

COUNTY OF VOLUSIA, FLORIDA



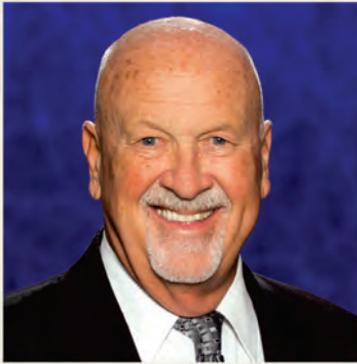
COMMUNITY REDEVELOPMENT AREAS REPORT
FISCAL YEAR 2017-2018

County of Volusia

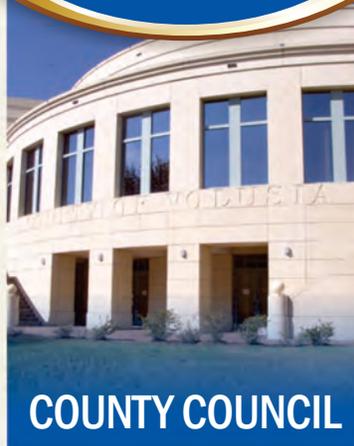
Community Redevelopment Areas
Fiscal Year 2017 - 2018

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





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Community Redevelopment Areas, Fiscal Year 2017-2018

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Volusia County Community Redevelopment Areas

FY 2018 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 2018, Volusia County had seventeen active CRAs - five in Daytona Beach; two in DeLand; one in Deltona; one in Edgewater; one in Holly Hill; one in New Smyrna Beach; one in Orange City; two in Ormond Beach; two in Port Orange; and one in South Daytona. An expired New Smyrna Beach CRA (1985- 2015) still had outstanding fund balance as of September 30, 2018 and thus is included in this report as well.

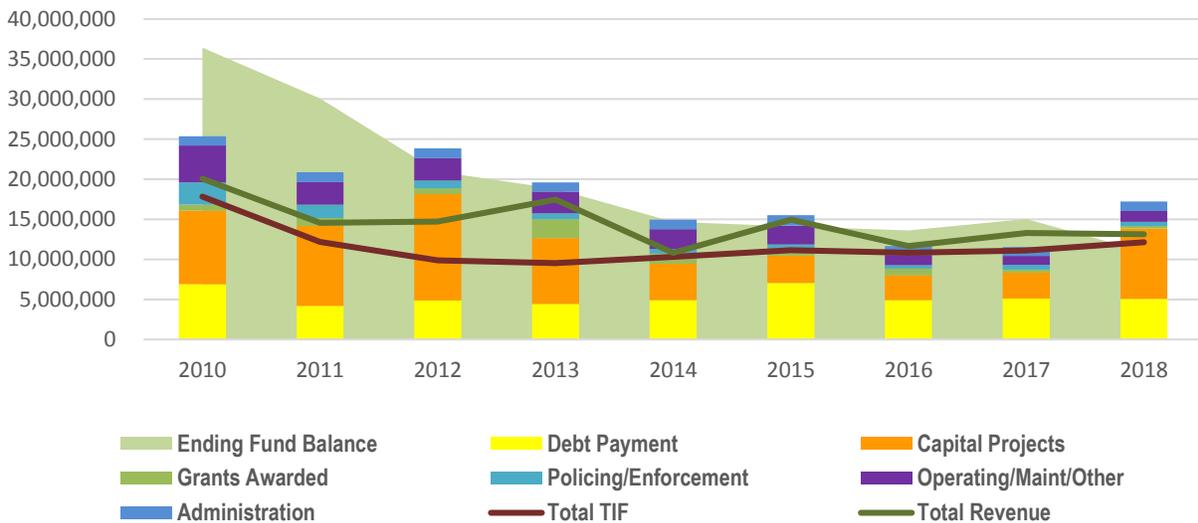
Combined Financial Analysis

Combined fund balance for all CRAs decreased in FY 2018, largely due to nearly 50% increase in spending, most of the increase in capital project funding for the year. The combined total fiscal year-end 2018 fund balance was nearly \$11m.

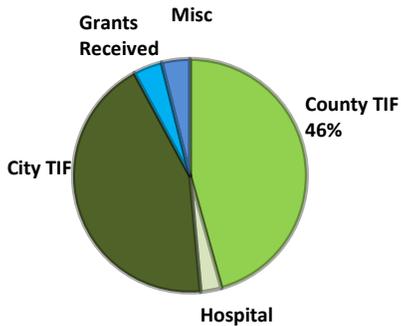
Combined TIF for all CRAs from all taxing authorities increased 9% in FY 2018. New construction accounts for nearly \$1million of the CRA property values this fiscal year.

Since 2010, Volusia CRAs spent 74% of their total expenses on capital related items - \$48m in debt payments, \$64m for capital, and \$8m on grants awarded for façade improvements.

Combined Fund Balance, Revenues, and Expenses 2010-2018



2018 Revenues \$13,134,000

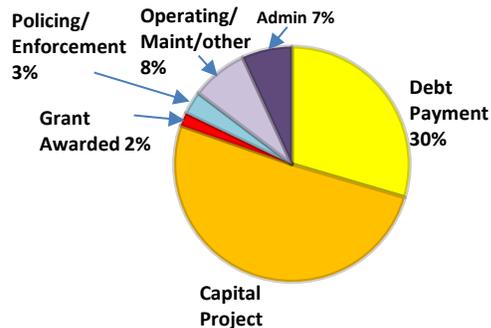


In 2018, 92% of all revenue was derived from tax increment financing (\$12m); 46% of that (\$6m) was contributed by the county.

Forty eight percent of the county's TIF was provided to Daytona Beach's five CRAs, primarily to Main Street (34%). Another 18% was provided to Holly Hill, 11% to Ormond Downtown, and 10% to South Daytona.

Nearly three-quarters of the expenditures in 2018 were capital related (debt payments \$5m, capital projects \$9m, grants awarded \$0.3m). Nearly half of the capital projects expenditures were made by Holly Hill – primarily for roadway improvements. Combined expenditures exceeded combined revenues by \$4 million.

