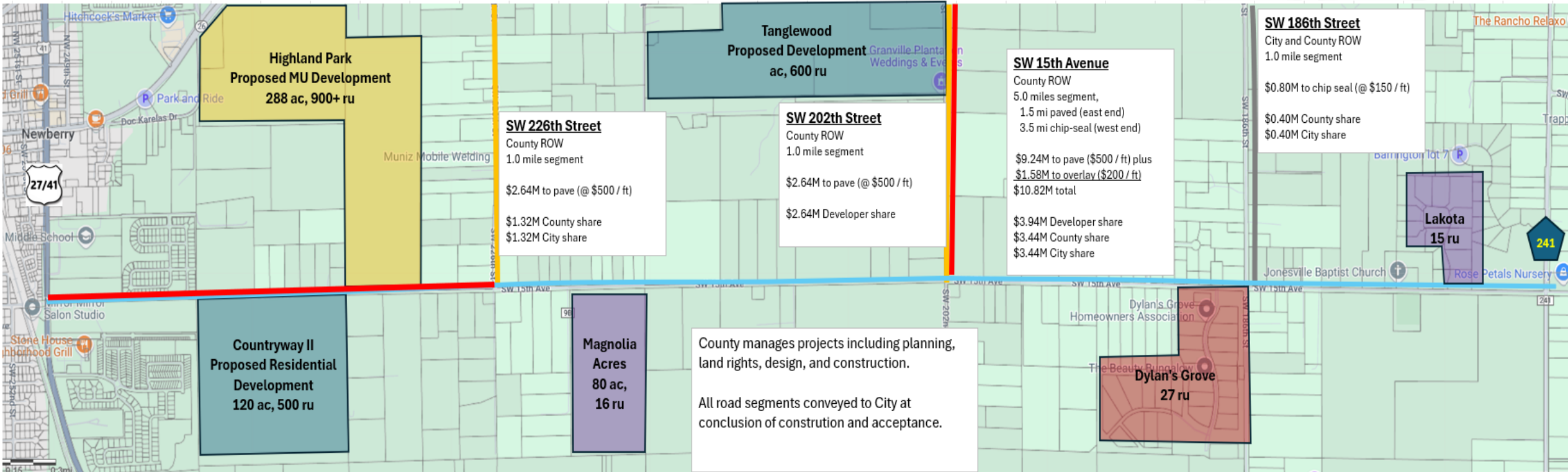
- ❖ Dylan's Grove
- ❖ Lakota
- ❖ Magnolia Acres

In Process

- ❖ Tanglewood
- ❖ Highland Park
- ❖ Countryway II



SW 15th Avenue



Proposed Cost Allocations



Road Segment	Proposed Treatment	Segment Length (mi)	Estimated Total Cost	County Share	City Share	Developer Share
		(mile)	(million)	(million)	(million)	(million)
SW 15 Ave	Paved	5.0	\$10.82	\$3.44	\$3.44	\$3.94
SW 226 St	Paved	1.0	\$2.64	\$1.32	\$1.32	\$0.00
SW 202 St	Paved	1.0	\$2.64	\$0.00	\$0.00	\$2.64
SW 186 St	Unpaved or chip-seal	1.0	\$0.79	\$0.40	\$0.40	\$0.00
Total:			\$16.89	\$5.16	\$5.16	\$6.58
Percent of Total:				31%	31%	38%

Cost Analysis



Development Roadway Cost Share Breakdown

			Impact Fee Credit Eligible		Not Impact Fee Credit Eligible	
Development	Residential Units	Total Impact Fees	Segment Length	Pavement Cost	Segment Length	Pavement Cost
		(million)	(ft)	(million)	(ft)	(million)
Countryway II	500	\$1.95	1,940	\$0.97	2,639	\$1.32
Highland Park	900	\$3.51	1,940	\$0.97	1,316	\$0.66
Tanglewood	600	\$2.34	2,943	\$1.47	2,285	\$1.14

Proposal

❖ City and County partner to pave:

- SW 15th Avenue from SW 170th St west to SR 45,
- SW 226 St from SR 26 south to SW 15th Ave,
- SW 202 St from SR 26 south to SW 15th Ave

❖ City and County partner to chip-seal:

- SW 186 St from SR 26 south to SW 15th Ave,

❖ City's obligations:

- Require proposed developments to pave road segments adjacent to their development. Estimated cost is \$3.12 million,
- Require proposed developments to pave segments proximate to their developments – they will receive TRANSPORTATION IMPACT FEE CREDITS. Estimated cost is \$6.58 million (38%),





❖ City's obligations (continued):

- Cost share is \$5.61 million (31%), to be paid by Transportation Impact Fees and fuel tax,
- City assumes road ownership and maintenance responsibilities after completion.

