

2025 Annual Report Community Redevelopment Agency

City of Sanford
January 1, 2026



Community Redevelopment Agency

2025 Accomplishments

- Commercial Redevelopment Grant
- Special Event Grants
- Trolley & Shuttle Van Services
- Special Projects
- 2025 Financials
- Goal for 2026 – Successful Completion of Project Closeout

Community Redevelopment Agency 2025 Accomplishments



Community Redevelopment Agency 2025 Summary



DATE	TYPE	PROJECT	
Annually	TROLLEY/SHUTTLE SERVICES	DOWNTOWN SANFORD STOPS - SUNRAIL LOOP & AMTRAK AUTO TRAIN	\$ 246,640.00
12/3/2025	FUNDING REQUEST	300 WEST 2ND STREET PHASE 2 ENVIRONMENTAL SERVICES	\$ 14,300.00
12/3/2025	FUNDING REQUEST	DOWNTOWN SANFORD MARINA- PAVEMENT SERVICES	\$ 197,230.00
11/5/2025	FUNDING REQUEST	FARMERS MARKET TEMPORARY RELOCATION- POLICE COSTS	\$ 6,500.00
11/5/2025	FUNDING REQUEST & BUDGET AMENDMENT	300 WEST 2ND STREET - SITE PREPARATION, SIDEWALK & PAVING SERVICES	\$ 180,000.00
11/5/2025	FUNDING REQUEST & BUDGET AMENDMENT	2ND STREET & MAGNOLIA AVE SW CORNER - SITE IMPROVEMENTS & PAVING SERVICES	\$37,450.00
11/5/2025	BID AWARD	IFB 24/25-34 FORT MELLON PARK SPEAKERS PROJECT BID AWARD	\$36,544.00
11/5/2025	BID AWARD	IFB 24/25-33 AMPHITHEATER AUDIO, VISUAL, AND LIGHTING BID AWARD	\$199,144.65
10/1/2025	FUNDING REQUEST	300 WEST 2ND STREET - PROPERTY PURCHASE	\$ 515,000.00
10/1/2025	FUNDING REQUEST	PRESSURE WASH DOWNTOWN AREA SIDEWALKS	\$ 22,208.00
10/1/2025	FUNDING REQUEST	SENIOR CENTER DRIVEWAY - PAVING SERVICES	\$ 9,891.00
10/1/2025	FUNDING REQUEST	2ND STREET & MAGNOLIA AVE - PAVING SERVICES	\$ 28,770.00
10/1/2025	FUNDING REQUEST	SMALL BUSINESS PLATFORM	\$ 30,000.00
10/1/2025	FUNDING REQUEST	INTERIOR ARCHWAYS & MARKET LIGHTING	\$ 10,575.00
9/3/2025	FAÇADE GRANT	MURAL - HOLLERBACH'S WALL FACING MAGNOLIA SQUARE	\$ 7,500.00
9/3/2025	COMMERCIAL REDEVELOPMENT GRANT	CELERY CITY EXPANSION, ADDITIONAL KITCHEN, & OFFICES UPSTAIRS	\$ 100,000.00
9/3/2025	FUNDING REQUEST & BUDGET TRANSFER	HOLIDAY DECORATIONS IN DOWNTOWN SANFORD	\$ 48,000.00
8/6/2025	FUNDING REQUEST	STREET BRICK PAVERS IMPROVEMENTS PROJECT	\$ 107,661.33
8/6/2025	FUNDING REQUEST	PRIOR APPROVED EVENTS - UTILIZATION OF EXCESS FUNDS	\$ 2,017.49
8/6/2025	FUNDING REQUEST	2ND ST & MAGNOLIA AVE SW CORNER PROPERTY PURCHASE	\$ 575,000.00
7/2/2025	FUNDING REQUEST	2ND ST & PALMETTO SE CORNER PROPERTY PURCHASE	\$ 471,000.00
7/2/2025	FUNDING REQUEST	OUTDOOR INFORMATIONAL KIOSKS	\$ 67,500.00
6/4/2025	FAÇADE GRANT	FAÇADE IMPROVEMENTS - 500 SOUTH SANFORD AVENUE	\$ 5,113.00
6/4/2025	FAÇADE GRANT	FAÇADE IMPROVEMENTS - 119 SOUTH MAGNOLIA AVENUE	\$ 10,000.00
6/4/2025	FUNDING REQUEST	2ND ST & PALMETTO AVE SE CORNER LOT PROPERTY PURCHASE	\$ 460,000.00
5/7/2025	SPECIAL EVENT	HOT ROD HALLOWEEN	\$ 1,078.00
5/7/2025	SPECIAL EVENT	4TH ANNUAL SANFORD RIVERWALK RHYTHM & BREWS BBQ FEST	\$ 4,900.00
5/7/2025	FUNDING REQUEST	SANFORD SIZZLIN' SUMMER PROGRAM PART 2	\$ 36,000.00
5/7/2025	FUNDING REQUEST	2ND STREET STREETScape IMPROVEMENTS POST DESIGN SERVICES & BUDGET TRANSFER	\$ 78,610.00
5/7/2025	FUNDING REQUEST	2ND STREET & PALMETTO AVE SE CORNER LOT PAVING SERVICES	\$ 24,990.00
4/2/2025	FUNDING REQUEST	CIVIC CENTER WATERFRONT GREENSPACE IMPROVEMENTS	\$ 49,930.52
4/2/2025	SPECIAL EVENT	18TH ANNUAL HURRICANE PARTY	\$ 4,820.00
4/2/2025	SPECIAL EVENT	MELISSA'S RACE TO BATTLE BRAIN CANCER	\$ 3,007.00
4/2/2025	FUNDING REQUEST	SANFORD SIZZLIN' SUMMER PROGRAM PART 1	\$ 65,500.00
4/2/2025	FUNDING REQUEST	WATERFRONT PASSIVE PARK DESIGN SERVICES	\$ 122,900.00
4/2/2025	FUNDING REQUEST	AMPHITHEATER INTERGOVERNMENT AGMT FOR PLANS, BID, & CONSTRUCTION SERVICES	\$ 2,363,399.85
3/5/2025	FUNDING REQUEST	MARKET LIGHTING EXTENSION POLE BRACKETS	\$ 23,000.00
3/5/2025	COMMERCIAL REDEVELOPMENT GRANT	PIEROGI BROS BUILDING	\$ 23,218.00
3/5/2025	SPECIAL EVENT	2025 ALL BRITISH CAR CLUB OF CENTRAL FLORIDA	\$ 3,100.00
1/8/2025	SPECIAL EVENT	PINTS & PAWS	\$ 4,485.00
1/8/2025	SPECIAL EVENT	SANFORD VW EVENT	\$ 2,500.00
1/8/2025	FUNDING REQUEST	MARKET LIGHTING ALONG 1ST ST FROM OAK AVE TO FRENCH AVE & ENTRANCE ARCHES	\$ 39,000.00
			\$ 6,238,482.84

