

County of Volusia

Community Redevelopment Areas
Fiscal Year 2014-2015

Prepared in coordination with cities
By Department of Aviation and Economic Resources
Division of Economic Development



County of Volusia
Community Redevelopment Areas, Fiscal Year 2014-2015

TABLE OF CONTENTS

EXECUTIVE SUMMARY

CRA SUMMARIES

Summary for Sixteen CRAs as of September 30, 2015

Daytona Beach

Summary for Five Daytona Beach CRAs

Ballough Road CRA

Downtown CRA

Main Street CRA

Midtown CRA

South Atlantic CRA

DeLand

Summary for Two DeLand CRAs

Downtown CRA

Spring Hill CRA

Edgewater CRA

Holly Hill CRA

New Smyrna Beach CRA

Orange City CRA

Ormond Beach

Summary for Two Ormond Beach CRAs

Ormond Crossings CRA

Downtown CRA

Port Orange

Summary for Two Port Orange CRAs

Eastport CRA

Town Center CRA

South Daytona CRA

ANNUAL REPORTS

Daytona Beach (includes all five CRAs)

DeLand Downtown CRA

DeLand Spring Hill CRA

Edgewater CRA

Holly Hill CRA

New Smyrna Beach CRA

Orange City CRA

Ormond Crossings CRA

Ormond Beach Downtown CRA

Port Orange Eastport CRA

Port Orange Town Center CRA

South Daytona CRA



Volusia County Community Redevelopment Areas

FY 2015 Executive Summary

Introduction

A Community Redevelopment Area (CRA) is a dependent taxing district established when blight conditions exist for the purpose of carrying out specified redevelopment activities. Florida Statutes Chapter 163 provides that, in charter counties, the county council has the authority to establish or delegate the authority to establish a CRA. Funding is generated through tax increment financing (TIF), which is the incremental increase in property taxes generated in the area as compared to the year the CRA was first established.

Overview of Volusia CRAs

There were 16 CRAs in Volusia County as of September 30, 2015: five in Daytona Beach (Ballough Road, Downtown, Main Street, Midtown, and South Atlantic); two in DeLand (Downtown and Spring Hill, the latter of which was administered by the city but comprised both city and county properties); one in Edgewater; one in Holly Hill; one in New Smyrna Beach; one in Orange City; two in Ormond Beach (Ormond Crossings and Downtown); two in Port Orange (Eastport and Town Center); and one in South Daytona.

Two CRAs are represented in this report for the first time this year – Edgewater and Orange City. New Smyrna Beach sunset a 30 year CRA in 2015 and created a new one along US 1, which will become active October 1, 2015. The former CRA is included here; the latter will be included next year.

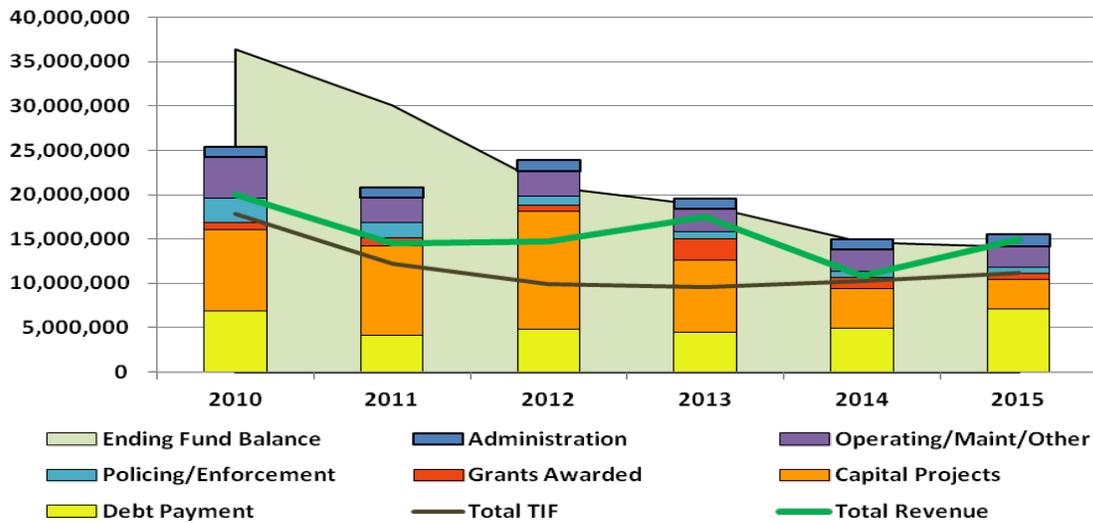
Combined Financial Analysis

The green shaded area in the chart below shows that the combined fund balance for Volusia's CRAs has been decreasing, from \$36m in 2010 to \$14m in 2015.

Overall TIF declined from a high of \$18m in 2010 to a low of \$10m in 2013. Property values began an upward trend in 2014. TIF in 2015 totaled over \$11m. The county contributed a total of \$34m in TIF to CRAs from 2010-2015.

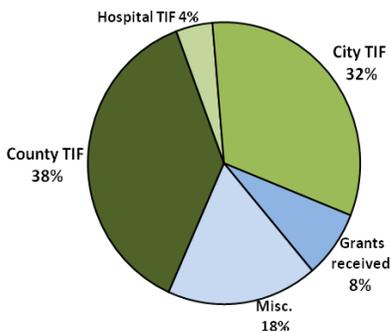
Volusia CRAs spent nearly \$88m on capital related projects over the last six years, approximately 73% of total expenditures.

Combined Fund Balance, Revenues, and Expenses 2010-2015



In 2015, combined expenditures exceeded combined revenues by \$529,000.

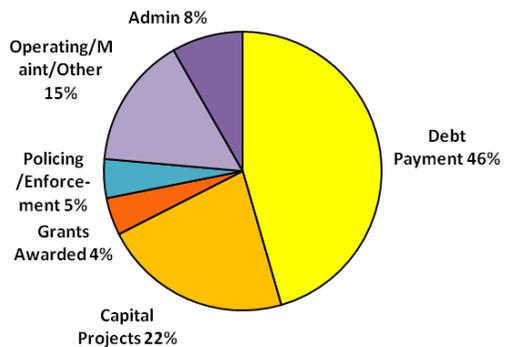
2015 Revenues \$14,978,000



In 2015, 74% of all revenue (\$11.1m) was derived from tax increment financing (TIF); over half of that (\$5.6m) was contributed by the county. Three CRAs consumed 67% of the county’s TIF contribution – Daytona Beach Main Street (\$1.6m); New Smyrna Beach (\$1.3m); and Holly Hill (\$0.9m). Miscellaneous revenues accounted for 18% of all revenue, primarily from a General Fund loan in South Daytona to pay off a \$2.2m note.

Combined capital related expenditures accounted for 72% of the 2015 expenditures (debt payments \$7.0m, capital projects \$3.4m, grants awarded \$0.7m). Seventy-two percent of those capital project expenditures were made by two CRAs - Ormond Beach Downtown (\$1.2m) for landscaping, hardscaping, median irrigation, and lighting; and New Smyrna Beach (\$1.2m) for Babe James expansion, improvements to Riverside/Manatee Park, Third Ave., and North Causeway.

2015 Expenses \$15,507,000

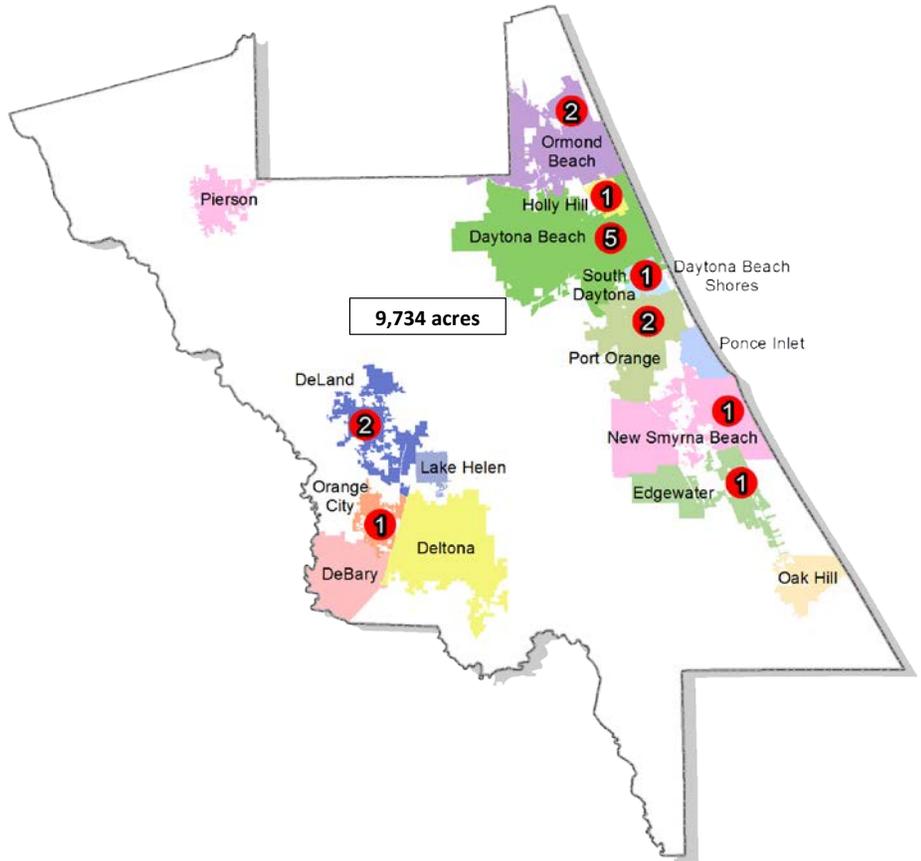


**Volusia County
Summary for Sixteen CRAs
as of September 30, 2015**

**1991-2015 cumulative
county TIF contributions:
\$93,380,262**

contact:
Arlene Smith, Volusia County

**Land acquisition and construction accomplishments
examples:**
-streetscaping
-property acquisition
-property improvements
-undergrounding of utilities



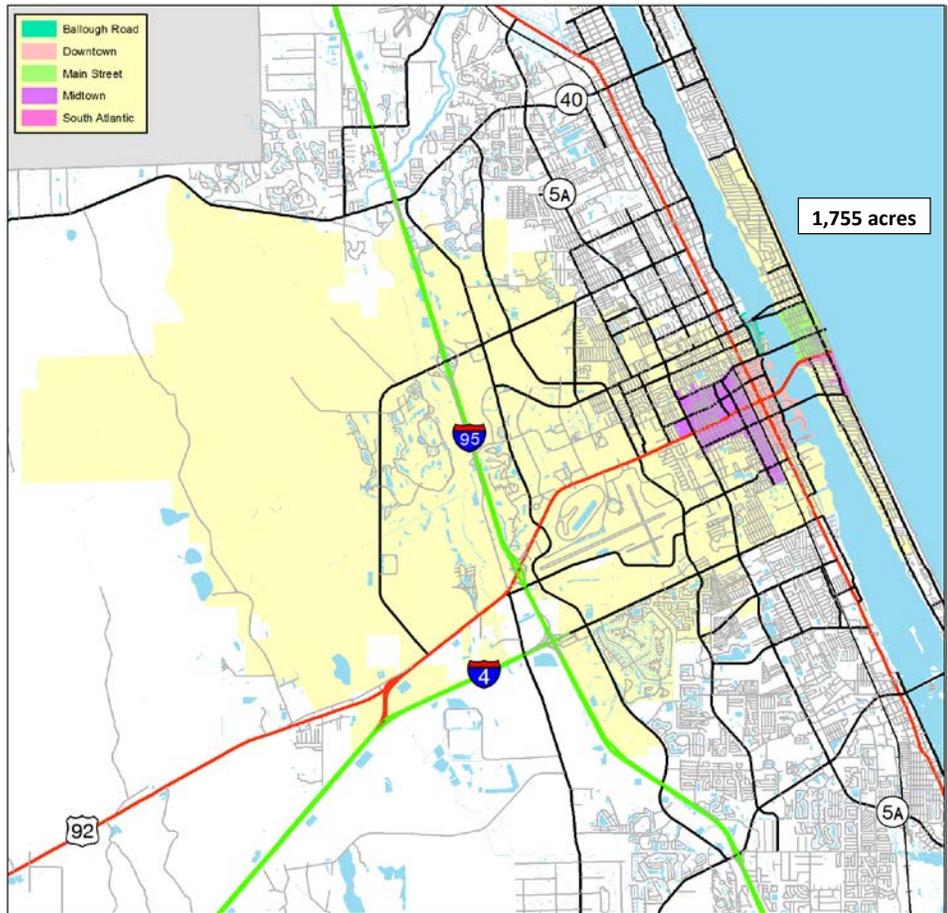
2015	
Total for sixteen current CRAs	
Total Debt (\$ x 000)	
initial date	from 2001 to 2015
amount of initial debt	\$68,694
balance	\$52,888
maturity	from 2023 to 2036
Personnel: 22.25 FTE (\$ x 000)	\$1,725*
4.00 redevelopment director	
1.00 project manager	
1.00 technician	
1.00 gardener	
3.00 utility workers	
7.50 community policing officers	
2.00 admin specialist	
1.00 CRA planner	
1.00 customer services clerk	
0.75 marketing/PIO manager	
<i>*paid to city employees directly or through transfer</i>	
Primary expenditures in 2015	
-debt payments	
-capital projects: New Smyrna Beach Babe James, park, and street improvements; Ormond streetscaping; Port Orange Town Center Riverwalk	

	FY 2015	% total	FY 2014	% total	FY 2013	% total
Revenues (x 000)						
TIF						
county TIF	\$5,636	38%	\$5,152	48%	\$4,688	27%
hospital TIF	650	4%	601	6%	730	4%
city TIF	4,851	32%	4,571	43%	4,113	24%
subtotal	\$11,137	74%	\$10,324	95%	\$9,531	55%
NON TIF						
grants received	\$1,162	8%	\$207	2%	\$2,541	14%
miscellaneous	2,679	18%	286	3%	5,387	31%
subtotal	\$3,841	26%	\$493	5%	\$7,928	45%
Total revenue	\$14,978	100%	\$10,817	100%	\$17,459	100%
Expenses (x000)						
CAPITAL						
debt payments	\$7,058	46%	\$4,923	33%	\$4,421	23%
capital projects	3,414	23%	4,537	31%	8,251	42%
grants awarded	675	4%	1,233	8%	2,326	12%
subtotal	\$11,147	72%	\$10,693	72%	\$14,998	77%
NONCAPITAL						
policing/enforcement program	\$700	5%	\$618	4%	\$773	4%
operating/maintenance/other	2,373	15%	2,462	16%	2,670	13%
administration	1,287	8%	1,170	8%	1,163	6%
subtotal	\$4,360	28%	\$4,250	28%	\$4,606	23%
Total expenses	\$15,507	100%	\$14,943	100%	\$19,604	100%
net change in fund balance	(529)		(4,126)		(2,145)	
Fund balance - ending	\$14,145		\$14,674		\$18,800	

Daytona Beach Summary for Five Daytona Beach CRAs

**1991-2015 cumulative
county TIF contributions:
\$43,541,573**

CRA board: city commission
contact: Reed Berger, redevelopment director



2015			FY 2015	% total	FY 2014	% total	FY 2013	% total
Debt (\$ x 000)		Revenues (x 000)						
initial date	2001-2010	county TIF	\$2,243	46%	\$2,127	45%	\$1,959	44%
amount of initial debt	\$42,454	hospital TIF	327	7%	309	6%	381	9%
balance	\$32,234	city TIF	2,262	46%	2,239	47%	2,002	45%
maturity	2024-2031	TIF subtotal	\$4,832	99%	\$4,675	98%	\$4,342	98%
		grants received	\$0	0%	\$12	0%	\$0	0%
		miscellaneous	70	1%	119	2%	87	2%
		NON TIF subtotal	\$70	1%	\$131	2%	\$87	2%
Personnel: 4.00 FTE (\$ x 000)	\$717*	Total revenue	\$4,902	100%	\$4,806	100%	\$4,429	100%
1.00 redevelopment director		Expenses (x000)						
1.00 project manager		debt payments	\$2,915	63%	\$2,914	58%	\$2,927	54%
1.00 technician		capital projects	106	2%	566	11%	793	15%
1.00 admin specialist		grants awarded	146	3%	175	3%	236	4%
<i>*paid to city employees directly or through transfer</i>		CAPITAL subtotal	\$3,167	68%	\$3,655	72%	\$3,956	73%
Primary expenditures in 2015		policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
-debt payments		operating/maintenance/other	657	15%	794	15%	848	16%
		administration	794	17%	681	13%	585	11%
		NONCAPITAL subtotal	\$1,451	32%	\$1,475	28%	\$1,433	27%
		Total expenses	\$4,618	100%	\$5,130	100%	\$5,389	100%
		net change in fund balance	284		(324)		(960)	
		Fund balance - ending	\$4,717		\$4,433		\$4,757	

**Daytona Beach
Ballough Road CRA
1985-2036**

**1991-2015 cumulative
county TIF contributions:
\$1,246,694**

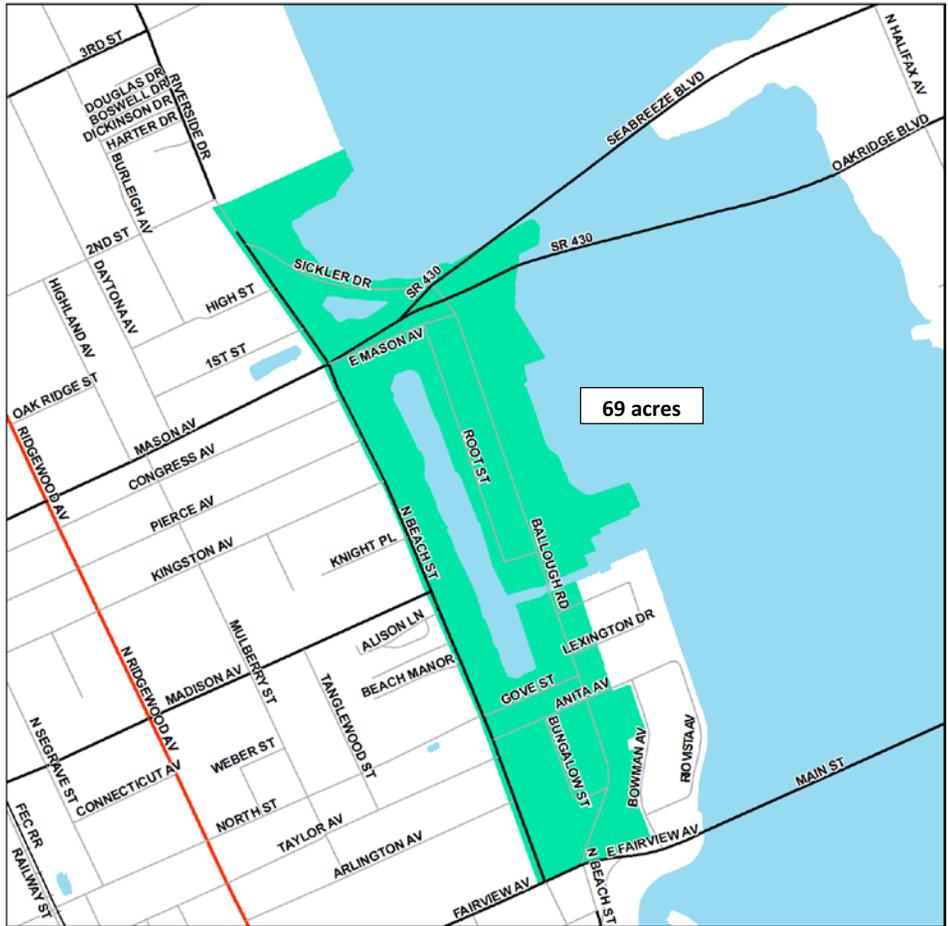
CRA board: city commission
contact: Reed Berger, redevelopment director

**Land acquisition and construction accomplishments
since 1985 (\$ x 000):**

-shoreline stabilization	\$269
-Heritage Trail	178
-Seabreeze parking pier	40
total:	\$487

Current focus of plan:

- FIND grant for design, engineering, and permitting for Marina Village infrastructure, including Ballough Road bridge replacement



2015	
Debt (\$ x 000)	none
Personnel: 0.11 FTE (\$ x 000)	\$18*
.09 redevelopment director	
.02 project manager	
*paid to city employees directly or through transfer	
Primary expenditures in 2015	
-operating/maintenance/other	
-grants awarded	

	FY 2015	% total	FY 2014	% total	FY 2013	% total
Revenues (x 000)						
county TIF	\$72	45%	\$68	41%	\$65	45%
hospital TIF	11	7%	10	6%	13	9%
city TIF	73	46%	72	43%	67	45%
subtotal	\$156	98%	\$150	90%	\$145	99%
NON TIF						
grants received	\$0	0%	\$12	8%	\$0	0%
miscellaneous	4	2%	4	2%	2	1%
subtotal	\$4	2%	\$16	10%	\$2	1%
Total revenue	\$160	100%	\$166	100%	\$147	100%
Expenses (x000)						
CAPITAL						
debt payments	\$0	0%	\$0	0%	\$0	0%
capital projects	0	0%	8	9%	17	20%
grants awarded	26	29%	0	0%	36	43%
subtotal	\$26	29%	\$8	9%	\$53	63%
NONCAPITAL						
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other	44	48%	64	71%	1	1%
administration	21	23%	18	20%	30	36%
subtotal	\$65	71%	\$82	91%	\$31	37%
Total expenses	\$91	100%	\$90	100%	\$84	100%
net change in fund balance	69		76		63	
Fund balance - ending	\$1,559		\$1,490		\$1,414	

**Daytona Beach
Midtown CRA
1997-2036**

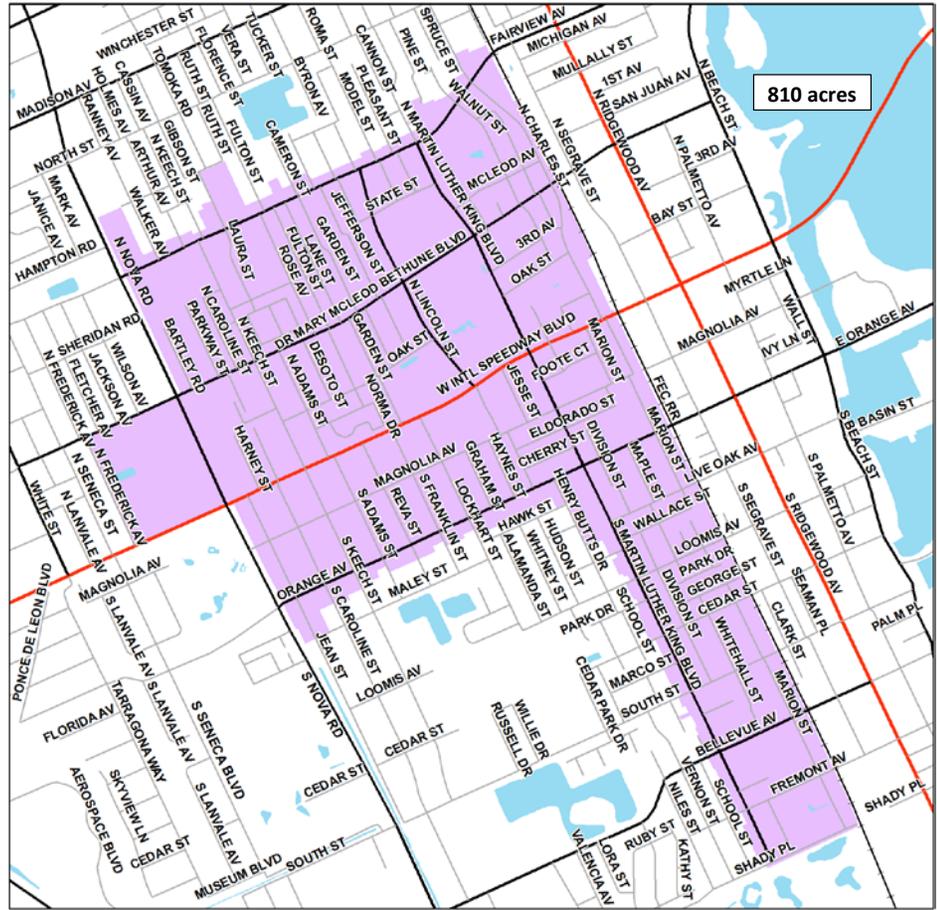
**1997-2015 cumulative
county TIF contributions:
\$2,837,169**

CRA board: city commission
contact: Reed Berger, redevelopment director

**Land acquisition and construction accomplishments
since 1997 (\$ x 000):**

-streetscaping	\$444
-redevelopment site acquisition	367
-Orange/MLK street construction	13
total:	\$824

Current focus of plan:
-initiate Phase 1 contract with JLL for real estate services



2015	
Debt (\$ x 000)	bank loan
initial date	2010
amount of initial debt	\$2,412
balance	\$1,835
maturity	2024
purpose	sidewalks/crosswalks cultural/educational center
project status	ongoing

Personnel: 1.01 FTE (\$ x 000) \$81*
 .12 redevelopment director
 .03 project manager
 .86 technician
**paid to city employees directly or through transfer*

Primary expenditures in 2015
 -debt payments

	FY 2015	% total	FY 2014	% total	FY 2013	% total
Revenues (x 000)						
TIF	county TIF	\$123 45%	\$114 43%	\$119 45%		
	hospital TIF	18 7%	17 6%	23 8%		
	city TIF	124 46%	120 46%	121 46%		
	subtotal	\$265 98%	\$251 95%	\$263 99%		
NON TIF	grants received	\$0 0%	\$0 0%	\$0 0%		
	miscellaneous	5 2%	12 5%	2 1%		
	subtotal	\$5 2%	\$12 5%	\$2 1%		
Total revenue	\$270	100%	\$263	100%	\$265	100%
Expenses (x000)						
CAPITAL	debt payments	\$216 68%	\$216 64%	\$216 36%		
	capital projects	0 0%	21 6%	104 17%		
	grants awarded	1 0%	0 0%	23 4%		
	subtotal	\$217 68%	\$237 70%	\$343 57%		
NONCAPITAL	policing/enforcement program	\$0 0%	\$0 0%	\$0 0%		
	operating/maintenance/other	17 5%	33 10%	90 15%		
	administration	85 27%	67 20%	172 28%		
	subtotal	\$102 32%	\$100 30%	\$262 43%		
Total expenses	\$319	100%	\$337	100%	\$605	100%
net change in fund balance	(48)		(74)		(340)	
Fund balance - ending	\$1,212		\$1,260		\$1,335	

**Daytona Beach
South Atlantic CRA
2000-2036**

**2000-2015 cumulative
county TIF contributions:
\$1,452,278**

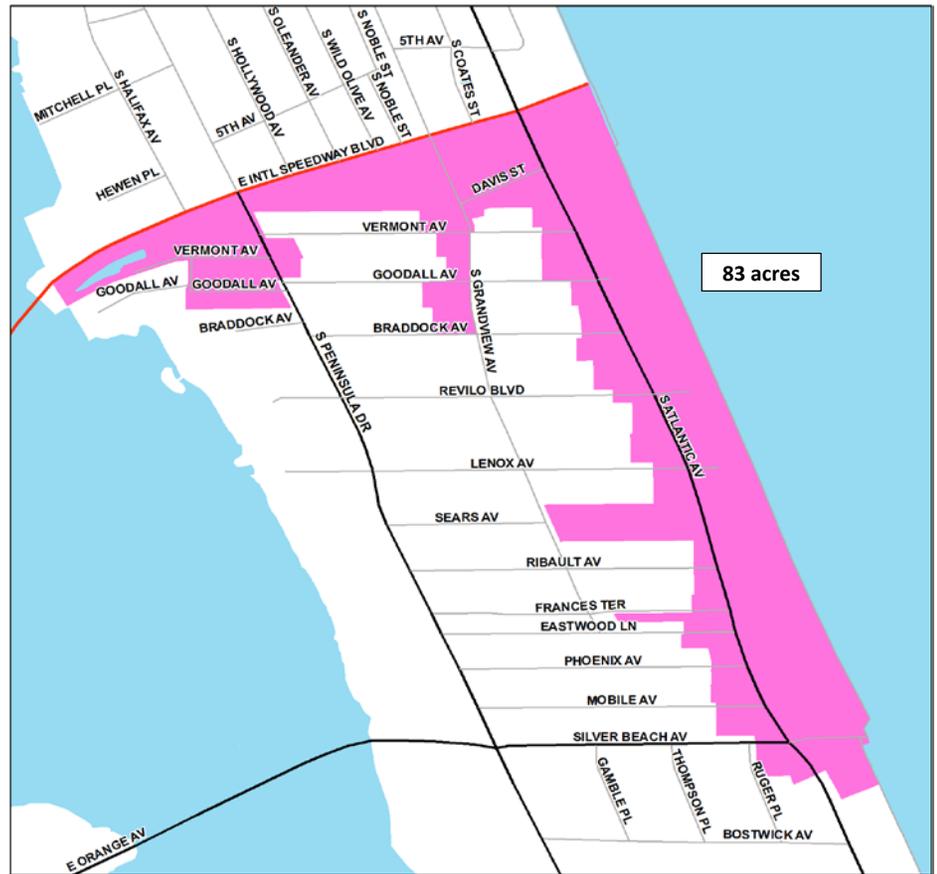
CRA board: city commission
contact: Reed Berger, redevelopment director

**Land acquisition and construction accomplishments
since 2000 (\$ x 000):**

-redevelopment site acquisition \$2,790
total: \$2,790

Current focus of plan:

-assist with Hard Rock and WC Grand projects



2015	
Debt (\$ x 000)	none
Personnel: 0.00 FTE (\$ x 000)	\$0*
<i>*paid to city employees directly or through transfer</i>	
Primary expenditures in 2015	
-operating/maintenance/other	

	FY 2015	% total	FY 2014	% total	FY 2013	% total
Revenues (x 000)						
county TIF	\$0	0%	\$0	0%	\$0	0%
hospital TIF	0	0%	0	0%	0	0%
city TIF	0	0%	0	0%	0	0%
TIF subtotal	\$0	0%	\$0	0%	\$0	0%
NON TIF						
grants received	\$0	0%	\$0	1%	\$0	0%
miscellaneous	0	0%	28	100%	0	0%
NON TIF subtotal	\$0	0%	\$28	100%	\$0	0%
Total revenue	\$0	0%	\$28	100%	\$0	0%
Expenses (x000)						
CAPITAL						
debt payments	\$0	0%	\$0	0%	\$0	0%
capital projects	0	0%	0	0%	0	0%
grants awarded	0	0%	0	0%	0	0%
CAPITAL subtotal	\$0	0%	\$0	0%	\$0	0%
NONCAPITAL						
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other	27	100%	19	100%	3	100%
administration		0%	0	0%	0	0%
NONCAPITAL subtotal	\$27	100%	\$19	100%	\$3	100%
Total expenses	\$27	100%	\$19	100%	\$3	100%
net change in fund balance	(27)		9		(3)	
Fund balance - ending	\$0		\$27		\$17	

