

County of Volusia

Community Redevelopment Areas Fiscal Year 2011 - 2012

prepared in coordination with cities
by Department of Aviation and Economic Resources
Division of Economic Development



County of Volusia

Community Redevelopment Areas, Fiscal Year 2011 - 2012

TABLE OF CONTENTS

Summary	30 year growth and CRA development	page 1
	1991 - 2036 cumulative county TIF contributions: \$224,430,000	page 2
	15 current CRA's summary	page 3
	FY 2012, revenues and expenses	page 4
	Individual single sheet recaps	
	Daytona Beach CRAs:	
	Summary for five Daytona Beach CRAs	page 5
	Ballough Road	page 6
	Downtown	page 7
	Main Street	page 8
	Midtown	page 9
	South Atlantic	page 10
	Daytona Beach Shores CRA	page 11
	DeLand CRAs:	
	Summary for two DeLand CRAs	page 12
	Downtown	page 13
	Spring Hill	page 14
	Holly Hill CRA	page 15
	New Smyrna Beach CRA	page 16
	Ormond Beach CRAs:	
	Summary for two Ormond Beach CRAs	page 17
	Downtown	page 18
	Ormond Crossings	page 19
	Port Orange CRAs:	
	Summary for two Port Orange CRAs	page 20
	Eastport	page 21
	Town Center	page 22
	South Daytona CRA	page 23
Annual Reports	Daytona Beach (includes all five CRAs)	
	Daytona Beach Shores	
	DeLand Downtown	
	DeLand Spring Hill	
	Holly Hill	
	New Smyrna Beach	
	Ormond Beach Downtown	
	Ormond Crossings	
	Port Orange Eastport	
	Port Orange Town Center	
	South Daytona	



Volusia County

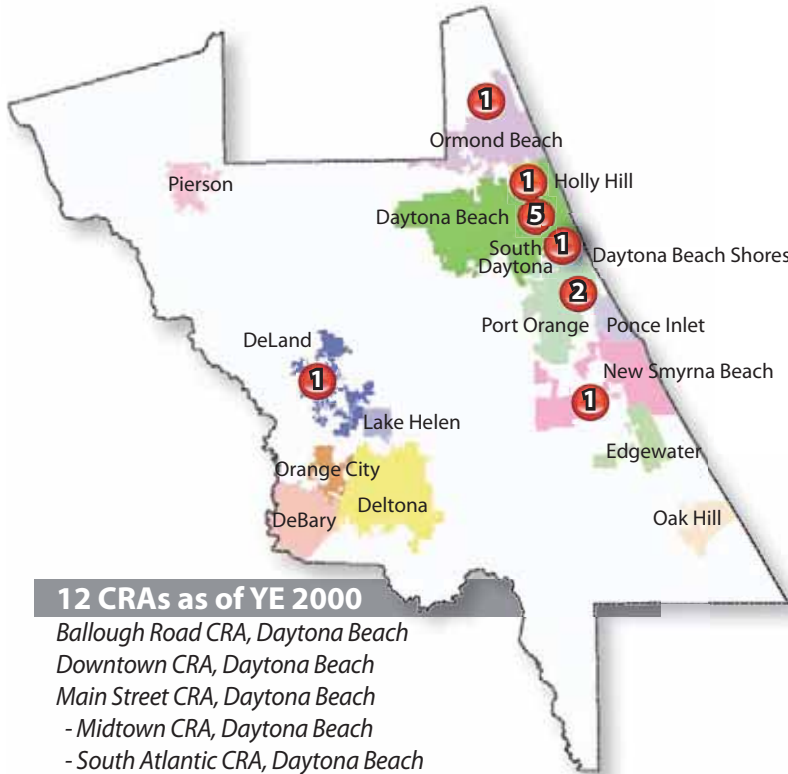
30 year city growth and CRA development

Newest CRAs (created in prior decade) depicted in text with hyphen.
Numbered red dots on maps represent total CRAs per city.



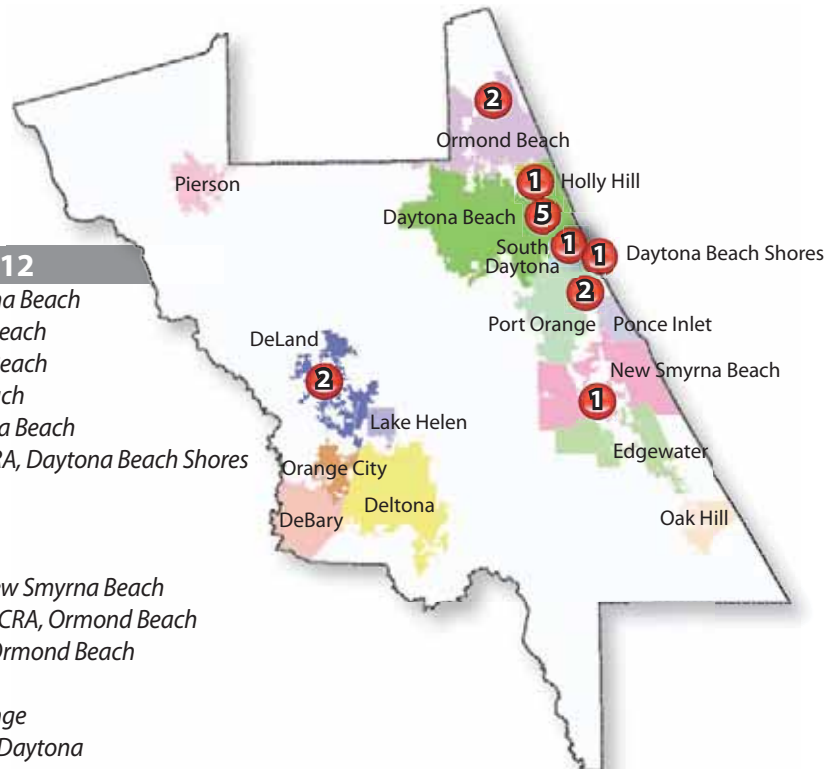
6 CRAs as of YE 1990

- Ballough Road CRA, Daytona Beach
- Downtown CRA, Daytona Beach
- Main Street CRA, Daytona Beach
- Downtown CRA, DeLand
- New Smyrna Beach CRA, New Smyrna Beach
- Ormond Beach Downtown CRA, Ormond Beach



12 CRAs as of YE 2000

- Ballough Road CRA, Daytona Beach
- Downtown CRA, Daytona Beach
- Main Street CRA, Daytona Beach
- Midtown CRA, Daytona Beach
- South Atlantic CRA, Daytona Beach
- Downtown CRA, DeLand
- Holly Hill CRA, Holly Hill
- New Smyrna Beach CRA, New Smyrna Beach
- Ormond Beach Downtown CRA, Ormond Beach
- Eastport CRA, Port Orange
- Town Center CRA, Port Orange
- South Daytona CRA, South Daytona



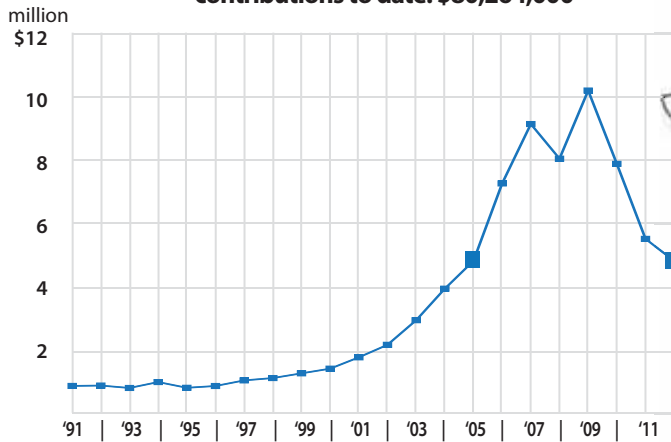
15 CRAs as of YE 2012

- Ballough Road CRA, Daytona Beach
- Downtown CRA, Daytona Beach
- Main Street CRA, Daytona Beach
- Midtown CRA, Daytona Beach
- South Atlantic CRA, Daytona Beach
- Daytona Beach Shores CRA, Daytona Beach Shores
- Downtown CRA, DeLand
- Spring Hill CRA, DeLand
- Holly Hill CRA, Holly Hill
- New Smyrna Beach CRA, New Smyrna Beach
- Ormond Beach Downtown CRA, Ormond Beach
- Ormond Crossings CRA, Ormond Beach
- Eastport CRA, Port Orange
- Town Center CRA, Port Orange
- South Daytona CRA, South Daytona

Volusia County's CRAs

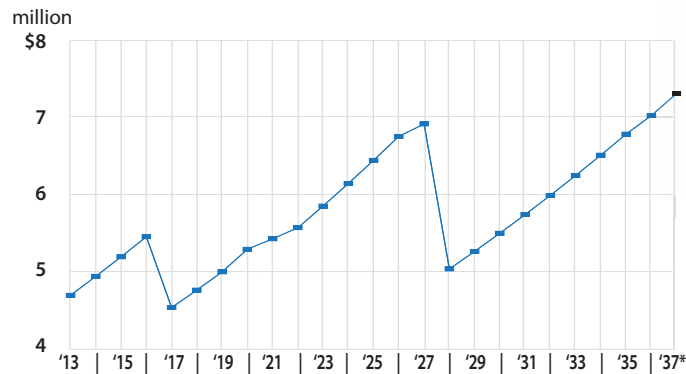
1991-2036 cumulative county TIF contributions:
\$224,430,000

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

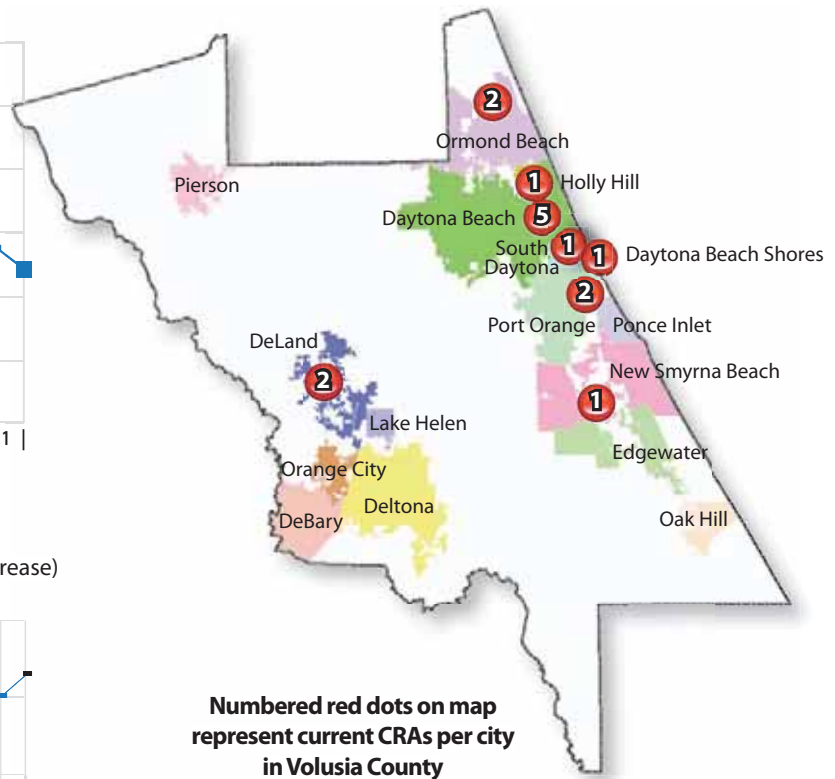


2013- 2036 cumulative county TIF contribution projected: \$144,166,000

(based on FY 2013 millage rates and 3% taxable value annual increase)



* 2036 TIF is paid in FY 2037



Numbered red dots on map represent current CRAs per city in Volusia County

15 current CRAs	dates			county TIF x 000		
	creation	sunset	debt maturity	1991-2012 cumulative	2013-2036 projected	1991-2036 total
Daytona Beach Ballough Road	1985	2036	-	\$ 1,041	\$ 2,925	\$ 3,966
Daytona Beach Downtown	1982	2036	2028	8,458	14,792	23,250
Daytona Beach MainStreet	1982	2036	2031	24,069	55,956	80,025
Daytona Beach Midtown	1997	2036	2024	2,482	8,295	10,777
Daytona Beach South Atlantic	2000	2036	-	1,452	2,007	3,459
Daytona Beach Shores	2005	2020	-	2,144	169	2,313
DeLand Downtown	1984	2025	2013	2,074	1,513	3,587
DeLand Spring Hill (city/county)	2004	2044	2018	669	2,554	3,223
Holly Hill	1995	2026	2026	6,467	13,663	20,130
New Smyrna Beach	1985	2015	2013	16,445	4,285	20,730
Ormond Beach Downtown	1985	2036	-	7,315	20,820	28,135
Ormond Crossings (conditional)	2006	2034	-	0	298	298
Port Orange Eastport	1995	2036	2024	904	3,951	4,855
Port Orange Town Center	1998	2036	2036	1,328	3,654	4,982
South Daytona•	1997	2026	2024	5,416	9,284	14,700
• depending on development		(2050)				
totals				\$ 80,264	\$ 144,166	\$ 224,430

Volusia County's 15 current CRA's summary

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

Contact:

Arlene Smith, Volusia County Economic Development

Land acquisition and construction accomplishments examples

- streetscaping
- property acquisition
- Ocean Walk and Beach Village
- Oceanfront Park, Boardwalk, pier
- Adams Mark (Hilton Hotel) expansion

2012

Totals for 15 current CRAs

Total debt

initial date	from 1992-2012
amount of initial debt	\$68,453,340
balance	\$55,168,325
maturity	from 2013-2036

Total personnel*: 25.5 FTE \$ 1,939,856*

Assistant to City Manager for Economic Development	1
CRA/redevelopment director	4
CRA/redevelopment project manager	3
community resource officer	1
redevelopment technician	1
senior building inspector	1
gardener	1
utility worker	3
community policing officer	7.5
admin/office specialist	2
customer services clerk	1

* paid to city employees, directly or through transfer

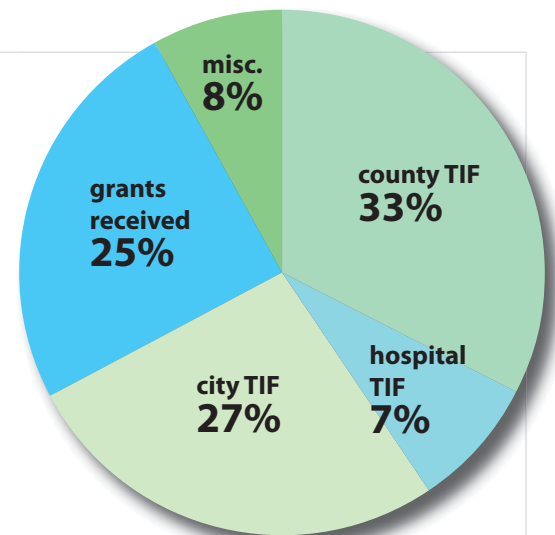
Primary expenditures in FY 2012

capital:

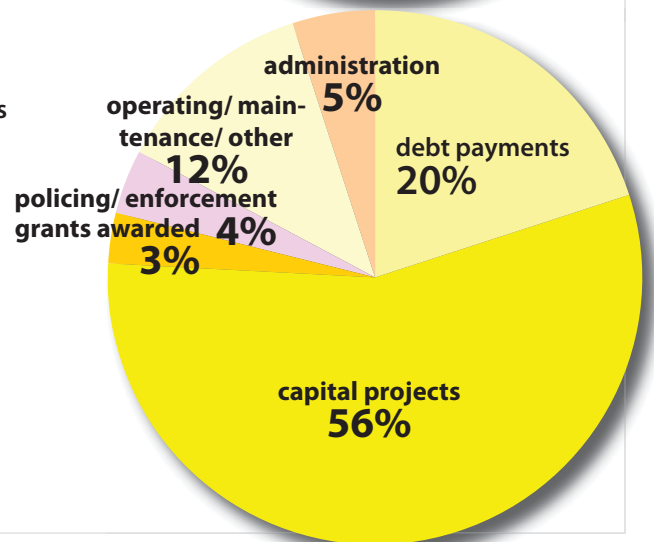
- Holly Hill CRA: land acquisition, Market renovations, lift station rehabilitation
- New Smyrna Beach CRA: Riverside Park upgrades, Flagler Avenue Boardwalk, Esther Street improvements
- South Daytona CRA: U.S.1 improvements

FY 2012

total revenue
\$14,708,000



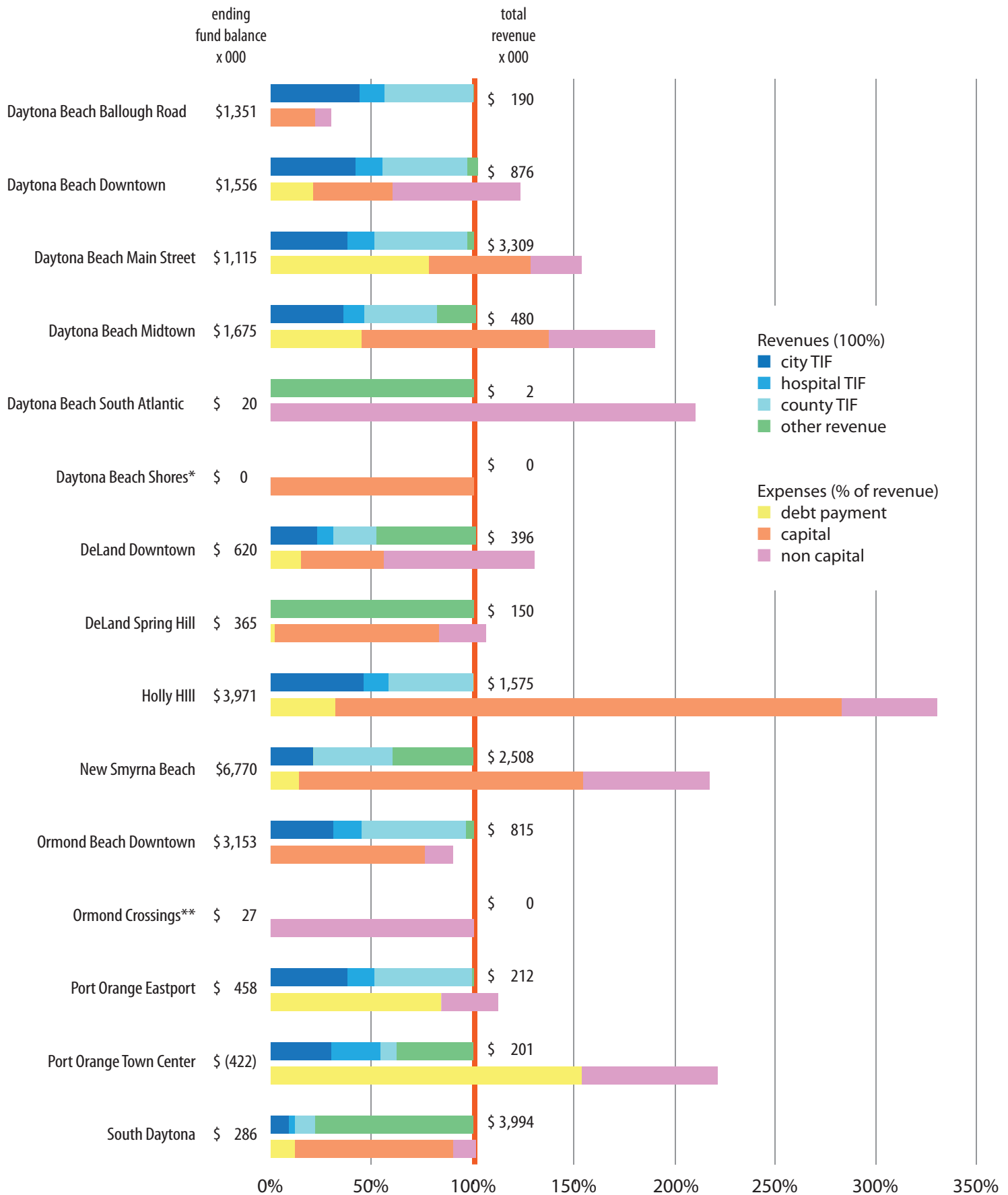
total expenses
\$23,874,000



		FY 2012 % total	FY 2011 % total	FY 2010 % total
Revenues x \$000	county TIF	\$ 4,854 33%	\$ 5,485 38%	\$ 7,931 40%
	hospital TIF	1,082 7	1,523 11	3,265 16
	city TIF	3,956 27	5,157 35	6,640 33
	subtotal	\$ 9,892 67%	\$ 12,165 84%	\$ 17,836 89%
NON TIF	grants received	\$ 3,709 25%	\$ 758 5%	\$ 1,680 8%
	miscellaneous	1,107 8	1,624 11	551 3
	subtotal	\$ 4,816 33%	\$ 2,382 16%	\$ 2,231 11%
Total revenue		\$ 14,708 100%	\$ 14,547 100%	\$ 20,067 100%
Expenses x \$000				
CAPITAL	debt payments	\$ 4,871 20%	\$ 4,190 20%	\$ 6,916 27%
	capital projects	13,267 56	9,995 48	9,145 36
	grants awarded	704 3	963 5	786 3
	subtotal	\$ 18,842 79%	\$ 15,148 73%	\$ 16,847 66%
NON CAPITAL	policing/enforcement	\$ 1,021 4%	\$ 1,687 8%	\$ 2,758 11%
	operating/maintenance/other	2,764 12	2,825 13	4,620 18
	administration	1,247 5	1,202 6	1,136 5
	subtotal	\$ 5,032 21%	\$ 5,714 27%	\$ 8,514 34%
Total expenses		\$ 23,874 100%	\$ 20,862 100%	\$ 25,361 100%
Net change in fund balance		(9,166)	(6,317)	(5,293)
Fund balance - ending		\$ 20,945	\$ 30,111	\$ 36,424

Volusia County's CRAs

FY 2012, revenues and expenses



* Daytona Beach Shores - no revenue, \$41K expended

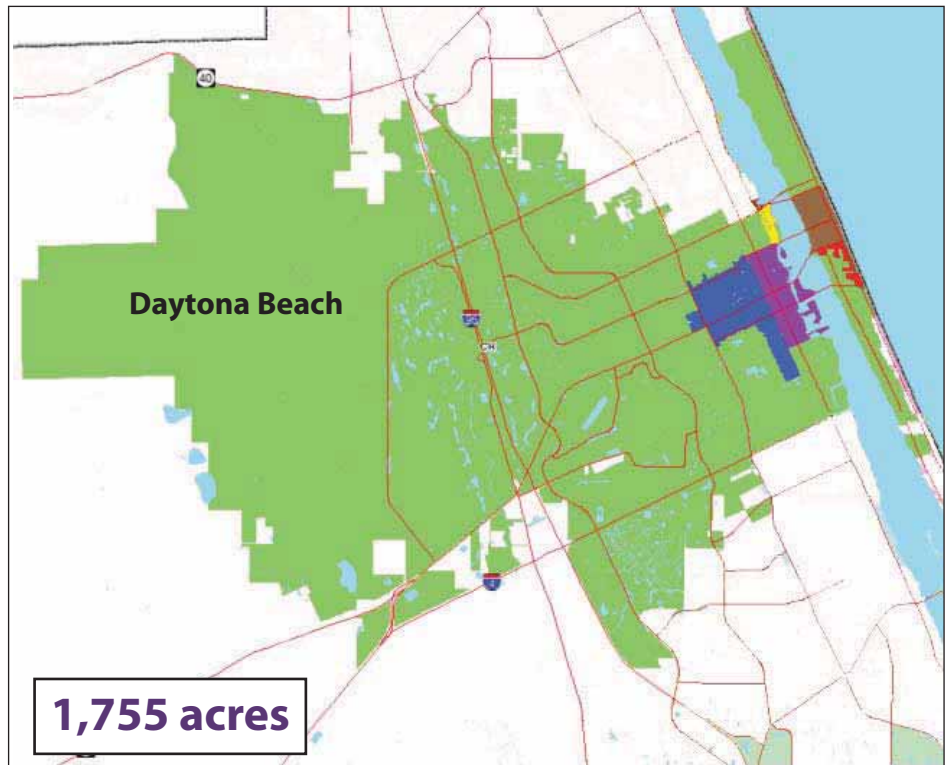
** Ormond Crossings - no revenue, \$2K expended

Daytona Beach Summary for five Daytona Beach CRA's

**1991-2012 cumulative
county TIF contributions:
\$37,502,000**

CRA board: city commission

Contact: Reed Berger, redevelopment director



- Ballough Road CRA
- Downtown CRA
- Main Street CRA
- Midtown CRA
- South Atlantic CRA

2012

Debt: revenue bonds
initial date 2001 (2011 refinanced)
amount of initial debt \$ 42,483,445
balance \$ 36,717,218
maturity 2024-2031

Personnel: 4.90 FTE \$ 708,447*
0.98 redevelopment director
2.00 project managers
0.93 technician
0.99 admin specialist
*paid to city employees, directly or through transfer

Primary expenditures in FY 2012
• debt
• capital

		FY 2012	%total	FY 2011	%total	FY 2010	%total
Revenues x \$000	county TIF	\$ 2,149	44 %	\$ 2,429	39 %	\$ 3,486	42 %
	hospital TIF	594	12	827	13	1,318	16
	city TIF	1,878	39	2,612	42	3,178	39
	subtotal	\$ 4,621	95	\$ 5,868	94 %	\$ 7,982	97 %
NON TIF	grants received	\$ 75	2 %	\$ 0	0 %	\$ 25	0 %
	miscellaneous*	161	3	363	6	198	3
	subtotal	\$ 236	5 %	\$ 363	6 %	\$ 223	3 %
Total revenue		\$ 4,857	100 %	\$ 6,231	100 %	\$ 8,205	100 %
Expenses x \$000	debt payments	\$ 2,992	42 %	\$ 2,219	21 %	\$ 1,091	10 %
	capital projects	2,399	34	4,911	47	4,457	43
	grants awarded	90	1	626	6	460	4
	subtotal	\$ 5,481	77 %	\$ 7,756	74 %	\$ 6,008	57 %
NON CAPITAL	policing/enforcement	\$ 294	4 %	\$ 693	7 %	\$ 646	6 %
	operating/						
	maintenance/other	711	10	1,410	13	3,274	31
	administration	660	9	625	6	541	6
	subtotal	\$ 1,667	23 %	\$ 2,728	26 %	\$ 4,461	43 %
Total expenses		\$ 7,148	100 %	\$10,484	100 %	\$10,469	100 %
net change in fund balance		(2,287)		(4,253)		(2,263)	
Fund balance - ending		\$ 5,717		\$ 8,005		\$12,257	

* parking fees, licenses/permits, permits, interest

Daytona Beach Ballough Road CRA 1985-2036

**1991-2012 cumulative
county TIF contributions:
\$1,041,000**

CRA board: city commission

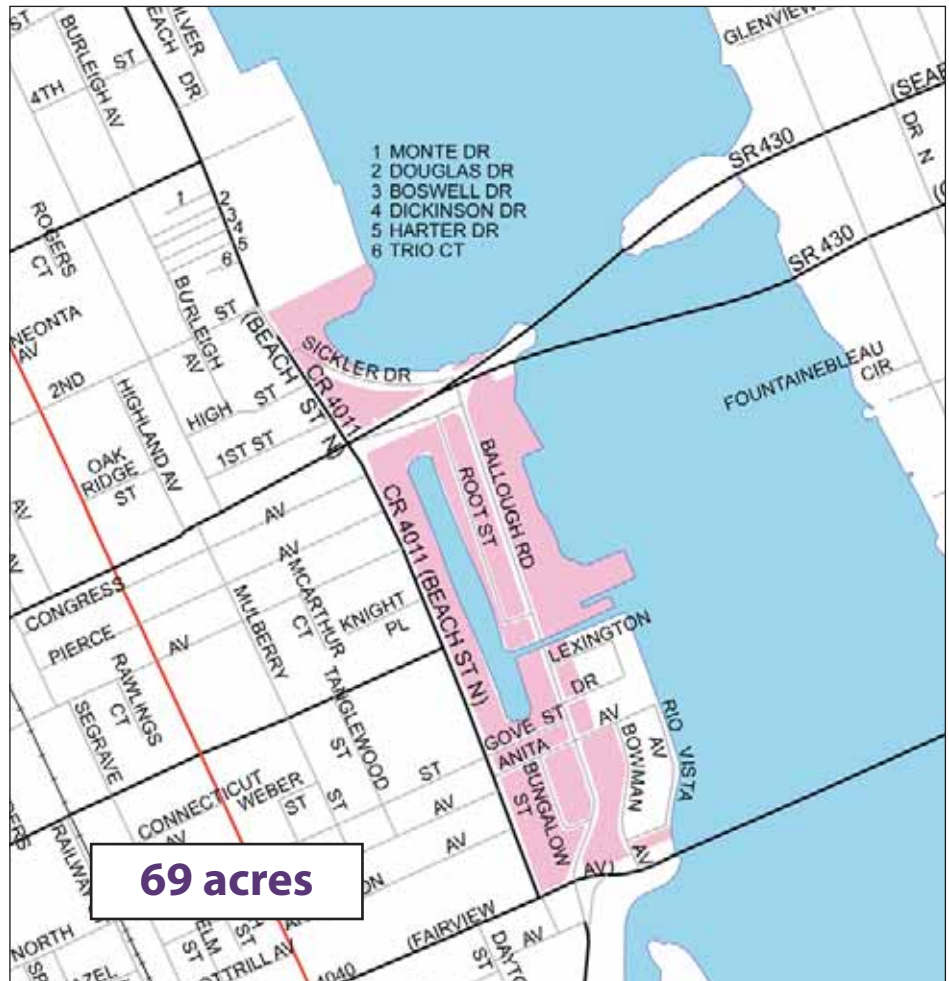
Contact: Reed Berger, redevelopment director

