



JASON P. DAVIS
COUNTY CHAIR

PAT PATTERSON
VICE-CHAIR
DISTRICT 1

JOYCE M. CUSACK
AT-LARGE

JOSHUA J. WAGNER
DISTRICT 2

DEBORAH DENYS
DISTRICT 3

DOUG DANIELS
DISTRICT 4

PATRICIA NORTHEY
DISTRICT 5

JAMES T. DINNEEN
COUNTY MANAGER

June 25, 2014

Ms. Pam Brangaccio
City Manager
City of New Smyrna Beach
210 Sams Avenue
New Smyrna Beach, FL 32168-9985

Re: Community Redevelopment Agency -- Request for Additional Information

Dear Ms. Brangaccio:

On May 27, 2014, County Manager Jim Dinneen received your letter requesting consideration for delegation of authority to the City of New Smyrna Beach to establish a Community Redevelopment Agency (CRA) and the accompanying documents, including the draft Community Redevelopment Area Master Plan.

Based on these submissions, the following represents the county's understanding of the city's request for delegation of CRA authority:

1. The delegation will limit the contribution by the county to a millage rate that does not exceed the millage rate used by the city to calculate its tax increment contribution, regardless of the existing rate structure.
2. The only taxing authorities which shall contribute to the tax increment will be the city and the county's general fund.
3. The Master Plan will be reviewed annually and may be updated every five years contingent on county review and approval. Master Plan amendments must be approved by the county prior to adoption by the CRA.
4. The authority to adopt, amend or modify a community redevelopment plan to change the boundaries of a community redevelopment area to add land, create a new redevelopment area, or exercise any power under the Act (Community Redevelopment Act of 1969) outside the CRA is the exclusive right of county council.
5. The City will comply with all reporting, coordination and recognition requirements contained in County Resolution 2010-19.

6. The City will not charge the CRA for administrative services.
7. Prior to CRA Master Plan approval, the document will be submitted to the planning board for review and comment, and to each taxing authority that levies taxes in the area.
8. The sunset date for the delegation will be in year 40. All projects will be completed and all bond financing will be repaid in full prior to the sunset date.
9. The county's tax increment will not be used for administrative costs, and the county's increment will be used only for capital projects contained in the CRA Master Plan. There is no limit on the use of the city's increment for administrative costs, and capital projects may be funded with 100% of the county tax increment with no matching contribution from the city.
10. County contributions will be made using a scaled monetary threshold (i.e., 95% of the tax increment share up to \$1 million, 75% up to \$2 million, and 50% over \$2 million until the sunset date). The base year will be that in effect immediately prior to the ordinance creating the CRA.

Please advise if any of the foregoing is incorrect or incomplete. Also, please provide clarification and/or additional information as requested below:

1. Please provide plan for bond financing, to include specific projects, amounts, and timing.
2. Please clarify what may be included in the administrative costs to be expended from the city's tax increment.
3. Please provide tax increment projections using the requested scaled monetary threshold.
4. Please clarify that no capital projects will be undertaken by the CRA unless and until they are included in the Master Plan.
5. The Master Plan includes a potential Community Benefit Agreement program and an Opportunity Site matching grants program. Please clarify the relationship between these programs and available incentives for specific goals such as job creation and other economic development achievements.
6. Please provide plan for CRA Board composition.
7. Please provide a bona fide legal description of the proposed CRA boundary.
8. Please provide a map of the areas in the existing CRA that are also included in the proposed CRA. In terms of size and tax increment revenue, please provide percentages of these overlap areas to the existing CRA and to the proposed CRA.

Ms. Brangaccio
June 25, 2014
Page 3 of 3

9. Please clarify that the existing CRA will terminate no later than May 10, 2015.
10. Please clarify that the City will not create the proposed CRA until after the sunset of the existing CRA.
11. Please provide a comprehensive report of expenditures and accomplishments for the existing CRA since its creation.

Upon receipt of the complete information, we will place the matter on the county council agenda within 120 days as required by law.

Sincerely,

A handwritten signature in cursive script, reading "Mary Anne Connors".

Mary Anne Connors
Deputy County Manager

c: Charlene Weaver, CFO, Deputy County Manager
Rick Karl, Aviation and Economic Resources Director

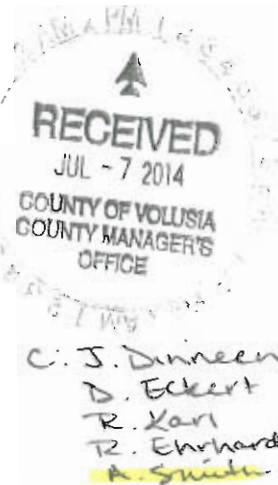


July 3, 2014

Ms. Mary Ann Connors,
Deputy County Manager
Volusia County
123 West Indiana Avenue, Room 301
DeLand, FL 32720-4612

RECEIVED

JUL 08 2014



Re: Additional Information as Requested in the Letter Dated June 25, 2014,

Dear Ms. Connors,

Pursuant to your letter dated June 25, 2014 requesting additional information regarding the City's request for delegation of authority to establish a Community Redevelopment Agency, we are providing the City acknowledgements of the County's understanding, or further information for clarification, below:

1. The City acknowledges that the delegation will limit the contribution by the County to a millage rate that does not exceed the millage rate used by the city to calculate its tax increment contribution, regardless of the existing rate structure.
2. The City acknowledges that the only taxing authorities which shall contribute to the tax increment are the City's General Fund and the County's General Fund.
3. The City acknowledges that The Master Plan will be reviewed annually and may be updated every five years contingent on County review and approval. Master Plan amendments must be approved by the County prior to adoption by the CRA.
4. The City acknowledges that the authority to adopt, amend or modify a community redevelopment plan to change the boundaries of a community redevelopment area to add land, create a new redevelopment area, or exercise any power under the Act (Community Redevelopment Act of 1969) outside the CRA is the exclusive right of County Council.
5. The City acknowledges that the City will comply with all reporting, coordination and recognition requirements contained in County Resolution 2010-19.

6. The City acknowledges that the County's tax increment will not be used for administrative costs. The City's tax increment may be used for CRA administrative costs as provided in number 9 below.
7. The City acknowledges that prior to the CRA Master Plan approval, the document will be submitted to the City Planning Board for review and comment, and to each taxing authority that levies taxes in the same area.
8. The City acknowledges that the sunset date for the delegation will be in year 40. All projects will be completed and all bond financing will be repaid in full prior to the sunset date.
9. The City acknowledges that the County's tax increment will not be used for administrative costs, and the County's increment will be used only for capital projects contained in the CRA Master Plan.

Regarding the use of the City's increment for administrative costs, we anticipate partial funding from the City's increment for the salary and operating expenses such as the CRA Manager and the Historic Westside Resource Coordinator. Please also note that, since there are limited CRA funds available, the City will not utilize any CRA funds for maintenance personnel.

CRA revenues from both entities will be in the redevelopment trust fund. Capital projects will be as determined in the CRA Master Plan. Complete transparency will be in place through the general budget process with reports to the County Council. Annual capital project appropriations will be at least equal to the County contribution.

10. The City acknowledges that County contributions will be made using a scaled monetary threshold (i.e., 95% of the tax increment share up to \$1 million, 75% up to \$2 million, and 50% over \$2 million until the sunset date). The base year will be that in effect immediately prior to the ordinance creating the CRA.

Please consider the information provided below for clarification of items in the request for delegation:


1. Regarding bond financing, on p. 52 of the Master Plan, the City is requesting flexibility in deciding which projects, if any, will be funded through issuing bonds or incurring debt. The City will specify in the CRA budget which items are anticipated to be funded with debt.
2. As noted above, we anticipate that partial funding for administrative costs for the CRA Manager and the Historic Westside Resource Coordinator positions (salary and operating expenses for both positions) may come from the City's increment.
3. Tax revenue projections were included in the Master Plan document in Table 3, p. 16. These projections use the scaled monetary thresholds referenced in your letter and included in Section 2, paragraph 5 of the County's Resolution 2010-20.
4. The City acknowledges that no capital projects will be undertaken by the CRA unless and until they are included in the Master Plan.

5. Regarding a potential Community Benefit Agreement program and an Opportunity Site matching grants program and their relationship to available incentives for specific goals such as job creation and other economic development achievements:
 - a. The reference to a Community Benefit Agreement program provides the CRA with the flexibility of requiring a grant recipient for large projects to hire contractors who will provide a certain number of construction jobs for local residents. Such a program may also provide other requirements that provide community input in the planning of such projects.
 - b. The Opportunity Site grant program has been utilized successfully in the original New Smyrna Beach CRA program with the principal focus to incentivize developers to make substantial improvements to difficult, but prominent sites. In making such improvements the tax base is enhanced and the improved location provides jobs. These re-developed sites tend to encourage improvements in adjacent properties, improvements that are made without CRA incentive funding. This has been the experience of the original CRA in both the Flagler Avenue and Canal St areas, as noted in the attachment.
6. The CRA board composition will be as follows:
 - a. The five members of the City Commission; and
 - b. Two citizen members appointed by the City Commission.
7. A legal description of the US CRA is forthcoming.
8. A map indicating the area of the proposed US 1 CRA is attached. The area of the US 1 CRA that was also included in the current CRA is shown in yellow. The yellow area of the map is approximately 266 acres, or about 13% of the 2,002 acres in the US 1 CRA. Using the data for sub-districts provided in the Finding of Necessity, a rough calculation indicates that about 26% of the Assessed value of the US 1 CRA (using 2012 taxable values) would come from this area of overlap.
9. The existing CRA's Redevelopment Trust Fund will receive the final annual increment revenue pursuant to FS 163.387 on or before January 1, 2015. The funds in the redevelopment trust fund will be expended in accordance with FS 163.387 (6) by September 30, 2015, except that funds appropriated in the FY 2014-2015 budget to a specific redevelopment project in the approved community redevelopment plan will be expended by September 30, 2017 (FS 163.387(7)(d)). Specifically, the North Causeway improvements, jointly funded with FDOT, is one such project. All debt for which the redevelopment trust fund was pledged is retired.
10. The City Commission will not create the redevelopment trust fund for the proposed CRA until after January 1, 2015, thus the first annual increment revenues will not be received until on or before January 1, 2016.

11. Please find attached a comprehensive report for the existing CRA since its creation. Financial reports are also provided, including a schedule for the \$48,132,894 in total actual expenditures including transfers for the CRA from FY 1985 through FY 2013. It is noted in the reports that the actual expenditure figure includes funds other than tax increment, such as grants from other agencies; for example, a significant portion of the funding for the West Canal Streetscape project came from an FDOT grant.

If there are any other questions, please do not hesitate to call me at (386) 424-2108.
Thanks!

Sincerely,

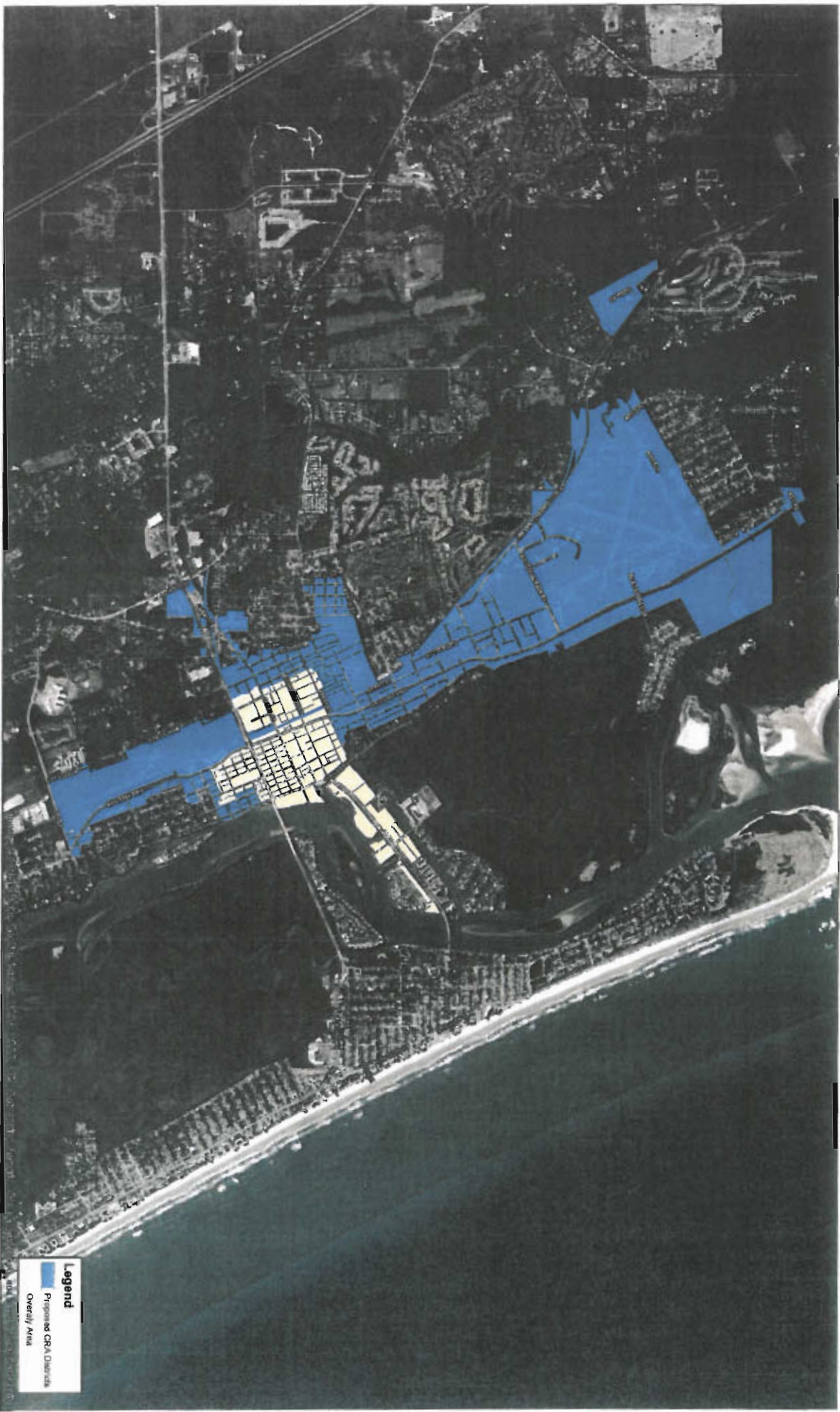

Pam Brangaccio,
City Manager

cc: Mayor and City Commissioners
City Attorney

Attachments

Attachments

1. Map of the US 1 CRA with the area of the original CRA highlighted in yellow
2. Summary Report on Accomplishments: New Smyrna Beach Community Redevelopment Agency, 1985 – 2014 and projected for 2015
3. Financial Reports
4. Schedule of CRA Revenues: 1992 – 2014
5. Additional Source Materials including letters
6. "A Snapshot of the Economic Climate in New Smyrna Beach: 2014"
7. Article from the July/August issue of **New Smyrna Beach Magazine**, **Halifax Magazine**, and **Ormond Magazine** entitled "Beyond Canal Street & Flagler Ave."



Legend

- Proposed CRA District
- Overlay Area





KIMLEY-HORN
AND ASSOCIATES, INC.

City of New Smyrna Beach Community Redevelopment Agency
Exhibit - Proposed CRA District

City of New Smyrna Beach, Florida

SUMMARY REPORT ON ACCOMPLISHMENTS:
NEW SMYRNA BEACH COMMUNITY REDEVELOPMENT AGENCY

1985-2014 and projected for 2015

Capital Projects

1. Riverside Park: two projects: 1992 and 2013
 - a. 1992: boardwalk, lighting, Children's playground
 - b. 2013: seawall repair, boardwalk, lighting
2. North Causeway/ Coronado Island: 1997 and 2015
 - a. 1997: Bike/Pedestrian Walkway
 - b. 2015: Boat Ramp and park improvements
 - c. 2015: "Bold" Landscaping in conjunction with FDOT
 - d. 2015: Maritime Master Plan
 - e. 2015: Waterfront Promenade
3. Flagler Boardwalk: 2000, and 2012
 - a. 2000: Flagler Boardwalk Pavilion
 - b. 2012: seawall repair, new restrooms, parking lot improvements, new roof for Boardwalk Pavilion
4. South Atlantic Streetscape: 2003, including roundabouts, special signage
5. Public Art Under the SR 44 bridge over US 1: 2004
6. Canal St (East of US 1) Streetscape: 1994, including signature palm trees, sidewalks
7. Flagler Ave Streetscape and Public Artwork, 1998, including palm trees, traffic calming, art at the corner of Flagler Ave. and Pine St.
8. Buena Vista Park Improvements: 2002
9. 3rd Ave Median Improvements: 2004
10. City Marina Renovation: 2006

11. Canal St (West of US 1) Streetscape: 2011, in conjunction with FDOT, including new piping in the sub-surface canal, new sidewalks, lighting, landscaping
12. S. Orange St Streetscape, 2012, including stormwater improvements, new sidewalks, landscaping, lighting, and improvements at the public parking lot at S. Orange and Downing St.
13. Mary Ave. Streetscape, 2012, including new railroad crossing fixtures, new sidewalks, lighting, and landscaping, and stormwater improvements
14. Myrtle Ave Streetscape, 2012, in conjunction with City funds to extend the project beyond the CRA district boundary, including new sidewalks, curbs, and crosswalks
15. Wayfinding Signage, 2012: the design and installation of distinctive “wayfinding” signage throughout the CRA to assist both motorists and pedestrians find popular sites.
16. Esther Street Beachfront Park, 2013: The CRA purchased this beachfront property in 2007, and before this project there was over 2,000 feet of N. Atlantic Street that was subject for flooding. In conjunction with Stormwater funds, this project was designed to provide a combination volleyball court/stormwater retention pond and pump station to eliminate flooding on N. Atlantic at the entrance to the park, as well as a 45 space parking lot to serve the Flagler Ave. area. The park also features a playground area, restrooms, beach access, and a buried seawall with landscaping.
17. Washington Ave Streetscape, 2013 including new railroad crossing fixtures, new sidewalks, lighting, and landscaping, and stormwater improvements
18. Chamber of Commerce Building, 2013: This project was completed in two phases with CRA and ECHO funds. Phase one improved the exterior of the building to bring it back to its original elevations; and Phase two to renovate the interior of the building. Since the renovation the second floor is now available for meetings and events.
19. US 1 and Canal St Gateway Mini-Park, 2014: The CRA leased property at this prominent corner and in conjunction with the Friends of Canal St installed landscaping.
20. Babe James Expansion: 2014 – 2015

- a. Adding 1,380 square feet and improving public assembly area to increase capacity
21. Third Ave Gateway Project, 2014-2015: the design and construction of a gateway feature at Peninsula and SR 44.
 22. Intersection Improvements at US 1 and Canal St, 2015: The design and conjunction of crosswalk and other amenities in conjunction with FDOT improvements at the intersection.
 23. NSB Maritime Master Plan, 2015: Plans for improving the water front from Riverside to the North Causeway boat ramp.

Public Parking

1. Jessamine Lot has 28 spaces
2. Coronado Civic Center Lot has 47 spaces
3. Flagler Ave Boardwalk Lot has 120 spaces
4. Julia Street Lot has 26 spaces
5. Canal St Lot has 39 spaces
6. Faulkner Street Lot has 42 spaces
7. South Orange Avenue Lot has 25 spaces
8. US 1 and Canal St Lot has 36 spaces
9. Leased Parking
 - a. Coronado Community United Methodist Church Lot has 65 spaces
 - b. Flagler Dunes Lot has 20 spaces leased

Private Property Improvements through CRA Grant Assistance: Highlights

In addition to all of the funds expended for Capital Improvement Projects, over 150 properties have been improved, totaling well over \$3 million in CRA funds. Most of these CRA dollars required matching funds from the grant recipients.

In addition to the CRA funds granted for property improvements, a number of new businesses have opened on Flagler Ave and Canal St by business owners wishing to take advantage of the improved economic climate. Please find attached several letters from new business owners..

Significant Private Property Improvements

Many of the private property improvements provided by CRA grants resulted in more aesthetically pleasing facades for commercial buildings. This activity is very important in the revitalization of an area, and more especially so in an area where tourism is a key driver to the local economy. In addition, an improvement to a building façade can encourage new occupancy; for example, when Canal St hit a low point in occupancy in 2011, all of the Canal Street storefronts in the 500 block just West of N. Orange St were vacant, as was a duplex building on S. Orange. These buildings received façade improvement grants, and the owner reported that within a short time (approximately six weeks) all of the storefronts had new tenants.

In addition to grant projects, there have been a number of projects that are regarded as “economic drivers” for the area where they are located:

- Hotel
 - The 112 room Hampton Inn and Suites opened in December, 2012, located three blocks from the beach on four infill lots in the historic beachside commercial district. Two of the lots were sold to the developer by the CRA through a Request for Proposals and a Purchase and Sale Agreement including incentives, and developed with a Planned Unit Development Master Development Agreement. The project has been hailed for its architectural design and “fit” with the character of the area.
 - Please see the attached letter from David Swentor, the Managing Partner of the hotel developer. Mr. Swentor writes, “We were a \$16,000,000 project that certainly would not have been done if we had not been able to take advantage of the CRA financial incentive programs.”
- Opportunity Site Grant Program Sites
 - This program was approved by the City Commission on August 23, 2011. The program has had spectacular results in revitalizing Canal Street and has helped continue the revitalization of Flagler Ave as well.

Two months before the program was adopted there were 19 vacant spaces in the Canal St area, including two of the largest buildings on the street and a vacant corner lot where a building had burned down three years earlier. These three locations were revitalized through the program, and other locations on the street followed suit, some with CRA funds and some without CRA assistance.

By state law, CRAs must operate according to a Master Plan, and the

New Smyrna Beach CRA Master Plan was updated in 2010. At that time there were many vacant commercial spaces in the Canal Street area, the historic mainland “downtown” area, and the number was trending upward – from 9 in March 2009 to 17 in July 2010, to 19 in July 2011. The new Master Plan listed a number of “Opportunity Sites” and mentioned that “Strategic incentives, partnerships and facilitation will be key to realizing their highest and best use.”

CRA staff prepared an “Opportunity Site” grant program description that was further developed by the CRA board. The final program description was presented to the City Commission and approved in August of 2011. Highlights of the program include the following:

- The property that is the subject of the grant application must be specifically named in the Master Plan as an “Opportunity Site”, or must be approved by the CRA and City Commission as an addition to the list of Opportunity sites. In order to be eligible for approval to be added to the list of sites, a site must be:
 - A prominent site, one that is generally well-known;
 - A project that will provide a maximum and positive impact to the adjacent area and the CRA district as a whole.
- Each grant is awarded through a negotiated grant agreement. The amount of grant funding awarded is determined on a case by case basis, with the requirement that:
 - The funds are provided to build a new building or renovate an existing building. Funds are granted on a reimbursement basis, following the verification of payments and the submittal of other documents such as the certificate of occupancy and lien releases; and
 - The grantee receives 50% (or less) of the documented expenditures for approved items in the project budget. It is not unusual for the completed project to cost far more than the grant project envisioned, since the grants often do not cover the build-out costs for individual spaces to be leased.
- In addition to grant funding, the agreements cover a list of other requirements, including:
 - The proposed façade must comply with design guidelines.
 - Grant budgets are based on licensed contractor cost estimates.
 - Properties must have:

- A Phase I environmental site assessment, or provide acceptable related information
- A concurrency analysis to ensure that there is capacity in various services to accommodate the project (road capacity, utility capacity, etc.)
- A conceptual plan for the project
- Information about the applicant, including the applicant's experience with this type of project; and
- Extensive information regarding the financial capacity of the applicant to execute the project, including a letter of reference from a bank with which the applicant has an on-going relationship, and disclosure as to the financing of the project. The financing information and other sections of the application are reviewed by the Small Business Development Center at Daytona State College and must receive a favorable opinion.