❖ County's obligations:

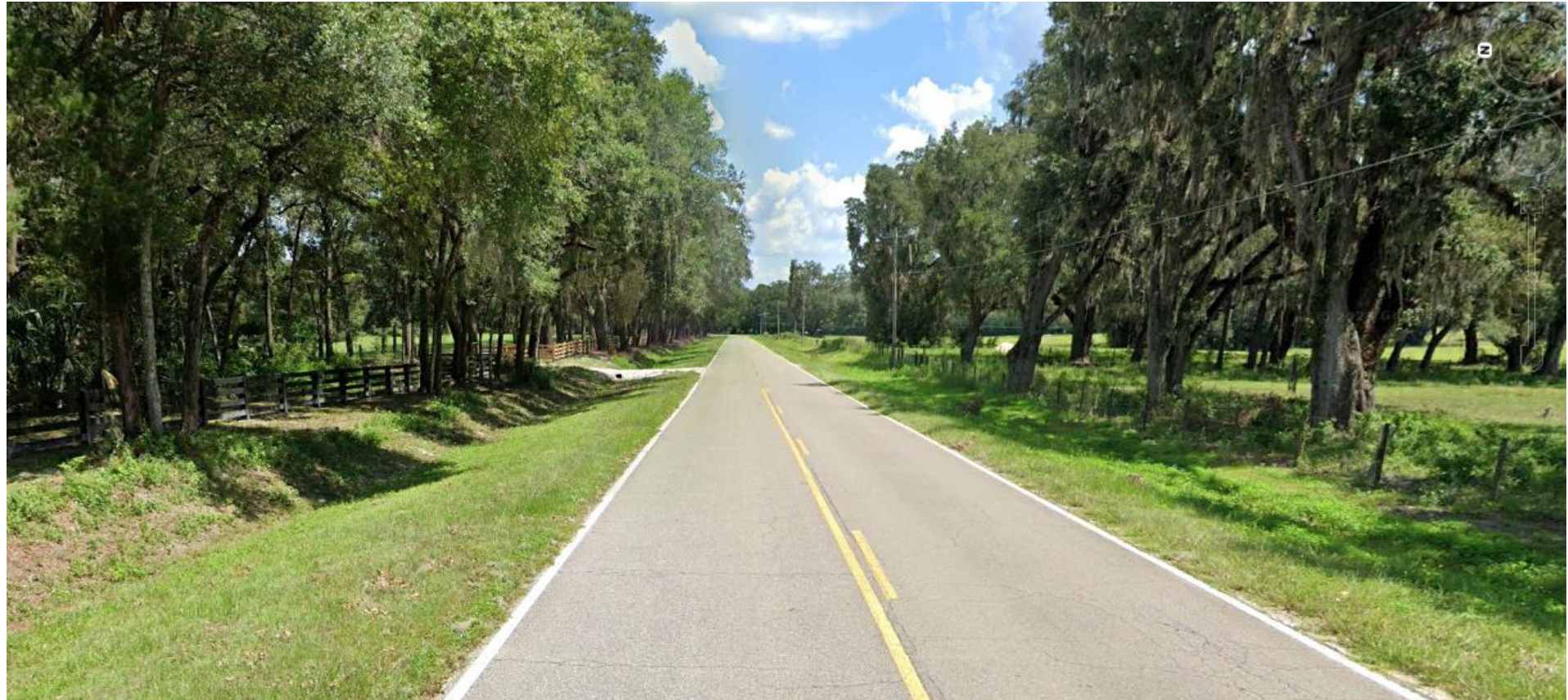
- Cost share is \$5.61 million (31%),
- Obtain land rights,
- Manage design and construction of road improvements,
- Transfer road ownership and maintenance responsibilities after completion