DeLand Summary for Two DeLand CRAs

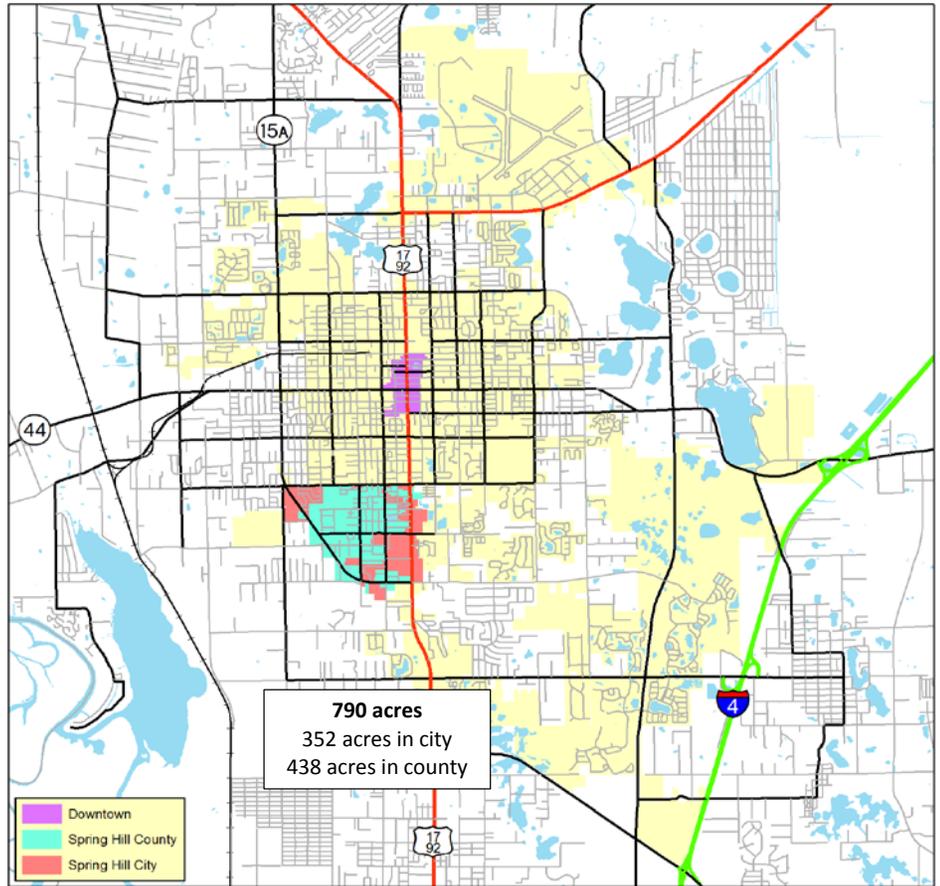
**1991-2015 cumulative
county TIF contributions:
\$3,043,779**

2 CRA boards:

mayor, city commissioners
county council members
area residents and business owners

contact:

Mike Grebosz, assistant city manager



2015			FY 2015	% total	FY 2014	% total	FY 2013	% total
Debt (\$ x 000)	none							
Personnel: 0.00 FTE (\$ x 000)	\$38*							
<i>*paid to city employees directly or through transfer</i>								
Primary expenditures in 2015								
-operating/maintenance/other								
		Revenues (x 000)						
		county TIF	\$84	31%	\$71	30%	\$69	8%
		hospital TIF	29	11%	26	11%	28	3%
		city TIF	91	34%	78	33%	79	9%
		subtotal	\$204	76%	\$175	74%	\$176	20%
		NON TIF						
		grants received	\$0	0%	\$0	0%	\$638	73%
		miscellaneous	63	24%	61	26%	57	7%
		subtotal	\$63	24%	\$61	26%	\$695	80%
		Total revenue	\$267	100%	\$236	100%	\$871	100%
		Expenses (x000)						
		CAPITAL						
		debt payments	\$0	0%	\$0	0%	\$61	6%
		capital projects	0	0%	0	0%	711	68%
		grants awarded	11	5%	30	12%	61	6%
		subtotal	\$11	5%	\$30	12%	\$833	80%
		NONCAPITAL						
		policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
		operating/maintenance/other	201	90%	215	84%	199	19%
		administration	10	5%	10	4%	10	1%
		subtotal	\$211	95%	\$225	88%	\$209	20%
		Total expenses	\$222	100%	\$255	100%	\$1,042	100%
		net change in fund balance	45		(19)		(171)	
		Fund balance - ending	\$840		\$795		\$814	

**DeLand
Downtown CRA
1984-2025**

**1991-2015 cumulative
county TIF contributions:
\$2,298,669**

CRA board:

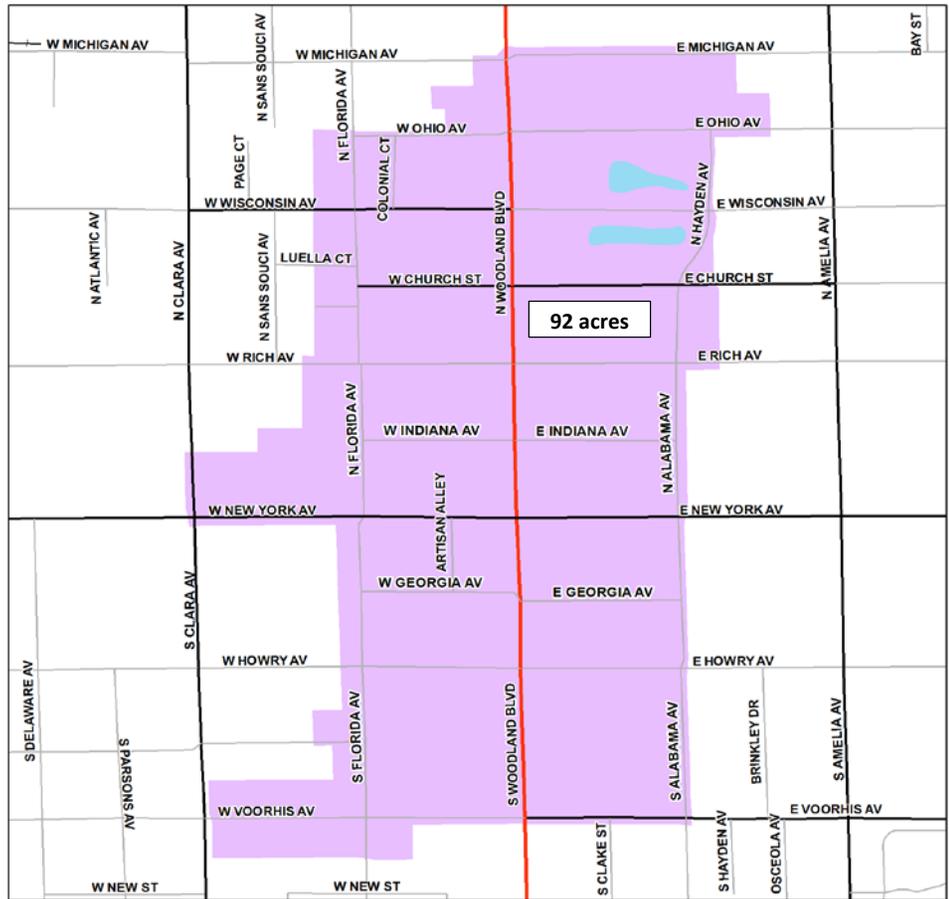
mayor, 4 city commissioners
2 Downtown CRA residents/business owners
contact:
Mike Grebosz, assistant city manager

**Land acquisition and construction accomplishments
since 2001 (\$ x 000):**

-streetscaping	\$1,356
-Fish Building improvements	404
-parking lot improvements	383
-parks	196
total:	\$2,339

Current focus of plan:

-reappropriating dollars from terminated public private partnership agreement



2015	
Debt (\$ x 000)	none
Personnel: 0.00 FTE (\$ x 000)	\$28*
<i>*paid to city employees directly or through transfer</i>	

Primary expenditures in 2015
-operating/maintenance/other: MainStreet Deland and events marketing; O&M of CRA owned Fish Building; maintenance of CRA infrastructure

	FY 2015	% total	FY 2014	% total	FY 2013	% total
Revenues (x 000)						
TIF						
county TIF	\$84	32%	\$71	30%	\$69	9%
hospital TIF	29	11%	26	11%	28	4%
city TIF	91	34%	78	34%	79	11%
subtotal	\$204	77%	\$175	75%	\$176	24%
NON TIF						
grants received	\$0	0%	\$0	0%	\$490	68%
miscellaneous	62	23%	59	25%	57	8%
subtotal	\$62	23%	\$59	25%	\$547	76%
Total revenue	\$266	100%	\$234	100%	\$723	100%
Expenses (x000)						
CAPITAL						
debt payments	\$0	0%	\$0	0%	\$61	7%
capital projects	0	0%	0	0%	548	68%
grants awarded	8	4%	20	9%	27	3%
subtotal	\$8	4%	\$20	9%	\$636	78%
NONCAPITAL						
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other	183	96%	196	91%	174	22%
administration	0	0%	0	0%	0	0%
subtotal	\$183	96%	\$196	91%	\$174	22%
Total expenses	\$191	100%	\$216	100%	\$810	100%
net change in fund balance	75		18		(87)	
Fund balance - ending	\$626		\$551		\$533	

**DeLand
Spring Hill CRA*
2004-2044**

**2004-2015 cumulative
county TIF contributions:
\$745,110**

CRA board:

- mayor, 2 city commissioners
- 2 county council members
- 1 incorporated Spring Hill CRA resident
- 1 unincorporated Spring Hill CRA resident

contact:

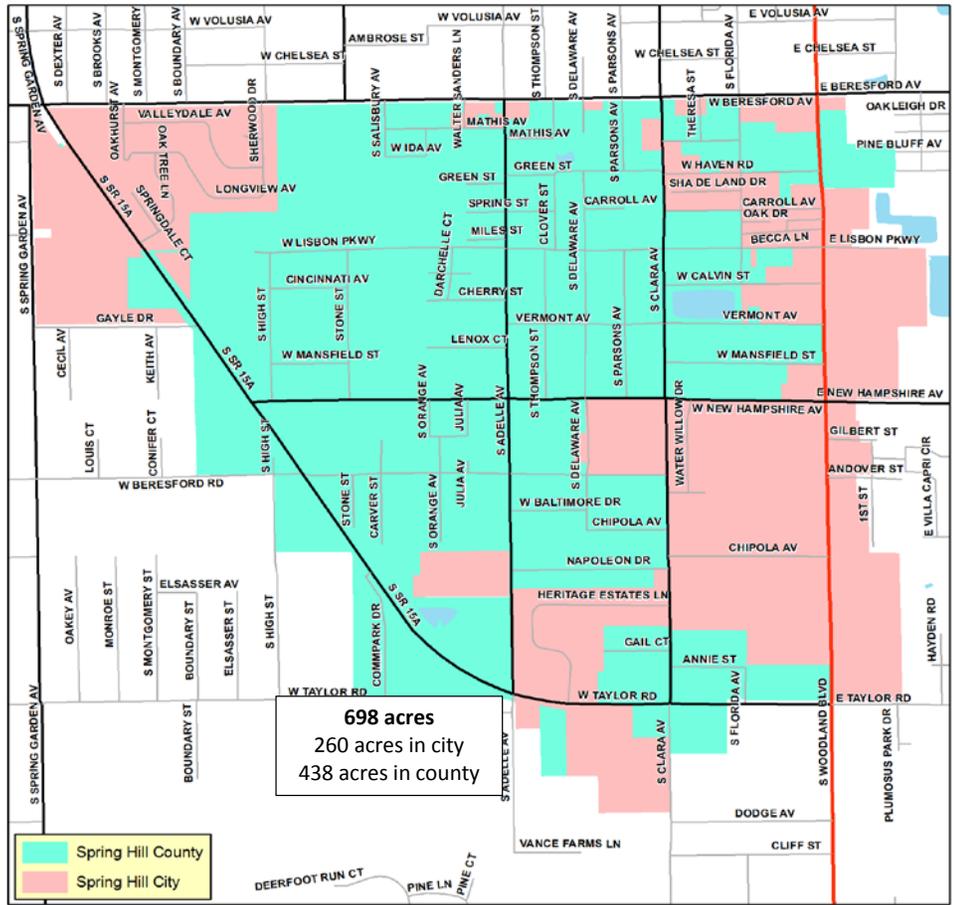
Mike Grebosz, assistant city manager

**Land acquisition and construction accomplishments
since 2006 (\$ x 000):**

-building acquisition/improvement	\$441
-land acquisition	326
-lighting	24
total:	\$791

Current focus of plan:

-operation of Community Resource Center



2015			FY 2015	% total	FY 2014	% total	FY 2013	% total
Debt (\$ x 000)	none	Revenues (x 000)						
		county TIF	\$0	0%	\$0	0%	\$0	0%
		hospital TIF	0	0%	0	0%	0	0%
		city TIF	0	0%	0	0%	0	0%
Personnel: 0.00 FTE (\$ x 000)	\$10*	subtotal	\$0	0%	\$0	0%	\$0	0%
*paid to city employees directly or through transfer		NON TIF						
		grants received	\$0	0%	\$0	0%	\$148	100%
		miscellaneous	1	100%	2	100%	0	0%
		subtotal	\$1	100%	\$2	100%	\$148	100%
Primary expenditures in 2015		Total revenue	\$1	100%	\$2	100%	\$148	100%
-operating/maintenance/other - Community Resource Center		Expenses (x000)						
		CAPITAL						
		debt payments	\$0	0%	\$0	0%	\$0	0%
		capital projects	0	0%	0	0%	163	70%
		grants awarded	3	10%	10	25%	34	15%
		subtotal	\$3	10%	\$10	25%	\$197	85%
		NONCAPITAL						
		policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
		operating/maintenance/other	18	58%	19	49%	25	11%
		administration	10	32%	10	26%	10	4%
		subtotal	\$28	90%	\$29	75%	\$35	15%
		Total expenses	\$31	100%	\$39	100%	\$232	100%
		net change in fund balance	(30)		(37)		(84)	
		Fund balance - ending	\$214		\$244		\$281	

*Spring Hill comprises city and county properties, administered by the city

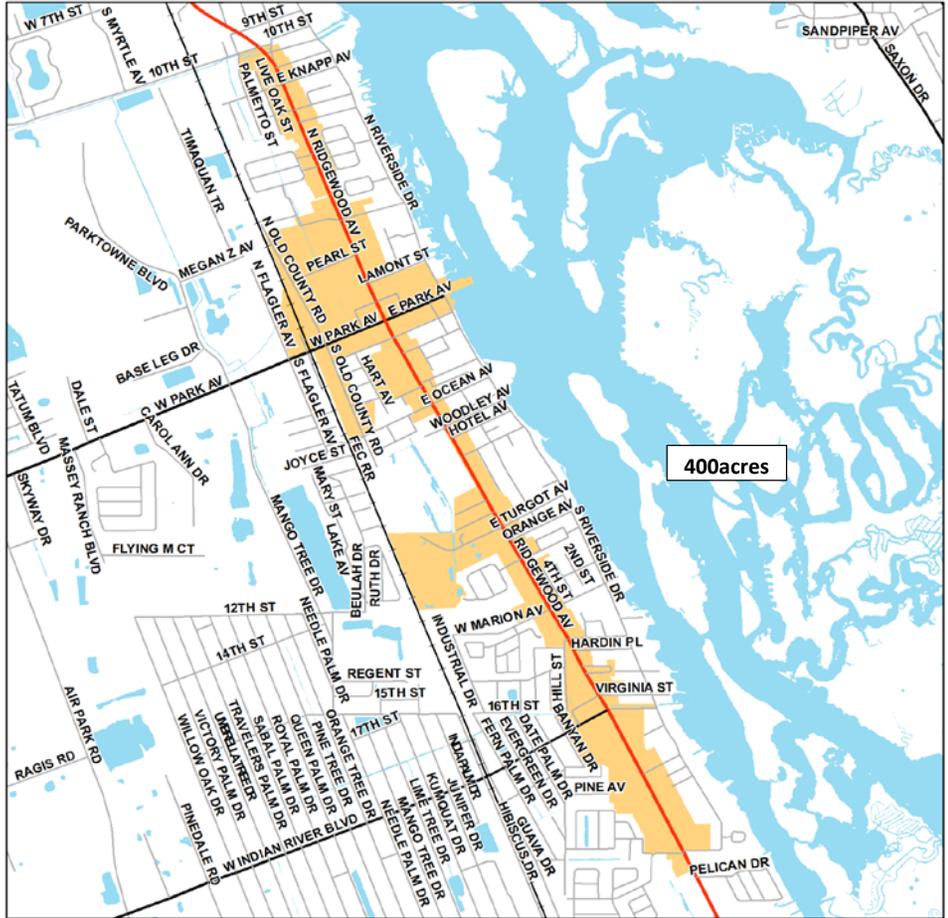
**Edgewater
Edgewater CRA
2015-2035**

**2015 cumulative
county TIF contributions:
\$0**

CRA board:
city council
contact: Samantha Bishop,
economic development coordinator

- Parameters:**
- county will contribute from general fund only
 - county TIF will be calculated using defined scale and the lower of city and county millage rate
 - county TIF will be used for only direct capital costs, up to 50% of total project
 - city TIF may be used for only direct capital costs or for façade/property improvement grants
 - landscaping is allowable only as component of capital construction project

Current focus of plan:
Wayfinding signs



2016			FY 2015	% total
Debt (\$ x 000)	none	Revenues (x 000)		
		county TIF	\$0	0%
		TIF city TIF	0	0%
		subtotal	\$0	0%
Personnel: 0.00 FTE (\$ x 000)	\$0	NON TIF grants received		0%
		miscellaneous*		0%
		subtotal	\$0	0%
		Total revenue	\$0	0%
Primary expenditures in 2015 N/A		Expenses (x000)		
		CAPITAL debt payments	\$0	0%
		capital projects	0	0%
		grants awarded	0	0%
		subtotal	\$0	0%
		NONCAPITAL policing/enforcement program	\$0	0%
		operating/maintenance/other	0	0%
		administration	0	0%
		subtotal	\$0	0%
		Total expenses	\$0	0%
		net change in fund balance	0	
		Fund balance - ending	\$0	

**Holly Hill
Holly Hill CRA
1995-2026**

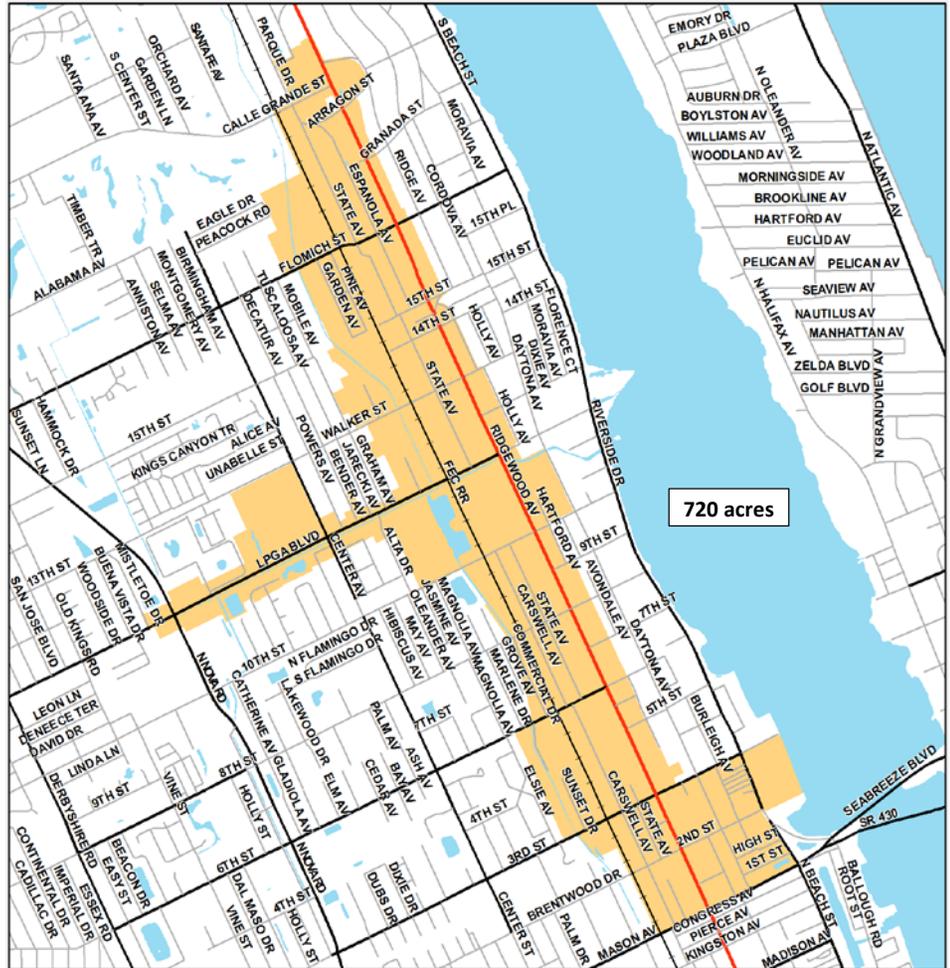
**1995-2015 cumulative
county TIF contributions:
\$8,724,725**

CRA board:
mayor, city commission
contact:
Nick Conte, CRA coordinator

**Land acquisition and construction accomplishments
since 2007 (\$ x 000):**

-water and sewer system	\$3,535
-property acquisition	2,895
-The Market renovations	1,285
-roadway improvements	472
-bus transfer stations	261
-property improvements	196
-streetscaping and landscaping	132
-parking improvements	39
total:	\$8,815

Current focus of plan:
-infrastructure improvements
-property improvements
-underground utilities



2015		
Debt (\$ x 000)	note	refunding note
initial date	2013	2005 (2012 refinanced)
amount of initial debt	\$5,000	\$6,331
balance	\$4,330	\$3,910
maturity	2026	2026
purpose	utilities under-grounding	water/sewer improvements, The Market improvements, middle school acquisition and improvements
project status	in-progress	complete

Personnel: 8.00 FTE (\$ x 000) \$364*
1.00 CRA director
6.00 community policing officers
1.00 customer service clerk
**paid to city employees directly or through transfer*

Primary expenditures in 2015
-debt payments
-policing/enforcement program

	FY 2015	% total	FY 2014	% total	FY 2013	% total
Revenues (x 000)						
TIF						
county TIF	\$860	42%	\$752	40%	\$646	10%
hospital TIF	125	6%	109	6%	126	2%
city TIF	893	43%	824	43%	739	11%
subtotal	\$1,878	91%	\$1,685	89%	\$1,511	23%
NON TIF						
grants received	\$94	5%	\$162	8%	\$0	0%
miscellaneous	84	4%	50	3%	5,032	77%
subtotal	\$178	9%	\$212	11%	\$5,032	77%
Total revenue	\$2,056	100%	\$1,897	100%	\$6,543	100%
Expenses (x000)						
CAPITAL						
debt payments	\$846	48%	\$848	28%	\$427	20%
capital projects	306	17%	1,367	46%	610	28%
grants awarded	47	3%	123	4%	62	3%
subtotal	\$1,199	68%	\$2,338	78%	\$1,099	51%
NONCAPITAL						
policing/enforcement program	\$336	19%	\$341	11%	\$520	24%
operating/maintenance/other	183	10%	259	9%	477	22%
administration	53	3%	52	2%	71	3%
subtotal	\$572	32%	\$652	22%	\$1,068	49%
Total expenses	\$1,771	100%	\$2,990	100%	\$2,167	100%
net change in fund balance	285		(1,093)		4,375	
Fund balance - ending	\$7,537		\$7,252		\$8,346	

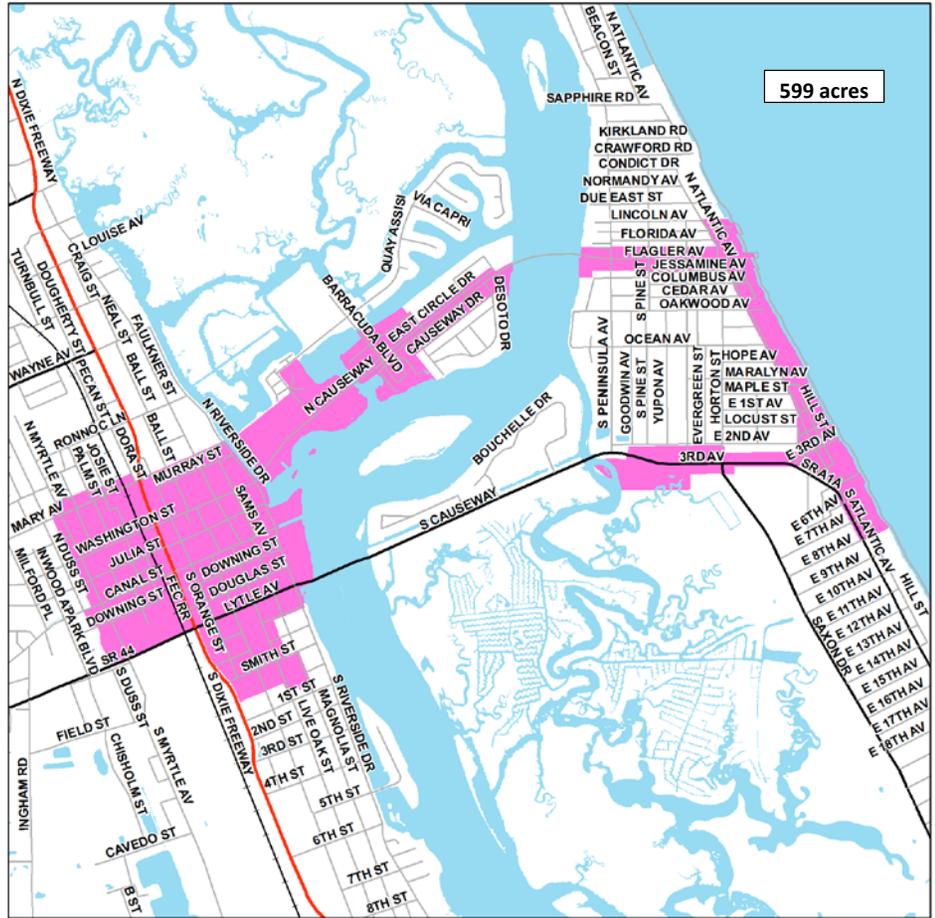
**New Smyrna Beach
CRA
1985-2015**

**1991-2015 cumulative
county TIF contributions:
\$19,824,286**

CRA board: city commission,
2 citizens appointed by commission
contact: Tony Otte, CRA/economic development
director

**Land acquisition and construction accomplishments
since 1985 (\$ x 000):**

-West Canal streetscapes	\$3,291
-Canal Street improvements	3,164
-Flagler Avenue streetscapes	2,680
-Esther Street property acquisition/project	2,344
-Riverside Park upgrades	2,215
-Babe James expansion	1,607
-road/streetscape/parking improvements	1,351
-Washington Street improvements	1,316
-Flagler Avenue Boardwalk	1,214
-Mary Avenue streetscape	1,097
-South Orange Streetscape	869
-City Marina project	857
-Chamber of Commerce restoration	531
-Lake Buena Vista project	525
-land acquisition	477
-other	270
total:	\$23,808



Current focus of plan:

-continue Master Plan implementation

2015

Debt (\$ x 000) none

Personnel: 7.75 FTE (\$ x 000) \$381*

- 1.00 CRA director
- 1.00 gardener
- 3.00 utility workers
- 1.00 administrative specialist
- 1.00 CRA planner
- .75 marketing/PIO manager

*paid to city employees directly or through transfer

Primary expenditures in 2015

-capital projects: Babe James expansion; improvements to Riverside/Manatee Park, Third Ave., North Causeway
-operating/maintenance/other: includes boat ramp project and 5 year prepaid parking contract

	FY 2015	% total	FY 2014	% total	FY 2013	% total
Revenues (x 000)						
county TIF	\$1,252	62%	\$1,122	65%	\$1,005	53%
hospital TIF	0	0%	0	0%	0	0%
city TIF	652	32%	584	33%	539	28%
subtotal	\$1,904	94%	\$1,706	98%	\$1,544	81%
NON TIF						
grants received	\$0	0%	\$15	1%	\$196	10%
miscellaneous	122	6%	14	1%	172	9%
subtotal	\$122	6%	\$29	2%	\$368	19%
Total revenue	\$2,026	100%	\$1,735	100%	\$1,912	100%
Expenses (x000)						
debt payments	\$0	0%	\$171	7%	\$342	6%
capital projects	1,241	43%	477	19%	2,625	45%
grants awarded	285	10%	653	27%	1,697	29%
subtotal	\$1,526	53%	\$1,301	53%	\$4,664	79%
NONCAPITAL						
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other	1,054	36%	873	36%	885	15%
administration	309	11%	281	11%	328	6%
subtotal	\$1,363	47%	\$1,154	47%	\$1,213	21%
Total expenses	\$2,889	100%	\$2,455	100%	\$5,877	100%
net change in fund balance	(863)		(720)		(3,965)	
Fund balance - ending*	\$1,222		\$2,085		\$2,805	

*CRA sunset in 2015; assets were transferred to general fund; fund balance will be spent down within three years.

Ormond Beach Summary for Two Ormond Beach CRAs

**1991-2015 cumulative
county TIF contributions:
\$8,952,642**

CRA board: city commission
contact: Ric Goss, planning director



2015		FY 2015	% total	FY 2014	% total	FY 2013	% total
Debt (\$ x 000)	none						
Personnel: 0.00 FTE (\$ x 000)	\$0*						
<i>*paid to city employees directly or through transfer</i>							
Primary expenditures in 2015							
-capital projects							
	Revenues (x 000)						
	county TIF	\$583	29%	\$553	57%	\$502	55%
	TIF hospital TIF	85	4%	80	8%	97	10%
	city TIF	349	18%	332	34%	313	34%
	subtotal	\$1,017	51%	\$965	99%	\$912	99%
	NON TIF grants received	\$946	48%	\$0	0%	\$0	0%
	miscellaneous	13	1%	8	1%	5	1%
	subtotal	\$959	49%	\$8	1%	\$5	1%
	Total revenue	\$1,976	100%	\$973	100%	\$917	100%
	Expenses (x000)						
	CAPITAL debt payments	\$0	0%	\$0	0%	\$0	0%
	capital projects	1,223	74%	2,042	80%	1,602	77%
	grants awarded	185	11%	251	10%	269	13%
	subtotal	\$1,408	85%	\$2,293	89%	\$1,871	90%
	NONCAPITAL policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
	operating/maintenance/other	254	15%	273	11%	199	10%
	administration	0	0%	0	0%	0	0%
	subtotal	\$254	15%	\$273	11%	\$199	10%
	Total expenses	\$1,662	100%	\$2,566	100%	\$2,070	100%
	net change in fund balance	314		(1,593)		(1,153)	
	Fund balance - ending	\$748		\$434		\$2,027	

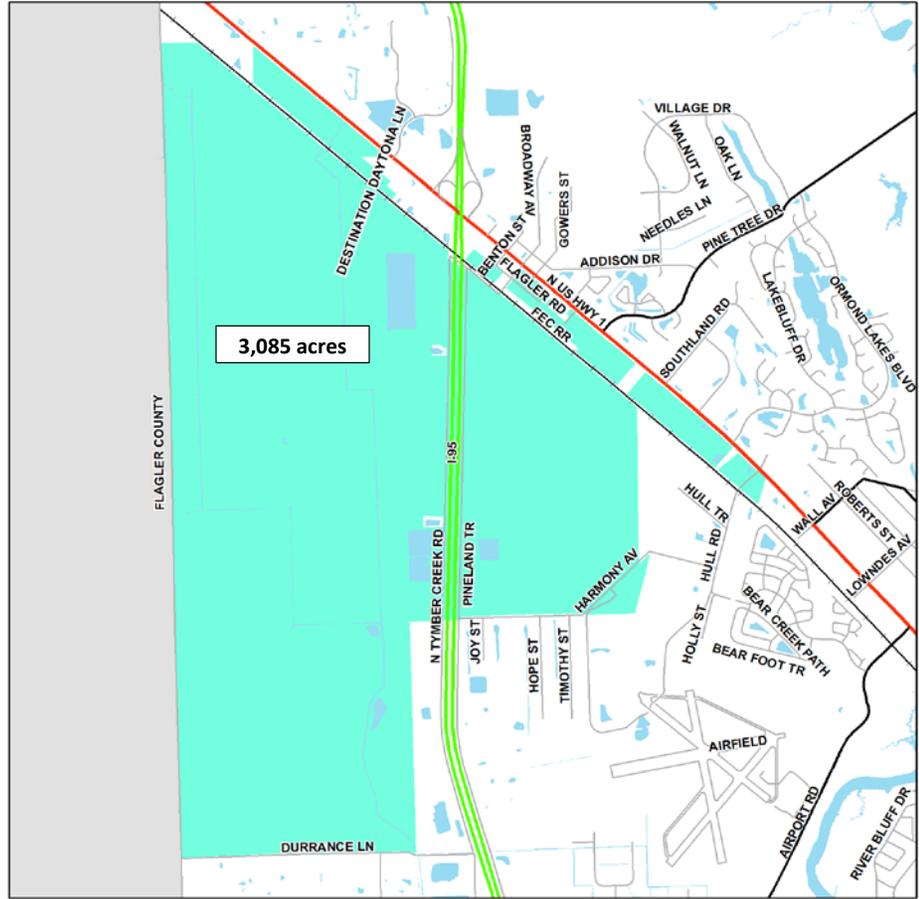
**Ormond Beach
Ormond Crossings CRA
2006-2034**

**2006-2015 cumulative
county TIF contributions:
\$748**

CRA board: city commission
contact: Ric Goss, planning director

- Parameters:**
- county TIF will be calculated using city millage rate
 - county TIF will cease after earlier of 10 years or aggregate total of \$4m appropriation by county
 - city TIF will cease after \$8m appropriation by city
 - funds and/or debt proceeds shall be expended solely on Crossings Blvd. Segment 1, with up to 3% administrative costs
 - delegation of authority shall expire June 2020 if Crossings Blvd Segment 1 has not commenced

- Current focus of plan:**
- construction of Crossings Blvd.