The process for applicants in the program is as follows:

- When the application is submitted, staff and the CRA attorney negotiate a list of "deal points" with the applicant that are then presented to the CRA for approval.
- Once the deal points are approved, staff and the CRA attorney prepare a grant agreement following the approved "deal points". The agreement is presented to the City Commission for approval.

Since the inception of the program there have been five Opportunity Site grants awarded and implemented as follows. (Numbers are rounded):



- Pennysaver Building: A new owner purchased this vacant building for \$499,000, spent over \$1 million for renovations, and received \$400,000 in CRA grant funds.



- The Badcock Building: A new owner purchased this vacant building for \$580,500, spent over \$948,400 for renovations to date, and received \$474,200 in CRA grant funds.



- The J & J Building – on a corner lot where a building had burned down 3 years earlier, this owner spent over \$584,400 and was reimbursed \$281,322. The new building was recently filmed in a Disney movie.



- Inn on the Avenue – A new owner purchased this vacant building for \$250,000. The building was demolished to build a bed and breakfast. The new owner spent over \$350,000, and was awarded a \$94,370 grant.



- Outriggers Restaurant & Marina – A new owner purchased this property – a marina that was built in the 1950's - for \$2 million, and over \$1 million has been spent in renovating the dock area and building a fishing store and restaurant. The restaurant construction was reimbursed \$107,311.
- Faulkner and Julia site: The City owns 1.4 acres at the corner of Faulkner and Julia Ave near Canal St, and issued a Request for Proposals (RFP) to sell the property for residential development. There was one respondent to the RFP and a contract was negotiated and approved, including the sale of the property at the appraised price and the award of an Opportunity Site grant for certain development site costs.

Rental Program

The CRA has a commercial rental program based on a popular program in Del Ray Beach. There has only been one applicant for this program, The HUB – a not for profit organization that rents space to over 70 artists. The rental space is both studios for working artists, as well as wall space for the sale of artwork.

In addition to selling art, The HUB also provides classes in a number of artistic formats (including dance and music), language classes, and hosts events that brings visitors to Canal St. The HUB recorded 20,000 visitors in 2012 and 28,000 visitors in 2013.



The Hub building before moving in



The Hub building with art work at capacity

Other Grant Programs and Partnerships

The CRA offers a number of grant programs in addition to the Opportunity Site and Rental programs. These programs include:

- The Combined Grant Program, which includes commercial façade grants;
- The Residential Improvement Program, for residential building improvements;
- The Grants and Aids Programs, to support certain events to bring visitors to the CRA commercial areas, typically with funds for marketing the event;
- The Large Grant Program, which has been used for restaurant expansion projects;
- Small-Scale Improvements Grant Program, for both commercial and residential projects. All CRA grants are provided on a reimbursement basis, and this is the only one that does not require matching funds to receive a grant of up to \$2,500.
- Historic Westside Housing Renovation Program, which has been used by Southeast Volusia Habitat for Humanity to improve 5 homes on Mary Ave. Habitat was recently approved for a second round of home improvements in the Historic Westside.
- Public Parking Initiatives Grant Program, a new program that provides CRA funds for parking lot improvements in exchange for a lease of the improved parking lot to be used as public parking until the amount of the grant is exhausted.

Partnerships are extremely important in the operation of the New Smyrna Beach Community Redevelopment Agency. The CRA's partners include:

- Volusia County is the key partner with the City in the CRA
- The Historic Westside Community
- The Southeast Volusia Chamber of Commerce
- Merchant Groups in the CRA
- Bert Fish Medical Center and the Southeast Volusia Hospital District
- The Southeast Volusia Advertising Agency
- The Small Business Development Center (SBDC) at Daytona State College, and SCORE of Volusia and Flagler Counties. As noted above, the

Opportunity Site Grant Program is one of the programs in which the SBDC regularly participates.

The CRA has partnered on specific projects with the Southeast Volusia Habitat for Humanity, as noted above. The CRA has also partnered with the New Smyrna Beach Housing Authority. Through this partnership, the Housing Authority will soon build new homes in the Historic Westside that will be leased and managed by the Housing Authority.

Marketing

The CRA Master Plan Update adopted in 2010 puts a heavy emphasis on the importance of marketing and events. The CRA developed a marketing effort with the brand, the "NSB Waterfront Loop." The brand is used on wayfinding signs throughout the CRA, in advertising, and in the address for the official CRA website for marketing, the NSBWaterfrontLoop.com.

Recent Awards

- Florida Redevelopment Association: Roy F. Kenzie Award 2013 for Marketing and Communications: the NSB Waterfront Loop.
- Florida Planning and Zoning Association, Surfcoast Chapter: 2013 Awards
 - Outstanding Public/Private Partnership: Hampton Inn & Suites
 - Outstanding Innovation and Design: Esther Beachfront Park

Financial Report

Every year the CRA has been submitting financial information to Volusia County as required. Please find attached the most recent financial schedule for the New Smyrna Beach CRA which lists the total Volusia County contribution to date, and a schedule of revenues from FY 92 to the present by source. Also attached is a schedule of CRA actual expenditures from FY 85 to FY 13, totaling \$41,497,268. Please note that the actual expenditure total includes grants received from other agencies for CRA projects, such as the FDOT grant for a portion of the cost of the West Canal Streetscape.

New Smyrna Beach CRA 1985 - 2015

**1991-2013 cumulative
county TIF contributions:
\$17,451,000**

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	\$ 3,326
• park improvements	1,734
• Flagler Avenue boardwalk improvements	993
• land acquisition	417
• banner program	301
• chamber restoration	102
• building demo/site remediation	71
• parking improvements	68
total:	\$ 7,012

Current focus of plan

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

2013

Debt (\$ x 000):	revenue bond
initial date	1992
amount of initial debt	\$ 3,340
balance	\$ 167
maturity	2013
purpose	Canal Street improvements
project status	complete

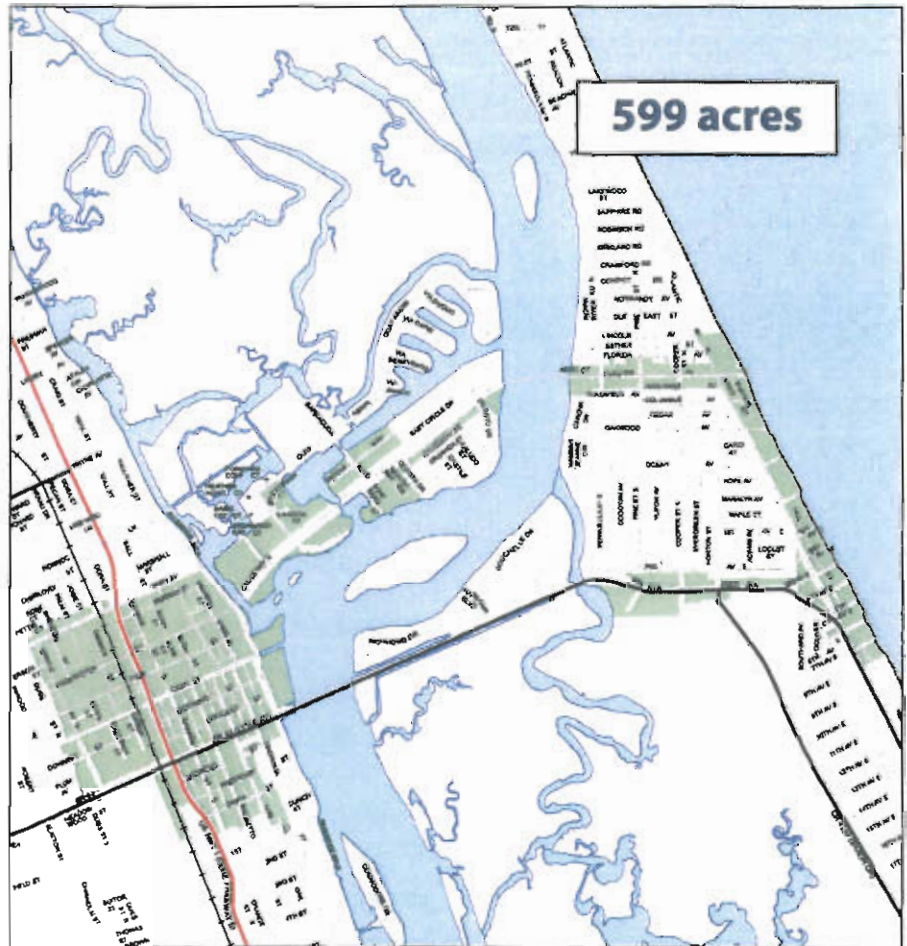
Personnel: 8.75 FTE (\$ x 000) \$ 441*

- 1 CRA director
- 1 CRA project manager
- 1 senior building inspector
- 1 gardener
- 3 utility workers
- 1 administrative specialist
- .75 marketing/PIO manager

* paid to city employees directly or through transfer

Primary expenditures in FY 2013

- capital projects: Washington Street improvements, Esther Street Beach Front Park, Mary Avenue Play Park, banner program, Babe James expansion
- grants awarded: commercial renovation/reconstruction, hotel development incentives



	FY 2013	% total	FY 2012	% total	FY 2011	% total
Revenues (\$ x 000)						
county TIF	\$ 1,005	53 %	\$ 976	39 %	\$ 1,029	35 %
hospital TIF	0	0	0	0	0	0
city TIF	539	28	537	21	611	21
subtotal	\$ 1,544	81 %	\$ 1,513	60 %	\$ 1,640	56 %
NON TIF						
grants received*	\$ 196	10 %	\$ 869	35 %	\$ 754	26 %
miscellaneous**	172	9	126	5	546	18
subtotal	\$ 368	19 %	\$ 995	40 %	\$ 1,300	44 %
Total revenue	\$ 1,912	100 %	\$ 2,508	100 %	\$ 2,940	100 %
Expenses (\$ x 000)						
CAPITAL						
debt payments	\$ 342	6 %	\$ 343	6 %	\$ 342	8 %
capital projects	2,625	45	3,163	59	2,726	62
grants awarded	1,697	29	337	6	202	5
subtotal	\$ 4,664	79 %	\$ 3,843	71 %	\$ 3,270	75 %
NON CAPITAL						
policing/enforcement	\$ 0	0 %	\$ 0	0 %	\$ 0	0 %
operating/maintenance/other	885	15	1,267	24	859	19
administration	328	6	290	5	269	6
subtotal	\$ 1,213	21 %	\$ 1,557	29 %	\$ 1,128	25 %
Total expenses	\$ 5,877	100 %	\$ 5,400	100 %	\$ 4,398	100 %
net change in fund balance	(3,965)		(2,892)		(1,458)	
Fund balance - ending	\$ 2,805		\$ 6,770		\$ 9,662	

* EPA Brownfield grant - environmental site assessment

** transfer in from stormwater fund for Esther Street project (\$167K)

CRA Historical TIF Revenues

Year		City TIF	Volusia County TIF	Hospital TIF	Port Authority TIF	Mosquito Control TIF	Total
FY1992	Audited	220,539	271,358	121,216	4,147	10,966	\$ 628,224
FY1993	Audited	218,067	268,316	119,857	4,100	10,843	\$ 621,183
FY1994	Audited	237,790	292,584	130,698	4,471	11,823	\$ 677,366
FY1995	Audited	255,887	314,851	140,644	4,811	12,723	\$ 728,916
FY1996	Audited	269,557	331,672	148,158	5,068	13,403	\$ 767,858
FY1997	Audited	270,960	333,398	148,929	5,095	13,473	\$ 771,854
FY1998	Audited	317,576	390,755	174,551	5,971	15,790	\$ 904,643
FY1999	Audited	365,068	449,191	200,654	6,864	18,152	\$ 1,039,929
FY2000	Audited	358,479	441,083	197,032	6,740	17,824	\$ 1,021,159
FY2001	Audited	435,431	535,768	239,328	8,187	21,650	\$ 1,240,365
FY2002	Audited	501,207	616,701	275,481	9,424	24,921	\$ 1,427,734
FY2003	Audited	629,072	737,859	285,306	11,068	29,268	\$ 1,692,573
FY2004	Audited	755,099	888,353	343,496	13,325	35,238	\$ 2,035,511
FY2005	Audited	848,833	998,628	391,128	14,979	39,612	\$ 2,293,180
FY2006	Audited	1,065,489	1,255,831	520,357	19,929	52,700	\$ 2,914,306
FY2007	Audited	1,121,745	1,519,958	738,324	23,953	63,365	\$ 3,467,345
FY2008	Audited	977,397	1,316,589	683,793	21,282	56,298	\$ 3,055,359
FY2009	Audited	893,277	1,384,675	822,086	22,392	59,233	\$ 3,181,663
FY2010	Audited	761,295	1,236,294	787,421	20,480	45,875	\$ 2,851,365
FY2011	Audited	610,632	976,453	-	16,304	36,505	\$ 1,639,894
FY2012	Audited	536,545	929,983	-	14,326	32,076	\$ 1,512,930
FY2013	Audited	538,519	958,406	-	14,524	32,519	\$ 1,543,968
FY2014	Estimated	583,671	1,072,817	-	15,161	34,029	\$ 1,705,678
Total		\$ 12,772,134	\$ 17,521,522	\$ 6,468,458	\$ 272,603	\$ 688,287	\$ 37,723,004

Highlighted Cells

Contribution by taxing authorities (FY1992-2001) percent allocations are based on historical percentages because the contribution per taxing authority is unavailable at this time for the mentioned years.

RNA BEACH
 IENT AGENCY FUND
 DATA 1985-2013

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	All Years
is	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Total
,929	71,159	1,240,365	1,427,735	1,692,573	2,035,511	848,833	1,065,489	1,121,745	977,397	893,277	761,295	610,632	536,545	538,519	22,222,699
-	9,278	-	-	28,514	-	1,573,298	2,064,866	2,374,747	2,279,274	2,501,125	3,598,058	1,783,144	1,845,344	1,201,891	19,464,252
-	-	10,580	3,739	10,000	-	-	-	51,052	-	-	-	-	-	-	75,351
-	-	-	-	-	57,341	117,200	263,799	-	-	53,390	35,563	13,923	386	-	913,577
,974	103,455	107,189	61,650	49,174	2,550	-	-	358,982	209,979	6,600	93,383	7,075	759	-	1,626,935
,903	1,333,892	1,358,114	1,493,124	1,780,261	2,095,402	2,539,331	3,394,154	3,906,526	3,466,650	3,454,392	4,488,299	2,414,774	2,383,034	1,740,410	44,302,814
,385	610,088	298,762	429,117	589,149	-	-	-	591,979	826,477	2,080,671	-	-	-	-	6,621,587
-	-	-	-	-	191,351	150,983	243,058	-	-	-	406,950	430,587	399,660	440,702	2,627,570
-	-	-	-	-	235,522	136,920	251,609	-	-	-	596,064	899,540	1,495,007	2,468,919	7,553,744
-	-	-	-	-	76,220	158,215	243,549	-	-	-	2,439,144	2,725,643	3,162,632	2,625,243	12,439,616
753	-	342,133	342,000	342,057	339,686	339,788	342,252	342,303	342,029	381,083	342,065	342,456	342,654	342,211	6,885,024
,138	610,088	640,895	771,117	931,206	842,789	783,866	1,080,468	934,282	1,168,506	2,461,754	3,784,223	4,588,226	5,399,953	5,877,075	36,127,541
785	723,804	717,219	722,007	849,055	1,252,613	1,755,445	2,313,636	2,972,244	2,758,144	992,638	704,276	(1,983,452)	(1,016,919)	(4,138,085)	8,175,273
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,154,000
-	-	-	-	-	-	-	-	-	-	-	-	495,000	-	-	495,000
096	9,096	8,342	9,100	9,100	9,100	9,100	9,100	-	109,100	-	-	29,875	125,000	172,222	1,986,626
-	(748,398)	-	(310,664)	(103,332)	(122,131)	(973,137)	(174,858)	(1,555,680)	(1,903,322)	-	-	-	-	-	(12,005,353)
096	(737,302)	8,342	(301,564)	(94,232)	(113,031)	(964,037)	(165,758)	(1,555,680)	(1,794,222)	-	-	524,875	125,000	172,222	(5,369,727)
172	1,537,036	1,523,540	2,249,101	2,669,544	3,424,367	4,553,949	5,355,357	7,503,285	8,919,840	9,423,771	10,415,403	11,120,485	9,661,906	8,759,969	
038	1,573,540	2,249,101	2,669,544	3,424,367	4,553,949	5,355,357	7,503,285	8,919,840	9,423,771	10,415,403	11,120,485	9,661,906	6,768,583	2,805,546	2,905,546

	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998
	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals
Revenues														
Taxes	-	69,091	88,918	142,182	241,217	297,592	347,679	753,096	621,183	677,366	728,916	767,858	771,854	904,643
Intergovernmental	-	-	-	-	-	-	-	-	-	-	-	4,713	-	-
Charges for Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	41,913	72,940	92,320	59,290	48,813	56,899	-	-	-	-
Miscellaneous	-	3,781	1,681	4,125	6,005	2,878	667	65	5,700	7,942	86,053	92,417	176,192	164,659
Total Revenue	-	72,872	90,599	146,307	289,135	373,510	440,666	812,451	675,896	742,007	817,969	864,988	948,046	1,069,302

Expenditures

Economic Environment	-	-	-	-	-	-	-	-	-	-	241,266	243,929	205,003	268,761
Personal Services	-	-	-	-	-	-	41,994	101,682	114,650	105,943	-	-	-	-
Operating	31,268	14,301	24,728	26,253	108,210	76,424	160,353	550,478	229,525	248,623	-	-	-	-
Capital	-	-	300,237	-	48,393	20,610	61,410	392,890	57,942	129,488	-	-	-	-
Debt Service	-	-	-	-	-	190,399	14,024	22,023	30,023	46,485	56,521	48,926	116,365	1,552,808
Total Expenditures	31,268	14,301	324,965	26,253	156,603	287,433	277,781	1,067,073	432,140	530,539	297,787	292,855	321,368	1,821,569

Revenues Over Expenditures	(31,268)	58,571	(234,366)	120,054	132,532	86,077	162,885	(254,622)	243,556	211,465	520,182	572,133	626,678	(752,267)
-----------------------------------	-----------------	---------------	------------------	----------------	----------------	---------------	----------------	------------------	----------------	----------------	----------------	----------------	----------------	------------------

Other Sources

Proceeds of Long-Term Debt	-	-	170,000	-	-	-	-	200,000	-	-	-	-	-	3,784,000
Sale of Capital Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfers In	-	51,500	76,473	113,918	185,652	227,456	247,503	527,035	3,373	9,101	9,096	9,096	9,096	9,096
Transfers Out	-	-	-	-	-	-	(38,455)	(319,823)	(296,302)	(454,907)	(308,008)	(697,541)	(1,321,816)	(2,678,979)
Total Other	-	51,500	246,473	113,918	185,652	227,456	209,048	407,212	(292,929)	(445,806)	(298,912)	(688,445)	(1,312,720)	1,114,117

Fund Balance Beginning of Year	-	(31,268)	78,803	90,910	374,802	643,066	956,599	1,328,532	1,481,122	1,431,748	1,197,411	1,418,681	1,302,369	616,327
---------------------------------------	---	-----------------	---------------	---------------	----------------	----------------	----------------	------------------	------------------	------------------	------------------	------------------	------------------	----------------

Fund Balance End of Year	(31,268)	78,803	90,910	374,852	643,066	956,599	1,328,532	1,481,122	1,431,748	1,197,411	1,418,681	1,302,369	616,327	978,177
---------------------------------	-----------------	---------------	---------------	----------------	----------------	----------------	------------------	------------------	------------------	------------------	------------------	------------------	----------------	----------------



January 27, 2013

Mr. Tony Otte
Executive Director
New Smyrna Beach CRA
New Smyrna Beach, Florida 32168

Dear Tony

Our Hampton Inn Hotel project is nearly complete. As you know, we opened in December to a wonderful reception of guests and we have had a great following so far. The hotel is beautiful and I sincerely believe we have delivered on the promises of quality and architecture made during the many presentations to all commissions and boards. In addition, we are very fortunate to say that local people have filled over eighty-five percent of the jobs created.

I hope that it has been a peaceful process of construction for the City. We efforted to keep the site clean and safe as well as keep all noise at a minimum. In addition, as directed, we kept interested parties involved in the construction process as much as we could.

It is now time to sit back and watch how the hotel will serve the community. I believe we have already seen the greater stabilization of the market. Stores are bustling and I have not seen any storefront turnover since we announced that we were building. I feel quite confident that the economic boost to the area will be felt for many years to come.

Finally, I would like to thank you and your staff for diligent service to get this done. We were a \$16,000,000 project that certainly would not have been done if we had not been able to take advantage of the CRA financial incentive programs. I believe the financial offset to the cost will be paid back to the City and the CRA in much higher sales taxes, greater stable markets and by attracting guests that may come to New Smyrna Beach for many years to come. However, from our perspective, we would not have been able to embrace this project if we did not have the CRA incentive funds and the support of the City.

Again, thank you for your service, patience and guidance.

Sincerely,

David Swentor
Managing Partner
HIHO, LLC
Hampton Inn

668 Manna Drive Suite B-4
Charleston, SC 29402
Phone: 843-856-0656
Fax: 843-856-0653

© 2012 Premiere Development, LLC. All Rights Reserved.



12 Oaks Gifts & Home Decor

105 Magnolia Street • New Smyrna Beach • FL • 32168

Phone: 386.957.3920 • **Fax:** 386.957.3921

January 14, 2014

To Whom it May Concern:

12 Oaks Home Décor is happy to have opened its doors on Magnolia Street and to be a neighbor of The Hub on Canal. The Hub brings a lot of foot traffic to the block. Many events such as the Art Walk bring more customers into the store and we are benefiting greatly from being next to The Hub. We are looking forward to networking with other businesses in the 100 block including The Hub on Canal.

Sincerely,

Victoria N. Wray

Owner

1-15-14

Part of our business decision to open The Cork and Bottle at 124 Canal Street was so we could be in the same building as The Hub on Canal and have the opportunity to draw on the Hub's customers. We also wanted to be close to Jason's Corner and Maloneys. We are looking forward to networking with all the retail and restaurant owners on the block.

Mary Lou Keenan
The Cork and Bottle
124 Canal St.
New Smyrna Beach, St. 13168



Mr. Tony Otte, Director
Community Redevelopment
City of New Smyrna Beach FL

Dear Mr. Otte:

The HUB was a contributing factor in my choice of Canal Street, specifically the east end, for the location of New Smyrna Beach Brewing Company. I knew that its large audience would benefit my business as well as the eateries on the street. I see the HUB as a big contributor to the re-birth of Canal street.

Chris Coyle
Sara Lammers

New Smyrna Beach Brewing Company
112 Sams Avenue
New Smyrna Beach FL 32168

The Hub on Canal Performance Indicators

The Hub has performed successfully since opening in 2012 on every item requested by the CRA in order to justify our grant.