2018 Expenses \$17,222,000

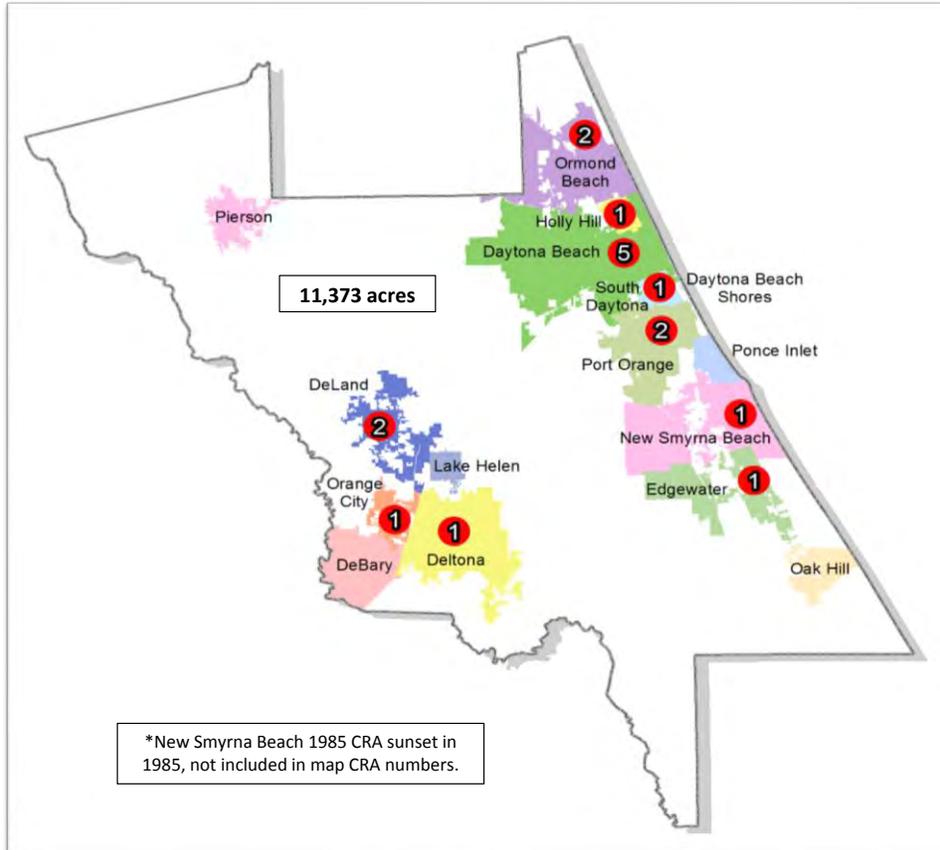


**Volusia County
Summary for Seventeen* CRAs
as of September 30, 2018**

**1991-2018 cumulative
county TIF contributions:
\$109,360,706**

contact:
Arlene Smith, Volusia County

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



2018	
Total for seventeen CRAs	
Total Debt (\$ x 000)	
initial date	from 2001 to 2018
amount of initial debt	\$75,581
balance	\$50,135
maturity	from 2023 to 2036
Personnel: 12.5 FTE (\$ x 000)	\$1,571
3.0 redevelopment director	
1.0 project manager	
1.0 redevelopment technician	
5.5 community policing officers	
1.0 admin specialist	
1.0 customer services clerk	

Primary expenditures in 2018
-capital projects: Holly Hill roadway improvements

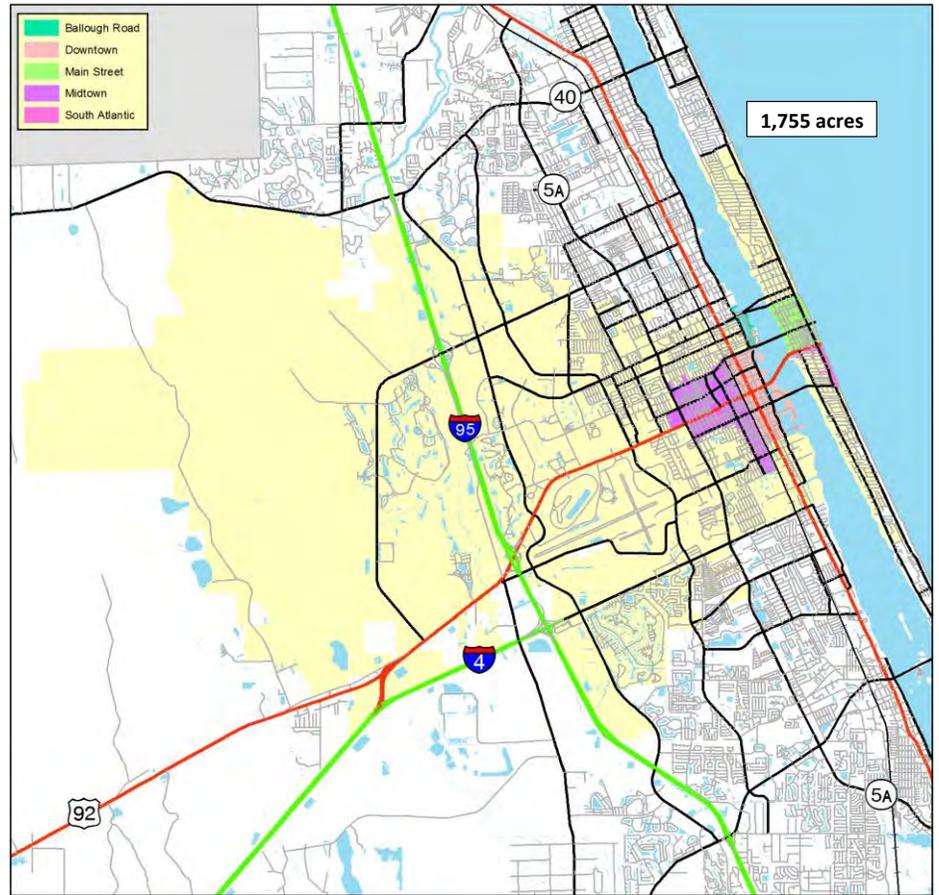
	FY 2018	% total	FY 2017	% total	FY 2016	% total
Revenues (x 000)						
TIF	county TIF	\$5,978 45%	\$5,331 40%	\$4,685 43%		
	hospital TIF	381 3%	610 5%	661 6%		
	city TIF	5,736 44%	5,167 39%	4,537 43%		
	subtotal	\$12,095 92%	\$11,108 84%	\$9,883 91%		
NON TIF	grants received	\$526 4%	\$620 5%	\$628 6%		
	miscellaneous	513 4%	1,550 12%	327 3%		
	subtotal	\$1,039 8%	\$2,170 16%	\$955 9%		
Total revenue						
		\$13,134 100%	\$13,278 100%	\$10,838 100%		
Expenses (x000)						
CAPITAL	debt payments	\$5,088 30%	\$5,129 44%	\$4,923 42%		
	capital projects	8,749 50%	3,234 28%	3,071 27%		
	grants awarded	312 2%	370 3%	849 7%		
	subtotal	\$14,149 82%	\$8,733 75%	\$8,843 76%		
NONCAPITAL	policing/enforcement program	\$549 3%	\$577 5%	\$452 4%		
	operating/maintenance/other	1,342 8%	1,134 10%	1,264 11%		
	administration	1,182 7%	1,099 10%	1,124 10%		
	subtotal	\$3,073 18%	\$2,810 25%	\$2,840 24%		
Total expenses						
		\$17,222 100%	\$11,543 100%	\$11,683 100%		
net change in fund balance						
		(4,088)	1,735	(845)		
Fund balance - ending						
		\$10,951	\$15,039	\$13,304		

* New Smyrna Beach 1985 CRA sunset in 2015 but is included in this report because they still have fund balance.

