

County of Volusia

Community Redevelopment Areas  
Fiscal Year 2015-2016

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





## Community Redevelopment Areas, Fiscal Year 2015-2016

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# **Volusia County Community Redevelopment Areas**

## **FY 2016 Executive Summary**

### **Introduction**

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

### **Overview of Volusia CRAs**

In FY 2016, Volusia County had sixteen active CRAs and one that was spending down fund balance, after having been sunset. Of the active CRAs, five were in Daytona Beach (Ballough Road, Downtown, Main Street, Midtown, and South Atlantic); two in DeLand (Downtown and Spring Hill, the latter of which was administered by the city but comprised both city and county properties); one in Edgewater; one in Holly Hill; one in New Smyrna Beach; one in Orange City; two in Ormond Beach (Ormond Crossings and Downtown); two in Port Orange (Eastport and Town Center); and one in South Daytona. The New Smyrna Beach CRA that was sunset in 2015 finished spending down its fund balance in 2016.

Volusia County Council delegated the authority to create a CRA to the City of Deltona on July 7, 2016, via County Resolution 2016-092. Deltona created the CRA in FY 2017 so there is no report for that CRA in this document.

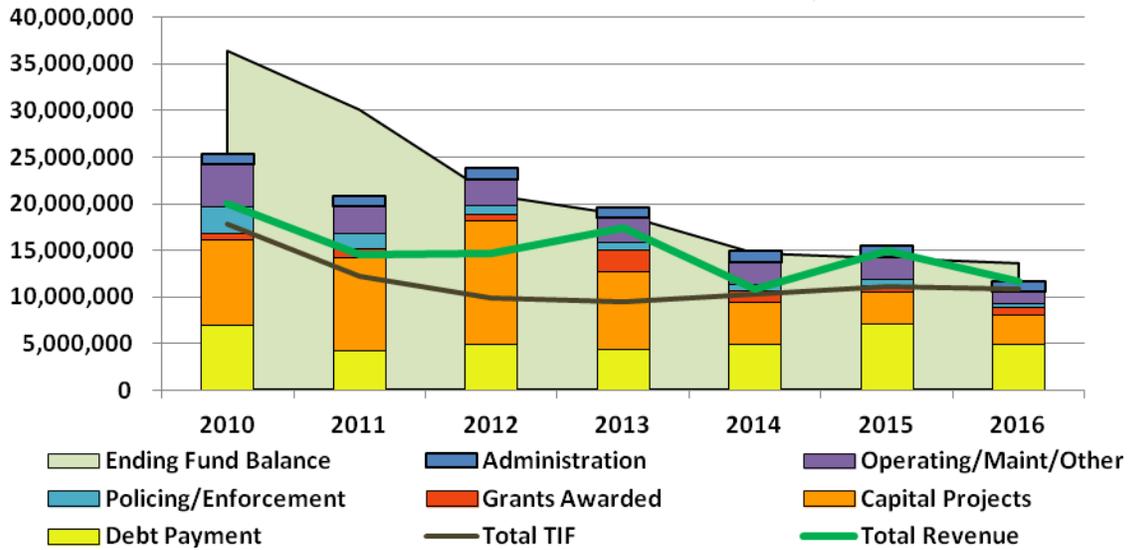
### **Combined Financial Analysis**

Fund balance has been decreasing since 2010 when it was approximately \$21m. The last three years the decrease has been more gradual, from \$15m to \$14m to \$13m respectively. New Smyrna Beach completely expended its remaining fund balance (\$1m) this year for its CRA that sunset in 2015.

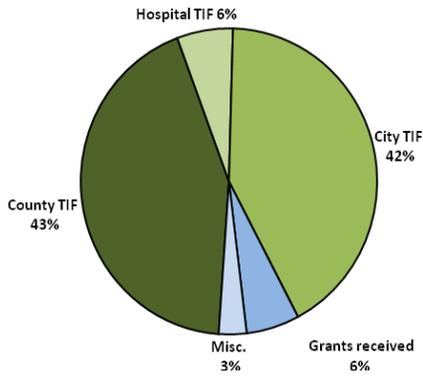
TIF decreased from \$18m in 2010 to \$10m in 2012, where it has held relatively steady since. The county has contributed a total of \$38m in TIF to CRAs since 2010.

Volusia CRAs have spent nearly \$97m on capital related projects since 2010, approximately 73% of total expenditures.

### Combined Fund Balance, Revenues, and Expenses 2010-2016



### 2016 Revenues \$10,838,000

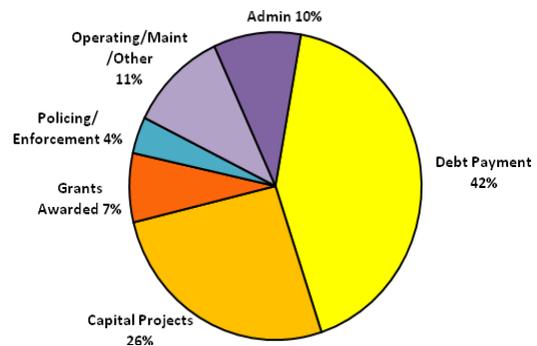


In 2016, 91% of all revenue was derived from tax increment financing (\$10m); approximately half of that (\$5m) was contributed by the county.

Fifty percent of the county’s TIF was provided to Daytona Beach’s five CRAs, primarily to Main Street. Another 19% was provided to Holly Hill.

Combined capital related expenditures accounted for 75% of the 2016 expenditures (debt payments \$5m, capital projects \$3m, grants awarded \$0.8m). Fifty percent of those capital project expenditures were made by two CRAs – Daytona Main Street (\$3m) primarily for debt payments; and the sunset New Smyrna Beach CRA (\$2m) for North Causeway beautification, 3<sup>rd</sup> Avenue improvements, a vehicle purchase, and grants awarded.

### 2016 Expenses \$11,683,000



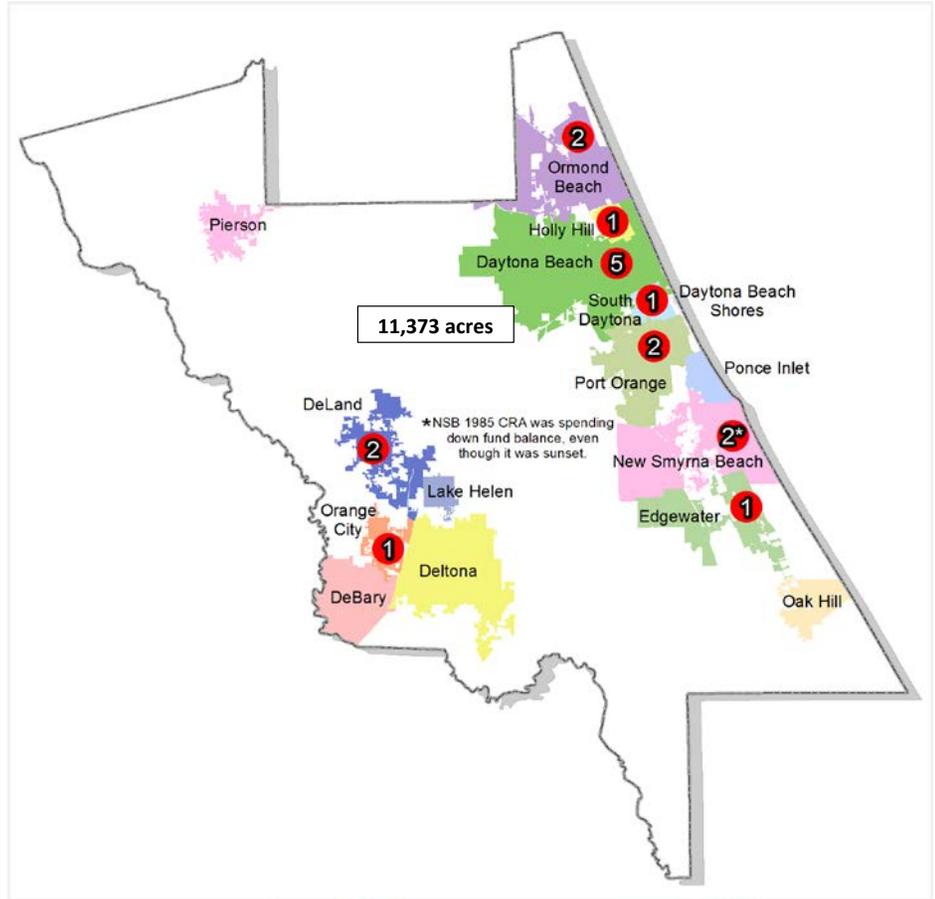
In 2016, combined expenditures exceeded combined revenues by \$845,000.

**Volusia County  
Summary for Seventeen\* CRAs  
as of September 30, 2016**

**1991-2016 cumulative  
county TIF contributions:  
\$98,063,322**

**contact:**  
Arlene Smith, Volusia County

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



2016	
<b>Total for seventeen CRAs</b>	
<b>Total Debt (\$ x 000)</b>	
initial date	from 2001 to 2016
amount of initial debt	\$70,464
balance	\$52,888
maturity	from 2023 to 2036
<b>Personnel: 12.50 FTE (\$ x 000)</b>	\$1,494*
3.00 redevelopment director	
1.00 project manager	
1.00 technician	
5.50 community policing officers	
2.00 admin specialist	
1.00 customer services clerk	

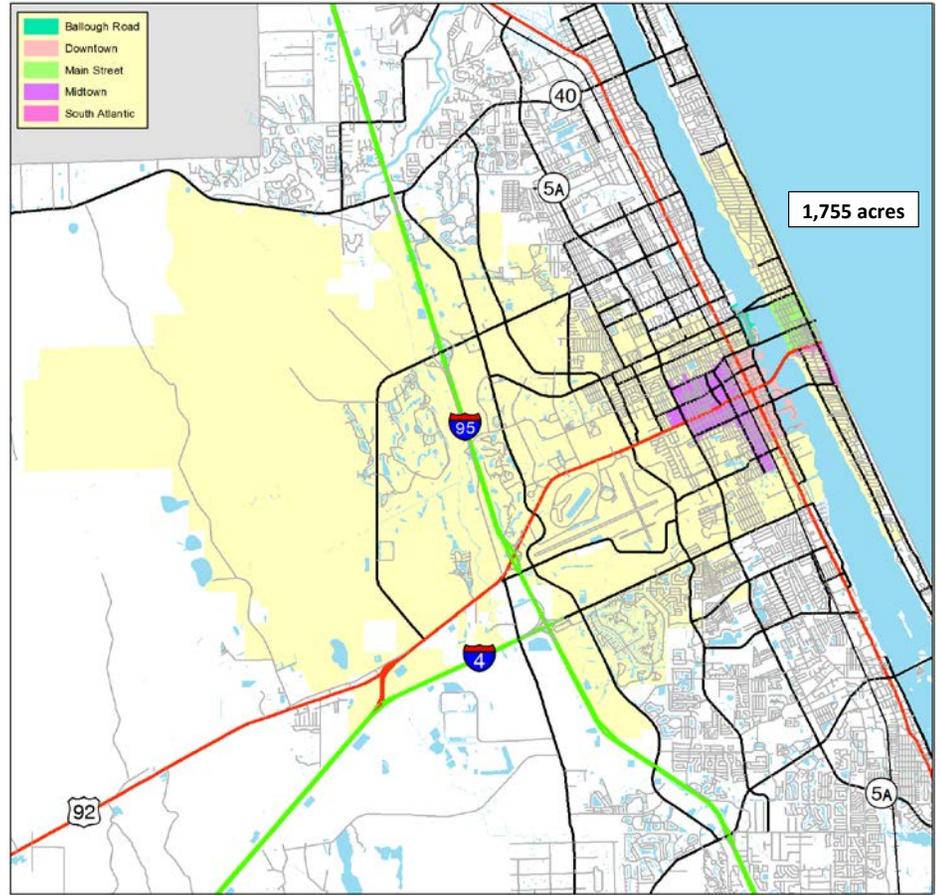
**Primary expenditures in 2016**  
-debt payments  
-capital projects:  
New Smyrna Beach North Causeway, 3rd Ave.  
Ormond landscaping, hardscaping

	FY 2016	% total	FY 2015	% total	FY 2014	% total
<b>Revenues (x 000)</b>						
<b>TIF</b>						
county TIF	\$4,685	43%	\$5,636	38%	\$5,152	48%
hospital TIF	661	6%	650	4%	601	6%
city TIF	4,537	43%	4,851	32%	4,571	43%
<b>subtotal</b>	<b>\$9,883</b>	<b>91%</b>	<b>\$11,137</b>	<b>74%</b>	<b>\$10,324</b>	<b>95%</b>
<b>NON TIF</b>						
grants received	\$628	6%	\$1,162	8%	\$207	2%
miscellaneous	327	3%	2,679	18%	286	3%
<b>subtotal</b>	<b>\$955</b>	<b>9%</b>	<b>\$3,841</b>	<b>26%</b>	<b>\$493</b>	<b>5%</b>
<b>Total revenue</b>	<b>\$10,838</b>	<b>100%</b>	<b>\$14,978</b>	<b>100%</b>	<b>\$10,817</b>	<b>100%</b>
<b>Expenses (x000)</b>						
<b>CAPITAL</b>						
debt payments	\$4,923	42%	\$7,058	46%	\$4,923	33%
capital projects	3,071	27%	3,414	23%	4,537	31%
grants awarded	849	7%	675	4%	1,233	8%
<b>subtotal</b>	<b>\$8,843</b>	<b>76%</b>	<b>\$11,147</b>	<b>72%</b>	<b>\$10,693</b>	<b>72%</b>
<b>NONCAPITAL</b>						
policing/enforcement program	\$452	4%	\$700	5%	\$618	4%
operating/maintenance/other	1,264	11%	2,373	15%	2,462	16%
administration	1,124	10%	1,287	8%	1,170	8%
<b>subtotal</b>	<b>\$2,840</b>	<b>24%</b>	<b>\$4,360</b>	<b>28%</b>	<b>\$4,250</b>	<b>28%</b>
<b>Total expenses</b>	<b>\$11,683</b>	<b>100%</b>	<b>\$15,507</b>	<b>100%</b>	<b>\$14,943</b>	<b>100%</b>
net change in fund balance	(845)		(529)		(4,126)	
<b>Fund balance - ending</b>	<b>\$13,304</b>		<b>\$14,145</b>		<b>\$14,674</b>	

## Daytona Beach Summary for Five Daytona Beach CRAs

**1991-2016 cumulative  
county TIF contributions:  
\$45,891,678**

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



	2016							
<b>Debt (\$ x 000)</b>								
initial date	2001-2010							
amount of initial debt	\$42,454							
balance	\$30,642							
maturity	2024-2031							
<b>Personnel: 4.00 FTE (\$ x 000)</b>	\$721*							
1.00 redevelopment director								
1.00 project manager								
1.00 technician								
1.00 admin specialist								
<i>*paid to city employees directly or through transfer</i>								
<b>Primary expenditures</b>								
-debt payments								
		<b>Revenues (x 000)</b>	<b>FY 2016</b>	<b>% total</b>	<b>FY 2015</b>	<b>% total</b>	<b>FY 2014</b>	<b>% total</b>
		county TIF	\$2,350	47%	\$2,243	46%	\$2,127	45%
		hospital TIF	328	6%	327	7%	309	6%
		city TIF	2,375	46%	2,262	46%	2,239	47%
		<b>subtotal</b>	<b>\$5,053</b>	<b>99%</b>	<b>\$4,832</b>	<b>99%</b>	<b>\$4,675</b>	<b>98%</b>
		<b>NON TIF</b>						
		grants received	\$0	0%	\$0	0%	\$12	0%
		miscellaneous	92	2%	70	1%	119	2%
		<b>subtotal</b>	<b>\$92</b>	<b>1%</b>	<b>\$70</b>	<b>1%</b>	<b>\$131</b>	<b>2%</b>
		<b>Total revenue</b>	<b>\$5,145</b>	<b>100%</b>	<b>\$4,902</b>	<b>100%</b>	<b>\$4,806</b>	<b>100%</b>
		<b>Expenses (x000)</b>						
		<b>CAPITAL</b>						
		debt payments	\$2,915	59%	\$2,915	63%	\$2,914	58%
		capital projects	564	11%	106	2%	566	11%
		grants awarded	179	4%	146	3%	175	3%
		<b>subtotal</b>	<b>\$3,658</b>	<b>74%</b>	<b>\$3,167</b>	<b>68%</b>	<b>\$3,655</b>	<b>72%</b>
		<b>NONCAPITAL</b>						
		policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
		operating/maintenance/other	516	10%	657	15%	794	15%
		administration	819	16%	794	17%	681	13%
		<b>subtotal</b>	<b>\$1,335</b>	<b>26%</b>	<b>\$1,451</b>	<b>32%</b>	<b>\$1,475</b>	<b>28%</b>
		<b>Total expenses</b>	<b>\$4,993</b>	<b>100%</b>	<b>\$4,618</b>	<b>100%</b>	<b>\$5,130</b>	<b>100%</b>
		net change in fund balance	152		284		(324)	
		<b>Fund balance - ending</b>	<b>\$4,869</b>		<b>\$4,717</b>		<b>\$4,433</b>	



**Daytona Beach  
Downtown CRA  
1982-2036**

**1991-2016 cumulative  
county TIF contributions:  
\$9,665,942**

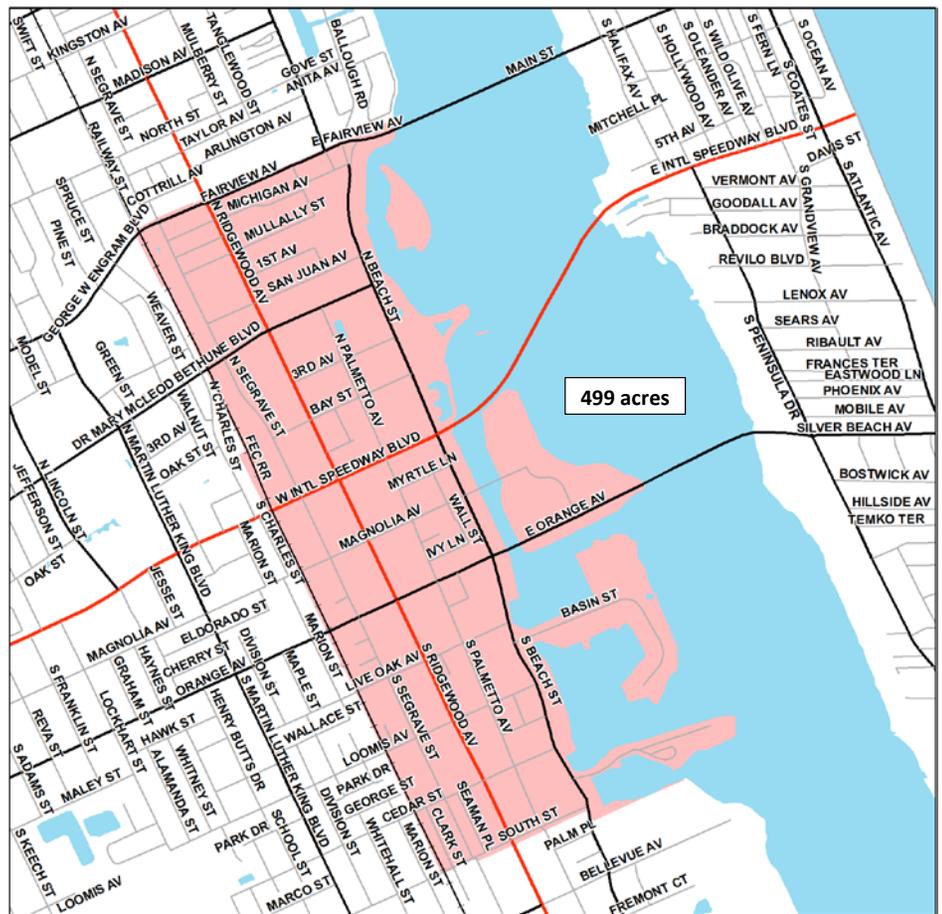
**CRA board:** city commission  
**contact:** Reed Berger, redevelopment director

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

-landscaping	\$4,217
-park improvements	1,306
-land acquisition and parking lot development/improvement	1,213
-Historic District improvements	408
-Jackie Robinson Ballpark improvements	298
-Downtown waste enclosures	11
total:	\$7,453

**Current focus of plan:**

- National Guard Armory site redevelopment
- trash consolidation, parking lot enclosure
- Manatee Park security cameras
- Espanade Riverfront Park Phase 1 design



2016	
<b>Debt (\$ x 000)</b>	bank loan
initial date	2009
amount of initial debt	\$2,287
balance	\$1,760
maturity	2028
purpose	Magnolia streetscape
project status	complete
<b>Personnel: 1.64 FTE (\$ x 000)</b>	\$298*
.33	redevelopment director
.85	project manager
.46	admin specialist
*paid to city employees directly or through transfer	
<b>Primary expenditures</b>	
-administration	
-debt payments	

	FY 2016	% total	FY 2015	% total	FY 2014	% total
<b>Revenues (x 000)</b>						
county TIF	\$424	45%	\$402	44%	\$346	44%
hospital TIF	59	6%	59	7%	50	6%
city TIF	428	45%	406	45%	364	46%
<b>subtotal</b>	<b>\$911</b>	<b>96%</b>	<b>\$867</b>	<b>96%</b>	<b>\$760</b>	<b>96%</b>
<b>NON TIF</b>						
grants received	\$0	0%	\$0	0%	\$0	0%
miscellaneous	39	4%	38	4%	32	4%
<b>subtotal</b>	<b>\$39</b>	<b>4%</b>	<b>\$38</b>	<b>4%</b>	<b>\$32</b>	<b>4%</b>
<b>Total revenue</b>	<b>\$950</b>	<b>100%</b>	<b>\$905</b>	<b>100%</b>	<b>\$792</b>	<b>100%</b>
<b>Expenses (x000)</b>						
debt payments	\$185	24%	\$185	20%	\$185	13%
capital projects	0	0%	106	12%	529	36%
grants awarded	110	14%	89	10%	138	9%
<b>subtotal</b>	<b>\$295</b>	<b>38%</b>	<b>\$380</b>	<b>42%</b>	<b>\$852</b>	<b>58%</b>
<b>NONCAPITAL</b>						
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other	164	21%	218	24%	421	28%
administration	325	41%	315	35%	207	14%
<b>subtotal</b>	<b>\$489</b>	<b>62%</b>	<b>\$533</b>	<b>58%</b>	<b>\$628</b>	<b>42%</b>
<b>Total expenses</b>	<b>\$784</b>	<b>100%</b>	<b>\$913</b>	<b>100%</b>	<b>\$1,480</b>	<b>100%</b>
net change in fund balance	166		(8)		(688)	
<b>Fund balance - ending</b>	<b>\$762</b>		<b>\$596</b>		<b>\$604</b>	



**Daytona Beach  
Midtown CRA  
1997-2036**

**1997-2016 cumulative  
county TIF contributions:  
\$2,972,542**

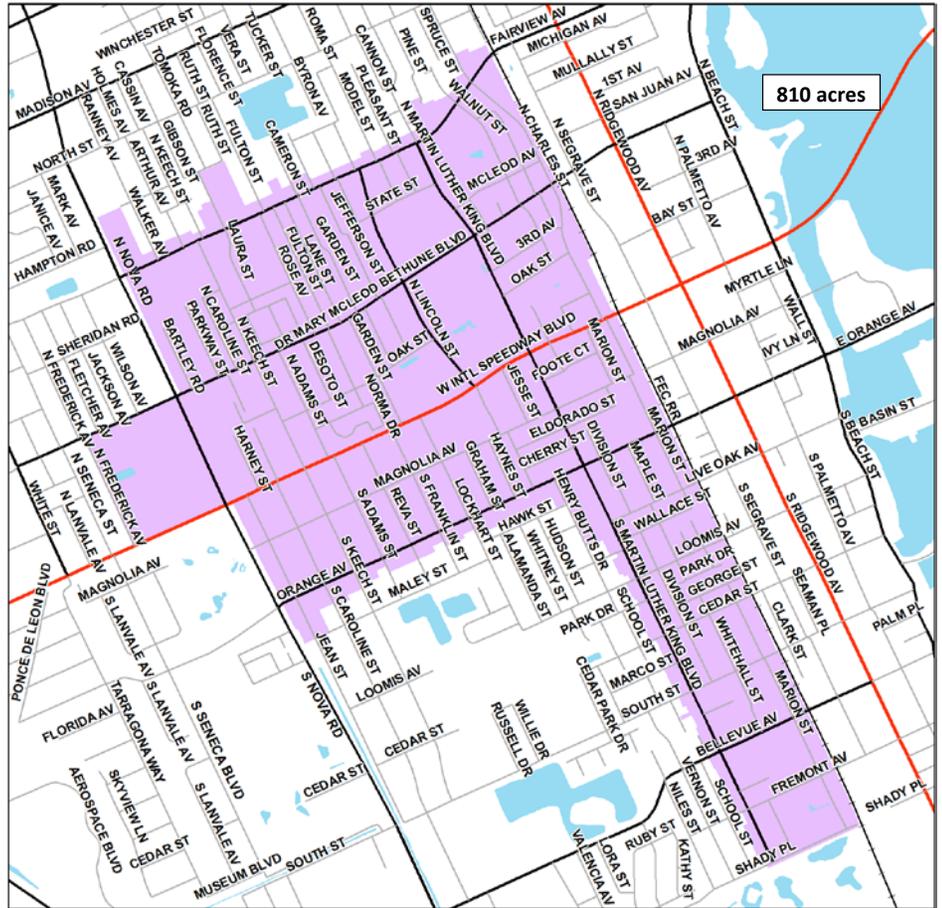
**CRA board:** city commission  
**contact:** Reed Berger, redevelopment director

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

-streetscaping	\$444
-redevelopment site acquisition	367
-Orange/MLK street construction	13
-Cypress Park fence	10
total:	\$834

**Current focus of plan:**

- MLK streetscape design between Orange and ISB
- MLK Lofts incentives agreement



2016	
<b>Debt (\$ x 000)</b>	bank loan
initial date	2010
amount of initial debt	\$2,412
balance	\$1,678
maturity	2024
purpose	sidewalks/crosswalks cultural/educational center
project status	ongoing

<b>Personnel: 1.09 FTE (\$ x 000)</b>	\$85*
.12 redevelopment director	
.01 project manager	
.94 technician	
.02 admin specialist	
<i>*paid to city employees directly or through transfer</i>	

- Primary expenditures**
- debt payments
  - operating/maintenance/other

	FY 2016	% total	FY 2015	% total	FY 2014	% total	
<b>Revenues (x 000)</b>							
<b>TIF</b>	county TIF	\$136	42%	\$123	45%	\$114	43%
	hospital TIF	19	6%	18	7%	17	6%
	city TIF	138	42%	124	46%	120	46%
	<b>subtotal</b>	<b>\$293</b>	<b>90%</b>	<b>\$265</b>	<b>98%</b>	<b>\$251</b>	<b>95%</b>
<b>NON TIF</b>	grants received	\$0	0%	\$0	0%	\$0	0%
	miscellaneous	32	10%	5	2%	12	5%
	<b>subtotal</b>	<b>\$32</b>	<b>10%</b>	<b>\$5</b>	<b>2%</b>	<b>\$12</b>	<b>5%</b>
<b>Total revenue</b>	<b>\$325</b>	<b>100%</b>	<b>\$270</b>	<b>100%</b>	<b>\$263</b>	<b>100%</b>	
<b>Expenses (x000)</b>							
<b>CAPITAL</b>	debt payments	\$216	49%	\$216	68%	\$216	64%
	capital projects	15	3%	0	0%	21	6%
	grants awarded	7	2%	1	0%	0	0%
	<b>subtotal</b>	<b>\$238</b>	<b>53%</b>	<b>\$217</b>	<b>68%</b>	<b>\$237</b>	<b>70%</b>
<b>NONCAPITAL</b>	policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
	operating/maintenance/other	118	27%	17	5%	33	10%
	administration	89	20%	85	27%	67	20%
	<b>subtotal</b>	<b>\$207</b>	<b>47%</b>	<b>\$102</b>	<b>32%</b>	<b>\$100</b>	<b>30%</b>
<b>Total expenses</b>	<b>\$445</b>	<b>100%</b>	<b>\$319</b>	<b>100%</b>	<b>\$337</b>	<b>100%</b>	
net change in fund balance	(120)		(48)		(74)		
<b>Fund balance - ending</b>	<b>\$1,092</b>		<b>\$1,212</b>		<b>\$1,260</b>		