Recommended Action



- ❖ Receive presentation



Questions



Photo: Monty Farnsworth, 1957



Contact Us



City of Newberry

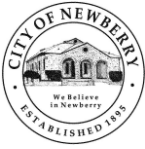
25440 West Newberry Road
Newberry, FL 32669



352-472-2161



www.newberryfl.gov



Commission Agenda Item

Meeting Date: February 10, 2025

Title: SW 15th Avenue Road Improvement Proposal

Agenda Section: Regular Agenda

Department: City Manager

Presented By: Mike New, PE

Recommended Action: 1) Receive presentation

Summary:

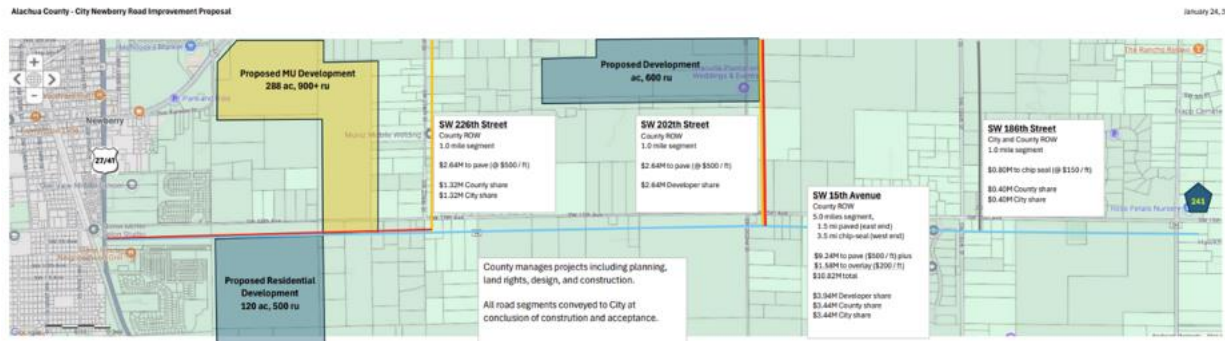
For several years the City Commission has evaluated unpaved roads in Newberry with the intent of developing a strategy to fund certain roads deemed critical. SW 15th Avenue between SR 45 and SW 170th Street is a chip-sealed, section line road that is projected to serve as a major collector road from Newberry's core area east towards Gainesville. This segment of SW 15th Avenue is the County's, but the City of Newberry maintains via an interlocal agreement that dates back to the 1990s. Around 2010, the City of Newberry paid Alachua County to chip-seal the roadway. The chip-seal treatment is failing in many areas due to poor subgrade.

There are a few new developments in process that are large in size located south of SR 26 and east of SR 45 (US 27 / 41): Tanglewood by Gary Weseman, Highland Park by Gromax, and a new 120-acre residential development east of Country Way Town Center proposed by Tripp Norfleet. All will affect SW 15th Avenue east of SR 45 to a degree, especially the proposed Norfleet development which will place ~5,000 trips per day on SW 15th Avenue. Staff believes the developments will warrant the paving of SW 15th Avenue from SR 45 east to SW 170th Street (CR 241). The overall segment is 5 miles in length. At present, the eastern end (1.5 miles) is paved. The 3.5 mile balance is chip-sealed. The chip seal is failing in several places along the road.

SW 15th Avenue is maintained by the City of Newberry via an interlocal agreement with Alachua County. The County is responsible for the road right of way ("owns" it). The County's maintenance rights are prescriptive. For the most part, the property has not been conveyed to the County. Staff believes that obtaining the right of way is necessary and will be difficult.

SW 15th Avenue is located along a section line and is intended to serve as a collector road between US 27 / 41 and CR 241. An 80 ft wide right of way is needed for the road right-of-way to accommodate a 24 ft wide paved driving surface, a grassed shoulder, and open swales for drainage. The “dusty road” exemption will not apply. Staff believes that obtaining the right-of-way along a section line with prescriptive rights is simpler than obtaining right-of-way anywhere else. Both the City and County have large setback requirements along section lines that should benefit right of way acquisition as there is expected to be minimal impact to structures.