**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

- update redevelopment plan
- replace Ballough Road Bridge
- acquire property adjacent to Root Canal



69 acres

2012

Debt: none

Personnel: 0.04 FTE \$8,149*

0.02 redevelopment director

0.01 project manager

0.01 technician

* paid to city employees, directly or through transfer

Primary expenditures in FY 2012

- grants

		FY 2012	%total	FY 2011	%total	FY 2010	%total
Revenues x \$000							
TIF	county TIF	\$ 83	44 %	\$ 78	41 %	\$ 111	43 %
	hospital TIF	23	12	26	14	42	16
	city TIF	83	44	84	44	102	40
	subtotal	\$ 189	100 %	\$ 188	99 %	\$ 255	99 %
NON TIF	grants received	\$ 0	0 %	\$ 0	0 %	\$ 0	0 %
	miscellaneous*	1	0	2	1	2	1
	subtotal	\$ 1	0 %	\$ 2	1 %	\$ 2	1 %
Total revenue		\$ 190	100 %	\$ 190	100 %	\$ 257	100 %
Expenses x \$000							
CAPITAL	debt payments	\$ 0	0 %	\$ 0	0 %	\$ 0	0 %
	capital projects	0	0	0	0	3	2
	grants awarded	41	72	57	71	95	64
	subtotal	\$ 41	72 %	\$ 57	71 %	\$ 98	66 %
NON CAPITAL	policing/enforcement	\$ 7	13 %	\$ 10	12 %	\$ 9	6 %
	operating/						
	maintenance/other	1	1	5	5	31	21
	administration	8	14	10	12	10	7
	subtotal	\$ 16	28 %	\$ 25	29 %	\$ 50	34 %
Total expenses		\$ 57	100 %	\$ 82	100 %	\$ 148	100 %
net change in fund balance		132		109		110	
Fund balance - ending		\$ 1,351		\$ 1,219		\$ 1,109	

Daytona Beach Downtown CRA 1982 - 2036

**1991-2012 cumulative
county TIF contributions:
\$8,458,000**

CRA board: city commission

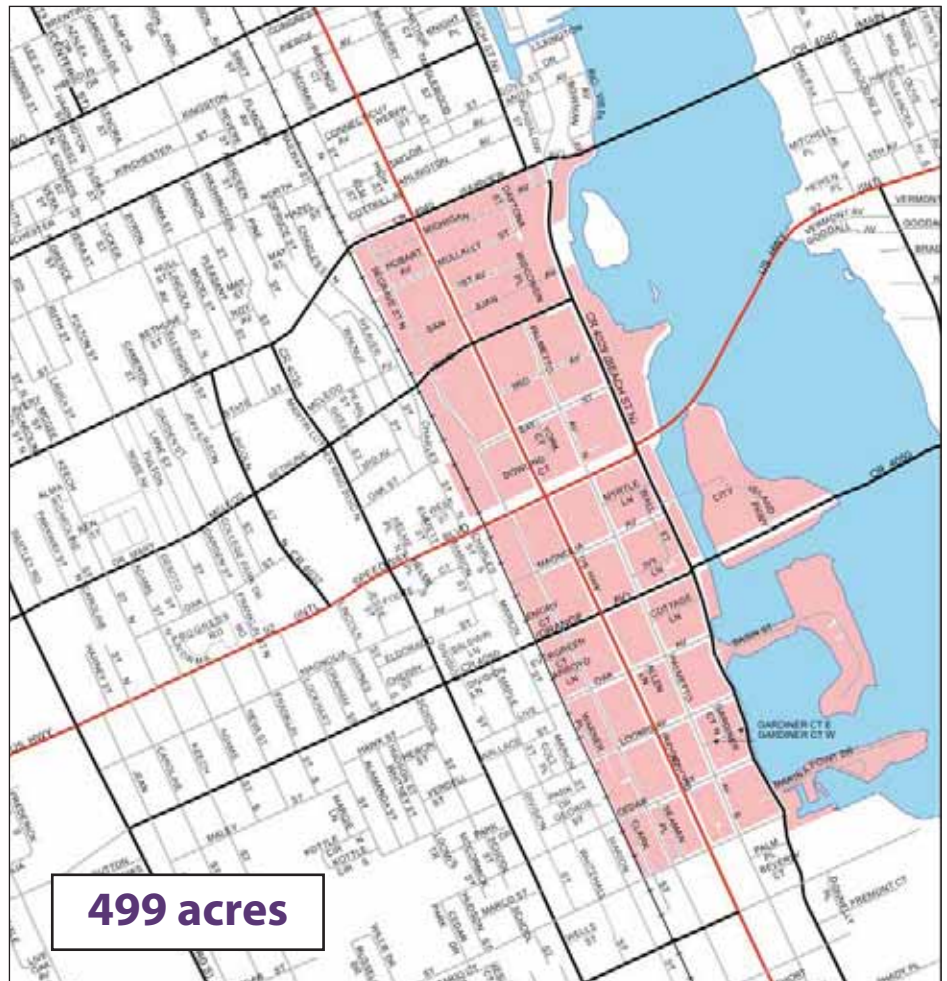
Contact: Reed Berger, redevelopment director

Land acquisition and completed construction projects since 1982 (\$ x 000)

• landscaping	\$4,192
• park improvements	1,294
• land acquisition and parking lot development	866
• Historic District improvements	<u>408</u>
total:	\$6,760

Current focus of plan

- implement Riverfront Master Plan
- improve public spaces at Jackie Robinson Ballpark
- provide dog park on Manatee Island



499 acres

2012

Debt:	bank loan
initial date	2009
amount of initial debt	\$ 2,286,832
balance	\$ 2,112,608
maturity	2028
purpose	Magnolia streetscape
project status	complete

Personnel: 1.36 FTE \$ 226,362*

0.14 redevelopment director

0.94 project manager

0.27 technician

0.01 admin specialist

* paid to city employees, directly or through transfer

Primary expenditures in FY 2012

- operating/maintenance/other:
maintenance of previously constructed CRA
projects
- capital: Manatee Island improvements,
streetscapes. Riverfront Dog Park

	FY2012	%total	FY2011	%total	FY2010	%total
Revenues x \$000						
county TIF	\$ 368	42%	\$ 420	40 %	\$ 587	42 %
hospital TIF	102	11	143	13	222	16
city TIF	364	42	451	43	535	38
TIF subtotal	\$ 834	95	\$ 1,014	96 %	\$ 1,344	96 %
grants received	\$ 0	0 %	\$ 0	0 %	\$ 0	0 %
miscellaneous*	42	5	47	4	67	4
NON TIF subtotal	\$ 42	5	\$ 47	4 %	\$ 67	4 %
Total revenue	\$ 876	100%	\$ 1,061	100 %	\$ 1,411	100 %
Expenses x \$000						
debt payments	\$ 185	17 %	\$ 168	10 %	\$ 152	14 %
capital projects	303	28	586	35	137	12
grants awarded	35	3	248	15	120	11
CAPITAL subtotal	\$ 523	48 %	\$ 1,002	60 %	\$ 409	37 %
policing/enforcement	\$ 97	9 %	\$ 138	8 %	\$ 131	12 %
operating/ maintenance/other	329	31	366	22	395	35
administration	127	12	191	10	178	16
NON CAPITAL subtotal	\$ 553	52 %	\$ 695	40 %	\$ 704	63 %
Total expenses	\$ 1,076	100%	\$ 1,697	100 %	\$ 1,113	100 %
net change in fund balance	(200)		(636)		298	
Fund balance - ending	\$ 1,556		\$ 1,756		\$ 2,392	

* licenses/permits, permits, Downtown Development Authority contribution, interest

Daytona Beach Main Street CRA 1982 - 2036

**1991-2012 cumulative
county TIF contributions:
\$24,069,000**

CRA board: city commission

Contact: Reed Berger, redevelopment director

Land acquisition and construction accomplishments since 1982 (\$ x 000)

• Ocean Walk and Beach Village	\$ 19,559
• Oceanfront Park/Boardwalk/Pier	12,578
• property acquisition	12,436
• Adams Mark (Hilton Hotel) expansion	8,838
• streetscaping	3,402
• park improvements	1,737
• Surfside Village resurfacing	431
total:	\$ 58,981

Current focus of plan

- implement E-Zone Master Plan
- expand Breakers Oceanfront Park
- provide parking

2012



Debt:	revenue bonds
initial date	2001 (2011 refinanced)
amount of initial debt	\$ 37,755,000
balance	\$ 32,330,000
maturity	2031
purpose	public infrastructure/amenities for Hilton, Ocean Walk and Shoppes
project status	complete

Personnel: 2.30 FTE \$ 364,380*

0.72 redevelopment director

0.04 project manager

0.56 technician

0.98 admin specialist

*paid to city employees, directly or through transfer

Primary expenditures in FY 2012

- debt
- capital: land acquisition, Pier improvements, streetscaping

Revenues x \$000

	FY 2012	%total	FY 2011	%total	FY 2010	%total
TIF						
county TIF	\$ 1,525	46 %	\$ 1,731	40 %	\$ 2,359	43 %
hospital TIF	421	13	590	14	892	16
city TIF	1,261	38	1,861	43	2,150	39
subtotal	\$ 3,207	97 %	\$ 4,182	97 %	\$ 5,401	98 %
NON TIF						
grants received	\$ 75	2 %	\$ 0	0 %	\$ 25	0 %
miscellaneous*	27	1	154	3	116	2
subtotal	\$ 102	3 %	\$ 154	3 %	\$ 141	2 %
Total revenue	\$ 3,309	100 %	\$ 4,336	100 %	\$ 5,542	100 %

Expenses x \$000

	FY 2012	%total	FY 2011	%total	FY 2010	%total
CAPITAL						
debt payments	\$ 2,590	51 %	\$ 1,978	26 %	\$ 939	11 %
capital projects	1,653	32	3,701	49	3,785	49
grants awarded	13	0	174	3	146	2
subtotal	\$ 4,256	83 %	\$ 5,853	78 %	\$ 4,870	62 %
NON CAPITAL						
policing/enforcement	\$ 150	3 %	\$ 447	6 %	\$ 404	5 %
operating/						
maintenance/other	288	6	907	12	2,307	30
administration	404	8	312	4	209	3
subtotal	\$ 842	17 %	\$ 1,666	22 %	\$ 2,920	38 %
Total expenses	\$ 5,098	100 %	\$ 7,519	100 %	\$ 7,790	100 %
net change in fund balance	(1,789)		(3,183)		(2,248)	
Fund balance - ending	\$ 1,115		\$ 2,904		\$ 6,087	

* parking fees, licenses/permits, permits, interest

Daytona Beach Midtown CRA 1997-2036

**1997-2012 cumulative
county TIF contributions:
\$2,482,000**

CRA board: city commission

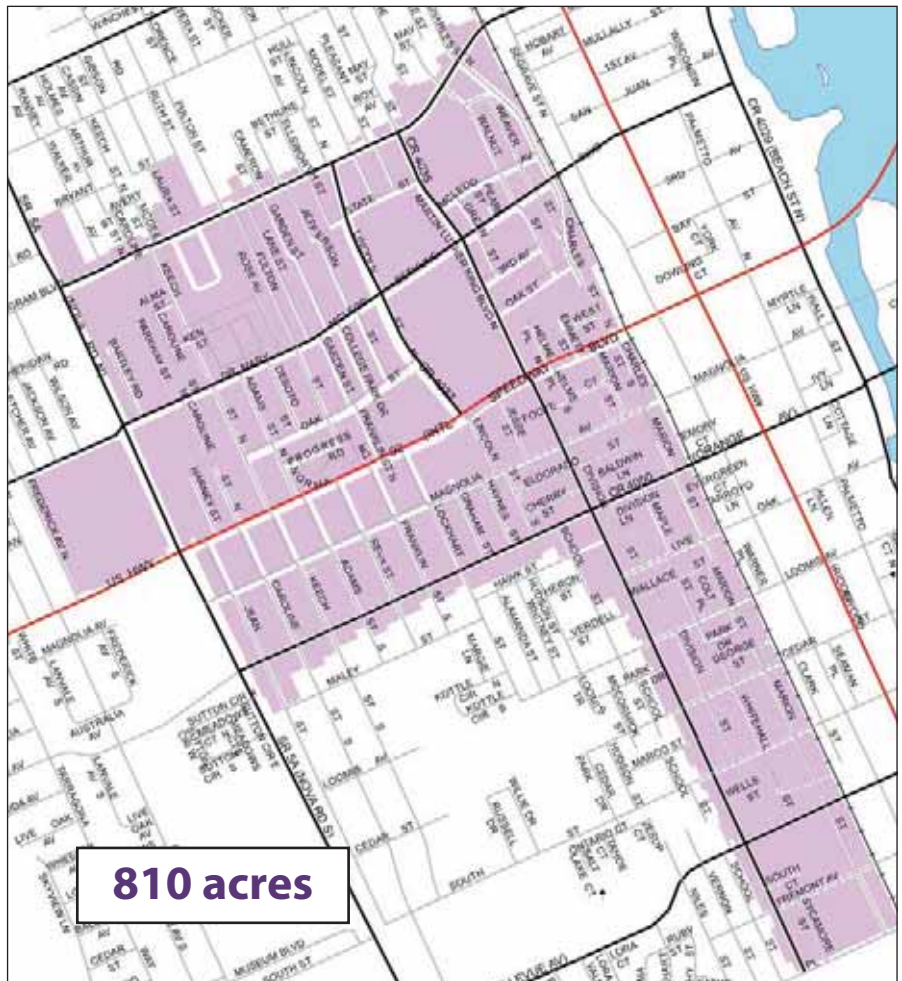
Contact: Reed Berger, redevelopment director

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

• streetscaping	\$	424
• redevelopment site acquisition		367
total:	\$	791

Current focus of plan

- implement Midtown Master Plan
- process RFP for police station site
- develop strategic plan for commercial growth



810 acres

2012

Debt : bank loan
initial date 2010
amount of initial debt \$ 2,411,613
balance \$ 2,274,610
maturity 2024
purpose cultural and educational center
project status TBD

Personnel: 1.20 FTE \$ 109,556 *

0.10 redevelopment director

1.01 project manager

0.09 technician

* paid to city employees, directly or through transfer

Primary expenditures in FY 2012

- capital: land acquisition, streetscapes
- debt

Revenues x \$000

	FY 2012	%total	FY 2011	%total	FY 2010	%total
county TIF	\$ 173	36 %	\$ 200	31 %	\$ 346	43 %
hospital TIF	47	10	68	11	131	16
city TIF	171	35	216	34	315	40
subtotal	\$ 391	81 %	\$ 484	76 %	\$ 792	99 %
NON TIF						
grants received	\$ 0	0 %	\$ 0	0 %	\$ 0	0 %
miscellaneous*	89	19	153	24	5	1
subtotal	\$ 89	19 %	\$ 153	24 %	\$ 5	1 %
Total revenue	\$ 480	100 %	\$ 637	100 %	\$ 797	100 %

Expenses x \$000

CAPITAL						
debt payments	\$ 216	24 %	\$ 73	13 %	\$ 0	0 %
capital projects	442	49	2	0	529	43
grants awarded	0	0	144	27	79	6
subtotal	\$ 658	73 %	\$ 219	40 %	\$ 608	49 %
NON CAPITAL						
policing/enforcement	\$ 40	4 %	\$ 98	18 %	\$ 79	7 %
operating/						
maintenance/other	92	10	111	21	456	37
administration	119	13	111	21	88	7
subtotal	\$ 251	27 %	\$ 320	60 %	\$ 623	51 %
Total expenses	\$ 909	100 %	\$ 539	100 %	\$ 1,231	100 %
net change in fund balance	(429)		98		(435)	
Fund balance - ending	\$ 1,675		\$ 2,104		\$ 2,006	

* prior year expenditure reimbursement

Daytona Beach South Atlantic CRA 2000-2036

**2000-2012 cumulative
county TIF contributions:
\$1,452,000**

CRA board: city commission

Contact: Reed Berger, redevelopment director

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

• redevelopment site acquisition \$ 2,790

Current focus of plan

- redevelop East ISB commercial site
- promote redevelopment of vacant ocean lots
- complete ISB streetscape plan

2012

Debt:

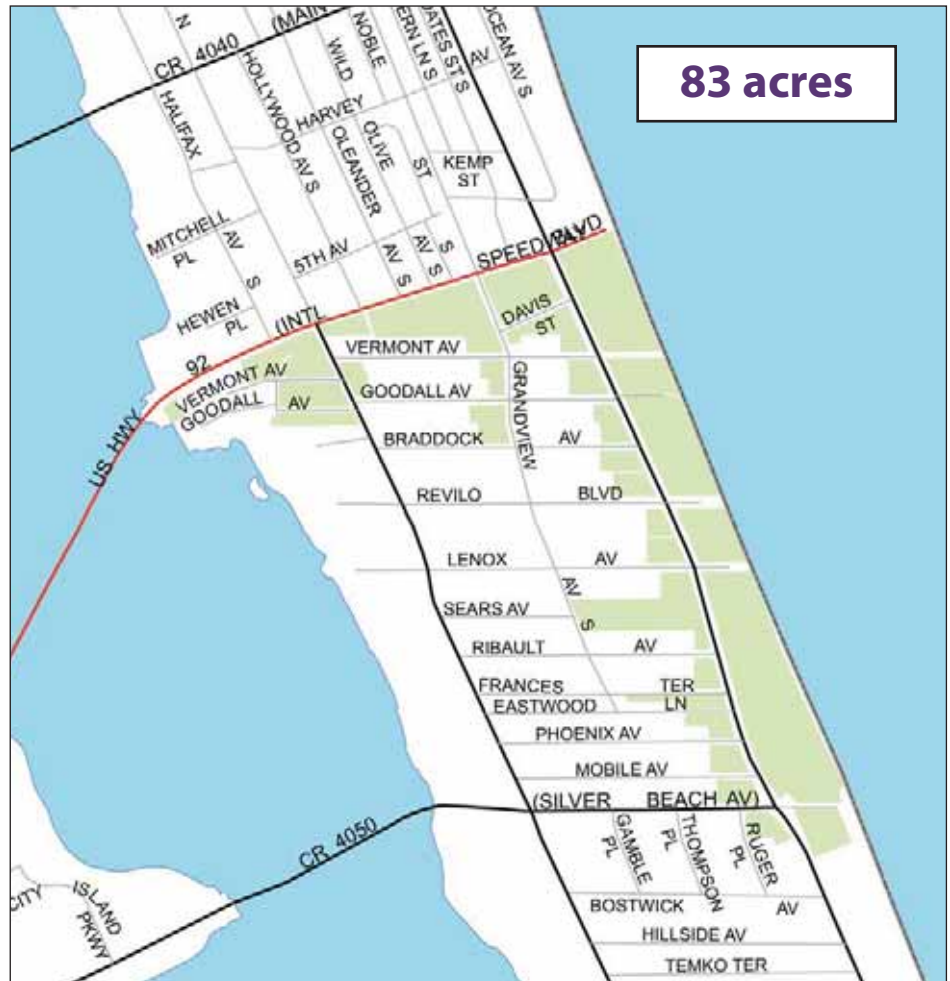
none

Personnel: 0.00 FTE

\$0

Primary expenditures in FY 2012

- administration



		FY 2012	%total	FY 2011	%total	FY 2010	%total
TIF	Revenues x \$000						
	county TIF	\$ 0	0 %	\$ 0	0 %	\$ 83	42 %
	hospital TIF	0	0	0	0	31	16
	city TIF	0	0	0	0	76	38
	subtotal	\$ 0	0 %	\$ 0	0 %	\$ 190	96 %
NON TIF	grants received	\$ 0	0 %	\$ 0	0 %	\$ 0	0 %
	miscellaneous*	2	100	7	100	8	4
	subtotal	\$ 2	100 %	\$ 7	100 %	\$ 8	4 %
Total revenue		\$ 2	100 %	\$ 7	100 %	\$ 198	100 %
CAPITAL	Expenses x \$000						
	debt payments	\$ 0	0 %	\$ 0	0 %	\$ 0	0 %
	capital projects	0	0	622	96	3	2
	grants awarded	0	0	3	1	20	11
	subtotal	\$ 0	0 %	\$ 625	97 %	\$ 23	13 %
NON CAPITAL	policing/enforcement	\$ 0	0 %	\$ 0	0 %	\$ 23	12 %
	operating/						
	maintenance/other	2	48	21	3	85	45
	administration	2	52	1	0	56	30
subtotal		\$ 4	100 %	\$ 22	3 %	\$ 164	87 %
Total expenses		\$ 4	100 %	\$ 647	100 %	\$ 187	100 %
net change in fund balance		(2)		(641)		12	
Fund balance - ending		\$ 20		\$ 22		\$ 663	

* parking fees, licenses/permits, permits, interest

Daytona Beach Shores – CRA 2005-2020

**2005-2012 cumulative
county TIF contributions:
\$2,144,000**

CRA board: city commission
Contact: Mike Booker, city manager

Parameters

- 100% county TIF for first ten years and 50% thereafter
- maximum county TIF, \$40m
- county designated projects
 - eg. parking, trails, undergrounding of utilities, pedestrian crossings

Land acquisition and construction accomplishments since 2005 (\$ x 000)

• 2006-2009 A1A land acquisition and off-beach parking construction	\$ 3,495 *
• 2008 A1A land acquisition for off-beach parking	2,626 *
• 2006 A1A land acquisition for off-beach parking	1,705
• 2011-2012 underground utilities and streetscaping	298
total:	\$ 8,124

* transferred to general fund with outstanding debt

Current focus of plan

- to sunset CRA

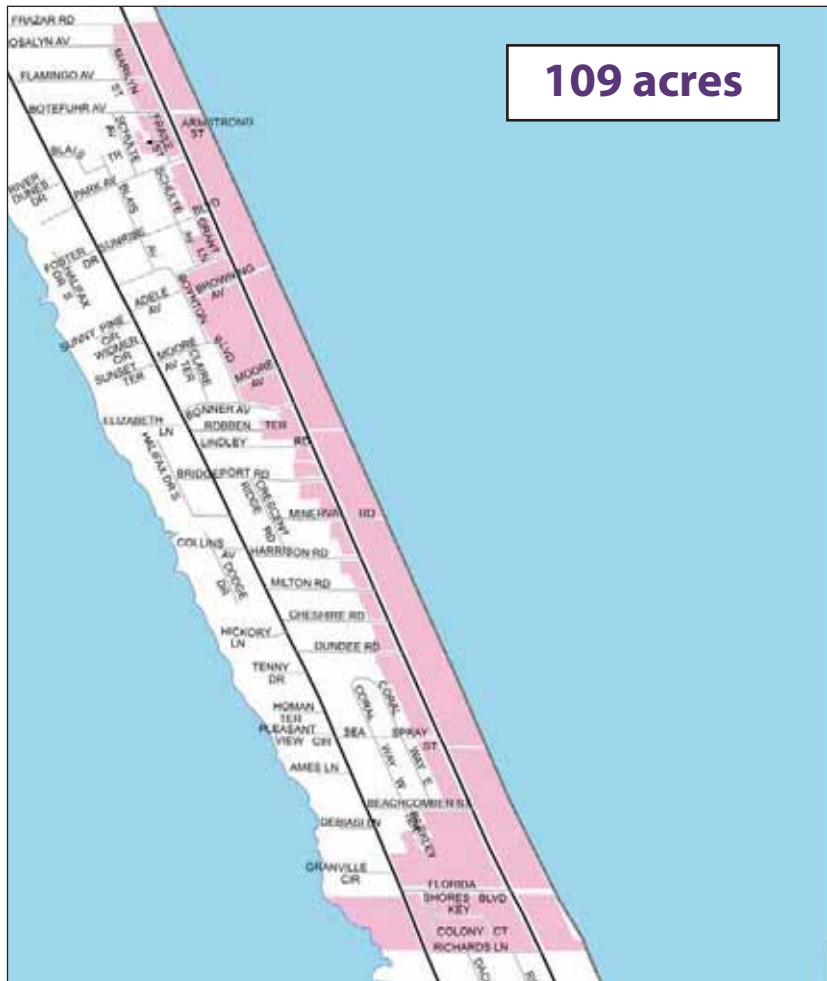
_____ 2012 _____

Debt: Assumed by general fund

Personnel: 0.00 FTE \$0

Primary expenditures in FY 2012

- capital: underground utilities



		FY 2012	%total	FY 2011	%total	FY 2010	%total
Revenues x \$000							
TIF	county TIF	\$ 0	0 %	\$ 0	0 %	\$ 19	23 %
	hospital TIF	0	0	0	0	6	7
	city TIF	0	0	0	0	17	22
	subtotal	\$ 0	0 %	\$ 0	0 %	\$ 42	52 %
NON TIF	grants received	\$ 0	0 %	\$ 0	0 %	\$ 0	0 %
	miscellaneous	0	0	0	0	38	48
	subtotal	\$ 0	0 %	\$ 0	0 %	\$ 38	48 %
Total revenue		\$ 0	0 %	\$ 0	0 %	\$ 80	100 %
Expenses x \$000							
CAPITAL	debt payments	\$ 0	0 %	\$ 0	0 %	\$ 3,975	99 %
	capital projects	41	100	215	100	0	0
	grants awarded	0	0	0	0	0	0
	subtotal	\$ 41	100 %	\$ 215	100 %	\$ 3,975	99 %
NON CAPITAL	policing/enforcement	\$ 0	0 %	\$ 0	0 %	\$ 0	0 %
	operating/	0	0	0	0	14	0
	maintenance/other	0	0	0	0	55	1
	administration	0	0	0	0		
	subtotal	\$ 0	0 %	\$ 0	0 %	\$ 69	1 %
Total expenses		\$ 41	100 %	\$ 215	100 %	\$ 4,044	100 %
net change in fund balance		(41)		(215)		(3,964)	
Fund balance - ending		\$ 0		\$ 41		\$ 255	

DeLand Summary for two DeLand CRA's*

**1991-2012 cumulative
county TIF contributions:
\$2,743,000**

2 CRA boards

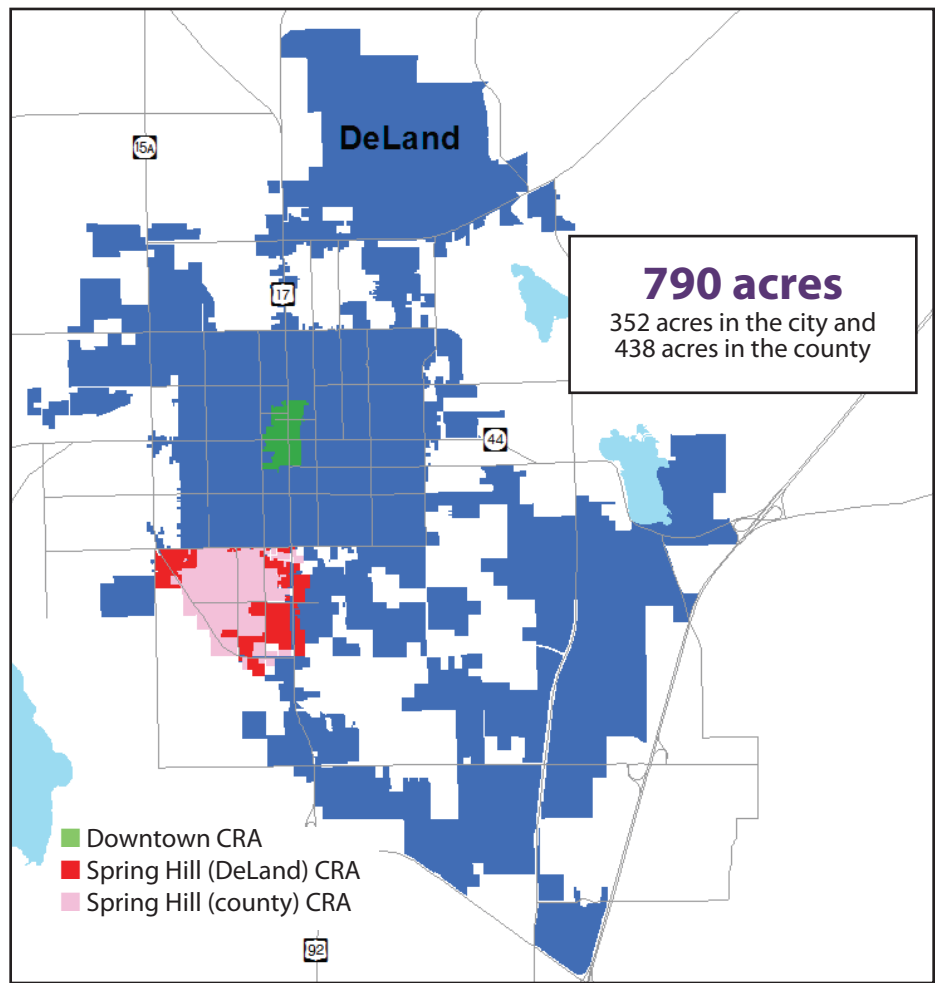
city mayor

city commissioners

county council members

area residents and property owners

Contact: Dale Arrington, assistant city manager



2012

Debt:

initial date 2003-2008
amount of initial debt \$ 1,015,736
balance \$ 58,907
maturity 2013