Community Redevelopment Agency

Lake Monroe Waterfront & Downtown Sanford

Redevelopment Area

Balance Sheet

Operating Cash and Equivalents	\$ 5,902,654
Accounts Receivable	33,512
Due from County	-
Prepaid items and other assets	-
Amount to be Provided for Retirement of General L-I-D	-
Total Assets & Other Debits	\$ 5,936,166
Loan Payable	\$ -
Other Payables	846,931
Fund Balance	5,089,235
Total Liabilities & Fund Balance	\$ 5,936,166

Statement of Revenues, Expenditures & Cash Available

Revenues & Other Sources:	<u>Budget</u>	<u>Actual</u>	<u>Balance</u>	<u>% Budget</u>
Current Ad Valorem-Ray Valdes	1,498,889	\$ 1,397,487	\$ 101,402	93%
Current Ad Valorem-Seminole County Portion	955,449	993,339	(37,890)	104%
Interest	139,076.00	350,674	(211,598)	0%
Miscellaneous Revenue	-	12,205	(12,205)	0%
Use of Reserves	5,305,073	-	5,305,073	0%
Total Revenues & Other Sources	\$ 7,898,487	\$ 2,753,705	\$ 5,144,782	
Expenditures:				
Personnel Expenditures	\$ 422,553	\$ 422,850	\$ (297)	100%
Professional Services	10,000	11,247	(1,247)	112%
Other Contractual Services	343,640	277,695	65,945	81%
Insurance	7,694	7,670	24	100%
Repair & Maintenance	22,208	22,208	1	100%
Promotional Activities	248,432	190,520	57,912	77%
Other charges/obligations	7,100	9,597	(2,497)	135%
Operating Supplies	176,658	87,832	88,826	50%
Registrations/Conference/Seminars	3,045	175	2,870	100%
Land	1,561,000	62,150	1,498,850	100%
Improvements Other than Buildings	3,324,859	885,809	2,439,050	100%
Rehabilitation and Facade Subsidy Grants	972,400	105,392	867,008	11%
Transfers	2,278,671	2,278,671	-	100%
Total Expenditures & Other Uses - FY2019	\$ 9,378,260	\$ 4,361,817	\$ 5,016,443	