Staff developed a plan to pave SW 15th Avenue (5.0 miles), along with SW 226th Street, SW 202nd Street, and SW 186th Street (1.0 miles each). The plan involves the City, the County, and development groups each assuming responsibility to pay a share of the total cost of the project.



The breakdown for the road segments is included below:

Road Name	Begin Segment	End Segment	Length (mi)	Current Road Surface	Proposed Road Surface	Proposed Road Type	Unit cost (\$ / ft)	Extended Cost	City Cost Share	County Cost Share	Developer Cost Share
SW 15th Ave	SR 26	19300 block	1.5	Paved	Paved	Collector	\$200	\$1.58	\$0.79	\$0.79	\$0.00
SW 15th Ave	19300 block	US 27 / 41	3.5	Chip-seal	Paved	Collector	\$500	\$9.24	\$2.64	\$2.64	\$3.96
SW 226th St	SR 27	SW 15th Ave	1.0	Chip-seal	Paved	Collector	\$500	\$2.64	\$1.32	\$1.32	\$0.00
SW 202 St	SR 28	SW 15th Ave	1.0	Chip-seal	Paved	Collector	\$500	\$2.64	\$0.00	\$0.00	\$2.64
SW 186th St	SR 29	SW 15th Ave	1.0	Unpaved	Chip-seal	Local	\$150	\$0.79	\$0.40	\$0.40	\$0.00
Totals			8.0					\$16.90	\$5.15	\$5.15	\$6.60
County manages road paving projects including planning, land rights, design, and construction.											
City accepts ownership of roadway upon completion of planned road improvements.											

Staff proposed the plan to the County Manager. She indicates that she plans to review the plan with staff. The County cannot stop the developments (theoretically), so it may be best for the County to partner with the City, improve the roads at minimal cost to the County, and convey them to the City. The City’s share will come from transportation impact fee revenues, gas tax, etc.

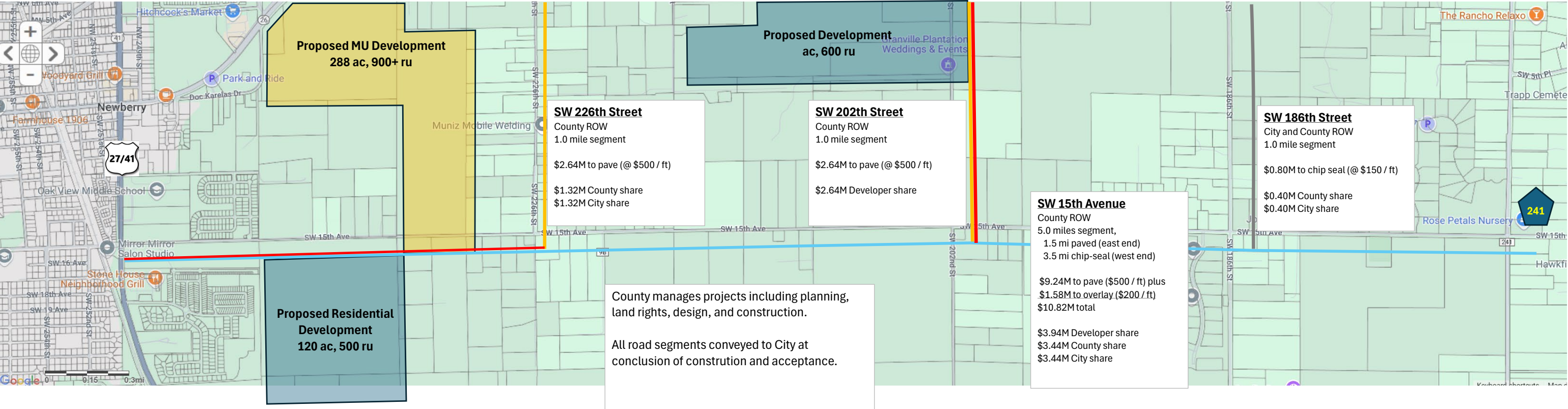
Staff believes this is a good plan for all involved (City, County, and Developers). No one party makes a windfall and everyone pays a fair share. The City gets much needed roadway capacity heading east. Another benefit is that if this works well, the City could expect the County to be willing to enter into a similar agreement in the future.