Personnel: 0.00 FTE \$ 52,911*

* paid to city employees through transfer

Primary expenditures in FY 2012

- operating/maintenance/other
- capital

		FY 2012	%total	FY 2011	%total	FY 2010	%total
Revenues x \$000							
TIF	county TIF	\$ 81	15 %	\$ 93	28 %	\$ 239	37 %
	hospital TIF	32	6	35	11	64	10
	city TIF	90	16	100	30	180	28
	subtotal	\$ 203	37 %	\$ 228	69 %	\$ 483	75 %
NON TIF	grants received	\$ 240	44 %	\$ 0	0 %	\$ 85	13 %
	miscellaneous*	103	19	102	31	74	12
	subtotal	\$ 343	63 %	\$ 102	31 %	\$ 159	25 %
Total revenue		\$ 546	100 %	\$ 330	100 %	\$ 642	100 %
Expenses x \$000							
CAPITAL	debt payments	\$ 64	9 %	\$ 64	13 %	\$ 124	32 %
	capital projects	281	42	182	35	32	8
	grants awarded	4	1	10	2	22	6
	subtotal	\$ 349	52 %	\$ 256	50 %	\$ 178	46 %
NON CAPITAL	policing/enforcement	\$ 0	0 %	\$ 0	0 %	\$ 0	0 %
	operating/						
	maintenance/other	318	47	248	48	201	52
	administration	10	1	10	2	10	2
	subtotal	\$ 328	48 %	\$ 258	50 %	\$ 211	54 %
Total expenses		\$ 677	100 %	\$ 514	100 %	\$ 389	100 %
net change in fund balance		(131)		(185)		253	
Fund balance - ending		\$ 985		\$ 1,116		\$ 1,300	

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

* parking fees, licenses/permits, permits, interest

DeLand Downtown CRA 1984 - 2025

**1991-2012 cumulative
county TIF contributions:
\$2,074,000**

CRA board:

- 1 city mayor
 - 4 city commissioners
 - 2 Downtown CRA residents/business owners
- Contact:** Dale Arrington, assistant city manager

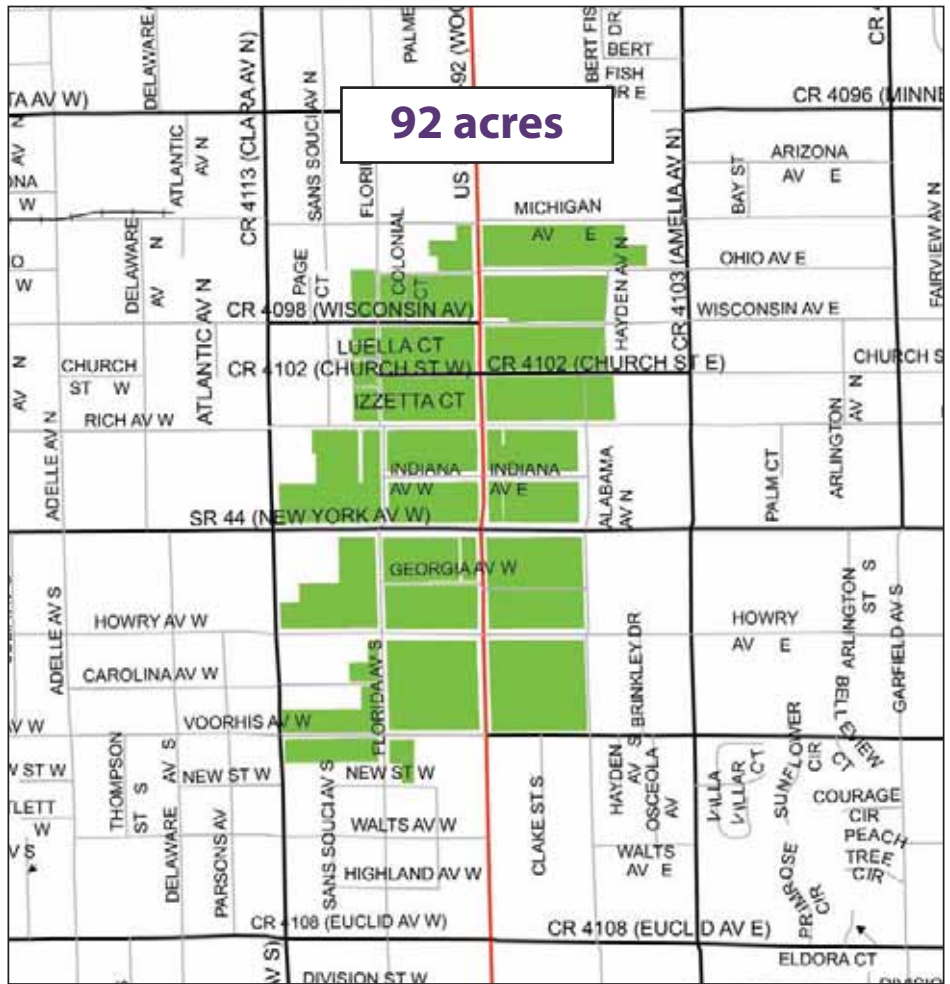
Land acquisition and construction accomplishments since 2001 (\$ x 000)

• streetscaping	\$	818
• parking lot improvements		383
• parks		196
• Fish Building improvements		404
total:	\$	1,801

Current focus of plan

- New York Avenue streetscaping
- Woodland Block mixed use project

2012



Debt:	bank loan
initial date	2003
amount of initial debt	\$ 887,036
balance	\$ 58,907
maturity	2013
purpose	streetscaping, parking lot improvements
project status	complete

Personnel: 0.00 FTE \$32,390*
* paid to city employees through transfer

Primary expenditures in FY 2012

- operating/maintenance/other: maintaining existing CRA construction projects, promoting Downtown DeLand

	FY 2012	%total	FY 2011	%total	FY 2010	%total
Revenues x \$000						
county TIF	\$ 81	20 %	\$ 93	33 %	\$ 151	34 %
hospital TIF	32	8	35	12	47	11
city TIF	90	23	100	35	161	36
subtotal	\$ 203	51 %	\$ 228	80 %	\$ 359	81 %
NON TIF						
grants received*	\$ 138	35 %	\$ 0	0 %	\$ 17	4 %
miscellaneous**	55	14	58	20	66	15
subtotal	\$ 193	49 %	\$ 58	20 %	\$ 83	19 %
Total revenue	\$ 396	100 %	\$ 286	100 %	\$ 442	100 %
Expenses x \$000						
debt payments	\$ 60	12 %	\$ 60	15 %	\$ 120	37 %
capital projects	163	31	139	34	32	10
grants awarded	0	0	7	1	2	1
subtotal	\$ 223	43 %	\$ 206	50 %	\$ 154	48 %
NON CAPITAL						
policing/enforcement	\$ 0	0 %	\$ 0	0 %	\$ 0	0 %
operating/maintenance/other	293	57	204	50	171	52
administration	0	0	0	0	0	0
subtotal	\$ 293	57 %	\$ 204	50 %	\$ 171	52 %
Total expenses	\$ 516	100 %	\$ 410	100 %	\$ 325	100 %
net change in fund balance	(120)		(124)		117	
Fund balance - ending	\$ 620		\$ 740		\$ 863	

* FDOT - New York Avenue streetscape (\$116K), US DOE energy efficiency (22K)

** Rental receipts (\$35K)

DeLand Spring Hill CRA 2004 - 2044

**2004-2012 cumulative
county TIF contributions:
\$669,000**

CRA board:

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

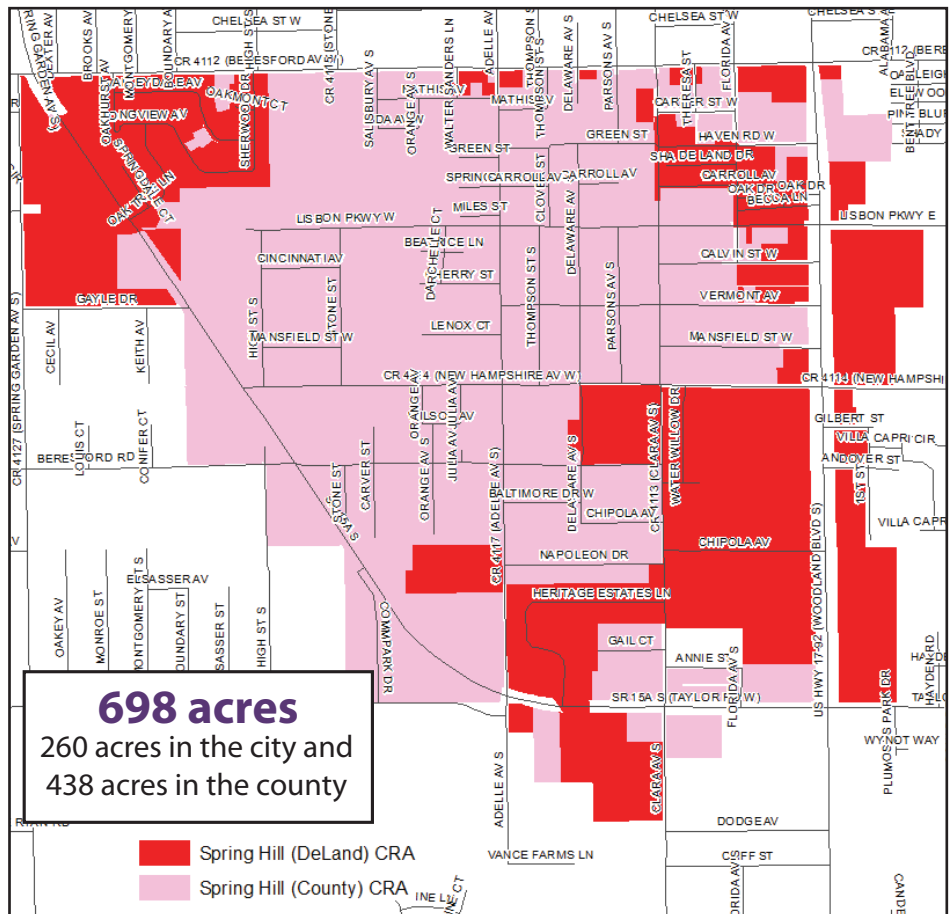
Contact: Mike Gresbosz, assistant to the city manager

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

• land acquisition	\$	326
• building acquisition /improvement		278
• lighting		24
total:	\$	628

Current focus of plan

- operation of Community Resource Center



2012

Debt:

	general fund loan
initial date	2008
amount of initial debt	\$ 128,700
balance	\$ 0
maturity	2012
purpose	purchase of Boys & Girls Club site
project status	complete (repaid by Boys & Girls Club)

Personnel: 0.00 FTE \$ 20,521*

* paid to city employees through transfer

Primary expenditures in FY 2012

- capital: Boys & Girls Club improvements

Revenues x \$000

	FY 2012	%total	FY 2011	%total	FY 2010	%total
TIF						
county TIF	\$ 0	0 %	\$ 0	0 %	\$ 88	44 %
hospital TIF	0	0	0	0	17	8
city TIF	0	0	0	0	19	10
subtotal	\$ 0	0 %	\$ 0	0 %	\$ 124	62 %
NON TIF						
grants received	\$ 102	68 %	\$ 0	0 %	\$ 68	34 %
miscellaneous*	48	32	44	100	8	4
subtotal	\$ 150	100 %	\$ 44	100 %	\$ 76	38 %
Total revenue	\$ 150	100 %	\$ 44	100 %	\$ 200	100 %

Expenses x \$000

	FY 2012	%total	FY 2011	%total	FY 2010	%total
CAPITAL						
debt payments	\$ 4	3 %	\$ 4	4 %	\$ 4	7 %
capital projects	118	73	43	41	0	0
grants awarded	4	2	3	3	20	32
subtotal	\$ 126	78 %	\$ 50	48 %	\$ 24	39 %
NON CAPITAL						
policing/enforcement	\$ 0	0 %	\$ 0	0 %	\$ 0	0 %
operating/						
maintenance/other	25	16	44	42	30	46
administration	10	6	10	10	10	15
subtotal	\$ 35	22 %	\$ 54	52 %	\$ 40	61 %
Total expenses	\$ 161	100 %	\$ 104	100 %	\$ 64	100 %
net change in fund balance	(11)		(61)		136	
Fund balance - ending	\$ 365		\$ 376		\$ 437	

* parking fees, licenses/permits, permits, interest

Holly Hill CRA 1995 - 2026

**1995 - 2012 cumulative
county TIF contributions:
\$6,467,000**

CRA board:

mayor

city commission

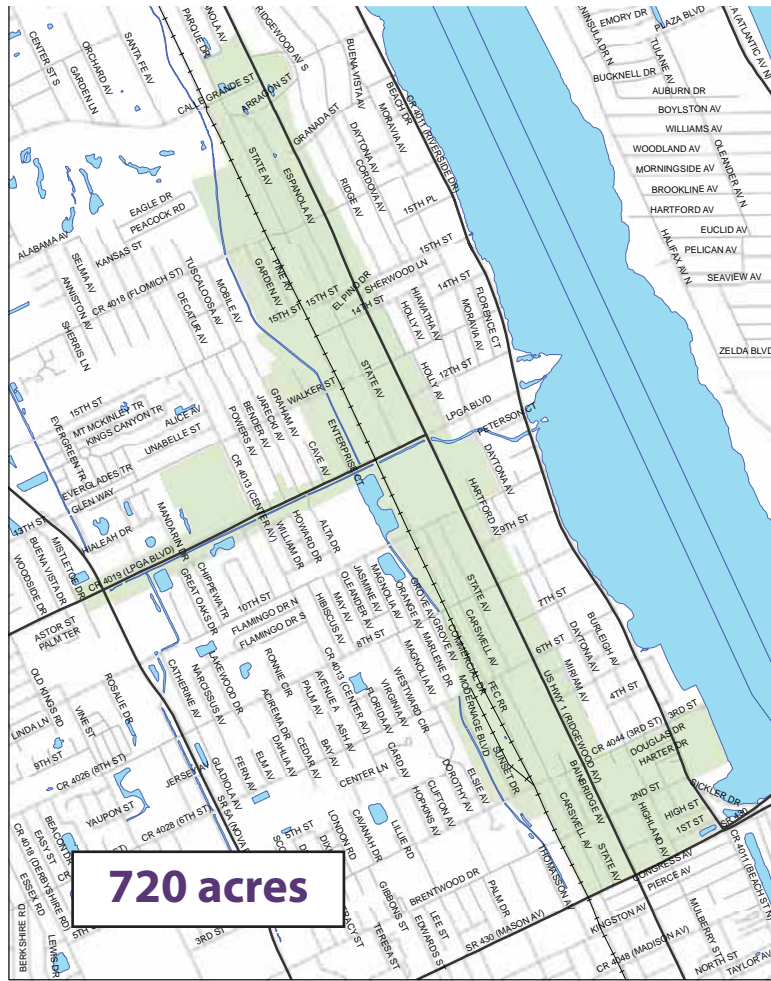
contact: Jacki Maswary, community services
director

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

• water and sewer system improvements	\$ 3,053
• property acquisition	2,465
• Market renovations	903
• bus transfer stations	232
• streetscaping and landscaping	132
• parking improvements	39
total:	\$ 6,824

Current focus of plan

- property acquisition
- The Market improvements
- infrastructure improvements



2012

Debt:	refunding note
initial date	2005 (2012 refinanced)
amount of initial debt	\$ 6,331,000
balance	\$ 4,835,000
maturity	2026
purpose	water/sewer improvements, Market and middle school acquisition/improvements
project status	complete

Personnel: 8.00 FTE \$ 459,882*

1 CRA director

6 community police officers

1 customer service clerk

* paid to city employees directly or through transfer

Primary expenditures in FY 2012

- capital: land acquisition, Market renovations,
lift station rehabilitation, property improvements

Revenues x \$000

	FY 2012	%total	FY 2011	%total	FY 2010	%total
county TIF	\$ 661	42 %	\$ 817	41 %	\$ 1,131	43 %
hospital TIF	183	12	279	14	428	16
city TIF	726	46	913	45	1,088	41
subtotal	\$ 1,570	100 %	\$ 2,009	100 %	\$ 2,647	100 %
NON TIF						
grants received	\$ 0	0 %	\$ 0	0 %	\$ 0	0 %
miscellaneous*	5	0	2	0	4	0
subtotal	\$ 5	0 %	\$ 2	0 %	\$ 4	0 %
Total revenue	\$ 1,575	100 %	\$ 2,011	100 %	\$ 2,651	100 %

Expenses x \$000

	FY 2012	%total	FY 2011	%total	FY 2010	%total
debt payments	\$ 498	10 %	\$ 470	27 %	\$ 470	23 %
capital projects	3,903	76	722	41	434	21
grants awarded	23	0	11	1	8	0
subtotal	\$ 4,424	86 %	\$ 1,203	69 %	\$ 912	44 %
NON CAPITAL						
policing/enforcement	\$ 439	8 %	\$ 392	22 %	\$ 462	23 %
operating/ maintenance/other	235	5	77	4	468	23
administration	69	1	100	5	188	10
subtotal	\$ 743	14 %	\$ 569	31 %	\$ 1,118	56 %
Total expenses	\$ 5,167	100 %	\$ 1,772	100 %	\$ 2,030	100 %
net change in fund balance	(3,592)		239		621	
Fund balance - ending	\$ 3,971		\$ 7,563		\$ 7,323	

New Smyrna Beach CRA 1985 - 2015

**1991-2012 cumulative
county TIF contributions:
\$16,445,000**

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

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

• multiple streetscaping projects	\$ 1,887
• Flagler Avenue boardwalk improvements	993
• land acquisition	417
• chamber restoration	102
• parking improvements	68
• building demo/site remediation	71
total:	\$ 3,538

Current focus of plan

- continue Master Plan implementation
- complete capital projects in progress
- community resources services and housing improvements in Historic Westside

2012

Debt:	revenue bond
initial date	1992
amount of initial debt	\$ 3,340,000
balance	\$ 490,817
maturity	2013
purpose	Canal Street improvements
project status	complete

Personnel: 9.00 FTE \$ 399,660*

- 1 CRA director
 - 1 CRA project manager
 - 1 senior building inspector
 - 1 gardener
 - 3 utility workers
 - 1 administrative specialist
 - 1 community resource officer
- * paid to city employees directly or through transfer

Primary expenditures in FY 2012

- capital: Riverside Park upgrades, Flagler Avenue Boardwalk, Esther Street improvements, Mary Avenue streetscape, chamber restoration



	FY 2012	%total	FY 2011	%total	FY 2010	%total
Revenues x \$000						
county TIF	\$ 976	39 %	\$ 1,029	35 %	\$ 1,303	29 %
TIF hospital TIF	0	0	0	0	787	17
city TIF	537	21	611	21	761	17
subtotal	\$ 1,513	60 %	\$ 1,640	56 %	\$ 2,851	63 %
NON TIF grants received*	\$ 869	35 %	\$ 754	26 %	\$ 1,508	34 %
miscellaneous**	126	5	546	18	129	3
subtotal	\$ 995	40 %	\$ 1,300	44 %	\$ 1,637	37 %
Total revenue	\$ 2,508	100 %	\$ 2,940	100 %	\$ 4,488	100 %
Expenses x \$000						
CAPITAL debt payments	\$ 343	6 %	\$ 342	8 %	\$ 342	9 %
capital projects	3,163	59	2,726	62	2,439	64
grants awarded	337	6	202	5	102	3
subtotal	\$ 3,843	71 %	\$ 3,270	75 %	\$ 2,883	76 %
NON CAPITAL policing/enforcement	\$ 0	0 %	\$ 0	0 %	\$ 453	12 %
operating/						
maintenance/other	1,267	24	859	19	448	12
administration	290	5	269	6	0	0
subtotal	\$ 1,557	29 %	\$ 1,128	25 %	\$ 901	24 %
Total expenses	\$ 5,400	100 %	\$ 4,398	100 %	\$ 3,784	100 %
net change in fund balance	(2,892)		(1,458)		704	
Fund balance - ending	\$ 6,770		\$ 9,662		\$ 11,120	

* FIND (\$411K), ECHO - chamber restoration (\$68K), Brownfield assessment (\$289K), FDEP - stormwater (\$101K)

** transfer in from stormwater fund for Esther Street project (\$125K)

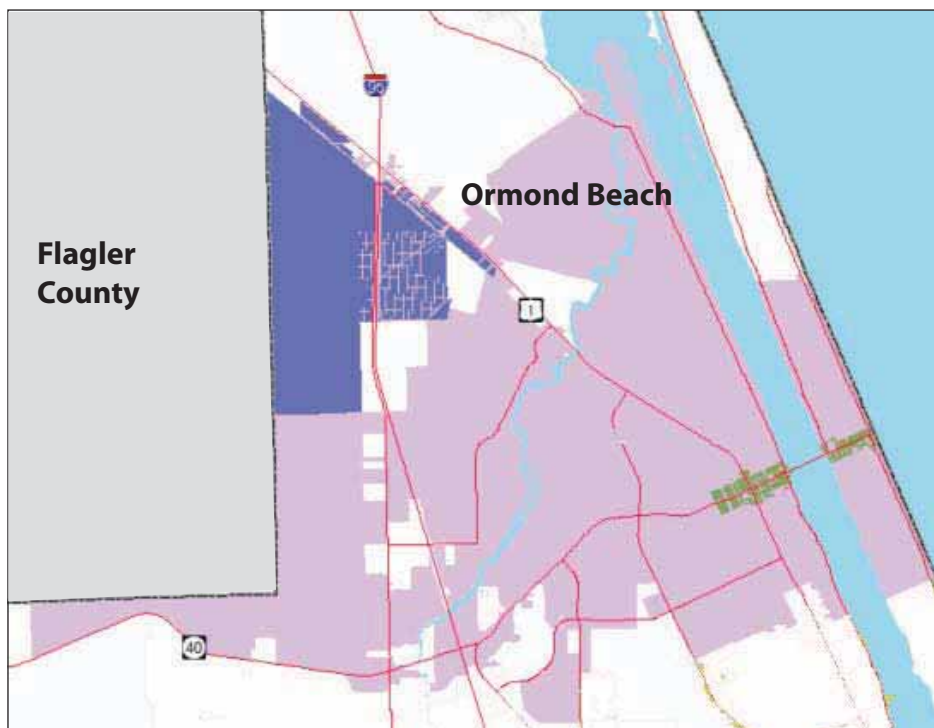
Ormond Beach Summary for two Ormond Beach CRA's

3,457 acres

■ Downtown CRA
■ Ormond Crossings CRA

**1991-2012 cumulative
county TIF contributions:
\$7,315,000**

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



2012

Debt: none

Personnel: 0.00 FTE \$ 0

Primary expenditures in FY 2012
• capital

		FY 2012	%total	FY 2011	%total	FY 2010	%total
Revenues x \$000							
TIF	county TIF	\$ 414	50 %	\$ 468	48 %	\$ 636	49 %
	hospital TIF	114	14	160	17	240	18
	city TIF	255	31	295	30	393	30
	subtotal	\$ 783	96 %	\$ 923	95 %	\$ 1,269	97 %
NON TIF	grants received	\$ 0	0 %	\$ 0	0 %	\$ 16	1 %
	miscellaneous*	32	4	45	5	18	2
	subtotal	\$ 32	4 %	\$ 45	5 %	\$ 34	3 %
Total revenue		\$ 815	100 %	\$ 968	100 %	\$1,303	100 %
Expenses x \$000							
CAPITAL	debt payments	\$ 0	0 %	\$ 0	0 %	\$ 0	0 %
	capital projects	370	50	1,110	83	882	83
	grants awarded	250	34	105	8	179	17
	subtotal	\$ 620	84 %	\$ 1,215	91 %	\$ 1,061	100 %
NON CAPITAL	policing/enforcement	\$ 0	0 %	\$ 0	0 %	\$ 0	0 %
	operating/						
	maintenance/other	114	16	115	9	0	0
	administration	0	0	0	0	0	0
	subtotal	\$ 114	16 %	\$ 115	9 %	\$ 0	0 %
Total expenses		\$ 734	100 %	\$ 1,330	100 %	\$ 1,061	100 %
net change in fund balance		80		(363)		242	
Fund balance - ending		\$ 3,180		\$ 3,099		\$ 3,462	

Ormond Beach Downtown CRA 1985 - 2036

**1991-2012 cumulative
county TIF contributions:
\$7,315,000**

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

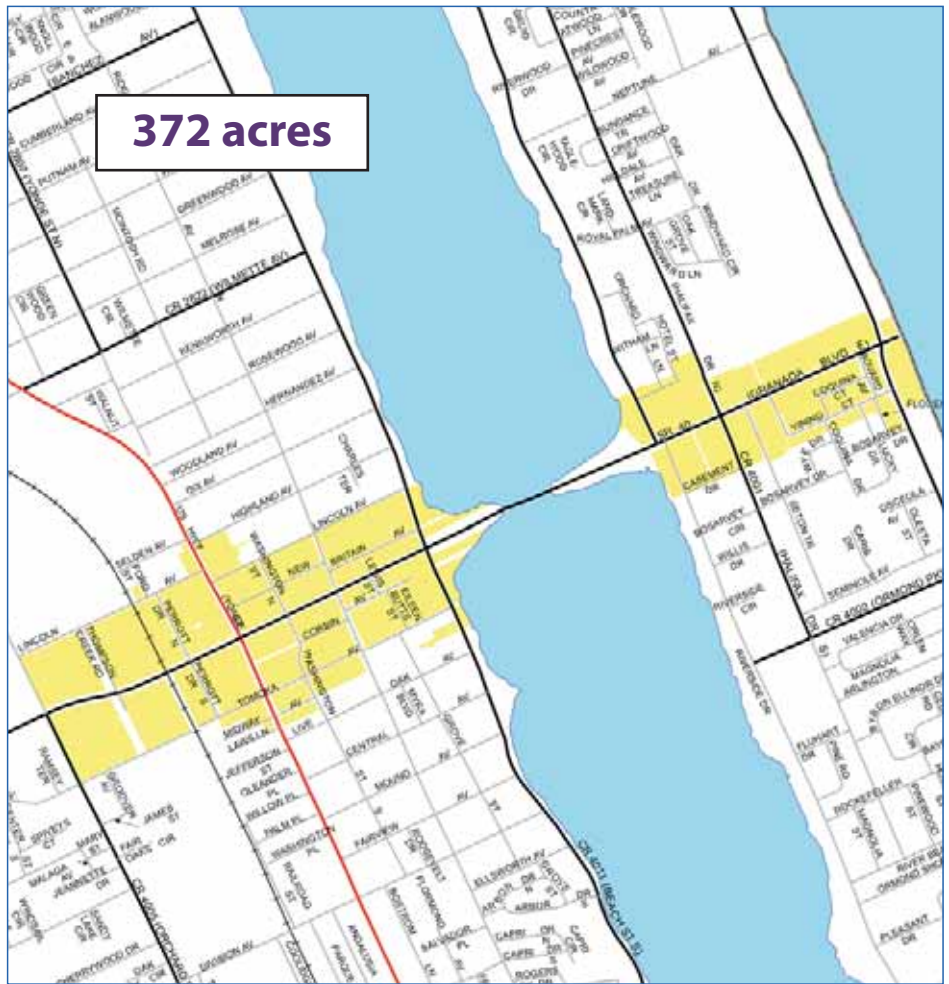
Land acquisition and construction accomplishments since 2005 (\$ x 000)