- occupy three empty high-profile buildings on the corner of Canal and Magnolia in the Historic Downtown
- maintain 75% occupancy in artist studios
- hold events that will increase number of 'feet-on-the-street'
- hold late night events and 'keep the lights on'
- held over 20 workshops and conducts at least 15 different types of classes with over 30 instructors
- have beneficial effect on surrounding businesses
- highlight the partnership between City, County and CRA District
- underscore NSB's branding as an Arts Town (listed in 100 Best Small Arts Communities in USA)
- add credibility to the newly-created Downtown Arts District
- market existing Downtown and the Loop
- help attract new development and new businesses to Downtown
- improve quality of life for our community
- network with local businesses, civic groups, schools, other art organizations, etc.
- our 50 plus volunteers represent 27,102 hours of service, but more than that they represent deep support and commitment from the community

The Hub's Effect on Canal Street and Downtown as an economic engine and positive project for the City of New Smyrna Beach

The Hub has been:

- visited and complimented by Florida Redevelopment Association
- visited and complimented by:
 - State Rep David Hood
 - Volusia County staff
 - Volusia County Councilors
 - VCARD members
 - Staff members from Oviedo, Merritt Island, Ormond Beach, Orlando, Maitland, Edgewater and etc

In 2013 the Hub has:

- brought 28,000 visitors to downtown
- seen a 56% increase in visitors since we increased our marketing budget to \$2,000 per month in September 2013.
- increased late night street traffic
- increased daytime traffic
- increased number of tourists logged from 20,000 in 2012 to 28,000 in 2013
- logged increasing numbers of out-of-state visitors and tourists from overseas.
- attracted visitors from Orlando, Maitland, Winter Park, Winter Springs, Deland, Deltona and Titusville as well as from other parts of Florida
- attracted artists from other cities – Deltona, Deland, Cocoa, St Augustine, Orlando and Orange City are examples
- the downtown restaurants and retail businesses are positively affected and seeing increased business.

Spin-Off or New Businesses:

- 12 Oaks moved from Canal and Orange to be near the Hub on Magnolia Street, renovated and upgraded a vacant building
- The Cork & Bottle renovated and now doing business within Hub building at 124 Canal Street
- New Smyrna Beach Brewing Company renovated and upgraded a vacant building opposite the Hub on Sams Avenue

(see letters endorsing the Hub at back of package)

All three businesses are helping to revitalize the one hundred block of Canal Street, Magnolia Street and Sams Avenue.

The Hub as an Arts Incubator:

- has had 100% occupancy of available space since opening
- has increased the rental space for artists whenever and wherever possible
- numbers of resident artists increased from 35 artists at opening in year one to 78 artists by the end of year two
- we have waiting lists for both studio and wall space
- we are under continual pressure to expand the artists' pool to areas outside of East Volusia County

Hub Incubator Alumni

- Mangrove Design began hiring and has moved into larger premises on Magnolia Street
- Artistic Graphix has expanded, taken on employees and is moving into 120 Canal Street
- Heather Pastor has open new working/teaching studio above 412 Canal Street
- Nancy Flynn has expanded her business into larger working-studio in Arts District
- Fred Goldstein has expanded his business into larger working-studio in Arts District
- Ian Ratcliff, architect, is moving into larger space in Hub

The Hub as a Creative Place-Maker for the City of New Smyrna Beach. The Hub on Canal is more than just an economic engine for The City of New Smyrna Beach.

It is:

- a source of pride for the residents who come in and bring their friends from out of town
- a volunteer organization where people can work and give back to their community
- a place where talented artists can display and sell their work – again – these artists should be a great source of pride to New Smyrna Beach
- a place where people of all ages can explore, experience, learn and be inspired by art and artists

Because of the success of the Hub in 2013 we were able to invest in the following improvements that will help solidify our position for 2014:

- new and expanded website to illustrate all the Hub offers – *one-time expense*
- improved lighting for better teaching and display of art – *one-time expense*
- wood-laminate flooring in Yoga Studio – *on- time expense*
- more and better special events – *profitable, standing-room only*
- increased advertising (\$2,000 per month starting in August) to cover Daytona, Ormond Beach, Port Orange, Orlando and metro area
- two paid employees to help administer increasing activity

(See the spreadsheet for 2013.)



Responsible Development for Volusia and Flagler Counties

January 10, 2013

To Whom It May Concern:

The *Hub On Canal* has been a most impressive and beneficial addition to New Smyrna Beach's downtown and overall community.

By bringing in numerous artists and multitudes of patrons to Canal Street, The Hub has demonstrated its importance as both a cultural and economic enhancement to the city. In a short period of time, it already has become a magnet for attracting out of town visitors – and helping to attract future businesses and quality residential development to downtown New Smyrna Beach.

The Hub also has been a primary resource for New Smyrna Beach's recognition throughout Central Florida (and the Southeast United States) as an artistic and cultural "hub."

The dedicated efforts – and successful achievements of Hub volunteers show the need for continued support to this unique community jewel.

As director for the non-profit Volusia County Association for Responsible Development (VCARD), I see *The Hub* as a prime example of what is needed for quality community growth.

Thank you for your consideration.

David Castagnacci
David Castagnacci
VCARD Executive Director

Volusia County Association for Responsible Development
P.O. Box 2475 Daytona Beach, FL 32115 Tel 386.257.4169 Fax 386.258.5104
www.responsibledevelopment.com

cc: City Commission
Tonyotte

February 5, 2014

City Manager

City Hall Sams Avenue NSB

My wife and I have been coming to Florida for the last thirty years. As "snow birds" we rented accommodations in various cities on both coasts. We have over the years chosen the city and the rental location to coincide with our hobbies and interests.

New Smyrna Beach is one of our favorite places to spend the winter as there is an exciting and continuing array of events, attractions and things to do. The arts community here is thriving and vibrant and has as one of its premium center pieces The Hub on Canal Street.

We are always pleased and delighted to, each year, rediscover The Hub. Not only is it a magnet for tourists, it serves to bring together artists and artisans of many disciplines. It shines as a destination for winter visitors and functions with the community of New Smyrna Beach and surround area by providing a focal point for art in the historic downtown core of NSB.

We continue throughout our winter stay to visit the Hub regularly, attending the variety of events and taking instruction in art and music.

In our opinion The Hub is a valuable asset that should continue to be promoted, supported and funded in order for NSB to maintain this jewel on Canal Street.

Yours truly



Ian and Lynn Bartlett

38 Melville Road

Arnprior, Ontario, Canada

K7S 3Z8

FREDERICK A. GOLDSTEIN

ATTORNEY & COUNSELOR AT LAW
POST OFFICE BOX 27463
FORT LAUDERDALE, FLORIDA 33376-2463
(954) 832-1383

January 11, 2013

Tony Otto, Chairperson
Community Redevelopment Agency
City of New Smyrna Beach
124 Sans Avenue
New Smyrna Beach, Florida 32168

Re: Support for The Hub on Canal Street

Dear Mr. Otto:

I am writing to express my unqualified support for The Hub on Canal Street and would urge the CRA Board to continue funding for 2013.

I first visited New Smyrna Beach five years ago. I came back to New Smyrna because of the art community, the welcoming people and the general environment. When I learned there was a group who wanted to start an art center I was happy to help and become a part of that effort. I make metal sculptures.

Because of The Hub I purchased a house last year in New Smyrna Beach. I hired all local people to do the work and patronized the local furniture stores, glass company, refinishers, artists and the general contractor who in turn hired local people. This is precisely why The Hub is so important: people with an interest in the community are brought into the community and then help the community prosper because local services and goods are purchased. A wonderful synergy is created thanks to the CRA and The Hub.

I thank you for your consideration regarding the 2013 funding request.

Sincerely,



FREDERICK A. GOLDSTEIN
FG/bb



914 Clubhouse Blvd.
New Smyrna Beach
Florida 32168
Office: 386.428-1228
Mobile: 386.679-5181
www.MartoranoProductions.com

January 5, 2013
Chairperson
CRA
New Smyrna Beach, Florida

Salutation:

It is with pleasure that I ask the CRA to consider its renewal of a grant to "The Hub". It goes without question that its first year of operation has proven not only its artistic value but the financial value this wonderful facility has brought to our community. New Smyrna Beach is lucky to have an art centre domicile in its downtown business area providing a showcase for local, national and international talents.

It is my plan to take advantage of the opportunities presented to me at "The Hub" as a music producer, performer and an educator.

Sincerely,

Richard J. Martorano, Ed.D
President

Original Message —

From: susan mallow

To: sallymackay@cfl.rr.com

Sent: Thursday, January 10, 2013 3:48 PM

Subject: THANK YOU

Dear Sally,

On behalf of the *Women Into Lifelong Learning*, I would like to thank you for escorting us through THE HUB yesterday. The information about the buildings' history and background of the artists working, displaying, and teaching there helped to enrich our experience. As the name of our group indicates, we are women who look to explore and expand our knowledge. Our visit to THE HUB most certainly fulfilled that goal.

As a resident of New Smyrna Beach, I am excited and proud of this unique facility in our community, and I am anxious to show it off. I'd like to share the positive feedback with you. One of the women from Palm Coast was so impressed that she immediately became a member of THE HUB. Others, including myself, also plan to join. Almost everyone who browsed through the facility expressed amazement at the quantity and quality of the displays and plan to make return visits with spouses and friends. Those who live more locally appreciated learning of the lessons and events offered.

I see THE HUB as a cultural community focal point that enriches everyone in New Smyrna Beach, and I thank you for all of the time and work you have expended to make it a reality.

Sincerely
Susan Mallow



January 27, 2013

Mr. Tony Otte
Executive Director
New Smyrna Beach CRA
New Smyrna Beach, Florida 32168

Dear Tony:

Our Hampton Inn Hotel project is nearly complete. As you know, we opened in December to a wonderful reception of guests and we have had a great following so far. The hotel is beautiful and I sincerely believe we have delivered on the promises of quality and architecture made during the many presentations to all commissions and boards. In addition, we are very fortunate to say that local people have filled over eighty-five percent of the jobs created.

I hope that it has been a peaceful process of construction for the City. We efforted to keep the site clean and safe as well as keep all noise at a minimum. In addition, as directed, we kept interested parties involved in the construction process as much as we could.

It is now time to sit back and watch how the hotel will serve the community. I believe we have already seen the greater stabilization of the market. Stores are bustling and I have not seen any storefront turnover since we announced that we were building. I feel quite confident that the economic boost to the area will be felt for many years to come.

Finally, I would like to thank you and your staff for diligent service to get this done. We were a \$16,000,000 project that certainly would not have been done if we had not been able to take advantage of the CRA financial incentive programs. I believe the financial offset to the cost will be paid back to the City and the CRA in much higher sales taxes, greater stable markets and by attracting guests that may come to New Smyrna Beach for many years to come. However, from our perspective, we would not have been able to embrace this project if we did not have the CRA incentive funds and the support of the City.

Again, thank you for your service, patience and guidance.

Sincerely,

David Swentor
Managing Partner
HIHO, LLC
Hampton Inn

669 Marina Drive Suite B-4
Charleston, SC 29402
Phone: 843-856-0655
Fax: 843-856-0653

INTERNET: www.hihohotel.com



12 Oaks Gifts & Home Decor

105 Magnolia Street • New Smyrna Beach • FL • 32168

Phone: 386.957.3920 • **Fax:** 386.957.3921

January 14, 2014

To Whom it May Concern:

12 Oaks Home Décor is happy to have opened its doors on Magnolia Street and to be a neighbor of The Hub on Canal. The Hub brings a lot of foot traffic to the block. Many events such as the Art Walk bring more customers into the store and we are benefiting greatly from being next to The Hub. We are looking forward to networking with other businesses in the 100 block including The Hub on Canal.

Sincerely,

Victoria N. Wray

Owner

1-15-14

Part of our business decision to open The Cork and Bottle at 124 Canal Street was so we could be in the same building as The Hub on Canal and have the opportunity to draw on the Hub's customers. We also wanted to be close to Jason's Corner and Maloneys. We are looking forward to networking with all the retail and restaurant owners on the block.

Mary Lou Keenan
The Cork and Bottle
124 Canal St.
New Smyrna Beach, FL 32168



Mr. Tony Ott, Director
Community Redevelopment
City of New Smyrna Beach FL

Dear Mr. Ott:

The HUB was a contributing factor in my choice of Canal Street, specifically the east end, for the location of New Smyrna Beach Brewing Company. I knew that its large audience would benefit my business as well as the eateries on the street. I see the HUB as a big contributor to the re-birth of Canal street.

Chris Coyle
Sara Lammers

New Smyrna Beach Brewing Company
112 Sams Avenue
New Smyrna Beach FL 32168

The Hub on Canal Performance Indicators

The Hub has performed successfully since opening in 2012 on every item requested by the CRA in order to justify our grant.

- occupy three empty high-profile buildings on the corner of Canal and Magnolia in the Historic Downtown
- maintain 75% occupancy in artist studios
- hold events that will increase number of 'feet-on-the-street'
- hold late night events and 'keep the lights on'
- held over 20 workshops and conducts at least 15 different types of classes with over 30 instructors
- have beneficial effect on surrounding businesses
- highlight the partnership between City, County and CRA District
- underscore NSB's branding as an Arts Town (listed in 100 Best Small Arts Communities in USA)
- add credibility to the newly-created Downtown Arts District
- market existing Downtown and the Loop
- help attract new development and new businesses to Downtown
- improve quality of life for our community
- network with local businesses, civic groups, schools, other art organizations, etc.
- our 50 plus volunteers represent 27,102 hours of service, but more than that they represent deep support and commitment from the community

The Hub's Effect on Canal Street and Downtown as an economic engine and positive project for the City of New Smyrna Beach

The Hub has been:

- visited and complimented by Florida Redevelopment Association
- visited and complimented by:
 - State Rep David Hood
 - Volusia County staff
 - Volusia County Councilors
 - VCARD members
 - Staff members from Oviedo, Merritt Island, Ormond Beach, Orlando, Maitland, Edgewater and etc

In 2013 the Hub has:

- brought 28,000 visitors to downtown
- seen a 56% increase in visitors since we increased our marketing budget to \$2,000 per month in September 2013.
- increased late night street traffic
- increased daytime traffic
- increased number of tourists logged from 20,000 in 2012 to 28,000 in 2013
- logged increasing numbers of out-of-state visitors and tourists from overseas.
- attracted visitors from Orlando, Maitland, Winter Park, Winter Springs, Deland, Deltona and Titusville as well as from other parts of Florida
- attracted artists from other cities – Deltona, Deland, Cocoa, St Augustine, Orlando and Orange City are examples
- the downtown restaurants and retail businesses are positively affected and seeing increased business.

Spin-Off or New Businesses:

- 12 Oaks moved from Canal and Orange to be near the Hub on Magnolia Street, renovated and upgraded a vacant building
- The Cork & Bottle renovated and now doing business within Hub building at 124 Canal Street
- New Smyrna Beach Brewing Company renovated and upgraded a vacant building opposite the Hub on Sams Avenue

(see letters endorsing the Hub at back of package)

All three businesses are helping to revitalize the one hundred block of Canal Street, Magnolia Street and Sams Avenue.

The Hub as an Arts Incubator:

- has had 100% occupancy of available space since opening
- has increased the rental space for artists whenever and wherever possible
- numbers of resident artists increased from 35 artists at opening in year one to 78 artists by the end of year two
- we have waiting lists for both studio and wall space
- we are under continual pressure to expand the artists' pool to areas outside of East Volusia County

Hub Incubator Alumni

- Mangrove Design began hiring and has moved into larger premises on Magnolia Street
- Artistic Graphix has expanded, taken on employees and is moving into 120 Canal Street
- Heather Pastor has open new working/teaching studio above 412 Canal Street
- Nancy Flynn has expanded her business into larger working-studio in Arts District
- Fred Goldstein has expanded his business into larger working-studio in Arts District
- Ian Ratcliff, architect, is moving into larger space in Hub

The Hub as a Creative Place-Maker for the City of New Smyrna Beach. The Hub on Canal is more than just an economic engine for The City of New Smyrna Beach.

It is:

- a source of pride for the residents who come in and bring their friends from out of town
- a volunteer organization where people can work and give back to their community
- a place where talented artists can display and sell their work – again – these artists should be a great source of pride to New Smyrna Beach
- a place where people of all ages can explore, experience, learn and be inspired by art and artists

Because of the success of the Hub in 2013 we were able to invest in the following improvements that will help solidify our position for 2014:

- new and expanded website to illustrate all the Hub offers – *one-time expense*
- improved lighting for better teaching and display of art – *one-time expense*
- wood-laminate flooring in Yoga Studio – *on- time expense*
- more and better special events – *profitable, standing-room only*
- increased advertising (\$2,000 per month starting in August) to cover Daytona, Ormond Beach, Port Orange, Orlando and metro area
- two paid employees to help administer increasing activity

(See the spreadsheet for 2013.)



Responsible Development for Volusia and Flagler Counties

January 10, 2013

To Whom It May Concern:

The Hub On Canal has been a most impressive and beneficial addition to New Smyrna Beach's downtown and overall community.

By bringing in numerous artists and multitudes of patrons to Canal Street, *The Hub* has demonstrated its importance as both a cultural and economic enhancement to the city. In a short period of time, it already has become a magnet for attracting out of town visitors – and helping to attract future businesses and quality residential development to downtown New Smyrna Beach.

The Hub also has been a primary resource for New Smyrna Beach's recognition throughout Central Florida (and the Southeast United States) as an artistic and cultural "hub."

The dedicated efforts – and successful achievements of *Hub* volunteers show the need for continued support to this unique community jewel.

As director for the non-profit Volusia County Association for Responsible Development (VCARD), I see *The Hub* as a prime example of what is needed for quality community growth.

Thank you for your consideration.

David Castagnacci
David Castagnacci
VCARD Executive Director

Volusia County Association for Responsible Development
P.O. Box 2475 Daytona Beach, FL 32115 Tel 386.257.4168 Fax 386.258.5104
www.responsibledevelopment.com

cc: City Commission
Tourette

February 5, 2014

City Manager

City Hall Sams Avenue NSB

My wife and I have been coming to Florida for the last thirty years. As "snow birds" we rented accommodations in various cities on both coasts. We have over the years chosen the city and the rental location to coincide with our hobbies and interests.

New Smyrna Beach is one of our favorite places to spend the winter as there is an exciting and continuing array of events, attractions and things to do. The arts community here is thriving and vibrant and has as one of its premium center pieces The Hub on Canal Street.

We are always pleased and delighted to, each year, rediscover The Hub. Not only is it a magnet for tourists, it serves to bring together artists and artisans of many disciplines. It shines as a destination for winter visitors and functions with the community of New Smyrna Beach and surround area by providing a focal point for art in the historic downtown core of NSB.

We continue throughout our winter stay to visit the Hub regularly, attending the variety of events and taking instruction in art and music.

In our opinion The Hub is a valuable asset that should continue to be promoted, supported and funded in order for NSB to maintain this jewel on Canal Street.

Yours truly



Ian and Lynn Bartlett

38 Melville Road

Arnprior, Ontario, Canada

K7S 3Z8

FREDERICK A. GOLDSTEIN

ATTORNEY & COUNSELOR AT LAW
POST OFFICE BOX 27463
FORT LAUDERDALE, FLORIDA 33316-2463
(954) 832-5382

January 11, 2013

Tony Otto, Chairperson
Community Redevelopment Agency
City of New Smyrna Beach
124 Saint Avenue
New Smyrna Beach, Florida 32168

Re: Support for The Hub on Canal Street

Dear Mr. Otto:

I am writing to express my unqualified support for The Hub on Canal Street and would urge the CRA Board to continue funding for 2013.

I first visited New Smyrna Beach five years ago. I came back to New Smyrna because of the art community, the welcoming people and the general environment. When I learned there was a group who wanted to start an art center I was happy to help and become a part of that effort. I make metal sculptures.

Because of The Hub I purchased a house last year in New Smyrna Beach. I hired all local people to do the work and patronized the local furniture stores, glass company, refinishers, artists and the general contractor who in turn hired local people. This is precisely why The Hub is so important: people with an interest in the community are brought into the community and then help the community prosper because local services and goods are purchased. A wonderful synergy is created thanks to the CRA and The Hub.

I thank you for your consideration regarding the 2013 funding request.

Sincerely,



FREDERICK A. GOLDSTEIN
FG/bb



914 Clubhouse Blvd.
New Smyrna Beach
Florida 32168
Office: 386.428-1228
Mobile: 386.679-5181
www.MartoranoProductions.com

January 5, 2013
Chairperson
CRA
New Smyrna Beach, Florida

Salutation:

It is with pleasure that I ask the CRA to consider its renewal of a grant to "The Hub". It goes without question that its first year of operation has proven not only its artistic value but the financial value this wonderful facility has brought to our community. New Smyrna Beach is lucky to have an art centre domicile in its downtown business area providing a showcase for local, national and international talents.

It is my plan to take advantage of the opportunities presented to me at "The Hub" as a music producer, performer and an educator.

Sincerely,

Richard J. Martorano, Ed.D
President

Original Message —

From: [susan mallow](#)

To: sallymackay@cfl.rr.com

Sent: Thursday, January 10, 2013 3:48 PM

Subject: THANK YOU

Dear Sally,

On behalf of the *Women Into Lifelong Learning*, I would like to thank you for escorting us through THE HUB yesterday. The information about the buildings' history and background of the artists working, displaying, and teaching there helped to enrich our experience. As the name of our group indicates, we are women who look to explore and expand our knowledge. Our visit to THE HUB most certainly fulfilled that goal.

As a resident of New Smyrna Beach, I am excited and proud of this unique facility in our community, and I am anxious to show it off. I'd like to share the positive feedback with you. One of the women from Palm Coast was so impressed that she immediately became a member of THE HUB. Others, including myself, also plan to join. Almost everyone who browsed through the facility expressed amazement at the quantity and quality of the displays and plan to make return visits with spouses and friends. Those who live more locally appreciated learning of the lessons and events offered.

I see THE HUB as a cultural community focal point that enriches everyone in New Smyrna Beach, and I thank you for all of the time and work you have expended to make it a reality.

Sincerely
Susan Mallow



A Snapshot of the Economic Climate in New Smyrna Beach: 2014

Property Values: "City on the move"

" 'In any market that we have, be it up, down or sideways, New Smyrna has real estate locations that are superior to almost anywhere else in our county,' Gilreath said."

In the headline story "City on the move" in the January 2, 2014 edition of The Daytona Beach News Journal, Volusia County Property Appraiser Morgan Gilreath provided the above quote. The article also noted that, "County Property Appraiser Morgan Gilreath said that despite having markets over the past five to seven years 'that were worse than anything we've ever seen,' New Smyrna Beach has weathered the storm and he expects the city of a little more than 22,000 to continue to be a leader in the recovery." The article provided a table listing the top five cities for increases in property value in 2013, and New Smyrna Beach led all cities with an increase of over \$150 million.

The article can be viewed at:

<http://www.news-journalonline.com/article/20140101/NEWS/140109925/0/search?tc=ar>

Additional information on property values in comparison with other areas of the County is provided below.

Development

In the Volusia County Economic Development Department's "Q 4" report (the most recent report as of this writing) the City of New Smyrna Beach had the highest dollar value of commercial building permits for all cities and the unincorporated area for the fourth quarter of 2013, at \$7,104,816 (note that this figure is for new construction activity only, not renovation. There is significant commercial renovation activity as well.).

For residential permits, the same report indicated that New Smyrna Beach came in second in dollar value for new construction with \$15,592,478.

There are numerous development projects that have been recently completed, under construction, or in the planning stages. Here are a few of those projects:

- Hospitality: There has been significant development in the Hospitality Sector:
 - The Hampton Inn and Suites on Flagler Ave opened 16 months ago, a 112 room hotel in the center of the historic beachside commercial district (Flagler Ave).

- Also in the center of the Flagler Ave historic district, a new bed and breakfast, the Inn on the Avenue, opened late last year with seven rooms.
- The Best Western, the only flag hotel on the beach underwent a major renovation in 2012.
- The Black Dolphin Inn on Riverside Dr opened last year. This inn has already been recognized by Trip Advisor for a 2014 Travelers' Choice award, one of only 144 properties in the US to win the award.
- Many restaurants have recently opened or are under construction: The lead story in the December 1, 2013 edition of The Daytona Beach News Journal Business Section appeared with the headline: "Restaurant Surge: 12 New Smyrna eateries open in 2013". The article noted, "These openings provide more evidence of the growth in tourism, which has been the cornerstone of the local economy since the early 1900's."

