



COMMUNITY REDEVELOPMENT

Volusia County Council
CRA Workshop

January 31, 2013

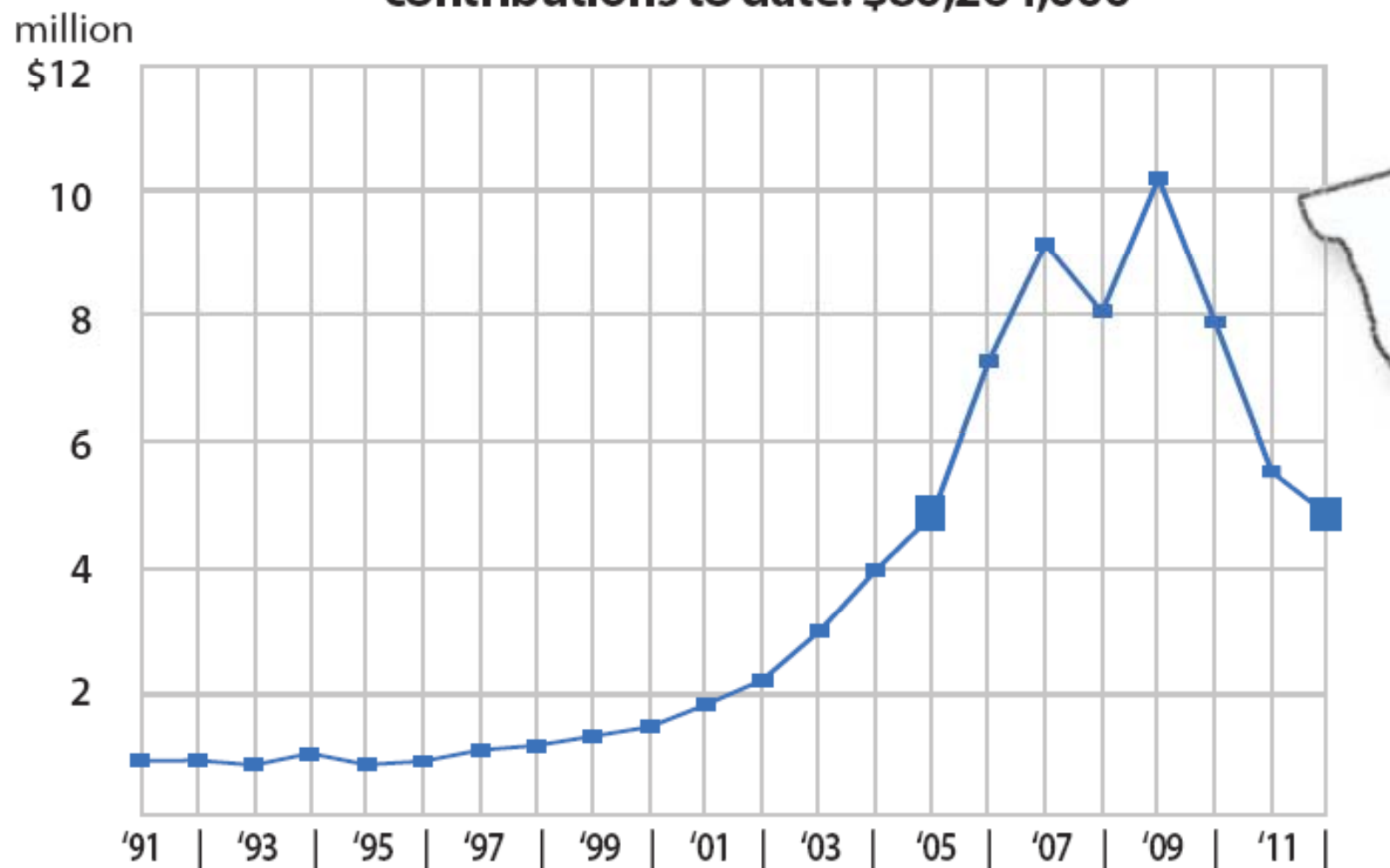
Workshop Overview

- Review Existing CRAs
- Current County Council policies
- Policy issues and considerations
- Public participation
- Council discussion and direction

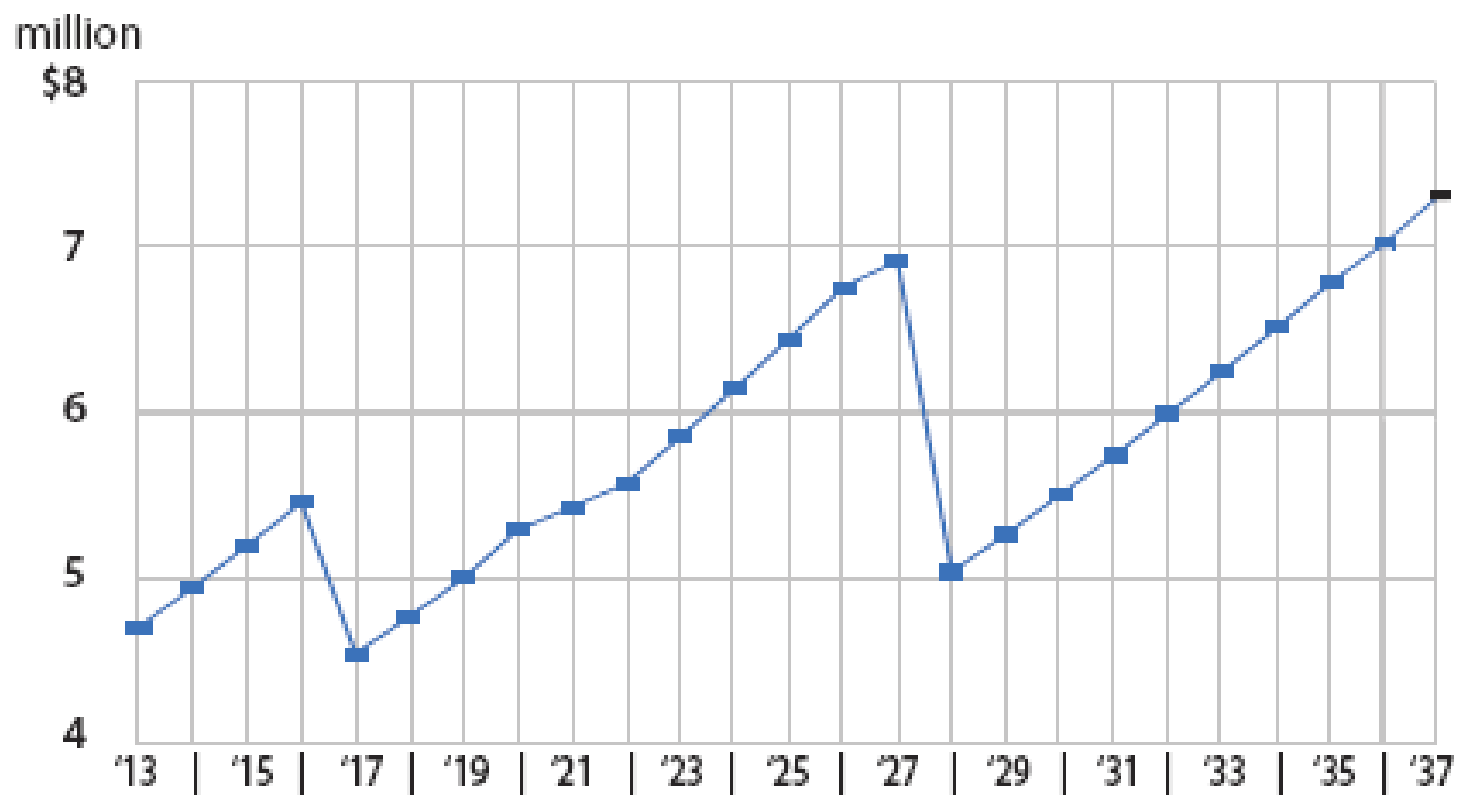
Overview of County TIF for Existing CRAs

	1991-2012 cumulative	2013-2036 Projected
Daytona Beach (5)	\$37,502	\$83,975
Daytona Beach Shores	2,144	159
DeLand (2)	2,743	4,067
Holly Hill	6,467	13,663
New Smyrna Beach	16,445	4,285
Ormond Beach (2)	7,315	21,118
Port Orange (2)	2,232	7,605
South Daytona	5,416	9,284
	<u>\$80,264</u>	<u>\$144,156</u>