Daytona Beach Summary for Five Daytona Beach CRAs

**1991-2018 cumulative
county TIF contributions:
\$51,466,842**

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



2018			FY 2018	% total	FY 2017	% total	FY 2016	% total
Debt (\$ x 000)		Revenues (x 000)						
initial date	2001-2010	county TIF	\$2,904	48%	\$2,672	47%	\$2,350	47%
amount of initial debt	\$42,454	TIF						
balance	\$27,316	hospital TIF	165	3%	303	5%	328	6%
maturity	2024-2031	city TIF	2,759	47%	2,657	46%	2,375	46%
		subtotal	\$5,828	98%	\$5,632	99%	\$5,053	99%
		NON TIF						
		grants received	\$0	0%	\$0	0%	\$0	0%
		miscellaneous	93	2%	83	1%	92	1%
		subtotal	\$93	2%	\$83	1%	\$92	1%
Personnel: 4.00 FTE (\$ x 000)	\$773*	Total revenue	\$5,921	100%	\$5,715	100%	\$5,145	100%
1.00 redevelopment director		Expenses (x000)						
1.00 project manager		CAPITAL						
1.00 technician		debt payments	\$2,897	46%	\$2,914	65%	\$2,915	59%
1.00 admin specialist		capital projects	2,062	32%	217	5%	564	11%
*paid to city employees directly or through transfer		grants awarded	139	2%	185	4%	179	4%
		subtotal	\$5,098	80%	\$3,316	74%	\$3,658	74%
		NONCAPITAL						
Primary expenditures		policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
-debt payments		operating/maintenance/other	339	5%	326	7%	516	10%
-capital projects		administration	934	15%	885	19%	819	16%
		subtotal	\$1,273	20%	\$1,211	26%	\$1,335	26%
		Total expenses	\$6,371	100%	\$4,527	100%	\$4,993	100%
		net change in fund balance	(450)		1,188		152	
		Fund balance - ending	\$5,607		\$6,057		\$4,869	

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

**1991-2018 cumulative
county TIF contributions:
\$1,492,293**

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

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

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

Current focus of plan:

- Ballough Road bridge replacement
- Root Canal dredging and boat ramp



2018	
Debt (\$ x 000)	none
Personnel: 0.06 FTE (\$ x 000)	\$15*
.01 redevelopment director	
.05 project manager	
<i>*paid to city employees directly or through transfer</i>	
Primary expenditures	
-capital projects: Ballough Rd	
- grants awarded: tax increment grants for Caribbean Jack's and Marina Marker 32	

	FY 2018	% total	FY 2017	% total	FY 2016	% total
Revenues (x 000)						
county TIF	\$92	48%	\$78	47%	\$75	46%
hospital TIF	5	3%	9	5%	11	7%
city TIF	88	47%	78	46%	76	46%
TIF subtotal	\$185	98%	\$165	98%	\$162	99%
NON TIF						
grants received	\$0	0%	\$0	0%	\$0	0%
miscellaneous	4	2%	3	2%	2	1%
NON TIF subtotal	\$4	2%	\$3	2%	\$2	1%
Total revenue	\$189	100%	\$168	100%	\$164	100%
Expenses (x000)						
CAPITAL						
debt payments	\$0	0%	\$0	0%	\$0	0%
capital projects	35	40%	128	77%	335	88%
grants awarded	34	39%	21	13%	29	8%
CAPITAL subtotal	\$69	79%	\$149	90%	\$364	96%
NONCAPITAL						
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other	1	1%	0	0%	0	0%
administration	17	20%	16	10%	16	4%
NONCAPITAL subtotal	\$18	21%	\$16	10%	\$16	4%
Total expenses	\$87	100%	\$165	100%	\$380	100%
net change in fund balance	102		3		(216)	
Fund balance - ending	\$1,448		\$1,346		\$1,343	

**Daytona Beach
Downtown CRA
1982-2036**

**1991-2018 cumulative
county TIF contributions:
\$10,607,778**

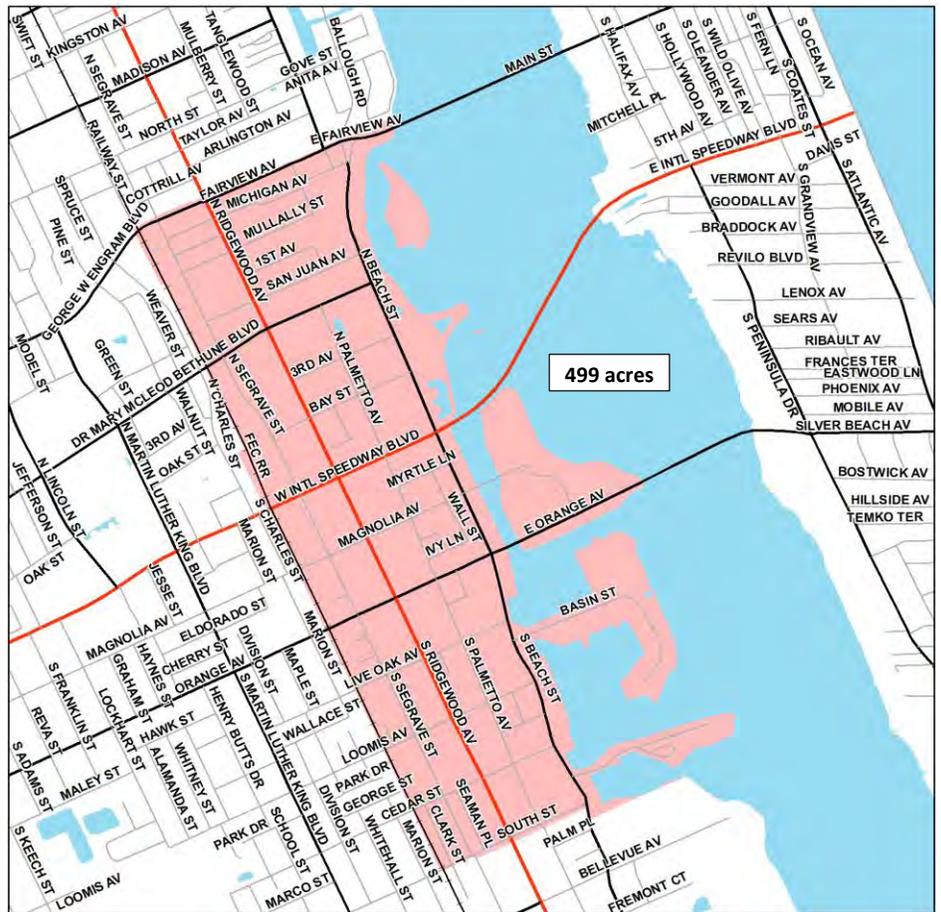
CRA board: city commission
contact: Reed Berger, redevelopment director