<http://www.news-journalonline.com/article/20131201/BUSINESS/131209961/0/search>

- Other developments include:
 - A 31,200 square foot medical center is under construction by Florida Hospital.
 - The New Smyrna Harbor Marina development has completed the Marina and restaurant portion of the site and is now building out the first phase of the 21 home sites.
 - A Ford dealership recently moved from US 1 to a new facility on SR 44, and a Chevrolet dealership currently on US 1 is planning to follow. Two of the three parcels that comprise the former Ford dealership are either sold or under contract.
 - In the third quarter of 2011 a new 155,000 sq ft. WalMart store opened. Within a year the former 85,000 sq ft WalMart store had sold and was divided with new spaces, and new tenants opened their doors: Big Lots and Beall's. More recently, a Firehouse Subs and Vision Fitness have opened in the divided space.
 - Redevelopment in the historic commercial areas has been dramatic in the past three years. Many renovations were incentivized with Community Redevelopment Agency funds, while more recent renovations are 100% privately funded. It is estimated that the amount of investment in privately funded projects since the opening of the Hampton Inn and Suites exceeds \$800,000:

- Canal St, the historic mainland “downtown” area: In July, 2011 there were 19 vacancies in the Canal St area, the historic mainland downtown area. More recently there were two vacancies, as many buildings have been renovated and a new two story building constructed.
- Flagler Ave, the historic beachside “downtown” area: a new mixed-use building recently completed construction, and four buildings are now being renovated.
- The industrial area near the airport has seen two recent new business locations:
 - Dougherty Manufacturing has purchased and moved into the building at 1601 Tionia Road. Formerly known as Blue Water Dynamics, the firm has moved from Edgewater and has been doing business in the marine industry. The firm is rolling out a new product line and plans to hire 20-30 persons during the first year.
 - Turbine Legend is an aircraft manufacturing firm that is in the process of moving from Louisiana to a leased building at 1531 Airway Circle.
- The City also has a significant number of capital projects that have been recently completed, under construction, or in the planning stages. Here are a few of those projects:
 - New gateway entry features: \$1.4 million.
 - Recently opened boat ramp at the Swoope site on the intercoastal waterway: \$1.45 million.
 - New beachfront park at Esther Street: \$1.7 million.
 - Improvements at Riverside Park: \$934,000.
 - Improvements at the Flagler Ave Beachfront Pavilion: \$1.3 million.
 - A new fire station at SR 44 at W Canal St is now under construction: over \$2 million.
 - Central Beach Stormwater Mitigation Project: over \$5 million.
 - Multi-use trail, 2.2 miles from West Pine St. to Sugar Mill Drive: \$1 million
 - “Streetscape improvements” at five locations in the historic area of the city totaling over \$5 million.

Basic Indicators*

- Median Household Income: In New Smyrna Beach the median household income exceeds that in Volusia County and is slightly higher than Ormond Beach and Port Orange. A retailing study conducted by Robert Gibbs in 2009 found that the Trade Area Population for the City is 94,488 and the Average Household Income in that area is \$65,400.
- Comparative retail sales per capita: New Smyrna Beach leads the County and two other cities by wide margins. There are two explanations. First, New Smyrna Beach has been and remains the historical trade and service center for Southeast Volusia County, an area of approximately 60,000 residents. Second, the City has long been a popular beach community for seasonal residents and tourists from Central Florida and beyond. The combination of a comparatively large trade and service area and large influx of seasonal residents and tourists generates substantially more retail activity in the City than would otherwise be supported by the resident population.

The table below (labeled "Table 2", from the proposed US 1 CRA Master Plan) provides economic and fiscal data and indicators for the City of New Smyrna Beach as compared to Ormond Beach, Port Orange and Volusia County as a whole. Just and taxable values of real estate and other property in New Smyrna Beach are significantly higher on a per capita basis than the County, Ormond Beach, and Port Orange. The implication is that for comparable millage rates, New Smyrna Beach can generate substantially greater per capita proportions of ad valorem revenues than other jurisdictions. This may also allow the City to be more flexible than other jurisdictions in using tax incentives to leverage private investments.

New Smyrna Beach is much more reliant on its residential tax base than the County and two other cities. Residential property contributes 86.4 percent of local real property taxes, compared to percentages in the seventies for the other three jurisdictions. Commercial and industrial property in New Smyrna Beach account for only 10.2 percent of local real property taxes, compared to 16.5 to 20.0 percent in the other three jurisdictions. (Note: New Smyrna Beach has the second lowest property tax millage rate in Volusia County.)

New Smyrna Beach has a much greater proportion of high value residential property than the other jurisdictions, which tends to diminish proportional contributions from commercial and industrial property. Nevertheless, comparatively low tax revenue contributions from commercial and industrial real estate in New Smyrna Beach provide strong arguments for attracting new business and industry to the City and particularly to the proposed US 1 Community Redevelopment Area to generate both tax revenues and jobs for local residents. (More on the proposed US 1 CRA below.)

*Note: Much of this data came from the 2014 US 1 CRA Master Plan, Kimley-Horn and Associates, and a substudy by Urbanomics, Inc.

Table 2. Comparative Economic and Fiscal Data

Economic and Fiscal Indicator	New Smyrna Beach	Ormond Beach	Port Orange	Volusia County
<i>Demographic and Economic Comparisons (1)</i>				
Population 2012	22,900	38,376	56,766	494,950
Median Household Income, 2007-2011(\$)	49,625	48,427	47,763	44,169
Median Owner-Occupied Housing Value, 2007-2011 (\$)	233,800	201,300	171,200	172,100
Retail Sales Per Capita, 2007 (\$)	19,857	13,731	9,460	12,230
Accommodation & Food Service Sales Per Cap, 2007 (\$)	2,727	2,820	1,283	1,826
<i>Fiscal Comparisons (2)</i>				
Just Value of All Property Per Capita (\$)	144,282	87,956	57,670	70,790
Taxable Value of All Property Per Capita (\$)	107,003	64,002	41,024	52,578
Tax Base -- Real Property				
-- Residential (%)	86.4	74.6	72.5	71.8
-- Commercial(%)	9.2	13.6	17.1	13.8
-- Industrial (%)	1.0	3.4	2.8	2.7
-- Other (%)	0.8	1.7	1.3	2.2
Tax Base -- Personal and Centrally Assessed Property (%)	2.5	6.6	6.2	9.7

(1) Based on US Bureau of the Census data

(2) Based on Florida Department of Revenue data

Source: URBANOMICS, Inc.

Recent Recognitions for New Smyrna Beach

- One of the World's Top Twenty Surf Towns, by National Geographic Magazine in 2012; and
- One of the Coolest Surf Towns, by Travel + Leisure Magazine in 2013
- Named by SmarterTravel.com as one of ten best beach towns in Florida in 2014

City Commission Leadership in Economic Development Activities

The City Commission's Annual Strategic Issues include an Economic Development element, and Economic Development has been a focal point for several years.

In 2010 the City Commission received the City's first Economic Development Plan, prepared by newly elected Mayor Adam Barringer. The plan called for the appointment of an Economic Development Advisory Board, which was then appointed by the City Commission. The Board held its first meeting on June 29, 2010 and continues to meet monthly to make recommendations to the City Commission in matters of Economic Development.

The City Commission has included in the annual City Budget funding for membership at the Executive Committee level in Team Volusia, a public-private economic development organization for Volusia County. The City Budget also includes a staff position for Economic Development Director which is combined with the Community Redevelopment Agency Director's position. (In addition, in the current year budget the CRA Department had two positions closed and eliminated that had been included in the previous budget.)

In addition to working with Team Volusia, the City works with many partners in the Economic Development effort, including Volusia County, the CEO Business Alliance, the Daytona State Small Business Development Center, SCORE, Career Source Flagler Volusia, the New Smyrna Beach Utilities Commission, and other agencies.

As noted above, the City Commission is proposing that a new Community Redevelopment Agency (CRA) be created through a "delegation of authority" from the Volusia County Council. The current CRA sunsets in 2015.

One of the Economic Development services offered by the City has been called the "City Ready" service by a local commercial realtor. At the request of a property owner, or potential buyer, a staff team is assembled to visit a commercial or industrial property on site and discuss the potential for enhancing the property to maximize its usefulness and value. The team visiting the site typically consists of representatives from the Planning Department, the Building Official, and the New Smyrna Beach Utilities Commission. There were 12 such meetings last year, and six meetings have been held in the first four months of 2014.

Report prepared by Tony Otte, CRA/Economic Development Director, City of New Smyrna Beach, April 28, 2014 (386) 424-2265, totte@cityofnsb.com



Friday, July 4

8:30am - July 4th Celebration

Saturday, July 5

7:00am - Farmer's Market

10:00am

1st Saturday Art Stroll/Gallery Walk

11:00am

Live Music in Christmas Park

4:00pm - Gallery Walk

Sunday, July 6

11:00am - Marc Monteson Quartet

Thursday, July 10

6:30pm

Army Allis and the Soul Operation in Concert

Friday, July 11

6:00pm - Music Night @ the Hub

Saturday, July 12

7:00am - Farmer's Market

4:00pm - Canal Street Cruise

4:00pm - Classic Car Show

Thursday, July 17

6:30pm - Ronnie Rogers Band in Concert

Saturday, July 19

7:00am - Farmer's Market

Saturday, July 26

7:00am - Farmer's Market

10:00am - Art Walk on Flagler Avenue

10:00am - Art Walk on Flagler

1:00pm - Flagler Avenue Wine Walk

1:00pm - Flagler Avenue Wine Walk

Thursday, July 31

6:30pm - Uptuit in Concert

Saturday, August 2

7:00am - Farmer's Market

10:00am

1st Saturday Art Stroll/Gallery Walk

11:00am - Live Music in Christmas Park

4:00pm - Gallery Walk

Friday, August 8

6:00pm - Music Night @ the Hub

Saturday, August 9

7:00am - Farmer's Market

4:00pm - Classic Car Show

Saturday, August 16

7:00am - Farmer's Market

Saturday, August 23

7:00am - Farmer's Market

10:00am - Art Walk on Flagler Avenue

1:00pm - Flagler Avenue Wine Walk

Saturday, August 30

7:00am - Farmer's Market

Online: nsbwaterfrontloop.com



Beyond Canal Street & Flagler Ave. Momentum for Commercial Improvements Continue

This is the first installation of a year-long economic development series, where we will feature a specific area in Volusia or Flagler County and report on recent economic developments, spotlight the growth of local industries, and review ongoing growth strategies.

What a difference a few years makes," said Tony Otte, director of the community redevelopment department. "In 2011 the Canal Street area, New Smyrna Beach's historic mainland downtown, had 19 vacant stores and a vacant lot at a prominent corner. The three largest commercial spaces on the street were vacant – with the most prominent space, an entire former furniture store at the corner of US 1, having been vacant for over 5 years."

On Flagler Ave there were a number of properties that were underutilized, including two abandoned historic buildings and a large vacant lot.

Fast forward to 2014: Both streets have been transformed with projects that received assistance from Volusia County and the City through the Community Redevelopment Agency. The funding assistance aided in the construction of a new hotel on Flagler Ave and a new building on Canal St. and the renovation of many other buildings.

"There are no more CRA funds for such projects, but those improvements sparked a momentum for commercial building improvements that continues with private dollars," said Otte. New projects that are 100% privately funded include:

Canal St.

- The Cork Screw Bar and Grill is now under construction in the former Pennysaver building. The building shell and parking area received a CRA grant, but building out the only vacant space

remaining in the building is privately funded. This will complete the occupancy of the building and add another restaurant to the Canal St area.

- The former Tru-Gas Building at 115 N. Orange St (near Canal St) is undergoing a major renovation for the leasing of commercial spaces for retail or professional offices.

Businesses in buildings that have recent, privately funded renovations include:

Canal St.

- All State Insurance office (building improvements, existing business)
- The Canal St Creamery (new business, major building renovation)
- 12 Oaks Home Décor (existing business moved to a new location, major building renovation)
- The New Smyrna Beach Brewing Company (new business)
- The Posh Pineapple (new business)

Flagler Ave

- New Building behind Nejma's Boutique
- Two restaurants under construction next to the Hampton Inn

These projects have an estimated construction value of over \$800,000.

online: www.cityofnsb.com



JASON P. DAVIS
COUNTY CHAIR

PAT PATTERSON
VICE CHAIR
DISTRICT 1

JOYCE CUSACK
AT-LARGE

JOSHUA J. WAGNER
DISTRICT 2

DEBORAH DENYS
DISTRICT 3

DOUG DANIELS
DISTRICT 4

PATRICIA NORTHEY
DISTRICT 5

JAMES T. DINNEEN
COUNTY MANAGER

August 5, 2014

Ms. Pam Brangaccio
City Manager
City of New Smyrna Beach
210 Sams Avenue
New Smyrna Beach, FL 32168-9985

Re: Community Redevelopment Agency – Request for Additional
Information Follow-up

Dear Ms. Brangaccio:

On July 7, 2014, we received your response to the County's request for additional information related to the City's request for delegation of Community Redevelopment Agency (CRA) authority. Follow-up to that response is listed below.

1. Will the City charge the CRA for general government services, such as purchasing, accounting, general administration and legal services?
2. Please provide a bona fide legal description of the proposed CRA boundary. The application is not complete and cannot be forwarded for consideration without this information.
3. Please clarify the blight conditions specific to the airport, over which the city has no control.
4. Please clarify the size and tax increment revenue of the overlap areas in the proposed CRA compared to the existing CRA.

Ms. Pam Brangaccio
August 5, 2014
Page Two

5. In the close-out document for years 1985-2013 for the existing CRA, please provide: (a) financial data in the county's consistent category format, including the number of personnel paid out of the CRA trust fund by year, position title and cost; (b) the amounts paid from the CRA trust fund for each of the capital accomplishments listed; and (c) the amount of grants that went to public capital improvements vs. privately owned properties and the amount of matching funds contributed by each property; (d) clarification of amounts expended for non-capital activities, e.g., festivals.

Upon receipt of complete information, we will place the matter on the county council agenda within 120 days as required by law.

Sincerely,

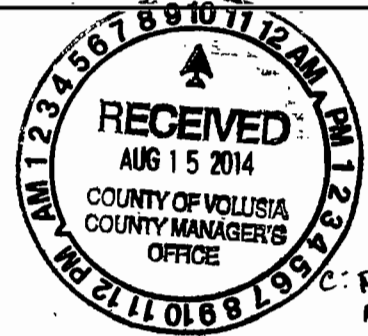
A handwritten signature in blue ink that reads "Mary Anne Connors". The signature is fluid and cursive, with the first name "Mary" and last name "Connors" clearly legible.

Mary Anne Connors
Deputy County Manager

c: Charlene Weaver, CFO, Deputy County Manager
Rick Karl, Aviation and Economic Resources Director



City of New Smyrna Beach



August 13, 2014

Mary Anne Connors,
Deputy County Manager
123 West Indiana Ave, Room 301
DeLand, FL 32720-4612

Dear Ms. Connors:

Thank you for your (second) letter dated August 5 regarding the City of New Smyrna Beach's request for delegation of Community Redevelopment Agency authority. Please find below our response to your request for additional information:

1. Will the City charge the CRA for general government services, such as purchasing, accounting, general administration and legal services?

Response: The City, like many other local governments including Volusia County, has found that the use of an indirect cost allocation leads to greater economy, efficiency, and effectiveness in the acquisition and distribution of common goods or services utilized by several or all departments. The City Commission has not discussed this specific topic but it is anticipated that the City would continue the accepted practice of indirect costs for general government services.

2. Please provide a bona fide legal description of the proposed CRA boundary. The application is not complete and cannot be forwarded for consideration without this information.

Response: Please see the attached bona fide legal description from Jeff Cory, licensed professional surveyor.

3. Please clarify the blight conditions specific to the airport, over which the city has no control.

Response: In 2010 City Staff met with Phil Ehlinger, Director of the Department of Economic Development and responsible for monitoring CRAs for Volusia County.



The purpose of the meeting was to discuss the City's possible request for a new CRA and the map of a proposed CRA. While discussing the areas of the City that would be appropriate for inclusion in a new CRA, Phil requested that the Airport be added to the map of the new CRA in order to promote the development of business at the Airport and the adjacent industrial park. This area encompasses approximately 60 parcels owned by the City of New Smyrna Beach, as well as private ownership parcels.

Florida Statutes define blight in Chapter 163.340(8) with a list of conditions, and prescribe that two conditions be present to qualify an area as blighted: Three of the conditions listed are as follows:

- 163.340 (a): "Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities"

The independent assessment prepared as part of the Blight Study identified issues including an inadequate street layout, which is due to the presence of an identified brownfield site (see below), airport boundaries, existing canals, and other drainage facilities, etc. Airway Circle, in particular, ends abruptly within the area of the former landfill. In addition, the assessment noted in the Blight Study the deterioration of site and other improvements, and sanitary and unsafe conditions (p. 14 of the Blight Study, which was submitted to the County with the application for the delegation of authority on May 23.)

- 163.340 (n): "Governmentally owned property with adverse environmental conditions caused by a public or private entity"

The Airport/Industrial area was designated by the City Commission as a Brownfield in 2011. Within the airport/airport industrial park area, there is an area that was once used as a landfill (please see the attached map). The former landfill area is a significant portion of the Airport Industrial Park and its location indicates how it has stymied the development of property at the airport.

- 163.340 (8) (m): "Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area."

There are additional development and land use restrictions on properties adjacent to the airport based on state and federal regulations. The FAA regulations prohibit the sale of certain properties in the Airport Industrial Park, as those properties may only be leased. The regulations also prohibit leases with discounted lease rates.

Ch. 333, F.S. and Title 14 CFR Part 77 (Part 77) contain land use/development control provisions, as well as provide directives to evaluate the impact of existing and proposed activities at aviation facilities.

All of these additional regulations on both public and private property owners effectively present "unusual conditions of title".

The FAA is providing a grant to the City to update the Airport Master Plan. One item to be covered in the update is the expansion of the Airport Industrial Park.

4. Please clarify the size and tax increment revenue of the overlap areas in the proposed CRA compared to the existing CRA.

Response: The US 1 CRA is approximately 2,002 acres (total); the area identified on the attached map (Overlap Area) includes approximately 266 acres or approximately 13 percent of the total (proposed) US 1 CRA. TIF projections were calculated for the entire US 1 CRA area and not analyzed for specific areas and/or sub-districts of the CRA. Assuming a representative percentage of the total TIF revenues and based on the forty-year term projections (\$51,025,767), approximately \$6,633,349 could be realized from the Overlap Area.

The US 1 CRA Master Plan – Tax Increment Revenue Projections section (beginning on page 15) provides projections of anticipated revenues through a forty-year term of the CRA.

5. In the close-out document for years 1985-2013 for the existing CRA, please provide: (a) financial data in the county's consistent category format, including the number of personnel paid out of the CRA trust fund by year, position title and cost; (b) the amounts paid from the CRA trust fund for each of the capital accomplishments listed; and (c) the amount of grant that went to public capital improvements vs. privately owned properties and the amount of matching funds contributed by each property; (d) clarification of amounts expended for non-capital activities, e.g., festivals.

Response: We are glad to provide the attached report to address this question; however, please note that this information is not required by Florida Statutes for the delegation of authority to create a new CRA, and is not relevant based on the County's 2010 resolutions governing new CRAs. This information can also be found in the annual reports that are submitted to Volusia County each year.

We look forward to having our request placed on the County Council agenda and attached is a draft resolution to facilitate this request. Thank you for your assistance in this important matter.

Sincerely,


Pam Brangaccio

City Manager

Attachments:

1. Legal Description of the US 1 CRA
2. Resolution 25-11: Designation of Brownfield at Airport Industrial Park
3. Map of former landfill area at the Airport Industrial Park
4. Report on the close-out (1985-2013) of existing CRA as requested.
5. Draft Resolution

Legal Description of the US 1 CRA

DESCRIPTION OF
CITY OF NEW SMYRNA BEACH, FLORIDA
COMMUNITY REDEVELOPMENT AREA

(DESCRIPTION DOES NOT REPRESENT AN ACTUAL BOUNDARY SURVEY)

