

FLORIDA SPECIAL DISTRICTS ACCOUNTABILITY PROGRAM

FIELD	
District's Name	Cape Coral Community Redevelopment Agency
District's Unique ID	133
Prefix	Mr.
First Name	Michael
Last Name	Ilczyszyn
Mailing Address	P.O. Box 150027
Office Address	1015 Cultural Park Boulevard, Cape Coral, Florida
City	Cape Coral
State	Florida
Zip	33915-0027
Telephone	(239) 574-0457
Fax	(239) 574-0452
Email	milczysz@capecoral.gov
Website	www.capecoral.gov
County(ies)	Lee
Local Governing Authority	City of Cape Coral
Date Created / Established	Monday, June 9, 1986
Creation Documents	City Ordinances 11-03, 54-09 and Resolution 38-86
Board Selection	Local Governing Authority Appoints
Authority to Issue Bonds	Yes
Revenue	Tax Increment Financing
Most Recent Update	Tuesday, March 31, 2026

FINANCIALS

TYPE	SOURCE	Column1
Current Year Taxable Value in CRA	DOR DR420 TIF Sect I(1)	\$ 1,504,535,660.00
Base Year Taxable Value in CRA	DOR DR420 TIF Sect I(2)	\$ 554,286,266.00
Current Year Tax Increment Value	DOR DR420 TIF Sect I(3)	\$ 950,249,394.00
Prior year Final taxable value in the tax increment area	DOR DR420 TIF Sect I(4)	\$ 1,369,054,606.00
Prior year tax increment value (Line 4 minus Line 2)	DOR DR420 TIF Sect I(5)	811,768,340.00
If the amount to be paid to the redevelopment trust fund IS BASED on a specific proportion of the tax increment value:		
Enter the portion on which the payment is based.	DOR DR420 TIF Sect II(6a)	95%
Dedicated increment value	DOR DR420 TIF Sect II(6b)	\$ 727,678,073.00
Amount of payment to redevelopment trust fund in prior year	Read note on cell	\$3,406,325
If the amount to be paid to the redevelopment trust fund IS NOT BASED on a specific proportion of the tax increment value:		
Amount of payment to redevelopment trust fund in prior year	DOR DR420 TIF Sect II(7a)	\$ -
Prior year operating millage levy from Form DR-420, Line 10	DOR DR420 TIF Sect II(7b)	0%
Taxes levied on prior year tax increment value	DOR DR420 TIF Sect II(7c)	\$ -
Prior year payment as proportion of taxes levied on increment value	DOR DR420 TIF Sect II(7d)	0%
Dedicated increment value	DOR DR420 TIF Sect II(7e)	\$ -
Actual expended increment revenue	Audit (FUND BALANCES)	\$ 2,441,482.00
Total Low and Moderate Housing Expended		\$ -

ACTIVITIES

	TYPE	CRA Plan Page	Started (S)	Completed (C)	AMOUNT
1	Community Engagement	24		C	\$ -
2	Economic Development	64		S	\$ 115,540.00
3	Infrastructure	65		S	\$ 76,145.00
4	Infrastructure	65		S	\$ -
5	Infrastructure	65		S	\$ 108,573.00
6	Infrastructure	25		C	\$ -
7	Infrastructure	65		C	\$ 5,395,643.00
8	Infrastructure	64		S	\$ 40,089,504.00
9	Infrastructure	64		S	\$ -
10	Infrastructure	64		S	\$ 11,000,000.00
11	Infrastructure	65		S	\$ 56,290.00
12	Infrastructure	65		S	\$ 3,200,000.00
13	Infrastructure	65		S	\$ -
14	Infrastructure	65		S	\$ 10,350,000.00
15	Transportation	64		C	\$ 229,326.00
16	Transportation	26		S	\$ -
17	Transportation	34		S	\$ 11,250.00
18	Transportation	64		C	\$ 76,800.00
19	Housing 1 - Low to Moderate	54		C	\$ 1,100,000.00
20		0			\$ -
21		0			\$ -
22		0			\$ -
23		0			\$ -
24		0			\$ -
25		0			\$ -
26		0			\$ -
27		0			\$ -
28		0			\$ -
29		0			\$ -
30		0			\$ -
31		0			\$ -
32		0			\$ -
33		0			\$ -
34		0			\$ -
35		0			\$ -
36		0			\$ -
37		0			\$ -
38		0			\$ -
39		0			\$ -
40		0			\$ -
TOTAL					\$ 71,809,071.00

Community Redevelopment Agency Annual Report

Cape Coral Community Redevelopment Agency

Florida Department of Economic Opportunity Special District Accountability Program ID

133

Registered Agent	Mr. Michael Ilczyszyn
Mailing Address	P.O. Box 150027 Cape Coral, Florida 33915-0027
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Total number of Activities started	13
Total number of Activities completed	5
Current Year Taxable Value in CRA	\$ 1,504,535,660.00
Actual expended increment revenue	\$ 2,441,482.00
Base Year Taxable Value in CRA	\$ 554,286,266.00
Current Year Tax Increment Value	\$ 950,249,394.00
Total amount expended for low and middle income affordable housing	\$ -

The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

ACHIEVEMENT	CRA PLAN PAGE
Community Engagement	24
Economic Development	64
Infrastructure	65
Infrastructure	65
Infrastructure	65
Infrastructure	25
Infrastructure	65
Infrastructure	64
Infrastructure	64
Infrastructure	64
Infrastructure	65
Infrastructure	65
Infrastructure	65
Infrastructure	65
Infrastructure	65
Infrastructure	65
Infrastructure	65
Transportation	64
Transportation	26
Transportation	34
Transportation	64
Affordable Housing	54

2025 Annual Report