2015	
Debt (\$ x 000)	none
Personnel: 0.00 FTE (\$ x 000)	\$0*
<i>*paid to city employees directly or through transfer</i>	
Primary expenditures in 2015	-N/A

	FY 2015	% total	FY 2014	% total	FY 2013	% total
Revenues (x 000)						
TIF						
county TIF	\$1	100%	\$0	0%	\$0	0%
hospital TIF	0	0%	0	0%	0	0%
city TIF	0	0%	0	0%	0	0%
subtotal	\$1	100%	\$0	0%	\$0	0%
NON TIF						
grants received	\$0	0%	\$0	0%	\$0	0%
miscellaneous	0	0%	0	0%	0	0%
subtotal	\$0	0%	\$0	0%	\$0	0%
Total revenue	\$1	100%	\$0	0%	\$0	0%
Expenses (x000)						
CAPITAL						
debt payments	\$0	0%	\$0	0%	\$0	0%
capital projects	0	0%	0	0%	0	0%
grants awarded	0	0%	0	0%	0	0%
subtotal	\$0	0%	\$0	0%	\$0	0%
NONCAPITAL						
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other	0	0%	0	0%	2	100%
administration	0	0%	0	0%	0	0%
subtotal	\$0	0%	\$0	0%	\$2	100%
Total expenses	\$0	0%	\$0	0%	\$2	100%
net change in fund balance	1		0		(2)	
Fund balance - ending	\$26		\$25		\$25	

Port Orange Summary for Two Port Orange CRAs

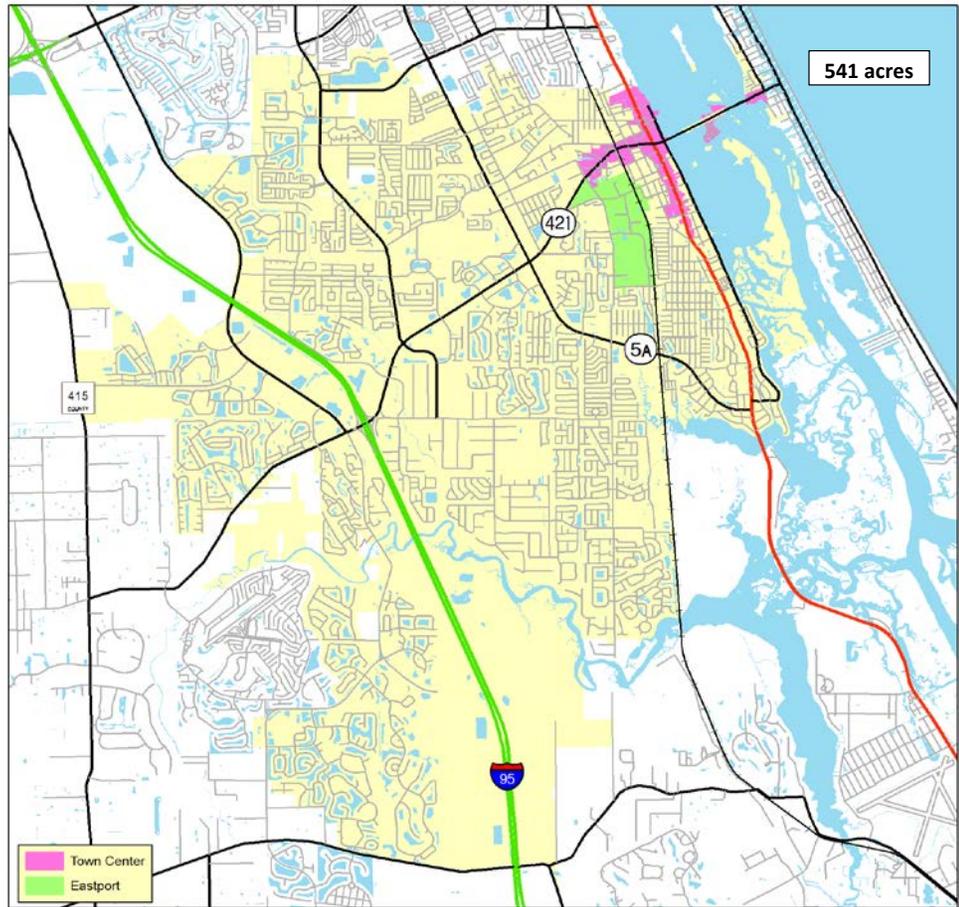
**1995-2015 cumulative
county TIF contributions:
\$2,644,308**

2 CRA boards:

city council

2 representatives from the district appointed by council

contact: Penelope Cruz, principal planner



2015	
Debt (\$ x 000)	
initial date	2006-2015
amount of initial debt	\$9,642
balance	\$8,513
maturity	2024-2036

Personnel: 0.00 FTE (\$ x 000) \$0*
*paid to city employees directly or through transfer

Primary expenditures in 2015
-debt payments

	FY 2015	% total	FY 2014	% total	FY 2013	% total
Revenues (x 000)						
TIF						
county TIF	\$147	35%	\$133	45%	\$132	46%
hospital TIF	21	5%	19	6%	26	9%
city TIF	99	24%	91	31%	99	34%
subtotal	\$267	64%	\$243	82%	\$257	89%
NON TIF						
grants received	\$121	29%	\$17	7%	\$0	0%
miscellaneous	31	7%	33	11%	32	11%
subtotal	\$152	36%	\$50	18%	\$32	11%
Total revenue	\$419	100%	\$294	100%	\$289	100%
Expenses (x000)						
CAPITAL						
debt payments	\$556	52%	\$516	77%	\$190	69%
capital projects	490	46%	85	13%	0	0%
grants awarded	0	0%	0	0%	0	0%
subtotal	\$1,046	98%	\$601	90%	\$190	69%
NONCAPITAL						
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other	16	2%	24	4%	26	10%
administration	0	0%	43	6%	59	21%
subtotal	\$16	2%	\$67	10%	\$85	31%
Total expenses	\$1,062	100%	\$669	100%	\$275	100%
net change in fund balance	(642)		(375)		14	
Fund balance - ending	(\$967)		(\$325)		\$50	

**Port Orange
Eastport CRA
1995-2036**

**1995-2015 cumulative
county TIF contributions:
\$1,165,531**

CRA board:

- city council
- 2 representatives from the district appointed by council

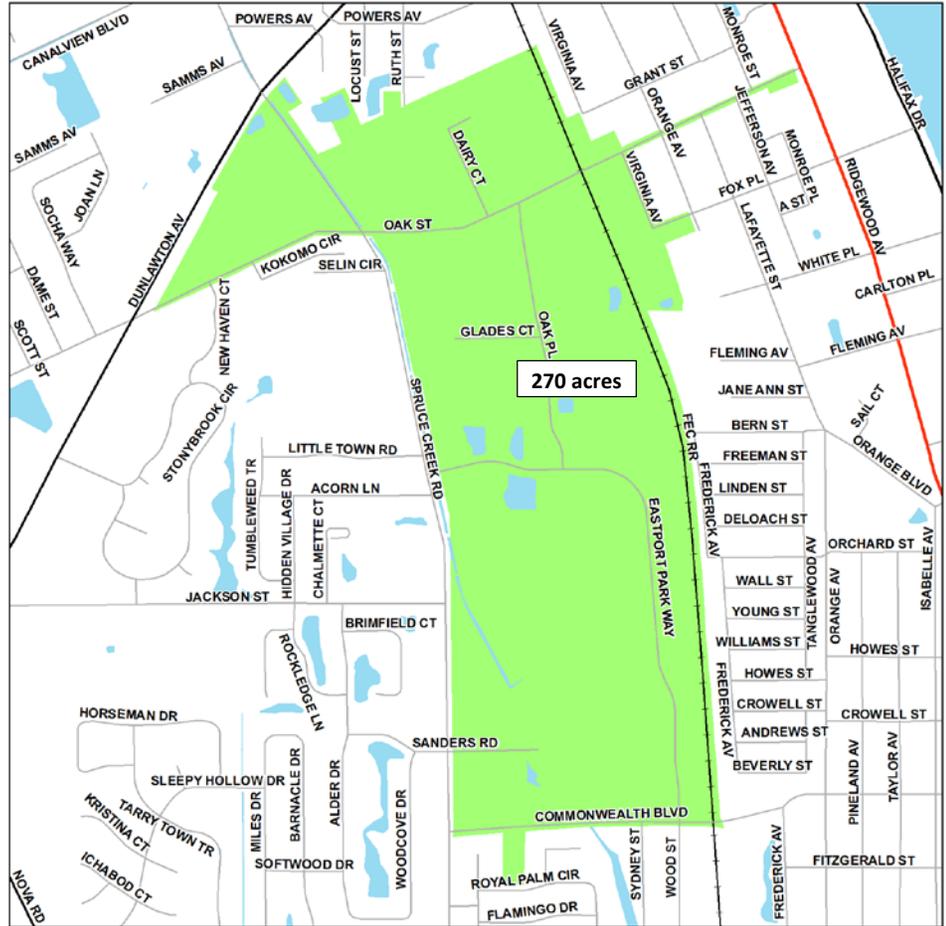
contact: Penelope Cruz, principal planner

Land acquisition and construction accomplishments since 2006 (\$ x 000):

-business park construction	\$1,788
-curbing	99
total:	\$1,887

Current focus of plan:

- sale of two city-owned lots
- stormwater improvements
- fiber optic initiative



2015	
Debt (\$ x 000)	revenue bond
initial date	2006
amount of initial debt	\$2,500
balance	\$1,745
maturity	2024
purpose	business park infrastructure
project status	complete

Personnel: 0.00 FTE (\$ x 000) \$0*
*paid to city employees directly or through transfer

Primary expenditures in 2015
-debt payments

	FY 2015	% total	FY 2014	% total	FY 2013	% total
Revenues (x 000)						
TIF	county TIF	\$89 55%	\$87 54%	\$85 51%		
	hospital TIF	13 8%	13 8%	17 10%		
	city TIF	59 36%	60 37%	64 38%		
	subtotal	\$161 99%	\$160 99%	\$166 99%		
NON TIF	grants received	\$0 0%	\$0 0%	\$0 0%		
	miscellaneous	2 1%	1 1%	1 1%		
	subtotal	\$2 1%	\$1 1%	\$1 1%		
Total revenue	\$163	100%	\$161	100%	\$167	100%
Expenses (x000)						
CAPITAL	debt payments	\$181 97%	\$180 81%	\$179 84%		
	capital projects	0 0%	0 0%	0 0%		
	grants awarded	0 0%	0 0%	0 0%		
	subtotal	\$181 97%	\$180 81%	\$179 84%		
NONCAPITAL	policing/enforcement program	\$0 0%	\$0 0%	\$0 0%		
	operating/maintenance/other	6 3%	10 5%	4 2%		
	administration	0 0%	31 14%	31 14%		
	subtotal	\$6 3%	\$41 19%	\$35 16%		
Total expenses	\$187	100%	\$221	100%	\$214	100%
net change in fund balance	(24)		(60)		(47)	
Fund balance - ending	\$327		\$351		\$411	

**Port Orange
Town Center CRA
1998-2036**

**1998-2015 cumulative
county TIF contributions:
\$1,478,777**

CRA board:

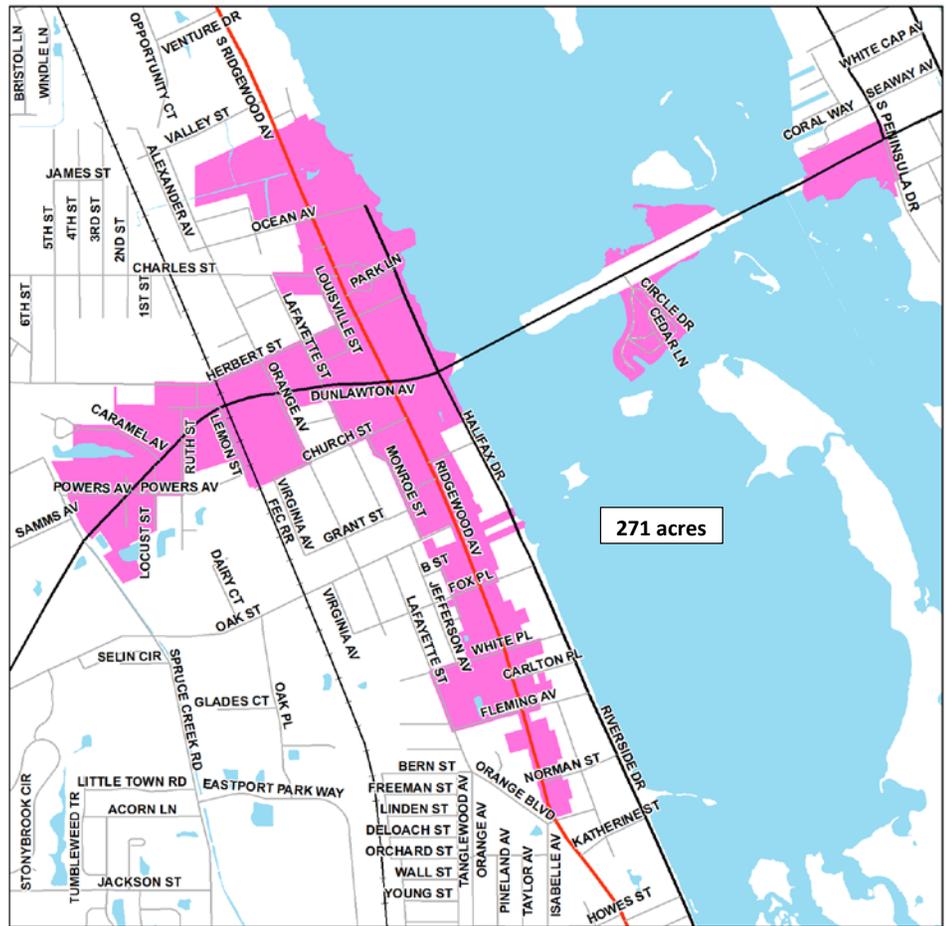
- city council
 - 2 representatives from the district appointed by council
- contact:** Penelope Cruz, principal planner

**Land acquisition and construction
accomplishments since 2008 (\$ x 000):**

-land acquisition in Riverwalk	\$2,803
-fence and sign construction	10
total:	\$2,813

Current focus of plan:

- Riverwalk Park
- Boardwalk development



	2015			
Debt (\$ x 000)	internal loan	internal loan	internal loan	revenue bond
initial date	2015	2012	2010	2007
amount of initial debt	\$785	\$339	\$418	\$5,600
balance	\$785	\$339	\$414	\$5,230
maturity	2025	2025	2025	2036
purpose	supplement fund	supplement fund	property (Cardwell Funeral Home on US 1)	property for Riverwalk
project status	N/A	N/A	complete	complete

Personnel: 0.00 FTE (\$ x 000) \$0*
*paid to city employees directly or through transfer

Primary expenditures in 2015
-capital: Riverwalk construction and land acquisition

	FY 2015	% total	FY 2014	% total	FY 2013	% total
Revenues (x 000)						
county TIF	\$58	23%	\$46	35%	\$47	38%
hospital TIF	9	3%	7	5%	9	8%
city TIF	39	15%	31	23%	35	29%
subtotal	\$106	41%	\$84	63%	\$91	75%
NON TIF						
grants received*	\$121	47%	\$17	13%	\$0	0%
miscellaneous **	29	12%	32	24%	31	25%
subtotal	\$150	59%	\$49	37%	\$31	25%
Total revenue	\$256	100%	\$133	100%	\$122	100%
Expenses (x000)						
debt payments	\$375	43%	\$337	75%	\$11	18%
capital projects	490	56%	85	19%	0	0%
grants awarded	0	0%	0	0%	0	0%
subtotal	\$865	99%	\$422	94%	\$11	18%
NONCAPITAL						
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other	10	1%	14	3%	22	36%
administration	0	0%	12	3%	28	46%
subtotal	\$10	1%	\$26	6%	\$50	82%
Total expenses	\$875	100%	\$448	100%	\$61	100%
net change in fund balance	(619)		(315)		61	
Fund balance - ending	(\$1,295)		(\$676)		(\$361)	

* FIND and ECHO grant for Riverwalk in 2015

** Internal loan accounting adjustment made for 2014 in 2015



THE CITY OF DAYTONA BEACH COMMUNITY REDEVELOPMENT AGENCY

2015 Annual Report



INTRODUCTION

CREATING ATTRACTIVE USER-FRIENDLY STREETS, TRAILS & MORE

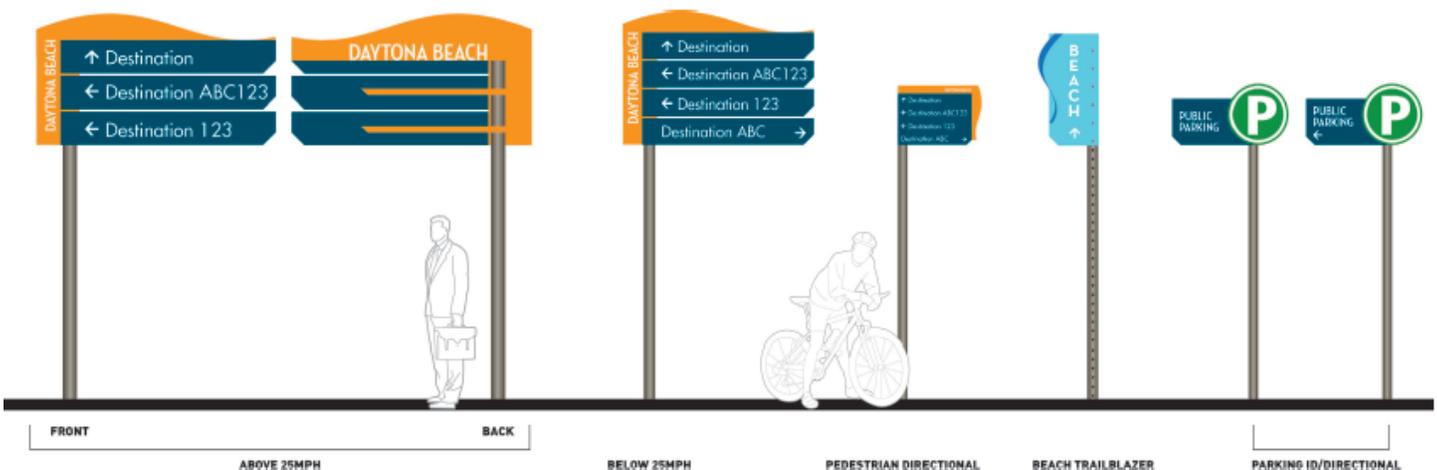
The annual report for the City of Daytona Beach Community Redevelopment Agency's fiscal year that began October 1, 2014 and ended September 30, 2015 is designed to improve the way we communicate with our citizens, not just in numbers, but by words of action and pictures of progress. Telling the story of how community redevelopment benefits the community is an ongoing process of education and sharing.

The quality of our experience moving through the community, whether by foot, bicycle, bus, automobile, or other form of transportation depends on many factors and personal preferences. For some, how quickly and efficiently we move from point A to point B is a priority. For others it may be the visual quality of both the public and private property that is part of the path to our destinations. For most, it is all of the above. What we see and how we feel as we get to where we want to go is an important part of the overall impression we as residents and as visitors think of the community as a whole. Several initiatives are underway in the redevelopment areas that will improve our experience travelling to the places we want to go.

A wayfinding program has been created that is now in the implementation stage that will provide signage from Interstate 95 to the Atlantic Ocean, letting people know how to get to major points of interest and where to park. A color coded signage system will also identify the redevelopment areas.

A character study is in progress as a part of a grant from the Florida Department of Economic Opportunity that will help inform some of the key assets and urban design features that should be considered as part of redevelopment along some of the corridors. The Florida Department of Transportation recently conducted safety studies along portions of Atlantic Avenue (A1A) and International Speedway Boulevard (U.S. 92) that will identify problems and solutions for pedestrian and bicycle safety. Bicycle and pedestrian trails that connect us to our neighborhoods and to our national networks are also in stages of implementation and grant funding.

With the completion of improvements between I-95 and Nova Road, International Speedway Blvd., the primary street through our redevelopment areas and gateway to the "World's Most Famous Beach", remains a serious challenge that is the focus of current planning efforts. How we are seen through the eyes of those who visit our community in the future will depend to a great degree on how we change this single stretch of road.



WHO IS THE COMMUNITY REDEVELOPMENT AGENCY

THE CITY OF DAYTONA BEACH COMMUNITY REDEVELOPMENT AGENCY

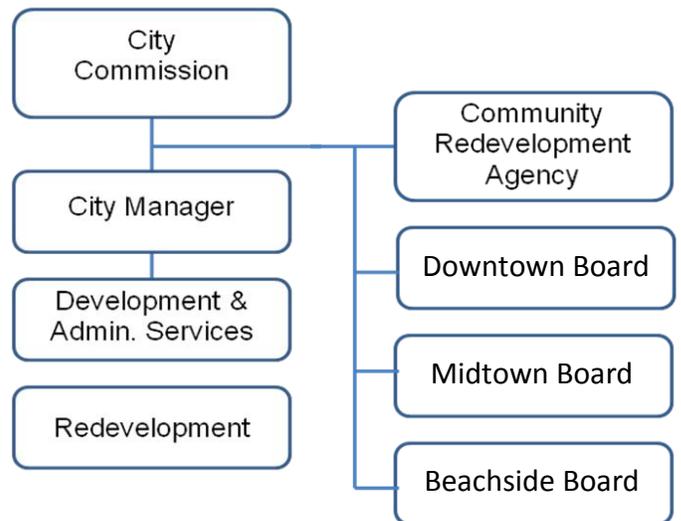
The City of Daytona Beach City Commission serves as the Community Redevelopment Agency (CRA). The CRA holds regular quarterly meetings in March, June, September, and December. Additionally, the CRA can call special meetings and workshops as required to conduct the business of the Agency. Meetings are held in the City Commission Chambers at City Hall.



CRA BOARD MEMBERS (as of September 30, 2015)
Front row left to right: Commissioner Patrick Henry, Mayor Derrick Henry and Commissioner Rob Gilliland. Back row left to right: Commissioner Pam Woods, Commissioner Ruth Trager, Commissioner Kelly White and Commissioner Paula R. Reed)

The agendas and minutes of the CRA meetings are posted on the City's Web site (www.codb.us). In addition, the CRA meetings are broadcast live on the Brighthouse cable channel and on the internet, and archived on the City Clerk's section of the web site for streaming video replay.

The CRA is responsible for approving the annual CRA budget, funding projects and programs, and implementing four Redevelopment Plans.



REDEVELOPMENT BOARDS

Three Redevelopment Boards have a primary responsibility to review and approve certain site plans and advise the Planning Board and City Commission on requests to rezone property and amend the Comprehensive Plan. Meetings are held in the City Commission Chambers at City Hall.

(Current board members as of September 30, 2015)

Downtown Redevelopment Board

Meeting first Tuesday of each month at Noon
Harold Goodemote, Chair; Robert Abraham; Buddy Budiansky; Quanita May; Kent Sharples; Michael Shewmaker; Cathy Washington*; and Jack White.

Beachside Redevelopment Board

Meeting second Wednesday of each month at 6:00 p.m.
Dino P. Paspalakis, Chair; Theresa Cantrell; Linda Miller; Gilbert Myara; Dino M. Paspalakis; Randall Phillips; and Suzanne Ramsey.

Midtown Redevelopment Board

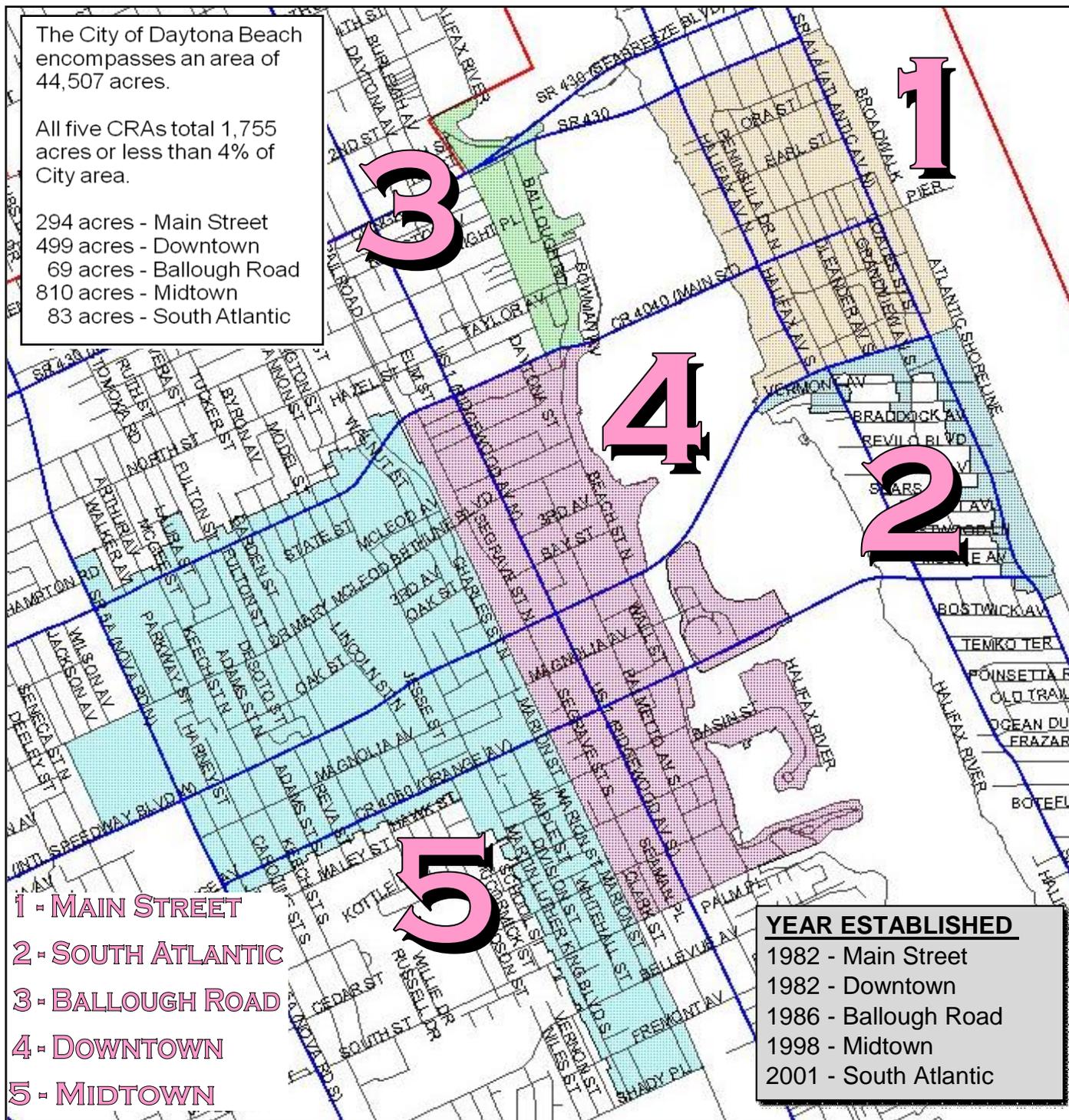
Meeting second Tuesday of each month at 6:00 p.m.
Martin Tooley, Chair; Tony Barhoo*; Kenya Ford; Danny Fuqua; Steve Miller; and Oliver Ross.

* Planning Board appointment

WHERE ARE THE COMMUNITY REDEVELOPMENT AREAS

COMMUNITY REDEVELOPMENT AREAS

There are five Redevelopment Areas located within the City of Daytona Beach. The boundaries of each Redevelopment Area were established based on a Finding of Blight Study and described in a Community Redevelopment Plan approved by the City Commission. The Plans describe the redevelopment goals, policies, and objectives for each Area and what projects and programs will be deployed to revitalize the Areas. Revenue collected from growth in property values within each area is used to reinvest in programs and projects within the same boundaries.



REDEVELOPMENT PROJECT & PROGRAM HIGHLIGHTS

NEW BRIDGES AND TRAILS TO COMPLETE THE EAST COAST GREENWAY

The East Coast Greenway is a developing trail system, linking many of the major cities of the Eastern Seaboard between Canada and Key West. Over 30 percent of the route is already on traffic-free greenways, creating safe, accessible routes for people of all ages and abilities. The ECG fosters healthy lifestyles, empowers sustainable transportation, and promotes tourism. Daytona Beach is doing its part to complete this multi-use trail along the Halifax River from one end of the City to the other. This national trail runs through the mile long Riverfront Park adjacent to the downtown business district and will include a new connection under the International Speedway Blvd. (U.S. 92) bridge. To the north of the ISB bridge the park is in process of redesign that will add day docks and other amenities to compliment trail use. Further north the trail will be accommodated by a new bridge spanning the Root Canal inlet as a part of the proposed Marina Village Plan.




MARINA VILLAGE *A WATER-RELATED DESTINATION*




There are several proposed or on-going public projects that will define the look and feel of the destination. By coordinating these projects to complement one another, they will together begin to create a sense of place. Improved coordination can also lead to better projects, increased efficiencies and economies of scale – as with the underground utility project, where a smaller project is “piggy-backing” on the larger project.

Three separate, abutting streetscapes (Riverside Drive in Holly Hill and Beach Street and Ballough Road in Daytona Beach) are at various stages of discussion. They are incorporated in this concept plan to tell a consistent story indicating the arrival at the destination. A roundabout at Main Street/Balough Road/Beach Street is also being discussed. This could provide a gateway to the district from the south.

The Halifax River Greenway Trail is an eleven mile trail running from Port Orange to Ormond Beach. It is part of the East Coast Greenway Trail – a 3,000-mile multi-use, off-road pathway connecting major Cities along the eastern seaboard between Canada and Key West. A portion of this trail in Daytona Beach was recently officially designated as the East Coast Greenway, meaning it meets the strict standards of a showcase trail and markers will soon be added.

Improvements are proposed at both of the riverfront parks – Riverside Park in Holly Hill and Sickler Park in Daytona Beach.

HALIFAX RIVER GREENWAY TRAIL

East Coast Greenway

The East Coast Greenway is a multi-use, off-road pathway connecting major cities along the eastern seaboard between Canada and Key West. It is a 3,000-mile trail system that provides a safe, accessible route for people of all ages and abilities. The trail is currently under construction and is expected to be completed by 2015.

Halifax River Greenway

The Halifax River Greenway is a 11-mile trail running from Port Orange to Ormond Beach. It is a multi-use, off-road pathway that provides a safe, accessible route for people of all ages and abilities. The trail is currently under construction and is expected to be completed by 2015.