A portion of lands lying within the corporate limits of the City of New Smyrna Beach, Florida, being described as follows: For a Point of Beginning, commence at the intersection of the southerly corporation limits of the City of New Smyrna Beach, Florida and the southerly prolongation of the easterly line of South Myrtle Avenue as now laid out; thence northerly along said southerly prolongation of the easterly line of South Myrtle Avenue and along said easterly line of South Myrtle Avenue to the northerly line of Block "20", A. W. BARR'S SUBDIVISION of the Seymour Pickett Grant, according to the map or plat thereof, as recorded in Map Book 1, Page 106, of the Public Records of Volusia County, Florida; thence easterly along said northerly line of said Block "20" to the northeasterly corner of said Block "20"; thence northwesterly to the southeasterly corner of the DRIGGER'S SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 6, Page 239, of the Public Records of Volusia County, Florida; thence northerly along the easterly line of said Drigger's Subdivision and the northerly prolongation thereof to the southerly line of Lot 4, MODEL LAND COMPANY SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 4, Page 9, of the Public Records of Volusia County, Florida; thence westerly along said southerly line of Lot 4 to the easterly line of South Myrtle Avenue as now laid out; thence northerly along said easterly line of South Myrtle Avenue to the northerly line of Block "1", F. S. SAM'S SUBDIVISION of Lot 22 of Model Land Company Subdivision, according to the map or plat thereof, as recorded in Map Book 4, Page 126, of the Public Records of Volusia County, Florida; thence northeasterly to the southwesterly corner of lands described in Warranty Deed recorded in Official Records Book 5401, Page 3437 of the Public Records of Volusia County, Florida; thence northerly along the westerly line of said lands described in Warranty Deed recorded in Official Records Book 5401, Page 3437 and the northerly prolongation thereof to the easterly line of South Myrtle Avenue as now laid out; thence northerly along said easterly line of South Myrtle Avenue to the centerline of State Road No. 44; thence westerly along the centerline of State Road No. 44, to a point opposite the intersection of the northerly line of "Railroad Avenue", COTTON SHED ADDITION, according to the map or plat thereof, as recorded in Map Book 6, Page 180, of the Public Records of Volusia County, Florida, and the southerly right of way of State Road No. 44; thence at a right angle from the centerline of State Road No. 44 to said intersection of the northerly line of "Railroad Avenue" and the southerly right of

way of State Road No. 44; thence southeasterly along a radial line to the centerline of said "Railroad Avenue"; thence southwesterly along the arc of a curve, being the centerline of said "Railroad Avenue", and the westerly prolongation thereof, to the centerline of Ingham Road; thence southerly along the centerline of Ingham Road to the easterly prolongation of the south line of Lot 4, C. T. ROPER'S SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 4, Page 125, of the Public Records of Volusia County; thence west along said easterly prolongation of the south line of Lot 4 and along the south line of said Lot 4 and along the westerly prolongation of the south line of said Lot 4 to the centerline of "King Street", an un-named 30-foot road shown on said plat of C. T. Roper's Subdivision; thence north along said centerline of "King Street" and the northerly prolongation thereof to the center of State Road No. 44; thence easterly along the centerline of State Road No. 44 to a point opposite the intersection of the southerly line of the Utilities Commission, City of New Smyrna Beach parcel described per Order of Taking as recorded in Official Records Book 1845, Page 0101 of the Public Records of Volusia County, Florida and the northerly right of way of State Road No. 44; thence at a right angle from the centerline of State Road No. 44 to said intersection of the southerly line of the Utilities Commission parcel and the northerly right of way of State Road No. 44; thence westerly along the southerly line of said Utilities Commission parcel to the centerline of Old Mission Road; thence south along the center of Old Mission Road to the intersection with the centerline of "Buck Lane", shown as Second Street, a 50-foot right of way, WOODLAND NO. 2, according to the map or plat thereof, as recorded in Map Book 11, Page 124, of the Public Records of Volusia County; thence west along said centerline of "Buck Lane" to the northerly prolongation of the east line of Second Avenue, a 50-foot right of way as shown on said Woodland No. 2; thence south along said northerly prolongation of the east line of Second Avenue and along said east line of Second Avenue and the southerly prolongation thereof to the centerline of "Finley Street", shown as Third Street, a 50-foot right of way, on said Woodland No. 2; thence west along said centerline of "Finley Street" and the westerly prolongation thereof to the west line of said Woodland No. 2 subdivision; thence south along said west line of the Woodland No. 2 subdivision to the southwest corner of said Woodland No. 2 subdivision, said point being the southeast corner of the Southwest 1/4 of the Northwest 1/4 of Section 19, Township 17 South, Range 34 East; thence west along the south line of said Southwest 1/4 of the Northwest 1/4 of Section 19 to the easterly line of Mission Drive; thence northerly along the easterly line of Mission Drive to the southeasterly corner of State Road No. 44 and Mission Drive; thence northwesterly to the northeasterly corner of State Road No. 44 and Wallace Road; thence northerly along the west line of Wallace Road to the southerly line of Ross Lane; thence easterly along the southerly line of Ross Lane to the northwesterly corner of SUNSHINE PARK SUBDIVISION, according to the map or

plat thereof, as recorded in Map Book 8, Page 254, of the Public Records of Volusia County; thence southerly along the westerly line of said Sunshine Park Subdivision and the southerly prolongation thereof to the centerline of State Road No. 44; thence easterly along the centerline of State Road No. 44 to the southerly prolongation of the easterly line of lands described in Quit-Claim Deed recorded in Official Records Book 7006, Page 1109 of the Public Records of Volusia County, Florida; thence northerly along said southerly prolongation the easterly line of lands described in Quit-Claim Deed recorded in Official Records Book 7006, Page 1109 and along said easterly line of lands described in Quit-Claim Deed recorded in Official Records Book 7006, Page 1109 to the southerly line of said Utilities Commission parcel described per Order of Taking as recorded in Official Records Book 1845, Page 010; thence westerly along said southerly line of the Utilities Commission parcel described per Order of Taking as recorded in Official Records Book 1845, Page 0101 to the easterly line of Wallace Road; thence northerly along the easterly line of Wallace Road to the northerly line said Utilities Commission parcel described per Order of Taking as recorded in Official Records Book 1845, Page 0101; thence easterly along said northerly line of the Utilities Commission parcel described per Order of Taking as recorded in Official Records Book 1845, Page 0101 to the west line of Lot 10, CORA A. ROSS SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 7, Page 100, of the Public Records of Volusia County; thence north along said west line of Lot 10 to the centerline of Ross Lane; thence easterly along the center of Ross Lane to the center of Pioneer Trail; thence westerly along the center of Pioneer Trail to the southerly prolongation of the east line of the ROSS SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 8, Page 23, of the Public Records of Volusia County; thence north along said southerly prolongation of the east line of the Ross Subdivision and along the east line of said Ross Subdivision to the easterly prolongation of the south line of Lot 8, Block "A", said Ross Subdivision; thence west along said easterly prolongation of the south line of Lot 8, Block "A" and along said south line of Lot 8, Block "A" to the southwest corner of said Lot 8, Block "A"; thence north along the west line of said Lot 8, Block "A" and along the west line of Lot 9 through Lot 19, inclusive, Block "A", said Ross Subdivision to the northwest corner of said Lot 19, Block "A"; thence east along the north line of said Lot 19, Block "A" and the easterly prolongation thereof to the east line of said Ross Subdivision; thence north along the east line of said Ross Subdivision to the north line of Section 19, Township 17 South, Range 34 East; thence east along said north line of Section 19 to the northeast corner of lands described in Warranty Deed recorded in Official Records Book 6095, Page 4973 of the Public Records of Volusia County, Florida; thence south along the east line of said lands described in Warranty Deed recorded in Official Records Book 6095, Page 4973 to the easterly line of lands described in Warranty Deed recorded in Official Records Book 6358, Page 2946 of the

Public Records of Volusia County, Florida; thence southeasterly along said easterly line of lands described in Warranty Deed recorded in Official Records Book 6358, Page 2946 and the southerly prolongation thereof to the center of West Canal Street; thence westerly along the center of West Canal Street to the northerly line of said Utilities Commission parcel described per Order of Taking as recorded in Official Records Book 1845, Page 0101; thence easterly along northerly line of said Utilities Commission parcel described per Order of Taking as recorded in Official Records Book 1845, Page 0101 to the southwesterly corner of lands described in Warranty Deed recorded in Official Records Book 6949, Page 2350 of the Public Records of Volusia County, Florida; thence northerly along the westerly line of said Warranty Deed recorded in Official Records Book 6949, Page 2350 to the northwesterly corner of said lands described in Warranty Deed recorded in Official Records Book 6949, Page 2350; thence easterly along the northerly line of said lands described in Warranty Deed recorded in Official Records Book 6949, Page 2350, a distance of 0.67 feet to the southwesterly corner of lands described in Warranty Deed recorded in Official Records Book 6516 Page 545 of the Public Records of Volusia County, Florida; thence northerly along the westerly line of said lands described Warranty Deed recorded in Official Records Book 6516 Page 545 to the southerly line of Lot 4, SAPP'S RESUBDIVISION, according to the map or plat thereof, as recorded in Map Book 19, Page 7, of the Public Records of Volusia County; thence westerly along said southerly line of Lot 4 and the westerly prolongation thereof to the center of Ingham Road; thence south along the center of Ingham Road to the easterly prolongation of the southerly line of Lot 3, ARNOLD'S SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 19, Page 7, of the Public Records of Volusia County; thence westerly along said easterly prolongation of the southerly line of Lot 3 and along said southerly line of Lot 3 to the southwesterly corner of Lot 3; thence northerly along the westerly line of said Lot 3, Arnold's Subdivision and the northerly prolongation thereof to the center of West Canal Street; thence westerly along the center of West Canal Street to the southerly prolongation of the westerly line of lands described in Warranty Deed recorded in Official Records Book 5397, Page 1977 of the Public Records of Volusia County, Florida; thence northerly along said southerly prolongation of the westerly line of lands described in Warranty Deed recorded in Official Records Book 5397, Page 1977 and along said westerly line of lands described in Warranty Deed recorded in Official Records Book 5397, Page 1977 to the north line of Tax Parcel ID# 7419-00-00-0200, being a portion of said lands described in Warranty Deed recorded in Official Records Book 5397, Page 1977; thence east along the north line of said Tax Parcel ID# 7419-00-00-0200 to the west line of PALM PARK, according to the map or plat thereof, as recorded in Map Book 19, Page 47, of the Public Records of Volusia County; thence south along said west line of the Palm Park subdivision to the northwesterly corner of Lot 4, Block "C", said Palm

Park; thence easterly along the northerly line of said Lot 4, Block "C" and along the northerly line of Lot 3, Lot 2 and Lot 1, Block "C", said Palm Park subdivision and the easterly prolongation thereof to the westerly line of Block "B", said Palm Park Subdivision; thence northerly along said westerly line of Block "B" to the northwest corner of Lot 7, Block "B", said Palm Park subdivision; thence east along the north line of said Lot 7, Block "B" to the northeast corner of said Lot 7, Block "B"; thence south along the east line of said Lot 7, Block "B" to the southeasterly corner of said Lot 7, Block "B", said point being on a platted 15-foot alley shown on said plat of Palm Park; thence easterly along the northerly line of said platted 15-foot alley and the easterly prolongation thereof to the center of Bay Street, a 50-foot right of way as shown on said plat of Palm Park; thence northerly along the center of Bay Street to the center of Woodland Avenue, platted as "Village Street" on said plat of Palm Park; thence east along the center of Woodland Avenue to the southerly prolongation of the east line of Block 29, INWOOD SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 4, Page 115, of the Public Records of Volusia County; thence north along said southerly prolongation of the east line of Block 29 and along said east line of Block 29 to southeast corner of Lot 10, Block 29, said Inwood Subdivision; thence west along the south line of said Lot 10, Block 29 to the southwest corner of said Lot 10, Block 29; thence north along the west line of said Lot 10, Block 29 and along the west line of Lot 9, Block 29, said Inwood Subdivision and the northerly prolongation thereof to the center of Julia Street, a 60-foot right of way as shown on said plat of Inwood Subdivision; thence west along said center of Julia Street to the center of Bay Street, a 60-foot right of way as shown on said plat of Inwood Subdivision; thence north along said center of Bay Street to the center of Milford Place, a 60-foot right of way as shown on said plat of Inwood Subdivision; thence northerly along said center of Milford Place to the center of Enterprise Avenue; thence westerly along the center of Enterprise Avenue to the southerly prolongation of the westerly line of Lot 5, Block 2, J. T. BROOK'S SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 5, Page 81, of the Public Records of Volusia County; thence northerly along said southerly prolongation of the westerly line of Lot 5, Block 2 and along said westerly line of Lot 5, Block 2 to the southerly line of Lot 7, Block 2, said Brook's Subdivision; thence westerly along said southerly line of Lot 7, Block 2 to the southwesterly corner of said Lot 7, Block 2; thence northerly along the westerly line of said Lot 7, Block 2 and along the westerly line of Lot 9, Block 2, said Brook's Subdivision to the northwesterly corner of said Lot 9, Block 2, said point also being the southeasterly corner of Lot 12, Block 2, said Brook's Subdivision; thence westerly along the southerly line of said Lot 12, Block 2 to the southwesterly corner of said Lot 12, Block 2; thence westerly to the northeasterly corner of Lot 6, Block 1, said Brook's Subdivision; thence westerly along the northerly line of said Lot 6, Block 1 and along the northerly line of Lot 1, Block 1, said

Brook's Subdivision to the northwesterly corner of said Lot 1, Block 1; thence southerly along the westerly line of said Lot 1, Block 1 to the northwesterly corner of the southerly 50 feet of the northerly 100 feet of said Lot 1, Block 1; thence easterly along the northerly line of said southerly 50 feet of the northerly 100 feet of Lot 1, Block 1 to the northeasterly corner of said southerly 50 feet of the northerly 100 feet of Lot 1, Block 1; thence southerly along the easterly line of said southerly 50 feet of the northerly 100 feet of Lot 1, Block 1 to the southeasterly corner of said southerly 50 feet of the northerly 100 feet of Lot 1, Block 1; thence westerly along the southerly line of said southerly 50 feet of the northerly 100 feet of Lot 1, Block 1 and the westerly prolongation thereof to the center of Oleander Street; thence south along the center of Oleander Street to the center of Walter Street, platted "South Street", a 50-foot right of way per HAMILTON'S ADDITION, according to the map or plat thereof, as recorded in Map Book 6, Page 162, of the Public Records of Volusia County; thence west along the center of said Walter Street to the center of Hamilton Street, a 50-foot right of way per said Hamilton's Addition; thence south along said center of Hamilton Street to the easterly prolongation of the north line of Lot 3, Block 15, said Hamilton's Addition; thence west along said easterly prolongation of the north line of Lot 3, Block 15 and along the north line of said Lot 3, Block 15 and along the north line of Lot 4, Block 15, said Hamilton's Addition to the northwest corner of said Lot 4, Block 15, said point also being the northeast corner of Lot 5, Block 15, said Hamilton's Addition; thence south along the east line of said Lot 5, Block 15 to the southeasterly corner of said Lot 5, Block 15; thence westerly along the southerly line of said Lot 5, Block 15 and along the southerly line of Lot 6 through Lot 8, inclusive, Block 15, said Hamilton's Addition to the southwesterly corner of said Lot 8, Block 15; thence north along the west line of said Block 15 to the center of said Walter Street; thence west along said center of Walter Street and the westerly prolongation thereof to the west line of said Hamilton's Addition subdivision; thence north along said west line of Hamilton's Addition subdivision to the northwest corner of said Hamilton's Addition subdivision; thence easterly along said northerly line of the Hamilton's Addition Subdivision, said line also being the northerly line of Section 18, Township 17 South, Range 34 East, to the northeast corner of said Hamilton's Addition; thence continue easterly along said northerly line of Section 18 to the northeast corner of the JOINT VENTURE SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 11, Page 168, of the Public Records of Volusia County; thence southerly along the easterly line of said Joint Venture Subdivision to the northerly line of Block "9", DOUGHERTY'S SUBDIVISION, according to the map or plat thereof as recorded in Deed Book "L" and "M", Pages 538 and 701 respectively, of the Public Records of Volusia County, Florida; thence easterly along said northerly line of Block "9" to the westerly right of way of the Florida East Coast Railway; thence northerly along the westerly right of way of the Florida East Coast Railway to the

southerly line of the northerly 293.5 feet of Lot 9, CAMARYMAUD GROVES SECTION 2, according to the map or plat thereof, as recorded in Map Book 8, Page 167, of the Public Records of Volusia County; thence westerly along said southerly line of the northerly 293.5 feet of Lot 9 to the easterly line of the westerly 166.7 feet of said Lot 9, Camarymaud Groves Section 2; thence southerly along said easterly line of the westerly 166.7 feet of Lot 9 to the southerly line of the northerly 105 feet of the southerly 390.2 feet of the westerly 166.7 feet of said Lot 9, Camarymaud Groves Section 2; thence westerly along said southerly line of the northerly 105 feet of the southerly 390.2 feet of the westerly 166.7 feet of said Lot 9 and the westerly prolongation thereof to the center of Cheston Street; thence northerly along the center of Cheston Street to the northerly line of Eleanore Avenue; thence easterly along the northerly line of Eleanore Avenue to the westerly line of CAMARYMAUD GROVES SECTION 3, according to the map or plat thereof, as recorded in Map Book 8, Page 168, of the Public Records of Volusia County; thence northerly along said westerly line of Camarymaud Groves Section 3 to the westerly right of way of the Florida East Coast Railway; thence northerly along the westerly right of way of the Florida East Coast Railway to the south line of the northwest 1/4 of the northeast 1/4 of Section 12, Township 17 South, Range 33 East; thence west along said south line of the northwest 1/4 of the northeast 1/4 of Section 12 to the southwest corner of said northwest 1/4 of the northeast 1/4 of Section 12; thence north along the west line of said northwest 1/4 of the northeast 1/4 of Section 12 a distance of 491 feet to the southeasterly corner of lands described in Warranty Deed recorded in Official Records Book 5860, Page 2564 of the Public Records of Volusia County, Florida; thence westerly along the southerly line of said lands described in Warranty Deed recorded in Official Records Book 5860, Page 2564 and northerly along the westerly line of said lands described in Warranty Deed recorded in Official Records Book 5860, Page 2564 to the northwesterly corner of said lands described in Warranty Deed recorded in Official Records Book 5860, Page 2564; thence northerly along the northerly prolongation of the westerly line of said lands described in Warranty Deed recorded in Official Records Book 5860, Page 2564 to the westerly right of way of the Florida East Coast Railway; thence northerly along the westerly right of way of the Florida East Coast Railway to the south line of U.S. Lot 3, Section 1, Township 17 South, Range 33 East; thence west along said south line of U.S. Lot 3, Section 1, to the southerly line of the Lindsay Todd Grant (Section 40), Township 17 South, Range 33 East; thence easterly along said southerly line of the Lindsay Todd Grant to the westerly right of way of the Florida East Coast Railway; thence northerly along the westerly right of way of the Florida East Coast Railway to the easterly bank of "Turnbull Bay"; thence continue northerly along the westerly right of way of the Florida East Coast Railway to southeasterly corner of Lot 20, Turnbull Bay Woods, Unrecorded Subdivision #144 (as described in General Warranty Deed recorded in Official Records Book 6779,

Page 4220 of the Public Records of Volusia County, Florida); thence southwesterly along the southerly line of said Lot 20, Turnbull Bay Woods to the southwesterly corner of said Lot 20, Turnbull Bay Woods, said point also being the southeasterly corner of Lot 17, Turnbull Bay Woods, Unrecorded Subdivision #144 (as described in Warranty Deed recorded in Official Records Book 6737, Page 1096 of the Public Records of Volusia County, Florida); thence westerly along the southerly line of said Lot 17, Turnbull Bay Woods; thence northerly along the westerly line of said Lot 17, Turnbull Bay Woods to the southerly line of the F. G. LINBERG SUBDIVISION, according to the map or plat thereof, as recorded in Deed Book "U", Page 562, of the Public Records of Volusia County; thence westerly along said southerly line of the F. G. Lindberg Subdivision to the southeasterly corner of the Pedro Trope Grant (Section 41), Township 17 South, Range 33 East; thence northerly along the easterly line of said Pedro Trope Grant and the northerly prolongation thereof to the center of Turnbull Bay Road; thence easterly along the center of Turnbull Bay Road to the centerline of a 60-foot road and utility easement known as "Tionia Road"; thence southerly along said centerline of "Tionia Road" to the northerly line of lands described in Warranty Deed recorded in Official Records Book 5749, Page 3100 of the Public Records of Volusia County, Florida; thence easterly along said northerly line of lands described in Warranty Deed recorded in Official Records Book 5749, Page 3100 to the westerly right of way of the Florida East Coast Railway; thence southerly along the westerly right of way of the Florida East Coast Railway to the easterly bank of "Turnbull Bay"; thence northerly along the easterly bank of "Turnbull Bay" to the northerly line of the Lindsay Todd Grant (Section 40), Township 17 South, Range 33 East; thence easterly along said northerly line of the Todd Grant to the westerly line of Tax Parcel ID# 7339-00-00-0010; thence northerly along said westerly line of Tax Parcel ID# 7339-00-00-0010 to the northwesterly corner of Tax Parcel ID# 7339-00-00-0010, said point being on the south line of South Street as shown on ISLESBORO, according to the maps or plats thereof, as recorded in Map Book 7, Page 22 and Map Book 6, Page 191, of the Public Records of Volusia County; thence easterly along said south line of South Street to the northeasterly corner of Tax Parcel ID# 7339-00-00-0010; thence southerly along the easterly line of Tax Parcel ID# 7339-00-00-0010 to said northerly line of the Todd Grant; thence easterly along said northerly line of the Todd Grant to the southerly prolongation of the westerly line of Lot 151, ISLESBORO, according to the map or plat thereof, as recorded in Map Book 6, Page 191, of the Public Records of Volusia County; thence northerly along said southerly prolongation of the westerly line of Lot 151, Islesboro, and along said westerly line of Lot 151, Islesboro, and along the westerly line of Lot 139 through Lot 150, inclusive, said Islesboro subdivision, to the northwesterly corner of said Lot 139, said point also being the southeasterly corner of Lot 99, said Islesboro; thence westerly along the southerly line of said Lot 99 to the southwesterly corner of said

Lot 99; thence northerly along the westerly line of said Lot 99 and along the westerly line of Lot 100 and Lot 101, said Islesboro, to the northwesterly corner of said Lot 101; thence easterly along the northerly line of said Lot 101 to the northeasterly corner of said Lot 101, said point also being the southwesterly corner of Lot 135, said Islesboro; thence northerly along the westerly line of said Lot 135 and along the westerly line of Lot 134 and Lot 133, said Islesboro, to the northwesterly corner of said Lot 133; thence northerly to the southwesterly corner of Lot 132, said Islesboro subdivision; thence northerly along the westerly line of Lot 119 through Lot 132, inclusive, said Islesboro subdivision, to the northwesterly corner of said Lot 119, Islesboro subdivision; thence northerly to the southwesterly corner of Lot 188, said Islesboro subdivision; thence northerly along the westerly line of Lots 188, 187 and 186, said Islesboro subdivision to the northwesterly corner of said Lot 186, Islesboro, said point also being the southwesterly corner of Lot 1, Block A, REDLAND SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 7, Page 58, of the Public Records of Volusia County; thence northerly along the westerly line of Lot 1 through Lot 6, inclusive, Block A, said Redland Subdivision, and the northerly prolongation thereof to the southerly line of Block B, said Redland Subdivision; thence westerly along said southerly line of Block B, Redland Subdivision to the southwesterly corner of said Block B, Redland Subdivision; thence northerly along the westerly line of said Block B, Redland Subdivision to the easterly prolongation of the southerly line of Lot 2, ARNAU'S RESUB, according to the map or plat thereof, as recorded in Map Book 8, Page 256, of the Public Records of Volusia County; thence westerly along said easterly prolongation of the southerly line of Lot 2, Arnau's Resub and along said southerly line of Lot 2, Arnau's Resub to the southwesterly corner of said Lot 2, Arnau's Resub; thence westerly to the southeasterly corner of Lot 19, said Arnau's Resub; thence westerly along the southerly line of said Lot 19, Arnau's Resub to the westerly line of said Arnau's Resub; thence northerly along said westerly line of Arnau's Resub to the northwesterly corner of said Arnau's Resub; thence westerly along the westerly prolongation of the northerly line of said Arnau's Resub to the west line of U.S. Lot 3, Section 36, Township 16 South, Range 33 East; thence north along said west line of U.S. Lot 3, Section 36 to the northwest corner of said U.S. Lot 3, Section 36, said point being on the south line of U.S. Lot 2, Section 36, Township 16 South, Range 33 East; thence west along the south line of said U.S. Lot 2, Section 36 to the southerly line of Art Center Avenue; thence easterly along the southerly line of Art Center Avenue to the westerly right of way of U.S. Highway No. 1; thence southerly along the westerly right of way of U.S. Highway No. 1 to the westerly prolongation of the northerly line of lands described in Quit-Claim Deed recorded in Official Records Book 4476, Page 4853 of the Public Records of Volusia County, Florida; thence easterly along said westerly prolongation of the northerly line of lands described in Quit-Claim Deed recorded in Official Records