• Casements and Rockefeller Gardens improvements	\$ 1,270
• streetscapes	425
• LED streetlights	582
• Granada Beach approach	254
• building improvements	652
• public art and wayfinding signage	143
total:	\$ 3,326

Current focus of plan

- underground utilities
- implement stormwater plan

2012



Debt: none

Personnel: 0.00 FTE \$ 0

Primary expenditures in FY 2012

- capital: LED streetlight conversion; design costs for undergrounding of utilities on Granada; stormwater conceptual permit

		FY 2012	%total	FY 2011	%total	FY 2010	%total
Revenues x \$000							
TIF	county TIF	\$ 414	50 %	\$ 468	49 %	\$ 612	49 %
	hospital TIF	114	14	159	17	240	19
	city TIF	255	31	292	30	377	30
	subtotal	\$ 783	96 %	\$ 919	96 %	\$ 1,229	98 %
NON TIF	grants received	\$ 0	0 %	\$ 0	0 %	\$ 16	1 %
	miscellaneous*	32	4	36	4	18	1
	subtotal	\$ 32	4 %	\$ 36	4 %	\$ 34	2 %
Total revenue		\$ 815	100 %	\$ 955	100 %	\$1,263	100 %
Expenses x \$000							
CAPITAL	debt payments	\$ 0	0 %	\$ 0	0 %	\$ 0	0 %
	capital projects	370	51	1,110	85	882	83
	grants awarded	250	34	105	8	179	17
	subtotal	\$ 620	85 %	\$ 1,215	93 %	\$ 1,061	100 %
NON CAPITAL	policing/enforcement	\$ 0	0 %	\$ 0	0 %	\$ 0	0 %
	operating/						
	maintenance/other	112	15	91	7	0	0
	administration	0	0	0	0	0	0
	subtotal	\$ 112	15 %	\$ 91	7 %	\$ 0	0 %
Total expenses		\$ 732	15 %	\$ 1,306	100 %	\$ 1,061	100 %
net change in fund balance		83		(352)		202	
Fund balance - ending		\$ 3,153		\$ 3,070		\$ 3,422	

Ormond Beach Ormond Crossings CRA 2006 - 2034

**2006 - 2012 cumulative
county TIF contributions:
\$0**

CRA board: city commission

Contact: Ric Goss, planning director

Parameters:

- county TIF will use lower of city and county 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 Boulevard, Segment 1 with ≤ 3% administrative costs
- delegation of authority expires in July 2015 if Crossings Boulevard Segment 1 has not commenced

Land acquisition and construction accomplishments

NA

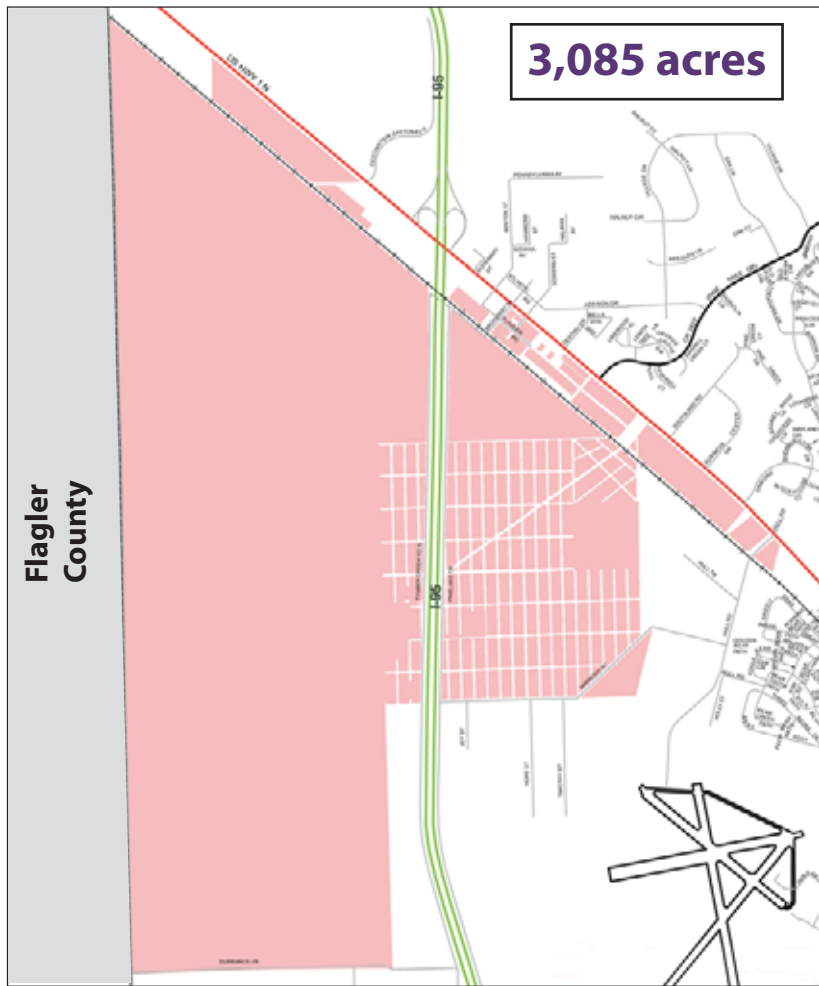
Current focus of plan

- construction of Crossings Boulevard

	2012	
Debt:	none	
Personnel: 0.00 FTE	\$ 0	

Primary expenditures in FY 2012

- operating/maintenance/other: legal expenses



		FY 2012	%total	FY 2011	%total	FY 2010	%total
Revenues x \$000							
TIF	county TIF	\$ 0	0 %	\$ 0	0 %	\$ 24	60 %
	hospital TIF	0	0	1	10	0	0
	city TIF	0	0	3	19	16	40
	subtotal	\$ 0	0 %	\$ 4	29 %	\$ 40	100 %
NON TIF	grants received	\$ 0	0 %	\$ 0	0 %	\$ 0	0 %
	miscellaneous	0	0	9	71	0	0
	subtotal	\$ 0	0 %	\$ 9	71 %	\$ 0	0 %
Total revenue		\$ 0	0 %	\$ 13	100 %	\$ 40	100 %
Expenses x \$000							
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 %
NON CAPITAL	policing/enforcement	\$ 0	0 %	\$ 0	0 %	\$ 0	0 %
	operating/						
	maintenance/other	2	100	24	100	0	0
	administration	0	0	0	0	0	0
	subtotal	\$ 2	100 %	\$ 24	100 %	\$ 0	0 %
Total expenses		\$ 2	100 %	\$ 24	100 %	\$ 0	0 %
net change in fund balance		(2)		(11)		40	
Fund balance - ending		\$ 27		\$ 29		\$ 40	

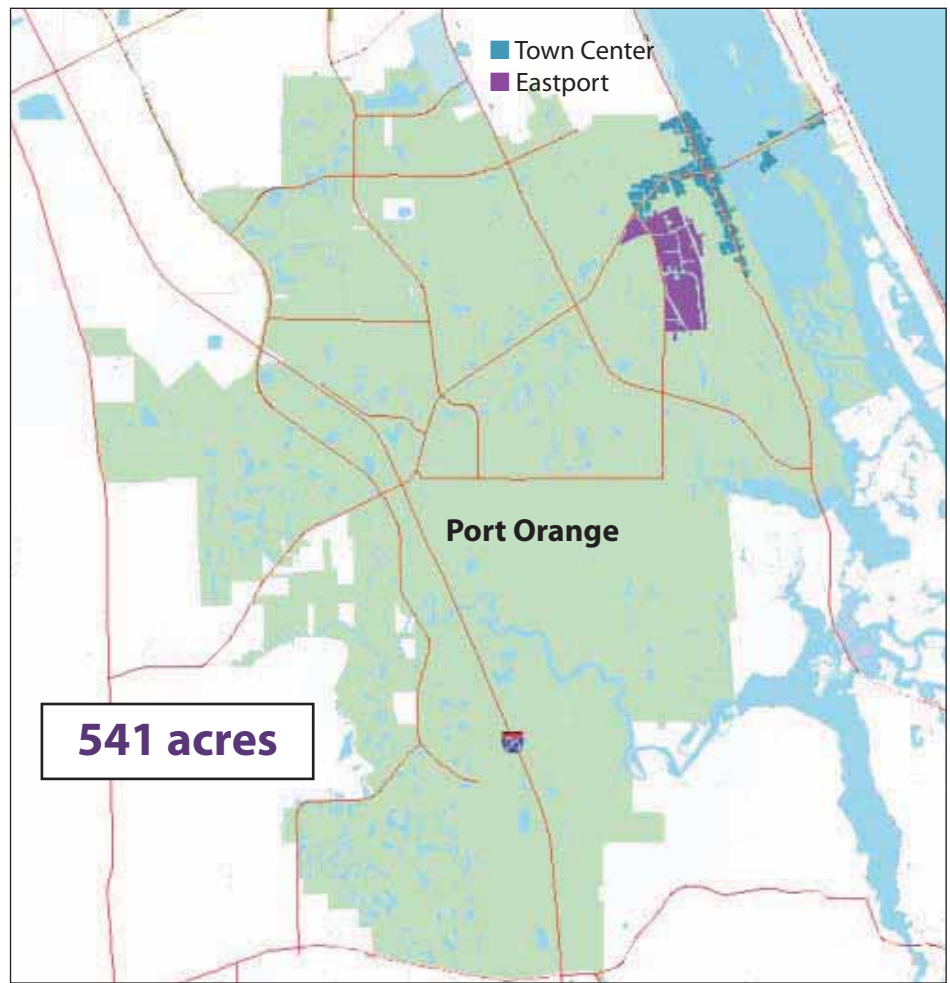
Port Orange Summary for two Port Orange CRA's

**1995-2012 cumulative
county TIF contributions:
\$2,232,000**

2 CRA boards:

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

Contact: Donna Steinebach, assistant to the city manager



2012

Debt :

initial date from 2006-2012
amount of initial debt \$ 8,813,159
balance \$ 8,318,397
maturity from 2024-2036

Personnel: 1.00 FTE \$ 106,879*

1 assistant to the city manager

* paid to city employees directly or through transfer

Primary expenditures in FY 2012

- debt

		FY 2012	%total	FY 2011	%total	FY 2010	%total
Revenues x \$000							
TIF	county TIF	\$ 162	40 %	\$ 183	24 %	\$ 314	40 %
	hospital TIF	45	11	63	8	119	15
	city TIF	127	30	155	20	243	31
	subtotal	\$ 334	81 %	\$ 401	52 %	\$ 676	86 %
NON TIF	grants received	\$ 0	0 %	\$ 0	0 %	\$ 21	3 %
	miscellaneous*	79	19	377	48	88	11
	subtotal	\$ 79	19 %	\$ 377	48 %	\$ 109	14 %
Total revenue		\$ 413	100 %	\$ 778	100 %	\$785	100 %
Expenses x \$000							
CAPITAL	debt payments	\$ 486	71 %	\$ 625	77 %	\$ 439	26 %
	capital projects	0	0	5	1	841	51
	grants awarded	0	0	0	0	0	0
	subtotal	\$ 486	71 %	\$ 630	78 %	\$ 1,280	77 %
NON CAPITAL	policing/enforcement	\$ 0	0 %	\$ 0	0 %	\$ 0	0 %
	operating/						
	maintenance/other	87	13	85	11	215	13
	administration	107	16	92	11	169	10
	subtotal	\$ 194	29 %	\$ 177	22 %	\$ 384	23 %
Total expenses		\$ 680	100 %	\$ 807	100 %	\$ 1,664	100 %
net change in fund balance		(267)		(29)		(879)	
Fund balance - ending		\$ 36		\$ 303		\$ 332	

* general fund loan, property rentals, interest

Port Orange Eastport CRA 1995 - 2036

**1995-2012 cumulative
county TIF contributions:
\$904,000**

CRA board:

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

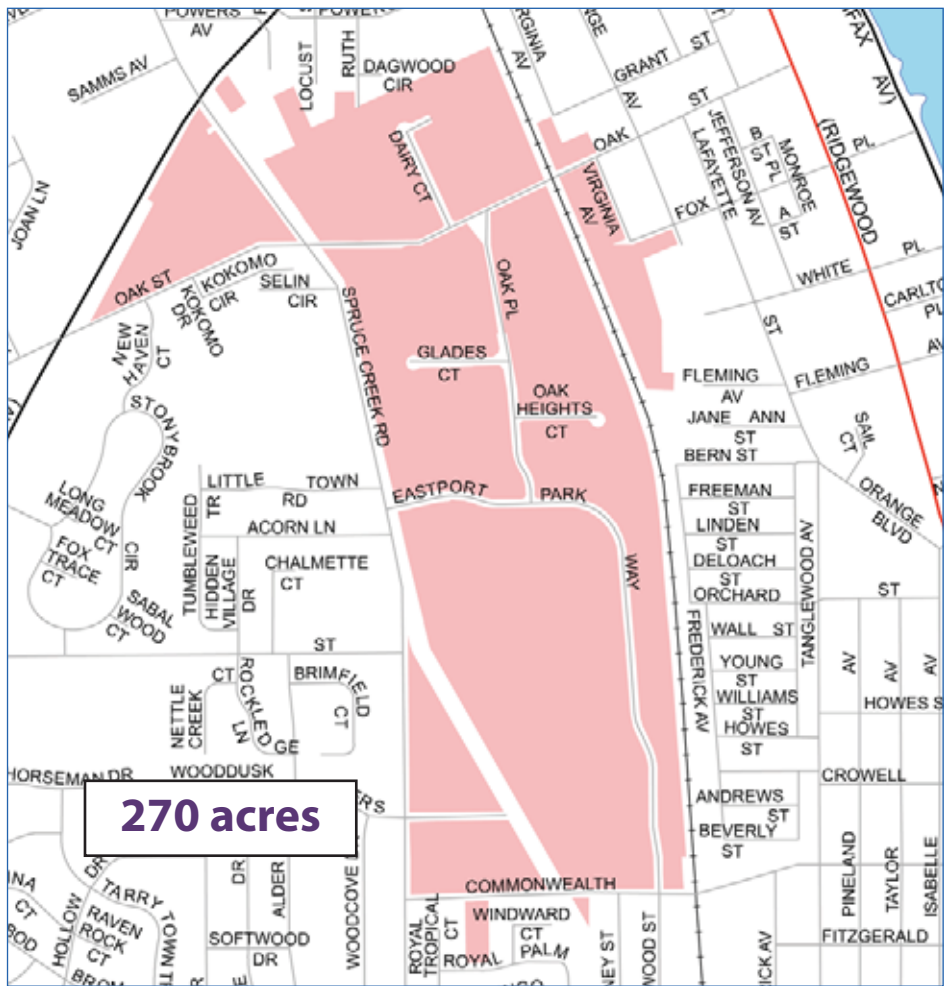
Contact: Donna Steinebach, assistant to the city manager

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

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

Current focus of plan

- signage and landscaping
- stormwater improvements
- fiber optic initiative



2012

Debt: revenue bond
initial date 2006
amount of initial debt \$ 2,500,000
balance \$ 2,060,000
maturity 2024
purpose business park infrastructure
project status complete

Personnel: 0.25 FTE \$ 45,909*
0.25 assistant to the city manager
* paid to city employees directly or through transfer

Primary expenditures in FY 2012

- debt

		FY 2012	%total	FY 2011	%total	FY 2010	%total
Revenues x \$000							
TIF	county TIF	\$ 102	48 %	\$ 111	44 %	\$ 160	45 %
	hospital TIF	28	13	38	15	61	17
	city TIF	80	38	94	37	124	35
	subtotal	\$ 210	99 %	\$ 243	96 %	\$ 345	97 %
NON TIF	grants received	\$ 0	0 %	\$ 0	0 %	\$ 0	0 %
	miscellaneous	2	1	11	4	9	3
	subtotal	\$ 2	1 %	\$ 11	4 %	\$ 9	3 %
Total revenue		\$ 212	100 %	\$ 254	100 %	\$ 354	100 %
Expenses x \$000							
CAPITAL	debt payments	\$ 178	75 %	\$ 314	86 %	\$ 180	64 %
	capital projects	0	0	0	0	8	3
	grants awarded	0	0	0	0	0	0
	subtotal	\$ 178	75 %	\$ 314	86 %	\$ 188	67 %
NON CAPITAL	policing/enforcement	\$ 0	0 %	\$ 0	0 %	\$ 0	0 %
	operating/						
	maintenance/other	14	6	13	4	21	8
	administration	46	19	37	10	69	25
	subtotal	\$ 60	25 %	\$ 50	14 %	\$ 90	33 %
Total expenses		\$ 238	100 %	\$ 364	100 %	\$ 278	100 %
net change in fund balance		(26)		(110)		76	
Fund balance - ending		\$ 458		\$ 484		\$ 594	

Port Orange Town Center CRA 1998 - 2036

**1998-2012 cumulative
county TIF contributions:
\$1,328,000**

CRA board:

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

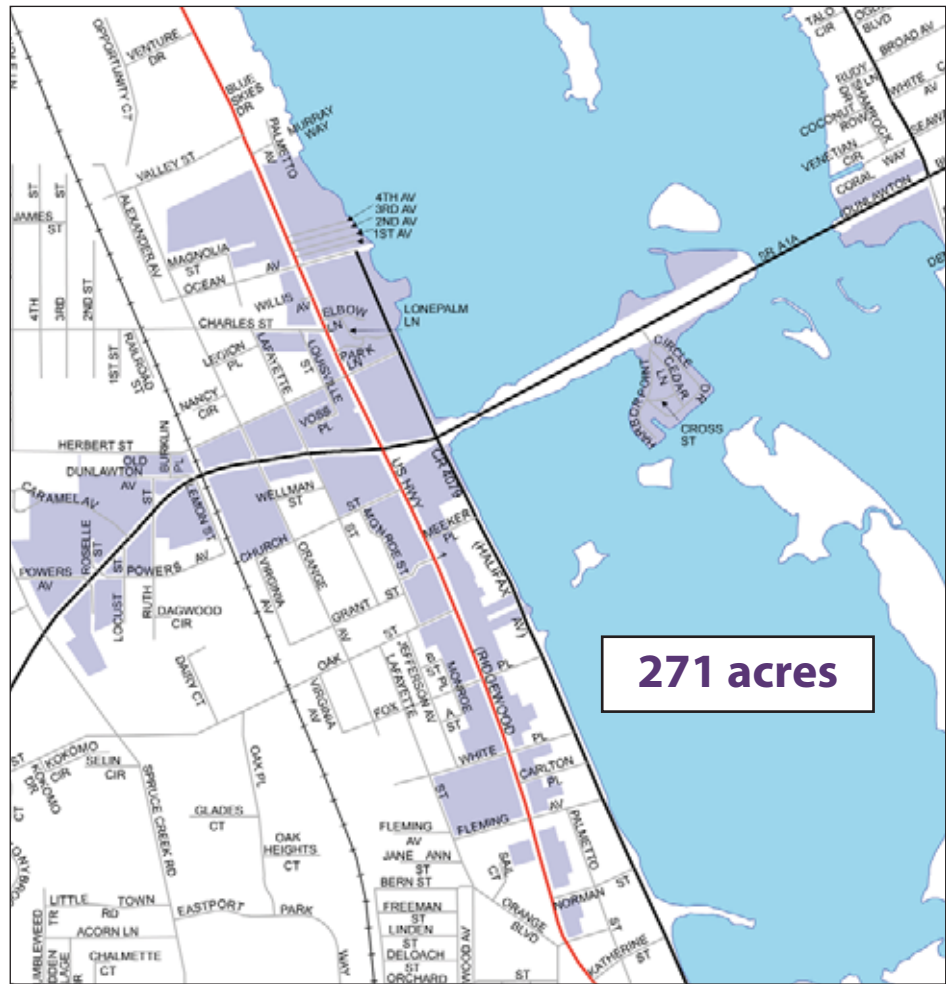
Contact: Donna Steinebach, assistant to the city manager

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

• land acquisition in Riverwalk	\$	2,694
• fence and sign construction		10
total:	\$	2,704

Current focus of plan

- Riverwalk Park
- Boardwalk development



2012

Debt:	internal loan	internal loan	revenue bond
initial date	2012	2010	2007
amount of			
initial debt	\$294,725	\$418,434	\$5,600,000
balance	\$294,725	\$413,672	\$5,500,000
maturity	2025	2025	2036
purpose	supplement fund	property acquisition (Cardwell Funeral Home on US-1)	property acquisition for Riverwalk
project status		complete	complete

Personnel: 0.75 FT

\$60,970*

0.75 assistant to the city manager

* paid to city employees directly or through transfer

Primary expenditures in FY 2012

- debt

	FY 2012	%total	FY 2011	%total	FY 2010	%total
Revenues x \$000						
county TIF	\$ 60	30 %	\$ 72	13 %	\$ 154	36 %
hospital TIF	17	8	25	5	58	13
city TIF	47	24	61	12	119	28
TIF subtotal	\$ 124	62 %	\$ 158	30 %	\$ 331	77 %
grants received	\$ 0	0 %	\$ 0	0 %	\$ 21	5 %
miscellaneous*	77	38	366	70	79	18
NON TIF subtotal	\$ 77	38 %	\$ 366	70 %	\$ 100	23 %
Total revenue	\$ 201	100 %	\$ 524	100 %	\$ 431	100 %
Expenses x \$000						
debt payments	\$ 308	70 %	\$ 311	70 %	\$ 259	19 %
capital projects	0	0	5	1	833	60
grants awarded	0	0	0	0	0	0
CAPITAL subtotal	\$ 308	70 %	\$ 316	71 %	\$ 1,092	79 %
policing/enforcement	\$ 0	0 %	\$ 0	0 %	\$ 0	0 %
operating/						
maintenance/other	73	17	72	16	194	14
administration	61	13	55	13	100	7
NON CAPITAL subtotal	\$ 134	30 %	\$ 127	29 %	\$ 294	21 %
Total expenses	\$ 442	100 %	\$ 443	100 %	\$ 1,386	100 %
net change in fund balance	(241)		81		(955)	
Fund balance - ending	\$ (422)		\$(181)**		\$ (262)	

* general fund transfer, property rentals, interest

** (\$181K) ending FY11 fund balance adjusted to (\$168K) beginning fund balance

South Daytona CRA 1997 - 2026

1997 - 2050 under certain development conditions

**1997-2012 cumulative
county TIF contributions:
\$5,416,000**

CRA board: city commission

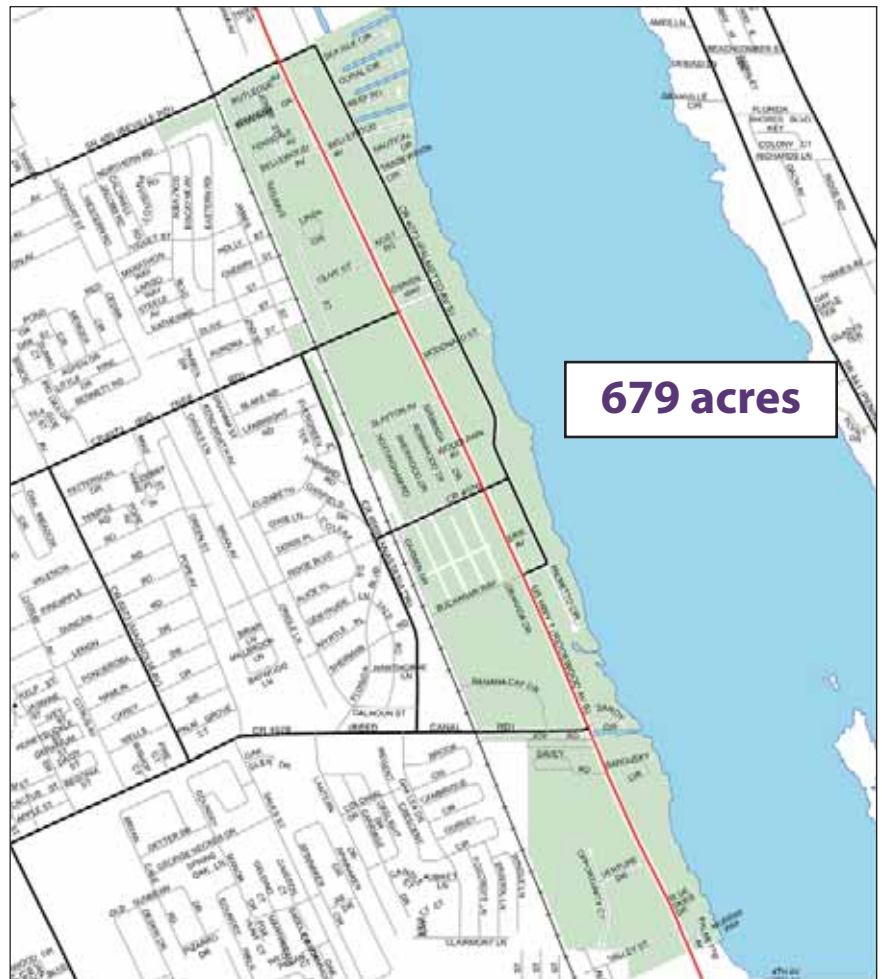
Contact: Patty Rippey, redevelopment director

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

• U.S. 1 corridor improvements	\$ 9,008
• landscaping	191
• U.S. 1 sanitary sewer project	102
banner poles	42
total:	\$ 9,343

Current focus of plan

- U.S. 1 corridor improvements



2012

Debt:	capital improvement note	capital improvement note
initial date	2004	2006
amount of initial debt	\$3,500,000	\$3,000,000
balance	\$2,652,150	\$2,095,836
maturity	2024	2024
purpose	U.S. 1 improvements	U.S. 1 improvements
project status	complete	complete

Personnel: 2.50 FTE \$212,077*

1 redevelopment director

1.5 community policing officer

* paid to city employees directly or through transfer

Primary expenditures in FY 2012

- capital: U.S. 1 improvements

	FY 2012	%total	FY 2011	%total	FY 2010	%total
Revenues x \$000						
county TIF	\$ 410	10 %	\$ 466	36 %	\$ 803	42 %
hospital TIF	114	3	159	12	303	16
city TIF	344	9	471	37	780	41
subtotal	\$ 868	22 %	\$ 1,096	85 %	\$ 1,886	99 %
NON TIF						
grants received*	\$ 2,524	63 %	\$ 4	0 %	\$ 25	1 %
miscellaneous**	602	15	189	15	2	0
subtotal	\$ 3,126	78 %	\$ 193	15 %	\$ 27	1 %
Total revenue	\$ 3,994	100 %	\$ 1,289	100 %	\$1,913	100 %
Expenses x \$000						
CAPITAL						
debt payments	\$ 489	12 %	\$ 470	35 %	\$ 475	25 %
capital projects	3,110	77	124	9	60	3
grants awarded	0	0	9	1	15	1
subtotal	\$ 3,599	89 %	\$ 603	45 %	\$ 550	29 %
NON CAPITAL						
policing/enforcement	\$ 289	7 %	\$ 602	45 %	\$ 1,197	62 %
operating/						
maintenance/other	31	1	31	2	0	0
administration	111	3	106	8	173	9
subtotal	\$ 431	11 %	\$ 739	55 %	\$ 1,370	71 %
Total expenses	\$ 4,030	100 %	\$ 1,342	100 %	\$ 1,920	100 %
net change in fund balance	(36)		(53)		(7)	
Fund balance - ending	\$ 286		\$ 322		\$ 375	

* FDOT grant for U.S. 1 corridor improvements

** general fund transfer to help fund capital projects in CRA



THE CITY OF DAYTONA BEACH COMMUNITY REDEVELOPMENT AGENCY

2012 Annual Report



INTRODUCTION

SIGNS OF RECOVERY AND REINVESTMENT BEGIN TO EMERGE

The annual report for the City of Daytona Beach Community Redevelopment Agency's fiscal year that began October 1, 2011 and ended September 30, 2012 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 story begins with a vision that started in the early 1980s when the beachside and downtown business districts were suffering from continued disinvestment as businesses moved to greener pastures and infrastructure and neighborhoods deteriorate. The City of Daytona Beach and Volusia County joined together to create a Community Redevelopment Agency and the first two of five redevelopment districts that were charged with turning around the decline and increase the tax base within their boundaries. Together, business and community leaders created a new vision to build a new convention center and hotels at the beach and to reinvest in the commercial and residential neighborhoods.