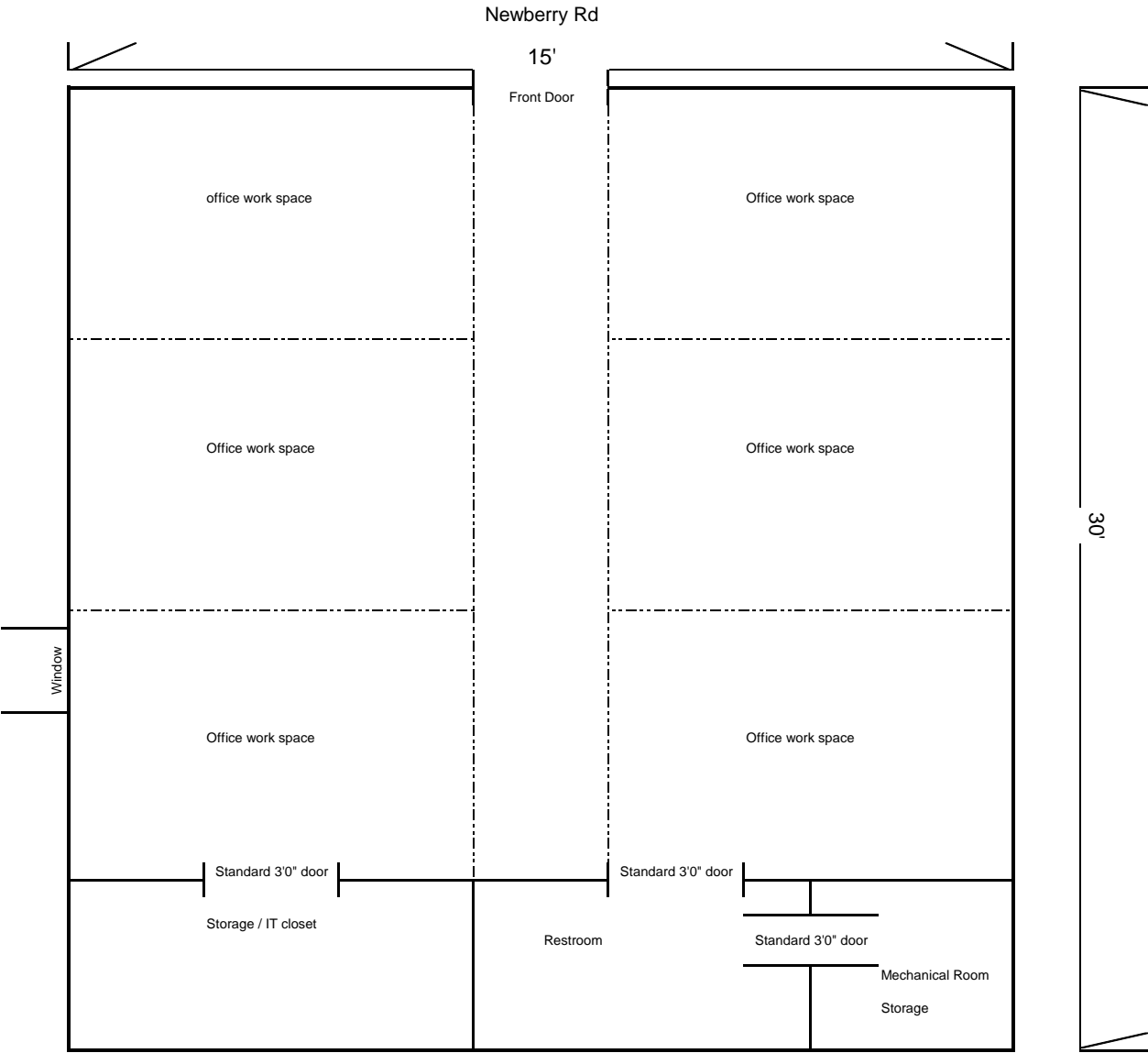
In summary, the County pays \$5.15 million and transfers 8.0 miles of roadway from their inventory to the City. The City receives 8.0 miles of brand new collector road at a cost of \$5.15 million. The project relieves traffic on SR 26 and enables three (3) proposed developments in Newberry to move forward. The City pledges transportation impact fees to fund its portion.

