

# Facts about Community Redevelopment Area (CRA) Funding

## How is the City's Revised Original CRA funded?

- Tax Increment Financing (TIF) is a funding strategy authorized for CRAs by the state legislature and is used throughout Florida and across the country.
- When the CRA was established, the property value in 2000 was frozen as "the base year."
- Each year, as values increase, the difference between the base year value and the new taxable value is the "tax increment." That money is then required to be reinvested back into the CRA.

- ➔ If you do **NOT** own property within the purple area shown on this map, then your property is **NOT** associated with any TIF reimbursements used in this CRA. Your property taxes do **NOT** contribute to this TIF revenue.
- ➔ If you **DO** own property within the purple area shown on this map, you are still paying the same tax rate as those outside of it. Some of your property tax revenue is simply put into a different fund to reinvest back into your immediate community.

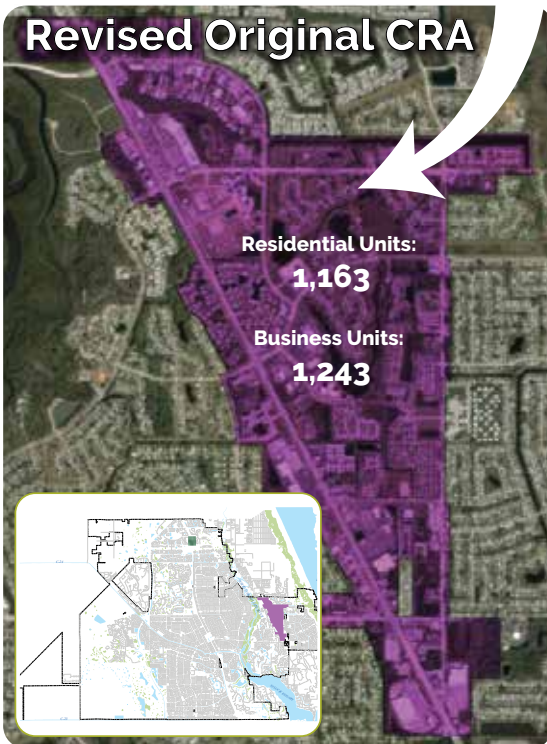
### What TIF does:

- It serves as a tool that allows economic development to pay for itself.
- It provides increased revenue for development within a CRA without impacting the City's general fund taxpayer dollars — and without affecting the City's tax rate or assessing new taxes on property owners.

### What TIF does **NOT** do:

- It is not a tax rate increase. It does not **EVER** affect any property owner's millage (tax) rate — even if you live in the CRA.
- It cannot pay for any projects **OUTSIDE** the CRA.
- It is not connected to the City's general fund in any way.

## Revised Original CRA



## How does TIF relate to the proposed soccer stadium in the City's Revised Original CRA?

- A private developer will completely fund the stadium up front and build it.
- The City is not investing any up-front capital into the project, other than granting use of the land.
- After the stadium has been opened and operating for a full year, the developer may be eligible for reimbursement from the CRA of \$1.375 million a year over 20 years by way of TIF funding — not general fund taxpayer dollars.
- The total reimbursement cannot exceed \$27.5 million.
- This reimbursement must be approved annually by the CRA Board and the Port St. Lucie City Council.

## Will there be enough TIF revenue available for the stadium reimbursement?

- This CRA has been generating revenue since 2001.
- Conservative estimates show there will be enough TIF generated to cover \$1.375 million per year with revenue remaining to reinvest into other CRA projects. For example, projections show that in 2028, the estimated total annual tax increment revenue to be \$7,084,827.
- This would leave about \$5.5 million for other projects in the CRA.