Despite a continued trend in declining tax increment finance (TIF) revenues there is promise that we finally hit bottom. Additional funding is no longer available for capital projects or the assembly of redevelopment sites, and operations were cut once again including the elimination of community policing. But the prospect of an improved national economy, a renewed interest in hotel investment, an expanding retail sector, the prospect of increasing migration to Florida, and a CRA that has a vision, a plan, and a set of strategies for success suggests that the toughest financial challenges are behind us. Making the plans work, and creating sustainable neighborhoods and attractive destinations for all to enjoy is what redevelopment is all about.



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.

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 Brighthouse cable channel 199 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.



CRA BOARD MEMBERS (as of September 30, 2012)
Pictured from left to right in the back row are Commissioners Patrick Henry, Pam Woods, Kelly White, and Robert Gilliland. Pictured from left to right in the front row are Commissioner Edith Shelley; Mayor Glenn Ritchey, Chair; and, Commissioner Cassandra G. Reynolds.



REDEVELOPMENT AREA BOARDS

Three Redevelopment Area Boards (RAB) serve in an advisory role to the City Commission and CRA and have a primary responsibility to review and approve certain site plans and conditional use requests, and advise on legislation affecting CRAs. Meetings are held in the City Commission Chambers at City Hall.

(as of September 30, 2012)

Downtown/Ballough Road RAB

Meeting first Tuesday of each month at Noon

Harold Goodemote, Chair; Robert Abraham; Dan Harshaw; Stan Hoelle*; Bob Johnson; Tammy Kozinski; Larry Robinson; Al Smith; Cathy Washington**; and, Scott Weidman.

Main Street/South Atlantic RAB

Meeting second Wednesday of each month at 6:00 p.m.

Daniel Webster, Chair; Theresa Doan; Timothy Kostidakis; David LaMotte; Dustin Leek; Gary Libby; Dino Paspalakis; Suzanne Ramsey; Tracey Remark**; and, Bill Shanks*.

Midtown RAB

Meeting second Tuesday of each month at 6:00 p.m.

Hemis Ivey, Chair; Shirley Benjamin**; Denise Cato; Patricia Heard; Dr. Irma Browne Jamison; Kenneth McGee; Margaret Symonette; Martin Tooley; and, Wilburn Williams.

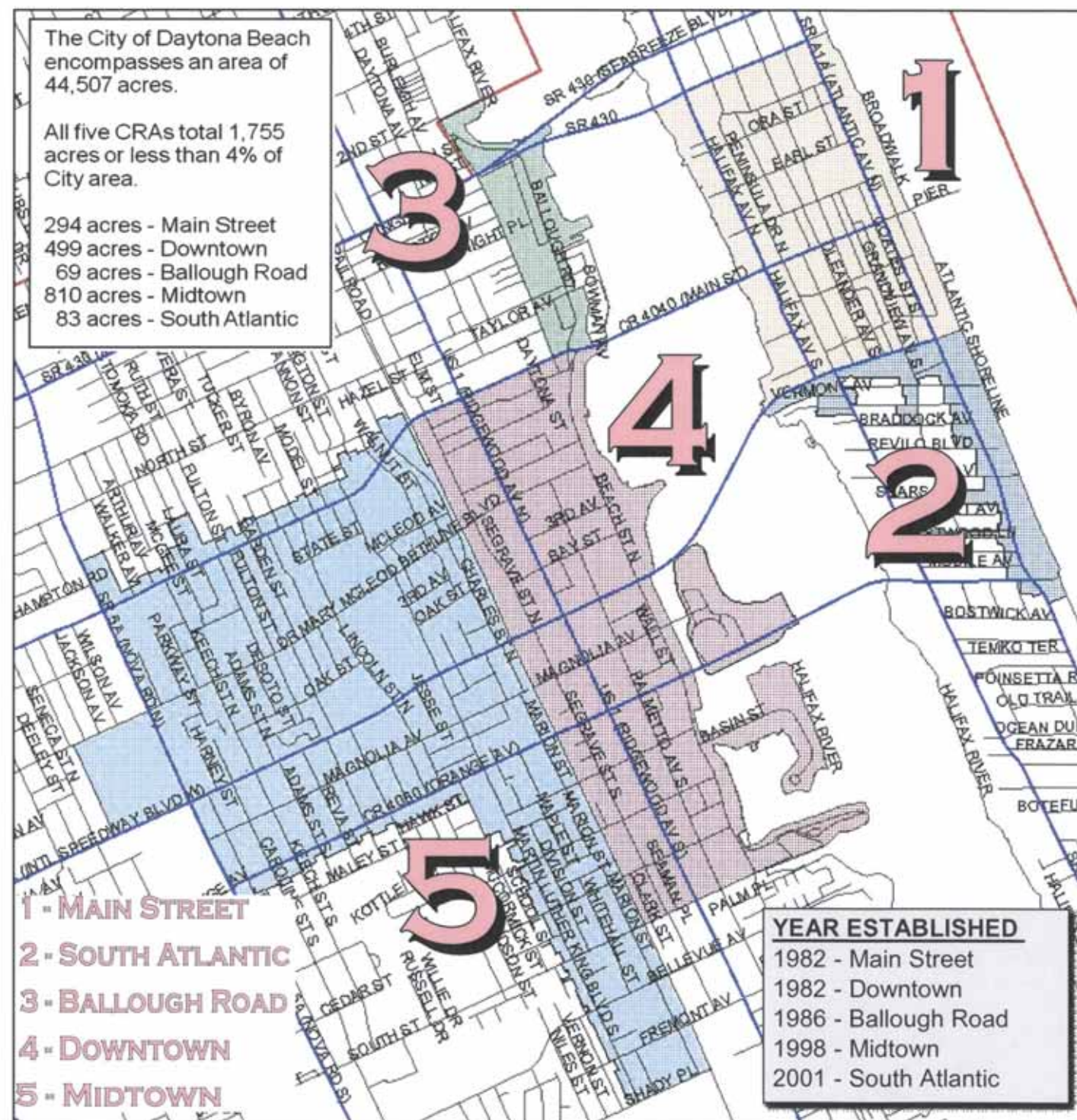
* Alternate Design Professional

** 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

MIDTOWN MASTER PLAN IMPLEMENTATION IN PROGRESS

The Midtown Master Plan, developed with the help of Florida A&M's School of Architecture, was approved this past year and included in the Redevelopment Plan. The CRA has since taken action to approve a contract with PGM Associates to develop a Strategic Plan that will offer realistic recommendations to guide the actions required to modify and implement the Master Plan with a focus on the retail opportunities that will best match prospective businesses with the needs of residents and property owners within the Midtown area.

The local public health department has become increasingly involved in the improvement to the Midtown area's quality of life. A walkability study was performed to demonstrate the problems and solutions that affect the southernmost section of Midtown. Research has also been performed that suggests the attraction of a grocery store to the area should be a priority based on its finding that Midtown is a "food desert".



JACKIE ROBINSON'S BALL PARK GET'S A NEW LEASE & MAJOR FACELIFT

The Chicago Cubs' Florida Citrus organization, the Daytona Cubs, signed a 10-year lease with the City that will include 1.25 million dollars in improvements to the historic Jackie Robinson Ball Park, where its namesake, the famous African-American baseball player, found acceptance and paved the way for others to follow. The CRA will contribute up to \$350,000 for the renovation and the City will fund \$300,000 with funds from the Daytona Beach Racing and Recreation grant. The Cubs will fund the remaining costs for improvements. The lease will provide sports entertainment for over 1,200,000 game attendees during the next 10 years in the Downtown.



REDEVELOPMENT PROJECT & PROGRAM HIGHLIGHTS

BIG OR SMALL: PROJECTS COMPLETED & MORE ON THE WAY CREATE EXCITEMENT IN CITY

The first phase of the E-Zone Master Plan is well under way as work was completed just in time for the Fourth of July celebration to reopen the renovated historic Daytona Beach Pier to the public and welcome the grand opening of our private partner, Joe's Crab Shack, creating their national flagship restaurant.



The jointly funded effort between the Daytona Beach Partnership Association and the CRA resulted in the creation of a new plaza at the major intersection of U.S. 92 and Beach Street that includes panels of illustrations from the Riverfront Master Plan and the tells the history of Downtown Daytona Beach.

With the help of a grant from the CRA the Downtown Development Authority has undertaken two major initiatives in the last year. First, was an effort to rebrand the Downtown the Riverfront Shops of Daytona Beach, and second was to assume management of the City Island Farmer's Market.



The City's first dog park was built by the CRA on Manatee Island with a budget under \$20,000 and a new boutique hotel and Zappi's Italian Garden restaurant was built with a CRA grant.



REDEVELOPMENT'S FUTURE LOOKS HEALTHY & STRONG

INTERNATIONAL INVESTMENT LEADS THE WAY FOR NEW PROJECTS

Two major hotel projects were announced in the last year. Protogroup, a St. Petersburg, Russia development firm was attracted by the E-Zone Master Plan and purchased old motel properties on Atlantic Avenue along both sides of the Oakridge Boulevard beach access. A 505-room hotel and 101-unit condominium will fill two towers of 27 and 29 stories in height. The CRA and City approved the project on March 20, 2013 and construction is expected to begin late summer or early fall of 2013. A second project under consideration by Bayshore Capital based in Toronto, Canada proposes a two-phased hotel and condominium project to be located in the South Atlantic redevelopment area. On a smaller scale a local developer, White Challis, is moving ahead with the William Square, an innovative residential project that fits into the historic downtown.



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 relevant pages from the draft Comprehensive Annual Financial Report (CAFR) addressing CRA finances are attached below. The draft CAFR is currently pending final publication and presentation to the City Commission in April 2013. The full report will be posted on the City's web site at www.codb.us once the CAFR is approved by the City Commission.

THE CITY OF DAYTONA BEACH, FLORIDA BALANCE SHEET GOVERNMENTAL FUNDS SEPTEMBER 30, 2012					
	General	Redevelopment Trust	Capital Projects	Nonmajor Governmental Funds	Total Governmental Funds
ASSETS					
Equity in pooled cash and investments	\$ 5,514,919	\$ 5,579,908	\$ 1,368,687	\$ 5,781,957	\$ 18,245,471
Accounts receivables (net)	2,268,641	33,659	-	-	2,302,300
Taxes receivable	143,490	-	-	9,520	153,010
Notes receivable	114,065	280,153	-	78,155	472,373
Accrued interest receivable	31,276	-	-	-	31,276
Due from other funds	845,500	-	-	-	845,500
Due from other governments	2,124,895	-	996,364	782,436	3,903,695
Inventories	276,036	-	-	-	276,036
Deposits	1,150	-	-	-	1,150
Prepaid items	6,836	-	-	-	6,836
Restricted cash	-	-	-	2,996,538	2,996,538
Total assets	\$ 11,326,808	\$ 5,893,720	\$ 2,365,051	\$ 9,648,606	\$ 29,234,185
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable	\$ 800,148	\$ 161,825	\$ 212,073	\$ 200,495	\$ 1,374,541
Contracts payable	-	813	72,094	-	72,907
Accrued liabilities	705,745	12,081	-	28,663	746,489
Due to other funds	-	-	478,000	293,500	771,500
Due to other governments	876,016	862	-	406,195	1,283,073
Deposits	49,592	-	-	4,948	54,540
Deferred revenue	755,743	-	1,146,364	117,795	2,019,902
Total liabilities	3,187,244	175,581	1,908,531	1,051,596	6,322,952
Fund Balances:					
Non-Spendable:					
Inventories	276,036	-	-	-	276,036
Prepaid items	6,836	-	-	-	6,836
Notes receivable	114,065	280,153	-	78,155	472,373
Restricted:					
Debt service	-	-	-	2,996,538	2,996,538
General government	-	-	-	470,877	470,877
Development services	-	5,437,986	-	865,732	6,303,718
Human services	-	-	-	3,948	3,948
Leisure services	206,445	-	-	241,370	447,815
Transportation	-	-	82,583	494,461	577,044
Public safety	33,083	-	-	811,424	844,507
Permitting	-	-	-	10,000	10,000
Infrastructure projects	-	-	-	472,215	472,215
Planning	-	-	-	13,268	13,268
Other projects	3,360	-	-	2,139,022	2,142,382
Committed:					
Capital projects	139,155	-	372,246	-	511,401
Assigned:					
Capital projects	248,561	-	1,691	-	250,252
Public safety	41,565	-	-	-	41,565
Other purposes	14,426	-	-	-	14,426
Unassigned					
	7,056,032	-	-	-	7,056,032
Total fund balances	8,139,564	5,718,139	456,520	8,597,010	22,911,233
Total liabilities and fund balances	\$ 11,326,808	\$ 5,893,720	\$ 2,365,051	\$ 9,648,606	\$ 29,234,185

The accompanying notes are an integral part of the financial statements.

FINANCIAL INFORMATION

THE CITY OF DAYTONA BEACH, FLORIDA
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2012

	General	Redevelopment Trust	Capital Projects	Nonmajor Governmental Funds	Total Governmental Funds
REVENUES					
Taxes	\$ 32,492,369	\$ -	\$ -	\$ 2,275,818	\$ 34,768,187
Licenses and permits	5,668,687	20,538	-	1,112,376	6,801,601
Intergovernmental	6,160,116	2,850,085	1,341,261	2,630,545	12,982,007
Charges for services	3,133,741	-	-	-	3,133,741
Special assessments/impact fee	-	-	-	138,515	138,515
Fines and forfeitures	1,962,689	-	-	216,110	2,178,799
Income on investments	236,004	2,978	907	5,909	245,798
Miscellaneous	2,286,213	105,079	-	8,996	2,400,288
Total revenues	51,939,819	2,978,680	1,342,168	6,388,269	62,648,936
EXPENDITURES					
Current operating:					
General government	5,047,303	51,571	-	891,422	5,990,296
Public safety	44,605,728	-	-	368,336	44,974,064
Transportation	6,975,431	246,248	24,655	694,243	7,940,577
Economic environment	1,067,339	1,324,440	-	2,702,286	5,094,065
Human services	-	-	-	126,997	126,997
Leisure services	3,502,613	-	48,298	-	3,550,911
Capital outlay	1,149,486	2,237,049	3,686,673	814,834	7,888,042
Debt service	-	-	-	-	-
Principal	60,976	-	-	2,664,607	2,725,583
Interest and fiscal charge	-	-	-	3,159,055	3,159,055
Total expenditures	62,408,876	3,859,308	3,759,626	11,421,780	81,449,590
(Deficiency) of revenues (under) expenditures	(10,469,057)	(880,628)	(2,417,458)	(5,033,511)	(18,800,654)
OTHER FINANCING SOURCES (USES)					
Issuance of refunding bonds	-	-	-	18,810,000	18,810,000
Premium on debt issuance	-	-	-	235,540	235,540
Payment to refunded bonds escrow agent	-	-	-	(18,560,000)	(18,560,000)
Transfers in	15,164,109	1,878,345	116,300	3,816,495	20,975,249
Transfers (out)	(2,082,021)	(3,284,873)	(229,620)	(621,577)	(6,218,091)
Total other financing sources (uses)	13,082,088	(1,406,528)	(113,320)	3,680,458	15,242,698
Net change in fund balances	2,613,031	(2,287,156)	(2,530,778)	(1,353,053)	(3,557,956)
Fund balances - beginning	5,526,533	8,005,295	2,987,298	9,950,063	26,469,189
Fund balances - ending	\$ 8,139,564	\$ 5,718,139	\$ 456,520	\$ 8,597,010	\$ 22,911,233

The accompanying notes are an integral part of the financial statements.

FINANCIAL INFORMATION

THE CITY OF DAYTONA BEACH, FLORIDA

NOTES TO THE FINANCIAL STATEMENTS – (Continued)

September 30, 2012

NOTE 6 - NOTES RECEIVABLE

The following is a summary of notes receivable at September 30, 2012:

A. General Fund:

On April 19, 2001, the City loaned the Gardens of Daytona, Ltd., a Florida Limited Partnership, \$114,065 as part of the local contribution required for application of tax credits related to the rehabilitation project of the Daytona Garden Apartments, a low income housing project. The loan matures on April 19, 2051, and is payable in full at that time. The note is non-interest bearing and is secured by a mortgage and security agreement encumbering certain real property located in the project area.

B. Community Development Fund:

This fund administers a home improvement revolving loan program whereby qualifying residents execute an interest-bearing note to the City for the estimated cost of improvements to their residence. At September 30, 2012, notes receivable were stated at face value. The program is of a revolving nature and all proceeds from loan repayment are restricted to continued use for home improvement financing. The interest rates on these loans range from 2% to 9% with terms from 1 to 15 years. The loans are secured by liens on the respective property. The remaining principal balance at September 30, 2012 was \$78,155.

C. Water and Sewer System Fund:

On February 2, 2005, the City entered into an agreement with the City of South Daytona, Florida, for the settlement of disputed water and sewer services provided and the purchase of a water and sewer utility system located within the City of South Daytona. As part of an agreement, the principal amount of \$1,149,840 is to be repaid in monthly installments at an interest rate of 4%. The final installment is due February 10, 2029. The remaining principal balance at September 30, 2012 was \$898,579.

D. 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 loan 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. The remaining \$301,000 shall be amortized over a 10-year period without interest and repaid in equal monthly installments of \$2,083.33. At the end of five (5) years the remaining balance will be due. The remaining principal balance at September 30, 2012, was \$280,153.

FINANCIAL INFORMATION

THE CITY OF DAYTONA BEACH, FLORIDA

NOTES TO THE FINANCIAL STATEMENTS – (Continued)

September 30, 2012

NOTE 13 – LONG-TERM DEBT

A. Bonds Outstanding

In previous years the City has issued various types of bonds to provide funds for the acquisition and construction of major capital facilities. These bonds consist of general obligation bonds, capital revenue bonds and refunding revenue bonds. They have been issued for both governmental and business-type activities. Following is a summary of those transactions.

1. *General Obligation Revenue Bonds, Series 2004*

On September 14, 2004, the City issued General Obligation Revenue Bonds, Series 2004 in the amount of \$24,000,000 for the purpose of constructing a new police complex. The City pledged the full faith and credit of its taxing power for the payment of the principal and interest on the bonds. A Sinking Fund was created for the purpose of paying the principal and interest on these bonds as they become due. On May 15, 2012, the City exercised early redemption and issued General Obligation Refunding Bonds, Series 2012; therefore, the remaining principal obligation at September 30, 2012 was \$-0-.

2. *General Obligation Refunding Bonds, Series 2012*

On May 15, 2012, the City issued General Obligation Refunding Bonds, Series 2012 in the amount of \$18,810,000 for the purpose of refunding General Obligation Revenue Bonds, Series 2004 of \$18,560,000. The original bonds were issued to construct a new police complex. The reacquisition price exceeded the net carrying amount of the old debt by \$223,392 and resulted in a net present value savings of \$2,090,135 over the life of the bonds. The City has pledged the full faith and credit of its taxing power for the payment of principal and interest on the bonds. A Sinking Fund has been created for the purpose of paying the principal and interest on the bonds as they become due. The remaining principal balance at September 30, 2012 was \$18,810,000.

3. *Capital Improvement Revenue Bonds, Series 2011 A and B*

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 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. The Series B portion of the debt in the amount of \$2,160,000 was issued for the purpose of refinancing FIFC Capital Revenue Bonds, Series 2001 C-2 of \$2,570,000 and is payable solely from non-ad valorem revenues. The original purpose was for the purchase of certain equipment and the construction of the Florida Tennis Center.

The reacquisition price exceeded the net carrying amount of the old debt by \$1,041,164. This amount is being netted against the new debt and amortized over the term of the new debt issued, which is the same as the term of the old debt. This has resulted in a net present value savings of \$2,214,259. The remaining principal balance at September 30, 2012 was \$34,170,000.

FINANCIAL INFORMATION

THE CITY OF DAYTONA BEACH, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS – (Continued)
 September 30, 2012

General Obligation Refunding Bonds, Series 2012

Governmental activities

<u>Fiscal Year Ending</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2013	\$ 910,000	\$ 504,263	\$ 1,414,263
2014	925,000	486,063	1,411,063
2015	945,000	467,563	1,412,563
2016	965,000	448,663	1,413,663
2017	985,000	429,363	1,414,363
2018-2022	5,270,000	1,831,863	7,101,863
2023-2027	6,085,000	1,052,188	7,137,188
2028-2029	<u>2,725,000</u>	<u>138,713</u>	<u>2,863,713</u>
Total	<u>\$ 18,810,000</u>	<u>\$ 5,358,679</u>	<u>\$ 24,168,679</u>

Utility System Refunding Revenue Bonds, Series 2012

Business-type activities

<u>Fiscal Year Ending</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2013	\$ -	\$ 1,398,132	\$ 1,398,132
2014	3,530,000	2,268,675	5,798,675
2015	3,805,000	2,202,775	6,007,775
2016	3,920,000	2,067,300	5,987,300
2017	4,075,000	1,907,400	5,982,400
2018-2022	14,785,000	7,432,525	22,217,525
2023-2027	9,365,000	4,709,275	14,074,275
2028-2032	12,235,000	2,231,875	14,466,875
2033	<u>2,735,000</u>	<u>68,375</u>	<u>2,803,375</u>
Total	<u>\$ 54,450,000</u>	<u>\$ 24,286,332</u>	<u>\$ 78,736,332</u>

B. Long-Term Notes Payable:

1. *Branch Banking & Trust Company*

On February 26, 2009, the Gulf Breeze Local Government Loan Program and Sunshine State Governmental Financing Commission loans were refinanced with a fixed rate bank loan from Branch Banking & Trust Company in the amount of \$29,942,000. Following are the long-term notes payable related to this loan.

FINANCIAL INFORMATION

THE CITY OF DAYTONA BEACH, FLORIDA

NOTES TO THE FINANCIAL STATEMENTS – (Continued)

September 30, 2012

a. Governmental Activities

The City refinanced the Sunshine State Government Financing Commission Loan with a 4.98% fixed rate loan with Branch Banking & Trust Company in the amount of \$2,286,832. The loan balance is recorded in the governmental activities section of the government-wide statement of net assets. Principal and interest are payable from the Downtown Redevelopment Trust Fund tax increment revenues. The original proceeds were used for the Magnolia Street streetscape. The City has covenanted and agreed to budget and appropriate sufficient amounts of non-ad valorem revenues to satisfy any loan payments required. The remaining principal obligation at September 30, 2012 was \$2,112,608.

b. Business-Type Activities – Water and Sewer System Fund

The City refinanced the Sunshine State Government Financing Commission Loan with a 4.98% fixed rate loan with Branch Banking & Trust Company in the amount of \$15,392,000 to finance certain water and sewer improvements. The loan balance is recorded in the Water and Sewer System Fund (business-type activities). The reacquisition price exceeded the net carrying amount of the old debt by \$61,855. This amount is being netted against the new debt and amortized over the term of the new debt issued. Principal and interest are payable from net operating revenues of the Water and Sewer System Fund; additionally, the City has covenanted and agreed to budget and appropriate sufficient amounts of non-ad valorem revenues to satisfy any loan payments required. The remaining principal obligation at September 30, 2012 was \$15,392,000.

c. Business-Type Activities – Halifax Harbor Marina Fund

The City refinanced the Sunshine State Government Financing Commission Loan with a 4.98% fixed rate loan with Branch Banking & Trust Company in the amount of \$9,605,168. The Sunshine loan was originally issued to finance the construction of the Halifax Harbor Marina. This loan balance is recorded in the Halifax Harbor Fund (business-type activities). The reacquisition price exceeded the net carrying amount of the old debt by \$43,003. 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 loan are payable from Halifax Harbor Fund marina revenues; additionally, the City has covenanted and agreed to budget and appropriate sufficient amounts of non-ad valorem revenues sufficient to satisfy any loan payments required. The remaining principal obligation at September 30, 2012 was \$8,873,392.

d. Business-Type Activities – Halifax Harbor Plaza Fund

The City refinanced the Gulf Breeze Local Government Loan Program with a 4.98% fixed rate loan with Branch Banking & Trust Company in the amount of \$2,658,000. The original proceeds financed construction of the Halifax Harbor Plaza. This obligation is recorded in the Halifax Harbor Plaza Fund (business-type activities). 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 the Halifax Harbor Plaza Fund lease revenues; additionally, the City has covenanted and agreed to budget and appropriate sufficient amounts of non-ad valorem revenues sufficient to satisfy any loan payments required. The remaining principal obligation at September 30, 2012 was \$1,764,000.

FINANCIAL INFORMATION

THE CITY OF DAYTONA BEACH, FLORIDA COMBINING SCHEDULE OF DEPOSITS AND WITHDRAWALS REDEVELOPMENT TRUST FUNDS FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2012

	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	\$ 363,808	\$ 1,261,175	\$ 82,497	\$ 170,865	\$ -	\$ 1,878,345
Volusia County	335,753	1,391,120	76,136	157,689	-	1,960,698
Halifax Hospital	101,706	421,399	23,063	47,767	-	593,935
East Volusia Mosquito Control	12,089	50,086	2,741	5,677	-	70,593
Ponce DeLeon Inlet and Port Authority	5,399	22,370	1,224	2,536	-	31,529
Volusia Echo	11,624	48,160	2,636	5,459	-	67,879
Volusia Forever	3,111	12,883	705	1,460	-	18,159
Downtown Development Authority	31,824	-	-	-	-	31,824
Licenses and permits - sidewalk café	3,729	16,809	-	-	-	20,538
Income on investments	751	1,019	518	682	8	2,978
Miscellaneous	6,379	8,639	-	88,461	1,600	105,079
Grant Revenue - ECHO	-	75,468	-	-	-	75,468
Total revenues	876,173	3,309,128	189,520	480,596	1,608	4,857,025
EXPENDITURES						
Personal services	226,368	364,382	8,151	109,554	1,759	710,214
Professional services	76,512	97,741	5,648	61,478	-	241,379
Contractual services	117,095	227,676	149	39,928	1,598	386,446
Materials and supplies	88,076	86,322	-	39,119	-	213,517
Grants and subsidies	34,773	-	35,930	-	-	70,703
Capital projects	251,728	1,581,582	-	403,739	-	2,237,049
Transfer to debt service funds	185,226	2,589,814	-	216,200	-	2,991,240
Transfer to General Fund	96,745	150,000	7,155	39,733	-	293,633
Total expenditures	1,076,523	5,097,517	57,033	909,751	3,357	7,144,181
Excess (deficiency) of revenues over (under) expenditures	(200,350)	(1,788,389)	132,487	(429,155)	(1,749)	(2,287,156)
Fund Balance - Beginning October 1, 2011	1,756,430	2,904,192	1,218,615	2,103,891	22,167	8,005,295
Fund Balance - Ending September 30, 2012	\$ 1,556,080	\$ 1,115,803	\$ 1,351,102	\$ 1,674,736	\$ 20,418	\$ 5,718,139

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
Redevelopment Technician	Jeanne Tolley
Office Specialist II	Janet Arbus



Daytona Beach Shores Community Redevelopment Area

Note from County Staff

In Lieu of FY 2012 Annual Report

The Daytona Beach Shores Community Redevelopment Area (CRA) completely expended the \$41,000 fund balance on their utility undergrounding project during FY 2012. No annual report was received for FY 2012.

The City of Daytona Beach Shores has submitted a request to County Manager to sunset their CRA. The reason cited is the downturn in property values making the CRA no longer viable through 2015, the sunset date set by County Resolution 2006-106.

Staff is currently reviewing the close-out documents submitted by the City, and will bring forth the sunset request to county council in the near future.

DeLand Downtown Community Redevelopment Agency

Annual Report

FY 2011- 2012

Prepared by

City of DeLand

City Manager's Office and Finance Department

With Assistance from the:



Downtown Community Redevelopment Agency

2011 -12 Downtown Community Redevelopment Agency

Board Membership

Robert F. Apgar, DeLand Mayor, Seat 1

Charles Paiva, DeLand Commissioner Seat 2

Vonzelle Johnson, DeLand Commissioner Seat 3

Phil Martin, 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.

The downtown DeLand Community Redevelopment Agency does not rest on its past achievements. DeLand is dynamic and its redevelopment plan calls for many new strategies including:

- Development of mixed use projects on undeveloped parcels
- Maintaining a wide variety of retail and service uses
- Creation of new streetscapes and public amenities
- Establishment of residential units within the downtown area
- Creation of a hospitality and conference area to complement the restored Athens Theatre

In Fiscal Year 2011-2012, the Community Redevelopment Agency took bold steps to envision the addition of new mixed-use buildings on infill lots by initiating a rezoning and working to establish a public-private partnership agreement for redevelopment of city owned property as a mixed commercial/residential use project; awarding construction bids for a new streetscape along West New York Avenue to attract travelers along this major east-west corridor; and awarding grant funds for redevelopment of a largely vacant and underutilized building at a principal downtown intersection. These three projects are aimed at increasing the area's capacity to accommodate new growth while preserving the historic character of the community. 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.