**1991-2012 cumulative county TIF
contributions to date: \$80,264,000**



2013- 2036 cumulative county TIF
contribution projected: \$144,166,000
(assuming FY 2013 millage rates and 3% taxable value annual increase)



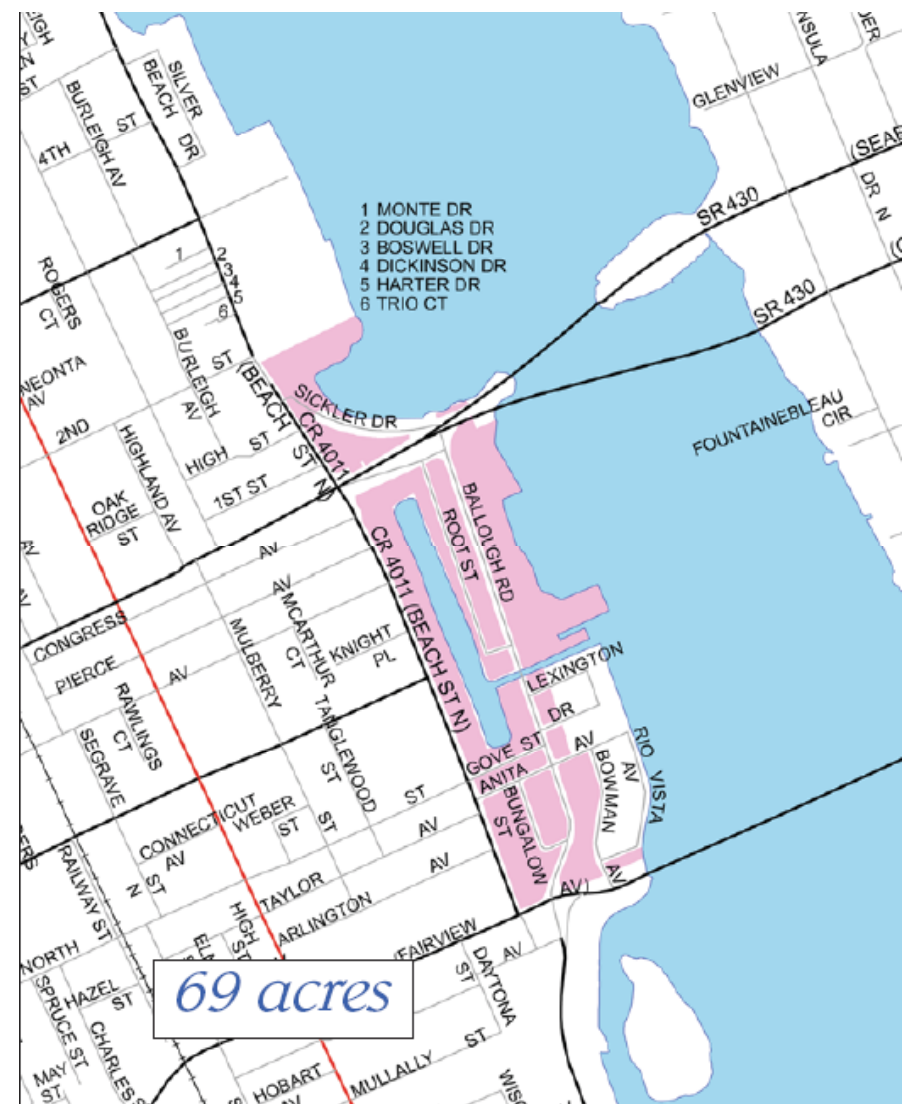
Daytona Beach - Five CRAs

- Cumulative County TIF 1991-2012 \$37.5million
46% of Total County CRA Contribution
- \$38 million in Current Debt
- 5 Full Time Employees (FTE)



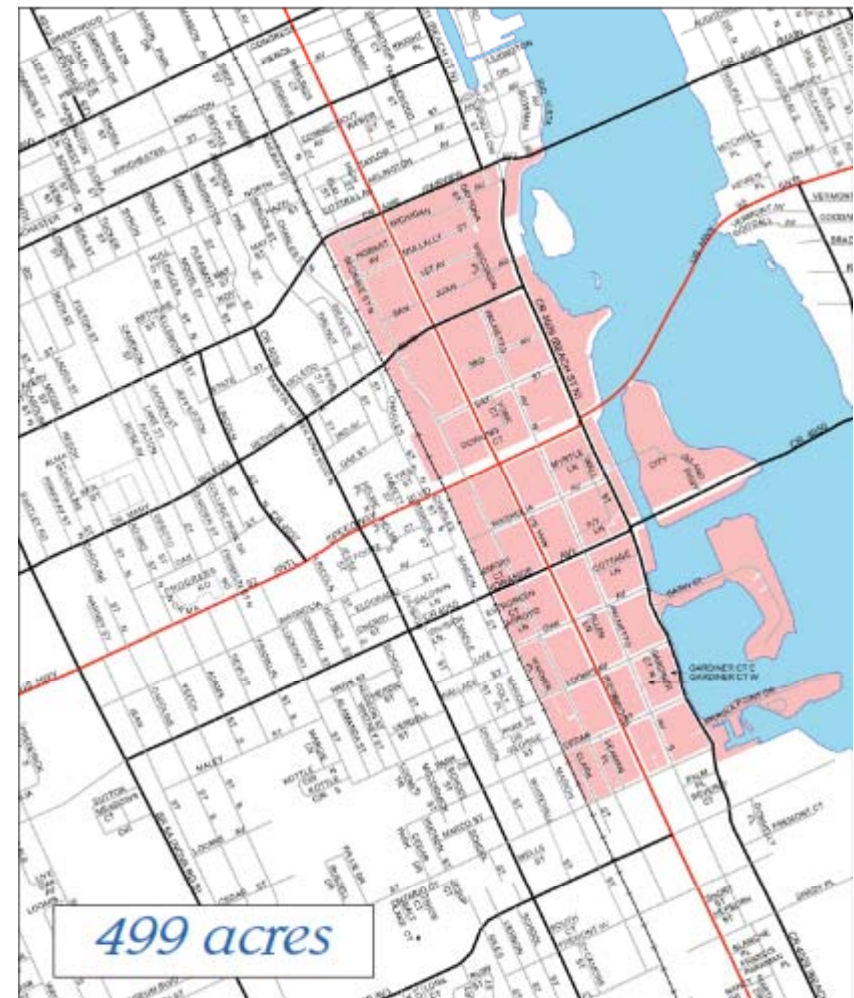
Daytona Beach – Ballough Road (1985)

- County Contribution:
1991-2012 = \$1.04 million
2011 \$78k (\$190k total)
- Expenditures:
 - Capital 71%
 - No Debt
 - \$57 k in Grants
 - Non-Capital 29%
 - \$25 k in policing and O&M
 - Covers .08 FTE
- FB \$1.2M



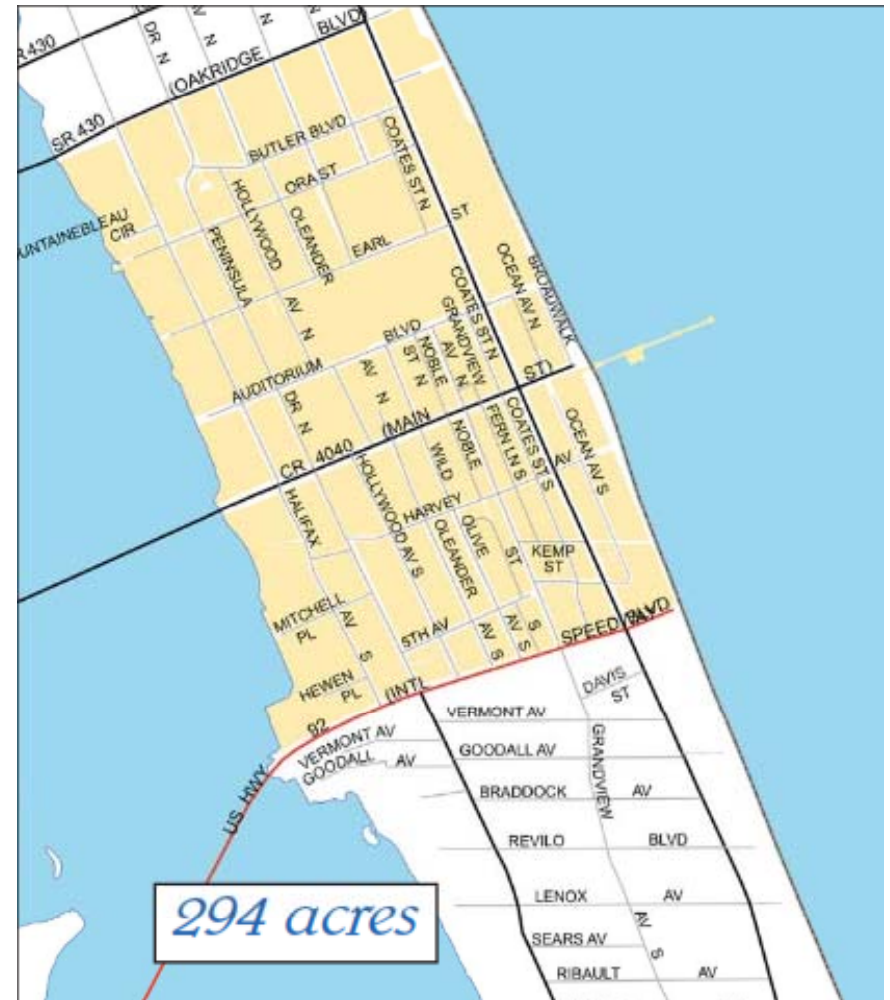
Daytona Beach – Downtown (1982)