**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
-Sweetheart Trail (Orange Ave.)	86
-Downtown waste enclosures	11
total:	\$7,539

Current focus of plan:

- retain and expand Brown & Brown HQ
- improve Riverfront Park
- complete Orange Ave. Sweetheart Trail



2018	
Debt (\$ x 000)	bank loan
initial date	2009
amount of initial debt	\$2,287
balance	\$1,568
maturity	2028
purpose	Magnolia streetscape
project status	complete
Personnel: 1.55 FTE (\$ x 000)	\$297*
.31	redevelopment director
.82	project manager
.42	admin specialist
*paid to city employees directly or through transfer	
Primary expenditures	
-administration	
-debt payments	

	FY 2018	% total	FY 2017	% total	FY 2016	% total
Revenues (x 000)						
TIF	county TIF	\$496 47%	\$446 46%	\$424 45%	\$424 45%	
	hospital TIF	28 3%	50 5%	59 6%	59 6%	
	city TIF	471 45%	444 45%	428 45%	428 45%	
	subtotal	\$995 95%	\$940 96%	\$911 96%	\$911 96%	
NON TIF	grants received	\$0 0%	\$0 0%	\$0 0%	\$0 0%	
	miscellaneous	52 5%	43 4%	39 4%	39 4%	
	subtotal	\$52 5%	\$43 4%	\$39 4%	\$39 4%	
Total revenue	\$1,047	100%	\$983	100%	\$950	100%
Expenses (x000)						
CAPITAL	debt payments	\$177 23%	\$185 23%	\$185 24%	\$185 24%	
	capital projects	82 11%	20 2%	0 0%	0 0%	
	grants awarded	76 10%	146 18%	110 14%	110 14%	
	subtotal	\$335 44%	\$351 43%	\$295 38%	\$295 38%	
NONCAPITAL	policing/enforcement program	\$0 0%	\$0 0%	\$0 0%	\$0 0%	
	operating/maintenance/other	123 16%	118 15%	164 21%	164 21%	
	administration	304 40%	342 42%	325 41%	325 41%	
	subtotal	\$427 56%	\$460 57%	\$489 62%	\$489 62%	
Total expenses	\$762	100%	\$811	100%	\$784	100%
net change in fund balance	285		172		166	
Fund balance - ending	\$1,219		\$934		\$762	

**Daytona Beach
Main Street CRA
1982-2036**

**1991-2018 cumulative
county TIF contributions:
\$34,492,634**

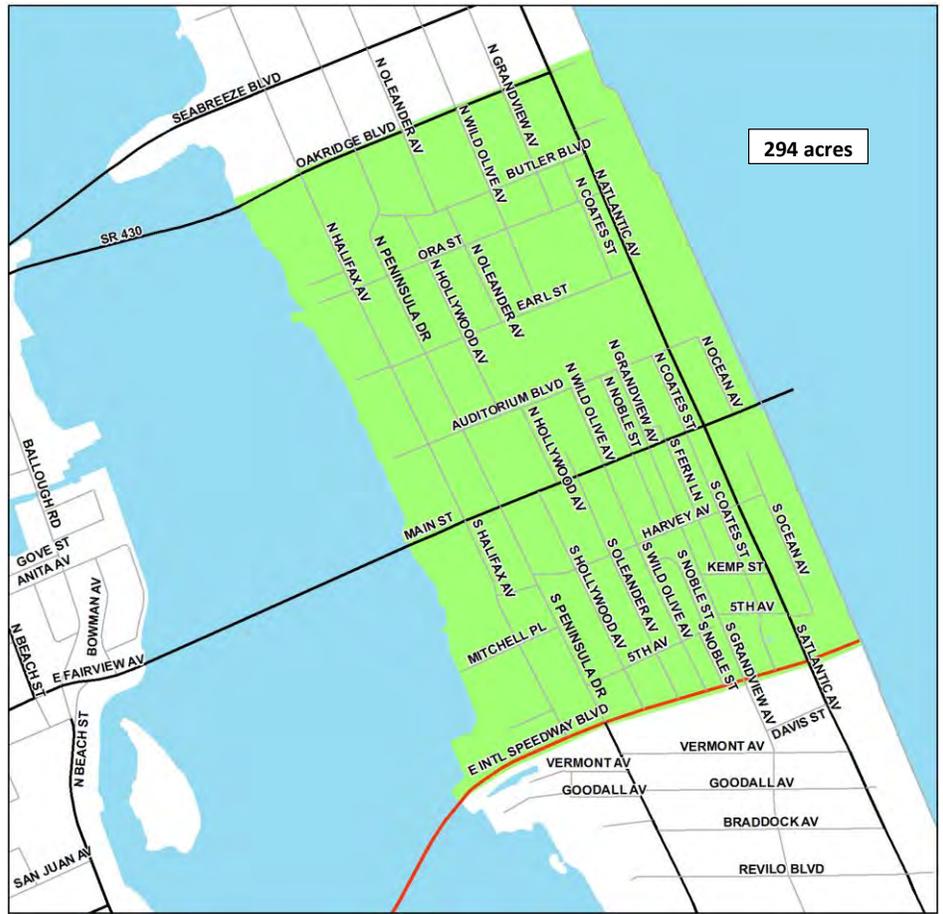
CRA board: city commission
contact: Reed Berger, redevelopment director

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

-Ocean Walk and Beach Village	\$19,559
-Oceanfront Park/Boardwalk/Pier	12,601
-property acquisition	12,436
-Adams Mark expansion	8,838
-streetscaping	3,426
-park improvements	1,737
-Surfside Village resurfacing	431
-Bandshell Historic Restoration	277
-Historic Clock Tower renovations	76
-ADA ramps	8
total:	\$59,389

Current focus of plan:

- East ISB design
- business development and public parking



2018		
Debt (\$ x 000)	revenue bonds	
initial date	2001 (2011 refinanced)	
amount of initial debt	\$37,755	
balance	\$24,400	
maturity	2031	
purpose	public infrastructure/amenities for Hilton/Ocean Walk and Shoppes	
project status	complete	
Personnel: 1.23 FTE (\$ x 000)	\$365*	
	.58 redevelopment director	
	.13 project manager	
	.03 technician	
	.49 admin specialist	
	<i>*paid to city employees directly or through transfer</i>	
Primary expenditures		
	-debt payments	