Proposed Projects

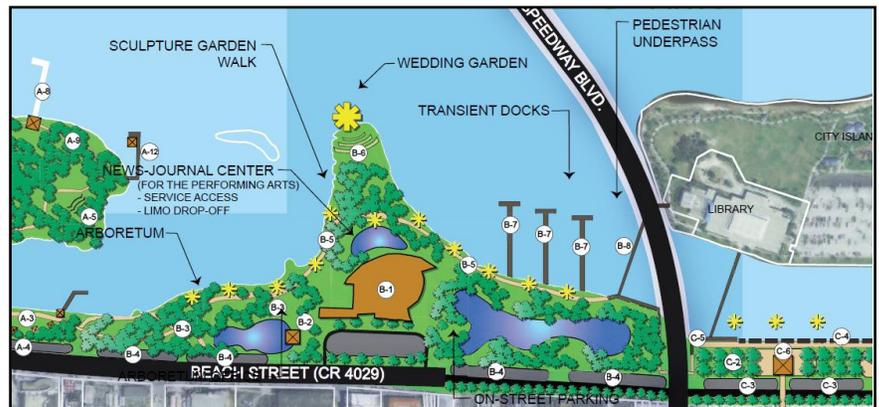
- Riverside Drive Streetscape
- Ballough Road Streetscape
- Beach Street Streetscape
- Main Street Roundabout
- Main Street Bridge Rehabilitation
- Canal Basin Boat Ramp

On-going Projects

- Riverside Drive/Sickler Drive Underground Utility Conversion
- Halifax River Greenway Trail – East Coast Greenway Designation
- Halifax River Greenway Trail – Construction of Gaps
- Construction of Pier at Riverside Park
- Sickler Park Improvements







REDEVELOPMENT PROJECT & PROGRAM HIGHLIGHTS

PRESERVING OUR HISTORIC & CULTURAL OCEANFRONT DESTINATIONS

When visitors do arrive at the World's Most Famous Beach they will not only find new and exciting hotels like the Hard Rock Hotel & Café rising from the sand. They will also discover the historic Pier, Bandshell, and Clocktower along the Boardwalk, legacy landmarks that remind us of the roaring twenties and the promise of the New Deal. These important destinations would have perished if not for the intervention of the City and the financial assistance from the Community Redevelopment Agency, Volusia County, and the State of Florida. The economic value is not just tourism that these historic sites attract, but also the value of having a unique venue like the Bandshell that is a central place for free live concerts made possible by the City, the CRA, and the Friends of the Bandshell. The recent infusion of State Historic grants to restore the coquina structure, one of Florida's top 100 architectural landmarks, and the private fundraising to create and maintain the Ritchey Plaza, will assure that future generations will continue to enjoy music by the ocean.



FINANCIAL INFORMATION

Annual Financial Report for the Daytona Beach CRA's Five Redevelopment Trust Funds

The Redevelopment Trust Fund is a special revenue fund that reports the activities of the five (5) tax increment redevelopment areas of the City.

The Daytona Beach Community Redevelopment Agency (CRA) was created pursuant to Section 163.38, Florida Statutes, and Ordinance 82-255. Although legally separate, the CRA is reported as if it were part of the City, as a special revenue fund, because it is governed by a board comprised of the City's elected Commission. Additionally, the services provided by the CRA entirely benefit the primary government and bond issuance authorization is approved by the City Commission. The CRA does not issue separate financial statements. As required by Section 163.387(8), Florida Statutes, additional financial information is included on page A-1 in the Combining and Individual Fund Statements and Schedules section of the CAFR. The relevant pages from the draft Comprehensive Annual Financial Report (CAFR) addressing CRA finances are attached on the following pages. The full report will be posted on the City's web site at www.codb.us.



FINANCIAL INFORMATION

THE CITY OF DAYTONA BEACH, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2015

	General	Redevelopment Trust	Capital Projects	Nonmajor Governmental	Total Governmental Funds
ASSETS:					
Equity in pooled cash, cash equivalents, and investments	\$ 14,572,878	\$ 4,536,635	\$ 241,196	\$ 7,308,303	\$ 26,659,012
Receivables (net):					
Accounts	2,447,730	33,118	97,500	194	2,578,542
Taxes	252,357	-	-	15,834	268,191
Notes	114,065	242,650	-	21,232	377,947
Accrued interest	62,013	-	-	-	62,013
Due from other funds	134,984	-	-	-	134,984
Intergovernmental receivable	2,105,833	-	1,611,884	344,977	4,062,694
Deposits	1,150	-	-	-	1,150
Inventory	262,429	-	-	-	262,429
Prepays	16,757	870	-	-	17,627
Restricted equity in pooled cash, cash equivalents, and investments	-	-	1,221,485	3,099,780	4,321,265
Total assets	\$ 19,970,196	\$ 4,813,273	\$ 3,172,065	\$ 10,790,320	\$ 38,745,854
LIABILITIES:					
Accounts payable and other liabilities	\$ 3,102,112	\$ 95,375	\$ 956,528	\$ 227,374	\$ 4,381,389
Due to other funds	-	-	-	134,984	134,984
Intergovernmental payable	69,051	1,291	-	3,478	73,820
Deposits	37,066	-	-	1,898	38,964
Unearned revenue	659,888	-	4,078	657,824	1,321,790
Total liabilities	3,868,117	96,666	960,606	1,025,558	5,950,947
FUND BALANCES:					
Non-Spendable:					
Notes receivable	114,065	242,650	-	21,232	377,947
Inventory	262,429	-	-	-	262,429
Prepays	16,757	870	-	-	17,627
Restricted:					
Debt covenants	-	93,524	-	3,100,503	3,194,027
General government	-	-	-	3,479,714	3,479,714
Public safety	52,848	-	-	737,265	790,113
Transportation	-	-	1,048,959	1,121,282	2,170,241
Economic environment	27,005	4,379,563	-	1,068,646	5,475,214
Culture and recreation	287,490	-	-	236,120	523,610
Assigned:					
Capital projects	740,657	-	827,451	-	1,568,108
Other projects	45,132	-	335,049	-	380,181
Unassigned	14,555,696	-	-	-	14,555,696
Total fund balances	16,102,079	4,716,607	2,211,459	9,764,762	32,794,907
Total liabilities and fund balances	\$ 19,970,196	\$ 4,813,273	\$ 3,172,065	\$ 10,790,320	\$ 38,745,854

FINANCIAL INFORMATION

THE CITY OF DAYTONA BEACH, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2015

	General	Redevelopment Trust	Capital Projects	Nonmajor Governmental	Total Governmental Funds
REVENUES:					
Taxes	\$ 36,576,755	\$ -	\$ -	\$ 2,195,626	\$ 38,772,381
Licenses and permits	6,145,928	9,990	-	2,323,639	8,479,557
Intergovernmental	6,250,731	2,603,372	4,281,886	2,000,194	15,136,183
Charges for services	3,398,436	10,000	-	-	3,408,436
Fines and forfeitures	575,956	-	-	118,166	694,122
Special assessments/impact fees	-	-	-	612,918	612,918
Income on investments	345,921	5,972	2,124	27,577	381,594
Miscellaneous	844,329	10,545	392,863	46,072	1,293,809
Total revenues	54,138,056	2,639,879	4,676,873	7,324,192	68,779,000
EXPENDITURES:					
Current operating:					
General government	5,349,782	106,522	-	1,700,102	7,156,406
Public safety	41,952,658	-	33,681	500,930	42,487,269
Transportation	7,538,539	255,260	57,345	362,760	8,213,904
Economic environment	1,252,171	1,235,452	-	1,070,547	3,558,170
Human services	78,972	-	-	-	78,972
Culture and recreation	3,597,862	-	2,089,444	17,523	5,704,829
Capital outlay	1,748,750	106,311	4,246,553	708,159	6,809,773
Debt service:					
Principal	-	-	-	3,186,540	3,186,540
Interest and fiscal charges	-	-	-	2,062,047	2,062,047
Total expenditures	61,518,734	1,703,545	6,427,023	9,608,608	79,257,910
Excess (deficiency) of revenues over (under) expenditures	(7,380,678)	936,334	(1,750,150)	(2,284,416)	(10,478,910)
OTHER FINANCING SOURCES (USES):					
Debt issuance	1,004,865	-	-	-	1,004,865
Transfers in	16,032,427	2,262,321	902,854	3,827,469	23,025,071
Transfers (out)	(4,360,819)	(2,914,749)	(80,882)	(621,578)	(7,978,028)
Total other financing sources (uses)	12,676,473	(652,428)	821,972	3,205,891	16,051,908
Net change in fund balances	5,295,795	283,906	(928,178)	921,475	5,572,998
FUND BALANCES:					
Beginning	10,806,284	4,432,701	3,139,637	8,843,287	27,221,909
Ending	<u>\$ 16,102,079</u>	<u>\$ 4,716,607</u>	<u>\$ 2,211,459</u>	<u>\$ 9,764,762</u>	<u>\$ 32,794,907</u>

FINANCIAL INFORMATION

THE CITY OF DAYTONA BEACH, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
REDEVELOPMENT TRUST SPECIAL REVENUE FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2015

	Budgeted Amounts		Actual Amounts	Variance
	Original	Final		
REVENUES:				
Licenses and permits	\$ 20,577	\$ 20,577	\$ 9,990	\$ (10,587)
Intergovernmental	2,584,115	2,603,372	2,603,372	-
Charges for services	11,567	11,567	10,000	(1,567)
Income on investments	238	417	5,972	5,555
Miscellaneous	10,514	14,378	10,545	(3,833)
Total revenues	2,627,011	2,650,311	2,639,879	(10,432)
EXPENDITURES:				
Current operating:				
General government	105,130	199,944	106,522	93,422
Transportation	285,079	287,729	255,260	32,469
Economic environment	1,229,826	1,927,660	1,235,452	692,208
Capital outlay	53,090	3,169,114	106,311	3,062,803
Total expenditures	1,673,125	5,584,447	1,703,545	3,880,902
Excess (deficiency) of revenues over (under) expenditures	953,886	(2,934,136)	936,334	3,870,470
OTHER FINANCING SOURCES (USES):				
Transfers in	2,259,522	2,262,321	2,262,321	-
Transfers (out)	(3,066,578)	(2,914,749)	(2,914,749)	-
Total other financing sources (uses)	(807,056)	(652,428)	(652,428)	-
Net change in fund balance	146,830	(3,586,564)	283,906	3,870,470
FUND BALANCE:				
Beginning	4,432,701	4,432,701	4,432,701	-
Ending	<u>\$ 4,579,531</u>	<u>\$ 846,137</u>	<u>\$ 4,716,607</u>	<u>\$ 3,870,470</u>

Blended Component Unit – The Daytona Beach Community Redevelopment Agency (CRA)

The Daytona Beach Community Redevelopment Agency (CRA) was created pursuant to Section 163.38, Florida Statutes, and Ordinance 82-255. Although legally separate, the CRA is reported as if it were part of the City, as a special revenue fund, because it is governed by a board comprised of the City's elected Commission. Additionally, the services provided by the CRA entirely benefit the primary government and bond issuance authorization is approved by the City Commission. The CRA does not issue separate financial statements. As required by Section 163.387(8), Florida Statutes, additional financial information is included on page A-1 in the Combining and Individual Fund Statements and Schedules section of the City's Comprehensive Annual Financial Report (CAFR).

FINANCIAL INFORMATION

NOTE 5 - RECEIVABLES

Below is the detail of receivables, including the applicable allowances for uncollectible accounts, at September 30, 2015:

Description	Receivables	(Less) Allowance for Uncollectibles	Receivables (Net)
Governmental Funds:			
General Fund.....	\$ 2,931,428	\$ (55,263)	\$ 2,876,165
Redevelopment Trust.....	275,768	-	275,768
Capital Projects.....	97,500	-	97,500
Nonmajor governmental funds.....	37,260	-	37,260
Total – governmental funds.....	3,341,956	(55,263)	3,286,693
Proprietary Funds:			
Water and Sewer System.....	6,533,170	(916,686)	5,616,484
Solid Waste Management.....	2,278,616	(150,402)	2,128,214
Stormwater Improvement.....	1,049,029	(85,799)	963,230
Nonmajor enterprise funds.....	27,602	-	27,602
Total – proprietary funds.....	9,888,417	(1,152,887)	8,735,530
Fiduciary Fund:			
Police and Fire Pension Trust.....	1,729,777	-	1,729,777
Component unit.....	9,170	-	9,170
Total.....	\$ 14,969,320	\$ (1,208,150)	\$ 13,761,170

NOTE 6 - NOTES RECEIVABLE

Redevelopment Trust Fund - On November 19, 2009, the Daytona Beach Community Redevelopment Agency (CRA) entered into an agreement to lend Central Florida Community and Economic Development Corporation, LLC, up to \$551,000 for retail development of property located at 456 South Martin Luther King Boulevard, Daytona Beach, Florida, which is within the Midtown Redevelopment area of the City. The note is secured by a mortgage on the property. The CRA agreed to forgive a repayment of up to \$250,000 for authorized CRA expenditures under Chapter 163, Florida Statutes, and the Midtown Redevelopment Area Plan pursuant to the terms of the loan agreement. During FY 2012-13, the loan agreement was modified and as of September 30, 2013, combined payments on the indebtedness totaled \$20,846, leaving a principal balance owed to the CRA of \$280,153. This remaining principal balance shall be amortized over 57 months and repaid in equal monthly installments of \$2,083 through December 2018, at which time a balloon payment will be due in the amount of \$161,396. The remaining principal balance owed at September 30, 2015 was \$242,650.

FINANCIAL INFORMATION

NOTE 7 – INTERFUND BALANCES AND TRANSFERS

C. Interfund Transfers:

Description	Total Transfers (Out)	Transfers In				Proprietary Funds Nonmajor Enterprise Funds
		Governmental Funds			Nonmajor Governmental Funds	
		General Fund	Redevelopment Trust	Capital Projects		
Governmental Funds:						
General Fund.....	\$ 4,360,819	\$ -	\$ 2,262,321	\$ 866,211	\$ 240,260	\$ 992,027
Redevelopment Trust.....	2,914,749	-	-	-	2,914,749	-
Capital Projects.....	80,882	-	-	-	50,882	30,000
Nonmajor governmental.....	621,578	-	-	-	621,578	-
Total – governmental funds.....	7,978,028	-	2,262,321	866,211	3,827,469	1,022,027
Proprietary Funds:						
Water and Sewer System.....	6,634,730	6,634,730	-	-	-	-
Solid Waste Management.....	4,864,348	4,864,348	-	-	-	-
Stormwater Improvement.....	4,686,765	4,533,349	-	-	-	153,416
Nonmajor enterprise.....	36,643	-	-	36,643	-	-
Total – proprietary funds.....	16,222,486	16,032,427	-	36,643	-	153,416
Total.....	\$ 24,200,514	\$ 16,032,427	\$ 2,262,321	\$ 902,854	\$ 3,827,469	\$ 1,175,443

The transfer from the General Fund to the Redevelopment Trust Fund reflects the City's tax increment payment based on the difference in taxable values for the five (5) community redevelopment areas from the base year to 2014. Transfers were made from the Redevelopment Trust Fund to nonmajor governmental funds to meet debt service requirements. Transfers from the major enterprise funds to the General Fund were primarily for payment in lieu of taxes for governmental services provided.

FINANCIAL INFORMATION

NOTE 9 - CONSTRUCTION IN PROGRESS

As of the end of the fiscal year, the City had active construction projects, including construction of utility improvements, road and right-of-way improvements, recreational facilities and drainage improvements. Following is a schedule of construction in progress at September 30, 2015:

Project Description	Budget	Amount Spent Through September 30, 2015
Governmental activities:		
Ritchey Plaza	\$ 252,125	\$ 169,889
Downtown Redevelopment area streetscape/beautification	76,956	29,374
West International Speedway Boulevard streetscape	907,844	262,457
East International Speedway Boulevard streetscape	1,266,796	188,152
Ballough Road Redevelopment area streetscape/beautification	1,095,794	16,948
Streets and sidewalks improvement program	1,678,316	145,215
Orange Avenue reconstruction	6,143,289	3,922,996
Total construction in progress – governmental activities	\$ 11,421,120	\$ 4,735,031
Business-type activities:		
Renewal and replacement program and other system improvements	\$ 9,579,812	\$ 389,801
Lift station rehabilitation	1,420,325	82,963
Halifax River force main	750,000	109,353
Replacement of recycled and wasted aerated sludge equipment	182,112	128,512
International Speedway Boulevard streetscape	152,898	72,393
Stage 3 Bardenpho improvements	368,659	61,736
Rapid Infiltration Basin	174,277	77,264
Orange Avenue water and sewer system improvements	15,224,719	6,220,611
Orange Avenue stormwater system improvements	619,285	613,591
Midtown Redevelopment area stormwater remediation	1,952,591	1,476,837
Gardiner Court pump station rehabilitation	437,557	396,774
Backflow preventers and other stormwater system enhancements	194,705	194,060
Total construction in progress – business-type activities	\$ 31,056,940	\$ 9,823,895

FINANCIAL INFORMATION

NOTE 11 – LONG-TERM DEBT AND LIABILITIES

A. Bonds Payable:

The City issues various types of bonds to provide funding for the acquisition and construction of major capital facilities. These bonds include general obligation refunding bonds, capital improvement revenue bonds, and utility system refunding revenue bonds.

1. Capital Improvement Revenue Bonds, Series 2011 A and B – (Governmental and Business-Type Activities)

On June 23, 2011, the City issued Capital Improvement Revenue Bonds, Series 2011 A and B in the amount of \$35,620,000.

The Series A portion of the debt in the amount of \$33,460,000 was issued for the purpose of refinancing FIFC Capital Revenue Bonds, Series 2001 C-1 of \$33,285,000, which was originally issued to finance certain public improvements benefitting the HBE and Ocean Walk prime areas. Certain tax increment revenues are pledged as security, with the City further obligating itself to budget and appropriate from non-ad valorem revenues any additional amounts necessary to make such repayment. A liability is recorded in the governmental activities section of the government-wide statement of net position. The remaining principal balance at September 30, 2015 was \$28,545,000.

NOTE 11 – LONG-TERM DEBT AND LIABILITIES (CONTINUED)

B. Notes and Loans Payable:

1. Capital Improvement Revenue Note, Series 2009

On February 26, 2009, the variable rate Gulf Breeze Local Government Loan Program and Sunshine State Government Financing Commission loans were refinanced with a fixed rate loan from Branch Banking & Trust Company in the amount of \$29,942,000. Since the loans refunded were variable rate loans it is not possible to compare total debt service to the new debt. The note's final maturity is November 1, 2028. Following are the notes payable related to this loan.

a. Governmental Activities – Downtown Redevelopment Trust Fund

The City refinanced the Sunshine State Government Financing Commission Loan with a 4.98% fixed rate loan from Branch Banking & Trust Company in the amount of \$2,286,832. The original proceeds were used for the Magnolia Street streetscape. Principal and interest are payable from the Downtown Redevelopment Trust Fund tax increment revenues. The City has covenanted and agreed to budget and appropriate sufficient amounts of non-ad valorem revenues to satisfy any loan payments required. This portion of the note's final maturity is November 1, 2028. A liability is recorded in the governmental activities section of the government-wide statement of net position. The remaining principal balance at September 30, 2015 was \$1,854,542.

FINANCIAL INFORMATION

NOTE 11 – LONG-TERM DEBT AND LIABILITIES (CONTINUED)

B. Notes and Loans Payable (continued):

1. Capital Improvement Revenue Note, Series 2009 (continued)

d. Business-Type Activities – Halifax Harbor Plaza Fund

The City refinanced the Gulf Breeze Local Government Loan Program loan with a 4.98% fixed rate loan from Branch Banking & Trust Company in the amount of \$2,658,000. The original proceeds financed construction of the Halifax Harbor Plaza. The reacquisition price exceeded the net carrying amount of the old debt by \$54,073. This amount is being netted against the new debt and amortized over the term of the new debt issued. The principal and interest on this note are payable from plaza lease revenues; additionally, the City has covenanted and agreed to budget and appropriate sufficient amounts of non-ad valorem revenues to satisfy any loan payments required. This portion of the note's final maturity is November 1, 2015. A liability is recorded in the business-type activities section of the government-wide statement of net position. The remaining principal balance at September 30, 2015 was \$506,000.

2. Capital Improvement Revenue Note, Series 2010 – (Governmental Activities)

On June 10, 2010, the City entered into a loan agreement with SunTrust Bank for \$9,345,000 at a fixed interest rate of 3.38% for the purpose of financing the costs of the Midtown Cultural and Educational Center, street and sidewalk enhancements located within the Midtown Redevelopment area, and street and sidewalk enhancements located outside the Midtown Redevelopment area. Principal and interest are payable from the Recreation/Parks/Culture Impact Fee Fund, the Midtown Redevelopment Trust Fund, and the Transportation 5-Cent Gas Tax Fund. The note's final maturity is November 1, 2024. A liability is recorded in the governmental activities section of the government-wide statement of net position. The remaining principal balance at September 30, 2015 was \$7,109,400.

FINANCIAL INFORMATION

REDEVELOPMENT TRUST FUNDS

Following is a schedule of deposits and withdrawals as required by Section 163.387(8), Florida Statutes. This schedule provides a source for all deposits and a purpose for all withdrawals as prescribed for each redevelopment tax increment district for the fiscal year ending September 30, 2015.

THE CITY OF DAYTONA BEACH, FLORIDA
 COMBINING SCHEDULE OF DEPOSITS AND WITHDRAWALS
 REDEVELOPMENT TRUST FUNDS
 FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2015

	Downtown Redevelopment Trust Fund	Main Street Redevelopment Trust Fund	Ballough Road Redevelopment Trust Fund	Midtown Redevelopment Trust Fund	South Atlantic Redevelopment Trust Fund	Total
REVENUES:						
Tax increment revenues:						
Daytona Beach	\$ 405,963	\$ 1,659,310	\$ 73,159	\$ 123,889	\$ -	\$ 2,262,321
Volusia County	370,592	1,514,737	66,785	113,096	-	2,065,210
Halifax Hospital	58,648	239,715	10,569	17,898	-	326,830
East Volusia Mosquito Control	11,026	45,067	1,987	3,365	-	61,445
Ponce DeLeon Inlet and Port Authority	5,448	22,270	982	1,663	-	30,363
Volusia ECHO	11,730	47,943	2,114	3,580	-	65,367
Volusia Forever	3,677	15,030	663	1,122	-	20,492
Downtown Development Authority	33,665	-	-	-	-	33,665
Licenses and permits - sidewalk café	1,242	8,748	-	-	-	9,990
Income on investments	887	2,359	1,627	1,081	18	5,972
Miscellaneous	2,068	11,926	1,925	4,626	-	20,545
Total revenues	904,946	3,567,105	159,811	270,320	18	4,902,200
EXPENDITURES:						
Current operating:						
Personnel services	291,509	325,898	17,685	81,341	-	716,433
Professional services	6,265	14,404	-	197	-	20,866
Contractual services	232,420	373,653	46,401	20,149	26,989	699,612
Materials and supplies	3,110	10,458	590	-	-	14,158
Grants and subsidies	88,853	30,187	26,450	675	-	146,165
Capital outlay	106,311	-	-	-	-	106,311
Transfers to debt service funds	184,791	2,513,756	-	216,202	-	2,914,749
Total expenditures	913,259	3,268,356	91,126	318,564	26,989	4,618,294
Excess (deficiency) of revenues over (under) expenditures	(8,313)	298,749	68,685	(48,244)	(26,971)	283,906
FUND BALANCE:						
Beginning	603,796	1,051,922	1,489,794	1,260,174	27,015	4,432,701
Ending	<u>\$ 595,483</u>	<u>\$ 1,350,671</u>	<u>\$ 1,558,479</u>	<u>\$ 1,211,930</u>	<u>\$ 44</u>	<u>\$ 4,716,607</u>



START OF DAYTONA "200"

DAYTONA BEACH – THE WORLD’S MOST FAMOUS BEACH



FOR MORE INFORMATION ABOUT US

Call: (386) 671-8180

Visit: www.codb.us

Mail: City of Daytona Beach - Redevelopment
301 S. Ridgewood Avenue / PO Box 2451
Daytona Beach, FL 32115-2451

REDEVELOPMENT DIVISION STAFF

Redevelopment Director

Reed Berger, AICP

Project Manager

Charles Bryant

Project Manager

Jason Jeffries

Office Specialist II

Marsha McDonald



DeLand Downtown Community
Redevelopment Agency

Annual Report

FY 2014 - 2015

Prepared by
City of DeLand

With Assistance from the:



Downtown Community Redevelopment Agency

2014 - 15 Downtown Community Redevelopment Agency Report

Board Membership

Robert F. Apgar, DeLand Mayor, Seat 1

Charles Paiva, DeLand Commissioner Seat 2

Jessica Davis, DeLand Commissioner Seat 3

Christopher Cloudman, DeLand Commissioner Seat 4

Leigh Matusick, DeLand Commissioner Seat 5

Scott Price, Downtown Business Representative

Joe Valente, Downtown Business Representative

INTRODUCTION

The City of DeLand's Downtown Community Redevelopment Area (CRA) was created in 1984, and the first Community Redevelopment Plan was adopted in 1985. For over twenty-five years, the DeLand Community Redevelopment Agency has played an integral role in the revitalization of the downtown area and the surrounding community. The downtown area has faced many challenges similar to those in other areas of Florida and the nation. The vision of the downtown area was established by residents who attended workshops in the 1980's and 90's and determined a set of goals and priorities that have evolved over the years. The last full update of the redevelopment plan, adopted in 2005, provides a foundation for redevelopment and maintenance operations in the downtown area.

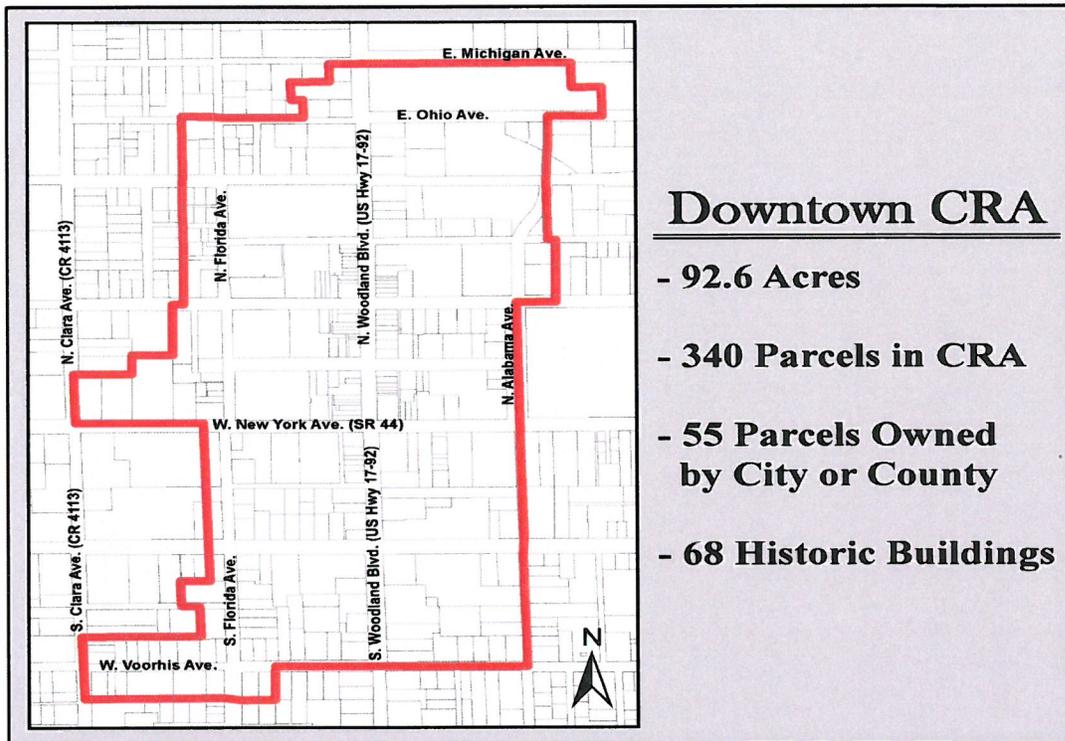
Today, Downtown DeLand is an award winning MainStreet community where we have learned to cherish that which is special about our past while embracing the 21st Century. Residents and businesses love to share the history and small town charm of their City and offer a yearlong schedule of programs and events that bring people together. Beautifully restored buildings hold an eclectic mix of high quality shops, restaurants and art galleries that line the downtown boulevard and intersecting streets. Workers associated with the operation of the County Seat contribute to the lively bustle. A variety of small parks, murals, and flowers on every corner make it a special place to spend an hour or a day.

Fiscal Year 2014-15 was year of planning. This was due to a public-private mixed use development project that was terminated at the end of Fiscal Year 2013-14. Much discussion occurred with the CRA and community stakeholders on how to reappropriate the funds that were reserved for that project. Two projects were decided upon. The first project is a streetscape for West Georgia Avenue. The second project is a utility box art program. The CRA is in process moving these projects forward. These projects will help the City attract sustainable growth and maintain a unique sense of place in a central community of which all residents and downtown workers can be proud.

Additionally, a total of eight CRA grants were awarded in Fiscal Year 2014-2015. Six were façade grants and two were lighting grants. These grants are essential to keeping the downtown looking fresh and attractive.

LOCATION

The Downtown CRA encompasses approximately 92.6 acres of land located in the heart of DeLand. Properties on both sides of Woodland Boulevard are included within the CRA which is roughly bounded on the west by the western block face of Florida Avenue and on the east by Alabama Avenue. Michigan Avenue serves as the northern boundary for the CRA and Voorhis Avenue is the Southern border.



REVENUES

Historically, the Downtown CRA has had a steady, but low, Tax Increment Revenue each year since the inception of the CRA. However, in FY 2005-06, the CRA Trust Fund increased significantly due to the “real estate bubble” experienced throughout Florida. The subsequent national economic downturn that we have experienced since that time has caused revenues to fluctuate with several years of contracting revenues in most instances.

The Tax Increment Financing (TIF) revenues for the Downtown CRA have been unpredictable. Revenues increased substantially until FY06-07 and then began a decline to FY13-14. FY14-15 did realize an increase but due to the remaining uncertainty in the economy we do not know if this positive sign will continue as a trend. In order to sustain operations and maintenance activities and engage in new projects the CRA has utilized savings from prior years, and worked off of rent receipts from a building owned by the City of DeLand, and has shared expenses for certain items with the City.

Table One: Tax Incremental Revenues by Year:

FY03-04 \$246,231	FY04-05 \$282,407	FY05-06 \$436,436	FY06-07 \$498,600	FY07-08 \$420,780	FY08-09 \$462,716
FY09-10 \$359,294	FY10-11 \$227,474	FY11-12 \$202,964	FY12-13 \$176,909	FY13-14 \$175,395	FY14-15 \$203,670

GRANT APPLICATIONS

The CRA budgeted \$20,000 for improvement grants in the downtown DeLand core for Fiscal Year 2014/15. There are six categories of grants which include: lighting, residential, retail, upper floor, façade and underutilized building. Applications get submitted to the MainStreet DeLand Design and Grant Review Committee for consideration and recommendation. From there the CRA then reviews the Design Committee recommended applications for final approval.

A total of eight grants were awarded this Fiscal Year by the CRA:

- 115 N. Woodland Blvd. (Façade) CRA contribution \$2,500 Total Project cost \$6,270
- 127 E. New York Ave. (Façade) CRA contribution \$2,500 Total Project cost \$6,650
- 215 S. Woodland Blvd. (Façade) CRA contribution \$2,500 Total Project cost \$11,005
- 110 W. Indiana Ave. (Façade) CRA contribution \$2,500 Total Project cost \$6,500
- 113 W. Georgia Ave. (Lighting) CRA contribution \$684.50 Total Project cost \$1,369
- 106 W. Rich Ave. (Façade) CRA contribution \$605 Total Project cost \$1,210
- 224 N. Woodland Blvd. (Façade) CRA contribution \$2,500 Total Project cost \$15,213
- 224 N. Woodland Blvd. (Lighting) CRA contribution \$1,000 Total Project cost \$2,000

Grants are essential to keeping the downtown looking fresh and attractive. With many small family owned businesses in the downtown, CRA grants help make project dreams become a reality.