- County Contribution:
1991-2012 = \$8.46 million
2011 \$420 k (\$1.06m total)
- Expenditures:
 - Capital 60%
 - Debt of \$2.19 million (to 2028)
 - Streetscape improvements
 - Market studies
 - Non-Capital 40%
 - Maintenance
 - Covers 1.53 FTE
- FB \$1.8m



Daytona Beach – Main Street (1982)

- County Contribution:
 - 1991-2012 = \$24.07 million
 - 2010 = \$2.4 m (\$5.5 m total)
 - 2011 – \$1.7 m (\$4.3 m total)
- Expenditures:
 - Capital 78%
 - Debt \$33.5 million (to 2031)
 - Breakers, Pier renovation
 - Non-Capital 22%
 - Policing / Enforcement
 - Operating and Administration
 - Covers 2.5 FTE
- FB \$2.9 m



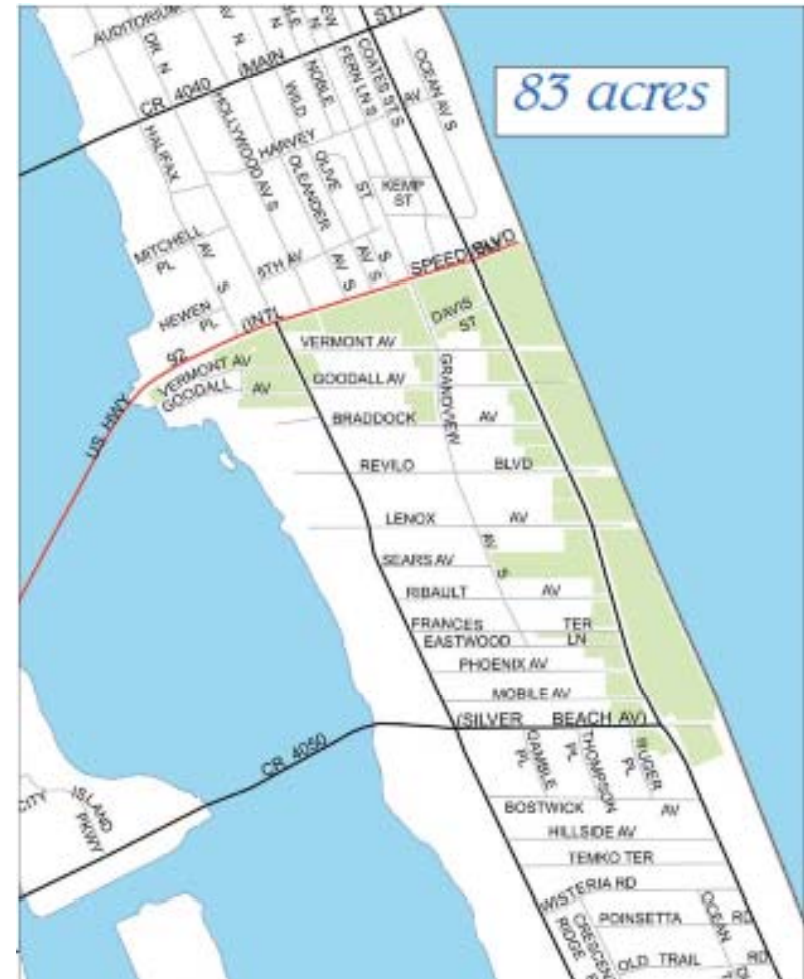
Daytona Beach – Midtown (1997)

- County Contribution:
 - 1997-2012 = \$2.48 million
 - 2011 = \$200 k (\$637 k total)
- Expenditures:
 - Capital 40%
 - Debt \$2.4 million (to 2024)
 - Midtown Master Plan, Strategic Plan
 - RFP for Police Station
 - Non-Capital 60%
 - Policing / Enforcement
 - Operating and Administration
 - Covers .89 FTE
- FB \$2.1m



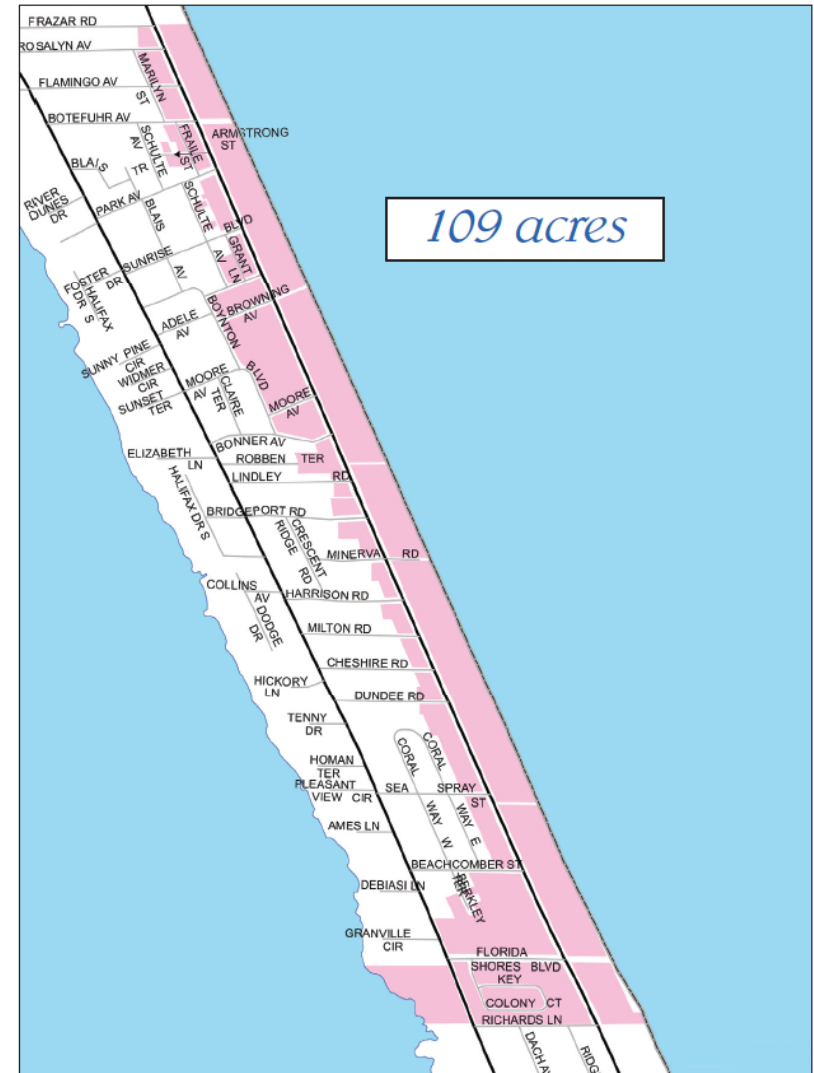
Daytona Beach – South Atlantic (2000)

- County Contribution:
 - 2000-2012 = \$1.45 million
 - 2010 = \$83 k (\$198 k total)
 - 2011 = \$ 0 (\$7 k total)
- Expenditures:
 - Capital 100%
 - No Debt
 - No FTE
- FB \$22k