Book 4476, Page 4853 and along said northerly line of lands described in Quit-Claim Deed recorded in Official Records Book 4476, Page 4853 to the northerly corporate limits of the City of New Smyrna Beach; thence easterly along the northerly corporate limits of the City of New Smyrna Beach to the easterly line of said of lands described in Quit-Claim Deed recorded in Official Records Book 4476, Page 4853; thence southerly along said easterly line of the lands described in Quit-Claim Deed recorded in Official Records Book 4476, Page 4853 and along the easterly line of lands described in Warranty Deed recorded in Official Records Book 4259, Page 2902 of the Public Records of Volusia County, Florida to the southeasterly corner of said lands described in Warranty Deed recorded in Official Records Book 4259, Page 2902; thence westerly along the southerly line of said lands described in Warranty Deed recorded in Official Records Book 4259, Page 2902 to the easterly right of way of U.S. Highway No. 1; thence southerly along the easterly right of way of U.S. Highway No. 1 to the northerly line of ISLESBORO, according to the map or plat thereof, as recorded in Map Book 6, Page 191, of the Public Records of Volusia County; thence easterly along said northerly line of the Islesboro subdivision to the westerly bank of the Halifax River; thence southerly along the westerly bank of the Halifax River to the northerly line of "Parcel 1 (Tax Parcel ID# 6336-00-00-0110)" described in Quit-Claim Deed recorded in Official Records Book 4259, Page 2902 of the Public Records of Volusia County, Florida; thence easterly along the northerly line of said "Parcel 1 (Tax Parcel ID# 6336-00-00-0110)" to the westerly right of way of the Intracoastal Waterway; thence southerly along the westerly right of way of the Intracoastal Waterway to the northeasterly corner of Lot 65, INLET SHORES, according to the map or plat thereof, as recorded in Map Book 23, Page 156, of the Public Records of Volusia County, said point also being the southeasterly corner of Tax Parcel ID# 7340-01-00-0021; thence westerly along the southerly line of Tax Parcel ID# 7340-01-00-0021 to the northeasterly corner of Tax Parcel ID# 7406-00-00-0041; thence southerly along the easterly line of Tax Parcel ID# 7406-00-00-0041 to the southeasterly corner of Tax Parcel ID# 7406-00-00-0041; thence southerly to the northeasterly corner of lands described in Warranty Deed recorded in Official Records Book 4391, Page 644 of the Public Records of Volusia County, Florida; thence southerly along the easterly line of said lands described in Warranty Deed recorded in Official Records Book 4391, Page 644 to the northeasterly corner of Tax Parcel ID# 7406-00-00-0030; thence southerly along the easterly line of Tax Parcel ID# 7406-00-00-0030 to the easterly prolongation of the northerly line of THE HOWARD SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 11, Page 150, of the Public Records of Volusia County; thence westerly along said easterly prolongation of the northerly line of The Howard Subdivision to the west bank of the Indian River North; thence southerly along the westerly bank of the Indian River North to the northeasterly corner of Tax Parcel ID# 7438-11-00-0090; thence southerly along the easterly line

and southerly line of Tax Parcel ID# 7438-11-00-0090 and Tax Parcel ID# 7438-11-00-0100 and along the easterly line of Tax Parcel ID# 7438-11-00-0130 to the southerly line of Lot 5, SUBDIVISION OF THE HULL AND TODD GRANTS, according to the map or plat thereof, as recorded in Map Book 2, Page 136, of the Public Records of Volusia County; thence westerly along said southerly line of Lot 5 to the northerly prolongation of the westerly line of Faulkner Street; thence southerly along said northerly prolongation of the westerly line of Faulkner Street and along the westerly line of Faulkner Street to the north line of Ronnoc Lane; thence westerly along the northerly line of Ronnoc Lane to the northerly prolongation of the easterly line of the westerly 184 feet of Lot 6, east of Ball Street, Block "5", DOUGHERTY'S SUBDIVISION, according to the map or plat thereof as recorded in Deed Book "L" and "M", Pages 538 and 701 respectively, of the Public Records of Volusia County, Florida; thence southerly along said northerly prolongation of the easterly line of the westerly 184 feet of Lot 6, east of Ball Street, Block "5", and along said easterly line of the westerly 184 feet of Lot 6, east of Ball Street, Block "5", to the southerly line of said Lot 6, Block "5", said point being on the northerly line of Lot 1, Block "5", said Dougherty's Subdivision; thence westerly along said northerly line of Lot 1, Block "5" to the easterly line of the westerly 175 feet of said Lot 1, Block "5"; thence southerly along said easterly line of the westerly 175 feet of Lot 1, Block "5" and along the easterly line of the westerly 175 feet of Lot 2, Block "5", said Dougherty's Subdivision to the northerly line of MARSHALL PARK, according to the map or plat thereof, as recorded in Map Book 5, Page 177, of the Public Records of Volusia County; thence westerly along said northerly line of the Marshall Park subdivision to the northeasterly corner of Lot 7, Block 1, said Marshall Park; thence southerly along the easterly line of said Lot 7, Block 1 to the southeasterly corner of said Lot 7, Block 1; thence southerly to the northeasterly corner Lot 7, Block 2, said Marshall Park; thence southerly along the easterly line of said Lot 7, Block 2 to the southeasterly corner of said Lot 7, Block 2, said point being on the northerly line of southwest 1/4 of Lot 3, Block "5", said Dougherty's Subdivision; thence easterly along said northerly line of the southwest 1/4 of Lot 3, Block "5" to the northeasterly corner of said southwest 1/4 of Lot 3, Block "5"; thence southerly along the easterly line of said southwest 1/4 of Lot 3, Block "5" to the southeasterly corner of said southwest 1/4 of Lot 3, Block "5", said point being on the northerly line of Lot 4, Block "5", said Dougherty's Subdivision; thence easterly along the northerly line of said Lot 4, Block "5" to the northeasterly corner of the westerly 45 feet of the easterly 225 feet of said Lot 4, Block "5"; thence southerly along the easterly line of said westerly 45 feet of the easterly 225 feet of Lot 4, Block "5" to the northerly line of the southerly 143.5 feet of said Lot 4, Block "5"; thence easterly along said northerly line of the southerly 143.5 feet of said Lot 4, Block "5" to the easterly line of said Lot 4, Block "5"; thence southerly along said easterly line of Lot 4, Block "5" to the southeasterly corner of

said Lot 4, Block 5; thence southeasterly to the northwesterly corner of Lot 1, Block "1", said Dougherty Subdivision; thence easterly along the northerly line of said Lot 1, Block "1" to the northeasterly corner of said Lot 1, Block "1"; thence easterly to the northwesterly corner of NORTH CAUSEWAY SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 11, Page 209, of the Public Records of Volusia County; thence easterly along the northerly line of said North Causeway Subdivision to a point on the northerly line of Lot 7, Block 1, said North Causeway Subdivision, said point being on the westerly right of way of Quay Assisi, a 60-foot right of way as now laid out; thence southerly along said westerly right of way of Quay Assisi to the westerly prolongation of the southerly line of VENETIAN VILLAS BLOCK "A" REPLAT, according to the map or plat thereof, as recorded in Map Book 40, Pages 8, 9 and 10, of the Public Records of Volusia County; thence easterly along said westerly prolongation of the southerly line of Venetian Villas Block "A" Replat and said southerly line of Venetian Villas Block "A" Replat to the westerly line of Lot 10, Block 1, said North Causeway Subdivision; thence northerly along said westerly line of Lot 10, Block 1 to the northwesterly corner of said Lot 10, Block 1; thence easterly along the northerly line of said Lot 10, Block 1 and along the northerly line of Lots 11 and 12, Block 1, said North Causeway Subdivision to the northeasterly corner of said Lot 12, Block 1, said point also being the northwesterly corner of VENEZIA UNIT 1, according to the map or plat thereof, as recorded in Map Book 23, Page 212, of the Public Records of Volusia County; thence easterly along the northerly line of said Venezia Unit 1 and along existing bulkheads to the northeasterly corner of Lot 23, said Venezia Unit 1; thence southerly along the easterly line of said Lot 23 and along the easterly line of Lot 31, said Venezia Unit 1, and along the southerly prolongation of said easterly line of Lot 31 to the centerline of the North Causeway, a 200-foot right of way; thence easterly along said centerline of the North Causeway to the westerly bank of the Indian River North; thence southerly along the westerly bank of the Indian River North to the southeasterly corner of lands designated as "Park", BUENA VISTA SHORES, according to the map or plat thereof, as recorded in Map Book 23, Page 21, of the Public Records of Volusia County; thence westerly along the southerly line of said lands designated as "Park" to the southwesterly corner of said lands designated as "Park"; thence northerly along the westerly line of said lands designated as "Park" to the southeasterly corner of Lot 1, said Buena Vista Shores; thence westerly along the southerly lines of Lot 1 through Lot 20, inclusive, said Buena Vista Shores to the southwesterly corner of said Lot 20, Buena Vista Shores; thence westerly to the southeasterly corner of Lot 71, said Buena Vista Shores; thence westerly along the southerly line of said Lot 71 to the southwesterly corner of said Lot 71; thence northerly along the westerly line of said Lot 71 and along the westerly line of Lot 70, said Buena Vista Shores to the southerly right of way of said North Causeway; thence westerly along said southerly right of

way of the North Causeway to the easterly line of Lot 5, Block 5, NORTH CAUSEWAY SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 11, Page 209, of the Public Records of Volusia County; thence southerly along said easterly line of Lot 5, Block 5 to the westerly (northerly) bank of the Indian River North; thence southerly along the westerly bank of the Indian River North to the easterly prolongation of the northerly line of First Street, platted "Lewis Street, a 60-foot right of way, CAVEDO ADDITION, according to the map or plat thereof, as recorded in Map Book 2, Page 168, of the Public Records of Volusia County; thence westerly along said easterly prolongation of the northerly line of First Street and along said northerly line of First Street to the westerly line of Palmetto Street, a 60-foot right of way shown on said plat of Cavedo Addition; thence southerly along said westerly line of Palmetto Street to the southerly line of Second Street, platted "Sams Street, a 60-foot right of way, said Cavedo Addition; thence easterly along said southerly line of Second Street to the westerly line of Live Oak Street, a 60-foot right of way shown on said plat of Cavedo Addition; thence southerly along said westerly line of Live Oak Street to the northerly line of Third Street, a 60-foot right of way, F. E. LOVEJOY, according to the map or plat thereof, as recorded in Map Book 7, Page 43, of the Public Records of Volusia County; thence westerly along said northerly line of Third Street to the northerly prolongation of the westerly line of South Orange Street, platted as "Orange Avenue", an un-dimensioned right of way shown on said plat of F. E. Lovejoy; thence southerly along said northerly prolongation of the westerly line of South Orange Street and along said westerly line of South Orange Street to the northerly line of Fourth Street, a 40-foot right of way, BUNGALOW-COURT, according to the map or plat thereof, as recorded in Map Book 9, Page 91, of the Public Records of Volusia County; thence westerly along said northerly line of Fourth Street to the easterly right of way of U. S. Highway No. 1; thence southerly along the easterly right of way of U.S. Highway No. 1 to the southerly line of Sixth Street, a 60-foot right of way, said F.E. Lovejoy; thence easterly along said southerly line of Sixth Street to the northeasterly corner of Block 1, EDSONRIDGE SUBDIVISION NO. 2, according to the map or plat thereof, as recorded in Map Book 19, Page 96, of the Public Records of Volusia County; thence southerly along the easterly line of said Block 1, Edsonridge Subdivision No. 2 and along the easterly line of Block 4, said Edsonridge Subdivision No. 2 to the northeasterly corner of Lot 10, said Block 4, Edsonridge Subdivision No. 2, said point also being the northwesterly corner of Lot 10, Block 14, EDSONRIDGE SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 11, Page 212, of the Public Records of Volusia County; thence easterly along the northerly line of said Lot 10, Block 14 and the easterly prolongation thereof to the easterly line of Palmetto Street, said point being on the westerly line of MAURICE W. ASHTON'S SUBDIVISION, according to the map or plat thereof, as recorded in Map Book 8, Page 51, of the Public Records of Volusia County;

thence northerly along said westerly line of Ashton's Subdivision to the northwesterly corner of said Ashton's Subdivision; thence easterly along the northerly line of said Ashton's Subdivision to the northeasterly corner of Lot 22, said Ashton's Subdivision; thence southerly along the easterly line of said Lot 22 and along the easterly line of Lot 21, said Ashton's Subdivision to the southeasterly corner of said Lot 21, said point also being the northwesterly corner of Lot 3, said Ashton's Subdivision; thence easterly along the northerly line of said Lot 3 to the northeasterly corner of said Lot 3, said point being on the westerly line of Live Oak Street, platted "2nd Avenue, a 50-foot right of way, A. W. BARR'S SUBDIVISION of the Pickett Grant, according to the map or plat thereof, as recorded in Map Book 1, Page 106, of the Public Records of Volusia County; thence southerly along said westerly line of Live Oak Street and the southerly prolongation thereof to the southerly line of Ninth Street, platted "6th Avenue", a un-dimensioned right of way shown on said plat of the A.W. Barr's Subdivision; thence easterly along said southerly line of Ninth Street to westerly line of Magnolia Street; thence southerly along said westerly line of Magnolia Street and the southerly prolongation thereof to the southerly corporation limits of the City of New Smyrna Beach, Florida; thence westerly along said southerly corporate limits to the Point of Beginning.

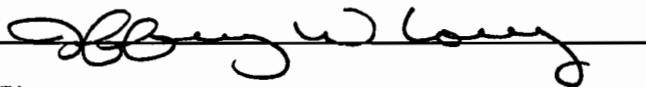
DATE PREPARED: 08/14/2014

REPORT:

1. Description prepared by the undersigned at the request of the client.
2. Subject to restrictions, reservations, limitations, easements and rights of way, if any, appearing of record.
3. This description and report prepared without the benefit of an abstract and no title work has been performed or provided to this surveyor.
4. This description and report is subject to any facts that may be disclosed by a full and accurate title search.
5. The location of any subsurface foundations, improvements, features or utilities which may or may not exist and which may or may not violate deed or easement lines are not determined or addressed by this survey.
6. Dimensions are in U. S. standard feet and decimals thereof, unless otherwise noted.

I hereby certify that this description of the subject property is true and correct to the best of my knowledge, information and belief as prepared under my supervision on the date(s) shown thereon. I further certify that this description meets the minimum technical standards set forth in F.A.C. Rule 5J-17, adopted by the Florida Board of Professional Surveyors and Mappers, pursuant to Florida Statutes Ch. 472.027, subject to the qualifications noted hereon.

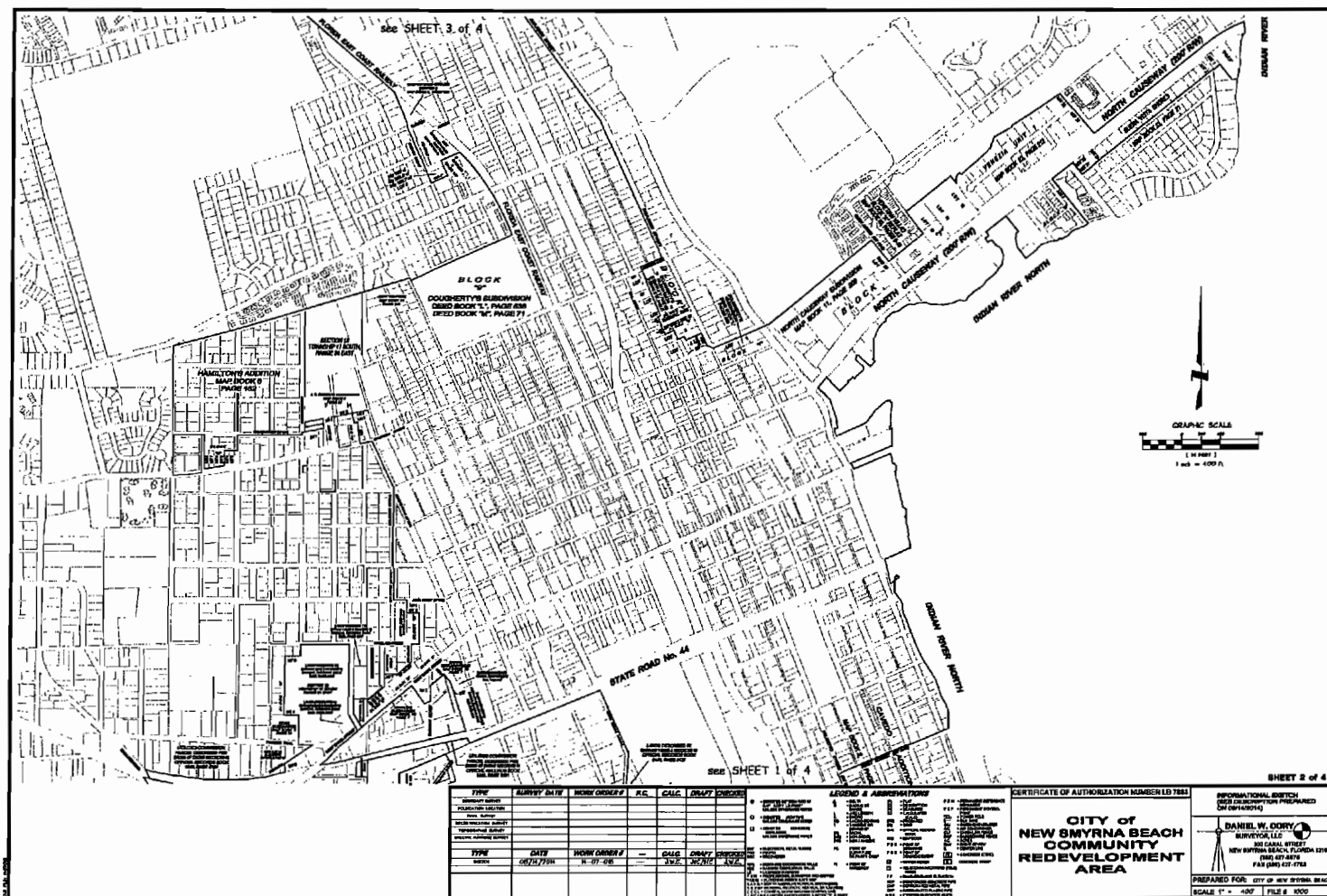
Signed: _____



Jeffrey W. Cory
Professional Surveyor and Mapper License Number 4139

Seal: _____





TYPE	SURVEY DATE	WORK ORDER #	R.C.	CALC.	DRAWN	CHECKED
RECONSTRUCTION	06/23/2016	16-01-06		0416	06/23/16	06/23/16
RECONSTRUCTION				16/16	06/23/16	06/23/16

LEGEND & ABBREVIATIONS	
1	EXISTING LOT
2	EXISTING LOT
3	EXISTING LOT
4	EXISTING LOT
5	EXISTING LOT
6	EXISTING LOT
7	EXISTING LOT
8	EXISTING LOT
9	EXISTING LOT
10	EXISTING LOT
11	EXISTING LOT
12	EXISTING LOT
13	EXISTING LOT
14	EXISTING LOT
15	EXISTING LOT
16	EXISTING LOT
17	EXISTING LOT
18	EXISTING LOT
19	EXISTING LOT
20	EXISTING LOT
21	EXISTING LOT
22	EXISTING LOT
23	EXISTING LOT
24	EXISTING LOT
25	EXISTING LOT
26	EXISTING LOT
27	EXISTING LOT
28	EXISTING LOT
29	EXISTING LOT
30	EXISTING LOT
31	EXISTING LOT
32	EXISTING LOT
33	EXISTING LOT
34	EXISTING LOT
35	EXISTING LOT
36	EXISTING LOT
37	EXISTING LOT
38	EXISTING LOT
39	EXISTING LOT
40	EXISTING LOT
41	EXISTING LOT
42	EXISTING LOT
43	EXISTING LOT
44	EXISTING LOT
45	EXISTING LOT
46	EXISTING LOT
47	EXISTING LOT
48	EXISTING LOT
49	EXISTING LOT
50	EXISTING LOT
51	EXISTING LOT
52	EXISTING LOT
53	EXISTING LOT
54	EXISTING LOT
55	EXISTING LOT
56	EXISTING LOT
57	EXISTING LOT
58	EXISTING LOT
59	EXISTING LOT
60	EXISTING LOT
61	EXISTING LOT
62	EXISTING LOT
63	EXISTING LOT
64	EXISTING LOT
65	EXISTING LOT
66	EXISTING LOT
67	EXISTING LOT
68	EXISTING LOT
69	EXISTING LOT
70	EXISTING LOT
71	EXISTING LOT
72	EXISTING LOT
73	EXISTING LOT
74	EXISTING LOT
75	EXISTING LOT
76	EXISTING LOT
77	EXISTING LOT
78	EXISTING LOT
79	EXISTING LOT
80	EXISTING LOT
81	EXISTING LOT
82	EXISTING LOT
83	EXISTING LOT
84	EXISTING LOT
85	EXISTING LOT
86	EXISTING LOT
87	EXISTING LOT
88	EXISTING LOT
89	EXISTING LOT
90	EXISTING LOT
91	EXISTING LOT
92	EXISTING LOT
93	EXISTING LOT
94	EXISTING LOT
95	EXISTING LOT
96	EXISTING LOT
97	EXISTING LOT
98	EXISTING LOT
99	EXISTING LOT
100	EXISTING LOT

CERTIFICATE OF AUTHORIZATION NUMBER LB 7883

CITY OF NEW SMYRNA BEACH COMMUNITY REDEVELOPMENT AREA

INFORMATIONAL SHEET
(THIS DESCRIPTION PREPARED BY CONTRACTOR)

DANIEL W. DORY SURVEYORS, LLC

200 CANAL STREET
NEW SMYRNA BEACH, FLORIDA 32906
PHONE 407-475-7753
FAX 407-475-7753

PREPARED FOR: CITY OF NEW SMYRNA BEACH

SCALE: 1" = 400' FILE # 1005

PEDRO TROPE GRANT
SECTION 41
TOWNSHIP 17 SOUTH
RANGE 33 EAST



see SHEET 3 of 4

SHEET 4 of 4

TYPE	REMARKS	DATE	BY	CHKD	APP'D
REVISION					
1	ADDED LOT 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	08/11/2011	H. J. J.		
2	ADDED LOT 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200	08/11/2011	H. J. J.		