Before

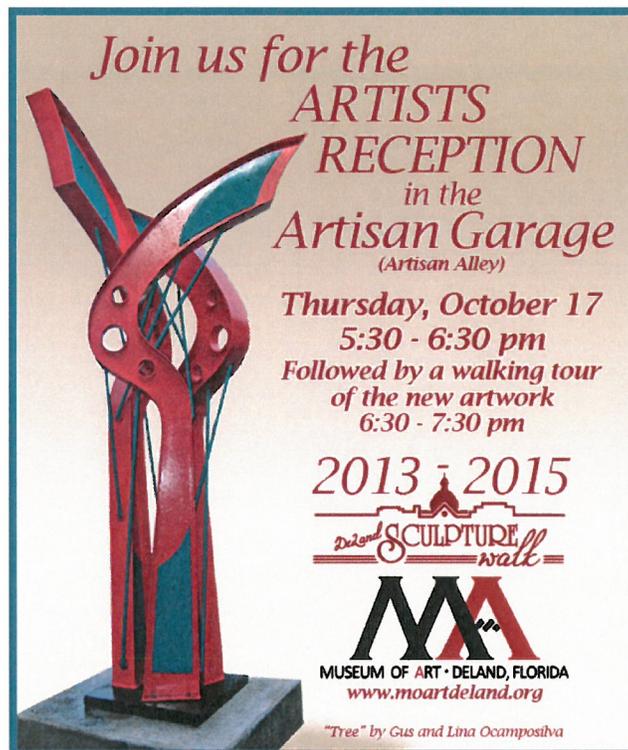


After

STREET SCULPTURES

On May 3, 2010, the CRA and the City Commission considered and adopted an amendment to the Downtown Redevelopment Plan to promote visual arts in the downtown CRA and provide for the possibility of expending CRA funds for this purpose. This amendment was made following a request by the Florida Museum of Art and was endorsed by MainStreet DeLand, Inc. At that meeting, several members of the CRA expressed the opinion that a visual arts program that includes street sculpture would serve as an economic, cultural and visual stimulus for the downtown area.

The art work changes biennially, revealing a variety of artistic styles. On October 17, 2013, new artwork went on display and will remain up until October of 2015. When visiting the sculptures, smart phones can be used to scan the QR codes or by calling for an audio presentation. Maps for a walking tour are widely distributed throughout the area. An Art Walk is available on Fourth Fridays that links sculptures to museums and galleries throughout the downtown area.



Join us for the
**ARTISTS
RECEPTION**
in the
Artisan Garage
(Artisan Alley)

Thursday, October 17
5:30 - 6:30 pm
*Followed by a walking tour
of the new artwork*
6:30 - 7:30 pm

2013 - 2015
*DeLand SCULPTURE
walk*

MUSEUM OF ART • DELAND, FLORIDA
www.moartdeland.org

"Tree" by Gus and Lina Ocamposiva

LANDSCAPING AND UPGRADES

The CRA Redevelopment Plan Goal of “Keep it Clean and Safe” recognizes that downtown DeLand has been in the midst of major revitalization efforts for the past twenty-five years. The beautification and street-scaping of Woodland Boulevard, Indiana Avenue and New York Avenue have contributed to the overall charm and appeal of the area for the pedestrian shopper. Interspersed park areas encourage visitors to explore all of downtown. Marketing and special event activities have generated large numbers of visitors to the downtown. With increased activity comes a greater maintenance responsibility to retain marketability. The CRA has replaced plantings, lighting and street furniture throughout the downtown area to maintain a uniform and fresh appearance. The CRA provides for general maintenance of the area and all unique streetscape infrastructure within the CRA. Maintenance of the public parking lots in a safe condition including pedestrian lighting is provided through the CRA, as is the maintenance of the public restrooms and the public parks. Although the CRA purchases the pots, mulch and annual flowers throughout the downtown area, the volunteers of the DeLand Garden Club plant and maintain many of the spectacular displays found throughout the streetscape and park areas.



FILLING OF RETAIL SPACE, BUSINESS PROMOTION AND MARKETING

The City of DeLand works with the MainStreet DeLand Association (a private not for profit 501(C) 3 organization) for a variety of activities. Filling vacant first floor spaces is a top priority for MainStreet DeLand Association, and this fiscal year the quarterly occupancy rate ranged from 95% to 98% throughout the year (97% annual rate) as empty spaces were rapidly refilled.

Keeping active business occupancies is one of the primary goals for promoting and marketing of the downtown area. MainStreet DeLand, the CRA, and the City of DeLand work together to sponsor several downtown events each year, and to assist other organizations in hosting their downtown events. The MainStreet DeLand Association organizes the "Cruise In" events, 4th Friday Art Walk, Tropical Nights, Hot Summer Nights, Veteran's Day Parade, DeLand Craft & Quilt Show, the DeLand Bike Rally and several Christmas events.

Additional duties undertaken by MainStreet DeLand include: annually formulating and executing a plan to promote and market the Downtown area; coordination of public participation in CRA meetings; dissemination of CRA information to downtown property owners including schedules for capital improvement and maintenance projects that would affect the downtown business community; certain maintenance activities; as well as advertising, ranking for CRA consideration, and administering the CRA grant programs. Funding in the amount of approximately \$75,000 has been allocated for all MainStreet DeLand activities including promotion. The topic of marketing, promotion and downtown event sponsorship was identified as the top priority for implementation during a MainStreet DeLand Workshop. The need to establish a series of continuous business promotion activities was identified as a way of creating stronger relationships with local residential areas, Stetson University, and regional residents to attract consumers to downtown DeLand. MainStreet DeLand Association is equipped to take the lead in promoting business in the downtown area. MainStreet DeLand not only generates its own activities and promotions, but coordinates with other entities including the City of DeLand, the Chamber of Commerce, West Volusia Historical Society, Discover DeLand, the Athens Theater and others in creating marketing materials, maps and brochures; media promotions; and web site and e-mail advertisements, to name a few examples.

Downtown events were also identified as a very effective way of attracting consumers to the Downtown DeLand marketplace, especially those consumers who are unaware of the merits of the area for shopping and dining. The effects of an event are both long term and short term. The short term effect is that the consumer makes purchases during the event at one of the downtown merchants. This is evidenced by a survey conducted by MainStreet DeLand Association which found that eleven of the busiest days for restaurants in the downtown area coincided with special event days. The long term effect is that the consumer remembers the charm of the area and returns to shop after attending the event. A second long term effect of events is that some event participants may be candidates for opening a new retail or dining establishment within the downtown area. MainStreet DeLand, with the assistance of the City of DeLand's special events office and appropriate support staff, are responsible for or assist in presenting nearly fifty events per year.

At present, over 50 different events are conducted on an annual basis. There are several regular events that occur on a monthly basis:

- “Downtown DeLand Cruisin’ Car Show” hosts antique automobiles and classic cars every third Saturday of the month;
- A farmers market with fresh produce happens every Friday evening at Artisan Alley and Georgia Avenue;
- “Wine, Women and Chocolate” introduces a variety of retail venues to new customers on the second Wednesday evening of each month;
- “Tech DeLand” is a group of technology enthusiasts in the Downtown DeLand area meeting the fourth Thursday of each month to encourage a better understanding of all types of technology including photography, graphic design, web design, web development and more.

A monthly listing of singular events conducted in the downtown area is provided below. Only seven of these receive any type of funding for additional services (such as street sweeping or policing) from the CRA. These are indicated with an asterisk (*).

October

DeLand Women’s
Organization Wine
Tasting

- *Homecoming parade
- DeLand Chili Cook-off
- *Monsters on MainStreet
- Thin Man Watts Jazz Fest
- Fall Bike Rally



November

Veteran’s Day Celebration
*Fall Festival of the Arts
DeLand Original Music
Festival
Stetson Homecoming

December

*Christmas parade
Merchant Open House

January

MLK Parade
Taste of DeLand



February

Craft Beer Festival
*Mardi Gras Dog Parade

March

DeLanda Palooza
*Bike Rally
St. Patrick’s Day celebration
Wildflower/Garden Festival
DeLand Outdoor Art Festival

April

Mystic Crew of Maravedi
Port of Call Crawl
Relay for Life
Fireman’s Pub Crawl

May

Cinco de Mayo
Merchant Open House

June

Ice cream Walk
MainStreet DeLand Birthday
Party



July

Tropical Nights

August

Hot Summer Nights

September

* Craft Show

PLANNING FOR NEW PROJECTS

For the past several years, the CRA worked with a private redevelopment company to implement a cornerstone project of the Downtown Redevelopment Plan on 1.86 acres of property located the intersection of Woodland Boulevard and Church Street. The Acquisition and Redevelopment Agreement (ARA) approved on December 3, 2012, outlined a mixed-use project including 3,900 square feet of retail first floor use, fourteen loft condominiums, and sixteen townhouse units. In addition to the covered parking provided for the residential units, 90 public parking spaces were to be retained on site. In May of 2014 the CRA and City Commission authorized extension of the time frame in the ARA for 12 months and assignment of the ARA to a new builder upon certain conditions being met. It soon became apparent, and all parties agreed, that they were unable to move this project forward as outlined in the approved ARA. The project and agreements were terminated on July 21, 2014.

The CRA's contribution to this project was \$429,000 in cash which was to be used for payment of various development fees. This money suddenly became available for appropriation to new projects. During a meeting in September of 2014, the CRA began the process of determining what capital projects to fund. Over twenty potential projects in the redevelopment plan were presented to the CRA for consideration.

The CRA made a selection of favored projects in late fall of 2014, then staff conducted one public forum to gain citizen/stakeholder viewpoints on which projects could have the most favorable impact on the economic vitality of downtown. This forum was well attended and staff received great feedback. After gathering and analyzing the input from the public forum, in June of 2015, the CRA directed staff to move forward on two top ranked projects: the W. Georgia Avenue Streetscape and the Utility Box Art Program. Both projects are currently in the planning phase.

Financial Overview

City of DeLand, Florida

Downtown Redevelopment Fund

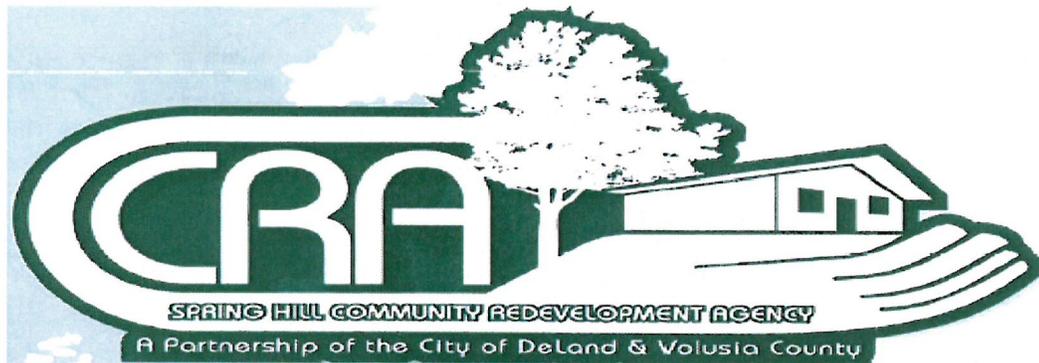
Financial Statement

For The Year Ended September 30, 2015

FINANCIALS	FY 2015
Revenues	
County TIF	\$84,289
Hospital TIF	28,512
City TIF	90,869
Subtotal TIF	\$203,670
Grants Received	
Miscellaneous	62,098
Subtotal Non-TIF	\$62,098
Total Revenue	\$265,768
Expenses	
Debt Payments	\$0
Capital Projects	0
Grants Awarded	8,185
Subtotal Capital	\$8,185
Policing/Enforcement Program	\$0
Operating/Maintenance/Other	182,490
Administration	0
Subtotal Non-Capital	\$182,490
Total Expenses	\$190,675
Net change in Fund Balance	75,093
Fund Balance - Ending	\$626,091

City of DeLand and Volusia County

Spring Hill Community Redevelopment Agency



Annual Report FY 2014 – 2015

Prepared by
City of DeLand

Spring Hill Community Redevelopment Agency

CRA Board Members:

Bob Apgar, Chairman

Pat Patterson, Board Member

Jessica Davis, Board Member

Joyce Cusack, Board Member

Bo Davenport, Board Member

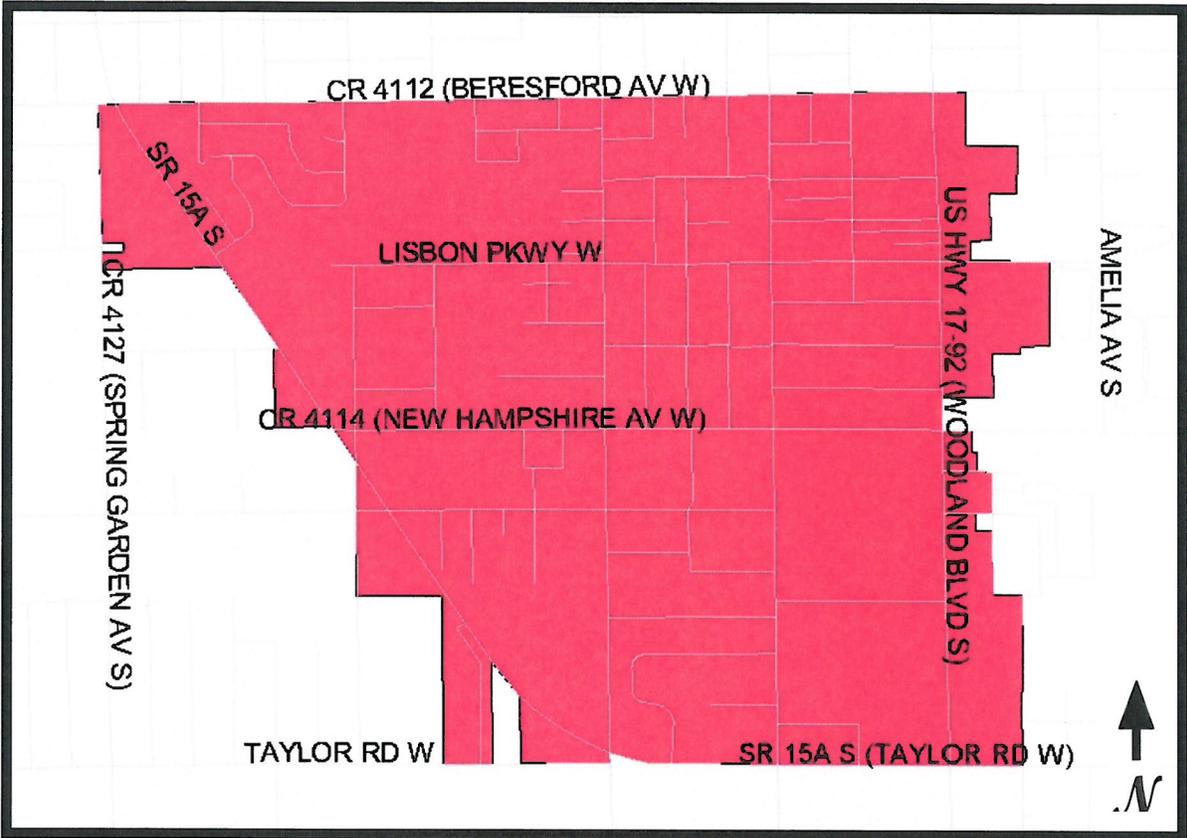
Grady Jackson, Board Member

Charles Paiva, Board Member

Staff Assigned to the CRA:

Michael Grebosz, Assistant City Manager

Boundary Map:



Board Meetings:

Typically the meetings of the Board are on a monthly basis/as needed basis. DeLand City Hall is where the meetings are held. The time a meeting occurs depends on the complexity of the agenda, typically a meeting commences at 6:00 or 6:30 PM.

Introduction:

As the City of DeLand and Volusia County grow and experience the effects of revitalization, economic development and population growth, they have recognized the challenges and issues facing the Spring Hill community. This CRA is needed to serve as the catalyst for change and revitalization of a densely populated low income neighborhood. The Spring Hill Redevelopment Area consists of nearly 445 acres of and is located west of Woodland Blvd. in the greater DeLand area. Based on survey information from the 2010 census, the population of Spring Hill is 2,366. The poverty rate in Spring Hill is 37.4% compared to 11.6% in Volusia County. Poverty is a serious issue in the area with the median income nearly \$14,000 less per year (\$21,633 compared to the Volusia County median of \$35,219) than the average Volusia County resident.

The City and County have taken steps to address the economic and social challenges facing the Spring Hill community through a range of planning activities that have resulted in the development of a variety of programs. The planning activities have included the creation of the Spring Hill Weed and Seed Neighborhood Redevelopment Action Plan. The resulting programs have included the establishment of the Community Resource Center on Adelle Avenue; affordable housing programs and home ownership assistance programs; the installation of sanitary sewer lines and other public infrastructure utilizing Community Development Block Grant funding; sanitary sewer connection assistance programs; and exterior building improvement grants. Great strides in some areas and incremental improvements in other areas have been made; however more can be done.

Fiscal Year 2014-2015:

FY 2005-06, the first year the Spring Hill CRA came into existence and received Tax Increment Financing (TIF), the CRA Trust Fund unexpectedly experienced the “real estate bubble” that was experienced throughout Florida. The CRA has been dealing with slight fluctuations in this revenue since this its inception. TIF revenues were last recorded in FY 09-10 with \$196,571. Since then, TIF revenues for 10-11, 11-12, 12-13 and 13-14, were \$0. The chart below displays the TIF Revenues from year to year. As it can be inferred, the “real estate bubble” has deflated and the outlook for the future is uncertain at best.

Tax Increment Revenues by Year

<u>FY05-06</u>	<u>FY06-07</u>	<u>FY07-08</u>	<u>FY08-09</u>	<u>FY 09-10</u>	<u>FY 10-11</u>	<u>FY 11-12</u>	<u>FY 12-13</u>	<u>FY 13-14</u>	<u>FY 14-15</u>
\$135,975	\$261,772	\$347,482	\$295,626	\$196,571	\$0	\$0	\$0	\$0	\$0

Fiscal Year 2014-2015 Capital and Non-Capital Projects:

The Spring Hill CRA has funded the following projects for FY 14-15:

- Exterior Improvement Grant
- Sewer Connection Grant
- Spring Hill Community Resource Center

Exterior Improvement Grant

Established in February of 2008 and continued through the 2014-2015 FY, the association implemented an exterior improvement grant for residents to able to apply for assistance based on a project cost formula:

- 75% up to \$1,000.00 which is reimbursable to the owner/applicant upon approval of the completed project by the SHNA façade committee.
- 50% for projects exceeding a total cost of \$1,000.00 will be reimbursed to the owner/applicant upon approval of the completed project by SHNA façade committee.

The maximum grant award that will be made is \$2,500 for any one premise or project. Four residents were awarded assistance this year.

Pictures Exterior of Improvement Grants



Before



After



Before



After



Before



After

Sewer Connection Grant

The Connection Assistance Program is being offered by the Spring Hill Community Redevelopment Agency (CRA) to provide assistance to businesses, nonprofit organizations, and homeowners within the Spring Hill CRA Boundaries. The main goal of the program is to provide financial assistance to help get residents off of septic systems and onto a more environmentally friendly municipal sewer system.

To apply the applicant:

- Must be a homeowner, business owner, or non profit, within the Spring Hill CRA Boundaries
- Homeowners who rent properties within the Spring Hill CRA Boundaries are eligible
- Complete the Connection Assistance Program Application
- Applicants must meet the requirements of the Sanitary Sewer Connection Assistance Program which includes requesting assistance within the specified period of time

A total of two residents were connected this year.



Spring Hill Community Resource Center

The Spring Hill Community Resource Center promotes the redevelopment of Spring Hill and promotes positive activities in Spring Hill such as community events. In addition, the Resource Center provides a full range of social services to residents that include referrals to other agency programs that include but are not limited to the Department of Children and Families and Social Security Administration, as well as innovative programming that meets the unique needs of area residents. Its mission is also to increase community awareness of the programs and opportunities offered through or in conjunction with the Spring Hill CRA. Such programs include credit counseling, homeownership education, homebuyer assistance, housing development, and rental housing. They also offer healthy initiative programs such as HIV testing, weight loss, diabetes and stress management programs.

Additionally, the Resource Center provides economic services such as job placement assistance through as a CareerSource satellite office, credit counseling and public/private ventures to assist potential, new start-up, or fledgling businesses.

The Resource Center was utilized over 10,812 times this past year by clients.



Financial Overview

City of DeLand, Florida

Spring Hill Redevelopment Fund

Financial Statement

For The Year Ended September 30, 2015

FINANCIALS	FY 2015
Revenues	
County TIF	\$0
Hospital TIF	0
City TIF	0
Subtotal TIF	\$0
Grants Received (HUD for Boys & Girls Club)	\$0
Miscellaneous	1,418
Subtotal Non-TIF	\$1,418
Total Revenue	\$1,418
Expenses	
Debt Payments	\$0
Capital Projects	0
Grants Awarded	3,294
Subtotal Capital	\$3,294
Policing/Enforcement Program	\$0
Operating/Maintenance/Other	18,283
Administration	10,000
Subtotal Non-Capital	\$28,283
Total Expenses	\$31,577
Net change in Fund Balance	-30,159
Fund Balance - Ending	\$214,377



City of Edgewater

Community Redevelopment Agency

Annual Report FY 2015

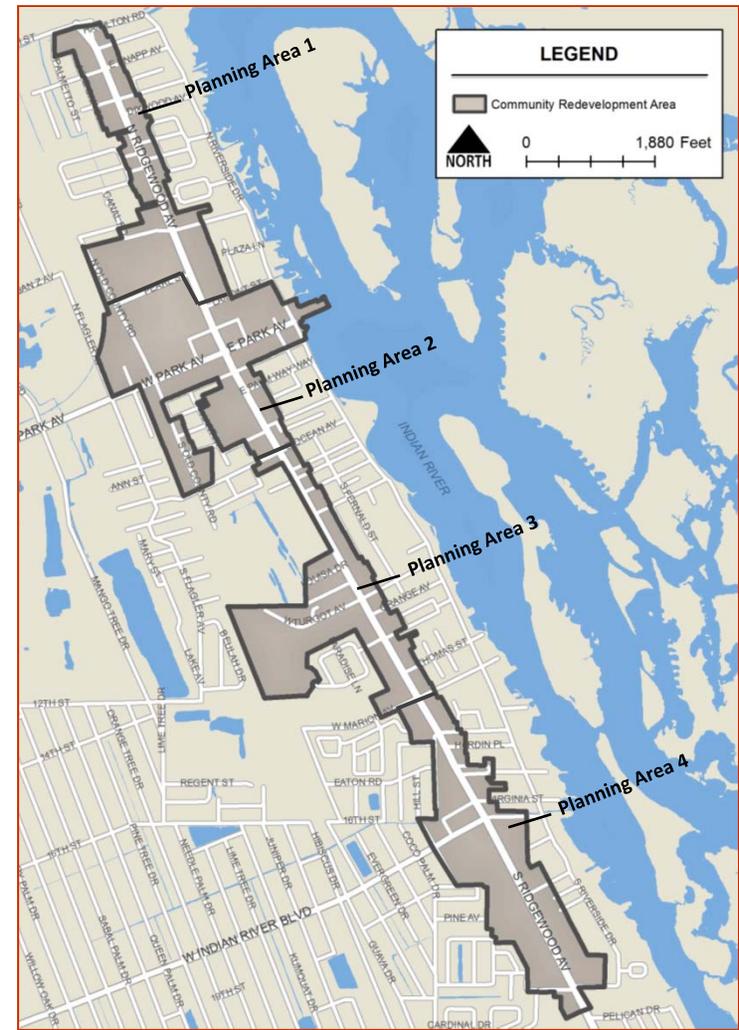
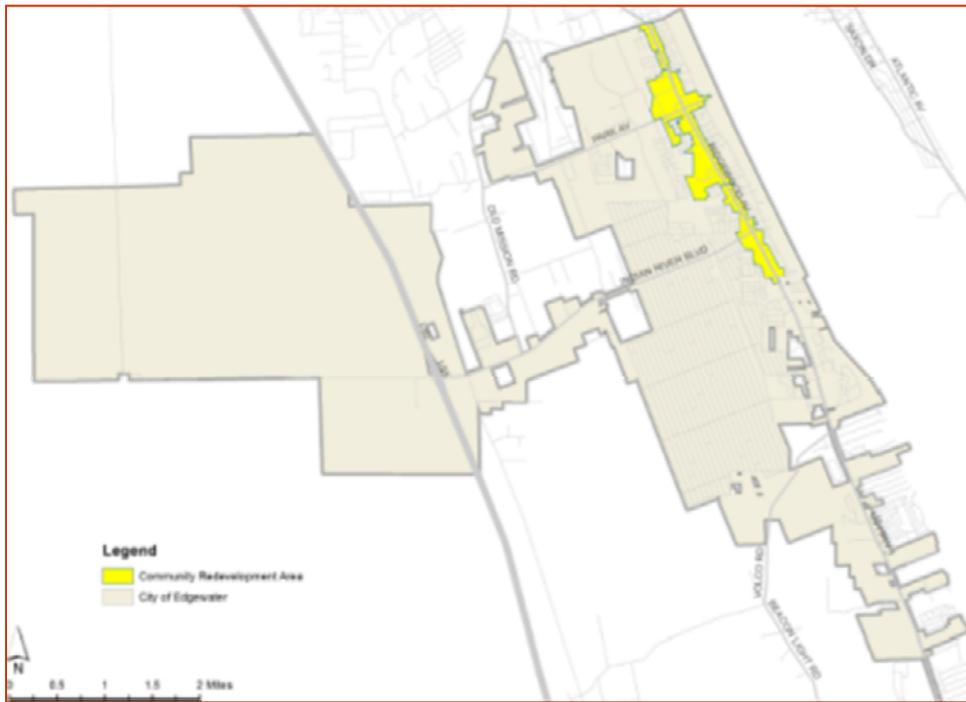


March 31, 2016

Redevelopment Area Boundaries



- 400 acres
- 2.8 % of total City area
- Focus Ridgewood Avenue (US-1)



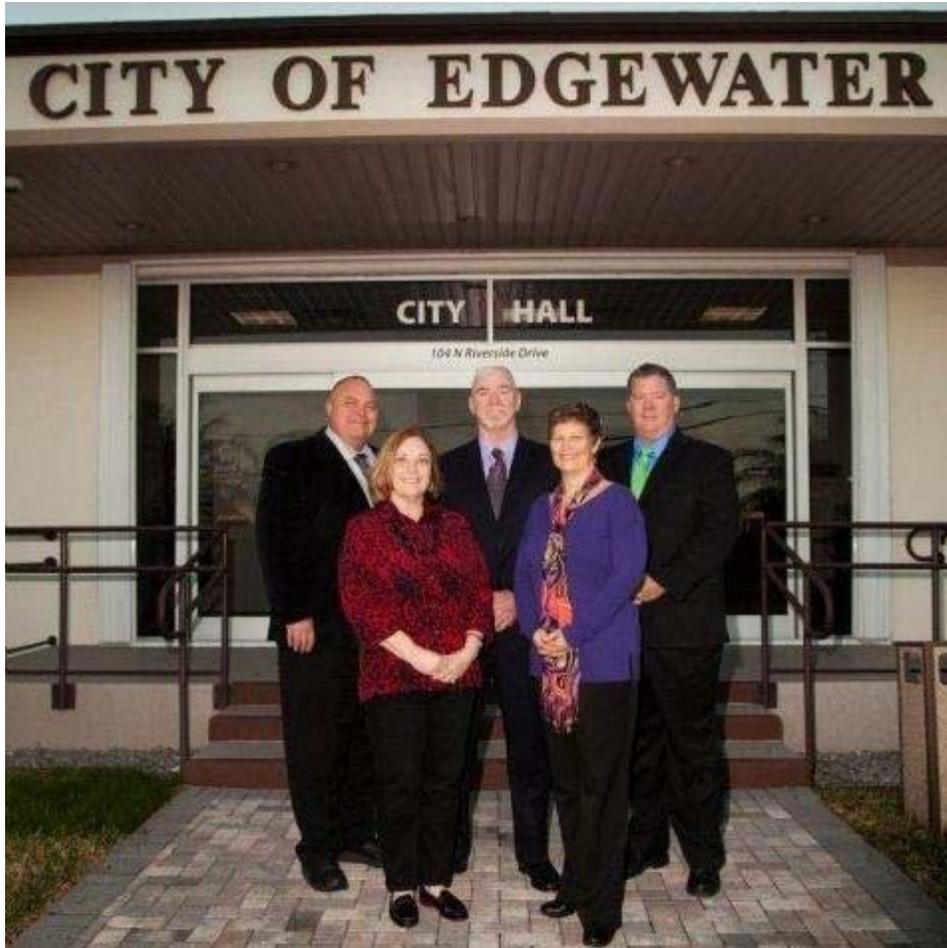
Process



- May 5, 2014 Resolution 2014-R-08 Finding of Necessity
- November 20, 2014 Volusia County Council Resolution 2014-159
- January 14, 2015 Planning & Zoning Board Community Redevelopment Plan consistent with Comprehensive Plan.
- March 2, 2015 Resolution 2015-R-08 Create CRA (Agency)
- March 2, 2015 Resolution 2015-R-09 Appoint Governing Body
- March 2, 2015 Resolution 2015-R-10 Adopting CRA Plan
- March 2, 2015 Ordinance 2015-O-04 Establish CRA Trust Fund (First Reading)

Governing Board

City Council



Governing Board Members:

Michael Ignasiak, Chair

Gigi Bennington, Vice Chair

Dan Blazi

Gary Conroy

Christine Power

Contact: Samantha Bishop

Economic Development / Redevelopment
Coordinator

City of Edgewater

104 N. Riverside Drive, Edgewater, FL 32141

Phone: 386-424-2400 ext. 1330

Fax: 386-424-2469

E-Mail: sbishop@cityofedgewater.org

URL: www.edgewatercra.org

Primary Objectives



Primary Objectives:

1. Road Network Infrastructure
2. Road Network Connectivity
3. Stormwater Management
4. Utilities
5. Parks and Open Spaces
6. Beautification
7. Infill Development
8. Historic Preservation
9. Funding

Community Objectives:

1. Code Enforcement and Maintenance
2. Business Support

CRA Plan – Area 1

(North Limit to Lamont Street)



Key Capital Projects Include:

- A Gateway at the Intersection at the Northern City Limits
- Northern gateway / Stormwater Pond and Park
- Enhanced Pedestrian Crosswalks
- Enhanced Transit Stops
- Improved Utilities
- Stormwater Management Strategy & Improvements
- Pedestrian Lighting, Traffic Lights & Signage
- Wayfinding Signage
- Downtown Edgewater Redevelopment Concept



Blight Factors



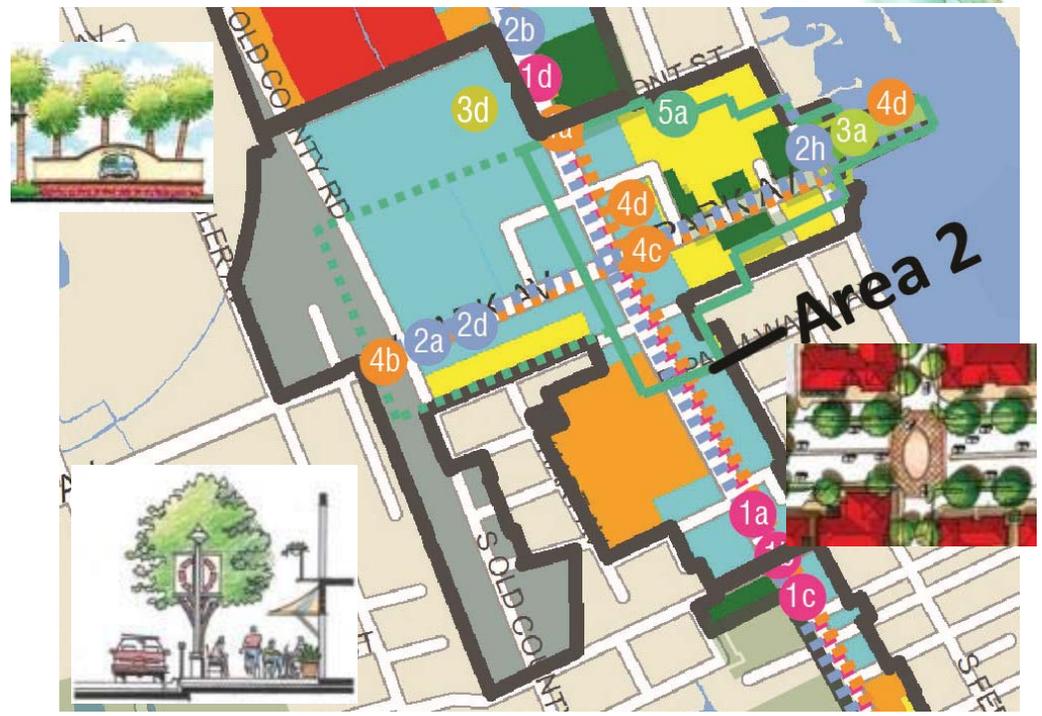
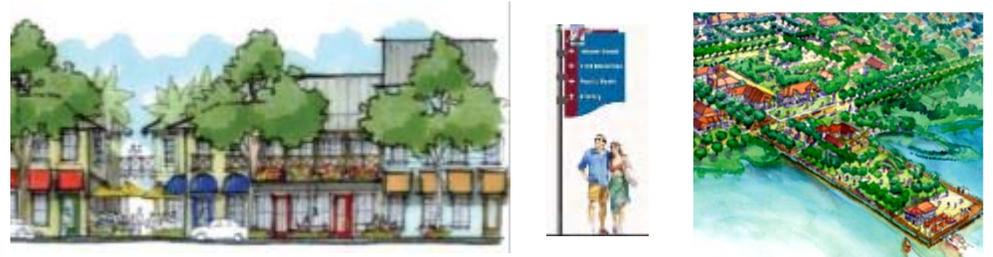
CRA Plan– Area 2