		FY 2018	% total	FY 2017	% total	FY 2016	% total
Revenues (x 000)							
TIF	county TIF	\$2,064	49%	\$1,950	47%	\$1,716	46%
	hospital TIF	117	3%	221	5%	239	6%
	city TIF	1,960	47%	1,939	47%	1,732	47%
	subtotal	\$4,141	99%	\$4,110	99%	\$3,687	99%
NON TIF	grants received	\$0	0%	\$0	0%	\$0	0%
	miscellaneous	32	1%	28	1%	19	1%
	subtotal	\$32	1%	\$28	1%	\$19	1%
Total revenue		\$4,173	100%	\$4,138	100%	\$3,706	100%
Expenses (x000)							
CAPITAL	debt payments	\$2,516	49%	\$2,513	79%	\$2,514	74%
	capital projects	1,945	38%	69	2%	214	6%
	grants awarded	23	0%	5	0%	34	1%
	subtotal	\$4,484	87%	\$2,587	81%	\$2,762	82%
NONCAPITAL	policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
	operating/maintenance/other	193	4%	192	6%	233	7%
	administration	447	9%	430	13%	389	11%
	subtotal	\$640	13%	\$622	19%	\$622	18%
Total expenses		\$5,124	100%	\$3,209	100%	\$3,384	100%
net change in fund balance		(951)		929		322	
Fund balance - ending		\$1,651		\$2,602		\$1,673	

**Daytona Beach
Midtown CRA
1997-2036**

**1997-2018 cumulative
county TIF contributions:
\$3,375,575**

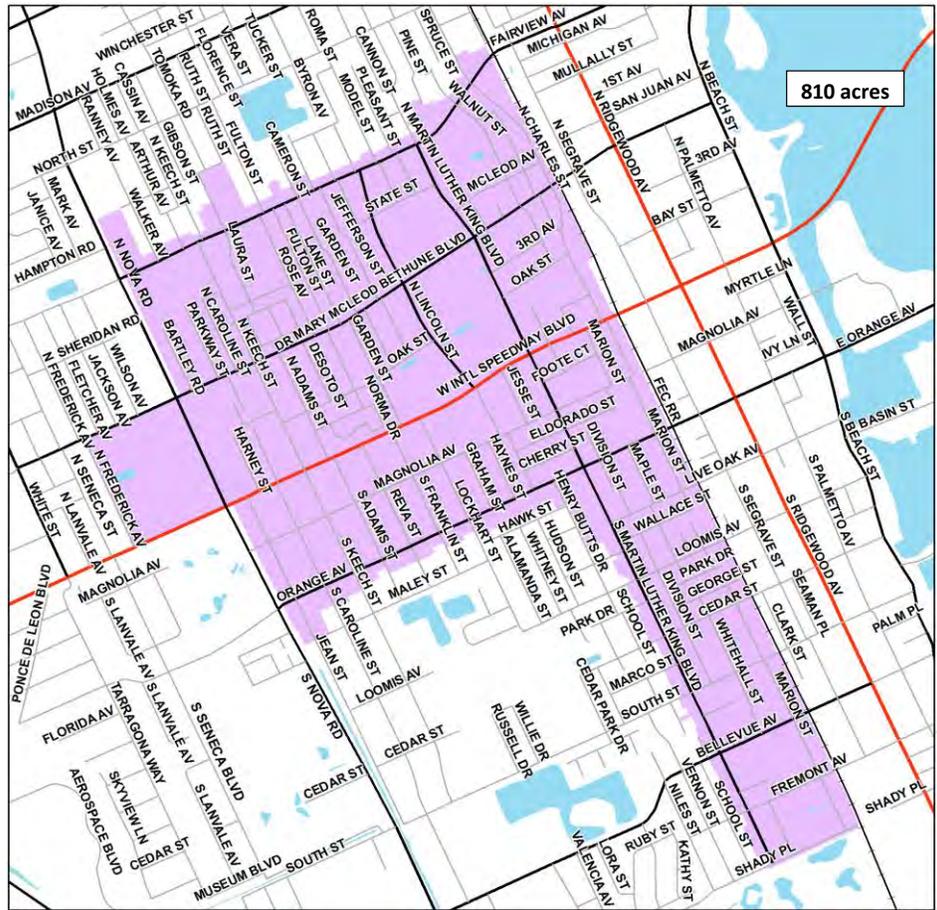
CRA board: city commission
contact: Reed Berger, redevelopment director

**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



2018	
Debt (\$ x 000)	bank loan
initial date	2010
amount of initial debt	\$2,412
balance	\$1,348
maturity	2024
purpose	sidewalks/crosswalks cultural/educational center
project status	ongoing

Personnel: 1.16 FTE (\$ x 000)	\$96*
.10 redevelopment director	
.97 technician	
.09 admin specialist	
<i>*paid to city employees directly or through transfer</i>	

Primary expenditures
-debt payments

	FY 2018	% total	FY 2017	% total	FY 2016	% total
Revenues (x 000)						
county TIF	\$219	49%	\$184	47%	\$136	42%
hospital TIF	13	3%	21	5%	19	6%
city TIF	209	47%	183	46%	138	42%
subtotal	\$441	99%	\$388	98%	\$293	90%
NON TIF						
grants received	\$0	0%	\$0	0%	\$0	0%
miscellaneous	5	1%	9	2%	32	10%
subtotal	\$5	1%	\$9	2%	\$32	10%
Total revenue	\$446	100%	\$397	100%	\$325	100%
Expenses (x000)						
CAPITAL						
debt payments	\$204	52%	\$216	64%	\$216	49%
capital projects	0	0%	0	0%	15	3%
grants awarded	6	2%	13	4%	7	2%
subtotal	\$210	54%	\$229	68%	\$238	53%
NONCAPITAL						
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other	13	3%	11	3%	118	27%
administration	166	43%	97	29%	89	20%
subtotal	\$179	46%	\$108	32%	\$207	47%
Total expenses	\$389	100%	\$337	100%	\$445	100%
net change in fund balance	57		60		(120)	
Fund balance - ending	\$1,209		\$1,152		\$1,092	

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

**2000-2018 cumulative
county TIF contributions:
\$1,498,562**

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



2018	
Debt (\$ x 000)	none
Personnel: 0.00 FTE (\$ x 000)	\$0*
*paid to city employees directly or through transfer	
Primary expenditures	-operating/maintenance/other