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

**2000-2016 cumulative  
county TIF contributions:  
\$1,452,278**

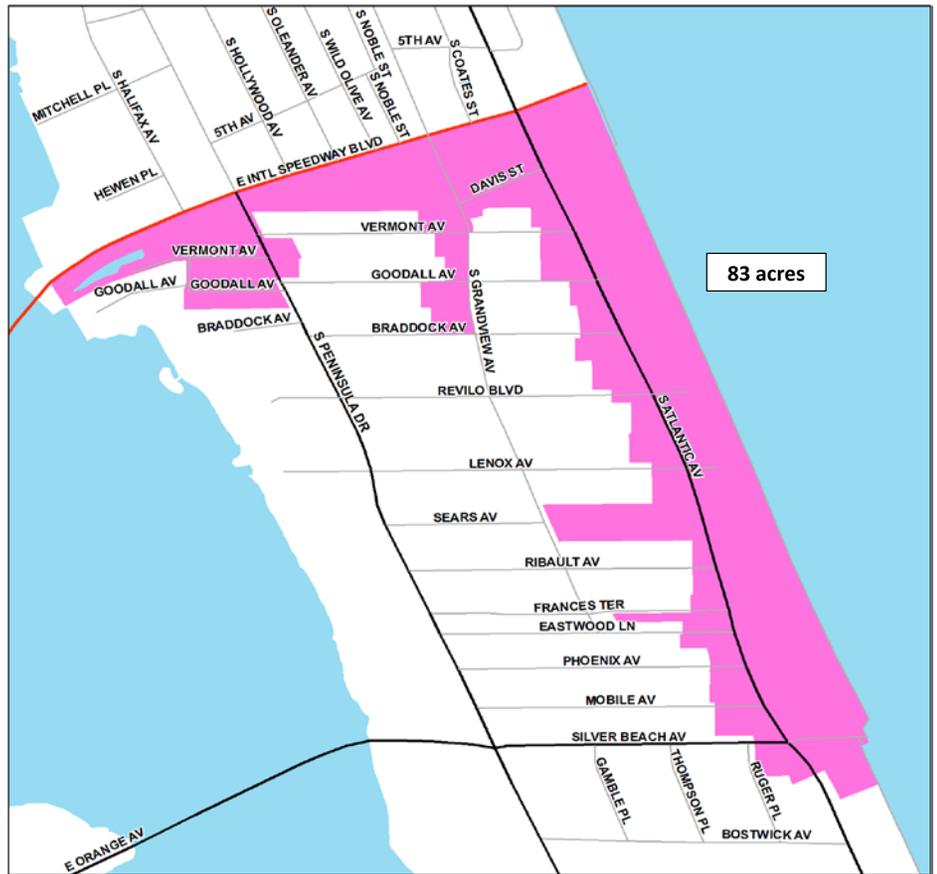
**CRA board:** city commission  
**contact:** Reed Berger, redevelopment director

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

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

**Current focus of plan:**

- East ISB design and improvements support
- Planned Development agreement for Longboard property



2016	
<b>Debt (\$ x 000)</b>	none
<b>Personnel: 0.00 FTE (\$ x 000)</b>	\$0*
*paid to city employees directly or through transfer	
<b>Primary expenditures</b>	-N/A

	FY 2016	% total	FY 2015	% total	FY 2014	% total
<b>Revenues (x 000)</b>						
county TIF	\$0	0%	\$0	0%	\$0	0%
hospital TIF	0	0%	0	0%	0	0%
city TIF	0	0%	0	0%	0	0%
<b>TIF subtotal</b>	<b>\$0</b>	<b>0%</b>	<b>\$0</b>	<b>0%</b>	<b>\$0</b>	<b>0%</b>
grants received	\$0	0%	\$0	0%	\$0	1%
miscellaneous	0	0%	0	0%	28	100%
<b>NON TIF subtotal</b>	<b>\$0</b>	<b>0%</b>	<b>\$0</b>	<b>0%</b>	<b>\$28</b>	<b>100%</b>
<b>Total revenue</b>	<b>\$0</b>	<b>0%</b>	<b>\$0</b>	<b>0%</b>	<b>\$28</b>	<b>100%</b>
<b>Expenses (x000)</b>						
debt payments	\$0	0%	\$0	0%	\$0	0%
capital projects	0	0%	0	0%	0	0%
grants awarded	0	0%	0	0%	0	0%
<b>CAPITAL subtotal</b>	<b>\$0</b>	<b>0%</b>	<b>\$0</b>	<b>0%</b>	<b>\$0</b>	<b>0%</b>
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other	0	0%	27	100%	19	100%
administration	0	0%	0	0%	0	0%
<b>NONCAPITAL subtotal</b>	<b>\$0</b>	<b>0%</b>	<b>\$27</b>	<b>100%</b>	<b>\$19</b>	<b>100%</b>
<b>Total expenses</b>	<b>\$0</b>	<b>0%</b>	<b>\$27</b>	<b>100%</b>	<b>\$19</b>	<b>100%</b>
net change in fund balance	0		(27)		9	
<b>Fund balance - ending</b>	<b>\$0</b>		<b>\$0</b>		<b>\$27</b>	

## DeLand Summary for Two DeLand CRAs

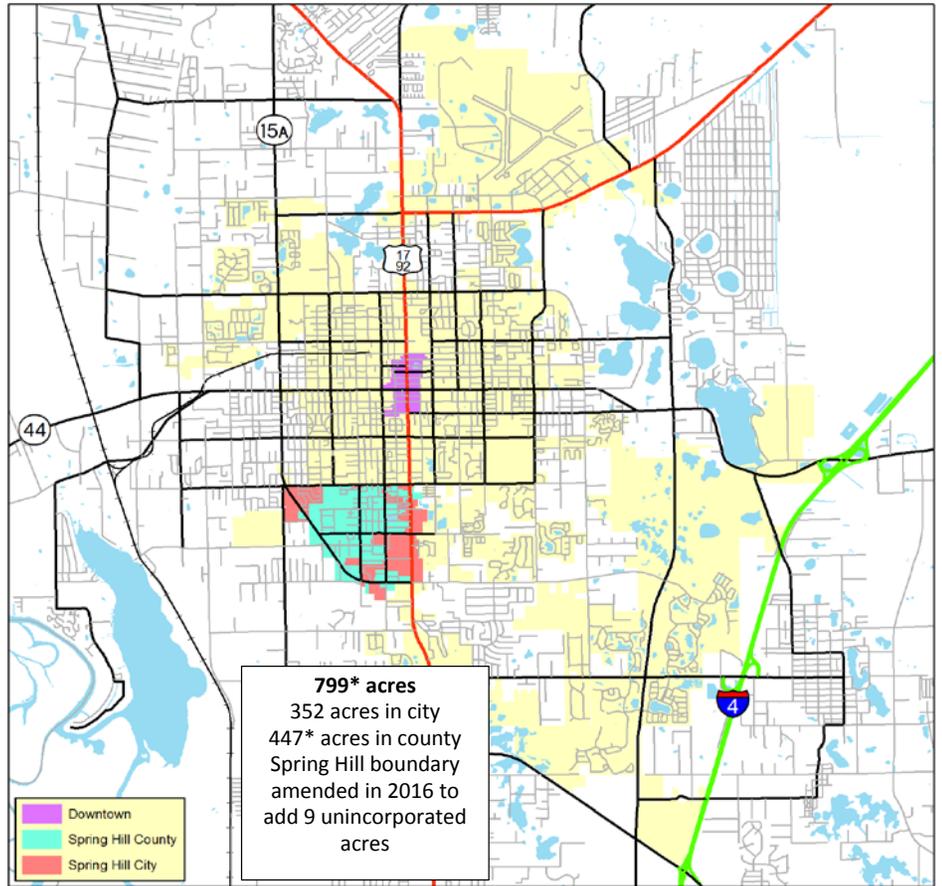
**1991-2016 cumulative  
county TIF contributions:  
\$3,139,287**

**2 CRA boards:**

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

**contact:**

Mike Grebosz, assistant city manager



2016		FY 2016	% total	FY 2015	% total	FY 2014	% total
<b>Debt (\$ x 000)</b>	none						
<b>Personnel: 0.00 FTE (\$ x 000)</b>	\$48*						
<i>*paid to city employees directly or through transfer</i>							
<b>Primary expenditures</b>							
-operating/maintenance/other							
<b>Revenues (x 000)</b>							
<b>TIF</b>	county TIF	\$96	33%	\$84	31%	\$71	30%
	hospital TIF	24	8%	29	11%	26	11%
	city TIF	102	35%	91	34%	78	33%
	<b>subtotal</b>	<b>\$222</b>	<b>77%</b>	<b>\$204</b>	<b>76%</b>	<b>\$175</b>	<b>74%</b>
<b>NON TIF</b>	grants received	\$0	0%	\$0	0%	\$0	0%
	miscellaneous	66	23%	63	24%	61	26%
	<b>subtotal</b>	<b>\$66</b>	<b>23%</b>	<b>\$63</b>	<b>24%</b>	<b>\$61</b>	<b>26%</b>
<b>Total revenue</b>		<b>\$288</b>	<b>100%</b>	<b>\$267</b>	<b>100%</b>	<b>\$236</b>	<b>100%</b>
<b>Expenses (x000)</b>							
<b>CAPITAL</b>	debt payments	\$0	0%	\$0	0%	\$0	0%
	capital projects	15	6%	0	0%	0	0%
	grants awarded	9	3%	11	5%	30	12%
	<b>subtotal</b>	<b>\$24</b>	<b>9%</b>	<b>\$11</b>	<b>5%</b>	<b>\$30</b>	<b>12%</b>
<b>NONCAPITAL</b>	policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
	operating/maintenance/other	226	87%	201	90%	215	84%
	administration	10	4%	10	5%	10	4%
	<b>subtotal</b>	<b>\$236</b>	<b>91%</b>	<b>\$211</b>	<b>95%</b>	<b>\$225</b>	<b>88%</b>
<b>Total expenses</b>		<b>\$260</b>	<b>100%</b>	<b>\$222</b>	<b>100%</b>	<b>\$255</b>	<b>100%</b>
net change in fund balance		28		45		(19)	
<b>Fund balance - ending</b>		<b>\$868</b>		<b>\$840</b>		<b>\$795</b>	

**DeLand  
Downtown CRA  
1984-2025**

**1991-2016 cumulative  
county TIF contributions:  
\$2,394,177**

**CRA board:**

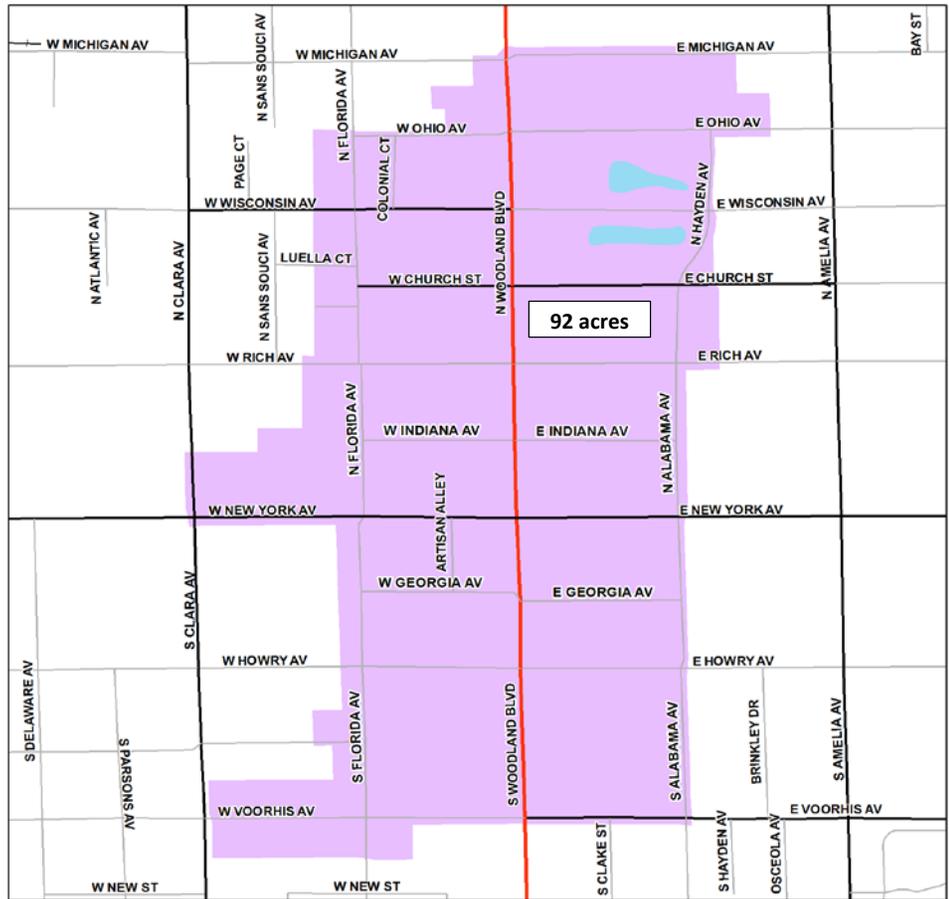
mayor, 4 city commissioners  
2 Downtown CRA residents/business owners  
**contact:**  
Mike Grebosz, assistant city manager

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

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

**Current focus of plan:**

-West Georgia Ave. streetscape  
-utility box art program



<b>2016</b>	
<b>Debt (\$ x 000)</b>	none
<b>Personnel: 0.00 FTE (\$ x 000)</b>	\$38*
<i>*paid to city employees directly or through transfer</i>	

**Primary expenditures**  
-operating/maintenance/other: contract services,  
utilities, insurance, building maintenance,  
operating supplies

	FY 2016	% total	FY 2015	% total	FY 2014	% total
<b>Revenues (x 000)</b>						
<b>TIF</b>						
county TIF	\$96	34%	\$84	32%	\$71	30%
hospital TIF	24	8%	29	11%	26	11%
city TIF	102	36%	91	34%	78	34%
<b>subtotal</b>	<b>\$222</b>	<b>78%</b>	<b>\$204</b>	<b>77%</b>	<b>\$175</b>	<b>75%</b>
<b>NON TIF</b>						
grants received	\$0	0%	\$0	0%	\$0	0%
miscellaneous	64	22%	62	23%	59	25%
<b>subtotal</b>	<b>\$64</b>	<b>22%</b>	<b>\$62</b>	<b>23%</b>	<b>\$59</b>	<b>25%</b>
<b>Total revenue</b>	<b>\$286</b>	<b>100%</b>	<b>\$266</b>	<b>100%</b>	<b>\$234</b>	<b>100%</b>
<b>Expenses (x000)</b>						
<b>CAPITAL</b>						
debt payments	\$0	0%	\$0	0%	\$0	0%
capital projects	14	6%	0	0%	0	0%
grants awarded	7	3%	8	4%	20	9%
<b>subtotal</b>	<b>\$21</b>	<b>9%</b>	<b>\$8</b>	<b>4%</b>	<b>\$20</b>	<b>9%</b>
<b>NONCAPITAL</b>						
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other	209	91%	183	96%	196	91%
administration	0	0%	0	0%	0	0%
<b>subtotal</b>	<b>\$209</b>	<b>91%</b>	<b>\$183</b>	<b>96%</b>	<b>\$196</b>	<b>91%</b>
<b>Total expenses</b>	<b>\$230</b>	<b>100%</b>	<b>\$191</b>	<b>100%</b>	<b>\$216</b>	<b>100%</b>
net change in fund balance	56		75		18	
<b>Fund balance - ending</b>	<b>\$682</b>		<b>\$626</b>		<b>\$551</b>	



**Edgewater  
Edgewater CRA  
2015-2035**

**2016 cumulative  
county TIF contributions:  
\$4,439**

**CRA board: city council**

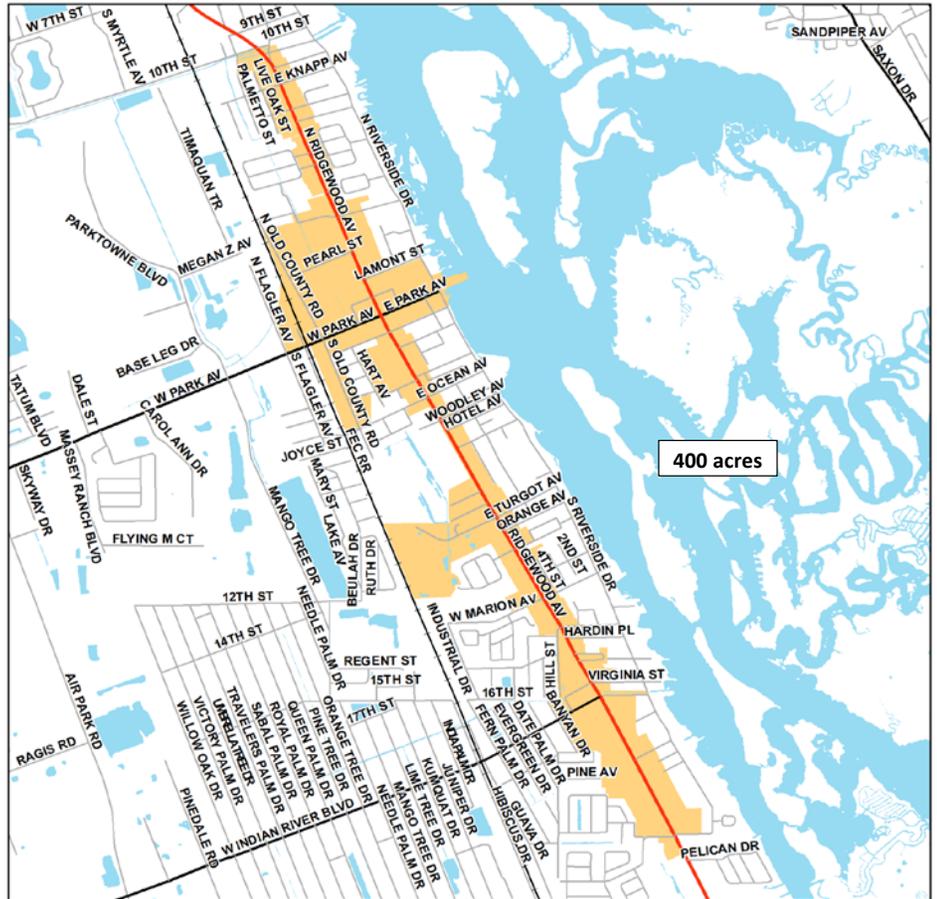
**contact:** Samantha Bishop,  
economic development coordinator

**Land acquisition and construction accomplishments  
since 2015 (\$ x 000):**  
N/A

total: \$0

**Current focus of plan:**

- land acquisition
- wayfinding signs



2016		FY 2016	% total	FY 2015	% total	
<b>Debt (\$ x 000)</b>	none					
	<b>TIF</b>	county TIF	\$4	0%	\$0	0%
	city TIF	5	0%	0	0%	
<b>subtotal</b>		<b>\$9</b>	<b>0%</b>	<b>\$0</b>	<b>0%</b>	
<b>Personnel: 0.00 FTE (\$ x 000)</b>	\$0					
	<b>NON TIF</b>	grants received	\$0	0%		0%
	<i>*paid to city employees directly or through transfer</i>	miscellaneous*	0	0%		0%
<b>subtotal</b>		<b>\$0</b>	<b>0%</b>	<b>\$0</b>	<b>0%</b>	
<b>Total revenue</b>		<b>\$9</b>	<b>0%</b>	<b>\$0</b>	<b>0%</b>	
<b>Expenses (x000)</b>	<b>CAPITAL</b>	debt payments	\$0	0%	\$0	0%
	capital projects	0	0%	0	0%	
	grants awarded	0	0%	0	0%	
	<b>subtotal</b>	<b>\$0</b>	<b>0%</b>	<b>\$0</b>	<b>0%</b>	
<b>Primary expenditures</b>	<b>NONCAPITAL</b>	policing/enforcement program	\$0	0%	\$0	0%
	operating/maintenance/other	0	0%	0	0%	
	administration	0	0%	0	0%	
	<b>subtotal</b>	<b>\$0</b>	<b>0%</b>	<b>\$0</b>	<b>0%</b>	
<b>Total expenses</b>		<b>\$0</b>	<b>0%</b>	<b>\$0</b>	<b>0%</b>	
net change in fund balance		9		0		
<b>Fund balance - ending</b>		<b>\$9</b>		<b>\$0</b>		



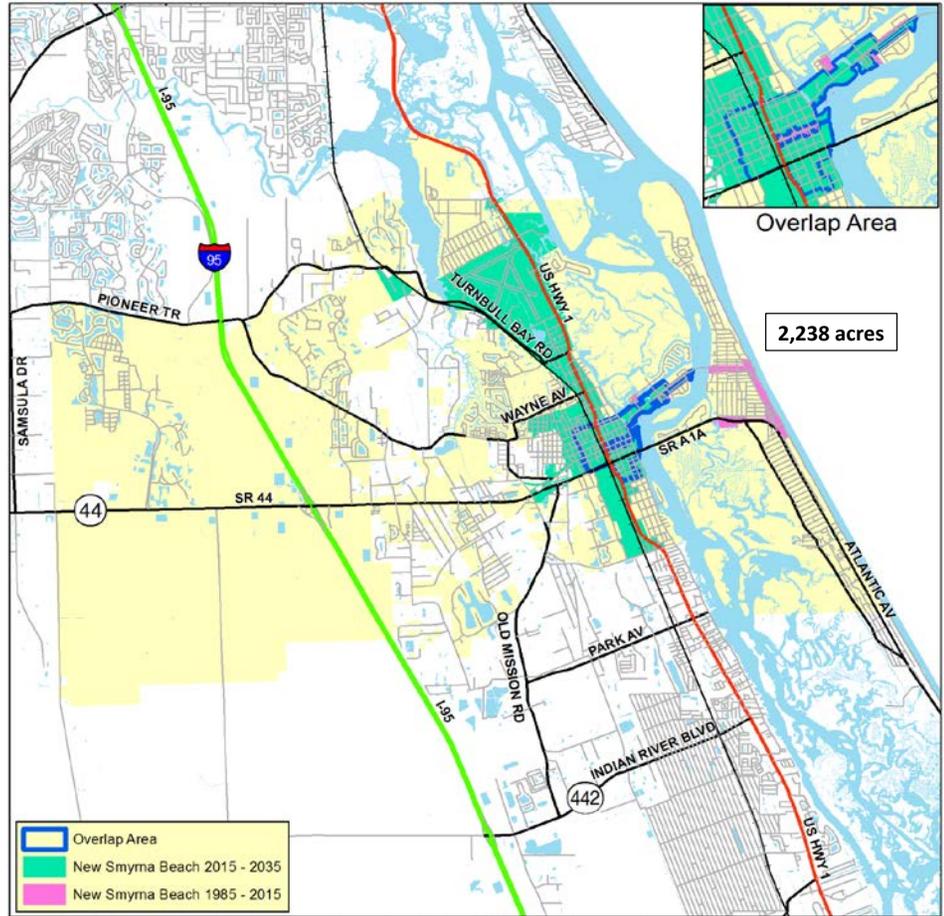
## New Smyrna Beach Summary for Two New Smyrna Beach CRAs

**1991-2016 cumulative  
county TIF contributions:  
\$19,858,080**

**CRA board:** city commission,

2 citizens appointed by commission

**contact:** Tony Otte, CRA/economic development director



<b>2016</b>						
<b>Debt (\$ x 000)</b>	none					
<b>Personnel: 0.00 FTE (\$ x 000)</b>	\$0*					
<i>*paid to city employees directly or through transfer</i>						
		<b>FY 2016</b>	<b>% total</b>	<b>FY 2015</b>	<b>% total</b>	<b>FY 2014</b>
		<b>% total</b>				
<b>Revenues (x 000)</b>						
	<b>TIF</b>					
	county TIF	\$34	7%	\$1,252	62%	\$1,122
	hospital TIF	0	0%	0	0%	0
	city TIF	35	6%	652	32%	584
	<b>subtotal</b>	<b>\$69</b>	<b>14%</b>	<b>\$1,904</b>	<b>94%</b>	<b>\$1,706</b>
	<b>NON TIF</b>					
	grants received	\$377	77%	\$0	0%	\$15
	miscellaneous	45	9%	122	6%	14
	<b>subtotal</b>	<b>\$422</b>	<b>86%</b>	<b>\$122</b>	<b>6%</b>	<b>\$29</b>
<b>Total revenue</b>		<b>\$491</b>	<b>100%</b>	<b>\$2,026</b>	<b>100%</b>	<b>\$1,735</b>
<b>Expenses (x000)</b>						
	<b>CAPITAL</b>					
	debt payments	\$0	0%	\$0	0%	\$171
	capital projects	1,097	66%	1,241	43%	477
	grants awarded	568	34%	285	10%	653
	<b>subtotal</b>	<b>\$1,665</b>	<b>100%</b>	<b>\$1,526</b>	<b>53%</b>	<b>\$1,301</b>
	<b>NONCAPITAL</b>					
	policing/enforcement program	\$0	0%	\$0	0%	\$0
	operating/maintenance/other	0	0%	1,054	36%	873
	administration	0	0%	309	11%	281
	<b>subtotal</b>	<b>\$0</b>	<b>0%</b>	<b>\$1,363</b>	<b>47%</b>	<b>\$1,154</b>
<b>Total expenses</b>		<b>\$1,665</b>	<b>100%</b>	<b>\$2,889</b>	<b>100%</b>	<b>\$2,455</b>
net change in fund balance		(1,175)		(863)		(720)
<b>Fund balance - ending*</b>		<b>\$47</b>		<b>\$1,222</b>		<b>\$2,085</b>

*\*CRA created in 1985 sunset in 2015; assets were transferred to general fund; fund balance will be sp within three years.*