(Lamont Street to Ocean Avenue)



Key Capital Projects Include:

- Park Avenue Enhancement Plan (Network Connectivity, Median Landscaping, Intersection & Public Realm Improvements, Joint Storm Water, Property Assemblage)
- Enhanced Pedestrian Crosswalks
- Extend East Central Florida Regional Rail Trail to the Indian River
- Riverwalk Improvements
- George R. Kennedy Memorial Park Improvements
- Park Ave – (Cross Section Improvements, Landscape, Signage, & Design Standards)
- Gateway (Destinations & Public Facilities)
- Wayfinding Signage
- Downtown Edgewater Redevelopment Concept



Blight Factors



CRA Plan– Area 3

(Ocean Avenue to Marion Avenue)



Key Capital Projects Include:

- Enhanced Pedestrian Crosswalks (Including Ridgewood Avenue)
- Enhanced Transit Stops
- Improve Utilities (Including Ridgewood)
- Ridgewood Avenue – Future Phase (Pedestrian Lighting, Traffic Lights, Signage)
- Wayfinding Signage



Blight Factors



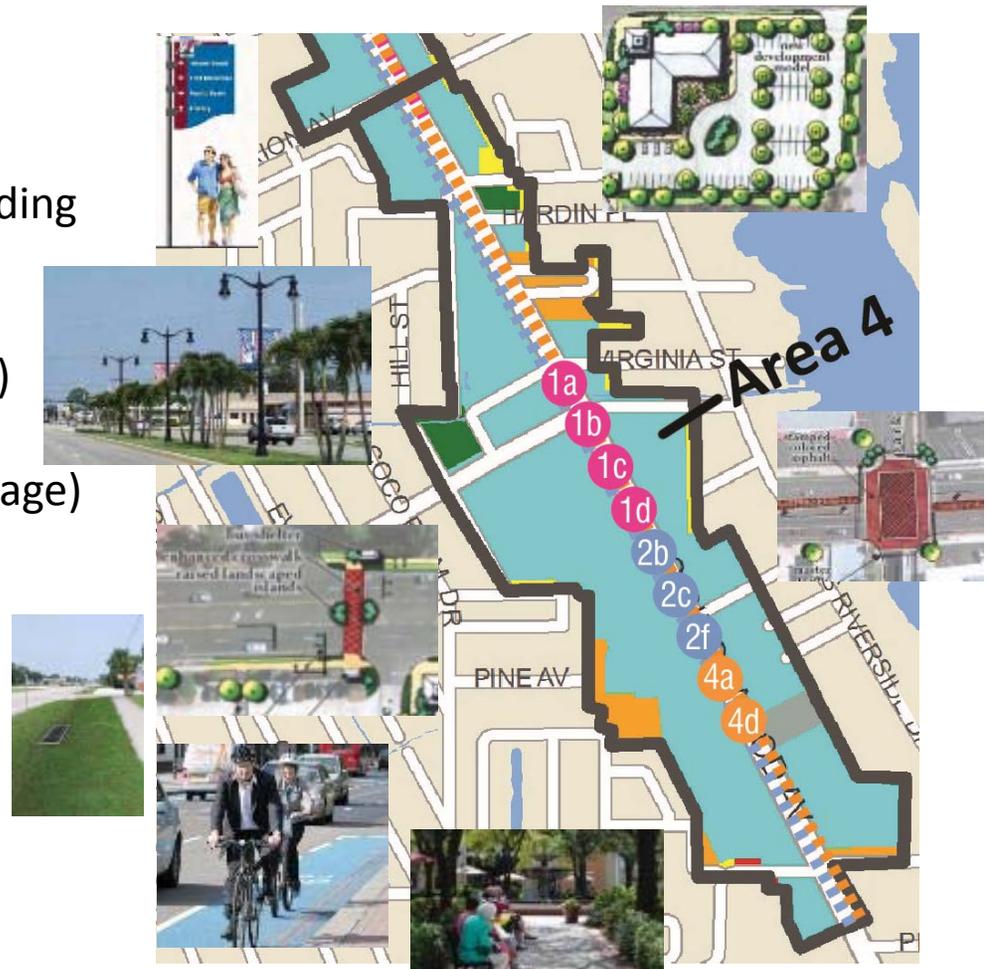
CRA Plan – Area 4

(Marion Avenue South)



Key Capital Projects Include:

- Enhanced Pedestrian Crosswalks (Including Ridgewood Avenue)
- Enhanced Transit Stops
- Improve Utilities (Including Ridgewood)
- Ridgewood Avenue – Future Phase (Pedestrian Lighting, Traffic Lights, Signage)
- Wayfinding Signage



Blight Factors



Financial Statement



	FY 2015	FY 2014
Revenues	\$0	\$0
Expenses	\$0	\$0
Primary Expenditures	\$0	\$0
Number of Personnel	0	0
Debt	\$0	\$0
Focus: North Gateway Park Project		Base Year



City of Holly Hill

Community Redevelopment Agency



2015 Annual Report

October 1, 2014—September 30, 2015

TABLE OF CONTENTS

Title	Page
Overview	1
CRA Activities and Accomplishments	2
Financial Data	6
Exhibit A.....	11

Overview

The City of Holly Hill Community Redevelopment Agency (Agency) was established in 1993. The primary function the Agency is the redevelopment of a designated geographic district called the Community Redevelopment Area (CRA) that includes properties located between or near the Florida East Coast Railroad and Ridgewood Avenue or along Ridgewood Avenue, Mason Avenue or LPGA Boulevard (see attached Exhibit A).

This reporting period is the seventeenth year that funds have been budgeted and the total annual budget is \$7,732,300. Holly Hill's CRA is classified as a dependent special district and is an entity of the City. The City Commission of the City of Holly Hill serves as the Redevelopment Agency and fulfills the legislative and governing obligations and responsibilities of the Agency.

This report is being filed concerning the annual redevelopment activities of the Holly Hill Community Redevelopment Agency for fiscal year 2013/14. The notice of this report was published in *The Daytona Beach News Journal* on March 27, 2015.

The Holly Hill Community Redevelopment Agency is required by the Community Redevelopment Act to submit a progress report of the year's community redevelopment activities, including a complete financial statement of assets, liabilities, income and expenses (FS 163.356(3) (c)). This report is due and must be reported to the governing body following the reporting year.

Additionally, FS 189.418 requires the governing body of the special district (Agency) to adopt a budget by resolution each fiscal year and under F.S. 163.387(8) provide each year an independent financial audit of its trust fund to each taxing authority that pays into the trust fund.

Based on this organization, the audit of the Agency's assets, liabilities, income, and expenses as required under FS 163.356(3) (c), is included with the City's Comprehensive Annual Financial Report (CAFR) for each fiscal year. The fiscal year CAFR is completed usually and accepted by the City Commission by March 31st of the following year. The CAFR is available for review and provided to each taxing authority upon completion and acceptance.

CRA Activities and Accomplishments

Capital Improvement Projects-

- Replacement of a Bus Shelter at Flomich Street and Ridgewood Avenue
 - Due to an auto accident which caused irreparable damage to an existing transit shelter, the City had a new shelter furnished and installed at Flomich Street and Ridgewood Avenue. The total cost of this replacement was \$29,320, and was completed on April 3, 2015.
 - Contractor: Bean Construction

- 3rd Street and US 1 Signal Mast Arm
 - Joint Participation Agreement with the Florida Department of Transportation has been approved to assist in funding this project. A \$94,000 award from FDOT will assist in funding the conversion of the overhead wired traffic signal to signal mast arms. The balance of the project construction costs, and ineligible expenses such as engineering, are to be funded through the Community Redevelopment Fund.
 - Engineer: Traffic Engineering Data Solutions
 - Construction Engineering Inspection: Quentin L. Hampton Associates
 - Contractor: Chinchor Electric.
 - The project was completed on August 17, 2015.

- LPGA Boulevard Three Lane Widening
 - Feasibility study performed to analyze a potential three lane redesign on LPGA Boulevard from Nova Road to Ridgewood Avenue.
 - Engineer: Lassiter Transportation Group.
 - The study was completed and adopted by Commission in March 2015.
 - Engineer: Lassiter Transportation Group.
 - Construction Engineering Inspection: Quentin L. Hampton Associates
 - Contractor: Chinchor Electric.

- Overhead to Underground Utilities Conversion Project
 - Power poles with overhead utility lines are currently being utilized along Ridgewood Avenue (Hereinafter US-1) in the City of Holly Hill. The City is replacing the overhead aerial lines with an underground distribution and delivery system. In addition, new street lights will be installed along US-1 from Mason St to LPGA Blvd.

- The utilities to be moved include electrical distribution lines (Hereinafter PRIMARIES) from Florida Power and Light, and communication lines from AT&T and Bright House. The service connections from the poles to the customers' lines (Hereinafter SECONDARIES) are also being relocated from aerial lines on the poles to underground conduits.
 - Installation of the conduits for the SECONDARIES conduits from Mason St though 5th St has been completed. The construction contract for the e SECONDARIES conduits from 5th St through LPGA Blvd, was executed on Feb 9 2016 with a notice to proceed date of March 14, 2016. Design of the undergrounding of the PRIMARIES and streetlights are underway with a planned bid date of 4th quarter 2016.
 - During fiscal year 2014/2015, a new engineering firm was selected to provide services for this project. No construction activities occurred in fiscal year 2014/2015.
 - CRA funds expended in fiscal year 2014/2015: \$2,220.70
 - Engineer: Quentin L. Hampton Associates
- Re-roofing of the Market Phase I
 - Hawkins Hall and Ogle have been hired to provide architectural services and project management to re-roof the West Wing of the Market, currently home to Chucherias Hondurenas restaurant. In fiscal year 2014/2015, \$3,550 was invested in architectural services.
 - The construction phase of this project is anticipated to begin in March of 2016 and is anticipated to be completed during the fiscal year 2015/2016.
 - Architect: Hawkins, Hall and Ogle
 - Contractor: R&R Industries

Property Improvement Grants

- 1340 Ridgewood Avenue
 - This property was awarded landscape improvement grant. The project was completed December 2014 with a final grant award of \$25,000.00.

- 170 Ridgewood Avenue
 - This property was awarded façade improvement grant. The project was completed August 2015 with a final grant award of \$6875.00.

- 918 Ridgewood Avenue
 - This property was awarded demolition grant. The project was completed in July 2015 with a final grant award of \$10,000.00.

- 1313 Ridgewood Avenue
 - This property was awarded façade, and paving improvement grants. The project was completed in August 2015 with a final grant award of \$4029.50.

- 1369 Ridgewood Avenue
 - This property was awarded a façade improvement grant. The project was completed in August 2015 with a final grant award of \$1341.88.

Land Acquisitions

- None

CRA Master Plan Special Events Sponsorship for FY 2014

- Trunk-or-Treat: October 31, 2014
- Bike Week 2014: March 6-15, 2015 (10-day event)
- Easter Egg Hunt: March 28, 2015
- Kids on the Hill June 3, 2015
- Hot Rods on the Hill: June 20-21, 2015

The City has maintained its membership in the Florida Redevelopment Association. All the concepts, proposals, activities, improvements and projects contemplated and/or completed are consistent with the intent of the Community Redevelopment Plan adopted in May 1996 and updated in May 2005 and the Master Plan adopted in October 2007 and amended in January 2008 by the Community Redevelopment Agency.

For more information, please go online and access the City's web site at www.hollyhillfl.org. Any comments or questions are welcome and may be directed to the following:

Lisa O'Neal
CRA Coordinator
City of Holly Hill
1065 Ridgewood Avenue
Holly Hill, FL 32117-2807
(386)248-9446
lisa.oneal@hollyhillfl.org

Financial Data

CITY OF HOLLY HILL, FL
 COMMUNITY REDEVELOPMENT FUNDS
 BALANCE SHEET-
 9/30/2015 (Unaudited)

	Community Redevelopment Agency	Community Redevelopment Debt Service	Community Redevelopment Capital Projects Loan	Total All CRA Funds
Assets:				
Cash and cash equivalents	3,123,164	417,499	4,137,829	7,578,492
Receivables, net				
Accounts Receivable	1060	-	-	1060
Due from other funds	-	-	-	-
Total assets	3,024,224	417,499	4,137,829	7,579,552
Liabilities and Fund Balances:				
Liabilities:				
Accounts payable and other liabilities	23,439*		19,181	42,620
Due to other funds	-	-	-	-
Total liabilities	23,439		19,181	42,620
Fund Balances:				
Non-spendable				
Restricted	3,000,785	417,499	4,118,648	7,536,932
Committed Assigned	-		-	
Un-assigned		-	-	
Total fund balances	3,000,785	417,499	4,118,648	7,536,932
Total liabilities and fund balances	3,024,224	417,499	4,137,829	7,579,552

*Subject to revision pending FRS provision of pension data related to GASB 68 implementation.

CITY OF HOLLY HILL, FLORIDA

REVENUE/EXPENDITURE COMPARISON SCHEDULE
COMMUNITY REDEVELOPMENT AGENCY

For the Fiscal Year Ended September 30, 2015 (Unaudited)

Actual Amounts	FY 2014	FY 2015
Revenue:		
Taxes:		
Current Ad Valorem Taxes (§163.387(1)(a), F.S.):		
City of Holly Hill (increment).....	<u>823,540</u>	<u>892,998</u>
Intergovernmental Revenue:		
Tax Increment Shared Revenues (§163.387(1)(a), F.S.):		
Volusia County.....	1,023,717	1,078,685
Halifax Hospital District.....	-	-
Port Authority District.....	-	-
Mosquito Control District.....	-	-
	<u>1,023,717</u>	<u>1,078,685</u>
Miscellaneous Revenue:		
Miscellaneous.....	48,114	80,744
Interest Earnings.....	<u>915</u>	<u>3300</u>
Total revenue.....	<u>1,896,286</u>	<u>2,055,727</u>
Expenditures:		
Economic Environment:		
Administrative and overhead (§163.387(6)(a), F.S.):		
Personal services.....	51,849	55,304
Operating expenditures.....	258,966	180,864
Capital outlay (improvements).....	650,165	279,624
Capital outlay (land) (§163.387(6)(c), F.S.).....	0.00	

Public Safety:

Law Enforcement (§163.387(6)(h), F.S.):		
Personal services.....	309,013	309,173
Operating expenditures.....	31,787	26,738
Capital outlay.....	0.0	
Code Enforcement (§163.387(6)(a), F.S.):		
Personal services.....	-	-
Operating expenditures.....	-	-
Capital outlay (equipment).....	-	-
Grants and Aid (§163.387(6)(d), F.S.):		
Facade improvements.....	<u>123,783</u>	<u>47,246</u>
Total expenditures.....	<u>1,425,563</u>	<u>898,949</u>
Excess of revenue over (under) Total expenditures.....	<u>470,723</u>	<u>1,156,778</u>
Other Financing Sources (Uses):		
Transfer to Debt Service Fund		
(§163.387(6)(e), F.S.):	(854,600)	(844,300)
Transfer to General Fund		
(§163.387(6)(e), F.S.):	(0)	(0)
Appropriated fund balance.....	<u>-</u>	<u>-</u>
Total other financing sources (uses)..	<u>(854,600)</u>	<u>(844,300)</u>
Excess of revenue and other sources over (under) Expenditures and other uses.....	(0)	(0)
Net change in fund balance.....		312,478

CITY OF HOLLY HILL, FL
 REVENUE/EXPENDITURE COMPARISON SCHEDULE
 NONMAJOR COMMUNITY REDEVELOPMENT
 AGENCY DEBT SERVICE FUND

For the Fiscal Year Ended September 30, 2015 (Unaudited)

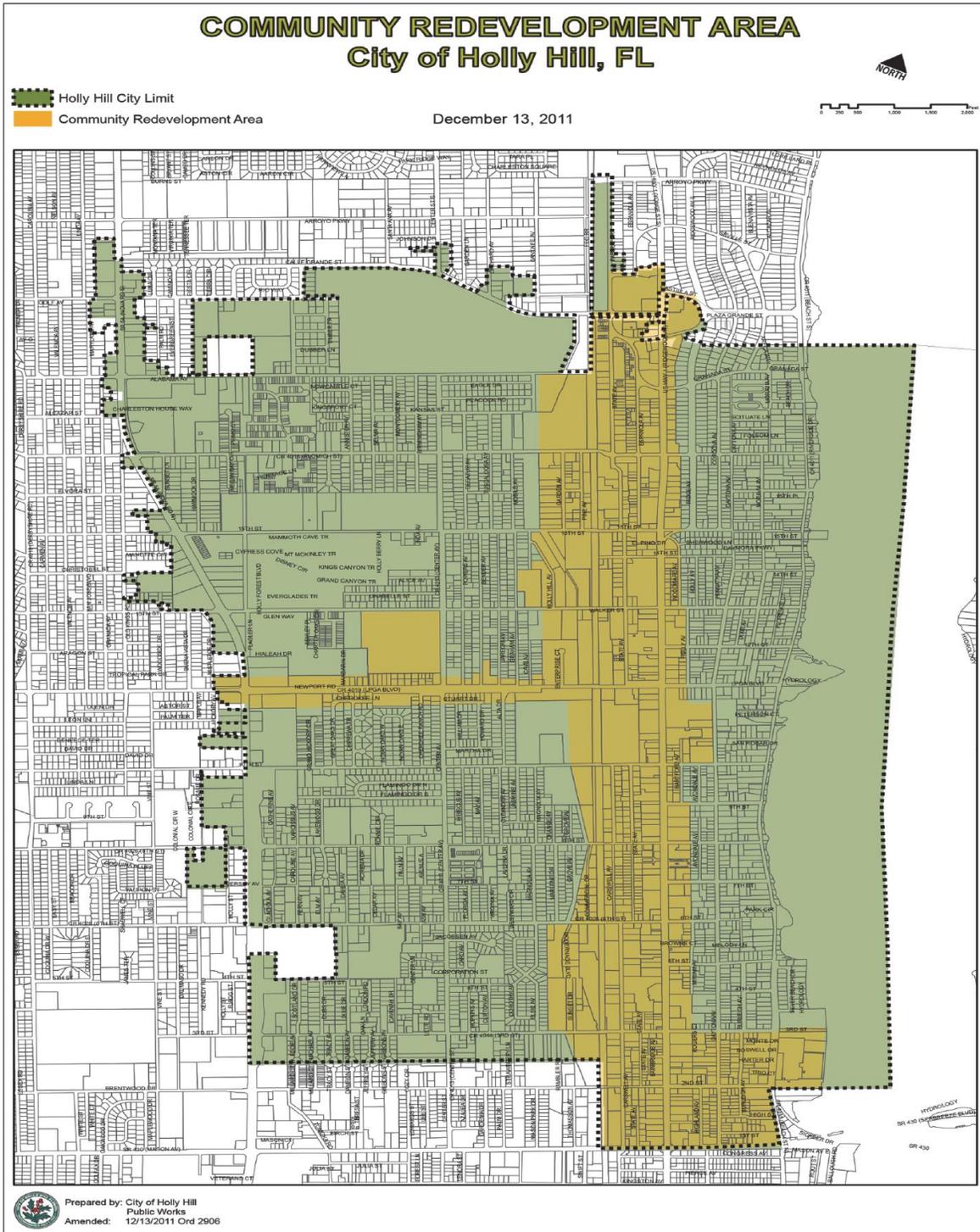
	Actual Amounts	FY 2014	FY 2015
Revenue:			
Miscellaneous:			
Interest earnings.....		<u>26</u>	<u>31</u>
Expenditures:			
Debt Service:			
Principal retirement.....		640,000	655,000
Interest payments.....		<u>207,834</u>	<u>191,388</u>
Bond Issuance Costs.....		<u>0</u>	<u>0</u>
Total expenditures.....		<u>847,834</u>	<u>846,388</u>
Excess of revenue over (under)			
Expenditures.....		(847,808)	(846,388)
Other Financing Sources (Uses):			
Bond Issuance Costs.....		0	0
Payment to Refunded Bond Escrow.....		0	0
Transfers in.....		<u>854,600</u>	<u>844,300</u>
Net change in fund balance.....		6792	(2057)

CITY OF HOLLY HILL, FL
REVENUE/EXPENDITURE COMPARISON SCHEDULE
MAJOR COMMUNITY REDEVELOPMENT
AGENCY CAPITAL PROJECTS FUND

For the Fiscal Year Ended September 30, 2015 (Unaudited)

Actual Amounts	FY 2014	FY 2015
Revenue:		
Miscellaneous:		
FRDAP Grant.....	-	-
Interest.....	<u>485</u>	<u>419</u>
Total revenue.....	<u>485</u>	<u>419</u>
Expenditures:		
Current:		
Economic Environment:		
Administrative and overhead		
Operating expenditures.....	43	0
Capital outlay.....	717,052	26,195
Grants and Aid		
Grant Programs.....	-	-
Total expenditures.....	<u>717,095</u>	<u>26,195</u>
Excess of revenue over (under) expenditures.....	<u>(716,610)</u>	<u>(25,776)</u>
Other Financing Sources (Uses):		
Appropriated fund balance.....	-	-
Net change in fund balance.....	(716,610)	(25,776)

Exhibit A – Community Redevelopment Area Map



CITY OF NEW SMYRNA BEACH



COMMUNITY REDEVELOPMENT AGENCY

**FISCAL YEAR 2014 - 2015
ANNUAL REPORT**

CITY OF NEW SMYRNA BEACH
CITY COMMISSION

JIM HATHAWAY, MAYOR
JUDY REIKER, VICE-MAYOR
JASON MCGUIRK, COMMISSIONER
JAKE SACHS, COMMISSIONER
KIRK JONES, COMMISSIONER

PAM BRANGACCIO, CITY MANAGER

COMMUNITY REDEVELOPMENT AGENCY

JIM HATHAWAY, CHAIR
JAKE SACHS
JUDY REIKER
JASON MCGUIRK
KIRK JONES
KATHERINE COOLEY
DOLORES BURKARD

CRA STAFF

TONY OTTE, CRA/ECONOMIC DEVELOPMENT DIRECTOR
STEVEN BAPP, PLANNER
RENEE RICHARDS, ADMINISTRATIVE ASSISTANT
DONNA GRAY-BANKS, COMMUNITY RESOURCE COORDINATOR
(PART-TIME)
HOLLY SMITH, MARKETING COORDINATOR (PART-TIME)
FRANK GUMMEY, CRA ATTORNEY

A Brief History

In the mid-1980's representatives of business and government in New Smyrna Beach recognized a need to address the declining business climate in the older core commercial areas of the City. The City Commission appointed a task force of business and property owners to examine the economic condition of the City's commercial core and recommend actions to address the problem. The Downtown Redevelopment Task Force met in late 1984 and early 1985 and recommended that the City Commission establish a Community Redevelopment Agency under the provisions of Florida Statutes Chapter 163. The City Commission accepted the recommendation and directed that work begin on the establishment of the agency.

Over the next several months the task force and consultants developed a finding of necessity that established the justification for the district, delineated the district boundaries and prepared a master plan to guide the redevelopment efforts in the district. The City Commission adopted these documents in July of 1985, thus establishing the New Smyrna Beach Community Redevelopment Agency.

Total assessed value in the district significantly increased during the 30 years that the CRA was in operation.

Since 1985 the CRA has made major capital investments to improve the CRA area and encourage private investment. The CRA began by acquiring land and developing parking lots to support the existing business areas. These modest first efforts were followed by large-scale park and streetscape projects. The CRA has also invested in smaller improvements that have helped yield significant results.

In 1995 the agency undertook a review of its original redevelopment plan along with an overall review of agency operations. After a period of study involving the City Commission and CRA Board, and with public participation, an updated redevelopment plan was issued.

In 2000 a major expansion of the district boundaries was made, expanding to an area of the Historic Westside. The CRA conducted a finding of necessity to qualify the additional land area and prepared an amendment to the Redevelopment Plan to identify projects and other improvements that were needed in the area. The City Commission approved the expansion.

In 2009 the CRA again began updating the Master Plan through a process involving numerous meetings with citizen and business owners. The updated plan was approved in 2010 and contains a wide range of projects and recommendations. The preparation of the plan included data collection and technical studies on several specific topics, including the demand for parking spaces and parking lot capacity in the Canal Street and Flagler Avenue areas and two market analyses to determine the types of businesses recommended for recruitment to the CRA area.

The CRA has now sunset and much has been accomplished. It is widely acknowledged that the historic commercial areas – Flagler Ave and Canal St – have achieved their revitalization objectives. In addition, many capital projects have been completed.

Map of the Community Redevelopment Agency District



Summary of Activities

• CRA Master Plan Update

CRA activities are based on the recommendations of the CRA Master Plan Update. The Plan was approved in 2010 and it provided a vision for CRA activities in the final 5 years of the CRA until it sunset in 2015. The plan contained the following “strategic frameworks”:

- Strengthen the Neighborhoods
- Support the Main Streets
- Create a Health Care District
- Broaden the Tourism Market
- Enhance the Green and Blue Infrastructure
- Connect the Community

The Executive Summary of the Master Plan Update notes that, “Regarding action plan initiatives, the most significant ‘new idea’ coming out of the Master Plan process is simply the recognition that bricks and mortar public infrastructure alone are not enough to facilitate redevelopment – particularly in a challenging and competitive environment. ‘Build it and they will come’ is often misrepresented as an end to itself. Updated public infrastructure, while very important, often serves only to ‘set the table’ – creating a desirable address for investment. There are critically important additional steps to actually leverage the investment and create activity. Successful redevelopment authorities take an active role in bringing ‘Feet to the Street’, creating positive energy while directly facilitating investment through engagement and collaboration with private interests.”

The 2010 CRA Master Plan Update was a key component in the achievements of the New Smyrna Beach CRA in the final 5 years of operation. For example, the recognition of “Opportunity Sites” led to the creation of a new program that facilitated development at a number of key sites, including the Pennysaver and Badcock buildings on Canal Street. The renovation of these buildings encouraged privately funded improvements in other buildings in the Canal St area.

The Opportunity Site grant program was recognized with an “Outstanding Public/Private Partnership Award” from the Surfcoast Chapter of the Florida Planning and Zoning Association in 2014 (see awards section of this report).

New Smyrna Beach CRA Master Plan Update - 2010



Capital Improvement Projects

- **North Causeway Improvements**

The North Causeway is an FDOT road that connects the Canal St, historic mainland downtown with Flagler Ave., the historic beachside downtown. The CRA Master Plan Update lists a capital project for the right of way area, and planning for this project took place during FY 2013-2014. Funding was secured from the Florida Department of Transportation in the amount of \$500,000, which matched \$500,000 in CRA funds. A consulting engineer was hired and the project scope includes “bold landscaping”, new lighting, some additional parking, an improved crosswalk, and two new medians. This project began construction in 2015 and is scheduled for completion in 2016. Below is a photo-enhanced picture that envisions the completed project.



- **Alonzo “Babe” James Community Center Expansion**

Planning and the initiation of construction of an expansion of the Alonzo “Babe” James Community Center at 201 N. Myrtle took place in Fiscal Year 2013-2014. The 15,244 square foot building includes a large meeting room, a small meeting room, computer room, gym, and kitchen and is being expanded with an additional 1,380 square feet. City staff discussed the expansion project with residents at the Historic Westside Community meetings, and residents voted to approve the expansion project. The expansion provides a larger meeting room, which will increase the opportunity for local caterers to serve larger groups. The larger meeting room space was made available by moving the offices to an expanded building footprint at the front entrance to the building. The front entrance was also designed to enhance building security.

Construction of the expansion began in 2014 was completed in April, 2015.



Ground breaking 8-8-14



Exterior 3-27-15

- **Third Ave Gateway Feature**

As a part of the City’s wayfinding signage program, staff worked with representatives of the Third Ave merchants group during fiscal year 2013-2014 to design a sign to be installed in the FDOT right of way at the northeast corner of Third Ave and Peninsula Dr. The project was completed in 2015 with a Welcome sign that features the Wayfinding “wave” logo, and landscaping.



- **Riverside Park Improvements**

Riverside Park has been the focal point for a number of CRA projects, including improvements to the seawall and park lighting. As a part of the seawall improvements, in the 2013-2014 fiscal year staff began studying the playground immediately adjacent to the seawall walkway for replacement. Project construction was completed in 2015.



Grant Projects

- **The HUB**

In FY 2011-2012, the Independent Business Move In program was amended to include “non-profit cultural arts business consortia”. There was one applicant under the program amendment and a facility called “The HUB” opened in 2012 in a sizable commercial space in the downtown area that had been vacant for over a year. The grant provided a partial rent payment every month. The HUB has leases with over 60 artists who display their work in the facility. Some of the artists also have rental work space and visitors can view art being created, or attend concerts or classes on the premises. The program continued through fiscal year 2013-2014 and was then amended to provide \$40,000 towards the purchase of the building by The HUB. The purchase was completed in May, 2015.



- **Property Improvement Grant Awards**

The CRA made property improvements grant awards to ten grantees in December, 2014, and nine grants were accepted. The grantees had a limited amount of time to make the improvements, and the funding provided was less than requested in most cases. The grant-funded work is now complete. The addresses for the grant awards are as follows:

- 392, 394, 396 Flagler Ave (Om Bar Building)
- 470 N Causeway
- 400 E Second Ave (Norwood’s Restaurant)
- 409 Mary Ave (Southern Express Café)
- 151 Canal St (Bob’s Automotive)
- 207 N Atlantic Blvd (Oceanview Condominiums)
- 405 Magnolia (residence)
- 206 Mary Ave (Turning Tide Acupuncture)
- 604 Downing (residence)

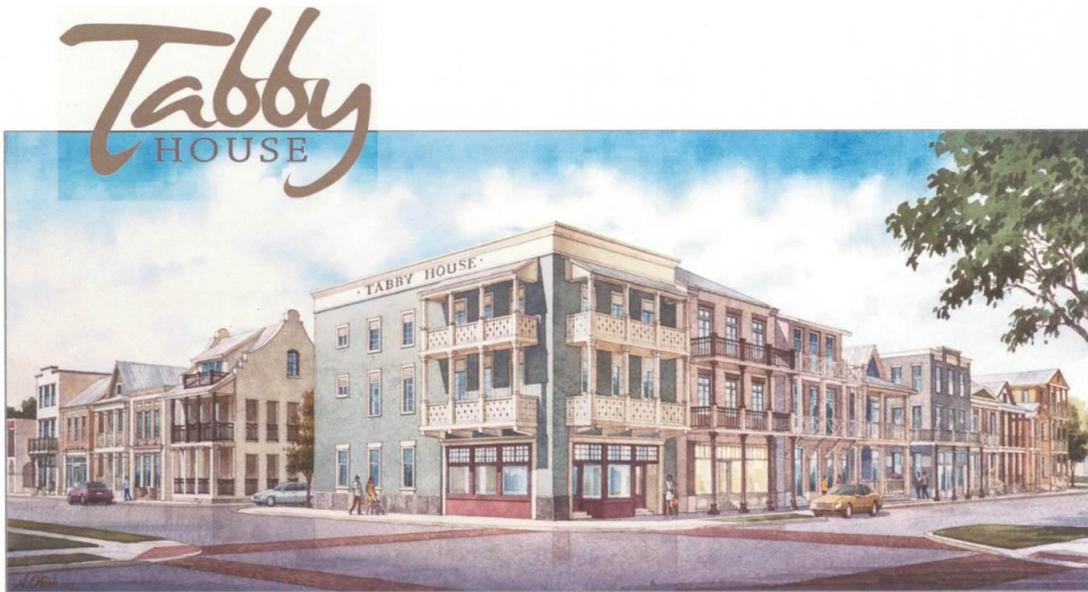
- **The Tabby House project - 103 Faulkner**

CRA staff prepared a “Request for Proposals” (RFP) for 1.4 acres of City property at this location in fiscal year 2012-2013. This site is in the block immediately south of City Hall and formerly was the site of tennis courts, shuffleboard courts, and a recreation building. Those facilities were demolished, and the only improvement left on the site is the former city fire station. (A new fire station has opened near the western terminus of Canal St on SR 44.)