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 FY08-09 being the only year to have positive growth since FY06-07.

Table One: Tax Increment Revenues by Year

FY03-04	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09	FY09-10	FY10-11	FY11-12
246,231	282,407	436,436	498,600	420,780	462,716	359,294	227,474	202,964

The Tax Increment Financing (TIF) revenues for the Downtown CRA have been unpredictable. Revenues increased substantially until FY06-07 and then began an erratic decline to FY11-12. The CRA was able to sustain operations and maintenance activities and engage in new projects by utilizing savings from prior years, rent receipts from a building owned by the City of DeLand, and sharing expenses for certain items with the City.

The Downtown CRA has participated in a number of projects in the 11-12 Fiscal Year:

- Construction of New York Avenue Streetscape
- Creation of a Mixed Use Development Plan for undeveloped and underutilized city property
- Acquisition and Sale of Abandoned Property
- Underutilized Building Improvement Grant Programs

NEW YORK AVENUE STREETScape

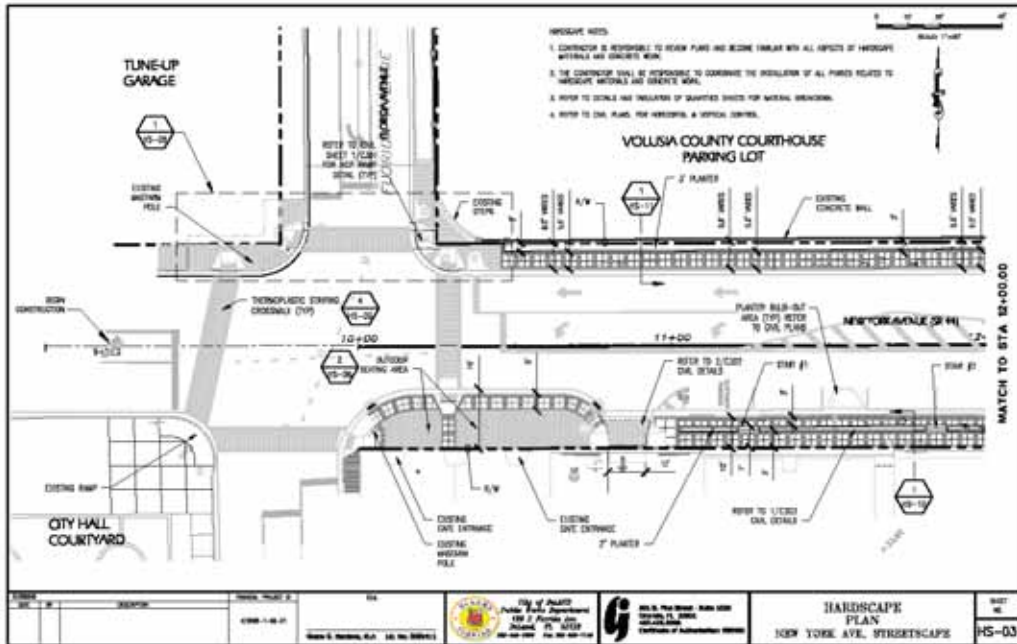
The New York Avenue Streetscape Plan is a wide-scale tourism and walking space project intended to improve the major east-west corridor through downtown along State Road 44 (New York Avenue) so that travelers and visitors along this corridor will be encouraged to stop and visit.



The Streetscape will correct ADA deficiencies in the block between Florida Avenue and Woodland Boulevard and visually connect the Volusia County Historic Courthouse, Chess Park, DeLand City Hall and the businesses along New York Avenue to Woodland Boulevard.

The project will adjust the horizontal alignment, provide greater pedestrian activity, shaded areas, on-street parking, include directional signage, wider sidewalks, landscaping, and removal of overhead utility lines. Design for the project was completed; construction documents were prepared, placed out for bid and awarded; and construction commenced this fiscal year.





Below is a brief timeline of the project:

Approval of LAP Agreement	October 2010
Construction document preparation	September 2010 through June 2011
Approval of agreement with Progress Energy for relocation of overhead lines	April 2011
Construction bid documents advertised	June through September 2011
Bid negotiations and award of contract (both construction and inspection)	November through January 2012
Construction (includes construction break to accommodate fall elections)	May 2012- March 2013
Grand Opening	April 2013

PREPARE FOR MIXED USE DEVELOPMENT

A Public Lands and Parking Space Needs Analysis was prepared by Walker Parking Consultants and Pizutti Solutions in 2008. The land use analysis indicated that the residential presence in the downtown area is very limited, and should be promoted as an opportunity in any future redevelopment efforts by the City. An increased level of residential use in the core downtown is thought to have a positive effect on the overall area. In FY 2008-09 DeLand Planning staff processed an amendment to the Comprehensive Plan that would allow increased densities in the very specific target area of the downtown CRA. This was approved and subsequently adopted by the DeLand City Commission in early 2009.

Another recommendation contained in this study was for the Commission to consider redevelopment of the site at the intersection of Woodland Boulevard and Church Street with a mixed-use project that could include retail first floor use. Second and third story space could be developed into office or live/work units. Additionally, the recommendation included the development of approximately 40 condominium or townhouse units further to the east within the areas that currently contain parking and open space. Although developing rental residential units would also attract vitality to the area, the creation of owner-occupied units would bring an increased level of stability and long-term neighborhood feel. During the summer of FY2008-2009, City planning staff began working with a citizens committee to determine whether to move forward with this recommendation. These work efforts resulted in a formal presentation to the CRA in November 2009, and a determination to issue an RFP for a redevelopment project. In December 2009, the CRA voted to issue a request for a mixed use project on 1.86 acres of property owned by the City of DeLand and located at the intersection of Woodland Boulevard and Church Street. On August 2, 2010, the CRA authorized staff to commence negotiations with White Challis Redevelopment Co.



Downtown DeLand is the envy of many cities due to its small-town charm, eclectic mix of retail establishments, & sense-of-place. While city planners appreciate the regular flow of visitors, they seek to make it possible for more people to live Downtown.

That's the motive behind an initiative that would add lofts, townhouses, retail shops, & more parking to the Downtown area.

The White Challis Redevelopment Co. proposal provides for fourteen loft condominiums, each having approximately 1,000 sq. ft., above 3,900 square foot of commercial space located at the intersection of Woodland Boulevard and Church Street; eight 1,250 sq.ft. townhouse units on Church Street and eight townhouse units off of Rich Avenue. In addition to the covered parking provided for the residential units, 90 public parking spaces are provided in a surface lot accessible from one entrance off of Church Street and two entrances off Rich Avenue. Five on-street public spaces are also provided on Rich Avenue. A storm water management system is also proposed.

In May 2011, the CRA and City Commission approved the Letter of Intent for this project and directed staff to negotiate an acquisition and project agreement. In September 2011, the CRA and DeLand City Commission authorized Staff to process the Planned Development application while negotiating the contract with White Challis Redevelopment Co. and to bring them back to the boards concurrently with the Rezoning application.

During FY11-12, White Challis and the CRA obtained conceptual PD plan review through both the City of DeLand Technical Review Committee and the Planning Board. Following conceptual review, the formal rezoning application to PD was submitted and considered by both the TRC and the Planning Board. On September 19, 2012, the rezoning and PD agreement was recommended for approval by the DeLand Planning Board. During this time, the DeLand City Commission also adopted an Economic Enhancement District for this site and authorized staff to work with Cardno TBE to submit a grant application for community assessment which would include this property.

The City Commission is scheduled to hold its first hearing on this rezoning on October 29, 2012, and its second hearing on November 19, 2012. The Acquisition and Redevelopment Agreement - which outlines a public private partnership for development of the property - is also to be considered on those two dates by the CRA. (Author's note: both the rezoning and the agreement were approved by the DeLand City Commission and CRA.)

Acquisition of Abandoned Property

The City of DeLand acquired a historic home in the CRA at 117 West Howry Avenue through a foreclosure action in November 2010. In October 2011, the City authorized staff to develop and issue a request for proposals so that the property could be sold or leased to a private business or individual who would restore the building and redevelop the site for commercial uses.

On the February 27, 2012, deadline, one formal proposal was received by Mr. Mark Shuttleworth. Mr. Shuttleworth proposed purchasing the property for use as a mixed retail/office/residential project. In July 2012, the City Commission approved sale of the property. The 1900 vintage wooden structure had suffered greatly from poor maintenance and was unoccupied for almost four years, thus rendering it vulnerable to roof leaks, water intrusion, broken windows, vandalism and theft. Copper wiring and pipes, air conditioning equipment and other materials in the structure were stolen over the four year period. The "historic" house was sagging from rotted porch columns and foundation beams.





The owner and CRA are working together to put this property back into use. At the request of the CRA, the City of DeLand has repainted the on street parking space lines along Howry Avenue to facilitate commercial use of the property. The deteriorated asbestos shingle roof was replaced with new architectural shingles and the sagging foundations were realigned by the new owner. In addition, dangerous vandalized electric wiring and vandalized ductwork was repaired or replaced and two new AC/Heating systems were installed.



The restoration process is nearing completion in order to accommodate several interested future tenants who want to move into the structure by early February 2013.

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 CRA and the Museum cooperated throughout the summer, and the first of twelve sculptures was installed on September 19, 2010. The sculptures are on loan from the artists, who receive stipends for the use of their work from the Museum, and the statuary is installed and maintained by the CRA. The CRA and museum share the costs of insuring the works. The DeLand Sculpture Walk is looking forward to many years in Downtown DeLand. The CRA met its goal to rotate the sculptures every other year in October and to gradually increase the number of sculptures that are on display from twelve to eighteen, by adding three additional locations. In FY12-13, sculpture committee members began the process of identifying new and replacement art.



“CONTINUITY”

Dan Faden

Grant-Valkaria, FL

Aluminum and

Stainless Steel

2011

140 N. Woodland Blvd - West Side

Between Indiana and Rich Aves

LANDSCAPING AND UPGRADES

The CRA has replaced plantings, lighting and street furniture throughout the downtown area. The CRA provides for general maintenance of the area and all unique streetscape infrastructure within the CRA. Although the CRA purchases the pots, mulch and annual flowers throughout the downtown area, DeLand Garden Club plants and maintains 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 93% to 97% throughout the year 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 held in December, 2011. During this 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, Toys for Tots, 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 the 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 coordinator and appropriate support staff, are responsible for or assist in presenting nearly fifty events per year.

At present, over 50 different events are being conducted on an annual basis. Every third Saturday of the month the area hosts antique automobiles and classic cars at Downtown DeLand Cruisin' Car show; and once a month, the Fourth Friday in Artisan Alley and DeLand Art Walk is celebrated during the evening. 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
Bar Camp
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



December

*Christmas parade
Merchant Open House



January

MLK Parade
Cruisin' Classic Car Show
Taste of DeLand



February

Craft Beer Festival
*Mardi Gras Dog Parade

March

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

April

Green Street Fair
Mystic Crew of Maravedi
Port of Call Crawl
Relay for Life
Fireman's Pub Crawl

May

Hatter Palooza
Cinco de Mayo
Merchant Open House

June

MainStreet DeLand 25th
Birthday Party



July

Tropical Nights

August

Hot Summer Nights
Bar B.Q. & Blues

September

*Rivertown Craft (and Quilt) Show

FACADE IMPROVEMENT AND OTHER GRANT PROGRAMS

Mr. Joe Daprile and Mr. Michael Munier, the new owners of the historic building at 100 East New York Avenue, submitted an application for an Underutilized Building Grant. The owners plan to renovate the building by repairing the roof and parapet cap, installing additional stairs and stairwell, repairing the south fire escape, and repairing the southern exposure exterior wall. The total project cost is estimated \$150,000 - \$200,000 for this fiscal year. This building has remained vacant for several years and will provide a great economic advantage to the community in terms of the creation of new jobs and an increased tax base once the building is renovated and occupied. A grant of \$20,000 was approved by the CRA to assist with this work in May 2012.

City of DeLand, Florida
Downtown Community Redevelopment Fund
Financial Statement
For The Year Ended September 30, 2012

	<u>Actual</u>
REVENUES	
Ad Valorem Taxes	\$202,964
Fish Building Rental Receipts	46,434
Special Events	0
Federal Grants	138,818
Donations	0
Miscellaneous Revenues	8,181
Total Revenues	<u>396,397</u>
EXPENDITURES	
Operating Expenses	292,576
Capital Outlay	163,354
Debt Service:	
Principal	57,008
Interest and Fiscal Agent Charges	3,368
Grants and Aid	
Contingent Expenditures	0
Total Expenditures	<u>516,306</u>
OTHER FINANCING SOURCES (USES)	
Funds Carried Over From Prior Years	0
Transfer from General Fund	0
Transfer from Reserves	0
Total Other Financing Sources (Uses)	<u>0</u>
Change in Fund Balance	<u><u>\$(119,909)</u></u>

Charting A New Course

MainStreet DeLand has recognized that change is the only constant and that the Downtown DeLand Community Redevelopment Area still has “great potential” and many unrealized hopes for future development. To this end, they organized a steering committee and prepared a new vision document for the downtown area. The concepts were presented to the City Commission and CRA board on September 24, 2012. Staff is currently working with the MainStreet Group to incorporate requested changes into an amendment of the City's Land Development Regulations.

City of DeLand and Volusia County

Spring Hill Community Redevelopment Agency



Annual Report FY 2011 – 2012

Prepared by
City of DeLand

Spring Hill Community Redevelopment Agency

CRA Board Members:

Bob Apgar, Chairman

Andy Kelly, Vice-Chairman

Vonzelle Johnson, Board Member

Joyce Cusack, Board Member

Bo Davenport, Board Member

Grady Jackson, Board Member

Charles Paiva, Board Member

CRA Staff:

Dale Arrington, Assistant City Manager

Michael Grebosz, Assistant to the City Manager

Introduction:

As the City of DeLand and Volusia County continue to 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 land and is located west of Woodland Blvd. in the greater DeLand area. Based on survey information from the 2000 census, the population of Spring Hill is 2,202. 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 2011-2012:

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 its inception. TIF revenues were \$295,626 for FY 08-09, TIF revenues for 09-10 were \$196,571, TIF revenues for 10-11 and 11-12 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>
\$135,975	\$261,772	\$347,482	\$295,626	\$196,571	\$0	\$0

Fiscal Year 2011-2012 Capital and Non-Capital Projects:

The Spring Hill CRA has funded the following projects for FY 11-12:

- Exterior Improvement Grant
- Spring Hill Community Resource Center

Exterior Improvement Grant

Established in February of 2008 and continued through the 2011-2012 FY, the association implemented an exterior improvement grant for residents to be 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. Five residents were helped this year.

Before



After



Before



After



Before



After



Spring Hill Community Resource Center

The Spring Hill Community Resource Center promotes the redevelopment of Spring Hill and 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 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.

Additionally, the Resource Center provides economic services such as business counseling, technical assistance, business education, micro-loans, incubator assistance, credit counseling and public/private ventures to assist potential, new start-up, or fledgling businesses.

The Resource Center was utilized over 5,100 times this past year by residents.



Financial Overview

City of DeLand, Florida
Spring Hill Community Redevelopment Fund
Financial Statement
For The Year Ended September 30, 2012

	<u>2012</u>
	<u>Actual</u>
REVENUES	
Ad Valorem Taxes	\$ 0
Federal Grants	101,738
Donations	34,671
Miscellaneous Revenues	14,001
Total Revenues	<u>150,410</u>
EXPENDITURES	
Operating Expenses	25,142
Capital Outlay	118,313
Services Provided by General Government	10,000
Debt Service:	
Interest and Fiscal Agent Charges	3,692
Grants and Aid	4,220
Contingent Expenditures	0
Total Expenditures	<u>161,367</u>
OTHER FINANCING SOURCES (USES)	
Transfer from Reserves	<u>0</u>
Total Other Financing Sources	
(Uses)	<u>0</u>
	\$
Change in Fund Balance	<u>(10,957)</u>

City of Holly Hill

Community Redevelopment Agency



2012 Annual Report

October 1, 2011—September 30, 2012

TABLE OF CONTENTS

Title	Page
Overview	1
CRA Activities and Accomplishments	2
Financial Data	6
Exhibit A.....	11
Exhibit B.....	12

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 sixteenth year that funds have been budgeted and the total annual budget is \$8,236,400. 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 2011/12. The notice of this report was published in *The Daytona Beach News Journal* on March 21, 2013.

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

- 1200 Center Avenue
 - Re-established utility services to the existing structures including water, sewer, and electric.
 - Engineers: Quentin L. Hampton Associates, Dickens & Associates,
 - Contractors: A Electric Company of Flagler, McMahan Construction.
- Holly Hill Market Phase I
 - Phase I included a complete remodel to the west wing of a historic coquina building located at 101 2nd Street. The project included exposing the rafter ceilings, opening the floor plan to create a large gathering room, a small gathering room, and a catering kitchen.
 - Architect: DJ Design,
 - Contractor: T&T Contracting.
 - Project was completed in November 2011.
- Holly Hill Market Phase II
 - The project focus was to recreate a grand courtyard within the Market. New paver walkways, decorative column features, lighting, landscaping, irrigation, and drainage systems were installed.
 - Landscape/hardscape engineers: Zev Cohen,
 - Architect: DJ Design,
 - Surveyor: Myer Land Surveying,
 - Contractor: Bean Construction. .
 - Project completed in January 2011.
- Holly Hill Market Phase III
 - This project focused on the north and south wings of the Market. The project included full interior demolition, installation of new doors, windows, electrical and plumbing, floor slabs, and new digital monument sign.
 - Architect: DJ Design,
 - Contractor: Saboungi Construction.
 - This phase of the renovation was complete in June 2012.
- Holly Hill Market Phase IV
 - This portion of the renovation included a complete remodeling of the interior shell space in created Phase III. Improvements include ceilings, walls, electrical, fixture, and interior finish work.
 - Architect: DJ Design,
 - Contractor: Hall Construction.

- Phase IV was completed in December 2012.
- The new Market facility received an award from the Florida Planning and Zoning Association.
- CRA Lift Station Improvements 8, 28, 11A
 - Project improvements include the rehabilitation to three lift stations located within the Community Redevelopment Area with new pumps, electrical, and controls.
 - Engineer: Quentin L. Hampton Associates,
 - Surveyor: Myer Land Surveying,
 - Contractor: JD Weber.
 - Project commenced on May 23, 2012 and the anticipated completion date is May 2013.
- 2nd 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 \$150,000 grant received from the Florida Department of Transportation to convert the overhead wired traffic signal to signal mast arms. Balance of \$29,433.73 to be funded through the CRA.
 - Engineer: Traffic Engineering Data Solutions,
 - Contractor: Chinchor Electric.
 - Notice to proceed issued on February 14, 2013. The anticipated completion date is June 2013.

Property Improvement Grants

- 1750 Ridgewood Avenue
 - The owner of the Dog Dayz Inn was approved for a landscape grant in the amount of approximately \$5,800.00. The existing sod was replaced around the building and a "Dog Park" was created.
- 937 Ridgewood Avenue
 - The owner of the Kittles Key Shop was approved for a demolition grant in the amount of \$1,800.00. An old wooden structure was demolished behind the key shop. Additionally, the owner is in the process of replacing current sign with a new monument sign with grant assistance in the amount of \$3,750.00.
- 544 LPGA Boulevard
 - The owner, Snow Enterprises, was approved for a façade and awning grant in the amount of \$2,190.00 to assist with improvements including replacement of the siding and awning at the Kitchen and Bath Showroom.

- 515 LPGA Boulevard
 - The owner of Townsend Signs was approved for a sign, landscape and façade in the amount of approximately \$10,600.00. A new sign and awnings were installed, removal and replacement of landscaping, and façade improvements to the front of the building.
- 400 Ridgewood Avenue
 - The owner of the property located at 400 Ridgewood Avenue requested a special exception to allow auto sales. The City Commission approved the requested use and required the owner to bring the property into compliance with City regulations. Through the grant program the applicant was approved for a sign, landscape, façade and awning grants. A total of \$24,999 was approved in grant funding for this property.
- 360 Walker Street
 - The owner of the Great Outdoors Storage facility was approved for a signage grant. The grant funds approved for the new sign total \$5,000.00. The applicant is currently obtaining estimates to improve the landscaping as well.
- 929 – 935 Ridgewood Avenue
 - The owner of this small strip center was approved for a sign and façade grant in the amount of approximately \$4,700.00. The applicant is also considering future landscape improvements.

Land Acquisitions

- 1200 Center Avenue: Revisions were proposed to the CRA boundary to remove vacant property located on Parque Drive at the north city limits and include 1200 Center Avenue within the CRA boundary. This revision was approved by the Volusia County Council on September 8, 2011. The boundary was formally revised and adopted in late 2011. (see Exhibit B). 1200 Center Avenue was acquired on January 12, 2012 for \$1,500,000 and the CRA boundary amendment was adopted on July 12, 2011 by Holly Hill City Commission on September 8, 2011 by the Volusia County Council. Ordinance 2906 received final approval by the City of Holly Hill on December 13, 2011.
- 140 Riverside Drive: This property was acquired April 2, 2012 for \$300,000. Demolition of the existing structure and sodding of the lot have been completed.

- 621 Ridgewood Avenue: This property was acquired November 30, 2011 for \$350,000. Currently, site plan and stormwater plans are underway as well as design plans for the interior of the existing building.

CRA Master Plan Special Events Sponsorship for 2013

- Sonic Car Show: Second Tuesday of Every Month
- Bike Week 2013: March 7-17, 2013 (10-day event)
- Easter Egg Hunt: March 23, 2013
- Hot Rods on the Hill: June 16-17, 2013
- Biketoberfest: October 17-20, 2013 (3-day event)
- Trunk-or-Treat: October 31, 2013

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:

Grace Galiano
 Redevelopment Coordinator
 City of Holly Hill
 1065 Ridgewood Avenue
 Holly Hill, FL 32117-2807
 (386)248-9431
ggaliano@hollyhillfl.org

Financial Data

CITY OF HOLLY HILL, FL COMMUNITY REDEVELOPMENT FUNDS BALANCE SHEET 9/30/2012 (Unaudited)

	Community Redevelopment Agency	Community Redevelopment Debt Service	Community Redevelopment Capital Projects Loan	Total All CRA Funds
Assets:				
Cash and cash equivalents	4,158,339	229,945	-	4,338,284
Receivables, net				
Accounts Receivable	-	-	-	-
Due from other funds	-	-	-	-
Total assets	4,158,339	229,945	-	4,338,284
Liabilities and Fund Balances:				
Liabilities:				
Accounts payable and other liabilities	417,343	259	-	417,602
Due to other funds	-	-	-	-
Total liabilities	417,343	259	-	417,602
Fund Balances:				
Reserved for:				
Encumbrances	-	-	-	-
Debt service	-	229,686	-	229,686
Unreserved, special revenue fund	3,740,996	-	-	3,740,996
Total fund balances	3,740,996	229,686	-	3,970,682
Total liabilities and fund balances	4,158,339	229,945	-	3,970,682

CITY OF HOLLY HILL, FLORIDA
REVENUE/EXPENDITURE COMPARISON SCHEDULE
COMMUNITY REDEVELOPMENT AGENCY

For the Fiscal Year Ended September 30, 2012 (Unaudited)

Actual Amounts	FY 2011	FY 2012
Revenue:		
Taxes:		
Current Ad Valorem Taxes (§163.387(1)(a), F.S.):		
City of Holly Hill (increment).....	<u>913,643</u>	<u>725,777</u>
Intergovernmental Revenue:		
Tax Increment Shared Revenues (§163.387(1)(a), F.S.):		
Volusia County.....	1,095,425	843,938
Halifax Hospital District.....	-	-
Port Authority District.....	-	-
Mosquito Control District.....	<u>-</u>	<u>-</u>
	<u>1,095,425</u>	<u>843,938</u>
Miscellaneous Revenue:		
Miscellaneous.....	255	3,880
Interest Earnings.....	<u>1,655</u>	<u>938</u>
	<u>1,910</u>	<u>4,818</u>
Total revenue.....	<u>2,010,978</u>	<u>1,574,533</u>
Expenditures:		
Economic Environment:		
Administrative and overhead (§163.387(6)(a), F.S.):		
Personal services.....	-	75,846
Operating expenditures.....	126,684	251,094
Capital outlay (improvements).....	50,864	1,688,993
Capital outlay (land) (§163.387(6)(c), F.S.).....	-	270,781

Public Safety:		
Law Enforcement (§163.387(6)(h), F.S.):		
Personal services.....	387,099	403,045
Operating expenditures.....	4,964	10,582
Capital outlay.....	-	24,984
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.....	-	-
Total expenditures.....	<u>569,611</u>	<u>2,725,325</u>
Excess of revenue over (under)		
expenditures.....	<u>1,441,366</u>	<u>(1,150,792)</u>
Other Financing Sources (Uses):		
Transfer to Debt Service Fund		
(§163.387(6)(e), F.S.):	(470,500)	(497,808)
Transfer to General Fund		
(§163.387(6)(e), F.S.):	(0)	(0)
Appropriated fund balance.....		
	-	-
Total other financing sources (uses)..<	<u>(470,500)</u>	<u>(497,808)</u>
Excess of revenue and other		
sources over (under)		
Expenditures and other		
uses.....	970,866	(1,648,600)

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

For the Fiscal Year Ended September 30, 2012 (Unaudited)

	Actual Amounts	FY 2011	FY 2012
Revenue:			
Miscellaneous:			
Interest earnings.....		<u>30</u>	<u>22</u>
Expenditures:			
Debt Service:			
Principal retirement.....		232,357	120,141
Interest payments.....		238,097	115,005
Bond Issuance Costs.....		<u>0</u>	<u>27,909</u>
Total expenditures.....		<u>470,454</u>	<u>263,055</u>
Excess of revenue over (under)			
Expenditures.....		(470,424)	(263,033)
Other Financing Sources (Uses):			
Bond Issuance Costs.....		0	4,835,000
Payment to Refunded Bond Escrow.....		0	(5,069,884)
Transfers in.....		<u>470,500</u>	<u>497,808</u>
Net change in fund balance.....		76	(109)

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

For the Fiscal Year Ended September 30, 2012 (Unaudited)

	Actual Amounts	FY 2011	FY 2012
Revenue:			
Miscellaneous:			
FRDAP Grant.....		-	-
Interest.....		<u>475</u>	<u>58</u>
Total revenue.....		<u>475</u>	<u>58</u>
Expenditures:			
Current:			
Economic Environment:			
Administrative and overhead			
Operating expenditures.....		66,369	-
Capital outlay.....		710,303	1,943,264
Grants and Aid		-	-
Grant Programs.....		=	=
Total expenditures.....		<u>776,672</u>	<u>1,943,264</u>
Excess of revenue over (under)			
expenditures.....		<u>(776,196)</u>	<u>(1,943,206)</u>
Other Financing Sources (Uses):			
Appropriated fund balance.....		=	=
Net change in fund balance.....		(776,196)	(1,943,206)