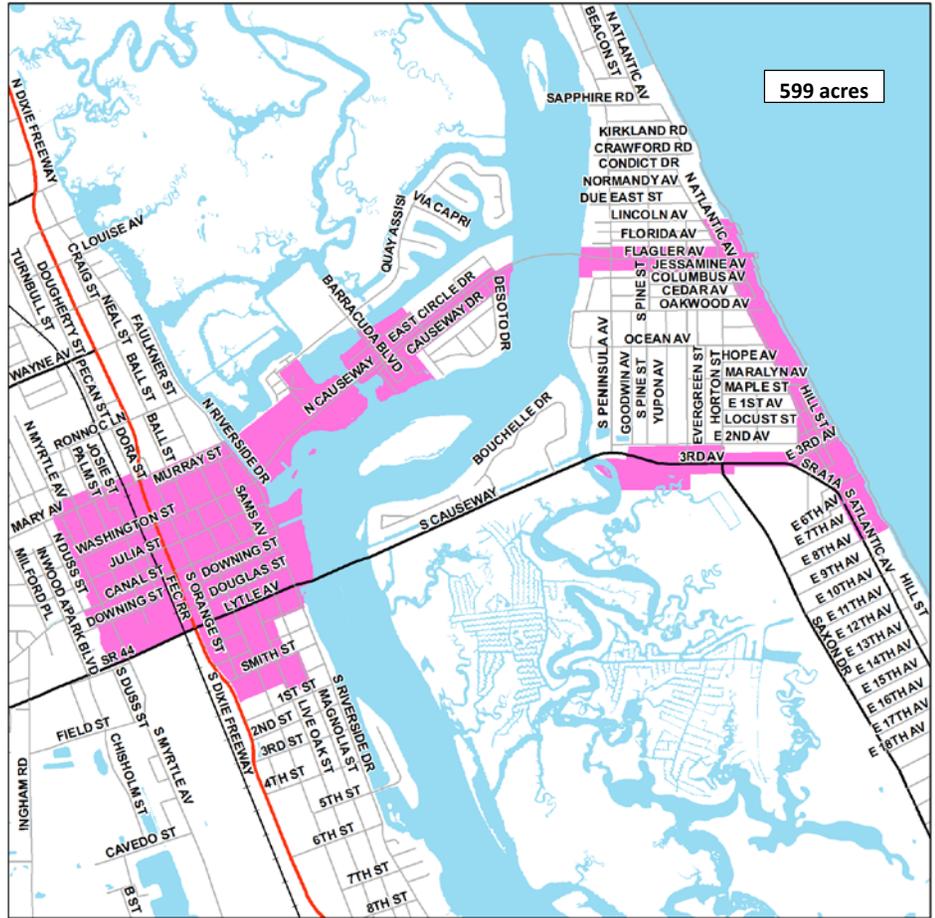
**New Smyrna Beach  
CRA  
1985-2015**

**1991-2016 cumulative  
county TIF contributions:  
\$19,824,286**

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

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

-West Canal streetscapes	\$3,291
-Canal Street improvements	3,164
-Flagler Avenue streetscapes	2,681
-Esther Street property acquisition/project	2,344
-Riverside Park upgrades	2,216
-Babe James expansion	1,607
-road/streetscape/parking improvements	1,359
-Washington Street improvements	1,315
-Flagler Avenue Boardwalk	1,214
-North Causeway	1,106
-Mary Avenue streetscape	1,097
-South Orange Streetscape	869
-City Marina project	857
-Chamber of Commerce restoration	531
-Lake Buena Vista project	525
-land acquisition	477
-other	232
<b>total:</b>	<b>\$24,885</b>



**Current focus of plan:**

-close out

**2016**

**Debt (\$ x 000)**

none

**Personnel: 0.00 FTE (\$ x 000)**

\$0\*

\*paid to city employees directly or through transfer

**Primary expenditures**

-capital projects: North Causeway beautification;  
3rd Avenue improvements; vehicle purchase

	FY 2016	% total	FY 2015	% total	FY 2014	% total
<b>Revenues (x 000)</b>						
county TIF	\$0	0%	\$1,252	62%	\$1,122	65%
hospital TIF	0	0%	0	0%	0	0%
city TIF	0	-1%	652	32%	584	33%
<b>subtotal</b>	<b>\$0</b>	<b>0%</b>	<b>\$1,904</b>	<b>94%</b>	<b>\$1,706</b>	<b>98%</b>
<b>NON TIF</b>						
grants received	\$377	90%	\$0	0%	\$15	1%
miscellaneous	44	10%	122	6%	14	1%
<b>subtotal</b>	<b>\$421</b>	<b>100%</b>	<b>\$122</b>	<b>6%</b>	<b>\$29</b>	<b>2%</b>
<b>Total revenue</b>	<b>\$421</b>	<b>100%</b>	<b>\$2,026</b>	<b>100%</b>	<b>\$1,735</b>	<b>100%</b>
<b>Expenses (x000)</b>						
debt payments	\$0	0%	\$0	0%	\$171	7%
capital projects	1,097	66%	1,241	43%	477	19%
grants awarded	568	34%	285	10%	653	27%
<b>subtotal</b>	<b>\$1,665</b>	<b>100%</b>	<b>\$1,526</b>	<b>53%</b>	<b>\$1,301</b>	<b>53%</b>
<b>NONCAPITAL</b>						
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other	0	0%	1,054	36%	873	36%
administration	0	0%	309	11%	281	11%
<b>subtotal</b>	<b>\$0</b>	<b>0%</b>	<b>\$1,363</b>	<b>47%</b>	<b>\$1,154</b>	<b>47%</b>
<b>Total expenses</b>	<b>\$1,665</b>	<b>100%</b>	<b>\$2,889</b>	<b>100%</b>	<b>\$2,455</b>	<b>100%</b>
net change in fund balance	(1,244)		(863)		(720)	
<b>Fund balance - ending*</b>	<b>(\$22)</b>		<b>\$1,222</b>		<b>\$2,085</b>	

\*CRA sunset in 2015; general fund will transfer funds to cover deficit in FY 2017.

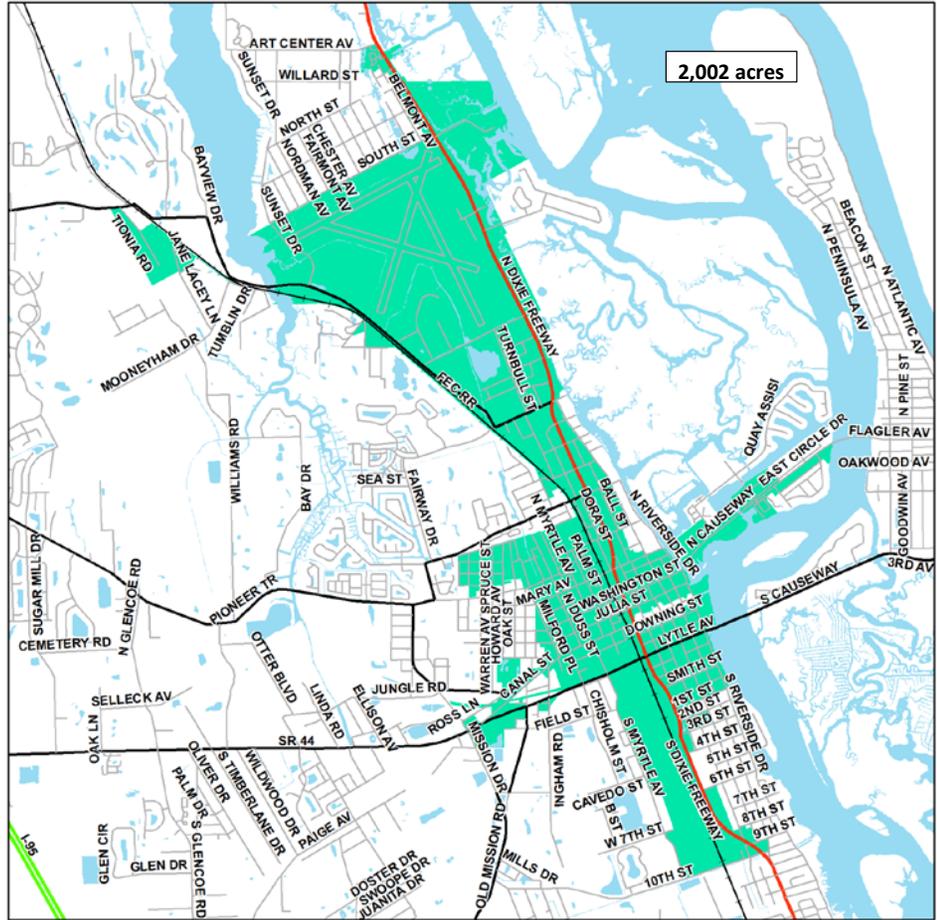
**New Smyrna Beach  
CRA  
2015-2035**

**2015-2016 cumulative  
county TIF contributions:  
\$33,794**

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

**Land acquisition and construction accomplishments  
since 2015 (\$ x 000):**  
N/A

total: \_\_\_\_\_ \$0



**Current focus of plan:**

Identify US 1 revitalization projects; revitalize  
Historic Westside through affordable housing  
**2016**

**Debt (\$ x 000)** none

**Personnel: 0.0 FTE (\$ x 000)** \$0\*

\*paid to city employees directly or through transfer

	FY 2016	% total
<b>Revenues (x 000)</b>		
county TIF	\$34	49%
hospital TIF	0	0%
city TIF	35	51%
<b>subtotal</b>	<b>\$69</b>	<b>100%</b>
<b>NON TIF</b>		
grants received	\$0	0%
miscellaneous	0	0%
<b>subtotal</b>	<b>\$0</b>	<b>0%</b>
<b>Total revenue</b>	<b>\$69</b>	<b>100%</b>
<b>Expenses (x000)</b>		
debt payments	\$0	0%
capital projects	0	0%
grants awarded	0	0%
<b>subtotal</b>	<b>\$0</b>	<b>0%</b>
<b>NONCAPITAL</b>		
policing/enforcement program	\$0	0%
operating/maintenance/other	0	0%
administration	0	0%
<b>subtotal</b>	<b>\$0</b>	<b>0%</b>
<b>Total expenses</b>	<b>\$0</b>	<b>0%</b>
net change in fund balance	69	
<b>Fund balance - ending*</b>	<b>\$69</b>	

**Primary expenditures**  
N/A



## Ormond Beach Summary for Two Ormond Beach CRAs

**1991-2016 cumulative  
county TIF contributions:  
\$9,553,881\***

*\*reflects actual amounts remitted*

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



**2016**

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**Debt (\$ x 000)** none

**Personnel: 0.00 FTE (\$ x 000)** \$0\*

*\*paid to city employees directly or through transfer*

	FY 2016	% total	FY 2015	% total	FY 2014	% total
<b>Revenues (x 000)</b>						
<b>TIF</b>						
county TIF	\$602	55%	\$583	29%	\$553	57%
hospital TIF	83	8%	85	4%	80	7%
city TIF	388	36%	349	18%	332	34%
<b>subtotal</b>	<b>\$1,073</b>	<b>100%</b>	<b>\$1,017</b>	<b>51%</b>	<b>\$965</b>	<b>99%</b>
<b>NON TIF</b>						
grants received	\$0	0%	\$946	48%	\$0	0%
miscellaneous	-2	0%	13	1%	8	1%
<b>subtotal</b>	<b>-\$2</b>	<b>0%</b>	<b>\$959</b>	<b>49%</b>	<b>\$8</b>	<b>1%</b>
<b>Total revenue</b>	<b>\$1,071</b>	<b>100%</b>	<b>\$1,976</b>	<b>100%</b>	<b>\$973</b>	<b>100%</b>
<b>Expenses (x000)</b>						
<b>CAPITAL</b>						
debt payments	\$0	0%	\$0	0%	\$0	0%
capital projects	812	73%	1,223	74%	2,042	80%
grants awarded	50	5%	185	11%	251	10%
<b>subtotal</b>	<b>\$862</b>	<b>78%</b>	<b>\$1,408</b>	<b>85%</b>	<b>\$2,293</b>	<b>89%</b>
<b>NONCAPITAL</b>						
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other	248	22%	254	15%	273	11%
administration	0	0%	0	0%	0	0%
<b>subtotal</b>	<b>\$248</b>	<b>22%</b>	<b>\$254</b>	<b>15%</b>	<b>\$273</b>	<b>11%</b>
<b>Total expenses</b>	<b>\$1,110</b>	<b>100%</b>	<b>\$1,662</b>	<b>100%</b>	<b>\$2,566</b>	<b>100%</b>
net change in fund balance	(39)		314		(1,593)	
<b>Fund balance - ending</b>	<b>\$709</b>		<b>\$748</b>		<b>\$434</b>	

*\*Actual 2016 county TIF remitted was \$601k, reduced for 2015 VAB adjustment*

**Ormond Beach  
Downtown CRA  
1985-2036**

**1991-2016 cumulative  
county TIF contributions:  
\$9,537,835\***

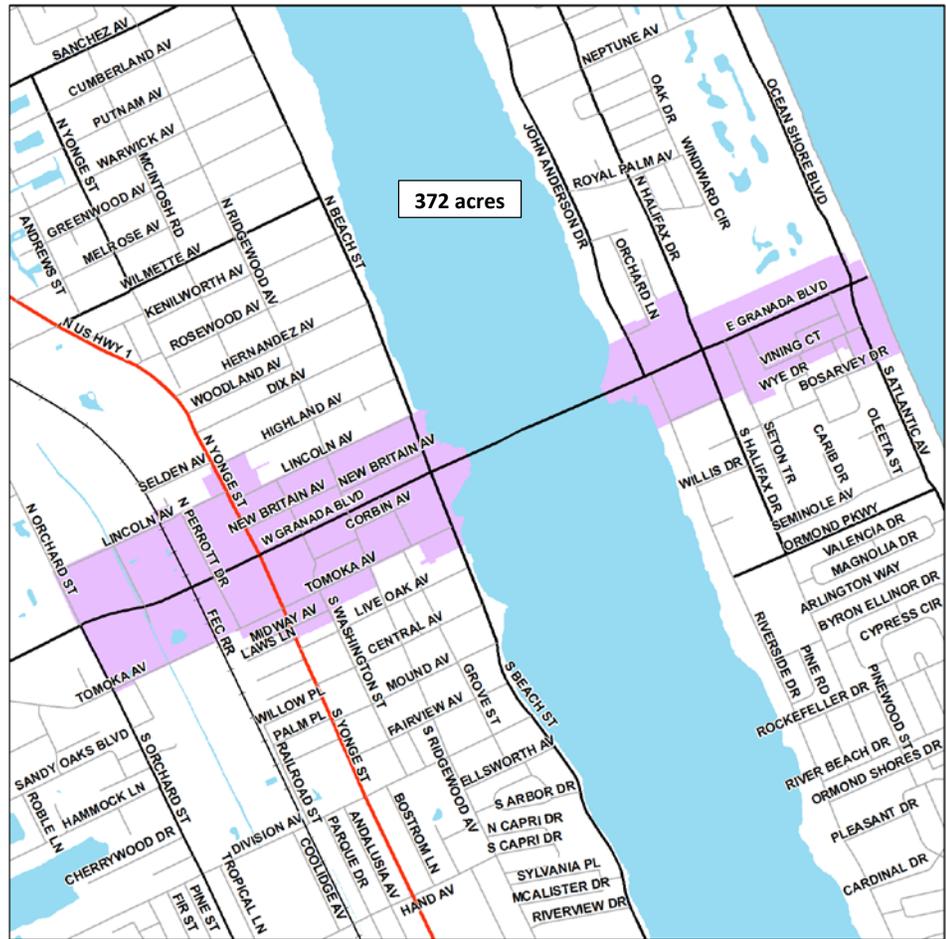
*\*reflects actual amounts remitted*

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

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

-streetscapes	\$1,535
-underground utilities	1,456
-Casements and Rockefeller Gardens improvements	1,270
-building improvements	838
-stormwater design	640
-Cassen Pier	596
-LED streetlights	582
-landscaped medians	534
-Granada beach approach	254
-public art and wayfinding signage	227
-parking	225
-bridge uplighting	17
<b>total:</b>	<b>\$8,174</b>

**Current focus of plan:**  
stormwater management



<b>2016</b>	
<b>Debt (\$ x 000)</b>	none
<b>Personnel: 0.00 FTE (\$ x 000)</b>	\$0*
<i>*paid to city employees directly or through transfer</i>	
<b>Primary expenditures</b>	
-capital projects: landscaping, hardscaping, median irrigation, lighting	

	FY 2016	% total	FY 2015	% total	FY 2014	% total
<b>Revenues (x 000)</b>						
county TIF	\$586	56%	\$582	29%	\$553	57%
hospital TIF	83	8%	85	4%	80	8%
city TIF	374	36%	349	18%	332	34%
<b>subtotal</b>	<b>\$1,043</b>	<b>100%</b>	<b>\$1,016</b>	<b>51%</b>	<b>\$965</b>	<b>99%</b>
<b>NON TIF</b>						
grants received*	\$0	0%	\$946	48%	\$0	0%
miscellaneous	-2	0%	13	1%	8	1%
<b>subtotal</b>	<b>-\$2</b>	<b>0%</b>	<b>\$959</b>	<b>49%</b>	<b>\$8</b>	<b>1%</b>
<b>Total revenue</b>	<b>\$1,041</b>	<b>100%</b>	<b>\$1,975</b>	<b>100%</b>	<b>\$973</b>	<b>100%</b>
<b>Expenses (x000)</b>						
<b>CAPITAL</b>						
debt payments	\$0	0%	\$0	0%	\$0	0%
capital projects	812	73%	1,223	74%	2,042	80%
grants awarded	50	5%	185	11%	251	10%
<b>subtotal</b>	<b>\$862</b>	<b>78%</b>	<b>\$1,408</b>	<b>85%</b>	<b>\$2,293</b>	<b>89%</b>
<b>NONCAPITAL</b>						
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other	248	22%	254	15%	273	11%
administration	0	0%	0	0%	0	0%
<b>subtotal</b>	<b>\$248</b>	<b>22%</b>	<b>\$254</b>	<b>15%</b>	<b>\$273</b>	<b>11%</b>
<b>Total expenses</b>	<b>\$1,110</b>	<b>100%</b>	<b>\$1,662</b>	<b>100%</b>	<b>\$2,566</b>	<b>100%</b>
net change in fund balance	(69)		313		(1,593)	
<b>Fund balance - ending</b>	<b>\$653</b>		<b>\$722</b>		<b>\$409</b>	

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

**2006-2016 cumulative  
county TIF contributions:  
\$16,046\***

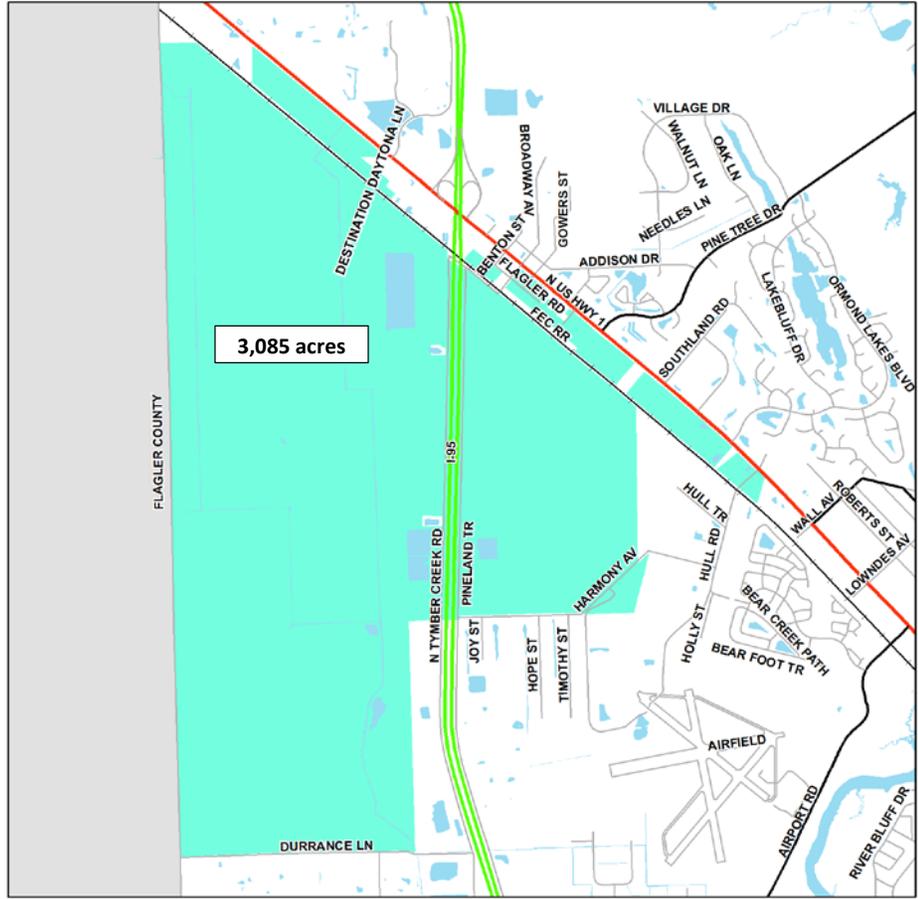
*\*reflects actual amounts remitted*

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

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

N/A total: \_\_\_\_\_ \$0

**Current focus of plan:**  
-assist development as needed



	<u>2016</u>	
<b>Debt (\$ x 000)</b>	none	
<b>Personnel: 0.00 FTE (\$ x 000)</b>	\$0*	
<i>*paid to city employees directly or through transfer</i>		
<b>Primary expenditures</b>		
-N/A		

	FY 2016	% total	FY 2015	% total	FY 2014	% total
<b>Revenues (x 000)</b>						
county TIF	\$16	0%	\$1	100%	\$0	0%
hospital TIF	0	0%	0	0%	0	0%
city TIF	14	0%	0	0%	0	0%
<b>TIF subtotal</b>	<b>\$30</b>	<b>0%</b>	<b>\$1</b>	<b>100%</b>	<b>\$0</b>	<b>0%</b>
grants received	\$0	0%	\$0	0%	\$0	0%
miscellaneous	0	0%	0	0%	0	0%
<b>NON TIF subtotal</b>	<b>\$0</b>	<b>0%</b>	<b>\$0</b>	<b>0%</b>	<b>\$0</b>	<b>0%</b>
<b>Total revenue</b>	<b>\$30</b>	<b>0%</b>	<b>\$1</b>	<b>100%</b>	<b>\$0</b>	<b>0%</b>
<b>Expenses (x000)</b>						
debt payments	\$0	0%	\$0	0%	\$0	0%
capital projects	0	0%	0	0%	0	0%
grants awarded	0	0%	0	0%	0	0%
<b>CAPITAL subtotal</b>	<b>\$0</b>	<b>0%</b>	<b>\$0</b>	<b>0%</b>	<b>\$0</b>	<b>0%</b>
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other	0	0%	0	0%	0	0%
administration	0	0%	0	0%	0	0%
<b>NONCAPITAL subtotal</b>	<b>\$0</b>	<b>0%</b>	<b>\$0</b>	<b>0%</b>	<b>\$0</b>	<b>0%</b>
<b>Total expenses</b>	<b>\$0</b>	<b>0%</b>	<b>\$0</b>	<b>0%</b>	<b>\$0</b>	<b>0%</b>
net change in fund balance	30		1		0	
<b>Fund balance - ending</b>	<b>\$56</b>		<b>\$26</b>		<b>\$25</b>	

*\*Actual 2016 county TIF remitted was \$15k, reduced for 2015 VAB adjustment*

## Port Orange Summary for Two Port Orange CRAs

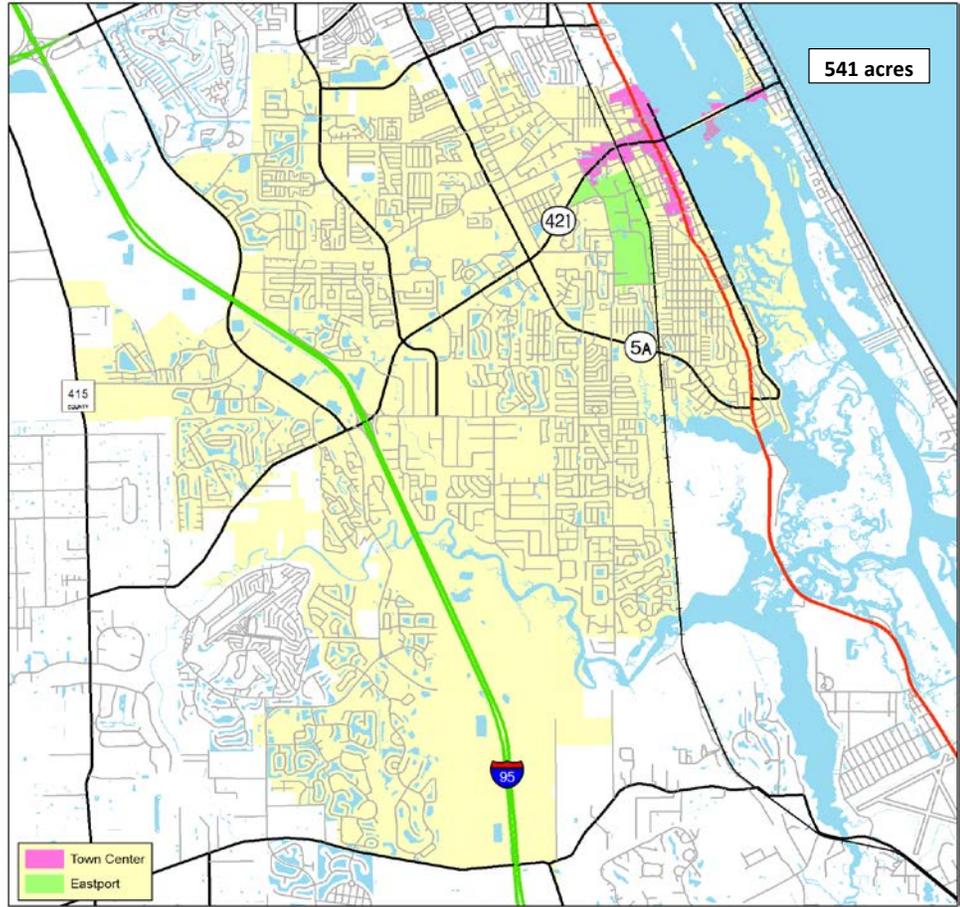
**1995-2016 cumulative  
county TIF contributions:  
\$2,803,205**

**2 CRA boards:**

city council

2 representatives from the district appointed by council

**contact:** Penelope Cruz, principal planner



2016	
<b>Debt (\$ x 000)</b>	
initial date	2007-2016
amount of initial debt	\$9,946
balance	\$8,536
maturity	2025-2036

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

**Primary expenditures**  
-debt payments

	FY 2016	% total	FY 2015	% total	FY 2014	% total
<b>Revenues (x 000)</b>						
<b>TIF</b>						
county TIF	\$159	28%	\$147	35%	\$133	45%
hospital TIF	22	4%	21	5%	19	6%
city TIF	103	18%	99	24%	91	31%
<b>subtotal</b>	<b>\$283</b>	<b>49%</b>	<b>\$267</b>	<b>64%</b>	<b>\$243</b>	<b>82%</b>
<b>NON TIF</b>						
grants received	\$251	45%	\$121	29%	\$17	7%
miscellaneous	31	5%	31	7%	33	11%
<b>subtotal</b>	<b>\$282</b>	<b>51%</b>	<b>\$152</b>	<b>36%</b>	<b>\$50</b>	<b>18%</b>
<b>Total revenue</b>	<b>\$566</b>	<b>100%</b>	<b>\$419</b>	<b>100%</b>	<b>\$294</b>	<b>100%</b>
<b>Expenses (x000)</b>						
<b>CAPITAL</b>						
debt payments	\$611	69%	\$556	52%	\$516	77%
capital projects	242	27%	490	46%	85	13%
grants awarded	15	2%	0	0%	0	0%
<b>subtotal</b>	<b>\$868</b>	<b>98%</b>	<b>\$1,046</b>	<b>98%</b>	<b>\$601</b>	<b>90%</b>
<b>NONCAPITAL</b>						
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other	16	2%	16	2%	24	4%
administration	0	0%	0	0%	43	6%
<b>subtotal</b>	<b>\$16</b>	<b>2%</b>	<b>\$16</b>	<b>2%</b>	<b>\$67</b>	<b>10%</b>
<b>Total expenses</b>	<b>\$884</b>	<b>100%</b>	<b>\$1,062</b>	<b>100%</b>	<b>\$669</b>	<b>100%</b>
net change in fund balance	(318)		(642)		(375)	
<b>Fund balance - ending</b>	<b>(\$1,286)</b>		<b>(\$967)</b>		<b>(\$325)</b>	