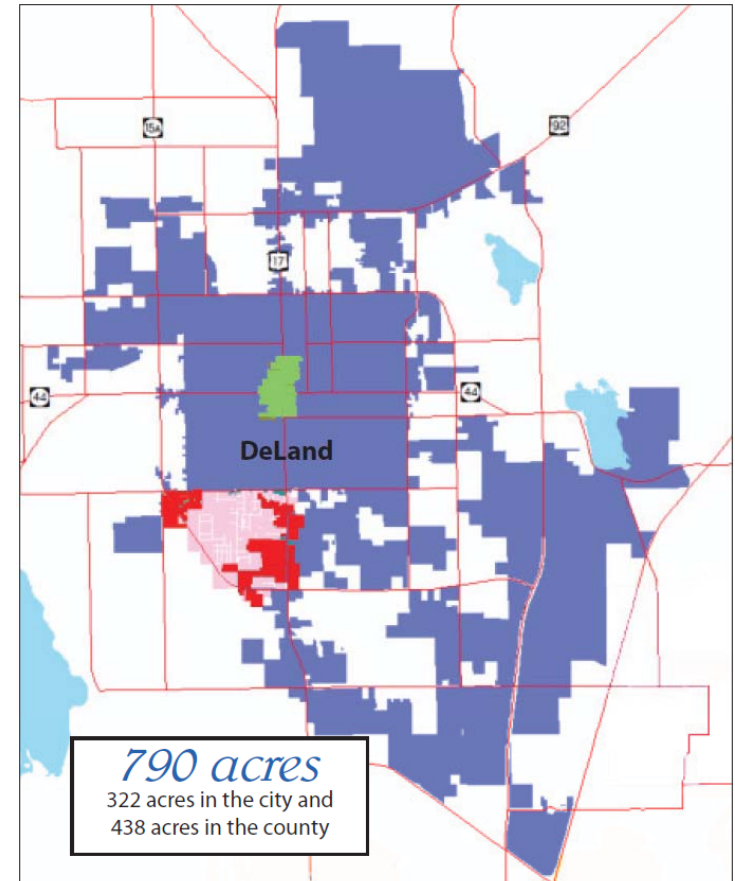
Daytona Beach Shores (2005)

- County Contribution:
 - 2005-2012 = \$2.1 million
 - 2010 = \$19k (\$80k total)
- Expenditures:
 - Capital 100%
 - Debt Assumed by General Fund
 - Underground Utilities
 - Non-Capital 100%
 - Policing / Enforcement
 - Operating and Administration
 - No FTE
- FB \$41k



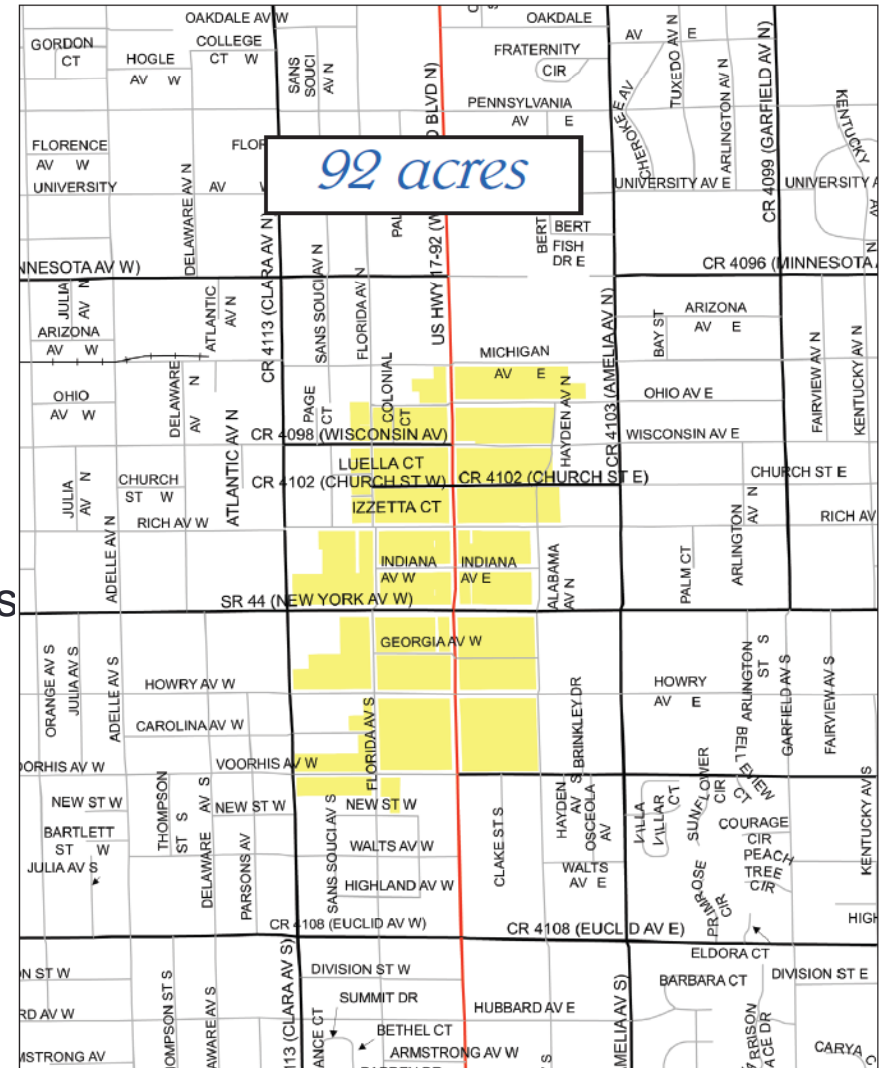
DeLand – Two CRAs

- Cumulative County TIF 1991-2012 \$2.7million
3.4% of Total County CRA Contribution
- \$211k in Current Debt
- No FTE



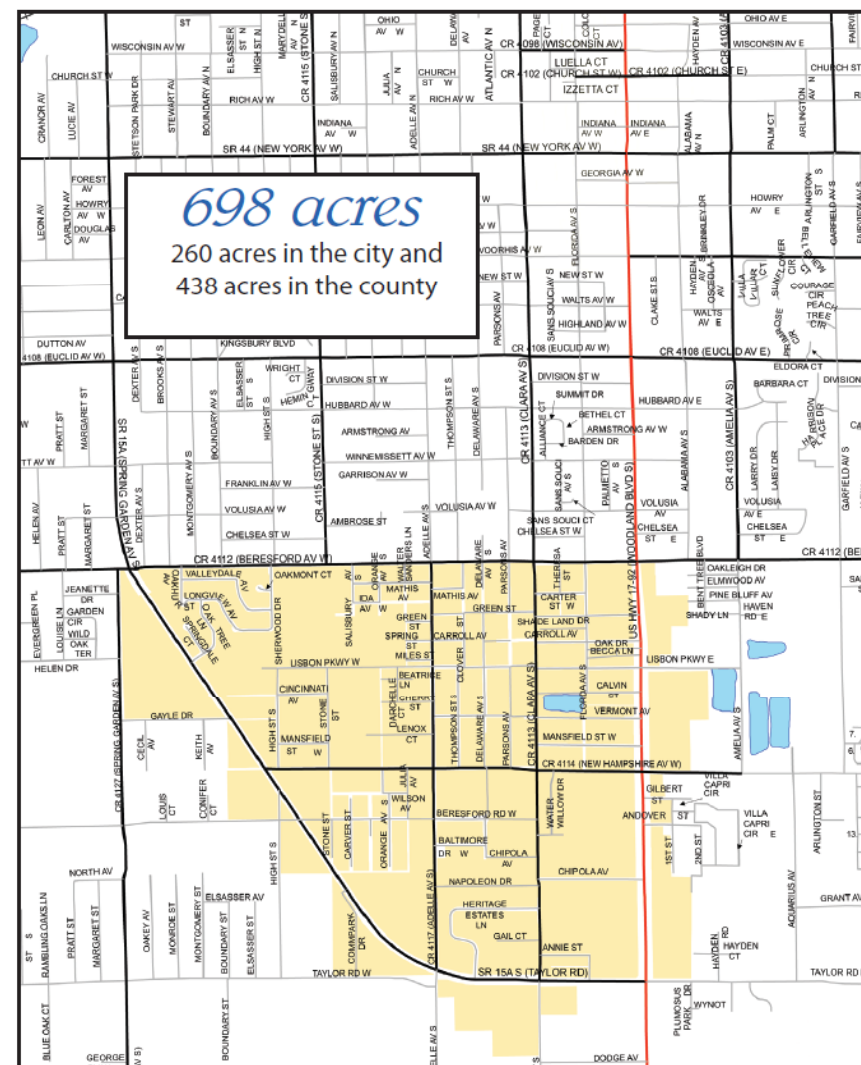
DeLand - Downtown (1984)