Exhibit A – Community Redevelopment Area Map

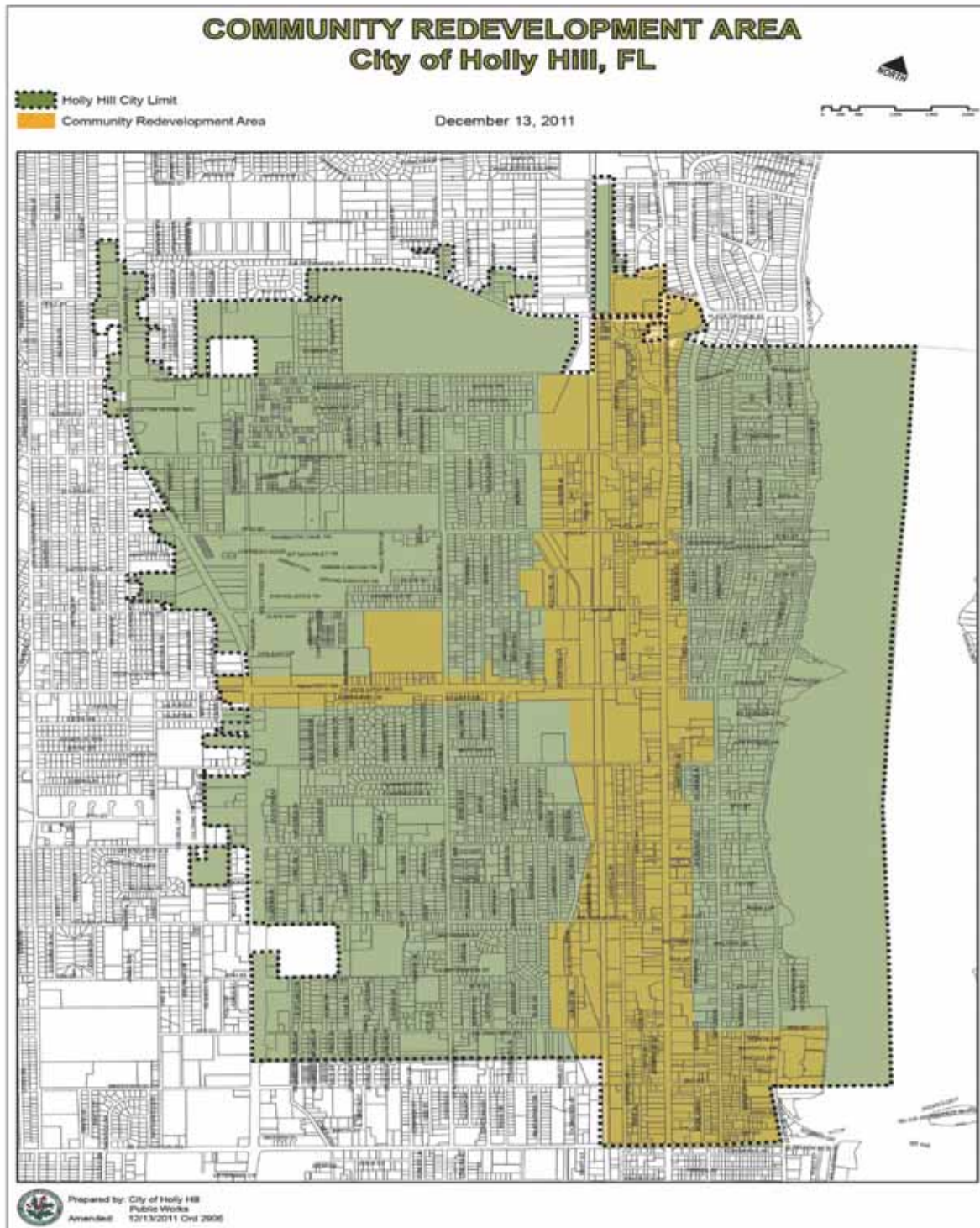
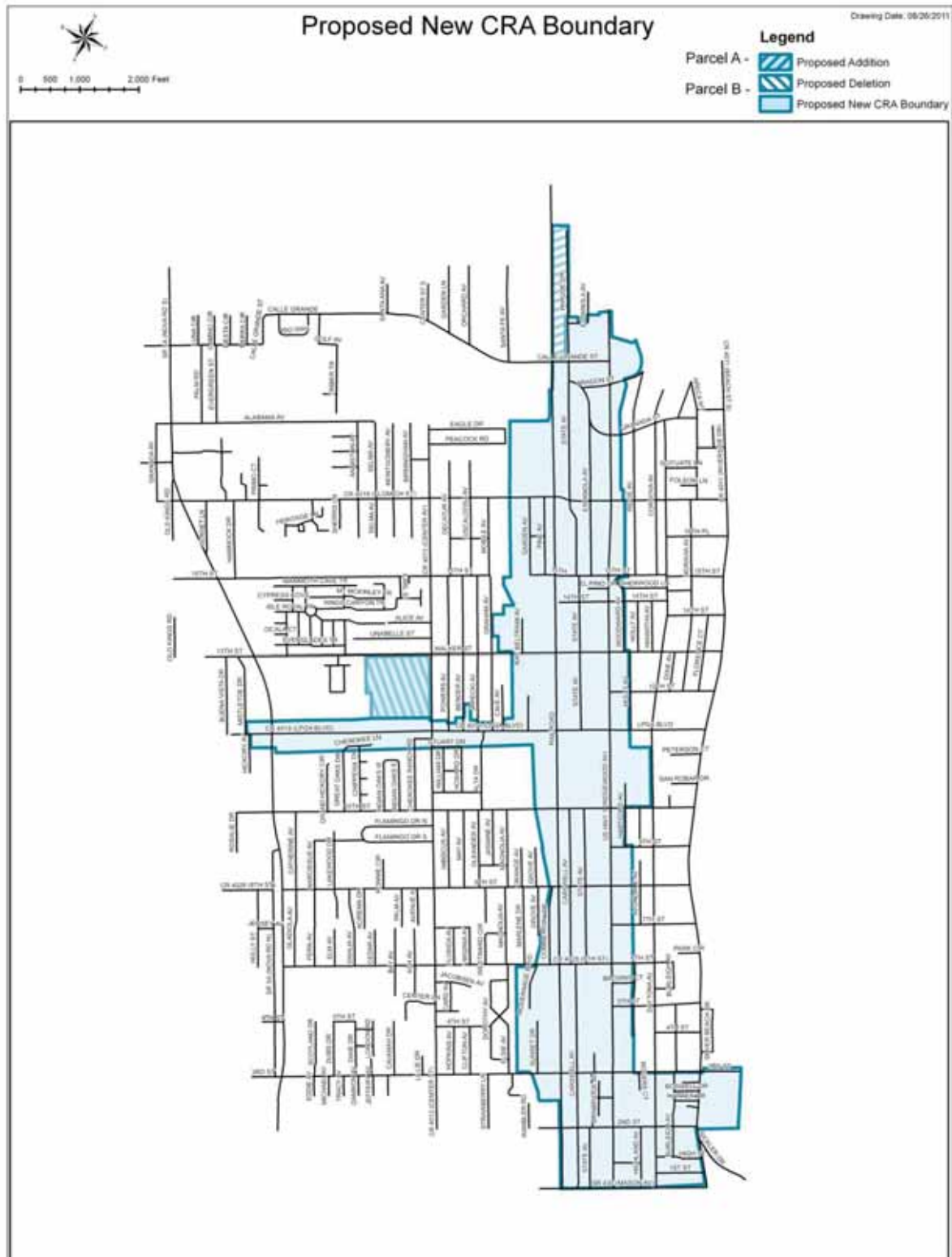


Exhibit B – Community Redevelopment Area Proposed Boundary Amendment Map



CITY OF NEW SMYRNA BEACH



COMMUNITY REDEVELOPMENT AGENCY

FISCAL YEAR 2011 - 2012 ANNUAL REPORT

CITY OF NEW SMYRNA BEACH **CITY COMMISSION**

ADAM BARRINGER, MAYOR
JACK GRASTY, VICE-MAYOR
JUDY REIKER, COMMISSIONER
JASON MCGUIRK, COMMISSIONER
KIRK JONES, COMMISSIONER

PAM BRANGACCIO, CITY MANAGER

COMMUNITY REDEVELOPMENT AGENCY

ADAM BARRINGER, CHAIR
JACK GRASTY
JUDY REIKER
JASON MCGUIRK
KIRK JONES
KATHERINE COOLEY

CRA STAFF

TONY OTTE, CRA/ECONOMIC DEVELOPMENT DIRECTOR
MICHELLE MARTIN, PROJECT MANAGER
RENEE RICHARDS, ADMINISTRATIVE ASSISTANT
STEVE PARNELL, SENIOR INSPECTOR
DONNA GRAY-BANKS, COM. RESOURCE COORD. (PART-TIME)
HOLLY SMITH, MARKETING COORD. (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 before recommending that the City Commission establish a Community Redevelopment Agency under the provisions of 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 has significantly increased over the past twenty five years.

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 have been followed by large-scale park and streetscape projects. The CRA has also invested in smaller improvements that are likely to 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, CRA Board public participation, an updated redevelopment plan was issued.

The next step in the evolution of the CRA District came in 2000 when the first major expansion of the district boundaries was made. The CRA expanded its area west of U.S. 1 to about three times its original size. 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 and the CRA has subsequently undertaken the initial phases of the improvement program for this area.

In 2009 the CRA again updated the Master Plan through a process involving numerous meetings with citizen and business owner input. The updated plan was approved in 2010 and contains a wide range of projects and recommendations. The plan outlines broad frameworks for action as well as specific capital projects. 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.

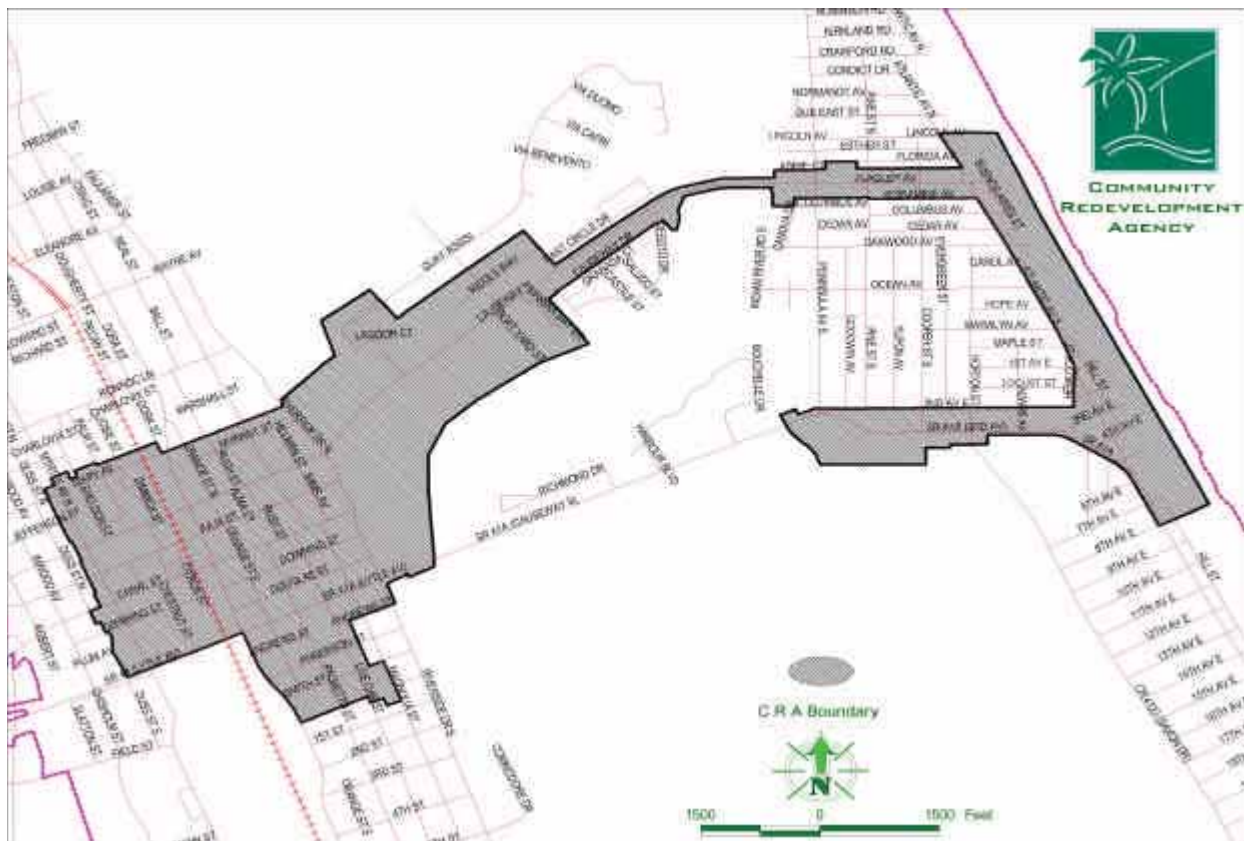
The CRA is very busy with the implementation of the plan update and the accomplishment of objectives before the agency sunsets in 2015. The capital projects listed in the plans have been initiated and some projects have now been completed. As noted in the following text much work

is being accomplished in concert with the CRA's many partners. CRA staff works closely with staff members from many organizations including Volusia County, Team Volusia, the Utilities Commission, Bert Fish Medical Center, the Southeast Volusia Chamber of Commerce and the Southeast Volusia Advertising Authority, as well as the representatives of the business and community groups within the CRA. The CRA and City Commission have added new grant programs in the past few years and the number of grants being awarded has continued at a brisk pace. Façade grants on Canal Street have helped to raise the occupancy level for storefront locations.

In the 2011-2012 Fiscal Year the governance of the CRA changed. The CRA board membership was revised to include the members of the City Commission, plus two citizen members. One of those citizen seats was vacant during the 2011-2012 Fiscal Year.

FY 2011-2012 was another year of significant progress and it is anticipated that the CRA will begin wrapping up its operation during the next two fiscal years with the final projects to be approved.

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 provides a vision for CRA activities in the final 5 years of the CRA until it sunsets in 2015. The plan contains 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 plan also recognizes the importance of partnerships. Partners include Volusia County, the Bert Fish Hospital and Southeast Volusia Hospital District, the Utilities Commission, the Southeast Volusia Chamber of Commerce, the Southeast Volusia Advertising Authority, Team Volusia, the Historic Westside Community, the Canal Street Historic District, the Flagler Hospitality Group and other residential, civic and business organizations. The CRA looks forward to continuing a mutually beneficial relationship with each of these partners.

The CRA Master Plan Update is available on the City website at www.cityofnsb.com.

New Smyrna Beach CRA Master Plan Update - Project Report | 2010



Capital Improvement Projects

- **Flagler Boardwalk Improvements Project (now complete)**

This area is adjacent to the second most popular beach ramp in Volusia County. The project included the modification and repair of the boardwalk (wooden) structure, the demolition of the present restroom buildings, the construction of new, energy efficient and reduced maintenance restroom facilities and the delineation of parking spaces in the adjacent parking lot. The plans went out to bid at the end of FY 10/11 and a contractor was subsequently chosen. The project is now complete.



Pre-project condition at Flagler Boardwalk

- **Flagler Boardwalk Improvements Project (continued)**



Figure 1 - Completed Parking Lot & Boardwalk Structure



Figure 2 - Completed New Energy Efficient Restrooms

- **Wayfinding Sign System Project (now complete)**

The CRA approved the scope of work for the preparation of plans for a Wayfinding system. “Wayfinding” refers to a coordinated system of signage to direct motorists and pedestrians to attractions, shops and restaurants within the CRA district. This project included the hiring of a consultant for the preparation of sign designs, the listing of locations to be included on the signs, the location of the signs and coordination with other governmental agencies as needed. The CRA Master Plan also recommends “Branding the Loop” – the streets and sidewalks that link Canal Street, Flagler Avenue and 3rd Avenue via Riverside Drive, the North Causeway, South Atlantic Avenue, the South Causeway and Live Oak St. The branding name selected by the City Commission is the “NSB Waterfront Loop” and this name will appear on the Wayfinding signs and be marketed as the CRA area brand for visitors on websites including the city website. It is anticipated that this will alert visitors that New Smyrna Beach is a walkable and bicycle friendly city with pedestrian connections to restaurants and shopping.

The project design was approved by the Florida Department of Transportation and the project was bid and a contractor was selected. The signs were installed in November, 2012.



New Wayfinding Sign at Washington St. and Sams Avenue

- **Washington Street Streetscape Improvements (under construction)**

During FY 10/11 the CRA began the design for the Washington Street Streetscape Project, from N. Myrtle Ave to US 1, which will include features such as a new stormwater drainage system, new curbs, sidewalks, decorative street lights, landscaping and complete reconstruction of the roadway. The plans were discussed at several community meetings and direction was received for various aspects of the design. The completed plans were then bid out and responses were due on September 26, 2012. A contractor was selected and construction began in FY 2012-2013.



Pre-project condition on Washington St.



Figure 3 - Washington St. Groundbreaking - January 10, 2013



Figure 4 - Proposed new improvements

- **Esther Street Beachfront Park (under construction)**

The CRA and City Commission approved the Esther Street Beachfront Park project in three phases:

1. The construction of a seawall and dunes and the installation of plants,
2. The construction of a dune walkover structure and
3. The construction of the park features, parking lot, park entryway, stormwater facilities and re-paving of the streets that were disturbed during construction.

Phases 1 and 2 were completed before Phase 3 was initiated. Construction plans were completed and bid out and a contractor was selected for Phase 3 on June 26, 2012. Construction began in the final quarter of FY 2011-2012.

The stormwater facilities for this project include inlets, piping and a pump station that will convey stormwater from areas of North Atlantic Street that have historically been subject to flooding. The project is scheduled for completion in the third quarter of FY 2012-2013. Funding sources for this project include the CRA and the Florida Department of Environmental Protection.



Progress photo at Esther Street Park – March 2013

- **Gateway Landscaping and Beautification (in Design Phase)**

The CRA property at the Northwest corner of US 1 and Canal Street was purchased by the CRA in 2009. This site was the former location of a lumber yard with unsightly buildings and contaminated soils. The buildings were demolished and the City received a grant from the Florida Department of Environmental Protection to clean the site to a commercial level. The site is now scheduled to become a beautifully landscaped parking lot which will be a gateway feature for the Canal Street area. An engineering firm has been selected and in the first half of FY 2012-2013 and the site is now in the design phase.

- **Riverside Park Seawall/Lighting (now complete)**

Riverside Park is a destination point within the CRA and the host to a number of events that draw visitors to the Canal Street business district. The CRA recommended and the City Commission approved the selection of an engineering firm for an extensive project that includes the assessment of the seawall, repairs, replacement of decking, an accessible boat dock and new park lighting. The construction plans were completed and put out to bid, a contractor selected and the construction work was completed in FY 2012-2013



Riverside Floating Dock (complete)

- **Mary Avenue Streetscape (now complete)**

The Mary Avenue Streetscape Project, between Myrtle Avenue and US 1, included a new stormwater drainage system, new curbs, sidewalks, decorative street lights, landscaping and complete reconstruction of the roadway. The project also included a new expanded sidewalk section on the north side of the railroad crossing, new railroad crossing gates and signals and a widened crossing. Construction of the first phase of improvements took place during FY 10/11 and was completed just after the end of the fiscal year. Construction of the Phase II improvements related to the railroad crossing were completed in the first quarter of Fiscal Year 2011-2012. This project also features the Historic Westside street banner that is attached to the new streetlight poles. The design of the banner was chosen by community residents.



Before



During

After



- **Chamber of Commerce Building Restoration Project (now complete)**

The Chamber of Commerce Building Restoration Project was completed in two phases: Phase I restored the exterior of this historic building on Canal St. The planning for this project began in FY 2009/10 and construction work for Phase I was completed in FY 2010/11. Phase II of the restoration project rehabilitated several areas of the interior, including the restrooms and the President's Room (a conference room). The project was completed at the end of Fiscal Year 2011-2012 with a ribbon cutting held on October 8, 2012.



Completion: 2012

Brownfield Program within the CRA

- **Property near US 1 and Downing**

During fiscal year 2010-2011 CRA staff continued to monitor two properties at this location for possible Phase I and Phase II work. Early in Fiscal Year 2011-2012, one of the property owners agreed to have these environmental studies done on his property. The study was completed several months later.

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

CRA staff closed out the EPA grant for Brownfield assessment studies and then worked with staff members from the City of Edgewater and the City of Oak Hill to apply for a second Brownfield Assessment grant. As of the publication of this Annual Report, CRA staff has not been notified of the status of the application.

New Programs/Studies/Plans

- **Home Renovation in Partnership with Habitat for Humanity**

The City Commission approved an agreement with Southeast Volusia Habitat for Humanity which allows homeowners to combine the CRA's residential programs with Habitat's Brush with Kindness program. This combination permits the homeowners to access the CRA residential programs without having a cash outlay. Work on the first group of homes (five homes on Mary Ave.) began in the first quarter of FY 2013.



504 Mary Avenue - Before



After



- **Independent Business Move-In Program**

This program was amended to include “non-profit cultural arts business consortia”. There was one applicant under the program amendment and such a facility called “The HUB” opened in a sizable commercial space in the downtown area that had been vacant for over a year. The grant provides a partial rent payment every month. The HUB has leases with over 50 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.

Significant Programs/Activities

- **“Branding the District”**

One of the recommendations in the CRA Master Plan Update is “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 Events are critical to 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 need 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 which are three distinct locations that had previously marketed themselves independently.

The CRA hired a qualified marketing consultant who prepared a marketing plan last year. In the 2011-2012 fiscal year the plan was implemented with the logo below, advertising the CRA area as the NSB Waterfront Loop.

The name and logo also appear on the new Wayfinding signage which was installed just after the close of the fiscal year. Marketing activities include:

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



- **Business Academy**

CRA Staff continues to operate a “Business Academy” to provide training for business owners. Classes are taught by instructors from several agencies including the Small Business Development Center at Daytona State College. Classes are held at the Babe James Center.

- **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 Babe James Community Center. Staff makes reports on projects and solicits citizen input.

- **Moving of a Votran Stop in the Canal Street area**

Merchants in the Canal Street area asked CRA staff to check with Votran on the feasibility of moving the bus stop from Christmas Park to another location. The buses standing next to the park make it difficult to hear performers on stage in the park. Staff worked with Votran staff and the stop was moved to the Julia and Sams area, about three blocks away.

Development-Related Activities

- **Agreement for the sale of CRA lots: 207 and 215 Florida Avenue**

In 2010 the CRA recommended and the City Commission approved the sale of two CRA lots as part of an agreement with a hotel developer (the two lots border Florida Avenue as shown below. The hotel developer was selected following a RFP process).



In 2011, the Master Development Agreement for the project and the deadline extension for closing on the property were approved by the City Commission and the closing on the sale of the two CRA lots took place on July 27, 2011.

The Ground breaking took place on August 29, 2011 and the hotel started construction. Construction was completed and the hotel opened in December 2013. The 112 room hotel has been widely praised for its design and “fit” with the other buildings on Historic Flagler Avenue.

The hotel offers a conference room and features the well-known Hampton Inn breakfast; however, the hotel does not have restaurant facilities. Therefore, it is anticipated that the Hotel will have a significant positive impact for both restaurants and retailers in the CRA commercial areas.



**The New Smyrna Beach Hampton Inn - Complete and open -
December 2012**

- **Request for Proposals (RFPs)**

The City Commission authorized staff to advertise a “Request for Proposals” for the lease and development of the Administrative Office Building (AOB) property, located at 160 North Causeway. This five acre property is also located on the Intra-Costal Waterway and was the former site of a wastewater treatment plant operated by the City’s Utilities Commission and more recently the site of the Marine Discovery Center. When the Marine Discovery Center finalized its plans to re-locate to the former high school site across the causeway, the property became available for development.

An RFP had previously been developed by CRA staff and issued for the “sale or lease and development” of the property which resulted in one response. That response was rejected. The second RFP developed by CRA staff called for the “lease and development” of the property. Responses to this second RFP were due on July 18, 2012. There was one proposal received, proposing to lease the property and use it as a parking lot for the docking of a historic riverboat to be purchased by the respondent. The respondent decided not to buy the riverboat before the conclusion of negotiations. The City Commission continues to work on preparing the property for a future use.



(AOB Site)

Marketing of Available Sites

As noted above, the CRA Master Plan calls for the marketing of available sites. The official website for the City of New Smyrna Beach www.cityofnsb.com contains a list of leasable spaces within the CRA (as well as the US 1 Corridor and at the Municipal Airport). The list can be found in the “Community Redevelopment” section of the City’s website.

CRA Grant Programs

The CRA encompasses Canal St, North Causeway, Flagler Ave, South Atlantic Ave, Third Avenue and the Historic Westside.

GRANTS AWARDED DURING FISCAL YEAR 2011 - 2012	
237/239 Canal St.	Opportunity Site Grant
209 Rush Street	Small Scale (No match)
135 Canal Street	Small Scale (No match)
409 Flagler Ave	Combined Grant
214 N. Orange Ave	Small Scale (No match)
600 W. Canal Street	Combined Grant
208 Magnolia Street	Combined Grant
407 Downing Street	Combined Grant
219 N. Dixie Freeway	Small Scale (No match)
306/308 N. Orange Ave	Façade Grant
524 Canal Street	Opportunity Site Grant
715 E. Second Ave	Small Scale (No match)
306 Flagler Ave	Small Scale (No match)
402 N. Riverside Dr	Combined Grant
212 N. Orange Ave	Combined Grant
634 Third Ave	Combined Grant
711,713,715 W. Canal St.	Large Scale Grant
311/315 Live Oak St.	Large Scale Grant
206 Downing St.	Small Scale (No match)
426 Canal St.	Opportunity Site Grant
132 Canal St.	Large Scale Grant
216 Flagler Ave.	Combined Grant
208 Palmetto St.	Small Scale (No match)
109 Magnolia St.	Combined Grant
101 N. Pine St.	Small Scale (No match)
107 N. Peninsula	Residential Property Improvement
800 Downing St.	Small Scale (No match)
611 S. Atlantic	Small Scale (No match)
302 S. Riverside	Combined Grant
700 W. Canal St.	Small Scale Grant
101-109 N. Orange St.	Small Scale Grant
214 Palmetto	Small Grant (No match)
310 N. Dixie	Small Grant (No match)
308 Palmetto	Small Grant (No match)
317 S. Dixie	Small Grant (No match)
214 N. Orange Ave	Combined Grant
512 Mary Ave.	Small Scale (No match)
516 Mary Ave.	Residential Property Improvement
520 Mary Ave.	Small Scale (No match)
524 Mary Ave.	Residential Property Improvement



Before



After

306/308 N. Orange Street – Combined Grant



Before



After
Clancy's Midtown Dogs - 440 N. Dixie Freeway



Before



**237/239 Canal St. – Opportunity Site Grant
Complete - November 2012**

- **Parking**

The adequate provision of parking in the Flagler Avenue area is identified as a work task in the CRA Master Plan Update. Since the adoption of the Master Plan Update in 2010, 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 hotel now stands). A parking lot is being constructed with the Esther Street Beachfront Park. The CRA also began offering free shuttle service during special events held on Flagler Avenue from the AOB lot.

During the 2011-2012 Fiscal Year, the City Commission appointed a “Parking Task Force” that held its first meeting in August to explore options to increase the parking capacity in the Flagler Ave area, particularly during special events. The Task Force is scheduled to present its report in April.

Exemption of 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 the exemption has continued in FY 2011-2012.



Bert Fish Medical Center

- **Partnerships**

Partnerships are one of the keys to CRA success. The CRA maintains a close working relationship with many organizations as noted above. Team Volusia is a relatively new organization and a portion of the annual payment for participation in Team Volusia comes from the CRA. Team Volusia provides leads and information that is valuable to redevelopment efforts.