**Port Orange  
Eastport CRA  
1995-2036**

**1995-2016 cumulative  
county TIF contributions:  
\$1,258,180**

**CRA board:**

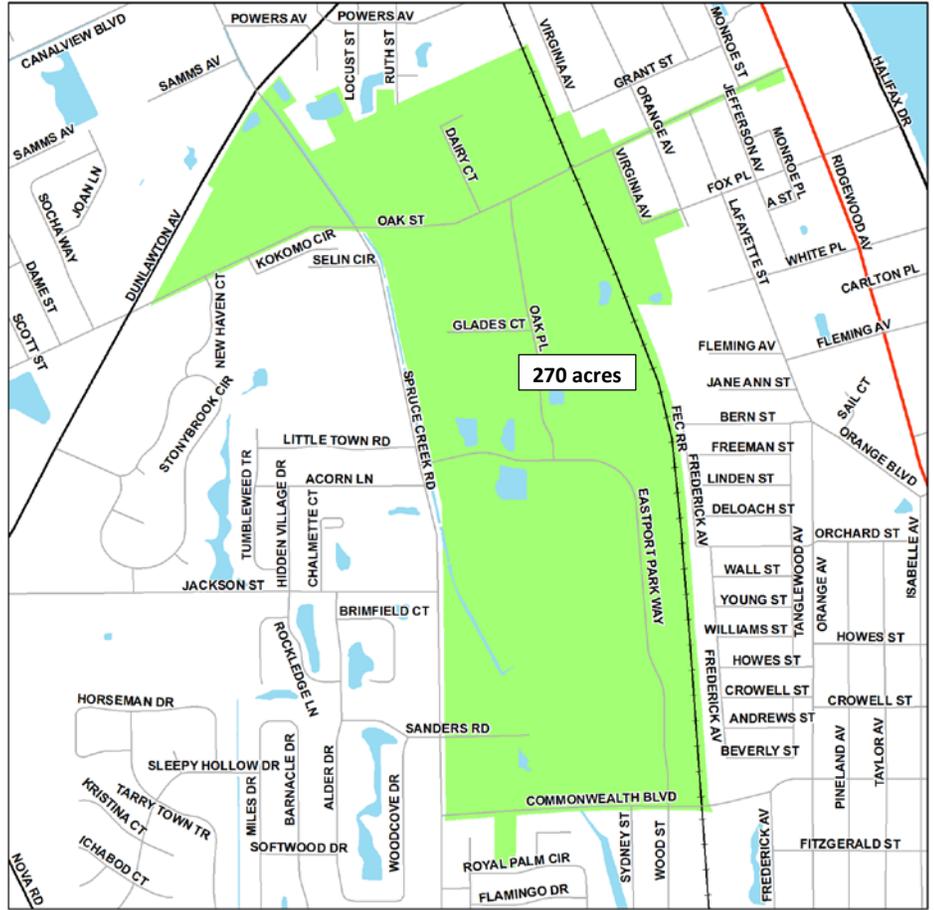
- city council
  - 2 representatives from the district appointed by council
- contact:** Penelope Cruz, principal planner

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

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

**Current focus of plan:**

- sale of city-owned lot
- stormwater improvements
- fiber optic initiative



2016	
<b>Debt (\$ x 000)</b>	revenue bond
initial date	2006
amount of initial debt	\$2,500
balance	\$1,630
maturity	2024
purpose	business park infrastructure
project status	complete

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

**Primary expenditures**

- debt payments

	FY 2016	% total	FY 2015	% total	FY 2014	% total
<b>Revenues (x 000)</b>						
<b>TIF</b>	county TIF	\$93 55%	\$89 55%	\$87 54%		
	hospital TIF	13 8%	13 8%	13 8%		
	city TIF	60 36%	59 36%	60 37%		
	<b>subtotal</b>	<b>\$166 99%</b>	<b>\$161 99%</b>	<b>\$160 99%</b>		
<b>NON TIF</b>	grants received	\$0 0%	\$0 0%	\$0 0%		
	miscellaneous	2 1%	2 1%	1 1%		
	<b>subtotal</b>	<b>\$2 1%</b>	<b>\$2 1%</b>	<b>\$1 1%</b>		
<b>Total revenue</b>	<b>\$168</b>	<b>100%</b>	<b>\$163</b>	<b>100%</b>	<b>\$161</b>	<b>100%</b>
<b>Expenses (x000)</b>						
<b>CAPITAL</b>	debt payments	\$181 90%	\$181 97%	\$180 81%		
	capital projects	0 0%	0 0%	0 0%		
	grants awarded	15 7%	0 0%	0 0%		
	<b>subtotal</b>	<b>\$196 97%</b>	<b>\$181 97%</b>	<b>\$180 81%</b>		
<b>NONCAPITAL</b>	policing/enforcement program	\$0 0%	\$0 0%	\$0 0%		
	operating/maintenance/other	6 3%	6 3%	10 5%		
	administration	0 0%	0 0%	31 14%		
	<b>subtotal</b>	<b>\$6 3%</b>	<b>\$6 3%</b>	<b>\$41 19%</b>		
<b>Total expenses</b>	<b>\$202</b>	<b>100%</b>	<b>\$187</b>	<b>100%</b>	<b>\$221</b>	<b>100%</b>
net change in fund balance	(34)		(24)		(60)	
<b>Fund balance - ending</b>	<b>\$293</b>		<b>\$327</b>		<b>\$351</b>	

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

**1998-2016 cumulative  
county TIF contributions:  
\$1,545,025**

**CRA board:**

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

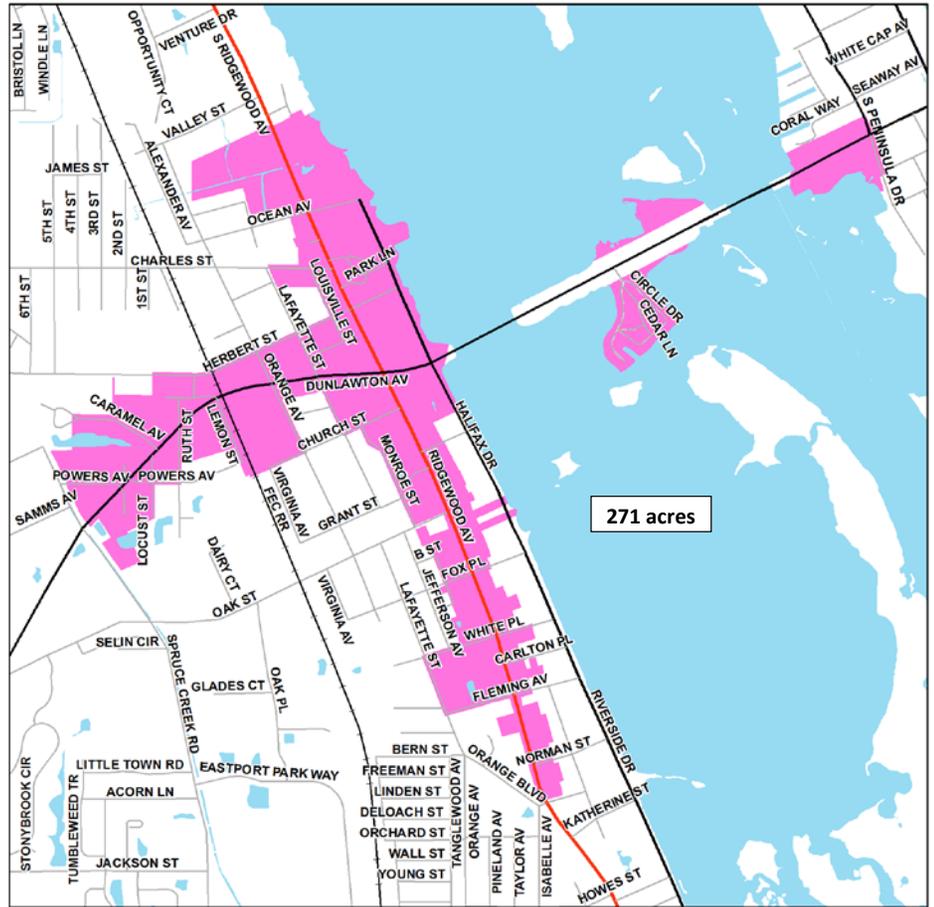
**contact:** Penelope Cruz, principal planner

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

-land acquisition	\$2,983
-Riverwalk Park	62
-fences and sign construction	10
<b>total:</b>	<b>\$3,055</b>

**Current focus of plan:**

- Riverwalk Park
- Boardwalk development



2016					
Debt (\$ x 000)	internal loan	internal loan	internal loan	internal loan	revenue bond
date	2016	2015	2012	2010	2007
<b>initial</b>					
debt	\$304	\$785	\$339	\$418	\$5,600
balance	\$304	\$785	\$339	\$414	\$5,065
maturity	2025	2025	2025	2025	2036
purpose	supplement fund	supplement fund	supplement fund	prop - Cardwell Funeral Home on US 1	land for Riverwalk
project status	n/a	n/a	n/a	done	done

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

**Primary expenditures**  
-capital: land acquisition and Riverwalk construction

	FY 2016	% total	FY 2015	% total	FY 2014	% total
<b>Revenues (x 000)</b>						
county TIF	\$66	17%	\$58	23%	\$46	35%
hospital TIF	9	2%	9	3%	7	5%
city TIF	43	11%	39	15%	31	23%
<b>TIF subtotal</b>	<b>\$118</b>	<b>30%</b>	<b>\$106</b>	<b>41%</b>	<b>\$84</b>	<b>63%</b>
grants received*	\$251	63%	\$121	47%	\$17	13%
miscellaneous **	29	7%	29	12%	32	24%
<b>NON TIF subtotal</b>	<b>\$280</b>	<b>70%</b>	<b>\$150</b>	<b>59%</b>	<b>\$49</b>	<b>37%</b>
<b>Total revenue</b>	<b>\$398</b>	<b>100%</b>	<b>\$256</b>	<b>100%</b>	<b>\$133</b>	<b>100%</b>
<b>Expenses (x000)</b>						
debt payments	\$430	63%	\$375	43%	\$337	75%
capital projects	242	35%	490	56%	85	19%
grants awarded	0	0%	0	0%	0	0%
<b>CAPITAL subtotal</b>	<b>\$672</b>	<b>99%</b>	<b>\$865</b>	<b>99%</b>	<b>\$422</b>	<b>94%</b>
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other	10	1%	10	1%	14	3%
administration		0%	0	0%	12	3%
<b>NONCAPITAL subtotal</b>	<b>\$10</b>	<b>1%</b>	<b>\$10</b>	<b>1%</b>	<b>\$26</b>	<b>6%</b>
<b>Total expenses</b>	<b>\$682</b>	<b>100%</b>	<b>\$875</b>	<b>100%</b>	<b>\$448</b>	<b>100%</b>
net change in fund balance	-284		(619)		-315	
<b>Fund balance - ending</b>	<b>(\$1,579)</b>		<b>(\$1,295)</b>		<b>(\$676)</b>	





**THE CITY OF DAYTONA BEACH**  
**COMMUNITY REDEVELOPMENT AGENCY**

**2016**  
**Annual Report**



# INTRODUCTION

## **A LONG AND WINDING ROAD: PATIENCE, ENDURANCE, PERSISTENCE**

The annual report for the City of Daytona Beach Community Redevelopment Agency's fiscal year that began October 1, 2015 and ended September 30, 2016 is designed to improve the way we communicate with our citizens, not just in numbers, but by words of action and pictures of progress. Telling the story of how community redevelopment benefits the community is an ongoing process of education and sharing.

In 1982 the City and County agreed to join together to replace a blighted crime-infested area next to the World's Most Famous Beach with a new convention center and hotel. To accomplish this difficult undertaking the County supported the City's request to create a Community Redevelopment Agency and the first two of five redevelopment areas. The result was the creation of one of Florida's largest convention facilities and Ocean Walk Village (a major tourist destination that includes the Hilton Resort Hotel, Ocean Walk Shoppes, and the Wyndham) representing the largest private taxpayer in Volusia County today.

Despite the early success of a few major projects, they are not always the catalyst for changing the surrounding neighborhoods and the quality of life that visitors would expect and residents demand. Despite the investment by the City and the CRA, change has come slowly to the beachside. There remain significant challenges and yet there are solutions in the works now that the economy has improved and more resources are available. The recent partnership between the City and FDOT to rebuild East International Speedway Boulevard is one example that has focused the entire community on the importance of changing the primary gateway to the World's Most Famous Beach. Another initiative that would have a major positive impact on our redevelopment areas is the effort to provide a shelter and comprehensive services for the homeless in one location. Positive signs are already underway as the Daytona Beach Convention Hotel and Condominiums project breaks ground and the renovated historic Streamline Hotel prepares to open its doors next month. The proposed MLK Lofts apartments in Midtown promises to be the next catalyst for change. Time will tell.

Redevelopment is a complex and difficult process that depends on leadership and a long-term commitment. There are no easy fixes, no simple solutions. Hard work, patience, endurance, and persistence pay dividends.



# WHO IS THE COMMUNITY REDEVELOPMENT AGENCY

## THE CITY OF DAYTONA BEACH COMMUNITY REDEVELOPMENT AGENCY

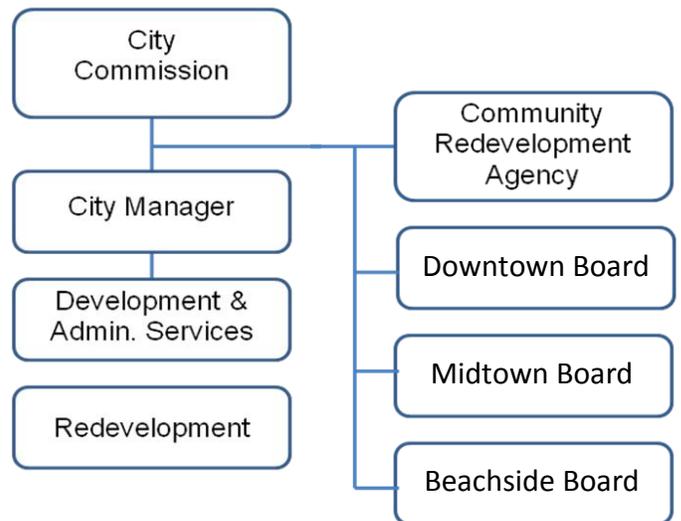
The City of Daytona Beach City Commission serves as the Community Redevelopment Agency (CRA). The CRA holds regular quarterly meetings in March, June, September, and December. Additionally, the CRA can call special meetings and workshops as required to conduct the business of the Agency. Meetings are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



**CRA BOARD MEMBERS** (as of September 30, 2016)  
Front row left to right: Commissioner Patrick Henry, Mayor Derrick Henry and Commissioner Rob Gilliland.  
Back row left to right: Commissioner Pam Woods, Commissioner Ruth Trager, Commission Kelly White and Commissioner Paula R. Reed)

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

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



## REDEVELOPMENT BOARDS

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

*(Current board members as of September 30, 2016)*

### Downtown Redevelopment Board

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

### Beachside Redevelopment Board

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

### Midtown Redevelopment Board

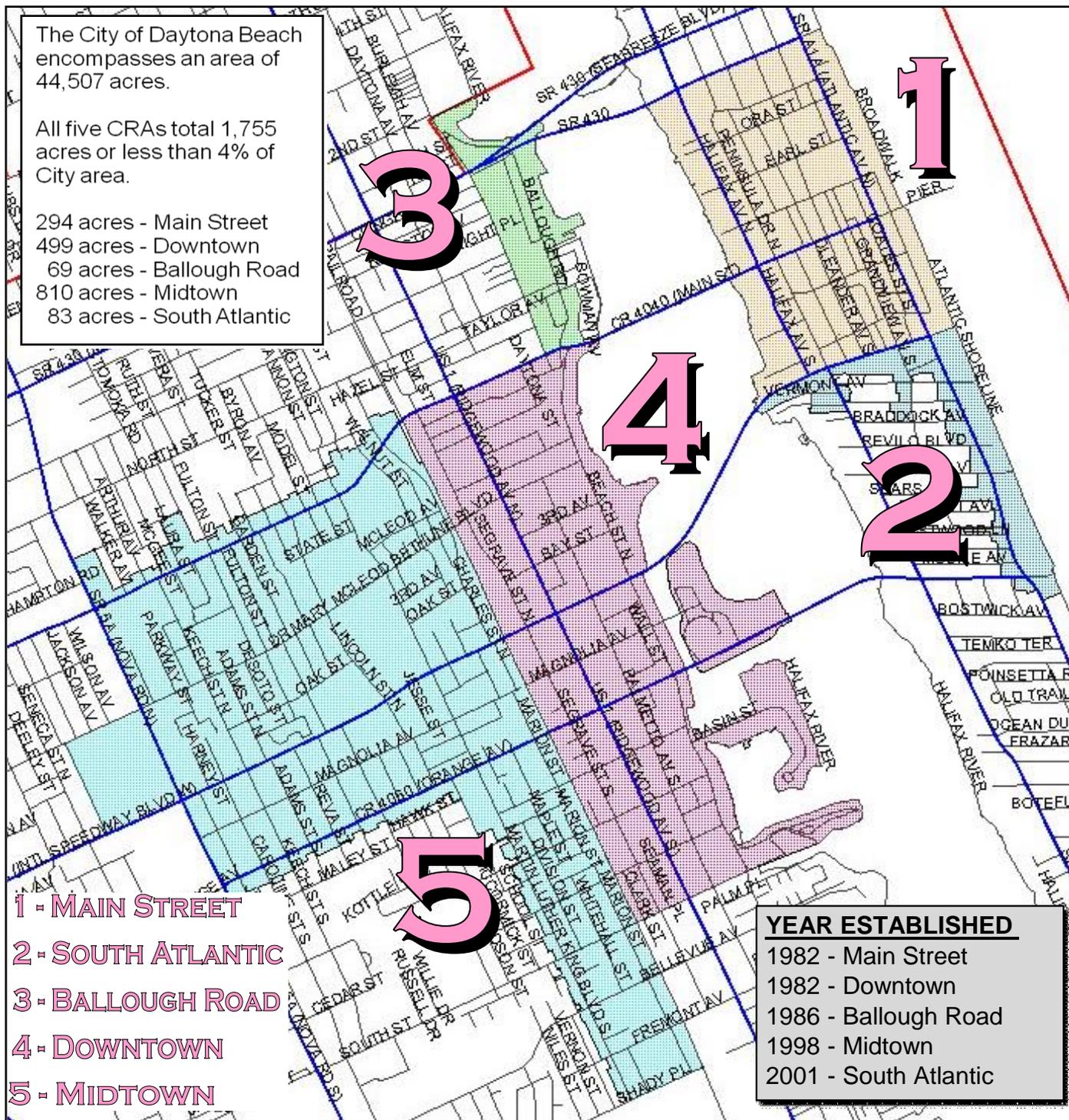
*Meeting second Tuesday of each month at 6:00 p.m.*  
Kenya Ford, Chair; Tony Barhoo\*; Danny Fuqua; Steve Miller; Oliver Ross; and Martin Tooley.

\* Planning Board appointment

# WHERE ARE THE COMMUNITY REDEVELOPMENT AREAS

## COMMUNITY REDEVELOPMENT AREAS

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



# REDEVELOPMENT PROJECT & PROGRAM HIGHLIGHTS

## NEW DAYTONA BEACH CONVENTION HOTEL STARTS CONSTRUCTION!!!

The groundbreaking for the Daytona Beach Convention Hotel and Condominiums took place on a sunny day on February 16, 2017 at the Oakridge Boulevard beach approach. The 28-story hotel (south tower) which includes 459 rooms of the planned 501-room convention hotel, will be joined by a 31-story north tower, which will include 42 hotel rooms and 128 condo units. The hotel is scheduled to open mid-2019 with the condos set to open in 2020. The 1.1 million sq. ft. complex will include street-level shops, a 7,000 sq. ft. hotel restaurant, and 18,000 sq. ft. of banquet and meeting space. Protogroup's vice president Alexey Lysich and Graham Currie, Yates Construction, will oversee the \$192 million project, the most expensive ever undertaken in the region. A six-story 517-stall parking garage is already nearing completion across the street that will serve the project. The new towers will be the tallest between Jacksonville and Ft. Lauderdale.



# REDEVELOPMENT PROJECT & PROGRAM HIGHLIGHTS

## CITY & CRA PARTNER WITH MLK LOFTS TO OFFER HOPE & CHANGE

In keeping with the Midtown Master Plan, the MLK Lofts project, a 6-story 82-unit apartment building with a total of 95,450 square feet of floor area was approved by the CRA and City Commission on September 7, 2016. Located just a few blocks south of the Bethune Cookman University campus on Dr. Martin Luther King Boulevard, the building will offer educational and entertainment activities for residents. The 2.1 acre site was assembled by Herron Realty and will be cleared to remove a nightclub and small dilapidated apartments located on dead end streets. The City has agreed to support the project by relocating its public works property maintenance facilities to provide a regional storm detention facility and a minimum of 40 parking spaces immediately east of, and adjacent to, the MLK Lofts. Related to this project are two major capital improvement projects already initiated by the City. Orange Avenue is nearing completion and Dr. Martin Luther King Boulevard (between Orange Ave. and International Speedway Blvd.) is now in the engineering design phase that is intended to create a walkable connection to the Bethune Cookman University campus.



FRONT ELEVATION

## FORM-BASED PLAN APPROVED FOR A VIRTUAL, FLEXIBLE SOLUTION

A Planned Redevelopment agreement for a commercial mixed use project known as Long Board was recently approved that would permit development using a form-based set of design standards that encourages maximum creativity and flexibility. A Phase 1 proposal will include two destination restaurants on the beach.



# FINANCIAL INFORMATION

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

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

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



# FINANCIAL INFORMATION

THE CITY OF DAYTONA BEACH, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2016

	General	Redevelopment Trust	Capital Projects	Nonmajor Governmental	Total Governmental Funds
<b>ASSETS:</b>					
Equity in pooled cash, cash equivalents, and investments	\$ 18,307,036	\$ 4,716,178	\$ 2,377,656	\$ 11,919,549	\$ 37,320,419
Receivables (net):					
Accounts	2,611,321	63,135	-	-	2,674,456
Taxes	270,781	-	-	16,964	287,745
Notes	114,065	217,649	-	12,306	344,020
Accrued interest	99,750	-	-	-	99,750
Due from other funds	1,197,000	-	-	-	1,197,000
Intergovernmental receivable	1,083,542	-	767,097	1,396,649	3,247,288
Deposits	1,150	-	-	-	1,150
Inventory	246,321	-	-	-	246,321
Prepays	20,278	3,025	-	-	23,303
Restricted equity in pooled cash, cash equivalents, and investments	-	-	1,175,043	3,126,448	4,301,491
<b>Total assets</b>	<u>\$ 23,951,244</u>	<u>\$ 4,999,987</u>	<u>\$ 4,319,796</u>	<u>\$ 16,471,916</u>	<u>\$ 49,742,943</u>
<b>LIABILITIES:</b>					
Accounts payable and other liabilities	\$ 1,398,588	\$ 130,361	\$ 351,366	\$ 206,515	\$ 2,086,830
Due to other funds	-	-	-	756,000	756,000
Intergovernmental payable	45,518	870	-	1,559	47,947
Deposits	29,139	-	-	1,968	31,107
Unearned revenue	968,435	-	15,883	618,660	1,602,978
<b>Total liabilities</b>	<u>2,441,680</u>	<u>131,231</u>	<u>367,249</u>	<u>1,584,702</u>	<u>4,524,862</u>
<b>FUND BALANCES:</b>					
Non-Spendable:					
Notes receivable	114,065	217,649	-	12,306	344,020
Inventory	246,321	-	-	-	246,321
Prepays	20,278	3,025	-	-	23,303
Restricted:					
Debt covenants	-	-	-	3,127,001	3,127,001
General government	-	-	-	6,835,611	6,835,611
Public safety	61,105	-	-	1,883,246	1,944,351
Transportation	-	-	1,100,151	1,390,459	2,490,610
Economic environment	48,898	4,648,082	-	805,817	5,502,797
Human services	-	-	-	998	998
Culture and recreation	223,834	-	-	831,776	1,055,610
Assigned:					
Capital projects	1,652,300	-	2,852,396	-	4,504,696
Fiscal year 2017 Budget	1,936,096	-	-	-	1,936,096
Other projects	43,332	-	-	-	43,332
Unassigned	17,163,335	-	-	-	17,163,335
<b>Total fund balances</b>	<u>21,509,564</u>	<u>4,868,756</u>	<u>3,952,547</u>	<u>14,887,214</u>	<u>45,218,081</u>
<b>Total liabilities and fund balances</b>	<u>\$ 23,951,244</u>	<u>\$ 4,999,987</u>	<u>\$ 4,319,796</u>	<u>\$ 16,471,916</u>	<u>\$ 49,742,943</u>

# FINANCIAL INFORMATION

THE CITY OF DAYTONA BEACH, FLORIDA  
 STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES  
 GOVERNMENTAL FUNDS  
 FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2016

	General	Redevelopment Trust	Capital Projects	Nonmajor Governmental	Total Governmental Funds
<b>REVENUES:</b>					
Taxes	\$ 38,025,320	\$ -	\$ -	\$ 2,235,373	\$ 40,260,693
Licenses and permits	6,036,465	12,755	-	3,963,269	10,012,489
Intergovernmental	6,538,793	2,713,393	1,185,890	3,325,187	13,763,263
Charges for services	3,422,655	5,339	-	-	3,427,994
Fines and forfeitures	452,298	-	-	155,927	608,225
Special assessments/impact fees	-	-	-	3,927,091	3,927,091
Income on investments	341,991	1,044	407	2,423	345,865
Miscellaneous	849,598	38,059	28,195	439,716	1,355,568
<b>Total revenues</b>	<b>55,667,120</b>	<b>2,770,590</b>	<b>1,214,492</b>	<b>14,048,986</b>	<b>73,701,188</b>
<b>EXPENDITURES:</b>					
Current operating:					
General government	5,377,188	90,039	-	1,760,386	7,227,613
Public safety	42,426,984	-	121,076	692,975	43,241,035
Transportation	8,224,395	259,794	177,214	469,359	9,130,762
Economic environment	1,147,365	1,164,700	-	1,438,870	3,750,935
Human services	413,521	-	-	126,617	540,138
Culture and recreation	3,874,677	-	132,321	232,354	4,239,352
Capital outlay	1,022,231	563,834	2,978,996	2,170,433	6,735,494
Debt service:					
Principal	-	-	-	3,277,409	3,277,409
Interest and fiscal charges	-	-	-	1,976,958	1,976,958
<b>Total expenditures</b>	<b>62,486,361</b>	<b>2,078,367</b>	<b>3,409,607</b>	<b>12,145,361</b>	<b>80,119,696</b>
Excess (deficiency) of revenues over (under) expenditures	(6,819,241)	692,223	(2,195,115)	1,903,625	(6,418,508)
<b>OTHER FINANCING SOURCES (USES):</b>					
Debt issuance	-	-	838,116	-	838,116
Transfers in	17,006,523	2,375,082	3,098,087	3,840,404	26,320,096
Transfers (out)	(4,779,797)	(2,915,156)	-	(621,577)	(8,316,530)
<b>Total other financing sources (uses)</b>	<b>12,226,726</b>	<b>(540,074)</b>	<b>3,936,203</b>	<b>3,218,827</b>	<b>18,841,682</b>
<b>Net change in fund balances</b>	<b>5,407,485</b>	<b>152,149</b>	<b>1,741,088</b>	<b>5,122,452</b>	<b>12,423,174</b>
<b>FUND BALANCES:</b>					
Beginning	16,102,079	4,716,607	2,211,459	9,764,762	32,794,907
Ending	\$ 21,509,564	\$ 4,868,756	\$ 3,952,547	\$ 14,887,214	\$ 45,218,081

# FINANCIAL INFORMATION

## NOTE 5 - RECEIVABLES

Below is the detail of receivables, including the applicable allowances for uncollectible accounts, at September 30, 2016:

Description	Receivables	(Less) Allowance for Uncollectibles	Receivables (Net)
<b>Governmental Funds:</b>			
General Fund.....	\$ 3,149,102	\$ (53,185)	\$ 3,095,917
Redevelopment Trust.....	280,784	-	280,784
Capital Projects.....	-	-	-
Nonmajor governmental funds.....	29,270	-	29,270
<b>Total – governmental funds.....</b>	<b>3,459,156</b>	<b>(53,185)</b>	<b>3,405,971</b>
<b>Proprietary Funds:</b>			
Water and Sewer System.....	7,658,892	(999,310)	6,659,582
Solid Waste Management.....	2,627,424	(171,170)	2,456,254
Stormwater Improvement.....	1,378,191	(95,594)	1,282,597
Nonmajor enterprise funds.....	25,944	-	25,944
<b>Total – proprietary funds.....</b>	<b>11,690,421</b>	<b>(1,266,074)</b>	<b>10,424,377</b>
<b>Fiduciary Fund:</b>			
Police and Fire Pension Trust.....	1,729,777	-	1,729,777
Component unit.....	-	-	-
<b>Total.....</b>	<b>\$ 14,969,320</b>	<b>\$ (1,319,259)</b>	<b>\$ 13,761,170</b>

## NOTE 6 - NOTES RECEIVABLE

*Redevelopment Trust Fund* - On November 19, 2009, the Daytona Beach Community Redevelopment Agency (CRA) entered into an agreement to lend Central Florida Community and Economic Development Corporation, LLC, up to \$551,000 for retail development of property located at 456 South Martin Luther King Boulevard, Daytona Beach, Florida, which is within the Midtown Redevelopment area of the City. The note is secured by a mortgage on the property. The CRA agreed to forgive a repayment of up to \$250,000 for authorized CRA expenditures under Chapter 163, Florida Statutes, and the Midtown Redevelopment Area Plan pursuant to the terms of the loan agreement. During FY 2012-13, the loan agreement was modified and as of September 30, 2013, combined payments on the indebtedness totaled \$20,846, leaving a principal balance owed to the CRA of \$280,153. This remaining principal balance shall be amortized over 57 months and repaid in equal monthly installments of \$2,083 through December 2018, at which time a balloon payment will be due in the amount of \$161,396. The remaining principal balance owed at September 30, 2016 was \$217,648.64.