There was one response to the RFP and in fiscal year 2013-2014 the City Commission approved a contract with that respondent, the White Challis Redevelopment Co. The contract required the developer to pay the appraised price for the property at closing, and the CRA would provide an Opportunity Site grant towards the cost of the infrastructure for the site. Closing on the sale was completed in 2015. Site work began in 2015, and continues in 2016.

The planned development calls for approximately 17 townhouse units which are designed to allow a commercial use of the first floor – typically a professional office for the resident. A two car garage for each unit is accessible from an alley at the back of the buildings.

The former fire station building was sold and is being renovated to house an optical store (there are no CRA funds involved in the renovation project).



14

- **Partnership with the New Smyrna Beach Housing Authority**

The City and the CRA assembled property in the area of Railroad Ave and Dimmick St. for the development of affordable housing. A house in the Southeast corner of the property (pictured below) was demolished.



Before



After

Railroad Avenue property before demolition and construction of new homes

Railroad Avenue property after construction of new homes

In fiscal year 2012-2013 the CRA issued a Request for Proposals (RFP) for the development of affordable housing on this site. The only respondent was the New Smyrna Beach Housing Authority, and a contract with the Housing Authority was approved by the City Commission in fiscal year 2013-2014. The contract provided the conveyance of the property to the Housing Authority, and Housing Authority staff began the preparation of plans and a bid package. The project schedule provided that 4-6 housing units would be constructed, and these units would be leased to eligible families and managed by the Housing Authority.

In the first quarter of fiscal year 2014-2015, the Housing Authority staff requested a contract revision to change the configuration of the housing units, from 6 single family dwellings to 2 single family dwellings and 2 duplexes. One single family unit and the two duplexes would be located on Railroad Ave, and the second single family unit would be located on Julia St. in the same block as the other units. The CRA and City Commission approved this revision, which was due to a requirement from another funding agency for the project to include an additional feature: a sound barrier wall, to be located on the east side of the property, to shield noise from the railroad tracks across the street.

Construction of this project began in FY 2014-2015 and is scheduled to be completed in April, 2016. The CRA, as a part of the contract with the Housing Authority, has provided \$271,979 in grant funds towards this project.

- **Partnership with Southeast Volusia Habitat for Humanity**

CRA staff and representatives of Southeast Volusia Habitat for Humanity have been working for several years to find ways to combine Habitat programs (such as “Brush with Kindness”) with CRA programs.

In the 2012-2013 fiscal year the CRA provided a grant to Habitat for improvements to five homes on Mary Ave. These improvements were for exterior repairs.

As a result of that experience, Habitat representatives and CRA staff prepared a program revision, adopted by the CRA and City Commission, to allow up to \$10,000 in CRA grant funds (rather than \$5,000) for home improvements, and extending the list of the types of repairs and improvements that would be eligible for grant funding.

City and CRA staff worked during fiscal year 2013-2014 to identify candidates for the revised program.

In fiscal year 2014-2015, two activities were scheduled: one house at 324 N. Myrtle Ave that was selected to be improved through the revised program, as well as a duplex that was constructed at 325 Sheldon St. The CRA and City Commission approved a second program revision on December 9, 2014 to allow the building of a duplex as an eligible grant activity. The CRA allocated \$40,000 towards the construction of the duplex and \$10,000 towards the renovation of the house on N. Myrtle Ave.

Both the improvements to the house at 324 N Myrtle Ave. and the building of the duplex at 325 Sheldon St. are now complete.



Completed Duplex at 325 Sheldon St.

- **Mini-Park at US 1 & Canal St**

The property on the SW corner of US 1 and Canal St. has been vacant for over 30 years. Previously on the site was a fast food restaurant that burned down and was partially demolished over thirty years ago.



Before the Mini-Park

At the urging of Canal St merchants, the CRA and the property owner entered into a lease. The CRA contributed grant funds to the merchants' group to redevelop the property as a "mini-park" with landscaping, creating an aesthetically-pleasing entryway feature to both the east and west Canal St. areas.



After: Completed Park.

AOB Site

- **Request for Proposals (RFPs) – AOB Site**

The North Causeway has become an area of increased development activity in recent years. The City-owned property at 160 N Causeway (also called the “AOB” site, for “Administrative Office Building”), has interesting development potential due to its location on the Inter-Coastal Waterway, and its street frontage between Flagler Ave and the Canal St area. It is one of the “Opportunity Sites” identified in the 2010 CRA Master Plan, with the site is included in a conceptual plan for “North Causeway Enhancements.”

The City Commission directed staff to issue a Request for Proposals (RFP) for the property in fiscal year 2014-2015. This was the fourth RFP issued in recent years – the responses to the previous RFPs were not accepted.



There were two respondents to the FY 2014-2015 RFP, and the City Commission directed staff to begin negotiations with the representatives of the response entitled Coronado Island Marine Village (CIMV). At the end of the fiscal year City staff is continuing negotiations with representatives of the CIMV respondent. (Note: there are no CRA funds involved in this project.)

Brownfield Program

- **Implementation of the EPA Brownfield Assessment Grant: Partnering with the Cities of Edgewater and Oak Hill for a second Brownfield Assessment Grant**

CRA staff worked with staff members from the City of Edgewater and the City of Oak Hill to apply for a Brownfield Assessment grant. The grant was awarded in May, 2013 and an engineering consultant was selected. Eight sites were selected and processed for environmental studies within the City of New Smyrna Beach in 2014 and 2015, with a number of additional sites being considered. Staff has also made a presentation on the program for the Board of Realtors and has mentioned the program every month in the City's Economic Development newsletter.

Significant Programs/Activities

- **“Branding the District”**

One of the recommendations in the 2010 CRA Master Plan Update was “Branding the District”, recognizing that there is a circle of significant streets and bridges that link all of the “character places” within the CRA district. The ‘circle’ can be marketed as a place for shopping, festivals and events. In addition, the new “brand” will need to be marketed. Marketing, Branding and Hosting Events are critical to historic downtowns – to create activity in emergent areas and to compete with much larger and more organized advertising campaigns of the national retailers found in suburban centers. These efforts needed to include the marketing of available sites and a comprehensive calendar of events. This was a new effort, since the Flagler Avenue, Canal Street and Third Avenue areas are three distinct locations that had previously marketed themselves independently.

The CRA hired a qualified marketing consultant who prepared a marketing plan. In the 2011-2012 fiscal year the marketing plan was implemented with the logo below, advertising the commercial areas of the CRA as the NSB Waterfront Loop. Marketing activities continued pursuant to the plan.

The name and logo also appear on the Wayfinding signage. Marketing activities in the 2014-2015 included:

- The maintenance of a website, the nsbwaterfrontloop.com, and a Facebook page;
- The management of an active marketing campaign that includes radio ads; and
- Press releases for significant events.



- **Historic Westside Community Meetings**

CRA staff attends and participates in community meetings for the Historic Westside. These meetings are held every other month at the Alonzo “Babe” James Community Center. Staff makes reports on projects and invites citizen input.

- **Parking**

The adequate provision of parking in the Flagler Avenue area was identified as a work task in the 2010 CRA Master Plan Update. Since the adoption of the Master Plan Update, the CRA has provided a grant to build a parking lot (Flagler Dunes), improved the parking at the Flagler Beachfront Pavilion, opened the Coronado Civic Center lot for public parking, and leased a 65 space parking area at a church (to make up for the loss of approximately 30 parking spaces in the lot across the street where the Hampton Inn and Suites now stands). A parking lot has been constructed with the Esther Street Beachfront Park, and another beachfront lot is planned for future construction on S. Atlantic (CRA funds are not involved in that project).

During the 2013-2014 fiscal year, the contract for the parking lot leased from the church across from the hotel on Flagler Ave, was re-negotiated to include an extension of the lease until 2021.

Exemption of the Hospital District

At their regular meeting on June 22, 2010 the City Commission voted to exempt the Southeast Volusia Hospital District from participation in the funding of the CRA. The Southeast Volusia Hospital District and the Bert Fish Medical Center continue to be important partners with the CRA in redevelopment efforts. FY 2010-2011 was the first year the funding exemption took place, with the continuation of the exemption in the subsequent fiscal years - including FY 2014-2015.



Bert Fish Medical Center

- **Partnerships**

Partnerships are one of the keys to CRA success, and the CRA maintained a close working relationship with many organizations. Volusia County was the primary partner for the CRA. In addition to funding, Volusia County's Economic Development Department provided assistance in the expansion and retention of businesses. Team Volusia was a partner for business recruitment, and a portion of the annual payment for participation in Team Volusia came from the CRA. Team Volusia also provided information that was valuable to redevelopment efforts.



New Smyrna Beach Utilities Commission

WE APPRECIATE OUR PARTNERS!

- ❖ Volusia County
- ❖ Volusia County Department of Economic Development
- ❖ Team Volusia
- ❖ Bert Fish Hospital and Southeast Volusia Hospital District
- ❖ NSB Utilities Commission
- ❖ Southeast Volusia Chamber of Commerce
- ❖ Canal Street Historic District
- ❖ Merchants of Flagler Hospitality Group
- ❖ Third Avenue Merchants Group
- ❖ Historic Westside Community
- ❖ Southeast Volusia Advertising Authority
- ❖ Daytona State College Small Business Development Center
- ❖ Career Source Flagler/Volusia
- ❖ Other residential, civic and business organizations

- **Awards**

The New Smyrna Beach CRA won a number of prestigious awards, including:

- Florida Trust for Historic Preservation, Inc., Florida Preservation Award: Southeast Volusia Chamber of Commerce Exterior Restoration, New Smyrna Beach, 2012
- Florida Redevelopment Association, Roy F. Kenzie Award, Marketing and Communications, 2013
- Surfcoast Chapter, Florida Planning and Zoning Association
 - Outstanding Environmental Design: Esther Street Beachfront Park, 2013
 - Outstanding Public/Private Partnership: Hampton Inn & Suites, 2013
 - Outstanding Public/Private Partnership: Opportunity Site Grant Program, 2014

Conclusion

The New Smyrna Beach CRA has been a catalyst in the successful revitalization of the Flagler Ave and Canal St historic downtowns, and has provided a number of well-received and appreciated capital projects throughout the district. The success of the CRA has been accomplished in concert with the CRA's many partners, including the property owners who applied for, accepted, and implemented CRA grants (and complied with the extensive grant program requirements). These special property owners demonstrated their belief in the vision of a revitalized historic area. With the sunset of the CRA, New Smyrna Beach residents and visitors alike now enjoy the benefits of those efforts!

Financial Statements Attached



City of Orange City
Community Redevelopment Plan



Orange City CRA Annual Report

FY 2014-2015



Prepared by:



ORANGE CITY COMMUNITY REDEVELOPMENT AGENCY

205 E. GRAVES AVE

ORANGE CITY, FL 32763

<http://www.ourangecity.com>

OVERVIEW

In 2014, the City Council of Orange City, Florida established a Community Redevelopment Agency (CRA), in accordance with the Community Redevelopment Act of 1969, to implement a Community Redevelopment Plan to remove the conditions of slum and blight that exists within a large portion of the City's core and the adjacent historic district. The City Council serves as the CRA board and performs the legislative functions, governing duties and corporate responsibilities of the agency. The City Manager, or designee, serves as the director of the agency, performs the administrative duties and oversees the day to day operations of the agency. Several City departments, including Development Services, Finance, and Public Works, provide assistance in planning and implementing project activities that are designed to revitalize and restore the identified blighted areas.

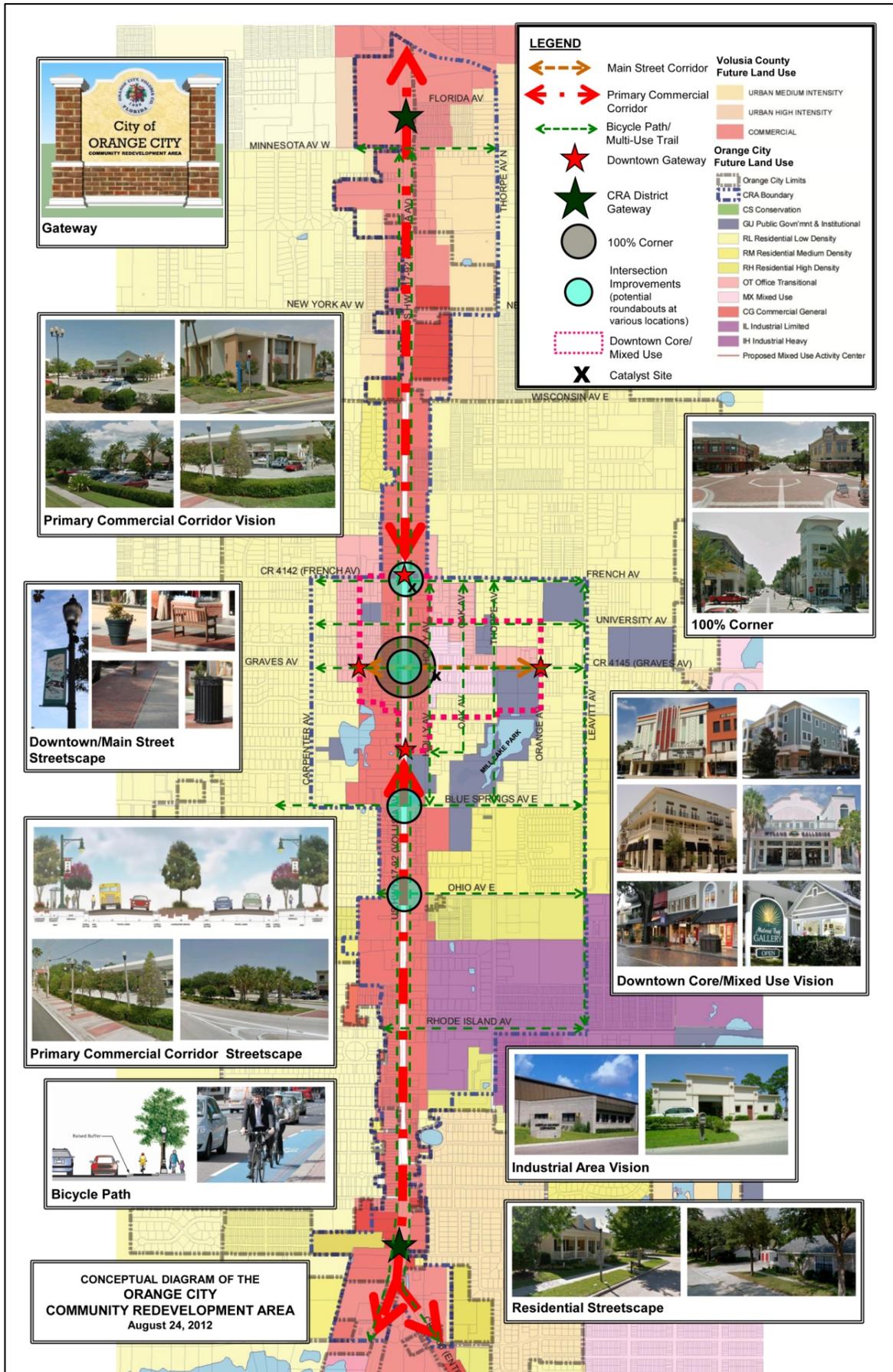
PURPOSE

As stipulated in Florida Statute chapter 163.356(3)(c), each Community Redevelopment Agency is required to file an annual report of activities for the preceding fiscal year. This report, which is being filed to comply with that requirement, includes a description of projects, activities and expenditures as well as a financial statement setting forth the assets, liabilities, income, and operating expenses of the Orange City CRA as of the end of fiscal year 2014-2015.

A VISION FOR REDEVELOPMENT

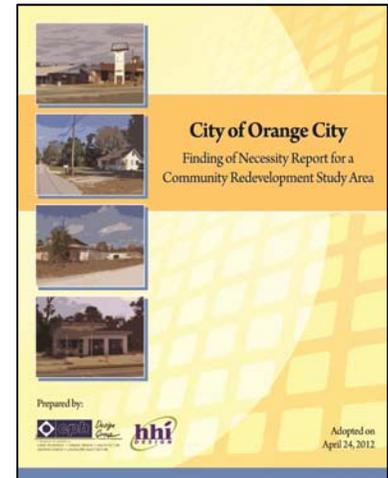
On April 24, 2012, the City Council of the City of Orange City adopted Resolution 670-12 determining that portions of the municipality contained blighted conditions as defined in the Community Redevelopment Act making a "Finding of Necessity" as required by Section 163.355, Florida Statutes and designating the Orange City Community Redevelopment Area as appropriate for community redevelopment.

The Redevelopment Area is confined to a specific area along and adjacent to US 17-92 (Volusia Avenue) within the City of Orange City in Volusia County, Florida. This area boundary was delineated due to blighted conditions, such as: underutilized land uses, faulty lot layouts, deteriorating buildings and site conditions, lack of pedestrian facilities, congested and unsafe roadways, and inadequate and deteriorating infrastructure along US 17-92 and surrounding parcels, as identified in the "Finding of Necessity Report". The declining nature of the business community along US 17-92 and the industrial areas within the peripheral, and the housing foreclosures also contribute to the blighted conditions within this area boundary. In addition, based on the 2010 census the City of Orange City has the lowest median household income (\$30,111.00 per household) of any other city in Volusia County, which further demonstrates the need for funding sources, such as the CRA, to direct funds to upgrade deteriorating infrastructure.



The adopted Orange City Community Redevelopment Plan addresses the blighted area conditions observed in the "Finding of Necessity Report" and creates a vision for a sustainable community with commercial/mixed-use areas that offer visitors, businesses and residents a high quality local destination; safe transportation network; pedestrian connections; public space/recreation facilities; and an adequate level of service and infrastructure.

Improvements within the Redevelopment Area benefits the overall west Volusia area by improving the environment adjacent to Blue Spring State Park; reducing septic systems to improve and protect water resources; reversing the declining urban form along US 17-92; and strengthening the commercial viability and overall community livability.



Financial Outlook

The CRA received its first contribution of increment revenue in fiscal year 2014-2015. The revenue from the City increment was \$28,163 and the County increment was \$22,572, for a total revenue of \$50,735. At this time the CRA has not acquired any assets or liabilities.

On September 22, 2015, the governing board of the CRA adopted a budget for Fiscal Year 2015-2016, via Resolution No. 798-15. There are no projected capital project expenditures for FY 15-16, as it is the intent of the CRA Board to build-up funds so that significant redevelopment goals may be accomplished.

CRA ACHIEVEMENTS FOR 2014-2015

Redevelopment Plan Adopted

The Orange City CRA completed and adopted the redevelopment vision and developed a roadmap for successful implementation in January 2015.

Mill Lake Park Phase I, II and III

The Orange City CRA area is very active. The City, with the help of a \$775,122 Environmental, Cultural, Historical and Outdoor (ECHO) grant, opened a new park called Mill Lake. Phase I opened on January 7, 2015 and includes a walking trail, picnic pavilions, an interactive fountain and natural viewing areas. Phase II redevelopment of the adjacent 16-acre, underutilized former FDOT pond into a vibrant 1.5 mile walking and bicycling community park is transforming the area, and is currently underway. Phase III, includes a \$2 million lake restoration and removal of stormwater nutrient loadings to the Blue Springs watershed, with project completion estimated to be mid-to-late 2017.



Sidewalks

During 2015 the City repaired and replaced sidewalks on Holly Avenue and University Avenue. Additionally a new sidewalk was installed on Ohio Avenue filling in one of the identified sidewalk gaps.

Festivals and Events

The City's downtown area is very active with events scheduled monthly. In Dickinson Park there is a farmers market every Friday. Also at Dickinson the City sponsors a movie in the park on the first Friday of the month. In addition, the City holds events to attract people to the downtown core including a Halloween Block Party with a pet costume contest, a light up event, a Christmas Village and Parade, National Night Out, Arbor Day Celebration, the Mayor's Fitness Challenge and Walk to School Events. Other events also occur in the CRA that are not sponsored by the City, including University High School's homecoming parade, the African American Heritage Festival and the Volusia Baptist Church's Journey Through Christmas which attracts over 5,000 visitors.



LOOKING FORWARD- FY 2015-2016

The primary focus for the CRA Board in fiscal year 2015-2016 is establishing a list of priority projects based on the redevelopment plan. Creation of the priority projects list will be initiated through a community charrette process held with CRA stakeholders, and approved by the CRA Board by the end of the fiscal year.

FY 2012 Status Report on the North Mainland (Ormond Crossings CRA)

FY 2015 ANNUAL REPORT



Board Members

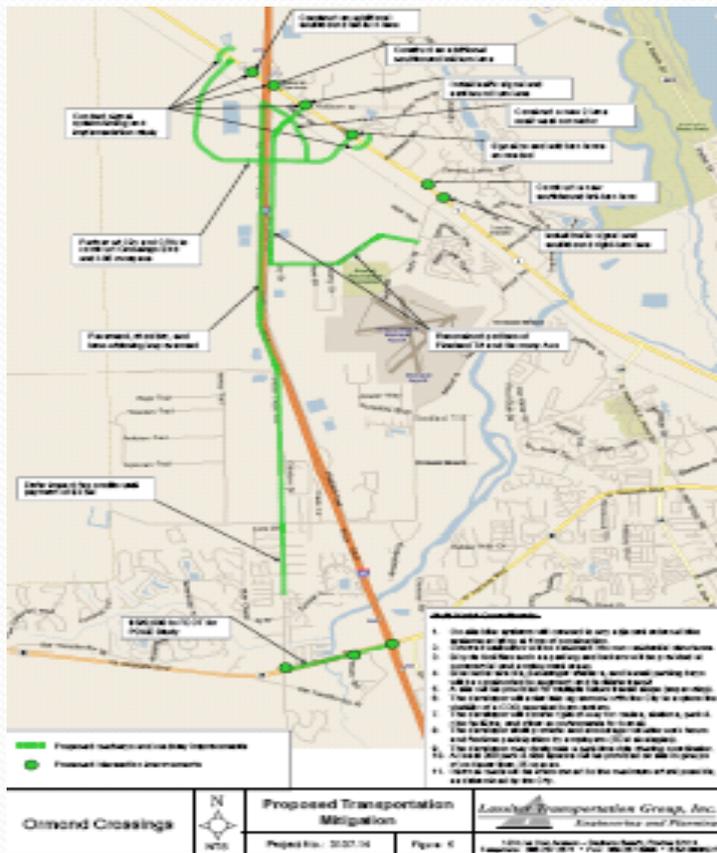
- City Commission is the acting body for the CRA

Ormond Crossings Vision

A joint City/County vision that is an example of “Smart Growth.”

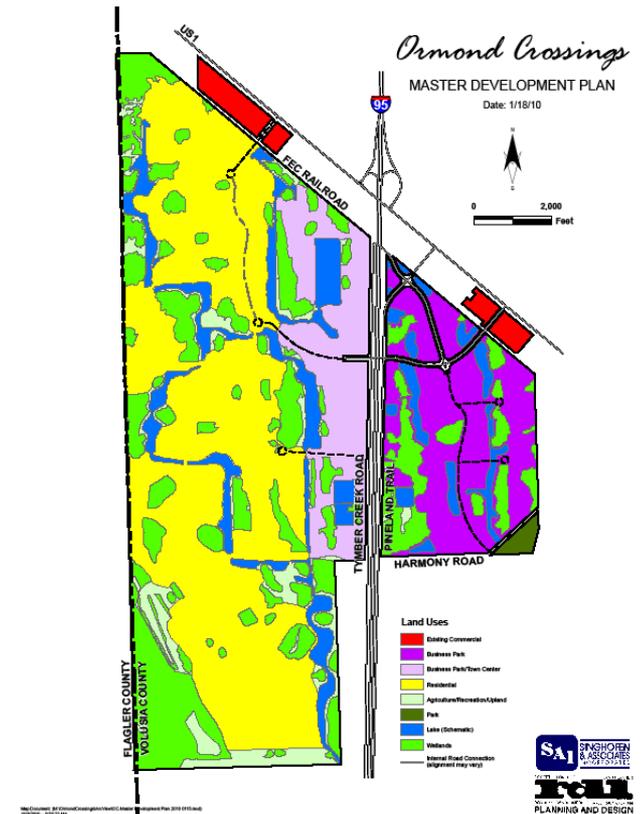
A countywide economic engine projecting at build out >11,000 new jobs and >\$63,000,000 in net new revenue.

A planned mix use development involving a private investment that exceeds \$56,000,000.



Approved Master Plan Uses

Land Use	Sq. Ft.
Retail Commercial	650,000
Office	1,075,000
Business/Flex-space	490,000
Industrial	905,000
Storage (mini-warehouse)	240,000
Warehouse/Distribution	1,345,000
Public/Institutional	165,000
TOTAL-Non residential	4,870,000
Residential	2,950



TIF Uses of funds

- Construction of Crossing Boulevard to include a bridge spanning FEC rail right-of-way from US 1 to the 1st roundabout (segment 1).
- To be constructed 5 years after final plat of Phase 1A.
- County contribution: Limited to \$4,000,000 or 10 years from date of commencement, whichever first occurs.
- City contribution: Limited to \$8,000,000

Ormond Crossings Current Status

- The annual report indicates St. Johns, US Army Corps of Engineers and Florida East Coast Railroad have all approved their respective portions of Phase A and B of Ormond Crossings. The Federal Emergency Management Agency (FEMA) has approved Phase A only but the developer expects Phase B to be approved by June 2016.
- The City was notified on April 25, 2016, shortly after receiving the annual report, by FEMA that Phase B was granted a Conditional Letter of Map Revision (CLOMR).

- Preliminary plats for Phase A and B were received by the City on January 9, 2009 (Phase A) and then again on September 2014 (Phase A). The Phase B preliminary plat was reviewed by the City on December 19, 2014. For both Phases, the Developer has asked for and received an extension until June 23, 2016, to provide responses to the City's comments and revised plans.
- No Development Agreement requirements or commitments were required this reporting period. No contracts or sales were reported

Source: April 2016 6th Annual Report

Ormond Beach Downtown CRA

FY 2015 Annual Report



CRA District Aerial



City of Ormond Beach G.I.S. Department
Prepared By: Steve Johnson 10/2/08

Legend
CRA District Boundary

Vision

Downtown Master Plan Update (2007) depicts preferred concepts that reflect the existing and desired vision articulated for the Creek, River and Ocean Districts.

Creek District – Intended to enhance the existing suburban style development pattern.

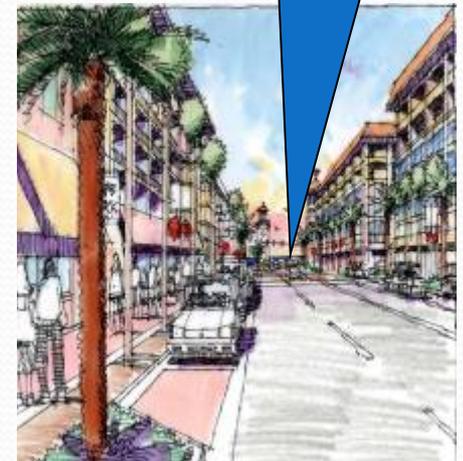
River District – Traditional downtown appearance enhanced with similar form and function.

Ocean District – More intensive infill housing with mix use development along Granada and the side streets.

Today



The Vision



Issues → *Strategy* → *Implementation*

Issue Summary	Strategy	Implementation
Nondescript buildings	physical	Design guidelines
Bldg. conditions	physical	Improvement grants
Substandard infrastructure	physical	Stormwater and utility improvements
Maximize use of OS	physical	OS venue improvements
Taming of SR40	physical	Streetscape improvements
Suburban character	regulatory	Emphasize form – not use
Lack of pedestrians	Bus. support	Create special events
Business vacancy	Bus. Assist.	Marketing, advertising

Building Improvements in CRA District

Projects	Public \$	Comments
194 East Granada Blvd	\$50,000	Committed in FY 2013-14 Closed out in FY 2014-15
42 East Granada Blvd	\$50,000	Committed in FY 2013-14 Closed out in FY 2014-15
48 West Granada Blvd	\$50,000	Committed in FY 2013-14 Closed Out in FY 2014-15
115 East Granada Blvd	\$35,065	Committed in FY 2013-14 Closed Out in FY 2014-15
Total	\$185,065	Funds paid out in FY 2014-15 for projects encumbered in FY 2013-14

2014 Projects

Description	2014 Project Cost
Building Improvement Grants	\$185,065
Main Street Contract	\$60,000
Infrastructure improvements related to sidewalks, lighting, and irrigation	\$105,000
Downtown Landscaping of street edge,	\$898,000
Cassen, New Britain Stormwater, and Bridge Uplighting design preparation costs	\$92,000
Grounds Maintenance	\$203,541

In Summary.....

- ❖ 100% of all TIF expended revenues benefit residents and businesses in the CRA District. No administrative costs are charged to the CRA District.
- ❖ The contributing TIF partners to this redevelopment effort benefit from the demonstrated confidence exhibited by private sector capital investment in the downtown CRA.

EASTPORT BUSINESS CENTER

Community Redevelopment Agency Port Orange, Florida

ANNUAL REPORT FY 2014/2015

THIS IS EASTPORT

The Eastport Business Center Community Redevelopment Area (CRA) is situated within the eastern portion of Port Orange, west of and adjacent to the Florida East Coast Railroad. This area historically served as the industrial core of the City.

The creation of the Eastport Business Center Community Redevelopment District in 1995 was the first of many steps to be undertaken by the City to diversify its tax base, bolster Eastport's image and desirability as a major employment center, and increase opportunities for higher wage manufacturing and industrial jobs within the City.

Eastport is comprised of one hundred thirty-nine (139) tax parcels constituting approximately two hundred seventy (270) acres of land. Based on the Volusia County Property Appraiser's Final Tax Roll data,

there was \$694,187 increase in taxable value between 2014 and 2015. The 2015 total taxable value within Eastport stands at \$27,996,466.

Eastport is also a Tax Increment Financing District, which is a dependent special district of the City of Port Orange. The Eastport Tax Increment Financing District targets ad valorem tax revenues to this area to fund infrastructure improvements and other programs as outlined in the Redevelopment Plan to help ensure that Eastport remains a viable economic center for decades to come.

The County of Volusia and Halifax Hospital participate in the Tax Increment Trust Fund and are valued partners in the City's redevelopment efforts.



The Eastport Business Center CRA, outlined in red above, is approximately 270 acres in size and represents 1.07% of the City's total tax base.

EASTPORT GOALS AND OBJECTIVES

The Eastport Business Center Redevelopment Plan, adopted in 1995 and updated in 2010, establishes a series of goals, objectives and policies designed to help Eastport maintain its position as an important industrial center within the community. The four (4) primary goals of the plan are:

GOAL 1—Stimulate new development, redevelopment and investment;

GOAL 2—Establish the area as a primary employment center offering full-time skilled labor positions;

GOAL 3—Promote business retention and assistance in expansion, renovation, and improvement efforts; and

GOAL 4—Improve the physical condition to meet modern business park development criteria.

TABLE OF CONTENTS:

This is Eastport	1
Eastport Goals and Objectives	1
Redevelopment Activities Update	2
Tax Increment Financing	2
Financial Statement & Debt Service	2 & 3
Agency Board	4
Redevelopment Plan & Trust Fund Partners	4

SPECIAL POINTS OF INTEREST:

- Eastport is home to many of the City's top manufacturers that do business throughout the country and around the globe.
- The Eastport Business Center CRA was created in 1995.
- Eastport's taxable value has more than doubled since establishment of the CRA.