- **County Contribution:**
 - 1991-2012 = \$2 million
 - 2010 = \$151k (\$442k total)
 - 2011 = \$93k (\$286k total)
- **Expenditures:**
 - Capital 50%
 - Debt \$116k (to 2013)
 - Existing CRA Construction Projects
 - Main Street events
 - Non-Capital 50%
 - Operating
 - No FTE
- **FB \$740 k**



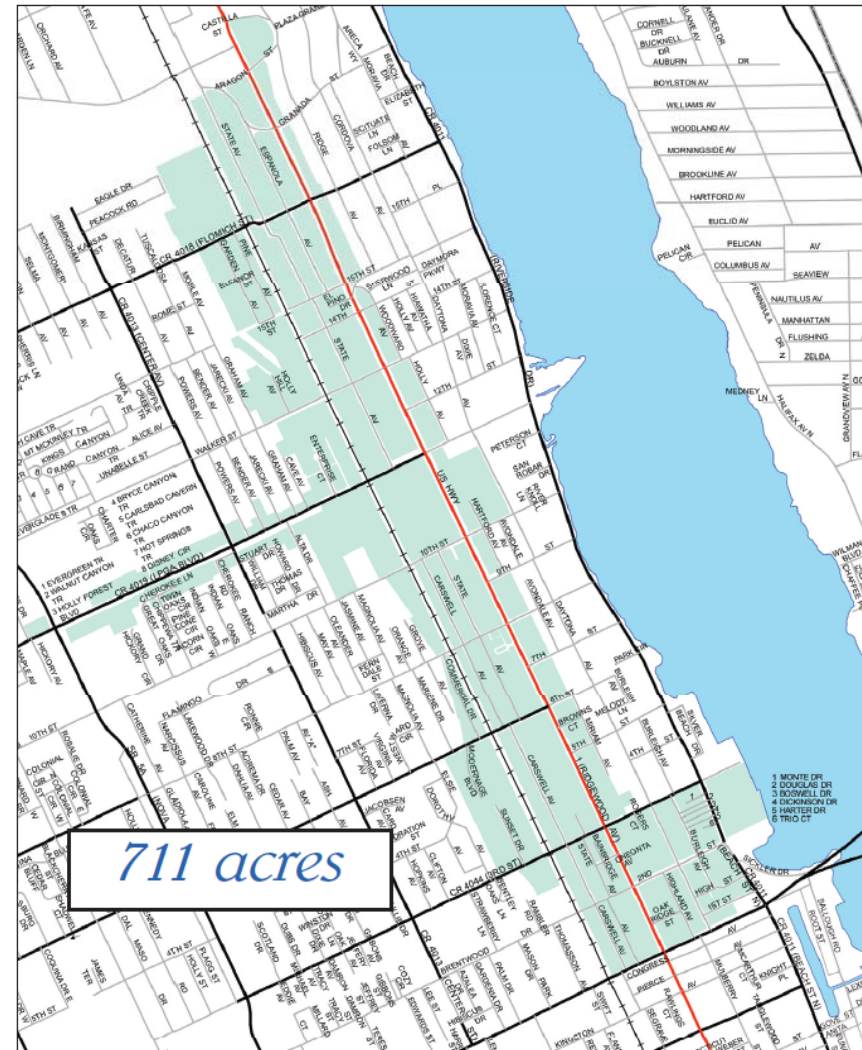
DeLand - Spring Hill (2004)

- County Contribution:
 - 2004-2012 = \$669 thousand
 - 2010 = \$88k (\$200k total)
 - 2011 = \$0 (44k total)
- Expenditures:
 - Capital 48%
 - Debt \$95k (to 2018)
 - Community Center
 - Boys and Girls Club improvements
 - Non-Capital 52%
 - Operating and Administration
 - No FTE
- FB \$376 k



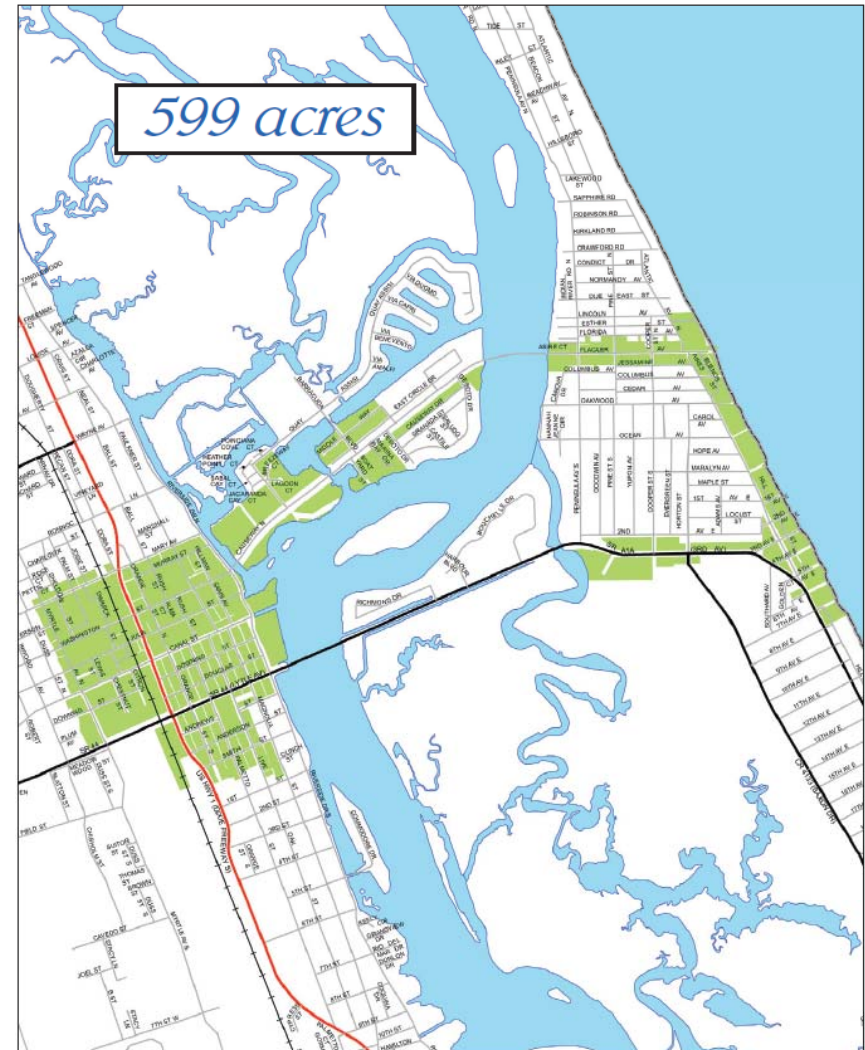
Holly Hill (1995)

- County Contribution:
 - 1995-2012 = \$6.4 million
 - 2010 = \$1.1m (\$2.6m total)
 - 2011 = \$817k (\$2m total)
- Expenditures:
 - Capital 69%
 - Debt \$4.8 million (to 2026)
 - Wastewater lift stations
 - Wastewater improvements
 - Non-Capital 31%
 - Policing / Enforcement
 - Operating and Administration
 - Covers 7 FTE
- FB \$7.5 m



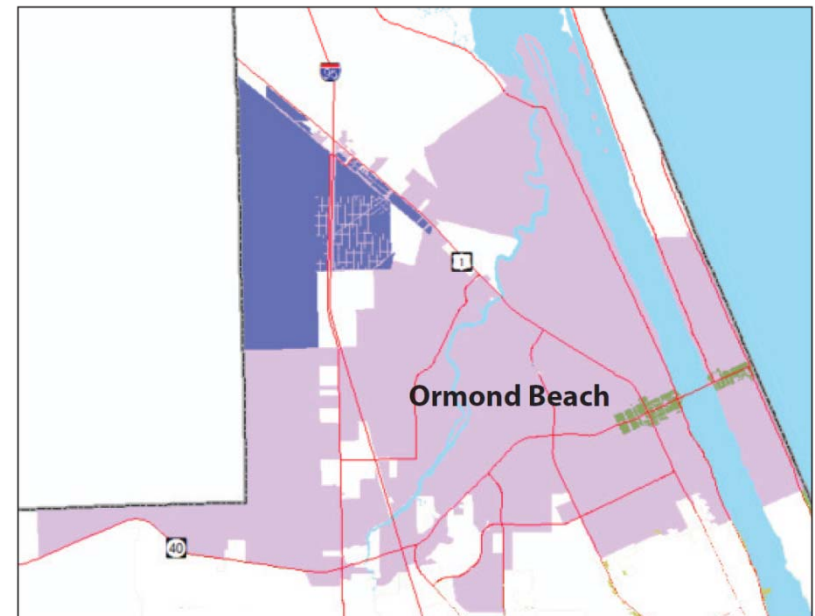
New Smyrna Beach (1985)