# FINANCIAL INFORMATION

## NOTE 7 – INTERFUND BALANCES AND TRANSFERS

### C. Interfund Transfers:

Description	Total Transfers (Out)	Transfers In				
		Governmental Funds			Proprietary Funds	
		General Fund	Redevelopment Trust	Capital Projects	Nonmajor Governmental Funds	Nonmajor Enterprise Funds
<b>Governmental Funds:</b>						
General Fund.....	\$ 4,779,797	\$ -	\$ 2,375,082	\$ 1,431,487	\$ 303,671	\$ 669,557
Redevelopment Trust.....	2,915,156	-	-	-	2,915,156	-
Capital Projects.....	-	-	-	-	-	-
Nonmajor governmental.....	<u>621,577</u>	-	-	-	<u>621,577</u>	-
Total – governmental funds.....	<u>8,316,530</u>	-	<u>2,375,082</u>	<u>1,431,487</u>	<u>3,840,404</u>	<u>669,557</u>
<b>Proprietary Funds:</b>						
Water and Sewer System.....	8,198,317	7,308,317	-	890,000	-	-
Solid Waste Management.....	4,745,632	4,745,632	-	-	-	-
Stormwater Improvement.....	5,053,979	4,952,574	-	-	-	101,405
Nonmajor enterprise.....	<u>776,600</u>	-	-	<u>776,600</u>	-	-
Total – proprietary funds.....	<u>18,774,528</u>	<u>17,006,523</u>	-	<u>1,666,600</u>	-	<u>101,405</u>
Total.....	<u>\$ 24,200,514</u>	<u>\$ 17,006,523</u>	<u>\$ 2,375,082</u>	<u>\$ 3,098,087</u>	<u>\$ 3,840,404</u>	<u>\$ 770,962</u>

The transfer from the General Fund to the Redevelopment Trust Fund reflects the City's tax increment payment based on the difference in taxable values for the five (5) community redevelopment areas from the base year to 2015. Transfers were made from the Redevelopment Trust Fund to nonmajor governmental funds to meet debt service requirements. Transfers from the major enterprise funds to the General Fund were primarily for payment in lieu of taxes for governmental services provided.

# FINANCIAL INFORMATION

## NOTE 9 - CONSTRUCTION IN PROGRESS

As of the end of the fiscal year, the City had active construction projects, including construction of utility improvements, road and right-of-way improvements, recreational facilities and drainage improvements. Following is a schedule of construction in progress at September 30, 2016:

Project Description	Budget	Amount Spent Through September 30, 2016
<b>Governmental activities:</b>		
Peabody Theater upgrades.....	\$ 121,350	\$ 25,801
Downtown Redevelopment area streetscape/beautification .....	44,599	29,374
West International Speedway Boulevard streetscape .....	2,461,648	268,355
East International Speedway Boulevard streetscape .....	1,332,557	183,703
Ballough Road Redevelopment area streetscape/beautification .....	1,251,483	351,621
Halifax River Greenway Trail .....	489,042	185,509
Oceanfront band shell restoration.....	1,246,752	486,443
Streets and sidewalks improvement program .....	1,631,144	365,277
Downtown Redevelopment area streetscape/beautification .....	44,599	29,374
Riverfront Park Improvements .....	579,306	163,761
Public facility Improvements.....	512,995	21,777
Orange Avenue reconstruction .....	6,311,418	5,655,638
<b>Total construction in progress – governmental activities .....</b>	<b>\$ 15,982,294</b>	<b>\$ 7,737,259</b>
<b>Business-type activities:</b>		
Renewal and replacement program and other system improvements.....	\$ 9,579,812	\$ 466,811
Lift station 4 rehabilitation .....	118,158	11,622
Halifax River force main .....	1,750,000	425,081
Palmetto Avenue force main .....	120,000	13,738
Replacement of recycled and wasted aerated sludge equipment.....	182,112	128,512
International Speedway Boulevard streetscape .....	72,393	72,393
Stage 3 Bardenpho improvements .....	368,659	321,753
Rapid Infiltration Basin .....	1,166,277	116,491
Orange Avenue water and sewer system improvements .....	16,551,828	10,055,243
Orange Avenue storm water system improvements .....	613,591	613,591
Midtown Redevelopment area storm water remediation .....	1,952,591	1,476,837
Bennett swamp aquifer recharge .....	600,000	69,768
Regional wastewater treatment plant generator .....	3,347,319	52,885
West International Speedway Boulevard streetscape sanitary sewer gravity pipe replacement .....	543,226	2,865
Non access reuse diversion project .....	20,000	8,958
Demonstration testing system.....	2,050,000	74,110
Backflow preventers and other storm water system enhancements .....	415,883	121,227
<b>Total construction in progress – business-type activities .....</b>	<b>\$ 39,451,849</b>	<b>\$ 14,031,885</b>

# FINANCIAL INFORMATION

## NOTE 11 – LONG-TERM DEBT AND LIABILITIES

### A. Bonds Payable:

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

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

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

The Series A portion of the debt in the amount of \$33,460,000 was issued for the purpose of refinancing FIFC Capital Revenue Bonds, Series 2001 C-1 of \$33,285,000, which was originally issued to finance certain public improvements benefitting the HBE and Ocean Walk prime areas. Certain tax increment revenues are pledged as security, with the City further obligating itself to budget and appropriate from non-ad valorem revenues any additional amounts necessary to make such repayment. A liability is recorded in the governmental activities section of the government-wide statement of net position. The remaining principal balance at September 30, 2016 was \$27,205,000.

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

### B. Notes and Loans Payable:

#### 1. Capital Improvement Revenue Note, Series 2009

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

##### a. Governmental Activities – Downtown Redevelopment Trust Fund

The City refinanced the Sunshine State Government Financing Commission Loan with a 4.98% fixed rate loan from Branch Banking & Trust Company in the amount of \$2,286,832. The original proceeds were used for the Magnolia Street streetscape. Principal and interest are payable from the Downtown Redevelopment Trust Fund tax increment revenues. The City has covenanted and agreed to budget and appropriate sufficient amounts of non-ad valorem revenues to satisfy any loan payments required. This portion of the note's final maturity is November 1, 2028. A liability is recorded in the governmental activities section of the government-wide statement of net position. The remaining principal balance at September 30, 2016 was \$1,759,738.

# FINANCIAL INFORMATION

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

### B. Notes and Loans Payable (continued):

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

##### d. Business-Type Activities – Halifax Harbor Plaza Fund

The City refinanced the Gulf Breeze Local Government Loan Program loan with a 4.98% fixed rate loan from Branch Banking & Trust Company in the amount of \$2,658,000. The original proceeds financed construction of the Halifax Harbor Plaza. The reacquisition price exceeded the net carrying amount of the old debt by \$54,073. This amount is being netted against the new debt and amortized over the term of the new debt issued. The principal and interest on this note are payable from plaza lease revenues; additionally, the City has covenanted and agreed to budget and appropriate sufficient amounts of non-ad valorem revenues to satisfy any loan payments required. This portion of the note's final maturity is November 1, 2015. The remaining principal balance at September 30, 2016 was \$0.

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

On June 10, 2010, the City entered into a loan agreement with SunTrust Bank for \$9,345,000 at a fixed interest rate of 3.38% for the purpose of financing the costs of the Midtown Cultural and Educational Center, street and sidewalk enhancements located within the Midtown Redevelopment area, and street and sidewalk enhancements located outside the Midtown Redevelopment area. Principal and interest are payable from the Recreation/Parks/Culture Impact Fee Fund, the Midtown Redevelopment Trust Fund, and the Transportation 5-Cent Gas Tax Fund. The note's final maturity is November 1, 2024. A liability is recorded in the governmental activities section of the government-wide statement of net position. The remaining principal balance at September 30, 2016 was \$6,501,649.

# FINANCIAL INFORMATION

## REDEVELOPMENT TRUST FUNDS

Following is a schedule of deposits and withdrawals as required by Section 163.387(8), Florida Statutes. This schedule provides a source for all deposits and a purpose for all withdrawals as prescribed for each redevelopment tax increment district for the fiscal year ending September 30, 2016.

THE CITY OF DAYTONA BEACH, FLORIDA  
 COMBINING SCHEDULE OF DEPOSITS AND WITHDRAWALS  
 REDEVELOPMENT TRUST FUNDS  
 FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2016

	Downtown Redevelopment Trust Fund	Main Street Redevelopment Trust Fund	Ballough Road Redevelopment Trust Fund	Midtown Redevelopment Trust Fund	South Atlantic Redevelopment Trust Fund	Total
<b>REVENUES:</b>						
Tax increment revenues:						
Daytona Beach	\$ 428,540	\$ 1,732,403	\$ 75,855	\$ 138,284	\$ -	\$ 2,375,082
Volusia County	389,499	1,577,220	69,246	124,445	-	2,160,409
Halifax Hospital	59,124	239,013	10,465	19,079	-	327,680
East Volusia Mosquito Control	11,587	46,925	2,060	3,700	-	64,273
Ponce DeLeon Inlet and Port Authority	5,726	23,188	1,018	1,830	-	31,762
Volusia ECHO	12,328	49,921	2,192	3,939	-	68,379
Volusia Forever	4,559	18,453	810	1,460	-	25,281
Downtown Development Authority	35,607	-	-	-	-	35,607
Licenses and permits - sidewalk café	985	11,770	-	-	-	12,755
Income on investments	169	446	273	156	-	1,044
Miscellaneous	2,236	7,203	1,971	31,988	-	43,398
<b>Total revenues</b>	<b>950,360</b>	<b>3,706,542</b>	<b>163,890</b>	<b>324,879</b>	<b>-</b>	<b>5,145,672</b>
<b>EXPENDITURES:</b>						
Current operating:						
Personnel services	297,693	324,732	13,470	85,379	-	721,274
Professional services	6,704	20,372	-	74,975	-	102,051
Contractual services	180,774	269,052	3,050	46,364	-	499,240
Materials and supplies	4,064	8,554	-	-	-	12,618
Grants and subsidies	110,230	33,786	28,579	6,755	-	179,350
Capital outlay	-	213,534	334,673	15,627	-	563,834
Transfers to debt service funds	184,799	2,514,156	-	216,201	-	2,915,156
<b>Total expenditures</b>	<b>784,264</b>	<b>3,384,186</b>	<b>379,772</b>	<b>445,301</b>	<b>-</b>	<b>4,993,523</b>
Excess (deficiency) of revenues over (under) expenditures	166,096	322,356	(215,882)	(120,421)	-	152,149
<b>FUND BALANCE:</b>						
Beginning	595,484	1,350,670	1,558,479	1,211,930	45	4,716,607
Ending	\$ 761,580	\$ 1,673,025	\$ 1,342,597	\$ 1,091,509	\$ 45	\$ 4,868,756

# DAYTONA BEACH – THE WORLD’S MOST FAMOUS BEACH



## FOR MORE INFORMATION ABOUT US

Call: (386) 671-8180

Visit: [www.codb.us](http://www.codb.us)

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

## REDEVELOPMENT DIVISION STAFF

Redevelopment Director

Reed Berger, AICP

Project Manager

Charles Bryant

Project Manager

Jason Jeffries

Office Specialist II

Marsha McDonald



City of DeLand  
Downtown Community  
Redevelopment Agency

Annual Report  
FY 2015 - 2016

Prepared by  
City of DeLand

With Assistance from the:



# **Downtown Community Redevelopment Agency**

**2015 - 2016**

## **Board Membership**

Robert F. Apgar, DeLand Mayor, Seat 1

Charles Paiva, DeLand Commissioner Seat 2

Jessica Davis, DeLand Commissioner Seat 3

Christopher Cloudman, DeLand Commissioner Seat 4

Leigh Matusick, DeLand Commissioner Seat 5

Scott Price, Downtown Business Representative

Joe Valente, Downtown Business Representative

## **Staff Assigned to the CRA:**

Michael Grebosz, Assistant City Manager

## **INTRODUCTION**

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

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

Fiscal Year 2015-2016 was a year of continuity as far as capital projects are concerned. Two major capital projects that were decided upon last fiscal year (Utility Box Art Program and the West Georgia Avenue Streetscape) continued to work through various implementation phases. These projects will help the City attract sustainable growth and maintain a unique sense of place in a central community of which all residents and downtown workers can be proud.

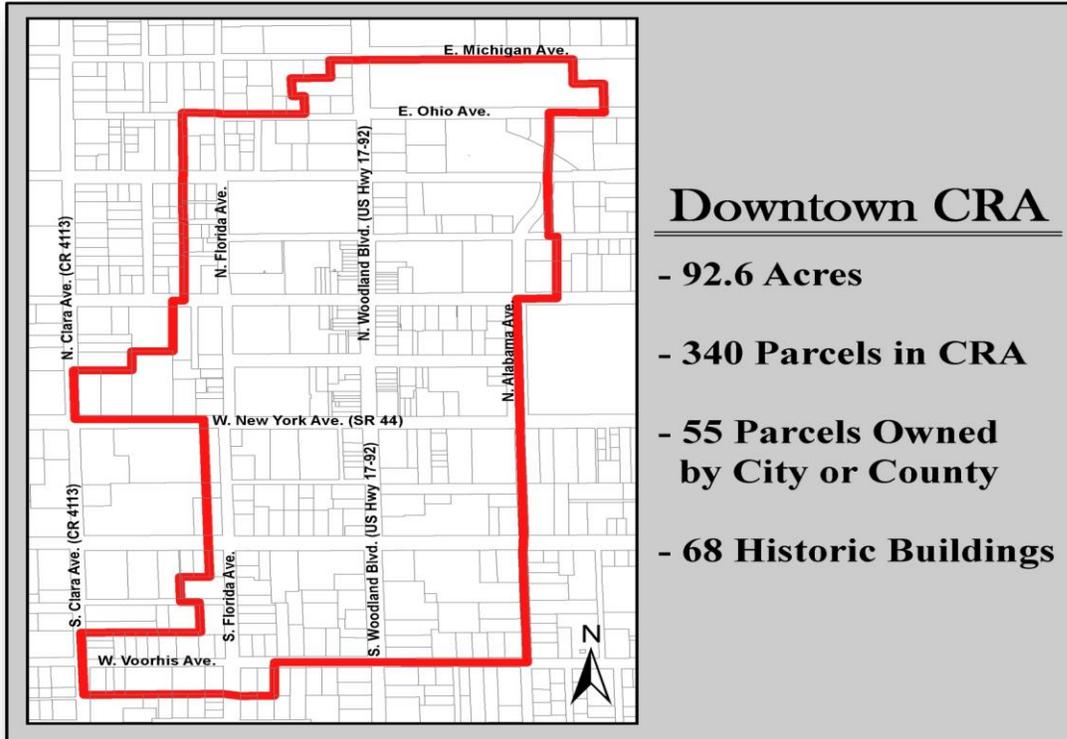
Additionally, a total of twelve CRA grants were awarded in Fiscal Year 2015-2016. Eight were façade grants, two were lighting grants, one was an underutilized building grant and one was a retail grant. These grants are essential to keeping the downtown looking fresh and attractive.

## **BOARD MEETINGS**

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

## LOCATION

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



## REVENUES

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

Table One: Tax Increment Revenues by Year:

FY04-05	FY05-06	FY06-07	FY07-08	FY08-09	FY09-10
\$282,407	\$436,436	\$498,600	\$420,780	\$462,716	\$359,294
FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	FY15-16
\$227,474	\$202,964	\$176,909	\$175,395	\$203,670	\$200,901

The Tax Increment Financing (TIF) revenues for the Downtown CRA have been unpredictable. Revenues increased substantially until FY 06-07 and then began a decline to FY 13-14. FY 14-15 did realize an increase and FY 15-16 revenues remained relatively the same as the prior fiscal year. In order to sustain operations and maintenance activities and engage in new projects the CRA has utilized savings from prior years, and worked off of rent receipts from a building owned by the City of DeLand, and has shared expenses for certain items with the City.

## GRANT APPLICATIONS

The CRA budgeted \$20,000 for improvement grants in the downtown DeLand core for Fiscal Year 2015-2016. There are six categories of grants which include: lighting, residential, retail, upper floor, façade and underutilized building. Applications get submitted to the MainStreet DeLand Design and Grant Review Committee for consideration and recommendation. From there the CRA then reviews the Design Committee recommended applications for final approval.

A total of 12 grants were awarded this Fiscal Year by the CRA:

- 123 South Florida Ave. (Façade) CRA contribution \$1,625 Total Project cost \$13,380
- 100 South Woodland Blvd. (Façade) CRA contribution \$1,625 Total Project cost \$7,800
- 112-116 North Woodland Blvd. (Façade) CRA contribution \$1,625 Total Project cost \$6,307.60
- 128 South Woodland Blvd. (Façade) CRA contribution \$1,625 Total Project cost \$5,700
- 129 North Woodland Blvd. (Façade) CRA contribution \$1,625 Total Project cost \$5,277
- 145 West Wisconsin Ave. (Façade) CRA contribution \$1,625 Total Project cost \$17,700
- 111 North Woodland Blvd. (Façade) CRA contribution \$1,625 Total Project cost \$10,000
- 123 South Florida Ave. (Façade) CRA contribution \$1,625 Total Project cost \$7,250
- 123 South Florida Ave. (Lighting) CRA contribution \$520 Total Project cost \$1,600
- 108 South Woodland Blvd. (Lighting) CRA contribution \$650 Total Project cost \$5,000
- 106 W. Rich Ave. (Façade) CRA contribution \$605 Total Project cost \$1,210
- 123 South Florida Ave. (Retail) CRA contribution \$1,625 Total Project cost \$6,000
- 123 South Florida Ave. (Underutilized Building) CRA contribution \$4,127 Total Project cost \$25,400

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



## STREET SCULPTURES

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

The art work changes biennially, revealing a variety of artistic styles. The FY 2014-2015 sculpture set remain showcased for FY 2015-2016. When visiting the sculptures, smart phones can be used to scan the QR codes or by calling for an audio presentation. Maps for a walking tour are widely distributed throughout the area. An Art Walk is available on Fourth Fridays that links sculptures to museums and galleries throughout the downtown area.



## LANDSCAPING AND UPGRADES

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



## **FILLING OF RETAIL SPACE, BUSINESS PROMOTION AND MARKETING**

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

Keeping active business occupancies is one of the primary goals for promoting and marketing of the downtown area. MainStreet DeLand, the CRA, and the City of DeLand work together to sponsor several downtown events each year, and to assist other organizations in hosting their downtown events. The MainStreet DeLand Association organizes the “Cruise In” events, 4<sup>th</sup> Friday Art Walk, Tropical Nights, Ice Cream Walks, Wine-Women-and-Chocolate walks, Veteran’s Day Parade, DeLand Craft Show, the DeLand Bike Rally and several Christmas events.

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

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

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

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

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

**October**

DeLand Women’s  
Organization Wine  
Tasting  
\*Homecoming parade  
DeLand Chili Cook-off

\*Monsters on MainStreet  
Thin Man Watts Jazz Fest



**November**

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

**December**

\*Christmas parade  
Merchant Open House

**January**

MLK Parade  
Taste of DeLand



**February**

Craft Beer Festival  
\*Mardi Gras Dog Parade

**March**

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

**April**

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

**Eat in the Street**

Defending Warrior  
Freedom Block  
Weekend

**May**

Cinco de Mayo  
Merchant Open House

**June**

Ice cream Walk  
MainStreet DeLand  
Birthday Party



**July**

Tropical Nights

**September**

\* Craft Show  
Chamber Wine and Tapas

## **UPCOMING PROJECTS**

The West Georgia Avenue Streetscape and the Downtown Utility Box Art Program are two major projects that the Downtown CRA is moving forward with using the \$429,000 in funding that was set aside for a multi-use redevelopment project that was never able to get off the ground back in 2014. The two projects are in various phases of implementation.

### **UTILITY BOX ART**

Agreements for the Utility Box Art Program are in the process of being negotiated dealing with specifics on funding, location identification, program administration and execution.

### **WEST GEORGIA AVENUE STREETScape**

For the West Georgia Avenue Streetscape, in August, staff has secured CPH Inc. as a consultant for professional engineering and landscape architectural services. Additionally, staff has initiated the process of assembling a stakeholder committee to help with the design for the streetscape.

**Financial Overview  
City of DeLand, Florida  
Downtown Redevelopment Fund  
Financial Statement  
For The Year Ended September 30, 2016**

	Dollars
<b>Sources (Revenues)</b>	
County TIF	\$ 84,289
Hospital TIF	\$ 25,743
City TIF	\$ 90,869
<b>Subtotal TIF</b>	<b>\$ 200,901</b>
Rental Receipts	\$ 54,137
Grants Received	\$ -
Miscellaneous	\$ 9,000
Transfer From Reserves	\$ 17,822
<b>Subtotal Non-TIF</b>	<b>\$ 80,959</b>
<b>Total</b>	<b>\$ 281,860</b>
<b>Uses (Expenditures)</b>	
Debt Payments	\$ -
Capital Projects	\$ -
Grants Awarded	\$ 25,000
<b>Subtotal Capital</b>	<b>\$ 25,000</b>
Policing/Enforcement Program	\$ -
Operating/Maint/Other	\$ 256,860
Admin	\$ -
<b>Subtotal Non-Capital</b>	<b>\$ 256,860</b>
<b>Total</b>	<b>\$ 281,860</b>
Fund balance - beginning FY 2015-16	\$ 626,091
<b>Position Information</b>	
Title	# FTEs
N/A	
<b>Total FTEs</b>	
<b>CRA Downtown Miscellaneous:</b>	
Interest Revenue	\$ 1,200
Insurance Billed thru A/R to Fish Bldg Tenants	\$ 7,800
	\$ 9,000

# City of DeLand and Volusia County

Spring Hill Community  
Redevelopment Agency



Annual Report  
FY 2015 - 2016

Prepared by  
City of DeLand

# Spring Hill Community Redevelopment Agency

## CRA Board Members:

Bob Apgar, Chairman

Pat Patterson, Board Member

Jessica Davis, Board Member

Joyce Cusack, Board Member

Bo Davenport, Board Member

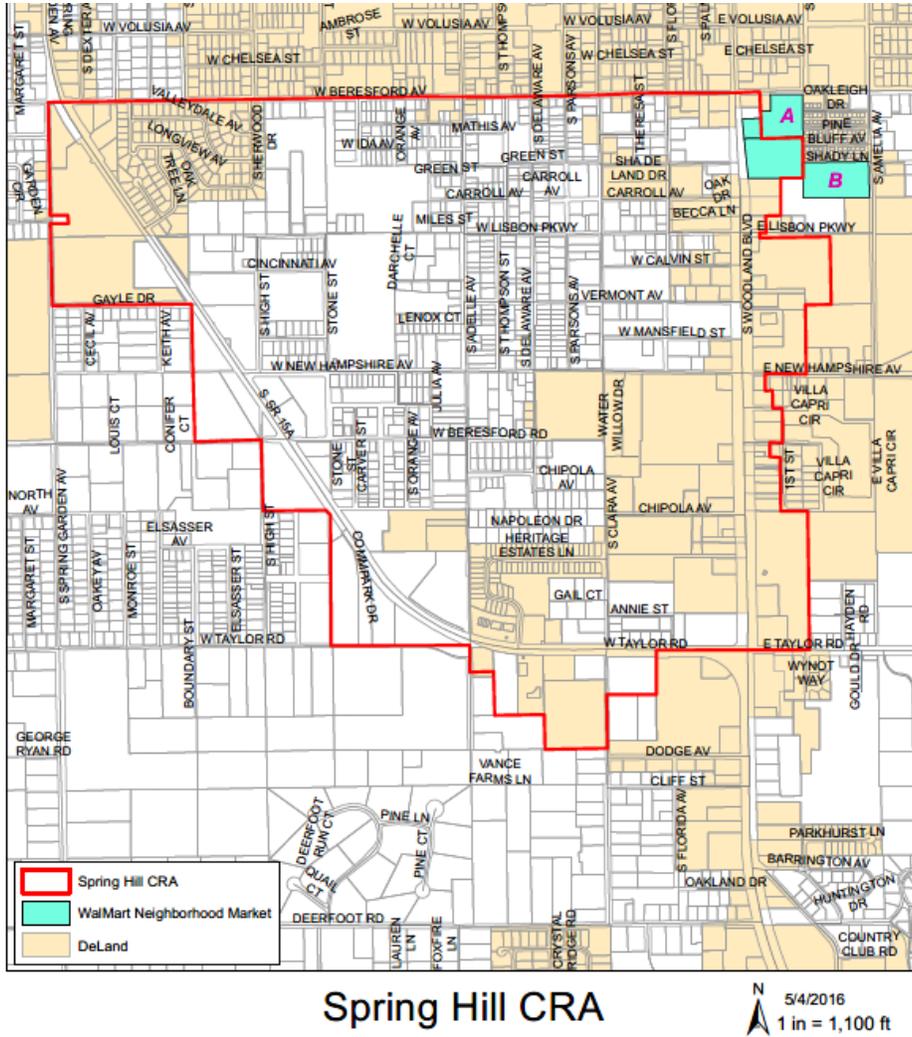
Grady Jackson, Board Member

Charles Paiva, Board Member

## Staff Assigned to the CRA:

Michael Grebosz, Assistant City Manager

Location:



Board Meetings:

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

## Introduction:

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

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

## Fiscal Year 2015-2016:

FY 2005-06, the first year the Spring Hill CRA came into existence and received Tax Increment Financing (TIF), the CRA Trust Fund unexpectedly experienced the “real estate bubble” that was experienced throughout Florida. TIF revenues were last recorded in FY 09-10 with \$196,571. Since then, TIF revenues for 10-11, 11-12, 12-13, 13-14, and 15-16 were \$0. The chart below displays the TIF Revenues from year to year. As it can be inferred, the “real estate bubble” has deflated and the outlook for the future is uncertain at best. However, ad valorem values are inching closer to base year

### Tax Increment Revenues by Year

<u>FY05-06</u>	<u>FY06-07</u>	<u>FY07-08</u>	<u>FY08-09</u>	<u>FY 09-10</u>	<u>FY 10-11</u>
\$135,975	\$261,772	\$347,482	\$295,626	\$196,571	\$0
<u>FY 11-12</u>	<u>FY 12-13</u>	<u>FY 13-14</u>	<u>FY 14-15</u>	<u>FY 15-16</u>	
\$0	\$0	\$0	\$0	\$0	

## Fiscal Year 2015-2016 Capital and Non-Capital Projects:

The Spring Hill CRA has funded the following projects for FY 15-16:

- Exterior Improvement Grant(s)
- Sewer Connection Grant(s)
- Spring Hill Community Resource Center

## Exterior Improvement Grant

Established in February of 2008 and continued through the 2015-2016 FY, the association implemented an exterior improvement grant for residents to able to apply for assistance based on a project cost formula:

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

One grant was awarded assistance this year.