REDEVELOPMENT ACTIVITIES UPDATE



Implementation of the plans, projects and programs identified in the Eastport Redevelopment Plan is largely dependent on available revenues.

During FY 2014/2015, the Eastport CRA operated with an adopted budget of \$228,873. Of that amount, nearly 79% was slated to fulfill debt service obligations. This left a very limited amount of funding for plan implementation.

In late 2015, the Eastport Business and Technology Center identification sign, located at the intersection of Dunlawton Avenue and Spruce Creek Road, was modified to increase visibility of the dark green Eastport letters by raising the background of the sign so that there is a light

background behind the channel letters. A directional arrow with the distance to the Eastport Business Park was also added to the sign. Irrigation and landscaping were also installed around the sign.

Staff worked with Team Volusia Economic Development Corporation to secure the relocation of Pie Guy, a handmade pie company from New England, to a site located within the Eastport Business Park at 4470 Eastport Parkway. The facility when fully operational will employ 40 individuals at an average wage of \$32,654. Additionally, the property will see an increase in taxable valuation of the property with the estimated property improvements and the added manufacturing and office equipment.

In 2015, Eastport Business & Technology Center company Quality Enclosures, a leading manufacturer of glass shower doors whose products are sold throughout the Southeast US, including Florida, Georgia, Tennessee and the Carolina's, was selected as one of the winners in the "GrowFL 2015 Florida Company to Watch" .

In October 2015, the City contracted with Transact Realty Commercial Services, Inc. (Prudential), to assist in the sale of the last two City-owned lots in the Eastport Business Park, among other properties.

TIF Revenues may only be spent on redevelopment plans, projects and programs, as identified in the adopted CRA Plan.

TAX INCREMENT FINANCING

Tax Increment Financing, often referred to as "TIF", is a financial method employed to target ad valorem tax revenues to an area that has been designated for redevelopment. Upon creation of a TIF district, a base year for property values within the district is established. Growth in the taxable value of property within the district over time is then applied to the current ad valorem millage rate, resulting in the tax increment revenue.

This increment revenue is then deposited into a special Trust Fund account and may only be spent on redevelopment activities that are identified in the adopted redevelopment plan. The ad valorem millage from Volusia County (including General Fund, Echo, Forever, Mosquito Control and Ponce Inlet Port Authority), the City of Port Orange Operating and Halifax Hospital comprise the tax increment millage in Eastport.

The 2014/2015 adopted budget for the Eastport Tax Increment Fund (Fund #102), anticipated \$177,058 in TIF revenue. The City's unaudited figures show actual receipt of \$161,122 from TIF, and \$2,389 in interest, for total revenues of \$163,511.



The 2006 Eastport TIF note funded \$2.5 million in capital improvements in the Eastport CRA.

FINANCIAL STATEMENT & DEBT SERVICE

The Annual Financial Statement of each CRA in the State of Florida is required to set forth the Agency's assets, liabilities, income and operating expenses as of the end of the fiscal year. This information is presented on the following page.

The Eastport Business Center CRA operates on an October 1st - September 30th fiscal year.

The Debt Service Schedule for the Eastport Business Center CRA is available from the City's Finance Department.

The initial \$2.5 million note, issued in 2006, has an interest rate of 3.922% and is projected to be paid off by FY 2025. The majority of these funds were used for infrastructure improvements, including construction of Eastport Parkway and extending potable water

and sanitary sewer lines, to help create the Eastport Business Park. Master planned stormwater improvements were also constructed.

The debt service payment for the 2006 Eastport TIF Note for FY 2014/2015 was \$180,596.

FINANCIAL STATEMENT

	Port Orange Audited FY14	Port Orange Unaudited FY15
Eastport		
Assets:		
Equity in pooled cash	\$ 345,607	\$ 322,179
Receivables - Net	\$ -	\$ -
Prepaid items	\$ 4,950	\$ 5,116
Total	\$ 350,557	\$ 327,295
Liabilities:		
Due to other funds	\$ -	\$ -
Customer deposits	\$ -	\$ -
Accounts payable and accrued liabilities	\$ -	\$ -
Total	\$ -	\$ -
Sources (Revenues):		
City TIF	\$ 59,619	\$ 59,471
County TIF	\$ 87,220	\$ 88,722
Halifax Hospital TIF	\$ 12,687	\$ 12,929
Miscellaneous (includes transfers)	\$ 1,237	\$ 2,389
Total	\$ 160,763	\$ 163,511
Expenditures		
Salaries and Wages	\$ 24,181	\$ -
FICA Taxes	\$ 1,678	\$ -
Retirement Contributions	\$ 3,374	\$ -
Health Insurance	\$ 1,409	\$ -
Workmans Compensation	\$ 24	\$ -
EAP Benefit	\$ 8	\$ -
Other Professional Services	\$ -	\$ -
Communication Services	\$ 139	\$ -
Commercial Policy Insurance	\$ 4,882	\$ 4,950
Advertising Expense	\$ 679	\$ 679
Insurance 504	\$ 1,197	\$ -
Transfer to 506 Bldg. Maint. Fund	\$ 2,903	\$ -
Dues and Memberships	\$ 858	\$ 548
Professional Services	\$ -	\$ -
Transfer to 217 Eastport Note	\$ 179,813	\$ 180,596
Total	\$ 221,145	\$ 186,773
Net change in fund balance	\$ (60,382)	\$ (23,262)
Fund balance - beginning	\$ 410,939	\$ 350,557
Fund Balance - Ending	\$ 350,557	\$ 327,295

EASTPORT BUSINESS CENTER COMMUNITY REDEVELOPMENT AGENCY

AGENCY BOARD

Mayor Allen Green, Chairman
Vice-Mayor Drew Bastian, Vice Chair
Council Member Donald O. Burnette
Council Member Bob Ford
Council Member Scott Stiltner
Vacant
Vacant

Staff support provided by:

M.H. Johansson, City Manager
Margaret Roberts, City Attorney
Tracey Riehm, Finance Director
Nadia Todor, Accountant II
Wayne Clark, Community Development Director
Penelope Cruz, Principal Planner

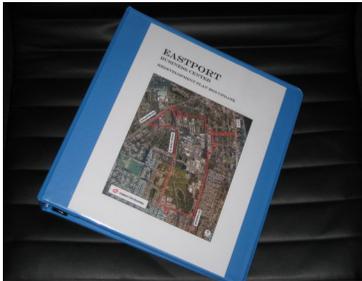
City of Port Orange
1000 City Center Circle
Port Orange, FL 32129

Phone: 386-506-5671
Fax: 386-506-5699
e-mail: pcruz@port-orange.org

We're on the web!
www.port-orange.org

This Annual Report has been prepared in compliance with the requirements of Chapter 163.356(3)(c), Florida Statutes. The notice of the availability of this report has been published in the Daytona Beach News Journal. Additionally, the governing body of each special district is required under Chapter 163.387 (8) to annually provide an independent financial audit of its trust fund to each taxing authority that pays into the trust fund. This audit of the Agency's assets, liabilities, income and expenses, as required under Chapter 163.356(3) (3) is included with the City's Comprehensive Annual Financial Report (CAFR) for each fiscal year.

REDEVELOPMENT PLAN & REDEVELOPMENT TRUST FUND PARTNERS



The Eastport Business Center Redevelopment Plan - Update 2010 is available for review on the City's website.

Redevelopment plans, projects and programs are made possible through tax increment financing. The County of Volusia and Halifax Health, along with the City of Port Orange, contribute to the Eastport Business Center Tax Increment Trust Fund. All revenue derived from tax incre-

ment financing is deposited into the Trust Fund. All expenditure of TIF revenues must be consistent with the plans, projects and programs outlined in the adopted Eastport Business Center Redevelopment Plan.

The Eastport Business Center Redevelopment Plan was originally adopted in 1995. A complete update of the Plan was undertaken throughout 2009, culminating with the adoption of the Eastport Business Center Redevelopment Plan - Update 2010. This updated Plan guides redevelopment activities in Eastport until the sunset of the CRA in 2036.



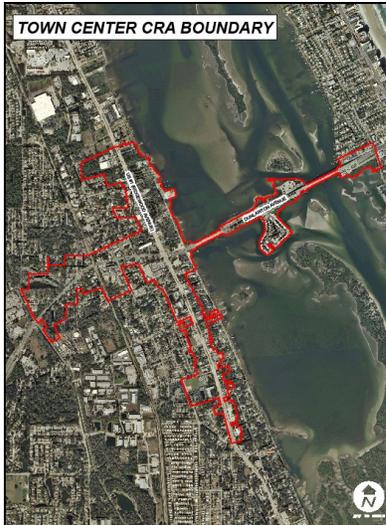
HALIFAX HEALTH

PORT ORANGE TOWN CENTER

Community Redevelopment Agency Port Orange, Florida

ANNUAL REPORT FY 2014/2015

THIS IS TOWN CENTER



The Port Orange Town Center CRA, outlined in red above, is approximately 271 acres in size and represents 1.51% of the City's total tax base.

The Port Orange Town Center Community Redevelopment District is comprised of three hundred and seven (307) parcels constituting two hundred seventy-one (271) acres of land situated within the eastern section of Port Orange. This area historically served as the commercial core of the City. The creation of the Port Orange Town Center Community Redevelopment District in 1998 was the first of many steps to be undertaken by the City to ensure that this historic area of the community remains a viable center of commercial and civic activity.

The vision for the “rebirth” of Town Center includes a strong emphasis on mixed-use development. The goal is to create a signature destination that reestablishes Port Orange’s image as a premier waterfront community.

Port Orange Town Center is comprised of five Special Character Districts. These Special Character Districts are; Riverwalk, Causeway, Down Under, Dunlawton Village, and Ridgewood Avenue. Each of these districts have their own unique attributes and opportunities, but they all share the same vision of a revitalized “heart of Port Orange”; a unique place within the community that blends history, culture and public access to the water.

The 35-acre Riverwalk Project Area, located east of U.S. 1/Ridgewood Avenue and north of Dunlawton Avenue, has been the focal point for the redevelopment efforts and investment in Town Center.

TOWN CENTER GOALS AND OBJECTIVES

GOALS

1. Develop five **Special Character Districts** recognizing that these areas are distinct in terms of uses and built environment;
2. Identify and **promote land uses and zoning** which are compatible with the special character districts and the overall POTC visions;
3. Introduce **mixed-use development** comprised of commercial, office and residential uses and active programming to draw people to POTC;

4. Develop a **coordinated design concept** for open space, streetscape, furniture and recreation facilities in a manner that emphasizes the nautical history and location of POTC;
5. Identify suitable locations for **housing** and promote a variety of dwelling types to complement the mixed-use nature of POTC;
6. Establish **architectural guidelines** to provide architectural consistency within the special character districts over time;
7. Provide for an **interconnected transportation network** which aims at balancing the needs of

- pedestrians, cyclists and vehicles;
8. Identify and **secure all feasible sources of funding**, including tax increment financing (TIF) revenues, that will aid in implementing the Redevelopment Plan throughout both short and long term; and
 9. Identify and **offer an array of incentives to encourage redevelopment** and revitalization of POTC through realization of specific plan objectives over time.

TABLE OF CONTENTS:

This is Town Center	1
Town Center Goals and Objectives	1
Redevelopment Activities Update	2
Tax Increment Financing	2
Financial Statement & Debt Service	2 & 3
Agency Board	4
Redevelopment Plan & Trust Fund Partners	4

SPECIAL POINTS OF INTEREST:

- The Community Redevelopment Agency for Port Orange Town Center (“Town Center”) was created in 1998.
- The Riverwalk Project Area comprises 35 acres out of the total 271 acres in Town Center.
- The taxable values in Town Center have grown 33% since 1998.

REDEVELOPMENT ACTIVITIES UPDATE

An activity-focused marketing effort is also in development to promote outdoor and water-based activities and businesses along the Ridge-wood corridor to build on the area as a unique destination.

Council and the CRA approved the Conceptual Master Plan for the Riverwalk Park in February 2014. Construction of the northern section (Phase 1A and 1B) is currently underway. Phase 1A, from the Chamber building north to the property line abutting Intercoastal Villas along the shoreline of the Halifax River to US1, is estimated to be open to the public by March 2016. This portion of the project includes: Kayak/Canoe launch, restrooms, portion of the boardwalk and upgrades to the existing fishing pier, wave break, crossover bridge and the northern portion of the 12' wide trailway.

Working with representatives from all east Volusia cities to develop regional US-1 special events/activities and campaigns to draw attention to this area. "Rediscover US1 - America's Business Highway," is the branding theme/logo. The group successfully implemented a regional Scavenger Hunt in April 2015 as an initial event that included four businesses and one historic site from each city along US1. The second event was a Rediscover US1 Restaurant Month during November 2015 that promoted restaurants along US1 and participating restaurants provided a donation to a local food-based charity - Food Brings Hope.



Riverwalk Park Phase 1A

TAX INCREMENT FINANCING

TIF Revenues may only be spent on redevelopment plans, projects and programs, as identified in the adopted CRA Plan.

Tax Increment Financing, often referred to as "TIF", is a financial method employed to target ad valorem tax revenues to an area that has been designated for redevelopment. Upon creation of a TIF district, a base year for property values within the district is established. Growth in the taxable value of property within the district over time is then applied to the current ad valorem millage rate, resulting in the tax increment revenue. This increment revenue is then deposited into a special Trust Fund account and may only be spent on redevelopment activities that are identified in the adopted redevelopment plan. The ad valorem millage from Volusia County (including General Fund, Echo, Forever, Mosquito Control and Ponce Inlet Port Authority), the City of Port Orange Operating and Halifax Hospital comprise the tax increment millage in Town Center.

The FY 2014/2015 adopted budget for the Port Orange Town Center Fund (Fund #103), anticipated \$104,893 in TIF revenue. The City's unaudited figures show actual receipt of \$106,045 from TIF, \$121,113 in grants, and \$603,247 in miscellaneous income, for total revenues of \$830,405.

FINANCIAL STATEMENT & DEBT SERVICE



The 2007 Town Center TIF Bond Issue raised \$5.6 million in capital for redevelopment activities.

The Annual Financial Statement of each CRA in the State of Florida is required to set forth the Agency's assets, liabilities, income and operating expenses as of the end of the fiscal year. This information is presented on the following page. The Community Redevelopment Agency for Port Orange Town Center operates on an October 1st - September 30th fiscal year.

In 2007, the Agency pledged its tax increment revenues to support a \$5.6 million bond issue to fund redevelopment activities in Town Center. The majority of the bond proceeds were used to fund property acquisitions in the Riverwalk Project Area. The total debt service payment for the 2007 Town Center TIF Bond for FY 2014/2015 was \$350,592. This represents a payment of \$110,000 in Principal and \$237,841 in Interest plus \$2,750 in other bond related fees.

The Town Center CRA Debt Service Schedule is available from the City's Finance Department and Redevelopment Agency Office. The 2007 Town Center TIF Bond is projected to be paid off by 2036.

FINANCIAL STATEMENT

Town Center	Port Orange Audited FY14	Port Orange Unaudited FY15
Assets:		
Equity in pooled cash	\$ 265,536	\$ 102,942
Receivables, net	\$ 17,150	\$ 138,263
Prepaid items	\$ 4,950	\$ 5,116
Total	\$ 287,636	\$ 246,321
Liabilities:		
Accounts payable and accrued liabilities	\$ 80	\$ 3,368
Customer deposits	\$ 740	\$ 740
Due to other funds	\$ 752,397	\$ 752,460
Total	\$ 753,217	\$ 756,568
Sources (Revenues):		
City TIF	\$ 31,290	\$ 39,142
County TIF	\$ 45,775	\$ 58,394
Halifax Hospital TIF	\$ 6,659	\$ 8,509
Property Tax Recovery	\$ 3,684	\$ 3,803
Transfer from Fund 001(Land Purchases)		\$ 294,500
Transfer from Fund 508(Loan Pool)	\$ 210,000	\$ 279,964
State Grant	\$ 17,150	\$ 121,113
Miscellaneous (includes transfers)	\$ 27,933	\$ 24,980
Total	\$ 342,491	\$ 830,405
Expenditures:		
Salaries and Wages	\$ 9,672	
FICA Taxes	\$ 671	
Retirement Contributions	\$ 1,269	
Health Insurance	\$ 530	
Workmans Compensation	\$ 9	
EAP Benefit	\$ 3	
Contract Services Other		
Communication Services	\$ 207	
Electrical Services	\$ 587	\$ 584
Library Impact / Utility	\$ 421	\$ 228
Commercial Policy Insurance	\$ 4,882	\$ 4,950
Taxes, Licenses, and Fees	\$ 3,684	\$ 3,803
Insurance 504	\$ 479	
Transfer to 506 Bldg. Maint. Fund	\$ 2,903	
Dues and Memberships	\$ 858	\$ 548
Land		\$ 108,575
Professional Svcs/Capital (Riverwalk Ph1A)	\$ 84,736	\$ 381,325
Interest Internal Loans	\$ 17,116	\$ 24,466
Transfer to 218 Town Center Bond	\$ 319,542	\$ 350,592
Total	\$ 447,568	\$ 875,070
Net change in fund balance	\$ (105,076)	\$ (44,665)
Fund balance - Beginning	\$ (360,505)	\$ (465,581)
Fund Balance - Ending	\$ (465,581)	\$ (510,247)

COMMUNITY REDEVELOPMENT AGENCY FOR PORT ORANGE TOWN CENTER

AGENCY BOARD

Mayor Allen Green, Chairman
Vice-Mayor Drew Bastian, Vice Chair
Council Member Donald O. Burnette
Council Member Bob Ford
Council Member Scott Stiltner
Ben Talluto
Vacant

City of Port Orange
1000 City Center Circle
Port Orange, FL 32129

Phone: 386-506-5671
Fax: 386-506-5699
e-mail: pcruz@port-orange.org

We're on the web!
www.port-orange.org

Staff support provided by:

M.H. Johansson, City Manager

Margaret Roberts, City Attorney

Tracey Riehm, Finance Director

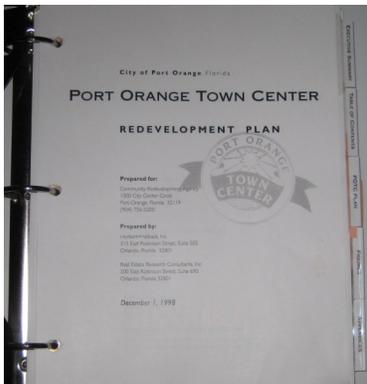
Nadia Todor, Accountant II

Wayne Clark, Community Development Director

Penelope Cruz, Principal Planner

This Annual Report has been prepared in compliance with the requirements of Chapter 163.356(3)(c), Florida Statutes. The notice of the availability of this report has been published in the Daytona Beach News Journal. Additionally, the governing body of each special district is required under Chapter 163.387(8) to annually provide an independent financial audit of its trust fund to each taxing authority that pays into the trust fund. This audit of the Agency's assets, liabilities, income and expenses, as required under Chapter 163.356(3)(3) is included with the City's Comprehensive Annual Financial Report

REDEVELOPMENT PLAN & REDEVELOPMENT TRUST FUND PARTNERS



The Port Orange Town Center Redevelopment Plan is available for review on the City's website.

Redevelopment plans, projects and programs are made possible through tax increment financing. The County of Volusia and Halifax Health, along

with the City of Port Orange, contribute to the Port Orange Town Center Redevelopment Tax Increment Trust Fund. All revenue derived from tax increment financing is deposited into the Trust Fund. All expenditures of TIF revenues must be consistent with the plans, projects and programs outlined in the adopted Community Redevelopment Plan for Port Orange Town Center.

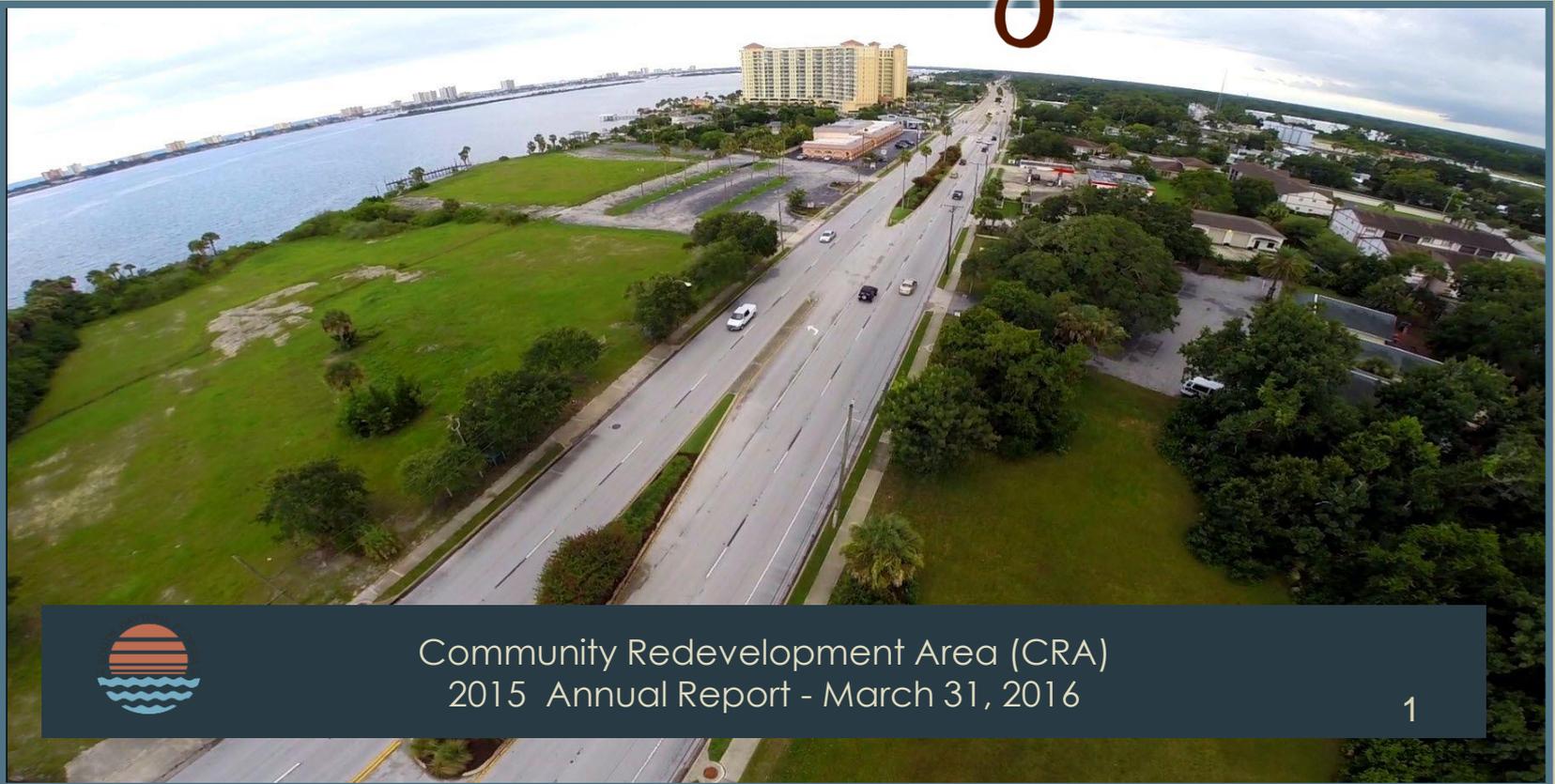
The Town Center Redevelopment Plan was originally adopted in 1998. Amendments to the Plan were adopted in 2007 and 2014 to facilitate redevelopment in the Riverwalk Project area.

The Redevelopment Plan will continue to be used to guide redevelopment activities throughout the entire Town Center Community Redevelopment Area until the sunset of the CRA in 2036.



HALIFAX HEALTH

South Daytona



Community Redevelopment Area (CRA)
2015 Annual Report - March 31, 2016

COMMUNITY REDEVELOPMENT AGENCY BOARD MEMBERS AND REDEVELOPMENT DISTRICT BOUNDARIES

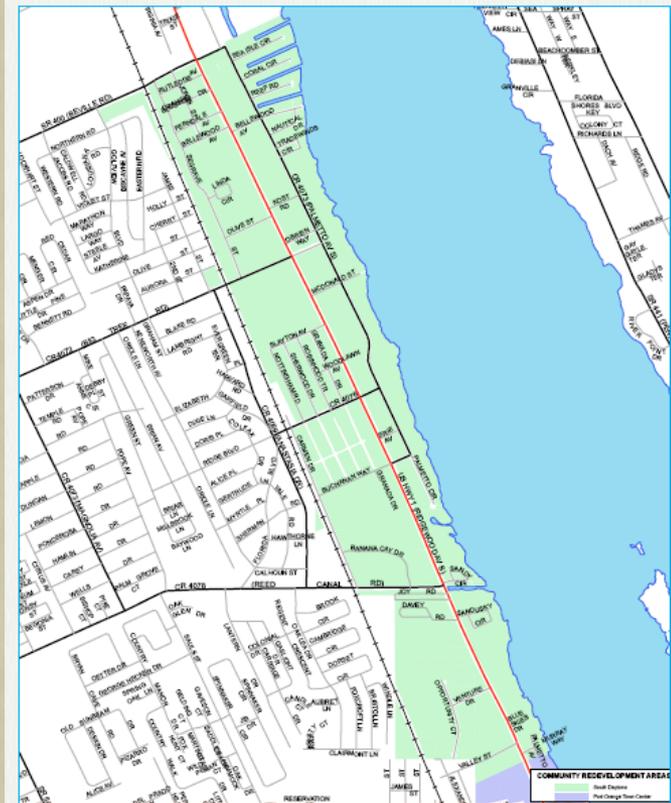
Community Redevelopment Agency

Board Members
Chairman George F. Locke, III
Vice Chairman Brandon Young
Nancy Long
Lisa O'Neal
Ralph G. Schoenherr

Redevelopment District Boundaries

The Community Redevelopment District encompasses approximately one-third of the City's land area and runs the entire length of the City, along U.S.1/South Ridgewood Avenue, from Beville Road to the South City limits and from the railroad tracks to the Halifax River.

CRA: South Daytona map



2015 ACCOMPLISHMENTS & FUTURE PLANNED CAPITAL PROJECTS

2015 Public Improvement Project Accomplishment

(Capital Projects completed in the CRA are not necessarily funded with CRA funds)

US1 and Venture Drive Intersection Improvements. Replacement of existing span wire traffic signals with mast arm assemblies. Project cost: \$207,723; Funding Source: FDOT LAP Grant \$166,000 and City of South Daytona Transportation Fund \$41,723.

South Palmetto Avenue Road Resurfacing. Resurfacing of South Palmetto Road from Beville Road to its cul-de-sac terminus. Project cost: \$135,000.

Planned Capital Improvement Projects and Schedule

(Capital Projects planned in the CRA are not necessarily funded with CRA funds)

Planned for FY 2016:

- US1 Median Landscaping
- Riverfront Park Pavilion Roof Replacement
- Sherwood Forest Stormwater Pump Replacement

Planned for FY 2018:

- US1/Big Tree Road Intersection Improvements
- US1/Reed Canal Road Intersection Improvements

Planned but not Scheduled:

- Halifax Outfall Improvements
- Halifax River Dredging
- Jones Street Stormwater Pond Project
- Reed Canal Shared Use Path
- Ridgewood Reclaimed Water System Expansion
- South Daytona Regional Trail
- US1 Streetscape Phase II
- Windle Lane Pond Expansion Project

2015 ACCOMPLISHMENTS & FUTURE PLANNED PRIVATE PROJECTS

Private Development Project Partially Completed:

A local private developer completed the design for a new 240 unit apartment complex (Venetian Apartment Homes) on US1 in the redevelopment district. The site permit has been issued and other building permits are ready to be issued. Permit fees collected for this project to date total \$73,041. The estimated annual revenue for this project is estimated at \$410,000.



Potential Private Development Projects 18 to 36 months

- Commercial /Retail Development Project
- Assisted Living Facility – Condominium including Services and Retail
- Multi-family Residential Development



2015 ACCOMPLISHMENTS

COMMUNITY POLICING

Community Policing: Four (4) officers are dedicated to the CRA for 24 hour, 7 day a week coverage in the district. Additionally, one (1) full-time officer and one (1) part-time officer are assigned as community crime prevention officers that work out of the Sunshine Park Mall Community Relations Office located in the CRA.

Community Crime Prevention Officer Outreach Activities

Annual Fishing Tournament, Bicycle Helmet Safety Program, Citizens Alert, Citizens Patrol, Crime-Free Business Program, Crime-Free Multi-Family Housing Program, Christmas Food Basket Distribution, Day in the Park, DEA Drug Take Back Program, Homeowner Association Meetings, Kailynne Quartier Memorial Ride, Light the Night Halloween Event, Night Out Against Crime, Parks & Recreation Events (5K Race, Family Bicycle Day, Native American Festival), Patrol of Parks and Neighborhoods, School Advisory Committee, Seniors vs. Crime Program, Sex Offenders Program, South Daytona Elementary Patrol/Presence, Treasure Sales, Toys for Kids Christmas at South Daytona Elementary, Various Community Events

(Note – all listed activities are not funded with Redevelopment Trust Fund dollars but are part of an overall effort to make our CRA/City safer and provide outreach to our citizens)



FINANCIAL CONDITION OF THE REDEVELOPMENT TRUST FUND

Financial Condition of CRA & Redevelopment Trust Fund As of September 30, 2015

<u>Assets</u>		
Cash and Investments		\$4,272
Accounts Receivable		\$0
Capital Assets		<u>\$11,757,422</u>
Total Assets:		\$11,761,694
<u>Liabilities</u>		
Accounts Payable		\$4,272
Notes Payable		<u>\$3,884,911</u>
Total Liabilities:		\$3,889,183
<u>Net Assets</u>		
Total Net Assets:		\$7,872,511

SOURCES AND USES CASH FLOW STATEMENT

Sources and Uses Cash Flow Statement Fiscal Year Ended September 30, 2015	
<u>Revenues</u>	
Ad Valorem Taxes	\$985,184
Contribution from Private Source (Donation - 1744 Segrave Street)	<u>\$46,504</u>
Total Revenues:	\$1,031,688
<u>Expenses</u>	
Personal Services	(\$120,724)
Legal	(\$3,984)
Planning	<u>(\$2,449)</u>
Total Expenses:	(\$127,157)
<u>Capital Outlay/Debt Service</u>	
Real Property Acquisition (Donation- 1744 Segrave Street)	(\$48,023)
Interest & Principal Debt Services on Capital Project (US1 Streetscape)	<u>(\$475,721)</u>
Total Debt Payments:	(\$523,744)
<u>Transfers</u>	
Transfers In From Other City Funds	0
Transfers Out To Other City Funds	<u>(\$365,030)</u>
Total Transfers:	(\$365,030)
<u>Cash Flow</u>	
	\$15,757

SUMMARY OF CRA FUNDED OPERATING/CAPITAL EXPENSES

Fiscal Year 2015 Expenditures	
<u>Capital Projects</u>	
Capital Project Debt Service (US1 Phase II Streetscape)	<u>\$523,744</u>
Total:	<u>\$523,744</u>
<u>Community Redevelopment Department</u>	
Personal Services	\$120,724
Operating Expenses	<u>\$6,433</u>
Total:	<u>\$127,157</u>
<u>Other Fund Transfers</u>	
General Fund – Community Policing	<u>\$365,030</u>
Total:	<u>\$365,030</u>
<u>Total Operating and Capital Expenditures:</u>	<u>\$1,015,931</u>

2015 – 2016 REDEVELOPMENT BUDGETED EXPENDITURES

2015 – 2016 Community Redevelopment Budgeted Expenditures	
Capital Outlay/Debt Service	\$473,524
Personal Services	\$123,928
Operating Expenses	<u>\$12,873</u>
Total:	\$136,801
General Fund Transfers	\$361,110
Capital Project Transfers (US1 Median Landscaping Project - 50% of funding)	<u>\$100,000</u>
Total:	\$461,110
Total Capital and Operating Budget	\$1,071,435