- County Contribution:
 - 1991-2012 = \$16.4 million
 - 2010 = \$1.3m (\$4.4m total)
 - 2011 = \$1m (\$2.9m total)
- Expenditures:
 - Capital 75%
 - Debt \$800k (to 2013)
 - Streetscaping
 - Flagler Boardwalk
 - Non-Capital 25%
 - Policing / Enforcement
 - Operating and Administration
 - Covers 8 FTE
- FB \$9.6 m



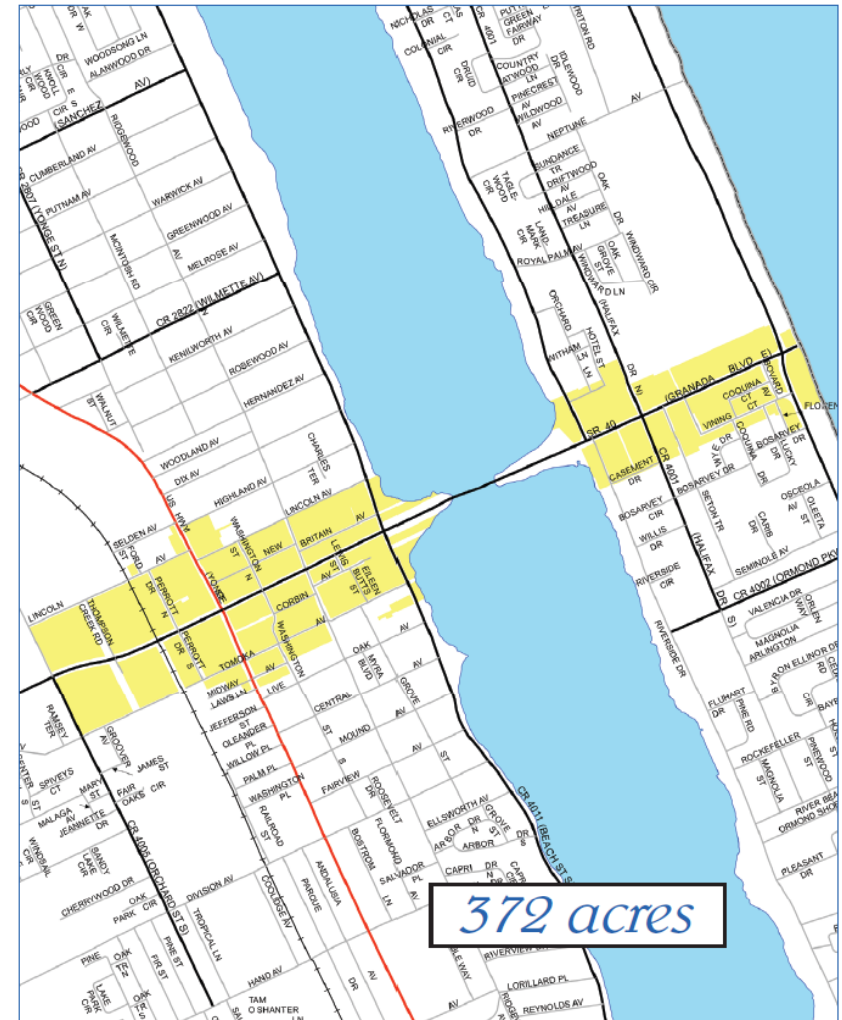
Ormond Beach – Two CRAs

- Cumulative County TIF 1991-2012 \$7.3 million
9% of Total County CRA Contribution
- No Debt
- No FTE



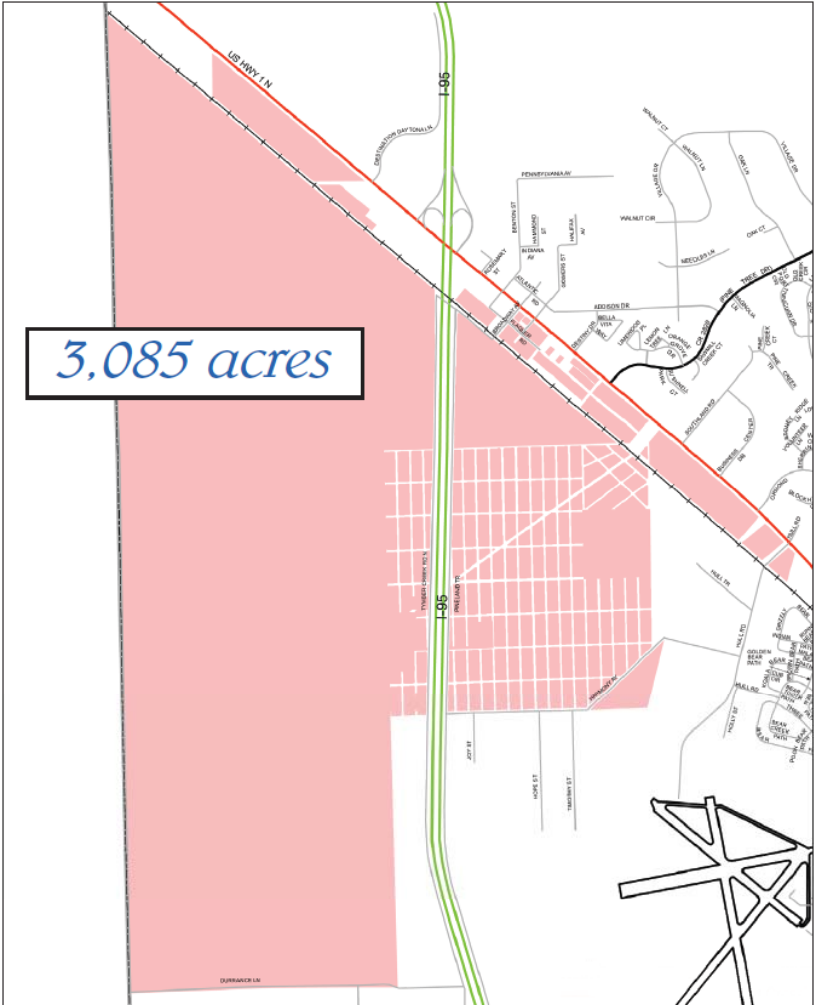
Ormond Beach - Downtown (1985)

- County Contribution:
 - 1991-2012 = \$7.3 million
 - 2010 = \$612k (\$1.2m total)
 - 2011 = \$468k (\$955k total)
- Expenditures:
 - Capital 93%
 - No Debt
 - Streetscaping
 - LED Streetlight conversion
 - Non-Capital 7%
 - Operating and Administration
 - No FTE
- FB \$3 m



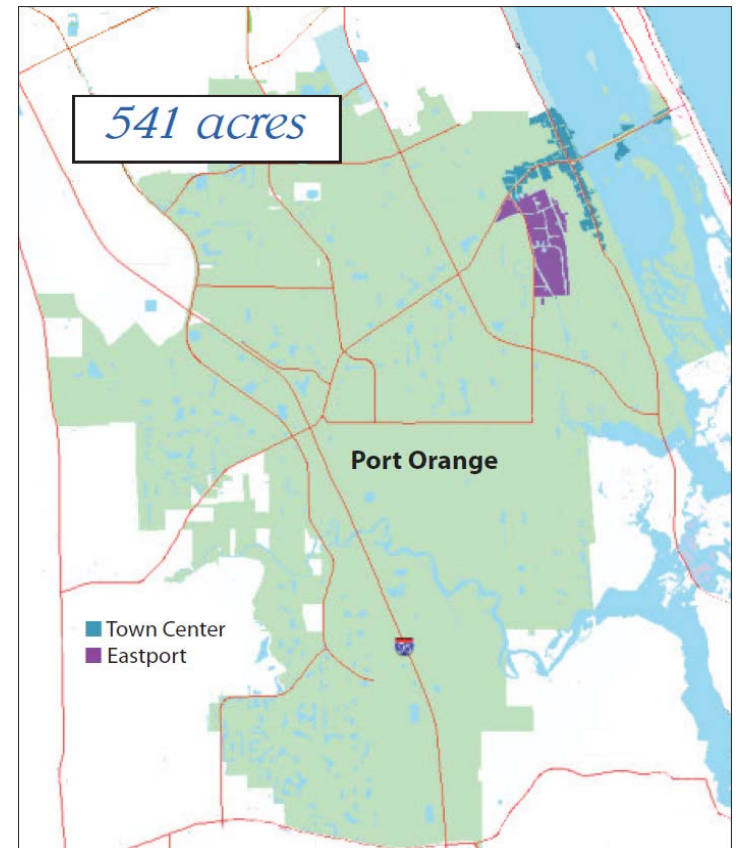
Ormond Beach - Ormond Crossings (2006)