## Sewer Connection Grant

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

To apply the applicant:

- Must be a homeowner, business owner, or non profit, within the Spring Hill CRA Boundaries
- Homeowners who rent properties within the Spring Hill CRA Boundaries are not eligible
- Complete the Connection Assistance Program Application
- Applicants must meet the requirements of the Sanitary Sewer Connection Assistance Program which includes requesting assistance within the specified period of time

A total of one sewer grant was awarded this year.



## Spring Hill Community Resource Center

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

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

The Resource Center was utilized over 12,900 times this past year by clients. Client traffic has steadily increased in the last 5 years and has increased 19% from last FY alone.



Financial Overview  
City of DeLand, Florida  
Spring Hill Redevelopment Fund  
Financial Statement  
For The Year Ended September 30, 2016

	Dollars
<b>Sources (Revenues)</b>	
County TIF	\$ -
Hospital TIF	\$ -
City TIF	\$ -
<b>Subtotal TIF</b>	<b>\$ -</b>
Rental Receipts	\$ -
Grants Received	\$ -
Miscellaneous	\$ -
Transfer From Reserves	\$ 58,569
<b>Subtotal Non-TIF</b>	<b>\$ 58,569</b>
<b>Total</b>	<b>\$ 58,569</b>
<b>Uses (Expenditures)</b>	
Debt Payments	\$ -
Capital Projects	\$ -
Grants Awarded	\$ 5,000
<b>Subtotal Capital</b>	<b>\$ 5,000</b>
Policing/Enforcement Program	\$ -
Operating/Maint/Other	\$ 43,569
Admin	\$ 10,000
<b>Subtotal Non-Capital</b>	<b>\$ 53,569</b>
<b>Total</b>	<b>\$ 58,569</b>
Fund balance - beginning FY 2015-16	\$ 214,377
<b>Position Information</b>	
Title	# FTEs
N/A	
<b>Total FTEs</b>	

# City of Edgewater

## Community Redevelopment Agency

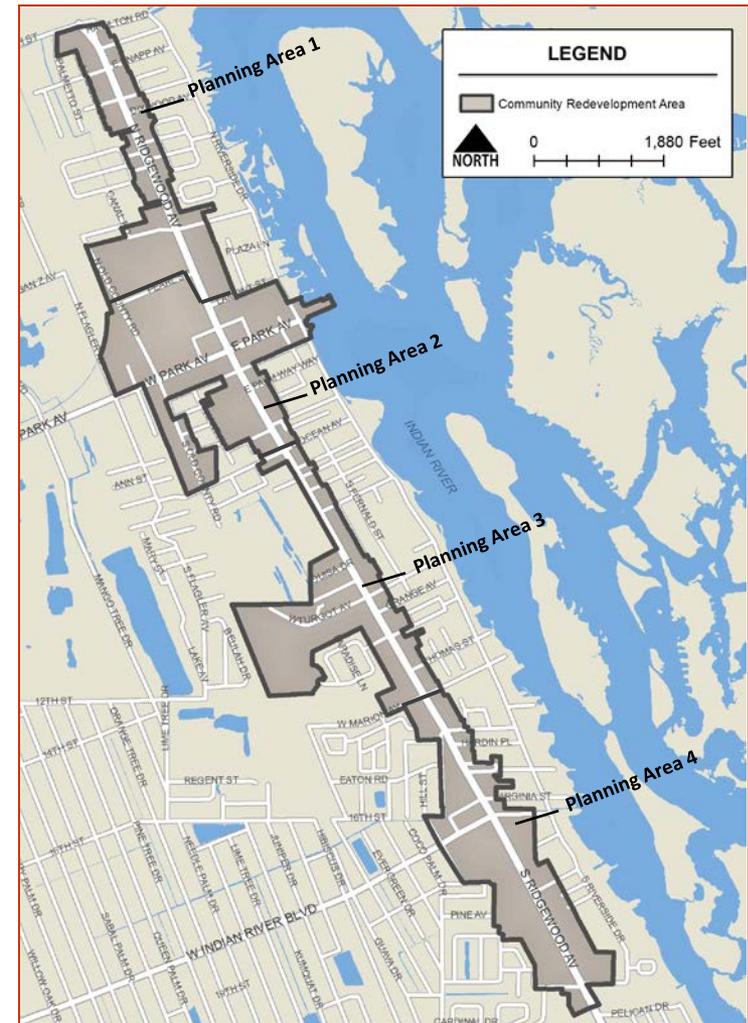
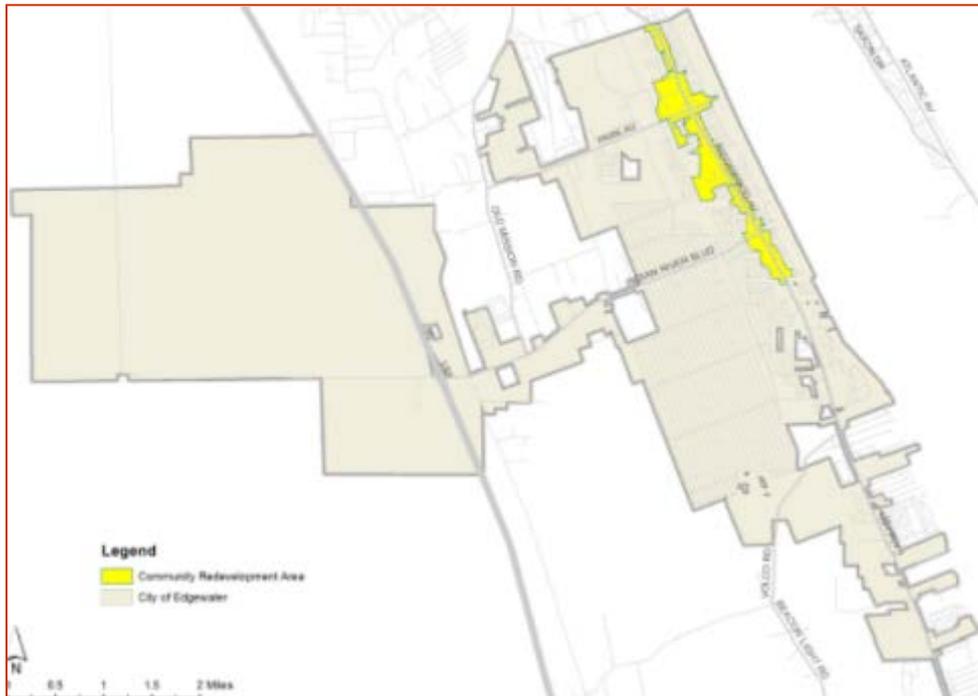
### Annual Report FY 2016



# Redevelopment Area Boundaries



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



# Process



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

# Governing Board

## City Council



### **Governing Board Members:**

Michael Ignasiak, Chair

Dan Blazi

Gary Conroy

Christine Power, Vice Chair

Amy Vogt

Contact: Samantha Bergeron

Economic Development / Redevelopment  
Coordinator

City of Edgewater

104 N. Riverside Drive, Edgewater, FL 32141

Phone: 386-424-2400 ext. 1330

Fax: 386-424-2469

E-Mail: [sbergeron@cityofedgewater.org](mailto:sbergeron@cityofedgewater.org)

URL: [www.edgewatercra.org](http://www.edgewatercra.org)



## Primary Objectives:

1. **Road Network Infrastructure**
2. **Road Network Connectivity**
3. **Stormwater Management**
4. **Utilities**
5. **Parks and Open Spaces**
6. **Beautification**
7. **Infill Development** (When Feasible Land Acquisition of Critical Properties to Facilitate Development)
8. **Historic Preservation** (When Feasible Creation of Direct Plan for Purchasing Specific Buildings)
9. **Funding**



## Community Objectives:

- 1. Code Enforcement and Maintenance**
  - a. Encourage Neighborhood and Business Stabilization**
  - b. Special Maintenance Standards**
- 2. Business Support**
  - a. Create Façade Grant Program**
  - b. Target Strategic Development Projects**
  - c. Job Support Programs**
  - d. Purchase Required Land for Parking Lots in Coordination with Developing Public Spaces, New Developments**

# CRA Plan – Area 1

(North Limit to Lamont Street)



## Key Capital Projects Include:

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



## Blight Factors



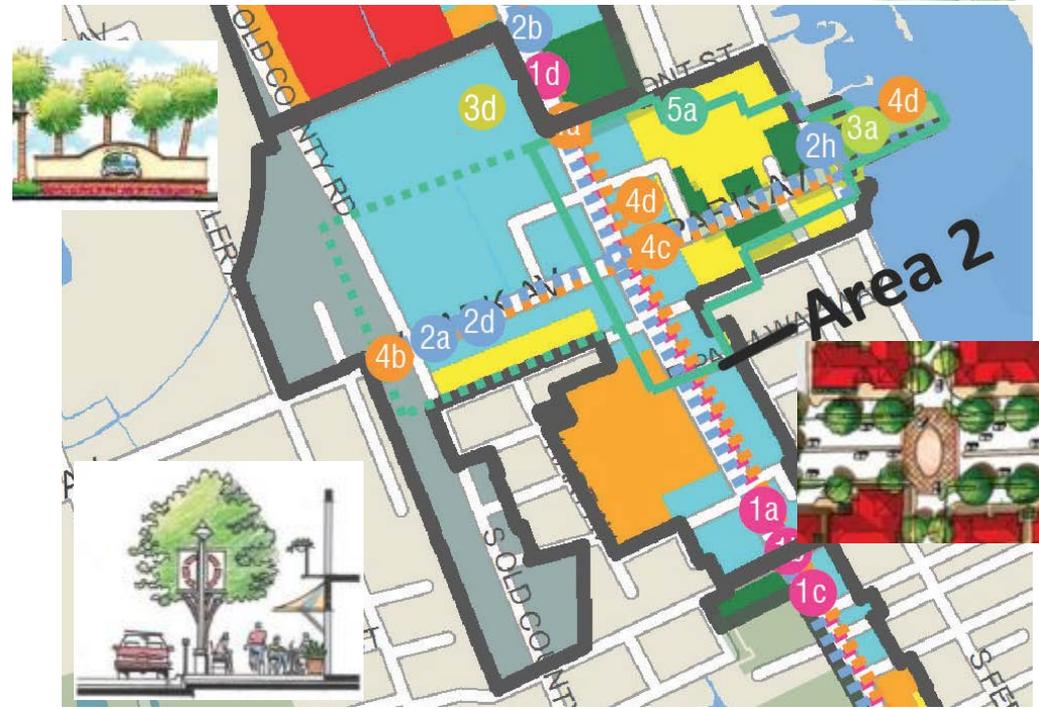
# CRA Plan– Area 2

(Lamont Street to Ocean Avenue)



## Key Capital Projects Include:

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



## Blight Factors



# CRA Plan– Area 3

(Ocean Avenue to Marion Avenue)



## Key Capital Projects Include:

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



## Blight Factors



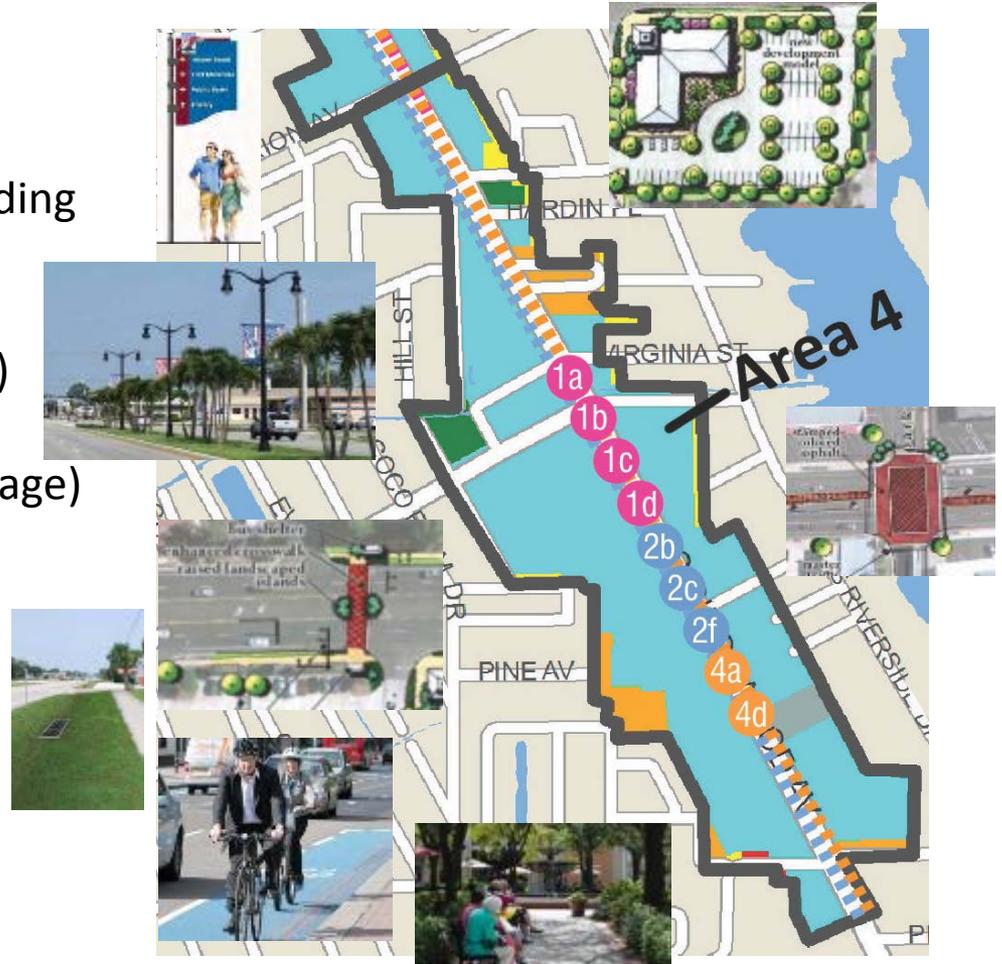
# CRA Plan – Area 4

## (Marion Avenue South)



### Key Capital Projects Include:

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



### Blight Factors



# Financial Statement



	FY 2016	FY 2015	FY 2014
Revenues	\$9,398	\$0	\$0
Expenses	\$0	\$0	\$0
Primary Expenditures	\$0	\$0	\$0
Number of Personnel	0	0	0
Debt	\$0	\$0	\$0
Focus: Land Acquisition, Wayfinding Signs			Base Year



# **City of Holly Hill**

## **Community Redevelopment**

### **Agency**



## **2016 Annual Report**

**October 1, 2015 — September 30, 2016**

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CRA Activities and Accomplishments .....	2
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# Overview

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

This reporting period is the seventeenth year that funds have been budgeted and the total annual budget is \$9,257,100. Holly Hill's CRA is classified as a dependent special district and is an entity of the City. The City Commission of the City of Holly Hill serves as the Redevelopment Agency and fulfills the legislative and governing obligations and responsibilities of the Agency.

This report is being filed concerning the annual redevelopment activities of the Holly Hill Community Redevelopment Agency for fiscal year 2015/16. The notice of this report was published in *The Daytona Beach News Journal* on March 18, 2017.

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

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

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

# CRA Activities and Accomplishments

## Capital Improvement Projects

- Completion Of Phase II & Overview of Phase III
  - As part of Phase II, planned for 2015/2016, the construction contract for SECONDARIES conduits from 5th St through LPGA Blvd, was executed with Economy Electric on Feb 2016 with a notice to proceed date of March 2016. During FY 2016, all Phase II installation work was completed by Economy Electric, which connected secondaries on US1 from 5<sup>th</sup> Street to north of Walker Avenue. This included conduits and cabling for Florida Power & Light and conduits and connectivity for Bright House and AT&T. Work also began on the design of the undergrounding of the PRIMARIES and streetlights for Phase III with a bid date for 1st quarter 2017.
  - Phase III will include the installation of the primaries (distribution lines) along US-1. This will include installing the conduits under US-1 for the various utilities and install the cabling for FPL to transfer over the secondaries. Once completed, AT&T and Spectrum will relocate their services into their respective conduits and subsequent phasing will include the installation of the ITS (traffic) fiber optics and new street lighting.



- Electrical Modifications to the City Hall Annex
  - Sabiston Engineering Group was hired to provide mechanical engineering and project management services for electrical modifications performed at the City Hall Annex. The cost of these services was \$7,415. This work was accomplished on September 1, 2016.

- The construction phase of this project was at 90% completion at the end of FY2015/2016, and is anticipated to be completed in the beginning of fiscal year 2016/2017 with an estimated expense of \$9,306. Work to be accomplished included the installation of a new grounding bus, replacement of all fuses at the main distribution panel, surge protection, installation a new feed from the existing main distribution panel to the existing interior load center, triangular grounding and the replacement of all fuses at the remote terminal unit.
  - Total cost: \$16,721
  - Project Management/Engineering: Sabiston Engineering Group
  - Contractor: Morrissette Electric, Inc.
  
- The Market Re-Roof Phase I
  - Hawkins Hall and Ogle have been hired to provide architectural services and project management to re-roof the West Wing of the Market, currently home to Chucherias Hondurenas restaurant. In fiscal year 2015/2016, \$3,550 was invested in architectural services.
    - The construction phase of this project was completed on August 18, 2016 for a total cost of \$48,732.
    - Architect: Hawkins, Hall and Ogle
    - Contractor: R&R Industries

**Property Improvement Grants**



Cooper Bottom Craft Distillery is located at 998 N. Beach Street in Holly Hill, FL

- 998 N. Beach Street
  - This property was awarded a façade improvement grant. The project was completed in February 2016 with a final grant award of \$10,000.00.
  
- 345 10<sup>th</sup> Street
  - This property was awarded a sign improvement grant. The project was completed in January 2016 with a final grant award of \$2,225.00.

- 930, 950 Ridgewood Avenue
  - This property was awarded a sign improvement grant. The project was completed in March 2016 with a final grant award of \$5,500.00.
- 918 Ridgewood Avenue
  - This property was awarded façade and awning improvement grant. The project was completed in May 2016 with a final grant award of \$10,000.00.

### **Land Acquisitions**

- None

### **CRA Master Plan Special Events Sponsorship for FY 2015-16**

#### **FY 2016 (2015-2016)**

- Trunk or Treat - Oct. 30, 2015
- Christmas Parade - Dec. 5, 2015
- Kids on The Hill - June 7, 2016
- Hot Rods on The Hill - June 14, 2016
- Easter Egg Hunt - March 19, 2016

### **COMMUNITY BUILDING**



Holly Hill Police Officers assigned to the Community Redevelopment Area (CRA) are highly motivated leaders that continually seek new approaches to addressing issues of concerns within our CRA. Their mission is focused on working with local businesses to improve the corridor and ensure the safety of patrons, employees, and business owners alike. They host monthly community coffee events that allow citizens and business owners alike to freely exchange ideas and concerns to assist in the overall improvement of the CRA. These officers serve as ambassadors to popular events such as “Trunk or Treat” and “Kids On The Hill” as well as supporting their ongoing partnership with the Holly Hill Boys and Girls Club assisting at risk youth with daily school tasks.

The City of Holly Hill is dedicated to welcoming new business, and helping its current businesses thrive and expand for decades to come. Per Florida Statutory requirement, the City of Holly Hill has maintained its membership in the Florida Redevelopment Association as well as supported partnerships with a number of local partners as part its ongoing planning. All the concepts, proposals, activities, improvements and projects contemplated and/or completed are consistent with the intent of the Community Redevelopment Plan adopted in May 1996 and updated in May 2005 and the Master Plan adopted in October 2007 and amended in January 2008 by the Community Redevelopment Agency.

For more information, please go online and access the City's web site at [www.hollyhillfl.org](http://www.hollyhillfl.org).

Any comments or questions are welcome and may be directed to the following:

Nick Conte Jr.  
Economic Development Director-CRA Coordinator  
City of Holly Hill  
1065 Ridgewood Avenue  
Holly Hill, FL 32117-2807  
(386)248-9446  
[nconte@hollyhillfl.org](mailto:nconte@hollyhillfl.org)



# Financial Data

**CITY OF HOLLY HILL,  
FLORIDA  
COMMUNITY REDEVELOPMENT FUNDS  
BALANCE SHEET  
September 30, 2016  
(UNAUDITED)**

	<b>Community Redevelopment Agency</b>	<b>Community Redevelopment Debt Service</b>	<b>Community Redevelopment Capital Projects Loan</b>	<b>Total All CRA Funds</b>
<b>Assets:</b>				
Cash and cash equivalents	\$3,640,756	418,152	3,941,446	8,000,353
Receivables, net				
Accounts Receivable	1,806	-	-	1,806
Due from other funds	-	-	-	-
<b>Total assets</b>	<b>3,642,561</b>	<b>418,152</b>	<b>3,941,446</b>	<b>8,002,159</b>
<b>Liabilities and Fund Balances:</b>				
Liabilities:				
Accounts payable and other liabilities	\$ 19,544		57,623	77,167
Deposits on Hand	9,198	-	-	9,198
<b>Total liabilities</b>	<b>28,742</b>	<b>-</b>	<b>57,623</b>	<b>86,365</b>
Fund Balances:				
Non-spendable:	-	-	-	-
Restricted	3,613,819	418,152	3,883,823	7,915,794
Committed	-	-	-	-
Assigned	-	-	-	-
Un-assigned	-	-	-	-
<b>Total Fund Balances</b>	<b>3,613,819</b>	<b>418,152</b>	<b>3,883,823</b>	<b>7,915,794</b>
<b>Total Liabilities and Fund Balances</b>	<b>\$ 3,642,561</b>	<b>418,152</b>	<b>3,941,446</b>	<b>8,002,159</b>

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

**REVENUE/EXPENDITURE COMPARISON SCHEDULE**  
**COMMUNITY REDEVELOPMENT AGENCY**  
For the Fiscal Year Ended September 30, 2016  
CITY OF HOLLY HILL, FLORIDA

	(UNAUDITED)		
	Actual Amounts	FY 2015	FY 2016
Revenue:			
Taxes:			
Current Ad Valorem Taxes ( <i>§163.387(1)(a), F.S.</i> ):			
City of Holly Hill (increment).....	892,998	<u>958,845</u>	
Intergovernmental Revenue:			
Tax Increment Shared Revenues ( <i>§163.387(1)(a), F.S.</i> ):			
Volusia County.....	824,267	875,364	
Halifax Hospital District.....	125,238	128,422	
Port Authority District.....	11,635	12,334	
Mosquito Control District.....	<u>23,545</u>	<u>24,930</u>	
	<u>984,685</u>	<u>1,041,050</u>	
Miscellaneous Revenue:			
Miscellaneous.....	174,744	80,123	
Interest Earnings.....	<u>3,300</u>	<u>8,627</u>	
Total revenue.....	<u>2,055,727</u>	<u>2,088,644</u>	
Expenditures:			
Economic Environment:			
Administrative and overhead ( <i>§163.387(6)(a), F.S.</i> ):			
Personal services.....	55,304	57,869	
Operating expenditures.....	180,864	159,929	
Capital outlay (improvements).....	279,624	64,351	
Capital outlay (land) ( <i>§163.387(6)(c), F.S.</i> ).....	-	-	
Public Safety:			
Law Enforcement ( <i>§163.387(6)(h), F.S.</i> ):			
Personal services.....	309,173	302,352	
Operating expenditures.....	26,738	16,734	
Capital outlay.....	-	-	
Grants and Aid ( <i>§163.387(6)(d), F.S.</i> ):			
Facade improvements.....	<u>47,246</u>	<u>27,275</u>	
Total expenditures.....	<u>898,949</u>	<u>628,510</u>	

Excess of revenue over (under) expenditures.....	<u>1,156,778</u>	<u>1,460,134</u>
Other Financing Sources (Uses):		
Transfer to Debt Service Fund		
( <i>§163.387(6)(e), F.S.</i> ): .....	(844,300)	(847,100)
Transfer to General Fund		
( <i>§163.387(6)(e), F.S.</i> ): .....	-	-
Appropriated fund balance.....	=	=
Total other financing sources (uses)	<u>(844,300)</u>	<u>(847,100)</u>
Excess of revenue and other sources over (under) Expenditures and other uses		
Net Change in Fund Balance.....	312,478	613,034

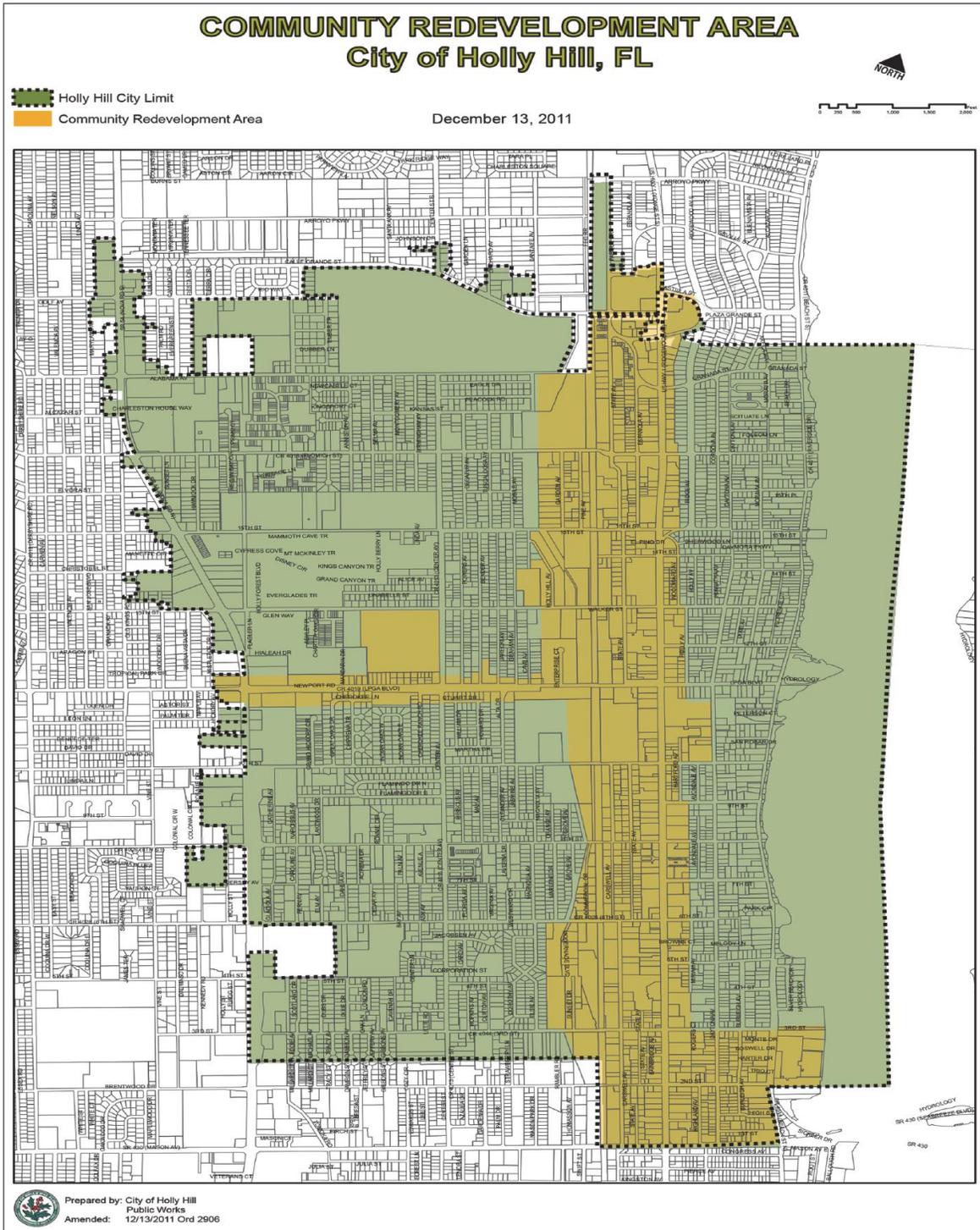
**REVENUE/EXPENDITURE COMPARISON SCHEDULE**  
**NONMAJOR COMMUNITY REDEVELOPMENT**  
**AGENCY DEBT SERVICE FUND**  
For the Fiscal Year Ended September 30, 2016  
CITY OF HOLLY HILL, FLORIDA

Actual Amounts	(UNAUDITED)	
	FY 2015	FY 2016
Revenue:		
Miscellaneous:		
Interest earnings	<u>31</u>	<u>535</u>
Expenditures:		
Debt Service:		
Principal retirement	655,000	670,000
Interest payments	191,388	176,982
Bond Issuance Costs	<u>-</u>	<u>-</u>
Total expenditures	<u>846,388</u>	<u>846,982</u>
Excess of revenue over (under) expenditures	(846,357)	(846,447)
Other Financing Sources (Uses):		
Transfers in	<u>844,300</u>	<u>847,100</u>
Net change in fund balance	(2,057)	653

**REVENUE/EXPENDITURE COMPARISON SCHEDULE**  
**MAJOR COMMUNITY REDEVELOPMENT**  
**AGENCY CAPITAL PROJECTS FUND**  
For the Fiscal Year Ended September 30, 2016  
CITY OF HOLLY HILL, FLORIDA

Actual Amounts	(UNAUDITED)	
	FY 2015	FY 2016
Revenue:		
Miscellaneous:		
FRDAP Grant	-	-
Interest	<u>419</u>	<u>6,869</u>
Total revenue	<u>419</u>	<u>6,869</u>
Expenditures:		
Current:		
Economic Environment:		
Administrative and overhead		
Operating expenditures	-	308
Capital outlay	26,195	241,386
Grants and Aid	-	-
Grant Programs	=	=
Total expenditures	<u>26,195</u>	<u>241,694</u>
Excess of revenue over (under) expenditures	<u>(25,776)</u>	<u>(234,825)</u>
Other Financing Sources (Uses):		
Appropriated fund balance	=	=
Net change in fund balance	(25,776)	(234,825)

# Exhibit A – Community Redevelopment Area Map



## New Smyrna Beach CRA FY 2016 Annual Report

July 11, 2017

Arlene,

Please find attached the annual report for this first year of our new CRA (the report covers the CRA and Economic Development activities). In the first year there were no CRA expenditures as we were planning projects. Two capital projects that were planned in the first year (FY 2015-16) have now been completed in the current fiscal year (FY 2016-17) – an improvement (new fence) at the Mary Harrell Black Heritage Museum, and the paving of Railroad Ave (both projects in the Historic Westside). These projects will be reported in the Annual Report due next March.