LEGEND & ABBREVIATIONS		SPECIAL INSTRUCTIONS	
1. LOT	2. BLOCK	3. SECTION	4. TOWNSHIP
5. RANGE	6. CITY	7. COUNTY	8. STATE
9. COUNTRY	10. OCEAN	11. RIVER	12. LAKE
13. CREEK	14. STREAM	15. CANAL	16. HIGHWAY
17. RAILROAD	18. AIRPORT	19. PORT	20. BRIDGE
21. TUNNEL	22. DAM	23. LOCK	24. BARRAGE
25. WEIR	26. DIKE	27. LEVEE	28. FLOOD WALL
29. EMBANKMENT	30. CUT	31. FILL	32. GRADE
33. ELEVATION	34. DISTANCE	35. AREA	36. VOLUME
37. PERCENT	38. DEGREE	39. MINUTE	40. SECOND
41. FOOT	42. METER	43. INCH	44. CENTIMETER
45. MILLIMETER	46. POUND	47. KILOGRAM	48. OUNCE
49. GRAM	50. MILLIGRAM	51. GALLON	52. LITER
53. QUART	54. PINT	55. CUP	56. PINT
57. CUP	58. TABLESPOON	59. TEASPOON	60. DROPPET
61. DROPPET	62. GRAIN	63. POUND	64. KILOGRAM
65. METRIC TON	66. METRIC TON	67. SHORT TON	68. LONG TON
69. CUBIC FOOT	70. CUBIC METER	71. CUBIC METER	72. SQUARE FOOT
73. SQUARE METER	74. HECTARE	75. ACRE	76. ACRE
77. HECTARE	78. SQUARE KILOMETER	79. KILOMETER	80. MILE
81. MILE	82. KILOMETER	83. HOURS	84. MINUTES
85. SECONDS	86. SECONDS	87. DEGREES	88. MINUTES
89. SECONDS	90. DECIMAL DEGREES	91. DECIMAL DEGREES	92. RADIANS
93. GRADES	94. PERCENT	95. PER MIL	96. PER MIL
97. PER THOUSAND	98. PER TEN THOUSAND	99. PER HUNDRED THOUSAND	100. PER MILLION

CITY OF
NEW SMYRNA BEACH
COMMUNITY
REDEVELOPMENT
AREA

DANIEL W. COOPER
DIRECTOR
NEW SMYRNA BEACH
1500 1ST STREET
NEW SMYRNA BEACH, FL 32168
(407) 427-4411
DANIEL@NSBFLA.GOV

PREPARED FOR: CITY OF NEW SMYRNA BEACH
SCALE: 1" = 400'
FILE # 1000



CREDIT		DEBIT		BALANCE		DATE		DESCRIPTION	
AMOUNT	CHECK NO.	AMOUNT	CHECK NO.	AMOUNT	CHECK NO.	DATE	DESCRIPTION	DATE	DESCRIPTION
100.00				100.00		1/1/80	OPENING BALANCE		
50.00	101			50.00		1/15/80	PAYROLL		
25.00	102			25.00		1/22/80	PAYROLL		
75.00	103			75.00		1/29/80	PAYROLL		
150.00	104			150.00		2/5/80	PAYROLL		
100.00	105			100.00		2/12/80	PAYROLL		
50.00	106			50.00		2/19/80	PAYROLL		
25.00	107			25.00		2/26/80	PAYROLL		
75.00	108			75.00		3/5/80	PAYROLL		
150.00	109			150.00		3/12/80	PAYROLL		
100.00	110			100.00		3/19/80	PAYROLL		
50.00	111			50.00		3/26/80	PAYROLL		
25.00	112			25.00		4/2/80	PAYROLL		
75.00	113			75.00		4/9/80	PAYROLL		
150.00	114			150.00		4/16/80	PAYROLL		
100.00	115			100.00		4/23/80	PAYROLL		
50.00	116			50.00		4/30/80	PAYROLL		
25.00	117			25.00		5/7/80	PAYROLL		
75.00	118			75.00		5/14/80	PAYROLL		
150.00	119			150.00		5/21/80	PAYROLL		
100.00	120			100.00		5/28/80	PAYROLL		
50.00	121			50.00		6/4/80	PAYROLL		
25.00	122			25.00		6/11/80	PAYROLL		
75.00	123			75.00		6/18/80	PAYROLL		
150.00	124			150.00		6/25/80	PAYROLL		
100.00	125			100.00		7/2/80	PAYROLL		
50.00	126			50.00		7/9/80	PAYROLL		
25.00	127			25.00		7/16/80	PAYROLL		
75.00	128			75.00		7/23/80	PAYROLL		
150.00	129			150.00		7/30/80	PAYROLL		
100.00	130			100.00		8/6/80	PAYROLL		
50.00	131			50.00		8/13/80	PAYROLL		
25.00	132			25.00		8/20/80	PAYROLL		
75.00	133			75.00		8/27/80	PAYROLL		
150.00	134			150.00		9/3/80	PAYROLL		
100.00	135			100.00		9/10/80	PAYROLL		
50.00	136			50.00		9/17/80	PAYROLL		
25.00	137			25.00		9/24/80	PAYROLL		
75.00	138			75.00		10/1/80	PAYROLL		
150.00	139			150.00		10/8/80	PAYROLL		
100.00	140			100.00		10/15/80	PAYROLL		
50.00	141			50.00		10/22/80	PAYROLL		
25.00	142			25.00		10/29/80	PAYROLL		
75.00	143			75.00		11/5/80	PAYROLL		
150.00	144			150.00		11/12/80	PAYROLL		
100.00	145			100.00		11/19/80	PAYROLL		
50.00	146			50.00					

CERTIFICATE OF AUTHORIZATION NUMBER LB 744

**CITY of
NEW SMYRNA BEACH
COMMUNITY
REDEVELOPMENT
AREA**

BHRT 1 of 4

REPORTS OF THE
FEDERAL BUREAU OF INVESTIGATION
AND THE DEPARTMENT OF JUSTICE
ON THE ACTS OF VIOLENCE
AND THE DESTRUCTION OF PROPERTY
IN THE UNITED STATES
IN 1964

DANIEL W. GORRY
SURVEYOR, LLC
300 CANAL STREET
NORTH BAYVIEW BEACH, FLORIDA 33589
(281) 427-4878
FAX (281) 427-1763

PREPARED FOR: CITY OF NEW BRUNSWICK	
SCALE 1" = 400'	FILE # 1000

**Resolution 25-11: Designation of Brownfield
at Airport Industrial Park**

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16

RESOLUTION NO. 25-11

A RESOLUTION OF THE CITY OF NEW SMYRNA BEACH, FLORIDA DESIGNATING THE NEW SMYRNA BEACH MUNICIPAL AIRPORT AND THE AIRPORT INDUSTRIAL PARK AREA AS A FLORIDA BROWNFIELD AREA FOR THE PURPOSE OF ENVIRONMENTAL REMEDIATION, REHABILITATION, AND ECONOMIC DEVELOPMENT; ESTABLISHING A BROWNFIELD REDEVELOPMENT PROGRAM TO IDENTIFY, CLEAN UP AND REDEVELOP BROWNFIELDS SITES; ESTABLISHING A BROWNFIELD ADVISORY COMMITTEE; AUTHORIZING THE CITY CLERK TO NOTIFY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID DESIGNATION AS REQUIRED; PROVIDING FOR CONFLICTING RESOLUTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

17 **WHEREAS,** Brownfields are defined as sites that are generally
18 abandoned, idled, or underutilized industrial or commercial
19 property where expansion or redevelopment is complicated by actual
20 or perceived environmental contamination; and

21 **WHEREAS,** the State of Florida has provided in Chapter 97-277,
22 Laws of Florida, codified as Sections 376.77-376.84, Florida
23 Statutes, for the designation by resolution of certain non-
24 residentially zoned lands consisting of one or more Brownfield
25 sites as "Brownfield Area," and for the corresponding provisions of
26 environmental remediation, rehabilitation and economic development
27 for such areas; and

28 **WHEREAS,** the City of New Smyrna Beach wishes to notify the
29 Florida Department of Environmental Protection of its decision to
30 designate property at the New Smyrna Beach Municipal Airport and
31 the Airport Industrial Park Area as a Brownfields Area for

32 remediation, rehabilitation and economic development for the
33 purposes set forth in Sections 376.77-376.84, Florida Statutes; and

34 **WHEREAS**, the City of New Smyrna Beach has additionally
35 considered, and finds in the affirmative, the criteria set forth in
36 Section 376.80(2)(a)1-4, Florida Statutes, namely: (i) whether the
37 proposed Brownfield Area warrants economic development and has a
38 reasonable potential for such activities, (ii) whether the
39 Brownfield Area represents a reasonably focused approach and is not
40 overly large in geographic coverage, (iii) whether the Brownfield
41 Area has potential to interest the private sector in participating
42 in remediation, rehabilitation and economic development, and (iv)
43 whether the Brownfield Area has sites or parts of sites suitable
44 for limited recreational open space, cultural, or historical
45 preservation purposes; and

46 **WHEREAS**, pursuant to Section 376.80(4), Florida Statutes, the
47 City is required to establish a Brownfield Advisory Committee, or
48 use an existing advisory committee, to address redevelopment of the
49 Brownfield Area for the purpose of improving public participation
50 and receiving public comment on rehabilitation and redevelopment of
51 the Brownfield Area, future land use, local employment
52 opportunities, community safety, and environmental justice; and

53 **WHEREAS**, the procedures set forth in Section 166.041, Florida
54 Statutes, have been followed, and proper notice has been provided
55 in accordance with Section 376.80(1) and 166.041(3)2., Florida
56 Statutes.

57 **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY**
58 **OF NEW SMYRNA BEACH, FLORIDA:**

59 **SECTION 1:** The recitals and findings set forth in the Preamble to
60 this Resolution are hereby adopted by reference thereto and
61 incorporated herein as fully set forth in the Section.

62 **SECTION 2:** The area depicted and described on "Exhibit A,"
63 attached hereto and incorporated by reference, is hereby designated
64 as a State of Florida Brownfield Area for environmental
65 remediation, rehabilitation and economic development for the
66 purposes as set forth in Sections 376.77-376.84, Florida Statutes,
67 under the following terms and conditions:

68 The City of New Smyrna Beach shall be the entity responsible
69 for the Brownfield Area remediation and rehabilitation
70 pursuant to Section 376.80(3), Florida Statutes. However,
71 such designation shall not render the City of New Smyrna Beach
72 liable for costs of site remediation, rehabilitation or source
73 removal, as those terms are defined in Sections 376.77-376.84,
74 Florida Statutes.

75 Such designation shall not render the City of New Smyrna Beach
76 liable for the costs of site remediation, rehabilitation or
77 source removal, as those terms are defined in Section
78 376.79(14) and (15), Florida Statutes, or for any other costs
79 in excess of those attributable to the City of New Smyrna
80 Beach's role as administrator of a Brownfield Area site
81 remediation and rehabilitation program and as a property
82 owner, if it owns, or hereafter acquires any real property
83 within the designated Brownfield Area.

84 **SECTION 3:** The City of New Smyrna Beach hereby establishes that
85 the Public Works Director, Assistant Public Works Director and City
86 Engineer will serve as the advisory committee to address
87 redevelopment of the Brownfield Area.

88 **SECTION 4:** The City of New Smyrna Beach will advise the Florida
89 Department of Environmental Protection where there is a person who
90 has assumed responsibility for Brownfield site rehabilitation
91 within the designated Brownfield Area.

92 **SECTION 5:** The City Clerk is hereby authorized to notify the
93 Florida Department of Environmental Protection as to the City of
94 New Smyrna Beach's decision to designate a Brownfields Area for
95 remediation, rehabilitation and economic development for the
96 purposes set forth in Sections 376.77-376.84, Florida Statutes.

97 **SECTION 6:** That all other resolutions or parts thereof that are
98 in conflict with this resolution are hereby rescinded and repealed.

99 **SECTION 7:** That this resolution shall take effect immediately
100 upon its final adoption.

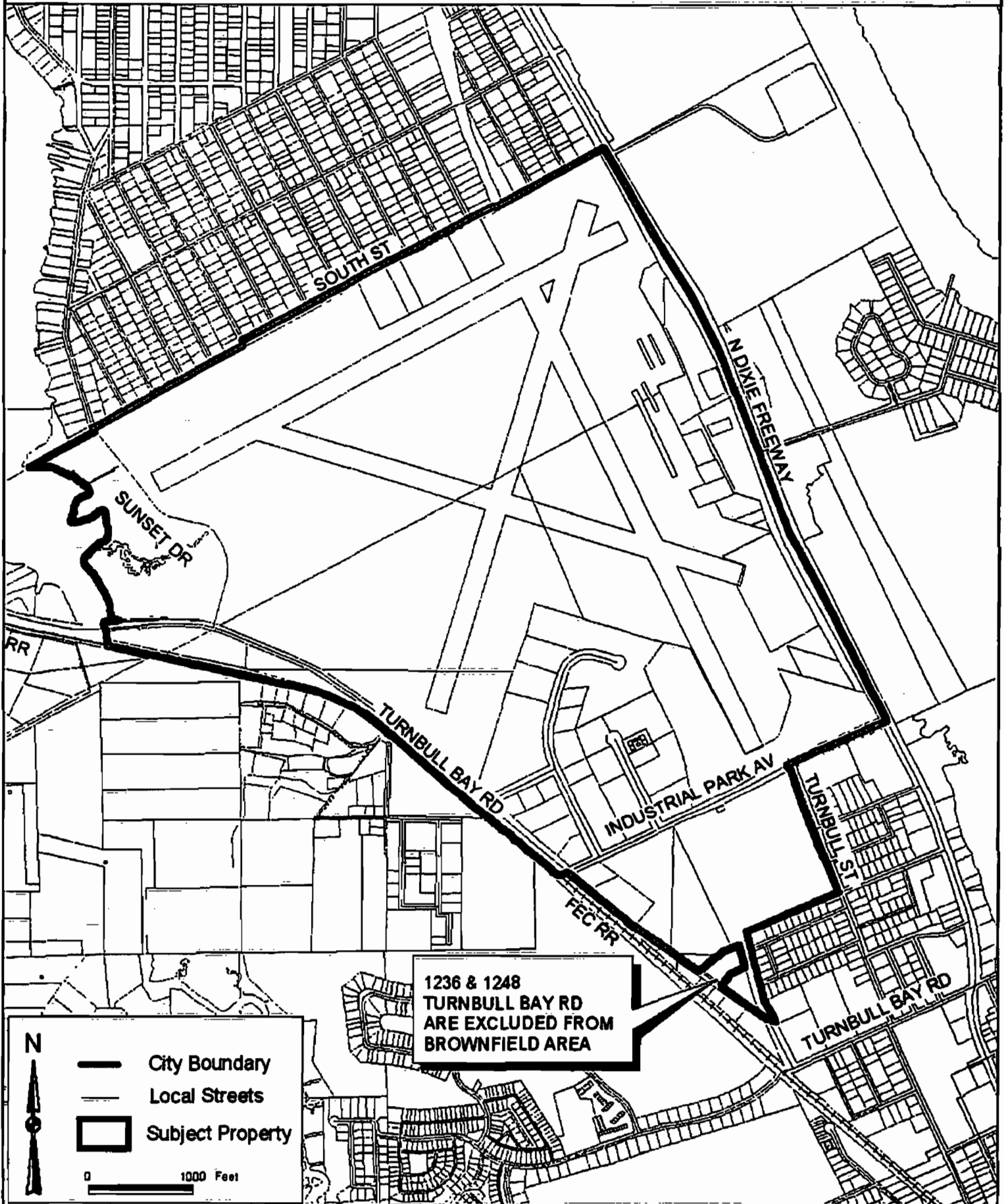
101 **APPROVED AS TO FORM AND CORRECTNESS:**

102 

103 **FRANK B. GUMMEY, III**
104 **City Attorney**

105 **DATE:** 6/13/11 

LOCATION MAP

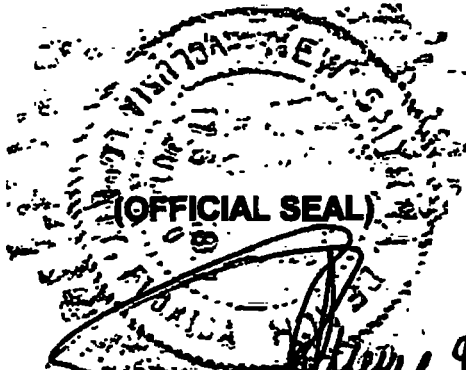
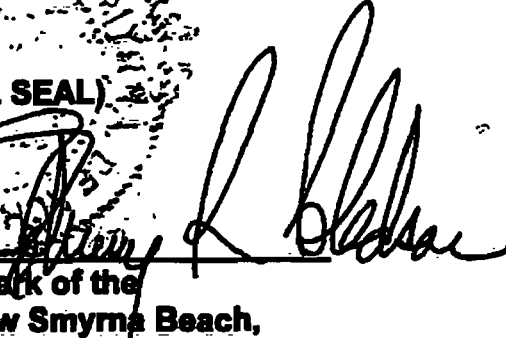



The Within and Foregoing Resolution No. 25-11 as introduced and read before the City Commission of the City of New Smyrna Beach, Florida, at its Regular Meeting held at City Hall in said City on June 28, 2011. Motion was made by Commissioner Reiker, and seconded by Commissioner Grasty, that said Resolution be adopted.

A roll-call vote of the City Commission on said motion to adopt the Resolution resulted as follows:

MAYOR ADAM BARRINGER	Yes
VICE MAYOR JAMES W. HATHAWAY	Yes
COMMISSIONER JUDY REIKER	Yes
COMMISSIONER J. S. GRASTY	Yes
COMMISSIONER LYNNE PLASKETT	Yes

Whereupon, the Mayor of the City of New Smyrna Beach, Florida, has hereunto set his official signature, duly attested by the City Clerk, and has caused the Official Seal of said City to be hereunto affixed for the purpose of authenticity and as is required by law.


(OFFICIAL SEAL)

As City Clerk of the
City of New Smyrna Beach,
Florida


As Mayor of the City of New
Smyrna Beach, Florida

RESOLUTION NO. 25-11



City of New Smyrna Beach

Florida Department of Environmental Protection
3900 Commonwealth Boulevard, M.S. 49
Tallahassee, Florida 32399

Reference: Transmittal of City of New Smyrna Beach Resolution No. 25-11

To Whom It May Concern:

At its regular meeting on June 28, 2011, the New Smyrna Beach City Commission adopted Resolution No. 25-11, designating the New Smyrna Beach Municipal Airport and the Airport Industrial Park area as a Florida Brownfield Area for the purpose of environmental remediation, rehabilitation, and economic development; establishing a Brownfield Redevelopment Program to identify, clean up and redevelop Brownfield's sites; and, establishing a Brownfield Advisory Committee.

A copy of the adopted resolution is transmitted herewith per statutory requirement. Please note that the scheduled public hearings for this resolution were advertised in a newspaper of general circulation, as required by statute, and one public hearing was conducted within the boundary of the area considered for such designation.

If the City Clerk's Office can assist you regarding this matter, please feel free to contact us at (386) 424-2112.

Respectfully,



Johnny R. Bledsoe, CMC
City Clerk

JRB/bb

Enclosure: as stated

cc: City Attorney, Frank B. Gummey, III
Finance Director, Althea Philord-Bradley
CRA Director Tony Otte

210 Sams Avenue • New Smyrna Beach, Florida 32168-9985 • 386-424-2100 • Fax 386-424-2109



PRINTED ON RECYCLED PAPER

**Map of former landfill area
at the Airport Industrial Park**



- 1 = Kathy Trivet
- 2 = Realty, Inc.
- 4 = Co. SE, Inc.
- 5 = Fla. Community Bank
- 6 = Gate Industries
- 7 = Robert Kayak
- 8 = Fountainhead LLC
- 9 = Vestley Bros. Pk
- 10 = Air Specialists
- 11 = Aqua Sun Motion Sports
- 12 = Adelphi Systems
- 13 = School Board
- C = City Property



Date Created: 24 Jan 12 10:33 AM

**Report on the close-out (1985-2013)
of existing CRA as requested**

Fiscal Year	Improvements	Special Events	Impact Fees Incentive	Development Assistance	Total Grants Awarded	
1985	-	-	-	-	-	
1986	-	-	-	-	-	
1987	-	-	-	-	-	
1988	-	-	-	-	-	
1989	21,667	-	-	-	21,667	
1990	6,078	-	-	-	6,078	
1991	67,185	-	-	-	67,185	
1992	56,516	-	-	-	56,516	
1993	32,773	-	-	-	32,773	
1994	25,267	-	-	-	25,267	
1995	35,674	-	-	-	35,674	
1996	13,666	-	-	-	13,666	
1997	-	-	-	-	-	
1998	-	-	-	-	-	
1999	11,686	-	-	-	11,686	
2000	7,150	-	-	-	7,150	
2001	29,072	-	-	-	29,072	
2002	35,220	205	-	-	35,425	
2003	22,850	-	-	-	22,850	
2004	17,987	5,750	-	-	23,737	
2005	35,000	3,000	-	-	38,000	
2006	25,000	10,000	-	-	35,000	
2007	25,000	19,900	-	-	44,900	
2008	38,160	16,647	-	-	54,807	
2009	83,665	17,222	-	-	100,888	
2010	59,040	32,251	10,998		102,289	
2011	105,564	89,634	7,327		202,525	
2012	85,787	111,491	-	140,019	337,297	
2013	270,113	50,764	-	1,375,487	1,696,364	
Total	1,110,121	356,864	18,325	1,515,506	3,000,815	
						0.11892

New Smyrna Beach
New Smyrna Beach CRA
Master 1985-2013

1985-2015
599 acres

Board: City commission, 2 citizens appointed by commission
Contact: Tony Otte, CRA/Economic Development Director

Please complete shaded cells.

1	CUMULATIVE COUNTY TIF				FY 2013		FY 2012		FY 2011		FY 2010		FY 2009		FY 2008	
	Starting 1985						\$16,973,378									
2	FINANCIALS				FY 2013	% Total	FY 2013 Comments*	FY 2012	% Total	FY 2011	% Total	FY 2010	% Total	FY 2009	% Total	FY2008
Revenues																
	County TIF	\$958,406	50%				\$929,983	37%	\$976,453	33%	\$1,236,294	28%	\$1,384,675	40%	\$1,316,589	
	Mosquito TIF	32,519					32,076	1%	36,505	1%	45,875	1%	59,233	2%	56,298	
	Ponce Inlet	14,524					14,326	1%	16,304	1%	20,480	0%	22,392	1%	21,282	
	Hospital TIF	0	0%				0	0%	0	0%	787,421	18%	822,086	24%	683,793	
	City TIF	538,519	28%				536,545	21%	610,632	21%	761,295	17%	893,277	26%	977,397	
	Subtotal TIF	\$1,543,968	78%				\$1,512,930	60%	\$1,639,894	56%	\$2,851,365	64%	\$3,181,663	92%	\$3,055,359	
	Grants Received	\$196,441	10%				\$868,959	35%	\$753,882	26%	\$1,507,987	34%	\$212,739	6%	\$201,312	
	Proceeds from Debt	\$0					\$0		\$0	0%	\$0	0%	\$0	0%	\$0	
	Miscellaneous	172,222	9%				126,145	5%	545,873	18%	128,948	3%	59,990	2%	319,079	
	Subtotal Non-TIF	\$368,663	19%				\$995,104	40%	\$1,299,755	44%	\$1,636,935	37%	\$272,729	9%	\$520,391	
Total Revenue																
		\$1,912,631	98%				\$2,508,034	100%	\$2,939,649	100%	\$4,488,300	101%	\$3,454,392	101%	\$3,575,750	
Expenses																
	Debt Payments	\$342,211	6%				\$342,654	6%	\$342,456	8%	\$342,065	9%	\$341,083	14%	\$342,029	
	Capital Projects	2,625,243	45%				3,162,632	59%	2,725,643	62%	2,439,144	64%	1,028,566	42%	2,244,525	
	Grants Awarded	1,696,364	29%				337,297	6%	202,525	5%	102,288	3%	100,887	4%	54,807	
	Subtotal Capital	\$4,663,818	79%				\$3,842,583	71%	\$3,270,624	75%	\$2,883,497	76%	\$1,470,536	60%	\$2,641,362	
	Policing/Enforcement Program	\$0	0%				\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	
	Operating/Maintenance/Other	885,283	15%				1,267,333	24%	858,863	19%	687,265	18%	791,784	32%	321,749	
	Administration	327,973	6%				290,037	5%	268,740	6%	213,462	6%	199,433	8%	108,718	
	Subtotal Non-Capital	\$1,213,256	21%				\$1,557,370	29%	\$1,127,603	25%	\$900,727	24%	\$991,218	40%	\$430,467	

3	PRIMARY EXPENDITURES		FY 2013	FY 2013 Comments*	FY 2012	FY 2011	FY 2010	FY 2009	FY 2008
	50%		Capital		Capital	Capital			
4	PERSONNEL		FY 2013		FY 2012	FY 2011	FY 2010	FY 2009	FY 2008
	Title		# FTE		# FTE	# FTE			
	CRA Director		1.00		1.00	1.00	1.00	1.00	1.00
	CRA Project Manager		1.00		1.00	1.00	1.00	1.00	0.00
	CRA Planner 1		0.00		0.00	0.00	1.00	1.00	1.00
	Redevelopment Coordinator		0.00		0.00	0.00	1.00	1.00	1.00
	Senior Building Inspector		1.00		1.00	0.00	0.00	0.00	0.00
	Gardener		1.00		1.00	1.00	1.00	1.00	2.00
	Equipment Operator		0.00		0.00	0.00	1.00	1.00	1.00
	Utility Worker		3.00		3.00	3.00	3.00	3.00	3.00
	Administrative Specialist		1.00		1.00	1.00	1.00	0.50	0.50
	Marketing/PIO Manager		0.75		1.00	0.00	0.00	0.00	0.00
	Total FTEs		8.75		9.00	7.00	10.00	9.50	9.50
5	DEBT		FY 2013		FY 2012	FY 2011	FY 2010	FY 2009	FY 2008
	Type of Debt								
	Date of Initial Debt								
	Amount of Initial Debt								
	Debt Balance								
	Debt Maturity								
	Purpose								
	Project Status								
	Type of Debt		Refunding revenue bond		Refunding revenue bond	Refunding revenue bond	Refunding revenue bond	Refunding revenue bond	Refunding revenue bond
	Date of Initial Debt		28-Apr-98		28-Apr-98	28-Apr-98	28-Apr-98	28-Apr-98	28-Apr-98
	Amount of Initial Debt		\$3,784,000		\$3,784,000	\$3,784,000	\$3,784,000	\$3,784,000	\$3,784,000
	Debt Balance		\$167,281		\$490,817	\$800,192	\$1,096,025	\$1,378,909	\$1,378,909
	Debt Maturity		Oct-13		Oct-12	Oct-11	Oct-10	Oct-09	Oct-09
	Purpose		Flagler Avenue Street Scape Project		Flagler Avenue Street Scape Project	Flagler Avenue Street Scape Project	Flagler Avenue Street Scape Project	Flagler Avenue Street Scape Project	Flagler Avenue Street Scape Project