- **County Contribution:**
 - 2006-2012 = \$0
 - 2010 = \$24k (\$40k total)
 - 2011 = \$0k (\$13k total)
- **Expenditures:**
 - Capital 0%
 - No Debt
 - Non-Capital 100%
 - Policing / Enforcement
 - Operating and Administration
 - No FTE
- **FB \$29 k**



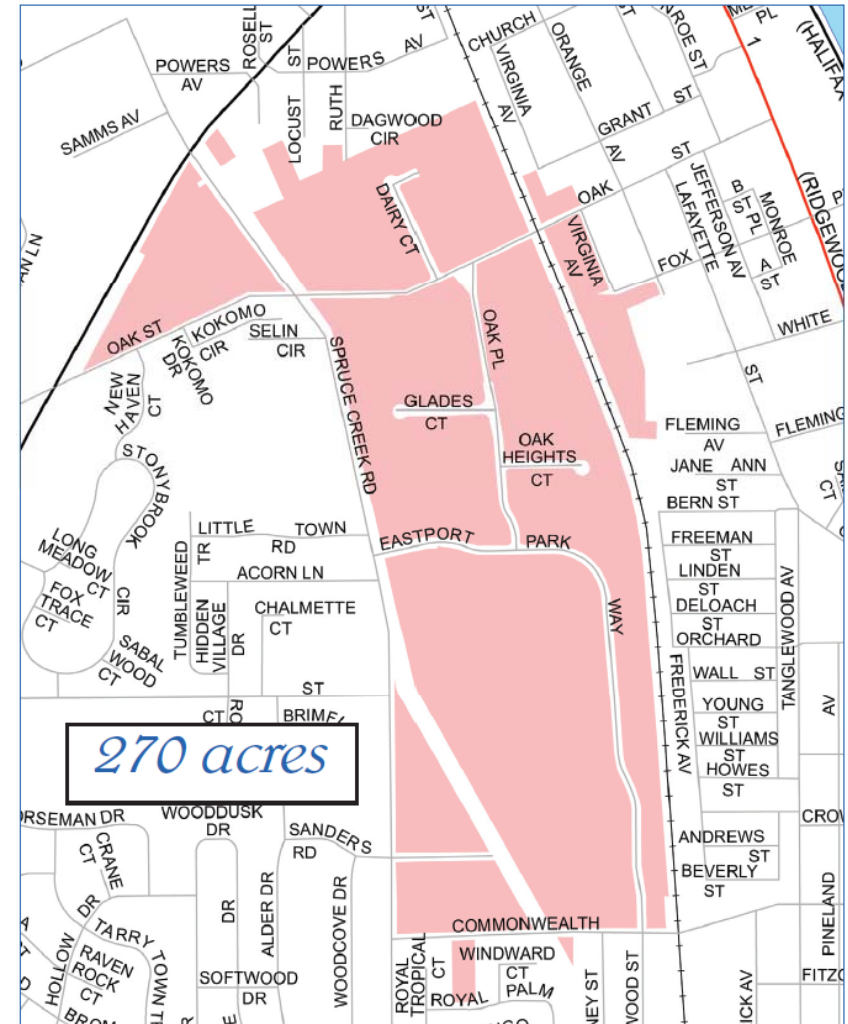
Port Orange – Two CRAs

- Cumulative County TIF 1991-2012 \$2.2 million
2.7% of Total County CRA Contribution
- \$8.1 million in Current Debt
- 1 Full Time Employee (FTE)



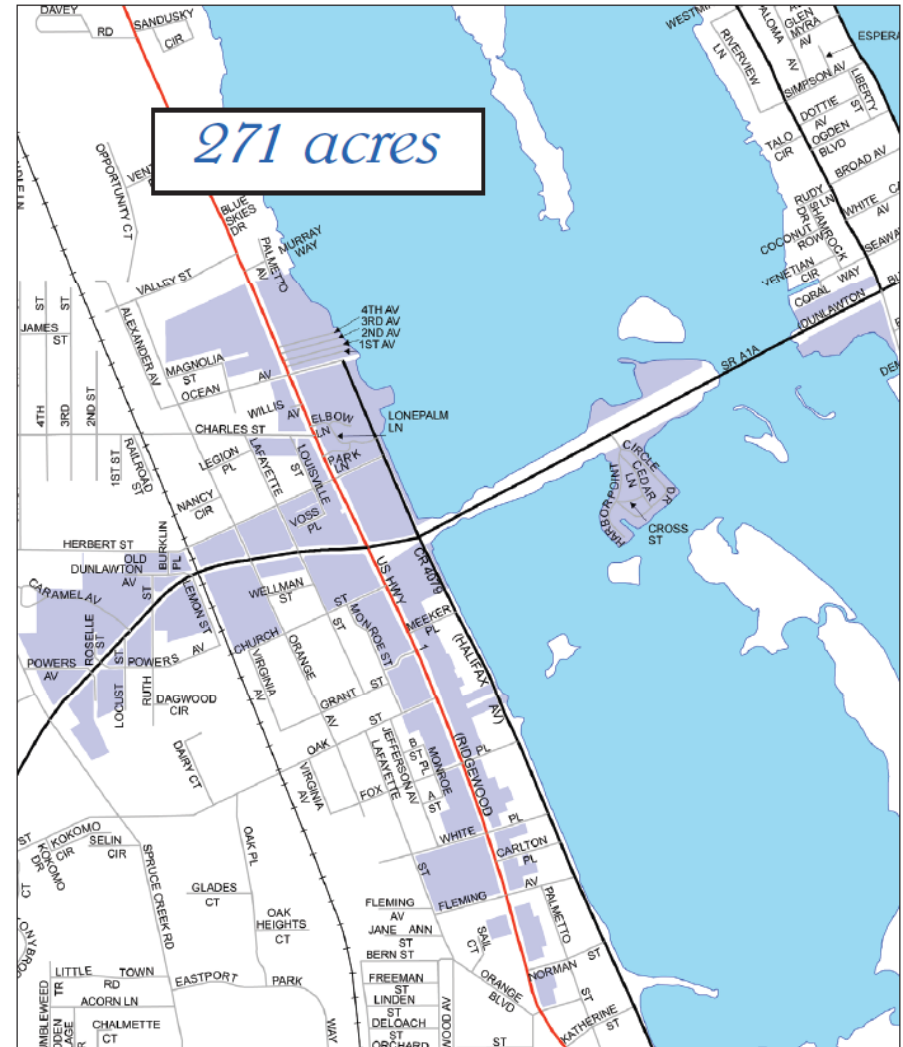
Port Orange - Eastport (1995)

- **County Contribution:**
 - 1995-2012 = \$900 thousand
 - 2010 = \$160k (\$354k total)
 - 2011 = \$111k (\$254k total)
- **Expenditures:**
 - Capital 86%
 - Debt \$2.1 million (to 2024)
 - Non-Capital 14%
 - Operating and Administration
 - Covers .25 FTE
- **FB \$484 k**