New Smyrna Beach Utilities Commission

CRA related financial information from the City of New Smyrna Beach Financial Audit Fiscal Year 2011/12

CITY OF NEW SMYRNA BEACH, FLORIDA BALANCE SHEET GOVERNMENTAL FUNDS SEPTEMBER 30, 2012

	General	Community Redevelopment Agency	Airport Industrial Park	Capital Projects	Nonmajor Governmental Funds	Total Governmental Funds
Assets						
Equity in pooled cash and investments	\$ 6,853,680	\$ 6,611,867	\$ 668,961	\$ 5,292,657	\$ 6,161,756	\$ 25,588,921
Receivables, net:						
Accounts receivable	562,779	300	175,568	-	147,311	885,958
Delinquent taxes	7,103	-	-	-	-	7,103
Due from component unit	466,332	-	-	-	-	466,332
Due from other governments	1,596,451	608,930	25,402	-	8,319	2,239,102
Advances to other funds	648,258	-	-	-	-	648,258
Inventories	3,067	-	33,885	-	-	36,952
Prepaid items	202,203	9,185	2,167	-	2,186	215,741
Total Assets	\$ 10,339,873	\$ 7,230,282	\$ 905,983	\$ 5,292,657	\$ 6,319,572	\$ 30,088,367
Liabilities, Deferred Inflow of Resources, and Fund Balances:						
Liabilities:						
Accounts payable and accrued liabilities	\$ 1,301,149	\$ 460,294	\$ 68,380	\$ 48,900	\$ 131,409	\$ 2,010,132
Deposits	79,146	-	52,146	-	-	131,292
Unearned income	138,713	-	-	-	1,199	139,912
Total liabilities	1,519,008	460,294	120,526	48,900	132,608	2,281,336
Deferred inflow of resources:						
Unavailable revenue - taxes	7,103	-	-	-	-	7,103
Unavailable revenue - special assessments	361,952	-	-	-	-	361,952
Total deferred inflow of resources	369,055	-	-	-	-	369,055
Fund balances:						
Nonspendable:						
Inventories and prepaids	205,270	9,185	36,052	-	2,186	252,693
Advances	648,258	-	-	-	-	648,258
Spendable:						
Restricted for:						
Public safety	6,428	-	-	-	568,943	575,371
Economic environment	-	6,760,803	-	-	-	6,760,803
Debt service	-	-	-	-	290,574	290,574
Capital projects	33,076	-	-	5,243,757	2,498,082	7,774,915
Tree replacement	111,579	-	-	-	-	111,579
Committed to:						
Physical environment	-	-	-	-	2,827,179	2,827,179
Parks & rec assistance program	23,396	-	-	-	-	23,396
Assigned for:						
General government	244,171	-	-	-	-	244,171
Transportation	271,938	-	749,405	-	-	1,021,343
Culture/ recreation	10,475	-	-	-	-	10,475
Special events	82,712	-	-	-	-	82,712
2013 budget	620,702	-	-	-	-	620,702
Unassigned	6,193,805	-	-	-	-	6,193,805
Total fund balances	8,451,810	6,769,988	785,457	5,243,757	6,186,964	27,437,976
Total Liabilities, Deferred Inflow of Resources, and Fund Balances	\$ 10,339,873	\$ 7,230,282	\$ 905,983	\$ 5,292,657	\$ 6,319,572	\$ 30,088,367

CITY OF NEW SMYRNA BEACH, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2012

	General	Community Redevelopment Agency	Airport Industrial Park	Capital Projects	Nonmajor Governmental Funds	Total Governmental Funds
Revenues:						
Taxes	\$ 11,627,900	\$ 536,545	\$ -	\$ -	\$ 1,448,311	\$ 13,612,756
Licenses and permits	4,178,981	-	-	-	942,576	5,121,557
Intergovernmental	3,603,656	1,845,344	882,433	-	51,503	6,382,936
Charges for services	390,365	-	-	-	1,400,057	1,790,422
Fines and forfeitures	46,465	-	-	-	11,696	58,161
Investment income	25,250	386	26	248	859	26,769
Miscellaneous	300,055	759	1,941,925	-	197,476	2,440,215
Total revenues	20,172,672	2,383,034	2,824,384	248	4,052,478	29,432,816
Expenditures:						
Current:						
General government	2,435,005	-	-	-	-	2,435,005
Public safety	10,659,059	-	-	11,633	674,522	11,345,214
Transportation	1,151,225	-	1,798,950	-	473	2,950,648
Economic environment	-	1,894,667	-	-	-	1,894,667
Physical environment	-	-	-	-	250,942	250,942
Culture/recreation	2,133,464	-	-	-	-	2,133,464
Buildings and maintenance	333,422	-	-	-	-	333,422
Debt service:						
Principal	361,958	-	96,659	-	1,644,850	2,103,467
Interest	48,253	-	9,310	-	973,973	1,031,536
Capital outlay	2,726,276	3,162,632	1,171,515	206,175	955,120	8,221,718
Total expenditures	19,848,662	5,057,299	3,076,434	217,808	4,499,880	32,700,083
Excess (deficiency) of revenues over expenditures	324,010	(2,674,265)	(252,050)	(217,560)	(447,402)	(3,267,267)
Other financing sources (uses)						
Transfers in	48,096	125,000	-	-	1,199,993	1,373,089
Transfers out	(610,588)	(342,654)	-	-	(389,147)	(1,342,389)
Total other financing sources (uses)	(562,492)	(217,654)	-	-	810,846	30,700
Net change in fund balances	(238,482)	(2,891,919)	(252,050)	(217,560)	363,444	(3,236,567)
Fund balances, beginning of year	8,690,292	9,661,907	1,037,507	5,461,317	5,823,520	30,674,543
Fund balances, end of year	\$ 8,451,810	\$ 6,769,988	\$ 785,457	\$ 5,243,757	\$ 6,186,964	\$ 27,437,976

FY 2012 Annual Report on the Ormond Beach Downtown CRA

April 30, 2013




CRA District Aerial

Map showing the CRA District boundary (yellow outline) overlaid on an aerial photograph. The map includes numerous street names and a legend in the bottom right corner.

Legend

- CRA District Boundary

Map features include a scale bar (0 to 1,000 feet) and a north arrow in the bottom left corner.

 CRA District Boundary



Board Members

- City Commission acts as CRA Board

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.

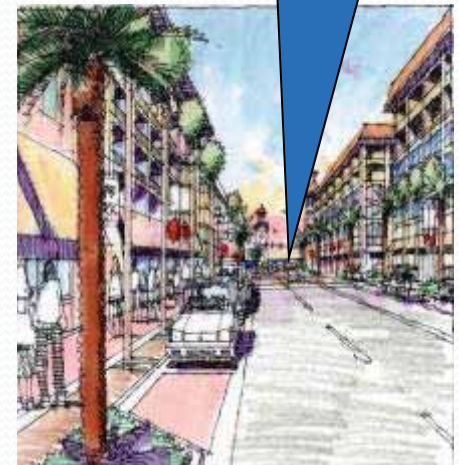
River District – Traditional downtown appearance enhanced with similar form and function.

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



Batjniji Medical Center



Project Location:
121 East Granada Boulevard
Grand Rapids, FL 32714
Project Completion:
Dr. Karen Batjniji



121 E.
Granada

Downtown transformation

300 W.
Granada)



BEN BUTERA
AIA ARCHITECT

3 North
Yonge St

Project designs completed in 2012 for construction in 2013

Project	Cost
West Granada Landscaped Medians	\$150,000
Underground Utility	\$3,000,000
1 st Stormwater project under Conceptual Permit	\$550,000
Total obligated	\$3,700,000

2012 Building Improvements in CRA District

Projects	Private Investment \$	Public \$
300 West Granada Boulevard	\$459,000	\$50,000
123 West Granada	\$2150	\$2,150
119 West Granada	\$1,100	\$1,100
42 North Beach Street	\$16,400	\$16,400
Total	\$478,650	\$69,650
Leverage Ratio: \$6.87 private investment for every \$1.00 of public subsidy.		

2013 Plan

Description	2013 Project Cost	2013 TIF deposit	Fund Balance
Balance as of 10.1.12			\$3,183,000
		\$942,000	4,125,000
Stormwater Implementation	\$550,000		\$3,575,000
Underground Utilities & Landscape Median - Granada	\$3,150,000		\$425,000
Property Improvement Grants	\$300,000		\$125,000
Transit Assistance	\$30,000		\$95,000
Enhanced Maintenance	\$95,000		\$0
Note: It is expected that after 2013, the City will drawdown and expend each year's TIF Deposit with little carryover. Future projects will be all of the above except for underground utilities.			



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.

*On behalf of Ormond Beach & the City Commission,
thank you for the support and an opportunity to
share our story with you.*

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

April 30, 2013

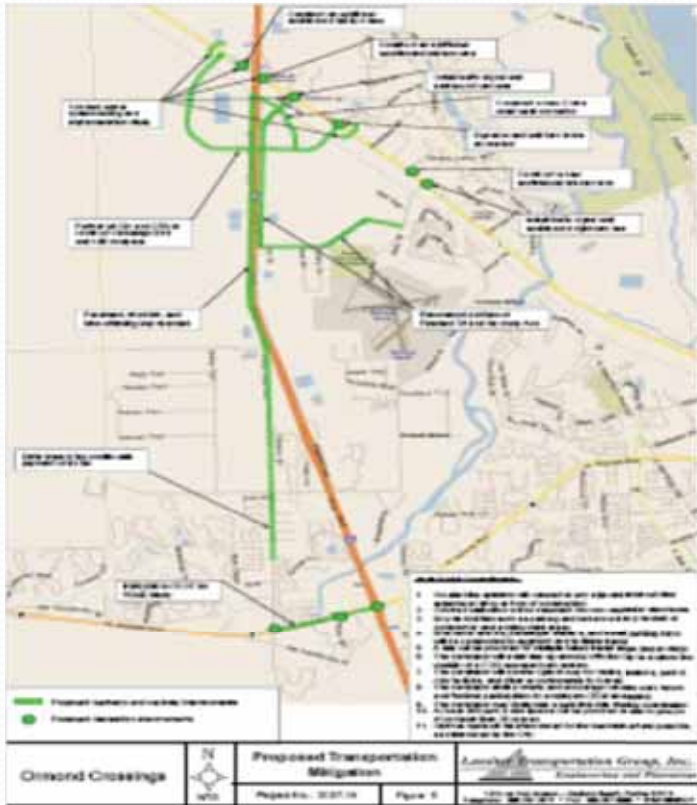




Board Members

- City Commission is the acting body for the CRA

Ormond Crossings Vision



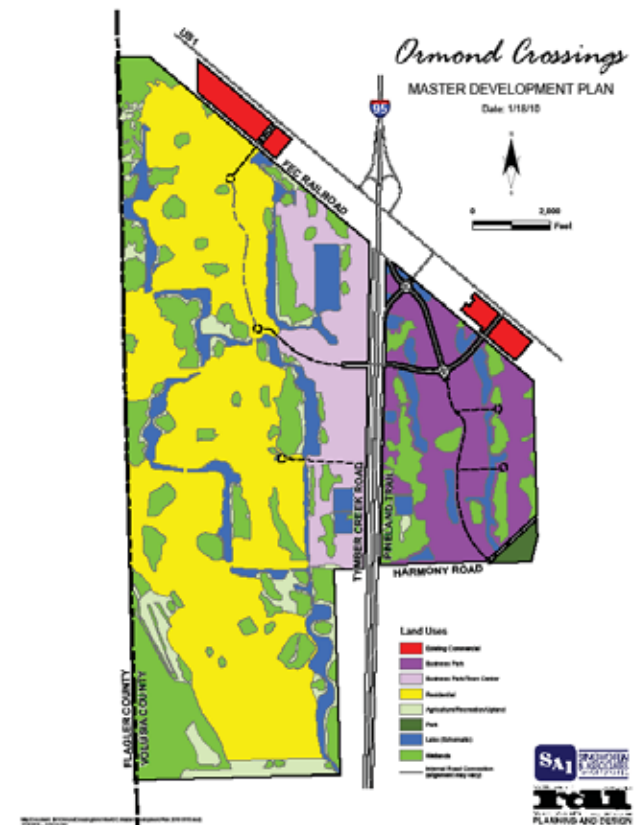
A joint City/County vision that is an example of “Smart Growth.”

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 Status¹

- Planning Mixed Use Development (PMUD) Rezoning Application filed on August 16, 2010 and went to the Planning Board for a work session in June 2012.
- Phase A Permitting- Dredge & fill app sent to ACOE concurrent with SJRWMD permit. ACOE completed review and permit to be issued in August 2012.
- A draft railroad ROW crossing agreement submitted to FECRR and approval is expected in July 2012.
- Phase B Permitting – Formal Wetland Determination application filed with SJRWMD. Wetland Flagging and field verification completed. Final wetland limit drawings submitted to SJRWMD for approval.
- No contracts or sales agreements were reported

¹ Ormond Crossing 2nd Annual Report dated May, 2012



In Summary.....

Getting to the point of ground breaking for Ormond Crossings continues to be a long and arduous journey. The regulatory, economic and financial obstacles experienced since Ormond Crossings inception in 1998 could have made a lesser partner lose sight of the vision and goal for this project. The City of Ormond Beach and its elected officials thank the Volusia County Council and administrative staff for remaining a patient and steadfast partner for Ormond Crossings.

EASTPORT BUSINESS CENTER

Community Redevelopment Agency Port Orange, Florida

ANNUAL REPORT FY 2011/2012

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.

Based on the Volusia County Property Appraiser's 2012 Final Tax Roll data, Eastport is currently comprised of one hundred thirty-nine (139) tax parcels constituting approximately two hundred seventy

(270) acres of land. The total taxable value within Eastport stands at \$27,694,833.

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 1.24% 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



Turn lane improvements at Spruce Creek Road and Dunlawton Avenue were completed in August 2012.

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

During FY 2011/2012, the Eastport CRA operated with an adopted budget of \$239,410. Of that amount, nearly 75% was slated to fulfill debt service obligations. This left a very limited amount of funding for plan implementation.

As an excellent example of leveraging scarce financial resources, the CRA funded

the engineering design for intersection improvements at Spruce Creek Road and S.R. 421/Dunlawton Avenue. This design work, undertaken in 2009/2010, was funded with \$115,000 from TIF revenues.

With the completed engineering design in hand, the City was able to secure FDOT funding through the Volusia Transportation Planning Organization to pay for the construction of this project. Award of the \$500,000+ construction contract occurred in October

2011, and construction commenced in January 2012. The intersection improvements were completed in August, ahead of schedule.

Landscaping improvements at this intersection are slated as part of the upcoming Dunlawton Drainage project. Eastport identification signage is also planned for this intersection and is pending design and budget approvals from the CRA.

Marketing & business retention activities were also undertaken in Eastport during the fiscal year.

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 Eastport.

The 2011/2012 adopted budget for the Eastport Tax Increment Fund (Fund #102), anticipated \$206,616 in TIF revenue. The City's unaudited figures show actual receipt of \$209,755 from TIF, and \$477 in interest, for total revenues of \$210,231.

FINANCIAL STATEMENT & DEBT SERVICE



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

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 facing 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 and Redevelopment Agency Office. It is also available on the Eastport CRA page of the City's website.

The initial \$2.5 million note, issued in 2006, has an interest rate of 3.22% and is projected to be paid off by 2026. 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 2011/2012 was \$177,657.

FINANCIAL STATEMENT

Eastport	Audited	Unadit-	
Acct Description in G/L	FY2011	ed	
Balance	FY2012	Balance	Description per CAFR/report
CASH	484,957	452,675	Cash and cash equivalents
PROPERTY/WORKER COMP	-	4,802	Prepaid expenses
ACCOUNTS PAYABLE	14	312	
ACCRUED PR. YR. END	844	649	
ACCRUED PAY. DED YR END	60	45	
	918	1,007	Accounts payable and accrued liabilities
CURRENT AD VALOREM	93,909	79,676	Taxes
TAX INCREMENT FUNDS	149,200	130,079	Intergovernmental
INTEREST ON INVESTMENTS	3,205	477	Investment earnings
TRANSFER FROM 110 FUND	7,908	-	Transfers in
	254,223	210,231	Total Revenues
SALARIES AND WAGES	28,654	36,134	
FICA TAXES	1,906	2,566	
RETIREMENT CONTRIBU-			
TIONS	4,753	5,473	
HEALTH INSURANCE	1,467	1,694	
WORKMANS COMPENSA-			
TION	33	32	
EAP BENEFIT	9	10	
OTHER PROF. SERVICES	-	-	
EMPLOYEE TRAINING	632	375	
COMMUNICATION SERVICES	453	251	
COMMERCIAL POLICY INS	4,679	4,769	
PRINTING AND BINDING	467	105	
BAD DEBT EXPENSE	(2,719)	-	
INSURANCE 504	1,634	1,605	
TRF TO 506 BLDG MAINT FD	7,442	6,134	
OFFICE SUPPLIES	-	249	
OTHER OPERATING SUP-			
PLIES	-	350	
POSTAL SERVICE	-	-	
DUES & MEMBERSHIPS	-	396	
PROJ PROFESSIONAL SER-			
VICE	-	-	
TRANSFER TO 504	-	-	
TRANSFER TO 506	-	-	
	49,409	60,144	Total expenditures
TRF TO 217 EASTPORT			
NOTE	314,284	177,657	Transfers out
	(109,470)	(27,569)	Net change in fund balance
	593,510	484,040	Fund balance - beginning
	484,040	456,470	Fund balance - Ending

EASTPORT BUSINESS CENTER COMMUNITY REDEVELOPMENT AGENCY

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

Phone: 386-506-5508
Fax: 386-756-5208
e-mail: dsteinebac@port-orange.org

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

AGENCY BOARD

Mayor Allen Green, Chairman
Vice-Mayor Donald O. Burnette, Vice Chair
Council Member Dennis A. Kennedy
Council Member Bob Ford
Council Member Drew Bastian
Corey Berman
Ted Nofall

Staff support provided by:

Gregory A. Kisela, City Manager
Margaret Roberts, City Attorney
Donna J. Steinebach, Assistant to the City Manager

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 increment 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 will be used to guide redevelopment activities in Eastport until the sunset of the CRA in 2036.



PORT ORANGE TOWN CENTER

Community Redevelopment Agency Port Orange, Florida

ANNUAL REPORT FY 2011/2012

THIS IS TOWN CENTER



The Port Orange Town Center CRA, outlined in red above, is approximately 271 acres in size and represents 1.66% 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 that embraces traditional patterns of urban and architectural design. 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 (5) 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 (5) **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 270 acres in Town Center.
- The taxable values in Town Center have grown 25% since 1998.

REDEVELOPMENT ACTIVITIES UPDATE



This ad for RFP #11-4 appeared in Florida Trend, Urban Land and Shopping Centers Today.

Throughout the fiscal year negotiations continued for the exchange of lands in the Riverwalk area with Port Orange Riverwalk LLP, Port Orange Riverwalk LLC, and Halifax River Partners, LLC. This group was the sole respondent to RFP#12-2, issued by the City and Town Center CRA in February 2012. RFP #12-2 was issued after no responses were received to a prior RFP, #11-4, issued in June 2011. The earlier RFP sought one or more developers, whereas RFP #12-2 focused solely on

the sale, purchase or exchange of property in the Riverwalk Project Area.

The goals of the property exchange is to secure the waterfront lands the City and CRA desire to develop the long envisioned Riverwalk Park. The property exchange would also place lands previously acquired by the City and CRA for redevelopment purposes back into private hands and back on the tax rolls.

As property negotiations in Riverwalk continued, the

CRA undertook substantial under brushing of its land in Riverwalk, and installed signage inviting the public to use and enjoy this waterfront open space as it awaits redevelopment.

Landscape Median enhancements in Town Center were also advanced during FY 2011/2012 with a Joint Participation Agreement for funding with the Florida Department of Transportation. Fully designed with CRA funds, the median enhancements are slated for installation in Spring 2013.

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 2011/2012 adopted budget for the Port Orange Town Center Fund (Fund

#103), anticipated \$125,968 in TIF revenue. The City's unaudited figures show actual receipt of \$124,437 from TIF, and \$33,662 in rents & miscellaneous income, for total revenues of \$158,099.

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 facing 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 2011/2012 was \$296,241.27. This

represents a payment of \$50,000 in Principal and \$246,241.27 in Interest.

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

FINANCIAL STATEMENT

Town Center	Audited FY2011 Balance	Unaudited FY2012 Balance	
Acct Description in G/L			Description per CAFR/report
CASH	226,005	328,087	Cash and cash equivalents
ACCOUNTS RECEIVABLE	181	181	
TENANT RENT (HAL TRL PK)	676	676	
SUSPENSE ACCOUNT	(10)	(10)	
	847	847	Accounts receivable
DUE FROM 110 FUND	-	-	Due from other funds
DUE FROM VOLUSIA COUNTY	570	-	Due from other governments
PROPERTY/WORKER COMP	-	4,802	Prepaid expenses
ACCOUNTS PAYABLE	1,837	317	
DUE TO STATE SALES TAX	(29)	91	
ACCURED PR. YR. END	1,267	866	
ACCURED PAY. DED YR END	89	60	
	3,164	1,334	Accounts payable & accrued liabilities
DEPOSITS	740	740	Customer Deposits
DUE TO 508 FUND	404,233	708,397	
DUE TO 001	-	44,000	
	404,233	752,397	Due to other funds
CURRENT AD VALOREM	58,950	47,267	Taxes
TAX INCREMENT FUNDS	98,840	77,170	Intergovernmental
HAILFAX MOBILE HOME PARK	-	-	Charges for services
INTEREST ON INVESTMENTS	975	(211)	
RENTS & ROYALTIES	37,139	7,664	
CARDWELL LEASE	28,982	24,000	
ATLANTIC MARINE LEASE	2,211	2,209	
	69,307	33,662	Miscellaneous (including rents)
	227,097	158,099	Total Revenues
TRANSFER FROM 001	-	44,000	
TRANSF FROM 626	296,947	-	
TRANSFER FROM 110 FUND	-	-	
	296,947	44,000	Transfers in
SALARIES AND WAGES	42,981	48,038	
FICA TAXES	2,859	3,411	
RETIREMENT CONTRIBUTIONS	6,919	7,205	
HEALTH INSURANCE	2,202	2,259	
WORKMANS COMPENSATION	49	43	
EAP BENEFIT	14	14	
LEGAL SERVICES	-	2,399	
OTHER PROF. SERVICES	4,898	-	
CONTRACT SERVICES OTHER	-	30,792	
MOVING SERVICES	8,920	20,650	
TRAVEL PER DIEM	773	-	
EMPLOYEE TRAINING	-	590	
COMMUNICATION SERVICES	523	601	
ELECTRICAL SERVICES	326	552	
LIBRARY IMPACT/UTILITY	3,277	2,230.20-	
DRAINAGE	5,247	5,247.00-	
COMMERCIAL POLICY INS	4,679	4,769	
REGULAR MAINT/INSP EQUIP	-	381	
ADVERTISING EXPENSE	17,230	-	
TAXES, LICENSES, AND FEES	12,134	10,726	
INSURANCE 504	2,451	2,407	
TRF TO 506 BLDG MAINT FD	7,442	6,134	
OFFICE SUPPLIES	170	134	
OTHER OPERATING SUPPLIES	2,957	-	
DUES & MEMBERSHIPS	802	310	
	126,851	141,415	General/Economic expenditures
BUILDINGS AND IMP. TO PROJ PROFESSIONAL SERVICE	- 5,380	- -	
	5,380	-	Capital outlay
INTEREST INTERNAL LOANS	9,799	9,440	
OTHER DEBT SERVICE	2,500	-	
	12,299	9,440	Debt Service
	144,530	150,854	Total expenditures
TRANSFER TO 218 FUND	298,242	298,742	Transfers out
	81,272	(247,498)	Net change in fund balance
	(261,987)	(180,715)	Fund balance - beginning
	(180,715)	(428,213)	Fund balance - Ending

COMMUNITY REDEVELOPMENT AGENCY FOR PORT ORANGE TOWN CENTER

AGENCY BOARD

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

Phone: 386-506-5508
Fax: 386-756-5208
e-mail: dsteinebac@port-orange.org

Mayor Allen Green, Chairman
Vice-Mayor Donald O. Burnette, Vice Chair
Council Member Dennis A. Kennedy
Council Member Bob Ford
Council Member Drew Bastian
Ben Talluto
Suzette Blahnik

Staff support provided by:

Gregory A. Kisela, City Manager
Margaret Roberts, City Attorney
Donna J. Steinebach, Assistant to the City Manager

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REDEVELOPMENT PLAN & REDEVELOPMENT TRUST FUND PARTNERS



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

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. An amendment to the Plan was adopted in 2007 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



CITY OF SOUTH DAYTONA

Community Redevelopment Area (CRA)
2012 Annual Report
March 31, 2013



Community Redevelopment Agency Board Members and Redevelopment District Boundaries

Community Redevelopment Agency

Board Members

Chairman George F. Locke, III

Vice Chairwoman Nancy Long

Brandon Young

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



2012 Accomplishments: Capital Projects

○ US1 Streetscape:

This project involved the reconstruction of the US1 (S. Ridgewood Avenue) corridor from Beville Road to McDonald Avenue: complete reconstruction of the right of way including resurfacing, curb replacement, water main replacement, decorative sidewalk installation, bike path installation, tree lighting, decorative signage and landscape installation. Landscaping installation was extended even further through the corridor to Ridge Boulevard.

- Construction Costs: \$4,769,381
- LAP Funding (FDOT) \$4,230,767
- City Funding: \$538,614
- Project Started: March 2012
- Project Completed: January 2013

Interesting facts: Pedestrians rarely used the corridor before the streetscape project but now the Warner Christian Academy Track Team jogs on the newly installed sidewalks four days a week. Bike activity has increased as well since installation of the bike lanes. The bus pull-offs are one-of-a-kind on US1. Water mains in the project area were also upsized during construction to accommodate future commercial/multi-family projects in the CRA.

US1 Streetscape: Before & After



In the before photograph in the upper left, visual clutter, old signs and the absence of bike lanes create a blighted and pedestrian unfriendly roadway. The after photographs clearly demonstrate how the corridor is now a more user-friendly/safer area for pedestrians, bicyclists and vehicles. It is a more attractive area that will enhance economic development and redevelopment. Please note that one business in the after photo has already made improvements to their existing building. Other US1 property owners are also following their lead.



US1 Streetscape: Before & After



Positive Impact of Streetscape as described by a local business owner, Clay Butters of Martini's Restaurant; Butters stated that the streetscape has helped his restaurant remain in South Daytona and Volusia County as a viable business. "The appearance of U.S.1 is lighter, brighter, safer and more attractive," he said. The positive improvements occurring in the US1 Corridor influenced his decision to keep his business in South Daytona, he noted. Butters has also recently rented retail space on his property to a barber who chose the location due to the new improvements in the CRA. His new tenant felt that there was something new and exciting happening in this area that would enhance his business.



US1 Streetscape: Before & After



Top photograph depicts US1 looking North prior to any capital improvements.

Bottom photograph of US1 after all capital improvements completed.



US1 Streetscape: Before & After



Top photograph depicts project at half-way point with utilities undergrounded

Bottom photograph is the completed project with landscaping, sidewalk and roadway improvements



Positive Impact of US1 Streetscape

Excerpt From Daytona Beach News Journal “Redevelopment brings benefits, questions”



“A CRA takes new property tax-revenue from a blighted area and pours it into improvements...Many of the improvements in property-tax revenue likely would have never occurred had the innovative CRA method not been applied. At least some of the CRAs, such as South Daytona's successful CRA along U.S. 1, would still be mired in blight including seedy motels, prostitution and unsightly utility poles. Today, that portion of South Daytona is a source of growing community pride. The utility poles have been buried, trees have been added and the city has used ‘streetscaping’ to create a more attractive urban environment. These changes have attracted or retained good businesses such as Martini's Chophouse. This was all made possible by the CRA program.” *Source: Daytona Beach News-Journal: Redevelopment brings benefits, questions OUR VIEW, January 23, 2013*

2012 Accomplishments: Private Projects

Private Development Project: A local private developer has completed design for a new apartment complex (see renderings below) on US1 in the redevelopment district. Permitting is still underway but ground breaking is expected to take place during 2013.

Interesting Facts: Permit fees for this project to date total \$16,009. Estimated annual revenue for this project will be approximately \$410,000. Impact Fee Waivers of: \$743,415 represent a redevelopment trust fund investment of that amount.



2012 Accomplishments: Community Policing

○ Community Policing:

- Currently have one officer on each patrol shift for a total of four-patrol officers in the CRA.
- One full-time officer assigned as community crime prevention officer that works out of the Sunshine Park Mall Community Relations Office located in the CRA.



Community Crime Prevention Officer Community Outreach Activities:

Annual Fishing Tournament, Bicycle Helmet Safety Program, Citizens Alert, Citizens Patrol, Crime-Free Multi-Family Housing Program, DEA Drug Take back Program, Home Firearm Safety Course, Homeowner Association Meetings, Kailynne Quartier Memorial Ride, Law Enforcement Torch Run, Light the Night Halloween Event, McGruff the Crime Dog, 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, Santa for Seniors Council on Aging, 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 Fiscal Year Ended September 30, 2012	
Assets	
Cash and Investments	\$303,494
Accounts Receivable	541,232
Capital Assets	<u>9,799,210</u>
Total Assets:	\$10,643,936
Liabilities	
Accounts Payable	\$593,583
Notes Payable	<u>4,747,987</u>
Total Liabilities:	\$5,341,570
Net Assets	
Total Net Assets:	\$5,302,366

Sources and Uses Cash Flow Statement

Sources and Uses Cash Flow Statement Fiscal Year Ended September 30, 2012	
Revenues	
Ad Valorem Taxes	\$905,599
Grants Received for Capital Project (US1 Streetscape)	<u>\$2,524,389</u>
Total Revenues:	\$3,429,988
Expenses	
Personal Services	(\$111,313)
Legal	(\$5,850)
Planning	<u>(\$20,742)</u>
Total Expenses:	(\$137,905)
Capital Outlay/Debt Service	
US1 Streetscape Construction	(\$3,110,004)
Interest & Principal Debt Services on Capital Project (US1 Streetscape)	<u>(\$523,731)</u>
Total Debt Payments:	(\$3,633,735)
Transfers	
Transfers In From Other City Funds	\$564,152
Transfers Out To Other City Funds	<u>(\$288,540)</u>
Total Transfers:	\$275,612
Cash Flow	(\$66,040)

Summary of CRA Funded Operating/Capital Expenses

Fiscal Year 2012 Expenditures	
Capital Projects	
US1 Streetscape	\$3,110,004
Capital Project Debt Service	<u>\$523,731</u>
Total:	\$3,633,735
Community Redevelopment Department	
Personal Services	\$111,313
Operating Expenses	<u>\$26,592</u>
Total:	\$137,905
Other Fund Transfers	
General Fund – Community Policing	<u>\$288,540</u>
Total:	\$288,540
Total Operating and Capital Expenditures:	\$4,060,180

2012 – 2013 Redevelopment Budget

2012 – 2013 Community Redevelopment Budget	
Capital Outlay/Debt Service	\$484,223
Personal Services	\$109,095
Operating Expenses	<u>26,252</u>
Total:	\$135,347
General Fund Transfers	\$195,744
Total Capital and Operating Budget	\$815,314