	FY 2018	% total	FY 2017	% total	FY 2016	% total
Revenues (x 000)						
county TIF	\$33	50%	\$14	48%	\$0	0%
hospital TIF	2	3%	2	7%	0	0%
city TIF	31	47%	13	45%	0	0%
TIF subtotal	\$66	100%	\$29	100%	\$0	0%
NON TIF						
grants received	\$0	0%	\$0	0%	\$0	0%
miscellaneous	0	0%	0	0%	0	0%
NON TIF subtotal	\$0	0%	\$0	0%	\$0	0%
Total revenue	\$66	100%	\$29	100%	\$0	0%
Expenses (x000)						
CAPITAL						
debt payments	\$0	0%	\$0	0%	\$0	0%
capital projects	0	0%	0	0%	0	0%
grants awarded	0	0%	0	0%	0	0%
subtotal	\$0	0%	\$0	0%	\$0	0%
NONCAPITAL						
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other	9	100%	5	100%	0	0%
administration	0	0%	0	0%	0	0%
subtotal	\$9	0%	\$5	0%	\$0	0%
Total expenses	\$9	0%	\$5	0%	\$0	0%
net change in fund balance	57		24		0	
Fund balance - ending	\$81		\$24		\$0	

DeLand Summary for Two DeLand CRAs

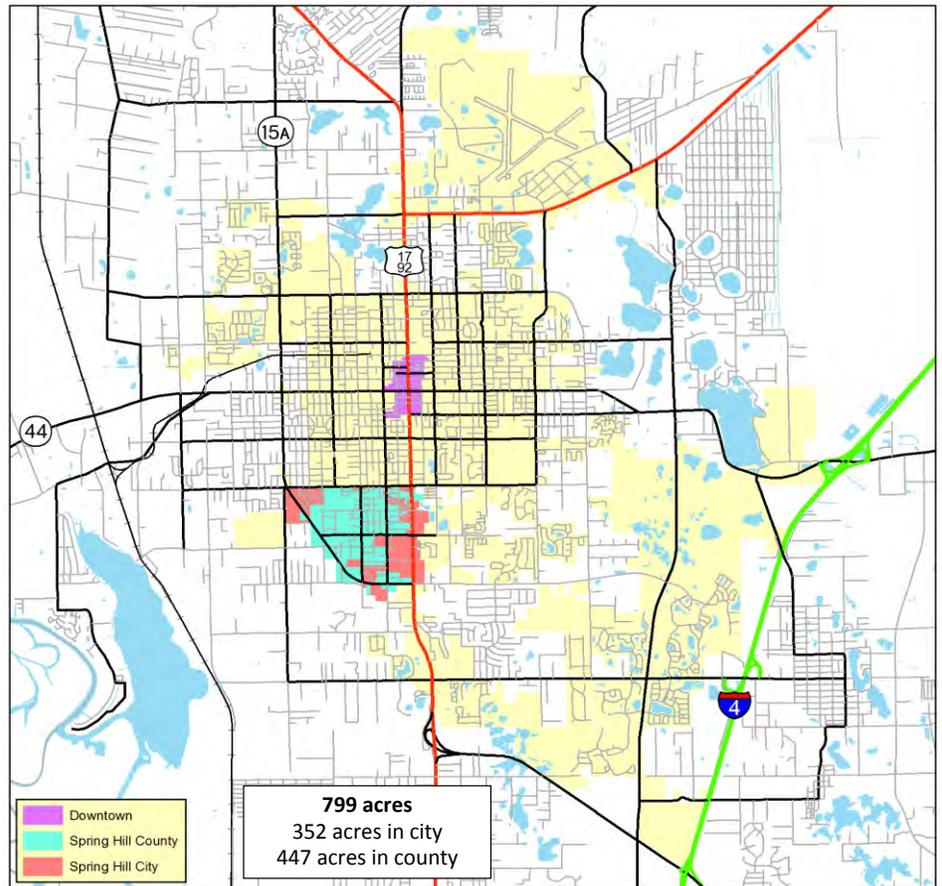
**1991-2018 cumulative
county TIF contributions:
\$3,481,177**

2 CRA boards:

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

contact:

Mike Grebosz, assistant city manager



2018		FY 2018	% total	FY 2017	% total	FY 2016	% total
Debt (\$ x 000)	none						
Personnel: 0.00 FTE (\$ x 000)	\$64*						
<i>*paid to city employees directly or through transfer</i>							
Primary expenditures							
-capital projects							
Revenues (x 000)							
	TIF	\$188	24%	\$154	36%	\$96	34%
	county TIF	70	9%	38	9%	24	8%
	hospital TIF	201	26%	167	39%	102	35%
	city TIF	\$459	59%	\$359	84%	\$222	77%
	subtotal						
	NON TIF	\$0	0%	\$0	0%	\$0	0%
	grants received	323	41%	67	16%	66	23%
	miscellaneous	\$323	41%	\$67	16%	\$66	23%
	subtotal						
Total revenue		\$782	100%	\$426	100%	\$288	100%
Expenses (x000)							
	CAPITAL	\$0	0%	\$0	0%	\$0	0%
	debt payments	797	67%	89	22%	15	6%
	capital projects	23	2%	6	1%	9	3%
	grants awarded	\$820	69%	\$95	23%	\$24	9%
	subtotal						
	NONCAPITAL	\$0	0%	\$0	0%	\$0	0%
	policing/enforcement program	353	30%	303	74%	226	87%
	operating/maintenance/other	10	1%	10	2%	10	4%
	administration	\$363	31%	\$313	77%	\$236	91%
	subtotal						
Total expenses		\$1,183	100%	\$408	100%	\$260	100%
net change in fund balance		(401)		18		28	
Fund balance - ending		\$485		\$886		\$868	

**DeLand
Downtown CRA
1984-2025**

**1991-2018 cumulative
county TIF contributions:
\$2,693,655**

CRA board:

mayor, 4 city commissioners
2 Downtown CRA residents/business owners

contact:

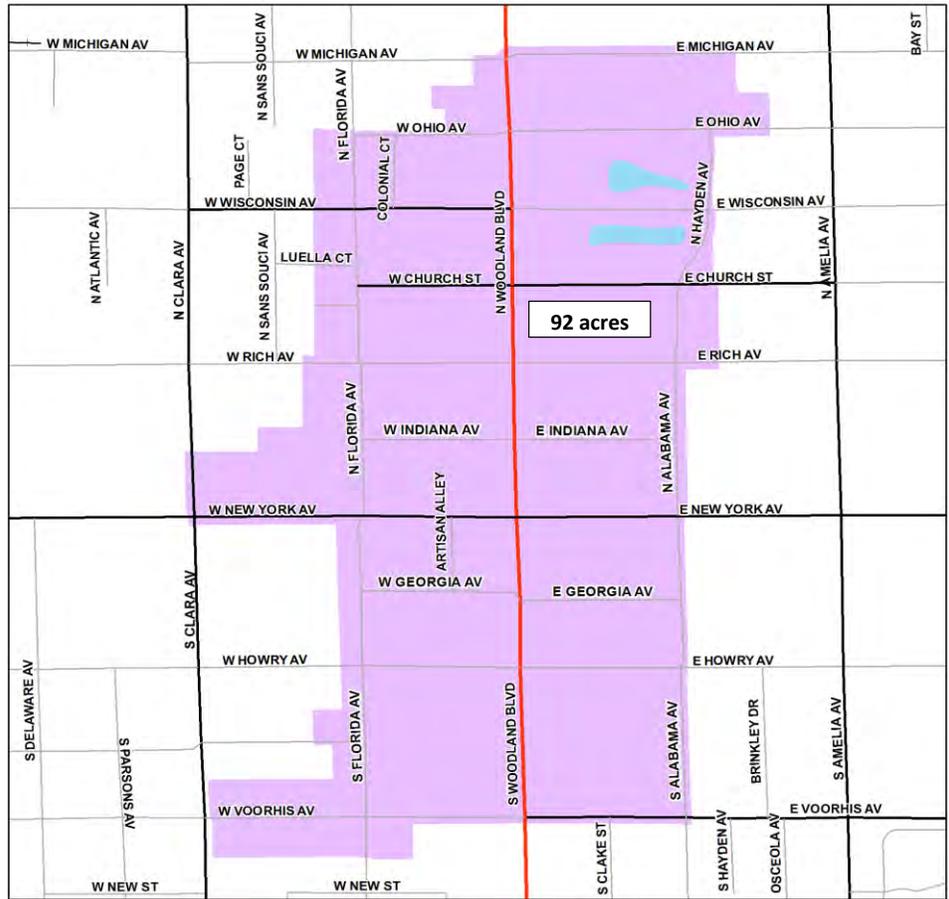
Mike Grebosz, assistant city manager

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

-streetscaping	\$2,086
-Fish Building improvements	428
-parking lot improvements	383
-parks	196
-utility box art	15
total:	\$3,108

Current focus of plan:

-West Georgia Ave. streetscape



2018	
Debt (\$ x 000)	none
Personnel: 0.00 FTE (\$ x 000)	\$54*
<i>*paid to city employees directly or through transfer</i>	

Primary expenditures
-capital projects: Georgia Avenue improvements
and Fish Building a/c units

	FY 2018	% total	FY 2017	% total	FY 2016	% total
Revenues (x 000)						
TIF						
county TIF	\$158	34%	\$142	36%	\$96	34%
hospital TIF	59	13%	35	9%	24	8%
city TIF	168	37%	154	39%	102	36%
subtotal	\$385	84%	\$331	84%	\$222	78%
NON TIF						
grants received	\$0	0%	\$0	0%	\$0	0%
miscellaneous	71	16%	65	16%	64	22%
subtotal	\$71	16%	\$65	16%	\$64	22%
Total revenue	\$456	100%	\$396	100%	\$286	100%
Expenses (x000)						
CAPITAL						
debt payments	\$0	0%	\$0	0%	\$0	0%
capital projects	666	65%	88	24%	14	6%
grants awarded	19	2%	3	1%	7	3%
subtotal	\$685	67%	\$91	25%	\$21	9%
NONCAPITAL						
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other	330	33%	272	75%	209	91%
administration	0	0%	0	0%	0	0%
subtotal	\$330	33%	\$272	75%	\$209	91%
Total expenses	\$1,015	100%	\$363	100%	\$230	100%
net change in fund balance	(559)		33		56	
Fund balance - ending	\$156		\$715		\$682	

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

**2004-2018 cumulative
county TIF contributions:
\$787,522**

CRA board:

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

contact:

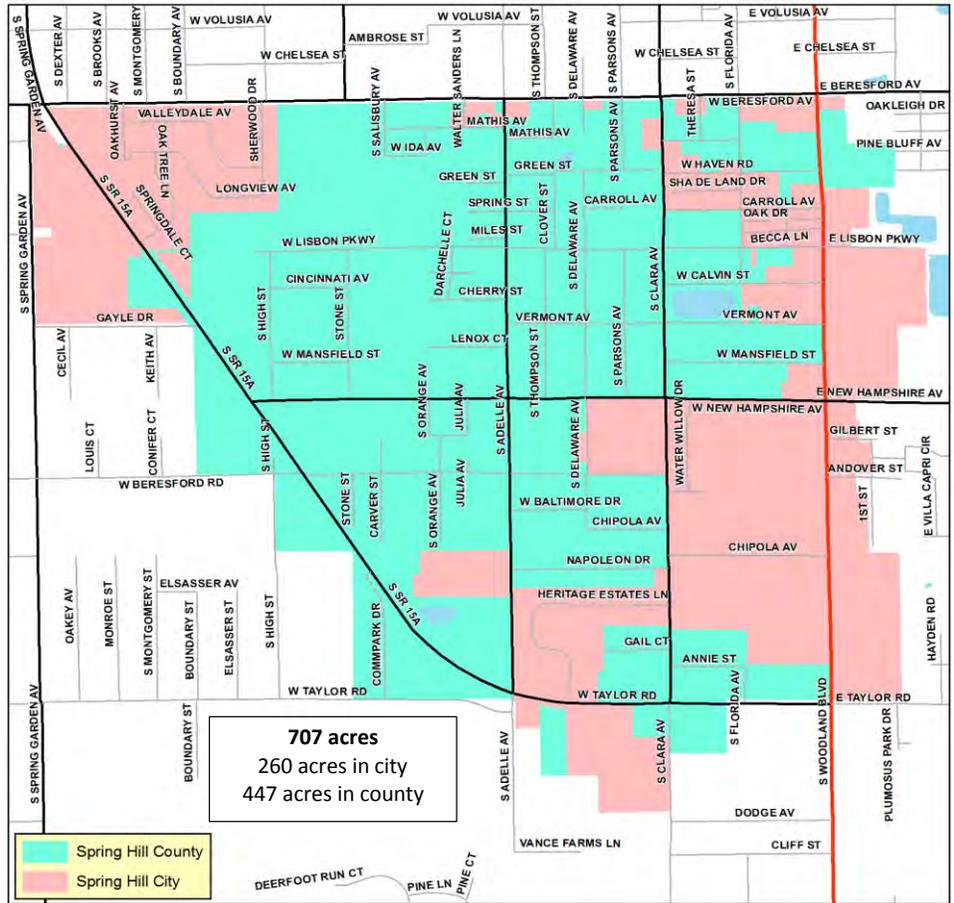
Mike Grebosz, assistant city manager

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

-building acquisition/improvement	\$441
-land acquisition	326
-new resource center	132
-lighting	24
total:	\$923

Current focus of plan:

- operation of Community Resource Center



<u>2018</u>	
Debt (\$ x 000)	none
Personnel: 0.00 FTE (\$ x 000)	\$10*
*paid to city employees directly or through transfer	
Primary expenditures	
-capital projects: Community Resource Center	