The report also mentions the success of the Tabby House development, which now has 6 of the 17 newly platted lots under construction, along with the revitalization of the adjacent former city fire station by a business that moved from leased space on SR 44 (the fire station was sold to the developer of the 17 lots). The original, now closed CRA provided grant funds for the construction of infrastructure for the newly platted lots. The construction of the houses and the revitalization of the former fire station does not involve CRA funds.

### **Tony Otte, CEcD**

CRA/Economic Development Director

City of New Smyrna Beach, Florida

[totte@cityofnsb.com](mailto:totte@cityofnsb.com)

[www.cityofnsb.com](http://www.cityofnsb.com)

(386) 566-3941 office/cell phone

Office Location: Conner Library in Old Fort Park, across from City Hall

210 Sams Ave.

New Smyrna Beach, Florida 32168

## Annual Report 2016

### CRA and Economic Development

In 2016 the City of New Smyrna Beach made major strides in economic development, benefitting from a number of new businesses that have opened or started construction. One project that completed infrastructure work was the Tabby House development, a new 17 lot subdivision for mixed use townhouses in the Canal St area that was supported in part with CRA funds. By year's end there are four townhouses (with selected business types allowed on the first floor, making them "mixed use") under construction. This development will help support the revitalization of Canal St.

Business owners and commercial property owners are welcomed at the twice monthly "city ready" meetings, where new business locations, existing business expansions, and the marketing of commercial properties are discussed with the City development review team for no charge. A number of properties that are currently in development, including Clay Gallery, the Infinite Wellness building on W Canal, and Barracuda's Restaurant came through the city ready meeting prior to sale or building permit.

The City's Economic Development Advisory Board and the City Commission approved an update to the City's Economic Development Strategic Plan, which sets the agenda for efforts moving forward, including: the preparation of a marketing plan for Southeast Volusia, in partnership with the cities of Edgewater and Oak Hill; support for the revitalization of US 1; and initiatives to create and retain existing jobs, with support for entrepreneurial efforts.

The three cities already share the Southeast Volusia Chamber of Commerce, and are partners in the implementation of a US EPA Brownfield assessment grant. The cities are now working with Team Volusia and with the Southeast Volusia Advertising Agency, both of whom are preparing marketing plans. Using these resources the cities will prepare an area marketing plan with an emphasis on attracting aerospace, aviation, and technology companies. A primary target will be the companies that will use the launch facilities at Kennedy Space Center, and their suppliers.

The revitalization of US 1 received a major boost in 2016 with the purchase of the former Daytona Beach Community College building, which is undergoing major renovation to re-open as an adult assisted living facility. City economic development staff helped facilitate this project through the permitting process, as well as another project for a Dollar General on US 1 that is expected to be under construction in 2017.

Job Creation and Retention efforts have been formalized with the establishment of an entrepreneurial support group, which held a successful meeting in October and plans to meet every other month in 2017. In addition, the Economic Development Advisory Board approved a formal Business Retention and Expansion Plan at the November meeting, which includes staff assistance from the Chamber and the Volusia County Department of Economic Development.

Several projects are already underway in the CRA for completion next year, including the paving of Railroad Ave, a new fence at the Black History museum, and support for affordable housing in the Historic Westside.

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**City of Orange City**  
Community Redevelopment Plan



# Orange City CRA Annual Report

FY 2015-2016



Prepared by:



**ORANGE CITY COMMUNITY REDEVELOPMENT AGENCY**

**205 E. GRAVES AVE**

**ORANGE CITY, FL 32763**

<http://www.ourorangecity.com>

## OVERVIEW

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

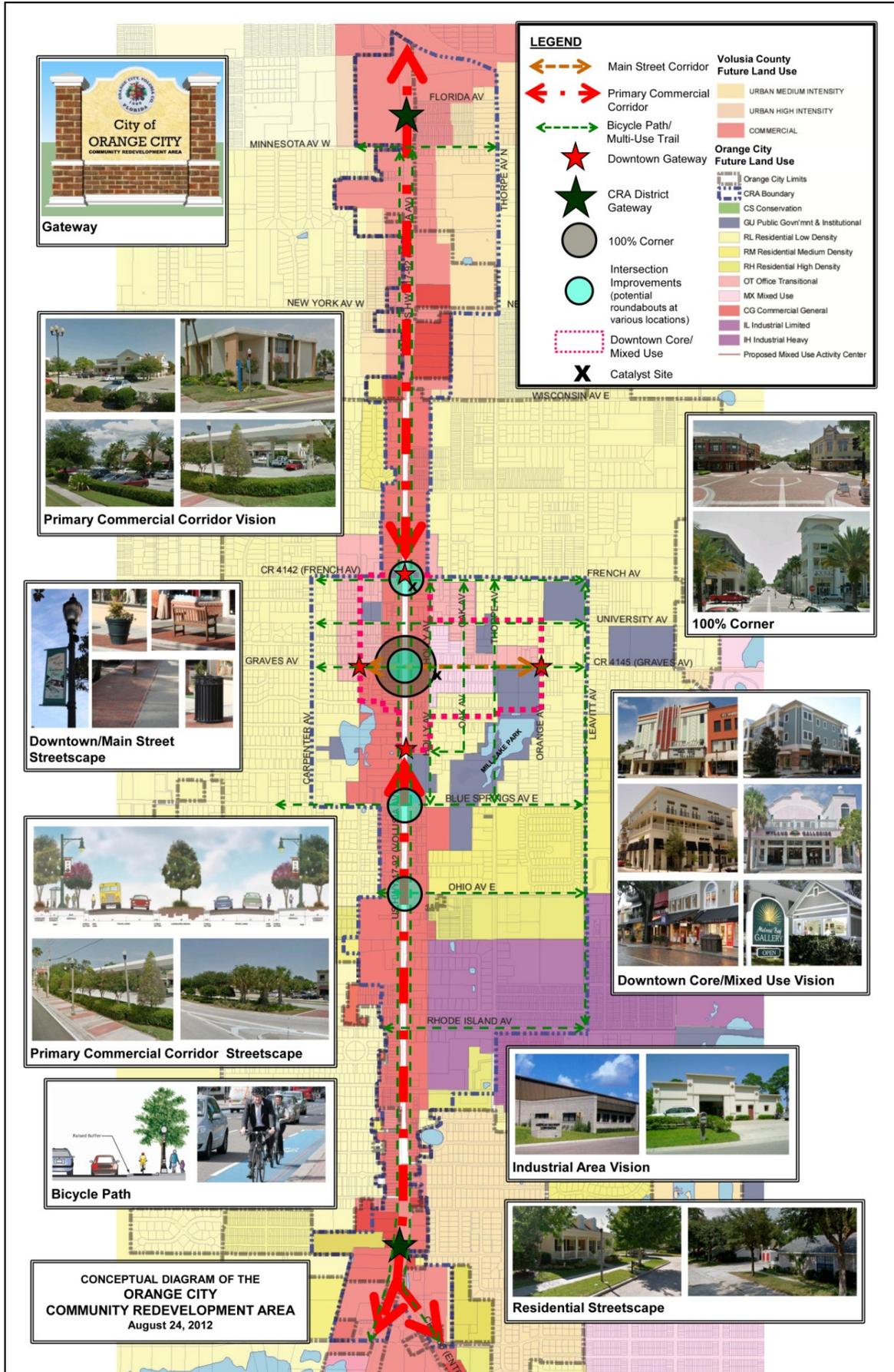
## PURPOSE

As stipulated in Florida Statute chapter 163.356(3)(c), each Community Redevelopment Agency is required to file an annual report of activities for the preceding fiscal year. This report, which is being filed to comply with that requirement, includes a description of projects, activities and expenditures as well as a financial statement setting forth the assets, liabilities, income, and operating expenses of the Orange City CRA as of the end of fiscal year 2015-2016.

## A VISION FOR REDEVELOPMENT

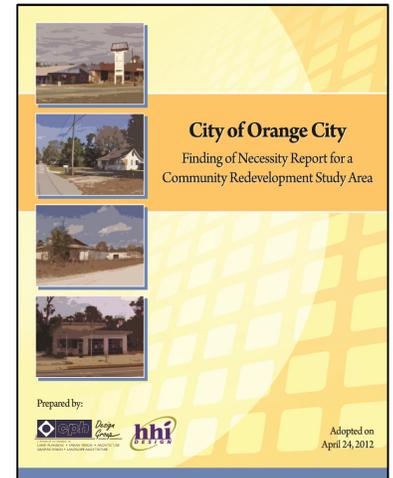
On April 24, 2012, the City Council of the City of Orange City adopted Resolution 670-12 determining that portions of the municipality contained blighted conditions as defined in the Community Redevelopment Act making a "Finding of Necessity" as required by Section 163.355, Florida Statutes and designating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

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



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

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



## Financial Outlook

The CRA received its first contribution of increment revenue amount of \$50,735 in FY 14/15.

In fiscal year 2015-2016, the CRA generated \$46,188 in City increment revenue, and \$37,018 in County increment revenue for a total of \$83,206. Total CRA revenue for FY 15-16, including the previous year fund balance, is \$133,941. At this time the CRA has not acquired any assets or liabilities.

On September 27, 2016, the governing board of the CRA adopted a budget for Fiscal Year 2016-2017, via Resolution No. 845-16. The FY16-17 projected tax increment from Volusia County is \$62,789 and \$77,720 for the City. Projected expenditures are \$10,309 for personnel services (allocating 0.08 FTE for the Development Services Director) and \$264,141 for future redevelopment capital projects.

There are no projected capital project expenditures for FY 16-17, as it is the intent of the CRA Board to build-up funds so that significant redevelopment goals may be accomplished.

## CRA ACHIEVEMENTS FOR 2015-2016

### Mill Lake Park Phase I, II and III

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



## Infrastructure Improvements

Carpenter Avenue Main Water. This water quality improvement project began in July 2015 and was completed in December 2016 for a total construction cost of \$1,591,000.

ADA Pedestrian Retrofit. This sidewalk and pedestrian access improvement project at the intersection of E. Graves Avenue and N. Orange Avenue began in August 2016 and was completed in September 2016 for a total construction cost of \$96,285.

Stormwater Drainage Improvements. The design of stormwater drainage improvements in Graves Avenue/Carpenter Avenue area began in January 2016. Design is projected to be complete in June 2017 with construction beginning in FY 2018 for a total estimated cost of \$3.5 million.

W. French Avenue sidewalk. The French Avenue sidewalk, known as “Little French” is approximately 5,500 in linear feet and connects the City’s Valentine Park to state road 17-92. Design began in January 2015 and was completed in November 2016. Construction will begin in mid-2017.

Coleman Park ADA Playground. This is a proposed CDBG grant project scheduled for construction in March 2017.

## Festivals and Events

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



## LOOKING FORWARD- FY 2016-2017

The primary focus for the CRA Board in fiscal year 2016-2017 is establishing a list of priority projects based on the redevelopment plan. Creation of the priority projects list will be initiated through a community involvement process held with CRA stakeholders, and approved by the CRA Board by the end of the fiscal year.

# *North Mainland (Ormond Crossings CRA)*

FY 2016 ANNUAL REPORT



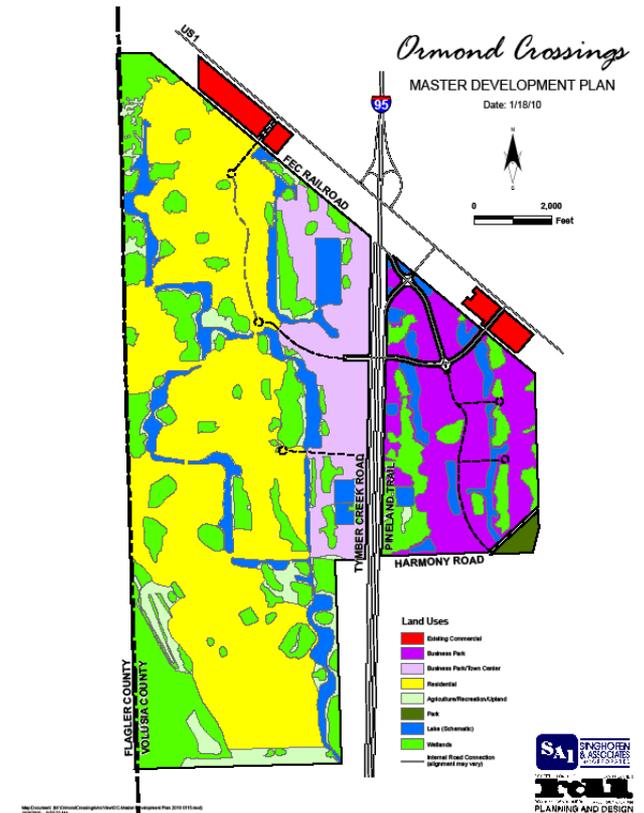
# ***Board Members***

- City Commission is the acting body for the CRA



# Approved Master Plan Uses

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



# *Sources & Uses of TIF funds*

- Fund Balance effective 9.30.16: \$56,500
- Construction of Crossing Boulevard to include a bridge spanning FEC rail right-of-way from US 1 to the 1<sup>st</sup> roundabout (segment 1).
- To be constructed 5 years after final plat of Phase 1A.
- County contribution: Limited to \$4,000,000 or 10 years from date of commencement, whichever first occurs.
- City contribution: Limited to \$8,000,000

# *Ormond Crossings Current Status*

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

- Tomoka Holdings, LLC made three installment payments to FDOT in the amounts of \$20,000 in 2014 followed by \$160,000 each in 2015 and 2016. Last payment is due July 2016 in the amount of \$160,000. This is an alternative mitigation payment as required by the Development Agreement.
- Tomoka Holdings, LLC has been sold to the Ford Properties in 2017.
- An agreement to construct up to 275,000 square foot of office by Security First on Tract 18 consisting of 48.4 acres was approved by the City Commission on July, 2017.

# In Summary.....

- Positive movement towards developing Ormond Crossing has begun with the sale of Tomoka Holdings, LLC to the Ford Properties.
- Announcement by Security First to remain in Ormond Beach by purchasing 48 acres for the initial construction of a 100,000 square foot office building with approvals to build 275,000 square feet total could be the impetus for further development of the area.
- The Contributing TIF partners to this redevelopment have been patient and this patience appears to be paying off by the demonstrated confidence exhibited by private sector capital investment in Ormond Crossing.

# *Ormond Beach Downtown CRA*

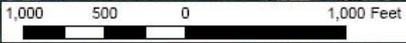
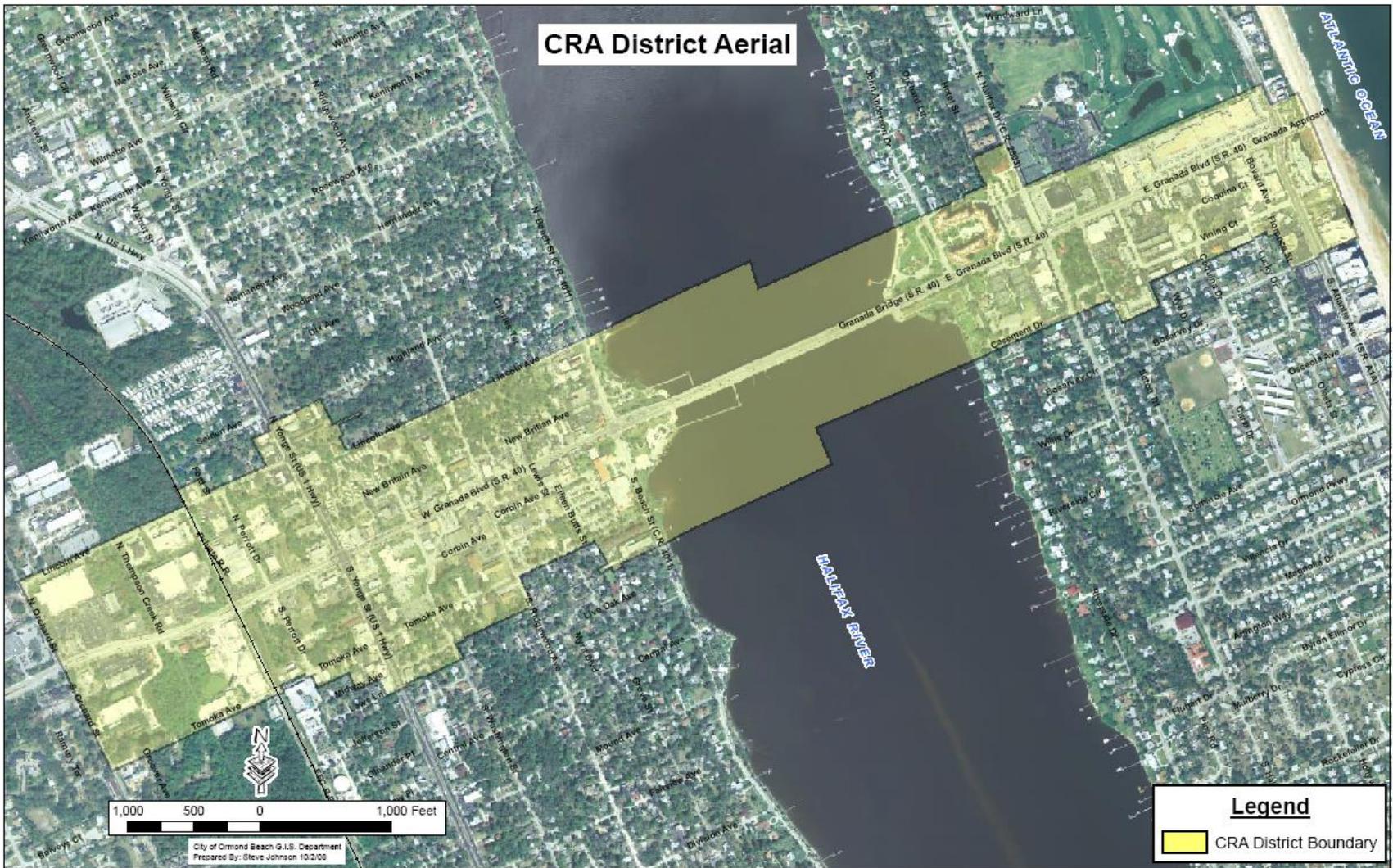
FY 2016 Annual Report



# Board Members

- City Commission is the acting body for the CRA.

# CRA District Aerial



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

**Legend**

-  CRA District Boundary

# Vision

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

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

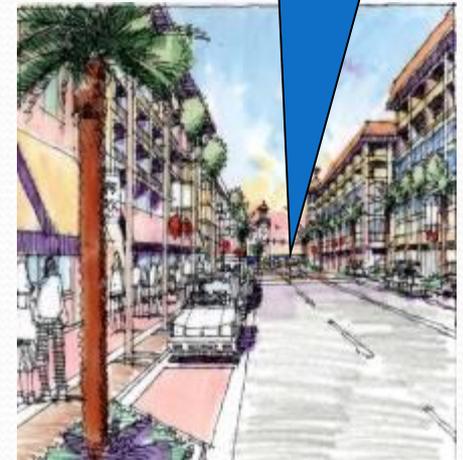
River District – Traditional downtown appearance enhanced with similar form and function.

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

*Today*



*The Vision*



# *Issues* → *Strategy* → *Implementation*

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

## ***2016 Approximate Expenditures***

<b>Description</b>	<b>2016 Project Expenditures</b>	<b>2016 Revenues</b>	<b>Fund Balance</b>
<b>Balance as of 10.1.16</b>			<b>\$722,000.00</b>
		<b>\$1,041,000</b>	<b>\$1,763,000</b>
<b>Operating/Maintenance/Main Street</b>	<b>\$61,000</b>		<b>\$1,702,000</b>
<b>New Britain Areawide Stormwater Improvements – Phase 1 Completed</b>	<b>\$813,000</b>		<b>\$889,000</b>
<b>Operating/maintenance/enhanced maintenance to CRA</b>	<b>\$185,000</b>		<b>\$704,000</b>
<b>Building Façade Grant</b>	<b>\$50,000</b>		<b>\$654,000</b>
<b>Balance as of 9.30.16</b>			<b>\$654,000</b>

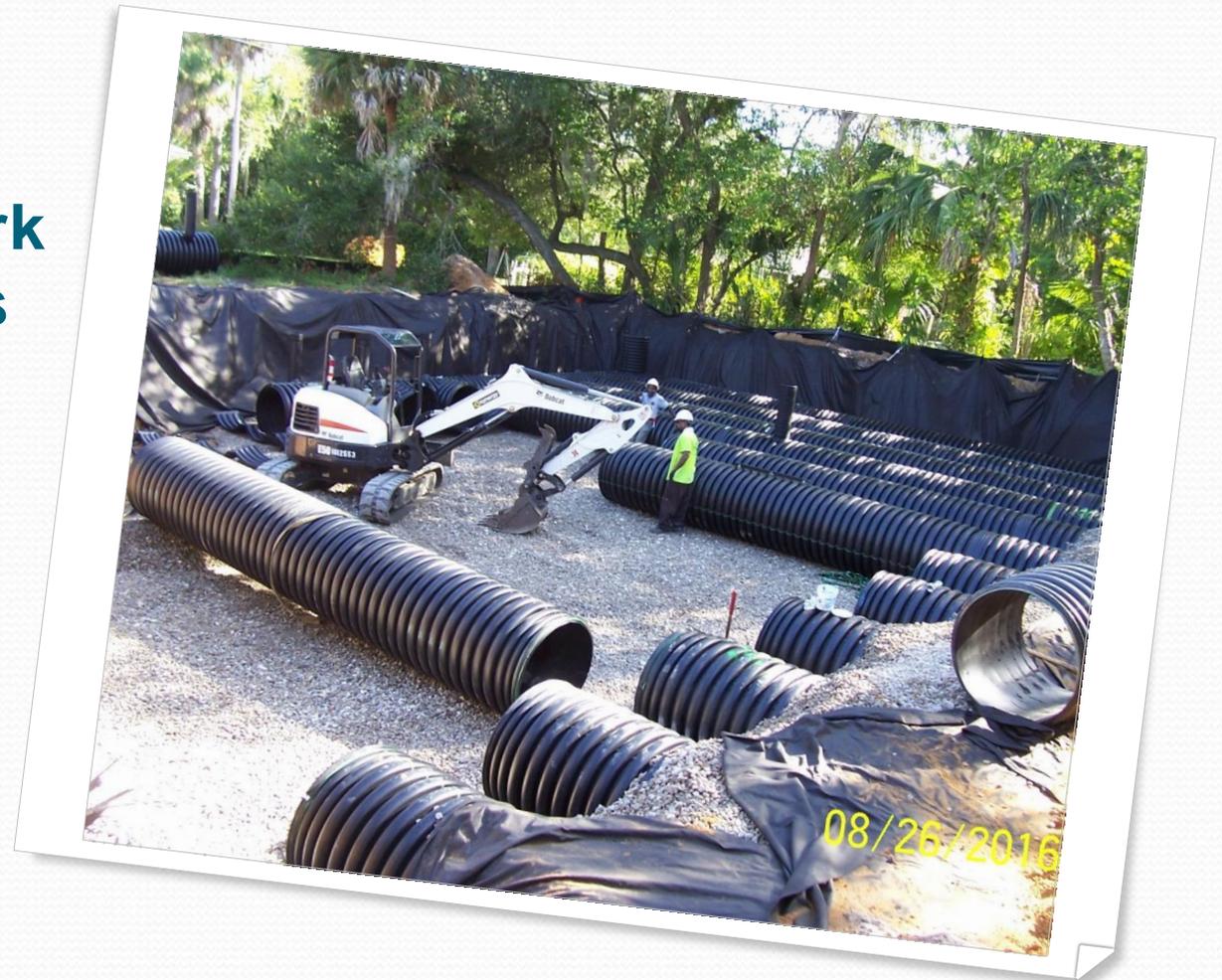
# New Britain Stormwater/Park Improvements

*Construction of  
underground  
exfiltration  
system*



# New Britain Areawide Stormwater/Park Improvements

Placement of 36  
inch diameter  
polyethylene pipe  
system into drywell  
with gravel on  
bottom



## New Britain Areawide Stormwater/Park Improvements

Perforated pipe  
or chamber  
buried in a  
gravel filled  
drywell.



## New Britain Areawide Stormwater/Park Improvements

Pocket park  
constructed on  
top of exfiltration  
system.

Park connects  
downtown with  
residential areas  
to the north.



## *In Summary.....*

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

# EASTPORT BUSINESS CENTER

Community Redevelopment Agency Port Orange, Florida

## ANNUAL REPORT FY 2015/2016

### THIS IS EASTPORT

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

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

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

there was \$422,282 increase in taxable value between 2015 and 2016. The 2016 total taxable value within Eastport stands at \$28,418,748.

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

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



The Eastport Business Center CRA, outlined in red above, is approximately 270 acres in size and represents 1.02% of the City's total tax base.

### EASTPORT GOALS AND OBJECTIVES

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

**GOAL 1**—Stimulate new development, redevelopment and investment;

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

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

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

#### TABLE OF CONTENTS:

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

#### SPECIAL POINTS OF INTEREST:

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

## REDEVELOPMENT ACTIVITIES UPDATE



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

During FY 2015/2016, the Eastport CRA operated with an adopted budget of \$187,834. Of that amount, nearly 96% was slated to fulfill debt service obligations. This left a very limited amount of funding for plan implementation.