Project Status	complete	complete	complete	complete	complete	complete
Type of Debt						
Date of Initial Debt						
Amount of Initial Debt						
Debt Balance						
Debt Maturity						
Purpose						

6 PLAN	FY 2013	FY 2013 Comments*	FY 2012	FY 2011	FY 2010	FY 2009	FY 2008
<ul style="list-style-type: none"> Two Request for Proposals issued for the sale and development of City-owned property: <ol style="list-style-type: none"> Property on Railroad Ave at Julia; contract approved with NSB Housing Authority for the construction of 4-6 houses to be rented and managed by the Housing Authority Property on Faulkner at Julia; contract approved with White Challis Redevelopment Co for the construction of 20+ townhomes. 	Continue Master Plan implementation; Complete capital projects in progress; community resources services and housing improvements in Historic Westside		Continue Master Plan implementation; Complete capital projects in progress; community resources services and housing improvements in Historic Westside	Continue Master Plan implementation; Complete capital projects in progress; community resources services and housing improvements in Historic Westside	Continue Master Plan implementation; Complete capital projects in progress; community resources services and housing improvements in Historic Westside		
7 ACCOMPLISHMENTS	FY 2013	FY 2013 Comments*	FY 2012	FY 2011	FY 2010	FY 2009	FY 2008
	Washington Street Streetscape Improvements - \$1,439,424 - Esther Street Beachfront Park - \$1,598,468; Mary Ave Play Park Improvements - \$135,738; Banner Program \$300,907; Historic Westside Partnership with Habitat \$11,189		Streetscaping - \$255,000; Flagler Ave. Boardwalk - \$993,000; Chamber restoration - \$102,000	Since 2007: Multiple streetcaping projects - \$1,632,000; Land acquisition - \$417,000; Parking improvements - \$68,000; Building demo/site remediation - \$71,000			
Total since 2007	\$7,023,726		\$3,538,000	\$2,188,000			

Check Revenue Detail

	FY 2007		FY 2006		FY 2005		FY 2004		FY 2003		FY 2002		FY 2001		FY 2000	
% Total	FY2007	% Total	FY2006	% Total	FY2005	% Total	FY2004	% Total	FY2003	% Total	FY2002	% Total	FY2001	% Total	FY2000	% Total
37%	\$1,519,958	39%	\$1,255,831	37%	\$998,628	39%	\$888,353	42%	\$737,859	41%	\$616,701	41%	\$516,576	38%	\$436,063	32%
2%	63,365	2%	52,700	2%	39,612	2%	35,238	2%	29,268	2%	24,921	2%	21,954	2%	18,533	1%
1%	23,953	1%	19,929	1%	14,979	1%	13,325	1%	11,068	1%	9,424	1%	8,302	1%	7,008	1%
19%	738,324	18%	520,357	15%	391,128	15%	343,496	16%	285,306	16%	275,481	17%	233,227	17%	159,809	11%
27%	1,121,745	29%	1,065,489	31%	848,833	33%	755,099	36%	629,072	35%	501,207	33%	460,306	34%	399,746	30%
85%	\$3,467,345	88%	\$2,914,306	86%	\$2,293,180	90%	\$2,035,511	97%	\$1,692,573	95%	\$1,427,734	94%	\$1,240,365	91%	\$1,021,159	75%
6%	\$0	0%	\$216,049	6%	\$128,951	5%	\$0	0%	\$28,514	2%	\$0	0%	\$0	0%	\$209,278	16%
0%	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	0%
9%	448,281	11%	272,900	8%	126,300	5%	68,991	3%	68,274	4%	74,490	5%	126,091	9%	112,551	8%
16%	\$448,281	12%	\$488,949	15%	\$255,251	11%	\$68,991	4%	\$96,788	6%	\$74,490	6%	\$126,091	10%	\$321,829	25%
101%	\$3,915,626	100%	\$3,403,254	101%	\$2,548,431	101%	\$2,104,502	101%	\$1,789,361	101%	\$1,502,224	100%	\$1,366,456	101%	\$1,342,988	100%
11%	\$342,303	14%	\$342,252	27%	\$339,768	19%	\$339,686	35%	\$342,057	33%	\$342,000	32%	\$342,133	53%	\$385,128	28%
73%	1,509,206	60%	218,550	17%	714,019	41%	76,220	8%	255,840	25%	372,320	34%	5,505	1%	315,593	23%
2%	44,900	2%	35,000	3%	38,000	2%	23,737	2%	22,850	2%	35,425	3%	29,072	5%	7,150	1%
86%	\$1,896,408	76%	\$595,802	47%	\$1,091,787	62%	\$439,643	46%	\$620,748	60%	\$749,745	69%	\$376,710	59%	\$707,871	52%
0%	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	0%
10%	551,788	22%	596,145	47%	627,887	36%	467,217	48%	369,433	36%	307,945	28%	209,247	33%	594,113	44%
4%	50,864	2%	63,380	5%	37,349	2%	58,061	6%	44,358	4%	24,092	2%	54,938	9%	54,502	4%
14%	\$602,652	24%	\$659,525	53%	\$665,236	38%	\$525,278	54%	\$413,791	40%	\$332,037	31%	\$264,185	41%	\$648,615	48%

[illegible]

[illegible]

complete	complete	complete	complete	complete	complete	complete	complete	complete

[illegible]

FY 1999		FY 1998		FY 1997		FY 1996		FY 1995		FY 1994		FY 1993		FY 1992		FY 1991
FY1999	% Total	FY1998	% Total	FY1997	% Total	FY1996	% Total	FY1995	% Total	FY1994	% Total	FY1993	% Total	FY1992	% Total	FY1991
\$438,985	39%	\$378,367	8%	\$312,639	33%	\$305,927	35%	\$273,205	33%	\$253,537	34%	\$223,350	33%	\$227,196	15%	\$218,439
18,657	2%	16,081	0%	13,551	1%	14,742	2%	15,758	2%	16,397		16,218	2%	16,458	1%	15,879
7,055	1%	6,081	0%	5,295	1%	5,290	1%	5,161	1%	4,877		4,788	1%	4,859	0%	4,656
160,879	14%	144,080	3%	127,961	13%	128,574	15%	125,839	15%	121,015	15%	119,908	17%	115,883	8%	108,705
414,353	37%	360,034	7%	312,408	33%	313,325	36%	308,953	37%	281,540	37%	256,919	38%	263,828	17%	247,503
\$1,039,929	93%	\$904,643	19%	\$771,854	81%	\$767,858	88%	\$728,916	88%	\$677,366	86%	\$621,183	90%	\$628,224	41%	\$595,182
\$0	0%	\$0	0%	\$0	0%	\$0	0%		0%	\$0	0%	\$0	0%	\$0	0%	\$0
\$0	0%	\$3,784,000	78%	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$200,000	13%	\$0
80,070	7%	173,755	4%	185,288	19%	106,226	12%	98,149	12%	73,742	10%	57,886	9%	711,262	46%	92,987
\$80,070	8%	\$3,957,755	82%	\$185,288	20%	\$106,226	13%	\$98,149	13%	\$73,742	11%	\$57,886	10%	\$911,262	60%	\$92,987
\$1,119,999	101%	\$4,862,398	101%	\$957,142	101%	\$874,084	101%	\$827,065	101%	\$751,108	97%	\$679,069	100%	\$1,539,486	101%	\$688,169
\$262,358	47%	\$2,627,508	58%	\$380,727	23%	\$313,578	32%	\$320,794	53%	\$309,695	31%	\$306,751	42%	\$22,023	2%	\$14,023
0	0%	1,550,000	34%	1,000,000	61%	359,298	36%	29,270	5%	280,543	28%	77,516	11%	633,936	46%	61,410
11,686	2%	0	0%	0	0%	13,666	1%	35,674	6%	25,267	3%	32,773	4%	56,516	4%	67,185
\$274,044	49%	\$4,177,508	93%	\$1,380,727	84%	\$686,542	69%	\$385,738	64%	\$615,505	62%	\$417,040	57%	\$712,475	51%	\$142,618
\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0
237,906	42%	323,040	7%	262,457	16%	231,373	23%	103,841	17%	263,998	27%	196,752	27%	572,739	41%	131,624
49,188	9%	0	0%	0	0%	72,481	7%	116,216	19%	105,943	11%	114,650	16%	101,682	7%	41,994
\$287,094	51%	\$323,040	7%	\$262,457	16%	\$303,854	31%	\$220,057	36%	\$369,941	38%	\$311,402	43%	\$674,421	49%	\$173,618

[illegible]

[illegible]

complete	Paid off \$2.2 Million of 1992 Revenue Bond							
			Promissory Note 7-Jan-92 \$200,000 \$109,869 Oct-96	Promissory Note 7-Jan-92 \$200,000 \$148,076 Oct-95	Promissory Note 7-Jan-92 \$200,000 \$183,372 Oct-94	Promissory Note 7-Jan-92 \$200,000 \$200,000 Oct-93	Promissory Note 7-Jan-92 \$200,000 \$200,000 Oct-92	

FY 1999	FY 1998	FY 1997	FY 1996	FY 1995	FY 1994	FY 1993	FY 1992	FY 1991
FY 2003	FY 2002	FY 2001	FY 2000	FY 2003	FY 2002	FY 2001	FY 2000	FY 2003

	FY 1990		FY 1989		FY 1988		FY 1987		FY 1986		FY 1985	
% Total	FY1990	% Total	FY1989	% Total	FY1988	% Total	FY1987	% Total	FY1986	% Total	FY1985	% Total
32%	\$201,705	31%	\$159,243	34%	\$103,927	40%	\$60,377	18%	\$44,112	35%	\$0	#####
2%	15,286	2%	14,698	3%	5,793	2%	4,436	1%	2,946	2%	0	#####
1%	4,447	1%	4,176	1%	2,406	1%	4,746	1%	3,457	3%	0	#####
15%	76,254	12%	63,100	13%	30,056	12%	19,359	6%	18,576	15%	0	#####
36%	227,456	35%	185,652	39%	113,918	44%	76,473	23%	51,500	41%	0	#####
85%	\$525,148	80%	\$426,869	90%	\$256,100	98%	\$165,391	49%	\$120,591	97%	\$0	#####
0%	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	#####
0%	\$55,000	8%	\$0	0%	\$0	0%	\$170,000	50%	\$0	0%	\$0	#####
14%	75,814	12%	47,917	10%	4,125	2%	1,681	0%	3,781	3%	#####	
15%	\$130,814	21%	\$47,917	11%	\$4,125	3%	\$171,681	52%	\$3,781	4%	\$0	#####
100%	\$655,962	101%	\$474,786	101%	\$260,225	101%	\$337,072	101%	\$124,372	101%	\$0	#####
4%	\$190,399	56%	\$17,071	11%	\$14,485	55%	\$11,688	4%	\$0	0%	\$0	0%
19%	75,610	22%	48,393	31%	2,500	10%	300,236	92%		0%		0%
21%	6,078	2%	21,667	14%	0	0%	0	0%	0	0%	0	0%
45%	\$272,087	79%	\$87,131	56%	\$16,985	65%	\$311,924	96%	\$0	0%	\$0	0%
0%	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	0%
42%	70,342	21%	69,471	44%	9,268	35%	13,041	4%	14,301	100%	31,268	100%
13%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
55%	\$70,342	21%	\$69,471	44%	\$9,268	35%	\$13,041	4%	\$14,301	100%	\$31,268	100%

100%	\$342,429	100%	\$156,602	100%	\$26,253	100%	\$324,965	100%	\$14,301	100%	\$31,268	100%
	313,533		318,184		233,972		12,107		110,071		(31,268)	
	\$956,599		\$643,066		\$324,882		\$90,910		\$78,803		-\$31,268	

[illegible]

[illegible]

[illegible]

Draft Resolution

1 RESOLUTION 2014-XX

2 A RESOLUTION OF THE COUNTY COUNCIL OF VOLUSIA COUNTY,
3 FLORIDA, DELEGATING TO THE CITY OF NEW SMYRNA BEACH,
4 FLORIDA, LIMITED COMMUNITY REDEVELOPMENT POWERS WITHIN A
5 PORTION OF THE CITY; PROVIDING AN EFFECTIVE DATE.

6
7 BE IT RESOLVED BY THE COUNTY COUNCIL OF VOLUSIA COUNTY, FLORIDA; THIS ____ DAY OF
8 _____, 2014, AS FOLLOWS:

9 SECTION 1. *Delegation of Authority.* The county council delegates the community
10 redevelopment powers conferred upon it by chapter 163, part III, Florida Statutes, to the City of New
11 Smyrna Beach for 40 years within that portion of the city legally described in exhibit A, subject to
12 statutory requirements and the terms of this resolution. The city may not expand or modify the
13 delegation. The county council reserves its right to revoke or amend the delegation in accordance with
14 law. No revocation or amendment shall impair the city or agency's obligations of indebtedness or
15 contract or the completion of any project within the approved community redevelopment plan.

16 SECTION 2. *Finding of necessity; creation of agency; adoption and review; and amendment of*
17 *plan.*

18 a. The county council authorizes the city commission to find necessity pursuant to section
19 163.355 and .340(8), Florida Statutes, within the boundaries for which authority is delegated. The city
20 commission may not contract those boundaries by more than ten percent without the consent of the
21 county council.

22 b. The city may create a community redevelopment agency, pursuant to 163.356, Florida
23 Statutes; provided that the members of the city commission shall serve as members of the agency body
24 pursuant to 163.357, Florida Statutes. The city commission as the governing body of the municipality
25 shall adhere to the provisions of section 163.358, Florida Statutes.

c. The city commission may adopt a community redevelopment plan substantially in the form of its exhibit B, pursuant to sections 163.358 and .360, Florida Statutes.

d. Neither the city nor the agency shall deviate from the projects set forth in the plan, including their nature, size, design, location, schedule and estimated cost, without a plan amendment. The agency shall review the plan annually and update it ever five years. The agency prior to adoption shall submit to the county council for its review and approval any plan amendment which alters the use of the county increment for capital projects.

SECTION 3. *Redevelopment Trust Fund.*

a. The city commission by ordinance shall establish a redevelopment trust fund pursuant to section 163.387, Florida Statutes, to which no other taxing district than the county or city need contribute. The county shall contribute to the trust fund only from its general fund, not from any other, at a millage rate which does not exceed that of the city millage rate used to compute its contribution.

b. Of the incremental revenue computed annually pursuant to the statute, the county shall pay 95% up to \$1 million; 75% between \$1 million and \$2 million; and 50% above \$2 million. (For example, the county shall contribute \$950,000 of the first \$1 million increment.) The county contribution will be used solely for capital projects identified in the redevelopment plan, not for any administrative costs. The city contribution shall be used only for specific items described in the approved redevelopment plan or to compensate for administrative and internal service costs incurred by the agency as determined by generally accepted accounting principles.

SECTION 4. *Reporting; budget.*

a. The agency shall conform to a uniform system of reporting established by the county. The report(s) shall use standardized State of Florida approved definitions for each reporting category

requested by the county. The agency may satisfy this reporting requirement by filing with the county the annual report and the annual audited financial report filed with the Department of Community Affairs. The agency reports annually shall be provided to the county electronically not less than 30 days after filing with the department. The agency shall make a presentation not less than annually to the county council which will include its annual report(s).

b. The agency shall submit its proposed budget for the next fiscal year to the county for review and comment prior to agency adoption and no later than August 1 of each year. The county will respond with any questions or comments within 30 days of receipt of the proposed budget.

SECTION 5. *Agreements.* The agency may enter into agreements, including agreements with developers of real estate located within the boundaries of the redevelopment area, only as contemplated by and provided in the plan.

SECTION 6. *No county liability.* Nothing contained herein shall impose any liability upon the county for any acts of the city or the agency.

SECTION 7. *Non-severability.* The provisions of this resolution are not severable. If any part of this instrument is held invalid by a court of law or is superseded by statute, this resolution shall be deemed void and of no further effect.

SECTION 8. *Effective date.* This Resolution shall become effective immediately upon adoption.

DONE AND ORDERED IN OPEN MEETING.

COUNTY COUNCIL
VOLUSIA COUNTY, FLORIDA

By: _____
Jason P. Davis
County Chair

73

74 ATTEST:

75

76 By: _____

77 James T. Dinneen

78 County Manager



JASON P. DAVIS
COUNTY CHAIR

PAT PATTERSON
VICE CHAIR
DISTRICT 1

JOYCE CUSACK
AT-LARGE

JOSHUA J. WAGNER
DISTRICT 2

DEBORAH DENYS
DISTRICT 3

DOUG DANIELS
DISTRICT 4

PATRICIA NORTHEY
DISTRICT 5

JAMES T. DINNEEN
COUNTY MANAGER

September 12, 2014

Ms. Pam Brangaccio
City Manager
City of New Smyrna Beach
210 Sams Avenue
New Smyrna Beach, FL 32168-9985

Re: Community Redevelopment Agency – Request for Additional Information

Dear Ms. Brangaccio:

On August 15, 2014, we received your response to the County's request for additional information related to the City's request for delegation of Community Redevelopment Agency (CRA) authority. Further clarification is requested.

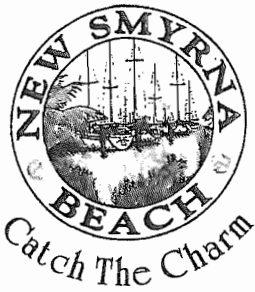
1. Please clarify the amount of tax increment revenue generated from the overlap area (area that is in the existing CRA and also the proposed CRA) for the last three years.
2. In the close-out document for years 1985-2013 for the existing CRA, the amount that went to publicly owned properties vs. privately owned and the matching funds contributed by each recipient is needed.

Upon receipt of complete information, we will place the matter on the county council agenda within 120 days as required by law.

Sincerely,

Mary Anne Connors
Deputy County Manager

c: Charlene Weaver, CFO, Deputy County Manager
Rick Karl, Aviation and Economic Resources Director



City of New Smyrna Beach

September 17, 2014

Ms. Mary Anne Connors,
Deputy County Manager
Volusia County
123 W. Indiana Avenue, Room 301
DeLand, FL 32720-4412



C R. Karl
A. Smith
P. Ehrhardt
D. Eckert

Re: Response to Letter dated September 12, 2014

Dear Ms. Connors:

The blighted areas included for the proposed Community Redevelopment Agency will be helped enormously by the successful redevelopment of these areas. The US 1 corridor and historic west side community neighbors badly need the City and County to cooperate and work together to initiate this redevelopment through the US 1 CRA.

This is a wise investment for the County. As our partner, you expect transparency with the collection and distribution of CRA funds; the ability to audit and overview the accounting and completion of the purpose for the CRA; and, as with any investment, a return on that investment within a reasonable time. All of these issues have been addressed, consistent with the County Council's delegation requirements for the Orange City CRA, and we will work diligently with you to finalize any language for the resolution of delegation.

Thank you for your letter of September 12, 2014, requesting additional information. Since you have found no deficiencies in the documentation submitted by letter (dated August 13, 2014) hand delivered August 15, 2014, in response to your request for additional information August 5, 2014, the 30 day period for advising the City of any deficiencies of documentation has expired and consideration of the City's request for delegation of CRA powers will need to be scheduled for County Council consideration before December 13, 2014, or it will be deemed granted.



Please place the City's request on the next available agenda. We stand ready to work to expedite consideration of this request.

The additional information requested in the September 12, 2014, letter is not required by either Florida Statutes or County resolutions. Further, it is irrelevant to the consideration of creation of a new CRA after the existing CRA has expired. There will be no overlapping tax increment contributions.

The first request in your September 12 letter was:

"1. Please clarify the amount of tax increment revenue generated from the overlap area (area that is in the existing CRA and also the proposed CRA) for the last three years."

The request asks for new information, not a clarification of the August 5, which asked:

"Please clarify the size and tax increment revenue of the overlap areas in the proposed CRA compared to the existing CRA."

The difference is that the August 5 request concerned future revenue projections, while the September 12 request concerned revenue from the last three years.

Even if this information is desired (though we cannot see the purpose of it), it was not requested in the previous letter.

The second request in your September 12 letter is:

"2. In the close-out document for years 1985-2013 for the existing CRA, the amount that went to publicly owned properties vs. privately owned and the matching funds contributed by each recipient is needed."

The request is largely a repeat of Item 6 in the August 5 letter:

"In the close-out document for years 1985-2013 for the existing CRA, please provide: (a) financial data in the county's consistent category format, including the number of personnel paid out of the CRA trust fund by year, position, title and cost; (b) the amounts paid for the CRA trust fund for each of the capital accomplishments listed; and (c) the amount of grants that went to public capital improvements vs. privately

owned properties and the amount of matching funds contributed by each property; (d) clarification of amounts expended for non-capital activities, e.g. festivals."

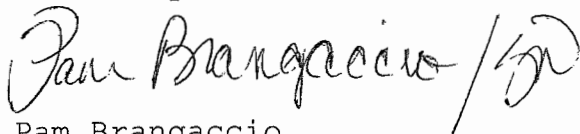
All the information requested in the August 5 letter, and the first part of the September 12 letter is in the spread sheets in the August 15 response.

The first page showing Capital Projects has the public property expenditures. The page following the Capital Project spreadsheet has the amount of total grants awarded was \$3,000,815. From that figure the total listed for the "Special Events" grants (e.g., grants that do not involve "property") in the amount of \$356,864 can be subtracted. Therefore, the total private property grants is \$2,643,951.

However, the closeout document you referenced in the August 5 and September 12 letters does not contain grant recipients' matching fund expenditures as they are not revenues or expenses of the CRA.

We look forward to the County Council's consideration of the City's request. Thank you for your efforts to complete this matter.

Sincerely,

A handwritten signature in cursive script, reading "Pam Brangaccio" followed by a stylized flourish or initials.

Pam Brangaccio,
City Manager

Cc: City Commission
City Attorney
Tony Otte, CRA Director
Glenn Storch, Esq.



JASON P. DAVIS
COUNTY CHAIR

PAT PATTERSON
VICE CHAIR
DISTRICT 1

JOYCE CUSACK
AT-LARGE

JOSHUA J. WAGNER
DISTRICT 2

DEBORAH DENYS
DISTRICT 3

DOUG DANIELS
DISTRICT 4

PATRICIA NORTHEY
DISTRICT 5

JAMES T. DINNEEN
COUNTY MANAGER

October 15, 2014

Ms. Pam Brangaccio
City Manager
City of New Smyrna Beach
210 Sams Avenue
New Smyrna Beach, FL 32168-9985

Re: Community Redevelopment Agency – Request for Additional Information

Dear Ms. Brangaccio:

I have reviewed your letter of September 17, 2014. Our additional questions regarding your request to create a new Community Redevelopment Agency will be referred to the County Council to address in their consideration. Your application will be scheduled for the December 11, 2014, Volusia County Council meeting.

Sincerely,

Mary Anne Connors
Deputy County Manager

c: Charlene Weaver, CFO, Deputy County Manager
Rick Karl, Aviation and Economic Resources Director