Community Redevelopment Agency

2025 Accomplishments

Trolley & Shuttle Services

TROLLEY RIDERSHIP - CALENDAR YEAR 2025													
STOP	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	
SUNRAIL	2690	2491	2334	2374	2740	2561	3330	1443	1877	2665	3224	3935	31664
MAGNOLIA SQUARE	2508	2089	1849	2155	2586	1838	1924	1134	1569	1534	2264	2097	23547
INFORMATION CENTER	559	357	601	405	449	874	920	369	370	512	552	596	6564
PALMETTO & 3RD	9	28	63	34	41	112	151	85	33	77	89	71	793
GEORGETOWN SQUARE	138	60	42	125	132	62	185	67	97	115	120	163	1306
SANFORD AVE & 5TH	106	94	139	145	127	158	193	159	72	116	91	130	1530
SANFORD AVE & 3RD	63	53	161	118	120	110	154	135	62	81	103	94	1254
SANFORD MUSEUM	143	109	278	281	243	302	727	156	187	277	286	386	3375
COUNTY SVC BLDG	55	76	66	42	49	74	108	50	57	34	64	114	789
SEMINOLE BLVD & PALM	364	304	325	386	522	558	522	276	277	448	370	527	4879
AMTRAK	714	612	657	580	765	702	863	547	590	459	718	639	7846
TOTAL	7,349	6,273	6,515	6,645	7,774	7,351	9,077	4,421	5,191	6,318	7,881	8,752	83,547

Calendar Year 2025 – 83,547 Riders



Community Redevelopment Agency 2025 Accomplishments

- Commercial Redevelopment Grants
 - 214 East Second Street
 - 405 East 4th Street
- Façade Grants
 - Mural - Hollerbach's Wall Facing Magnolia Square
 - 500 South Sanford Avenue
 - 119 South Magnolia Avenue
- Trolley and Shuttle Van Services
- Property Purchases
 - 2nd Street and Palmetto Avenue Southeast Corner
 - 2nd Street and Magnolia Avenue Southwest Corner
 - 300 West 2nd Street
- Amphitheater
- Fort Mellon Park Speakers Project
- Outdoor Informational Kiosks



Community Redevelopment Agency 2026 Goals

- The City of Sanford Community Redevelopment Agency sunset on December 31, 2025.
- Per Ordinance No. 2025-4814, the City of Sanford Community Redevelopment Agency has a one (1) year project closeout period, commencing on January 1, 2026, and ending on December 31, 2026.
- The 2026 goals for the City of Sanford Community Redevelopment Agency are to:
 1. successfully close out all remaining active projects, and
 2. provide any required paperwork to governmental agencies.



Community Redevelopment Agency Annual Report

**Florida Department of Economic Opportunity, Special District Accountability Program
FY 2024/2025 Special District Fee Invoice and Update Form**

Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

City of Sanford Community Redevelopment Agency

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Status: *Dependent*

Governing Body: *Appointed*

Website Address: www.sanfordfl.gov/departments/economic-development/downtown-community-redevelopment-agency-cra

County(ies): *Seminole*

Function(s): *Community Redevelopment*

Boundary Map on File: *05/08/1996*

Creation Document on File: *05/08/1996*

Date Established: *12/11/1995*

Creation Method: *Local Ordinance*

Local Governing Authority: *City of Sanford*

Creation Document(s): *City Resolutions 3282 and 1715*

Statutory Authority: *Chapter 163, Part III, Florida Statutes*

Authority to Issue Bonds: *Yes*

Revenue Source(s): *Tax Increment Financing*