The affected developments pay \$6.60 million as their share of the project, mostly (but not entirely) through impact fee credits.

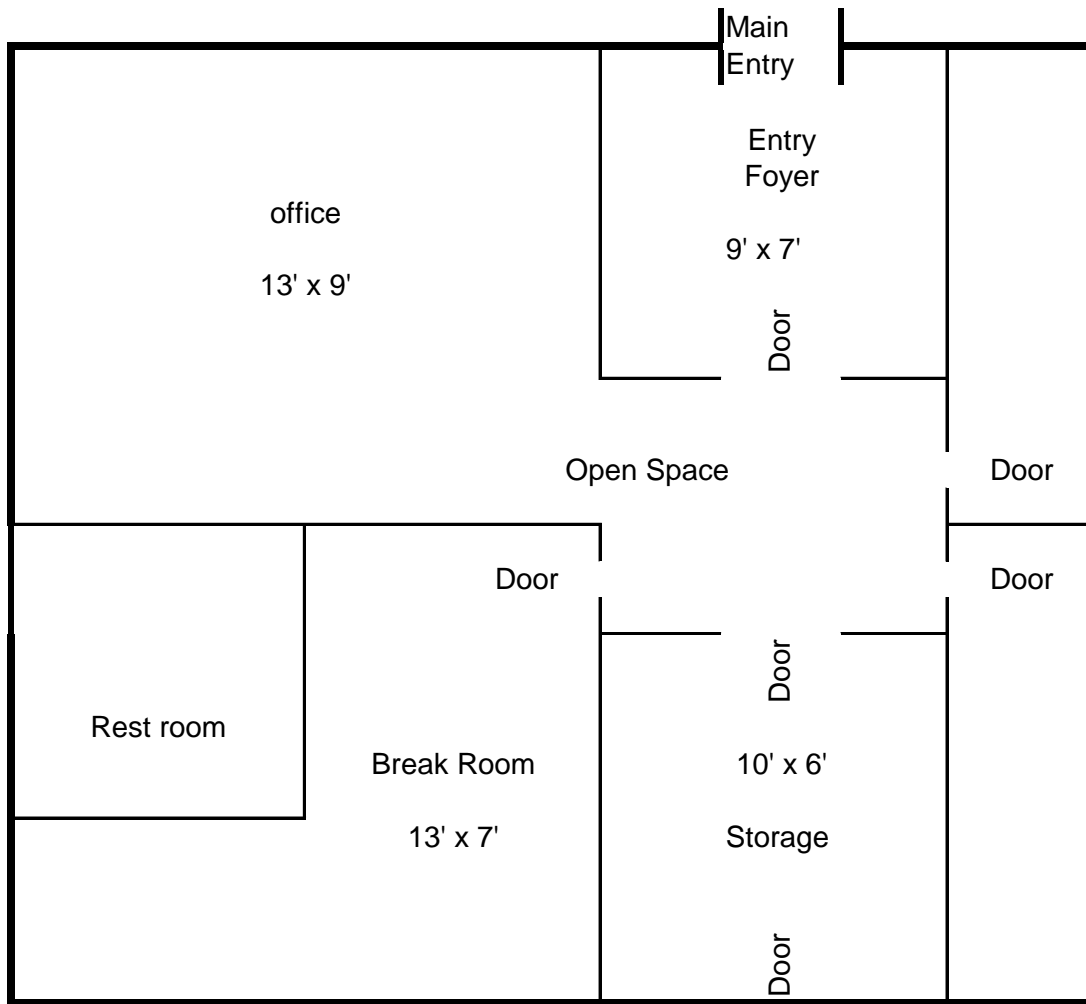
Attachments:

1. SW 15th Avenue Road Paving Plan Proposal





Address - 25439 West Newberry Road, Newberry FL 32669



Address- 25445 W Newberry Road, Newberry FL

office
13' x 11'

office
13' x 11'