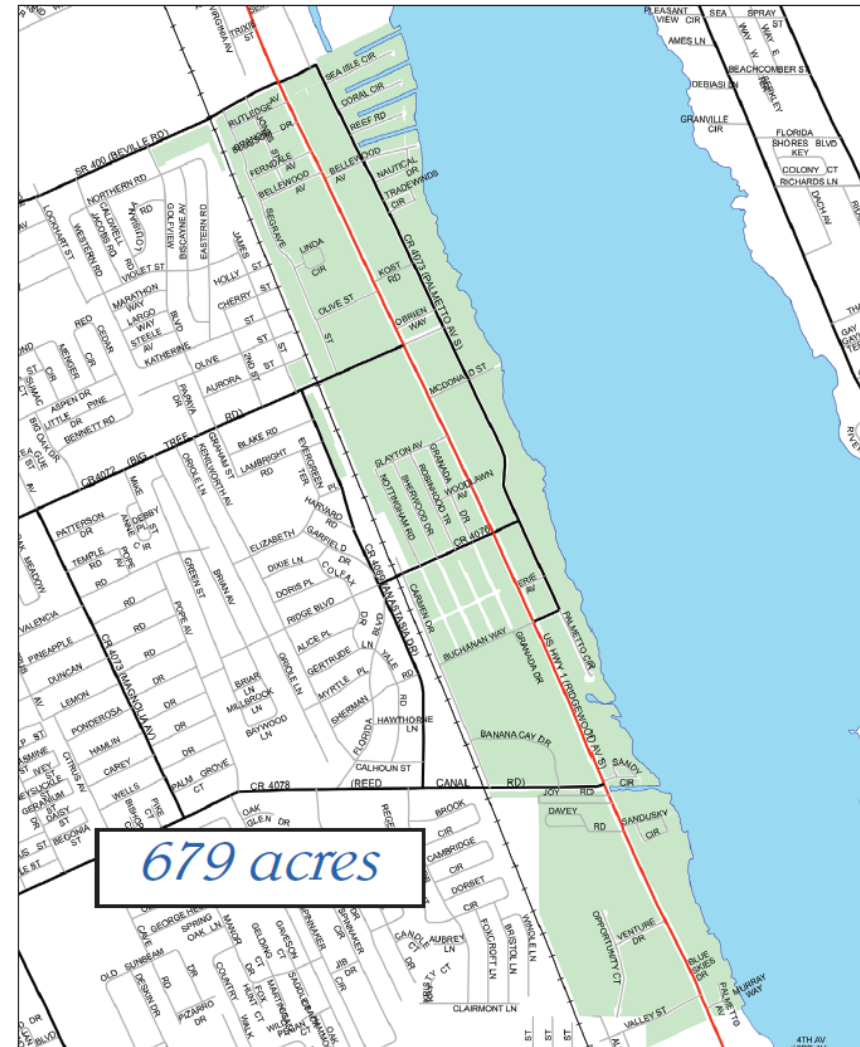
Port Orange - Town Center (1998)

- **County Contribution:**
 - 1991-2012 = \$1.3 million
 - 2010 = \$154k (\$431k total)
 - 2011 = \$72k (\$524k total)
- **Expenditures:**
 - Capital 71%
 - Debt \$6 million (to 2036)
 - Non-Capital 29%
 - Operating and Administration
 - Covers .75 FTE
- **FB \$181 k**

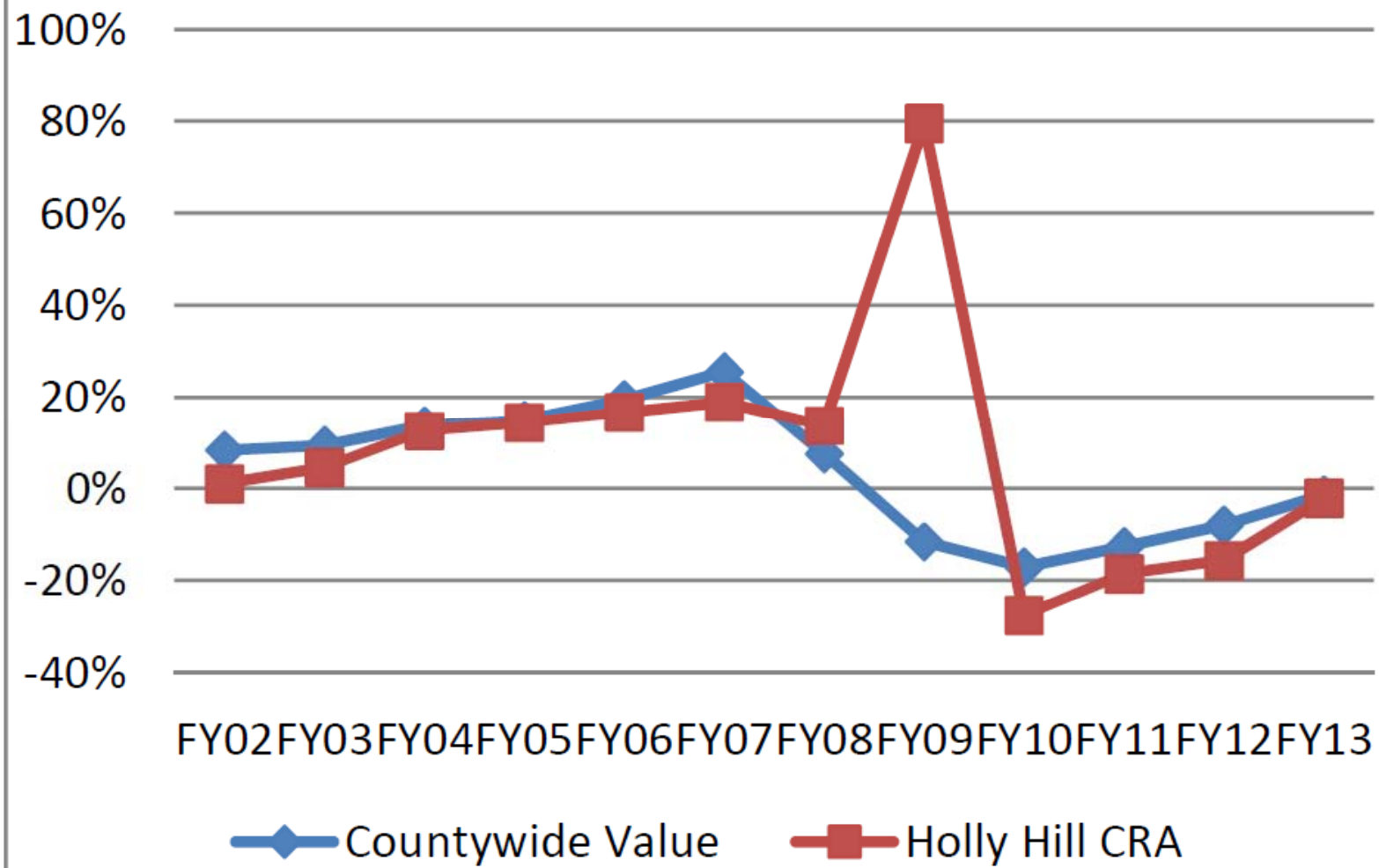


South Daytona (1997)

- County Contribution:
 - 1997-2012 = \$5.4 million
 - 2010 = \$803k (\$1.9m total)
 - 2011 = \$466k (\$1.2m total)
- Expenditures:
 - Capital 45%
 - Debt \$5 million (to 2024)
 - Sewer
 - Non-Capital 55%
 - Policing / Enforcement
 - Operating and Administration
 - Covers 1 FTE
- FB \$322 k



Holly Hill Values % of Change



CRA Policy

County Resolution 2001-233

- Repealed municipal authority
 - To create a new CRA
 - To amend boundaries of an existing CRA
 - For all powers as of 2036 unless otherwise specified

Policies for Existing CRAs

County Resolution 2010-19

- Reporting requirements to county
 - Annual report
 - Financial
 - audited financial reports (CAFR)
 - summary using standard categories
 - Proposed budget and material budget changes
- Coordination and recognition
 - CRA
 - notifies county with opportunity to participate in CRA meetings
 - includes county in planning and update process
 - recognizes county as partner in signs, media, events, etc.
 - County
 - notifies CRA of county-hosted meetings with more than one CRA

Policies for Creating New CRAs

County Resolution 2010-20

- General
 - CRA Plan
 - Define how CRA will further county goals
 - Specify frequency of CRA Plan updates
 - Duration
 - Provide sunset date depending on CRA Plan and bonds
- Revenues
 - County TIF uses the lower of county or city millage rates
 - Identify taxing authorities to contribute
 - Provides for cap on county contribution or contribution scale
e.g., 95% up to \$1m, 50% over \$2m
- Expenses
 - Allowable expenses
 - Limit administrative and non-capital costs
 - Restrict county contribution to specific project(s)

Policies for Amending a CRA

County Resolution 2010-20

- Modified or expanded CRAs will:
 - Include all requirements of new CRAs
 - Geographic Expansion will
 - Establish different trust fund contributions
 - Time extension will stipulate separate
 - terms and
 - trust fund contributions

CRA Issues

- Budget impacts
- Displacement and reallocation
 - Existing CRA's
 - New applications
- Benefits
 - Defining the problem
 - Conditions for creation of new value
- Purposes
 - Defining goals
 - Measuring outcomes

Policies for Consideration

- Delegation parameters
- Revenues
 - Sources
 - Alternative sources
 - Structure
- Expenses
 - Capital
 - Administration
 - O & M and personnel
- Oversight
 - approvals and audits

PUBLIC PARTICIPATION

CRA Workshop

January 31, 2013