In July 2016, Antonina's Artisan Bakery (previously Pie Guy) opened at 4470 Eastport Parkway. The company looked at numerous communities in Alabama, Florida, and Georgia prior to selecting a property in Port Orange. Staff worked with Team Volusia Economic Development Corporation to secure the relocation of the company from New England. The facility when fully operational will employ 40 individuals and will create 100 direct and indirect jobs in Volusia County within 3 years. Additionally, the property will see an increase in taxable valuation of the property with the estimated property improvements and the added manufacturing and office equipment.

The City contracted with SVN Alliance Commercial Real Estate Advisors to assist in the sale of the last two City-owned lots in the Eastport Business Park, among other properties. In August 2016, one of the lots located at 4460 Eastport Parkway was sold for private development for \$150,000. The remaining lot continues to be actively marketed.

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

## TAX INCREMENT FINANCING

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

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

The 2015/2016 adopted budget for the Eastport Tax Increment Fund (Fund #102), anticipated \$187,834 in TIF revenue. The City's unaudited figures show actual receipt of \$165,329 from TIF, and \$2,419 in interest, for total revenues of \$167,748.



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

## FINANCIAL STATEMENT & DEBT SERVICE

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

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

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

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

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

The debt service payment for the 2006 Eastport TIF Note for FY 2015/2016 was \$181,184.

**FINANCIAL STATEMENT**

<b>Eastport</b>	<b>Port Orange Audited FY15</b>	<b>Port Orange Unaudited FY16</b>
<b>Assets:</b>		
Equity in pooled cash	\$ 322,179	\$ 288,251
Receivables - Net	\$ -	\$ -
Prepaid items	\$ 5,116	\$ 5,227
<b>Total</b>	<b>\$ 327,295</b>	<b>\$ 293,478</b>
<b>Liabilities:</b>		
Due to other funds	\$ -	\$ -
Customer deposits	\$ -	\$ -
Accounts payable and accrued liabilities	\$ -	\$ -
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sources (Revenues):</b>		
City TIF	\$ 59,471	\$ 59,699
County TIF	\$ 88,722	\$ 92,649
Halifax Hospital TIF	\$ 12,929	\$ 12,981
Miscellaneous (includes transfers)	\$ 2,389	\$ 2,419
<b>Total</b>	<b>\$ 163,511</b>	<b>\$ 167,748</b>
<b>Expenditures</b>		
Commercial Policy Insurance	\$ 4,950	\$ 5,116
Advertising Expense	\$ 679	\$ 82
Operating Supplies/Postal Service	\$ -	\$ 8
Insurance 504	\$ -	\$ -
Transfer to 506 Bldg. Maint. Fund	\$ -	\$ -
Dues and Memberships	\$ 548	\$ 175
Other Grants & Aid	\$ -	\$ 15,000
Professional Services	\$ -	\$ -
Transfer to 217 Eastport Note	\$ 180,596	\$ 181,184
<b>Total</b>	<b>\$ 186,773</b>	<b>\$ 201,565</b>
Net change in fund balance	\$ (23,262)	\$ (33,817)
Fund balance - beginning	\$ 350,557	\$ 327,295
<b>Fund Balance - Ending</b>	<b>\$ 327,295</b>	<b>\$ 293,478</b>

# EASTPORT BUSINESS CENTER COMMUNITY REDEVELOPMENT AGENCY

## AGENCY BOARD

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

Staff support provided by:

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

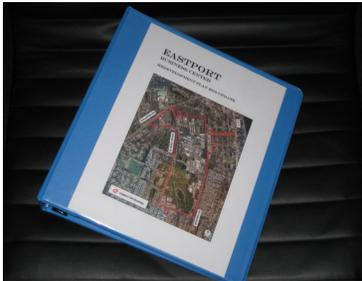
**City of Port Orange**  
**1000 City Center Circle**  
**Port Orange, FL 32129**

Phone: 386-506-5671  
Fax: 386-506-5699  
e-mail: [pcruz@port-orange.org](mailto:pcruz@port-orange.org)

**We're on the web!**  
**[www.port-orange.org](http://www.port-orange.org)**

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

## REDEVELOPMENT PLAN & REDEVELOPMENT TRUST FUND PARTNERS



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

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

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

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



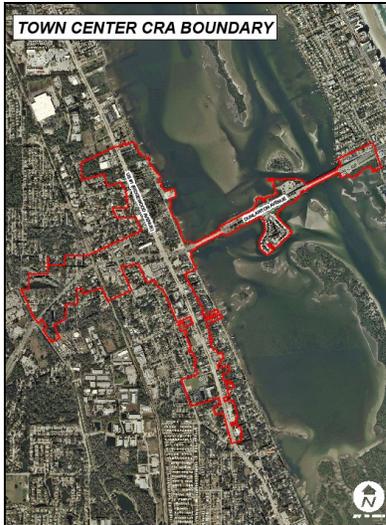
**HALIFAX HEALTH**

# PORT ORANGE TOWN CENTER

Community Redevelopment Agency Port Orange, Florida

## ANNUAL REPORT FY 2015/2016

### THIS IS TOWN CENTER



The Port Orange Town Center CRA, outlined in red above, is approximately 271 acres in size and represents 1.52% of the City's total tax base.

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

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

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

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

### TOWN CENTER GOALS AND OBJECTIVES

#### GOALS

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

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

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

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#### SPECIAL POINTS OF INTEREST:

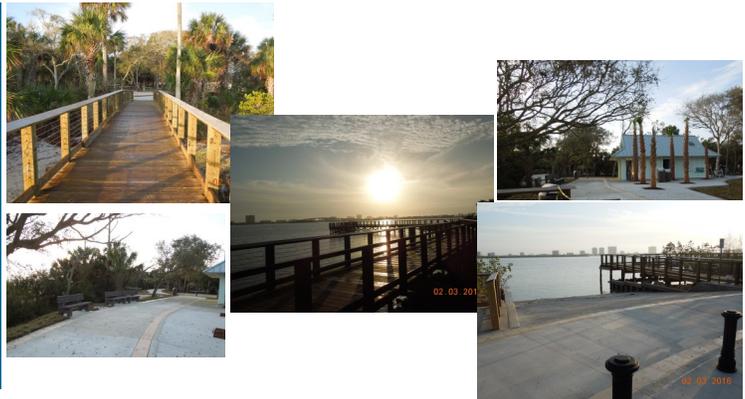
- The Community Redevelopment Agency for Port Orange Town Center (“Town Center”) was created in 1998.
- The Riverwalk Project Area comprises 35 acres out of the total 271 acres in Town Center.
- The taxable values in Town Center have grown 43% since 1998.

## REDEVELOPMENT ACTIVITIES UPDATE

Council and the CRA approved the Conceptual Master Plan for the Riverwalk Park in February 2014. Phase 1A, from the Chamber building north to the property line abutting Intercoastal Villas along the shoreline of the Halifax River to US1, opened to the public in April 2016. This portion of the project includes: Kayak/Canoe launch, restrooms, portion of the boardwalk and upgrades to the existing fishing pier, wave break, crossover bridge and the northern portion of the 12' wide trailway. Phase 1B is under construction and scheduled to open in the Fall of 2017. The amenities included in Phase 1B include: a restroom/concession building, multiple parking areas, continuation of the 12'-wide trail way, a playground, a splash park, an event lawn, pavilions, lighting, landscaping, irrigation, seawall repair, utilities upgrade, and storm water improvements.

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

Working with representatives from all east Volusia cities to develop regional US-1 special events/activities and campaigns to draw attention to this area. "Rediscover US1 - America's Business Highway," is the branding theme/logo. The group successfully implemented a regional Scavenger Hunt in April 2015 and 2016. This effort was featured in the Nov./Dec. 2016 issue of Quality Cities Magazine.



## TAX INCREMENT FINANCING

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

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

The FY 2015/2016 adopted budget for the Port Orange Town Center Fund (Fund #103), anticipated \$113,019 in TIF revenue. The City's unaudited figures show actual receipt of \$117,781 from TIF, \$251,389 in grants, and \$28,773 in miscellaneous income, for total revenues of \$397,943.

## FINANCIAL STATEMENT & DEBT SERVICE



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

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

In 2007, the Agency pledged its tax increment revenues to support a \$5.6 million bond issue to fund redevelopment activities in Town Center. The majority of the bond proceeds were used to fund property acquisitions in the Riverwalk Project Area. The total debt service payment for the 2007 Town Center TIF Bond for FY 2015/2016 was \$401,192. This represents a payment of \$165,000 in Principal and \$233,442 in Interest plus \$2,750 in other bond related fees.

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

**FINANCIAL STATEMENT**

<b>Town Center</b>	<b>Port Orange Audited FY15</b>	<b>Port Orange Unaudited FY16</b>
<b>Assets:</b>		
Equity in pooled cash	\$ 102,942	\$ 209,092
Receivables, net	\$ 138,263	\$ 137,685
Prepaid items	\$ 5,116	\$ 5,383
<b>Total</b>	<b>\$ 246,321</b>	<b>\$ 352,160</b>
<b>Liabilities:</b>		
Accounts payable and accrued liabilities	\$ 3,431	\$ 41,669
Customer deposits	\$ 740	\$ 48,740
Due to other funds	\$ 1,536,861	\$ 1,840,890
<b>Total</b>	<b>\$ 1,541,032</b>	<b>\$ 1,931,299</b>
<b>Sources (Revenues):</b>		
City TIF	\$ 39,142	\$ 42,329
County TIF	\$ 58,394	\$ 66,248
Halifax Hospital TIF	\$ 8,509	\$ 9,204
Property Tax Recovery	\$ 3,803	\$ 3,862
State Grants	\$ 121,113	\$ 251,389
Miscellaneous (includes transfers)	\$ 24,980	\$ 24,911
<b>Total</b>	<b>\$ 255,941</b>	<b>\$ 397,943</b>
<b>Expenditures:</b>		
Contract Services Other	\$ -	\$ -
Communication Services	\$ -	\$ -
Electrical Services	\$ 584	\$ 422
Library Impact / Utility	\$ 228	\$ 833
Commercial Policy Insurance	\$ 4,950	\$ 5,120
Taxes, Licenses, and Fees	\$ 3,803	\$ 3,862
Insurance 504	\$ -	\$ -
Transfer to 506 Bldg. Maint. Fund	\$ -	\$ -
Dues and Memberships	\$ 548	\$ 175
Land	\$ 108,575	\$ 180,039
Professional Svcs/Capital (Riverwalk Ph1A)	\$ 381,325	\$ 61,703
Interest Internal Loans	\$ 24,466	\$ 29,026
Transfer to 218 Town Center Bond	\$ 350,592	\$ 401,192
<b>Total</b>	<b>\$ 875,071</b>	<b>\$ 682,371</b>
Net change in fund balance	\$ (619,130)	\$ (284,428)
Fund balance - Beginning	\$ (675,581)	\$ (1,294,711)
<b>Fund Balance - Ending</b>	<b>\$ (1,294,711)</b>	<b>\$ (1,579,139)</b>

## COMMUNITY REDEVELOPMENT AGENCY FOR PORT ORANGE TOWN CENTER

### AGENCY BOARD

Mayor Donald O. Burnette , Chairman  
Vice-Mayor Bob Ford, Vice Chair  
Council Member Drew Bastian  
Council Member Scott Stiltner  
Council Member Chase Tramont  
Ben Talluto  
Raymond M. Donadio, Jr.

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

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

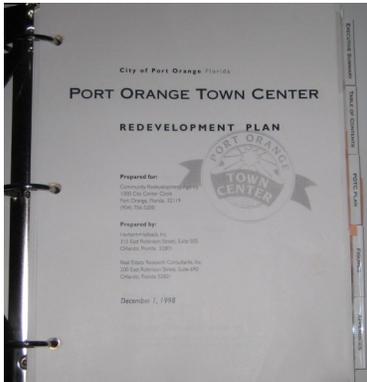
We're on the web!  
[www.port-orange.org](http://www.port-orange.org)

Staff support provided by:

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

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

## REDEVELOPMENT PLAN & REDEVELOPMENT TRUST FUND PARTNERS



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

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

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

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

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



HALIFAX HEALTH

# South Daytona

## Community Redevelopment Area (CRA) 2016 Annual Report and Financial Statement



### **Community Redevelopment Agency (CRAG)**

Board Members

Chairman Bill Hall

Vice Chairman Brandon Young

Nancy Long

Lisa O'Neal

Ralph G. Schoenherr

March 31, 2017

# Table of Contents

History and Purpose of CRA

CRA Boundaries

Public Capital Projects Improvement

Private Development Projects/Update on Waterfront Properties

Economic Development

New Business in the CRA

Community Policing

CRA Past Project Highlight

2017 Redevelopment Goals

CRA Financial Statement

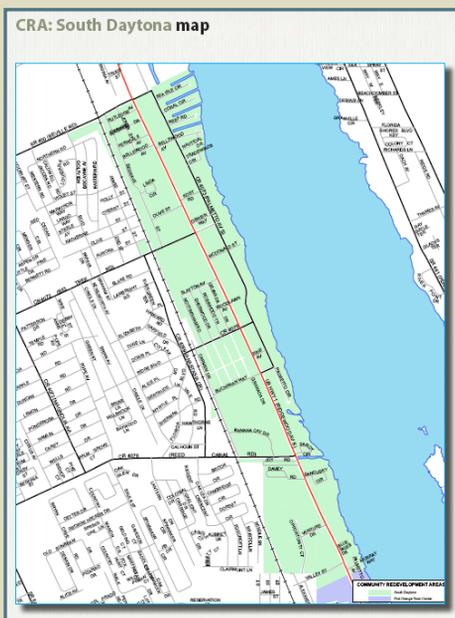
# History and Purpose of CRA

In 1997, the City of South Daytona created a Community Redevelopment Agency (CRA) area to address a stagnant property tax base and other blight conditions as defined in Chapter 163, Part III, Florida Statutes, in the vicinity of its Ridgewood Avenue commercial district. The basic purpose of the CRA is to redirect a certain amount of property taxes to the local government to be spent on projects within the CRA. The tax revenue that the City receives is the amount of additional tax revenue that is generated by the increase in the assessed taxable value of the property in this district over the value that existed in 1997. This tax revenue is received by the City's CRA, from the County, Halifax Hospital and other entities that levy taxes within the CRA. The breakdown of those revenues are included in the financial statement of this document.

An important part of creating the CRA

, was the adoption of a Community Redevelopment Plan (Plan) in 1997 and subsequent update in 2008. The plan outlines the goals and objective of the CRA and the projects that are recommended to assist in accomplishing the goals and objectives. As South Daytona developed the Plan, city staff recognized the challenges and opportunities that would need to be met to achieve renewed growth, extensive revitalization and to enhance community pride.

The goals in the Plan were developed to encourage and promote a strong economy, healthy business district and a vital residential community for the City of South Daytona. The City has implemented various projects within the District over the years that are intended to help revitalize the area. These projects include programs to help property owners with new landscaping, the replacement of nonconforming signs, demolition of blighted structures and the refurbishing of the exterior of buildings. The following sections of this annual report will provide an overview of the CRA District boundary, Redevelopment Plan goals, accomplishments during 2016, planned projects for 2017 and financial reporting on the CRA.



## CRA Boundaries

- Green highlighted area of map
- Represents: 1/3 of entire City
- Total area: 679 Acres
- Property valuation has increased 73% since 1997
- 25+ acres of vacant waterfront property available for development

# 2016 Public Improvement Projects

## Capital Projects Completed in the CRA

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

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

## ***Veterans Memorial Riverfront Park***

***Kayak Launch***; Project cost: \$68,536 Funding Sources: FIND, Volusia County Ponce Inlet Port Authority and Parks and Recreation Budget

***Pavilion Roof Replacement***; Project cost: \$10,215; Funding Source: Parks and Recreation Budget

***Security Cameras***; Project cost: \$750; Funding Source: Parks and Recreation Budget



### **Notes:**

1. *US1 Streetscape Improvement Project* – the CRA utilizes 21% of TIF annually for debt service on this capital project that was completed (Section A) in 2013.
2. Capital Projects completed in the CRA are not necessarily funded with CRA funds, however still represent improvements to the area.

# 2016 Private Development Activity

## Update on Vacant Waterfront Parcels in the CRA

**2501 S. Ridgewood Avenue** – this property was a planned commercial development (PCD) and City staff processed a request for a zoning change back to commercial for the a portion of the property and a reversion back to single-family residential along the river. As a result of the changes, a local developer purchased the commercial 5.83 acre lot along US1 for development. A timeframe for the project has not been established.

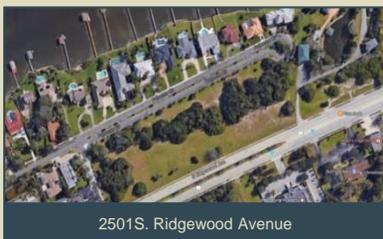
**2739 S. Ridgewood Avenue** – the realtor has had inquiries on the property.

**2941 S. Ridgewood Avenue** – City staff has met with several developers on separate occasions about developing this property into an Assisted Living Facility. There is currently a contract on this property that is under the due diligence period.

**3109 S. Ridgewood Avenue** - City staff has met with several developers on separate occasions about developing this property into an Assisted Living Facility. The property is currently under a tentative contract for a due diligence period by the proposed developer.

**3225 S. Ridgewood Avenue** – the owners of this property have developed several condominium projects in New Smyrna Beach. Their landscape architect has been in touch with city staff. There is no date set for development of the property yet.

**3230 S. Ridgewood Avenue (US1 frontage only)** - The 248 unit apartment complex project is for sale and being actively marketed by a new broker. The realtor reports that there have been many inquiries on this property.



# 2016 Economic Development Activity

## **Business Retention & Expansion:**

- Monthly business visits in partnership with the Port Orange South Daytona Chamber of Commerce and Mayor of South Daytona
  - Provided potential sites for expansion/relocation to businesses
  - Coordinated Business Retention and Expansion Workshop in DeLand

## **Economic Development Project Report Action Steps:**

- Completed zoning changes for 2501 S. Ridgewood Avenue
- Ongoing monthly outreach to property owners and realtors
- Ongoing quarterly economic development newsletters and updates
- Ongoing coordination with potential developers of vacant waterfront properties

## **Special Events in the CRA:**

- Annual *Rediscover US1 Scavenger Hunt*

## **Team Volusia Economic Development Corporation:**

- Served as Chair of 2016 Practitioners Council
- Attended Team Volusia Practitioner and Board meetings
- Attended site selection tours to promote South Daytona
  - Responded to potential leads from Team Volusia



## 2016 New Business in the CRA

- All Aboard Storage, 2400 S. Ridgewood Avenue, #48, Self-Storage Units
- Bengals Discount Liquor, 335 Beville Road, Liquor Store
- BYP Studios, 1635 S. Ridgewood Avenue, Unit #101, Photography Studio
- Cardwell, Baggett & Summers Funeral Home, 301 Big Tree Road, Funeral Home
- Daytona Racing Souvenirs and Hobbies, Inc., 2247 Ridgewood Avenue, Racing Souvenirs Fountain of Jacob Pentecostal Church, 3184 S. Ridgewood Avenue, #3 & 4, Church
- Fresko Restaurant & Grill, 2842 S. Ridgewood Avenue, Restaurant
- Halo Hair Salon, 1699 S. Ridgewood Avenue, Beauty Salon
- Journey Fitness Center, 3100 S. Ridgewood Avenue, Suite 160, Personal Training
- Lion's Den Hookah, 2307 S. Ridgewood Avenue, Tobacco products
- Moe's Grocery, 2139 S. Ridgewood Avenue, Convenience store
- Naturally Talented Management Group, 2050 S. Ridgewood Avenue, B-4, Entertainment Industry Management Company
- NTO Designs, Inc., 3121 #D Opportunity Court, manufacturing
- Zeno's Boardwalk Sweet Shop, Candy Manufacturing/Retail and Ice Cream Shop

**Zeno's**  
BOARDWALK SWEET SHOP



# 2016 Community Policing

**Community Policing:** Four (4) officers are dedicated to the CRA for 24 hour, 7 day a week coverage in the district. Additionally, one (1) part-time officer is assigned as a community crime prevention officer.

## South Daytona Police Department Calls for Service by Zone

The City is divided into 3 zones identified as SD01, SD02 and SD03. Zone SD03 is the CRA zone. The South Daytona Police Department reported number of service calls by zones for the period 10/1/15 – 9/30/16:

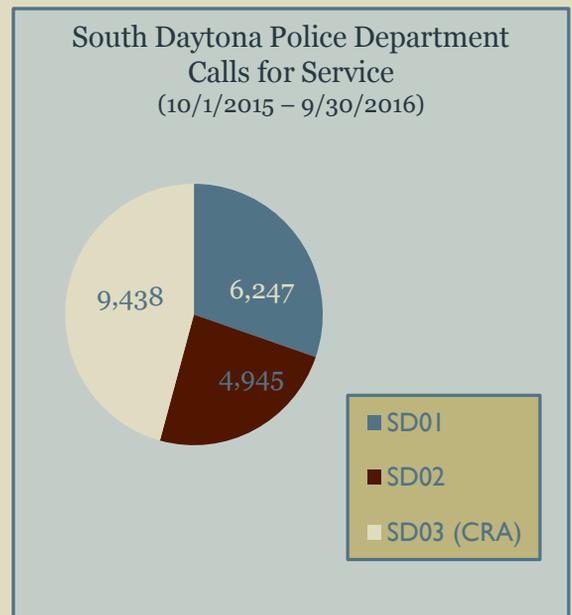
Zone SD01=6,247

Zone SD02=4,945

Zone SD03=9,438

City wide total =20,640

The CRA which makes up 1/3 of the city area is responsible for **over 45% of all service calls** to the Police Department.



## Community Crime Prevention Officer Outreach Activities

- Annual Fishing Tournament
- Citizens Alert
- Citizens Patrol
- Crime-Free Business Program
- Light the Night Halloween Event
- Patrol of Parks and Neighborhoods
- School Advisory Committee
- South Daytona Elementary Patrol
- Toys for Kids Christmas at South Daytona Elementary

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

# CRA Past Project Highlight

## US1 Streetscape Project (Section A)

Before Photos

After Photos



The most ambitious of all CRA projects to date, the US1 Streetscape Project (Section A) was completed in 2013. By utilizing Redevelopment Trust Funds, Federal Stimulus funds and FDOT grants major improvements including the burying of all overhead utility lines, additional landscaping, decorative light poles, intersection improvements, sidewalks, transit improvements and other amenities have transformed the north end of Ridgewood Avenue. This streetscape project would not have occurred without the existence of the CRA, the visionary leaders of the City, and the continued support of the community. The City remains committed to the completion of the southern section of this project as well as many other enhancement projects in the CRA.

# 2017 Redevelopment Goals & Projects

## **Public Improvement and Private Catalyst Projects**

### ***Capital Improvement Projects***

- ▶ US1 Median Landscaping (\$230,190 CRA funds; FDOT Grant \$500,000)
- ▶ US1/Big Tree Road Intersection Improvements (*FDOT Project*)
- ▶ US1/Reed Canal Road Intersection Improvements (*FDOT project*)

### ***Private Development Projects***

- ▶ Assist private developers with any necessary land use or zoning changes
- ▶ Assist private development with incentives, local or state
- ▶ Monthly contact/coordination with land owners and realtors

## **Economic Development and Planning Goals/Projects**

### ***Economic Development***

- ▶ Implement *Economic Development Project* Actions Steps
- ▶ Façade Improvement Grant Program (\$10,000 allocated for 2017)
- ▶ Enhance Business Retention & Expansion program with business surveys and other methods in collaboration with the Port Orange South Daytona Chamber of Commerce
- ▶ Monthly contact/coordination with land owners and realtors
- ▶ Rediscover US1 annual special event
- ▶ Team Volusia collaboration/site selection

### ***Planning***

- ▶ CRA Master Plan Review
- ▶ Future Land Use/zoning review for CRA
- ▶ South Daytona Regional Trail Feasibility Study (*FDOT Project*)
- ▶ Update City sign code with special emphasis on the CRA

*Note: Only projects identified with CRA funds are budgeted from the Redevelopment Trust Fund*

# CRA Financial Statement

## Statement of Revenues and Expenditures Redevelopment Trust Fund as of September 30, 2016

	FY 2015 Actual	FY 2016 Actual	FY 2017 Budget
<b>Revenues:</b>			
Property Taxes (TIF)			
Volusia County	\$ 478,370	\$ 452,914	\$ 452,915
City of South Daytona	408,484	531,307	531,307
Halifax Hospital District	63,189	68,567	68,567
Ponce Inlet Port Authority	6,005	6,658	6,658
East Volusia Mosquito Control	12,153	1,3475	13,475
Volusia ECHO/ Volusia Forever	16,352	19,633	19,633
Total Revenues:	984,553	1,092,555	1,092,555
<b>Expenditures:</b>			
Personal Services	122,007	*132,671	123,397
Operating Expenses	6,431	**37,353	**28,926
Capital Outlays	***48,023	0	0
Debt Service	****2,740,806	****239,274	****239,250
Total Expenditures:	2,917,267	409,274	391,573
<b>Other Financing Sources &amp; Uses:</b>			
Transfers in	-	-	-
Transfers out – General Fund	(\$363,748)	****(\$544,354)	****(\$571,422)
Transfers out - Transportation Fund	-	****(\$100,000)	****(\$130,190)
Sale of capital assets	-	-	-
Issuance of debt	****\$2,249,327	-	-
Total other financing sources (uses):	\$1,885,579	(\$644,354)	(701,612)
Net Change in Fund Balance	-	38,926	-
Fund Balance Beginning	-	-	-
Fund Balance - Ending	-	38,926	-

\* Increase in Personal Services in FY 2015 were personal leave payout (\$3,552) and personal computer program (\$3,562).

\*\* Increases in 2016 and 2017 *Operating Expenses* were due to increases in: *Legal fees*: City Attorney for 1744 Segrave Street land donation, 2501 S. Ridgewood Avenue comprehensive plan amendment, FAR and ALF developments: *Other professional services*: & Associates appraisal of Carmen Drive; *Special consulting fees*: Special Consulting: Coldwell Banker for Economic Development Project \$7,500; TMH Consulting DEO and VGMC submittal of Comprehensive Plan Amendment for 2501 S. Ridgewood Avenue.

\*\*\*\$48,023: 1744 Segrave Street donation of Brownfields property to the City by bank.

\*\*\*\* In 2015, one of the two loans for the US1 Streetscape project was refinanced and rolled over to the general fund as noted in FY 2015 *Debt Service* and *Issuance of debt*. The increase in 2016 of *Transfers out - General Fund* reflects that change as well. The second loan remains in the redevelopment trust fund and is reflected in the *Expenditures: Debt Service* line.

\*\*\*\*\* *Transfers out – Transportation Fund* in 2016 and 2017 reflects the City's match to FDOT for the US1 median landscaping project that will begin in FY 2016/2017.

# CRA Delegation of Authority & Contact Information

**District Name, Registered Agent:**

Community Redevelopment Agency of the City of South Daytona  
Mr. Joseph W. Yarbrough, City Manager  
City of South Daytona  
P.O. Box 214960  
South Daytona, Florida 32121  
County: Volusia County (Resolution 219 - Delegation of Authority)  
Local Governing Authority: City of South Daytona  
Date Established: 07/08/1997  
Establishing Documents: City of Ordinance 97-06  
Statutory Authority: Chapter 163, Part III, Florida Statutes

**Redevelopment Department Contact:**

Patty Rippey, Redevelopment Director  
City of South Daytona  
1672 S. Ridgewood Avenue  
South Daytona, Florida 32119  
Office: (386) 322-3016  
Email: [prippey@southdaytona.org](mailto:prippey@southdaytona.org)  
<http://www.southdaytona.org>