	FY 2018	% total	FY 2017	% total	FY 2016	% total
Revenues (x 000)						
county TIF	\$30	10%	\$12	40%	\$0	0%
hospital TIF	11	3%	3	10%	0	0%
city TIF	33	10%	13	43%	0	0%
subtotal	\$74	23%	\$28	93%	\$0	0%
NON TIF						
grants received	\$0	0%	\$0	0%	\$0	0%
miscellaneous*	252	77%	2	7%	2	100%
subtotal	\$252	77%	\$2	7%	\$2	100%
Total revenue	\$326	100%	\$30	100%	\$2	100%
Expenses (x000)						
CAPITAL						
debt payments	\$0	0%	\$0	0%	\$0	0%
capital projects	131	78%	1	2%	0	0%
grants awarded	4	2%	3	7%	2	7%
subtotal	\$135	80%	\$4	9%	\$2	7%
NONCAPITAL						
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other	23	14%	31	69%	18	60%
administration	10	6%	10	22%	10	33%
subtotal	\$33	20%	\$41	91%	\$28	93%
Total expenses	\$168	100%	\$45	100%	\$30	100%
net change in fund balance	158		(15)		(28)	
Fund balance - ending	\$329		\$171		\$186	

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

*includes \$250,000 transfer in from General Fund to partially fund capital project

**Deltona
Deltona CRA
2017-2037**

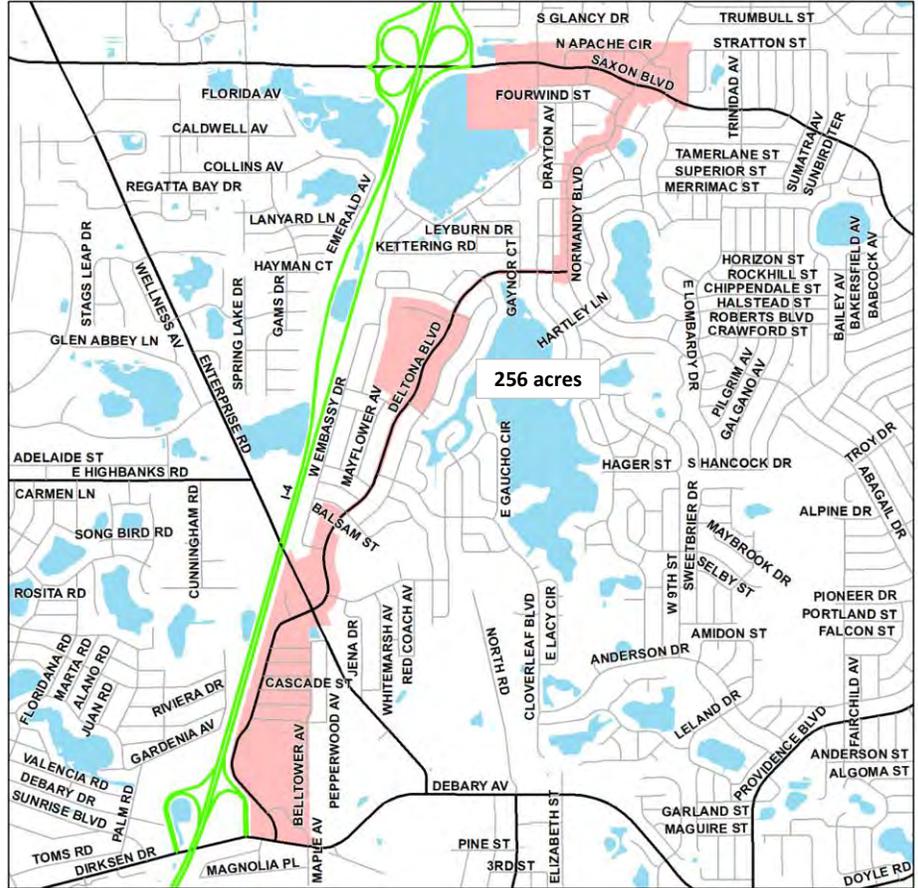
**2017-2018 cumulative
county TIF contributions:
\$34,053**

CRA board: city commission
contact: Scott McGrath, planner II

**Land acquisition and construction accomplishments
since 2017 (\$ x 000):**
N/A

total: \$0

Current focus of plan:
- road improvements at Normandy and Deltona
Boulevards



2018	
Debt (\$ x 000)	none
Personnel: 0.00 FTE (\$ x 000)	\$0
<i>*paid to city employees directly or through transfer</i>	
Primary expenditures	N/A

	FY 2018	% total	FY 2017	% total
Revenues (x 000)				
TIF county TIF	\$34	43%	\$0	0%
city TIF	46	57%	0	0%
subtotal	\$80	100%	\$0	0%
NON TIF				
grants received	\$0	0%	\$0	0%
miscellaneous*	0	0%	0	0%
subtotal	\$0	0%	\$0	0%
Total revenue	\$80	100%	\$0	0%
Expenses (x000)				
CAPITAL debt payments	\$0	0%	\$0	0%
capital projects	0	0%	0	0%
grants awarded	0	0%	0	0%
subtotal	\$0	0%	\$0	0%
NONCAPITAL policing/enforcement program	\$0	0%	\$0	0%
operating/maintenance/other	0	0%	0	0%
administration	0	0%	0	0%
subtotal	\$0	0%	\$0	0%
Total expenses	\$0	0%	\$0	0%
net change in fund balance	80		0	
Fund balance - ending	\$80		\$0	

**Edgewater
Edgewater CRA
2015-2035**

**2015-2018 cumulative
county TIF contributions:
\$75,429**

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

**Land acquisition and construction accomplishments
since 2015 (\$ x 000):**
Property demolition \$7
total: \$7

Current focus of plan:
- land acquisition
- wayfinding signs



2018		FY 2018	% total	FY 2017	% total	FY 2016	% total
Debt (\$ x 000)	none						
Revenues (x 000)							
TIF	county TIF	\$52	46%	\$19	46%	\$4	44%
	city TIF	60	54%	22	54%	5	56%
	subtotal	\$112	100%	\$41	100%	\$9	22%
NON TIF							
	grants received	\$0	0%	\$0	0%	\$0	0%
	miscellaneous*	0	0%	0	0%	0	0%
	subtotal	\$0	0%	\$0	0%	\$0	0%
Total revenue		\$112	100%	\$41	100%	\$9	22%
Expenses (x000)							
CAPITAL							
	debt payments	\$0	0%	\$0	0%	\$0	0%
	capital projects	3	43%	7	100%	0	0%
	grants awarded	0	0%	0	0%	0	0%
	subtotal	\$3	43%	\$7	100%	\$0	0%
NONCAPITAL							
	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%
	subtotal	\$0	0%	\$0	0%	\$0	0%
Total expenses		\$3	43%	\$7	100%	\$0	0%
net change in fund balance		109		34		9	
Fund balance - ending		\$152		\$43		\$9	

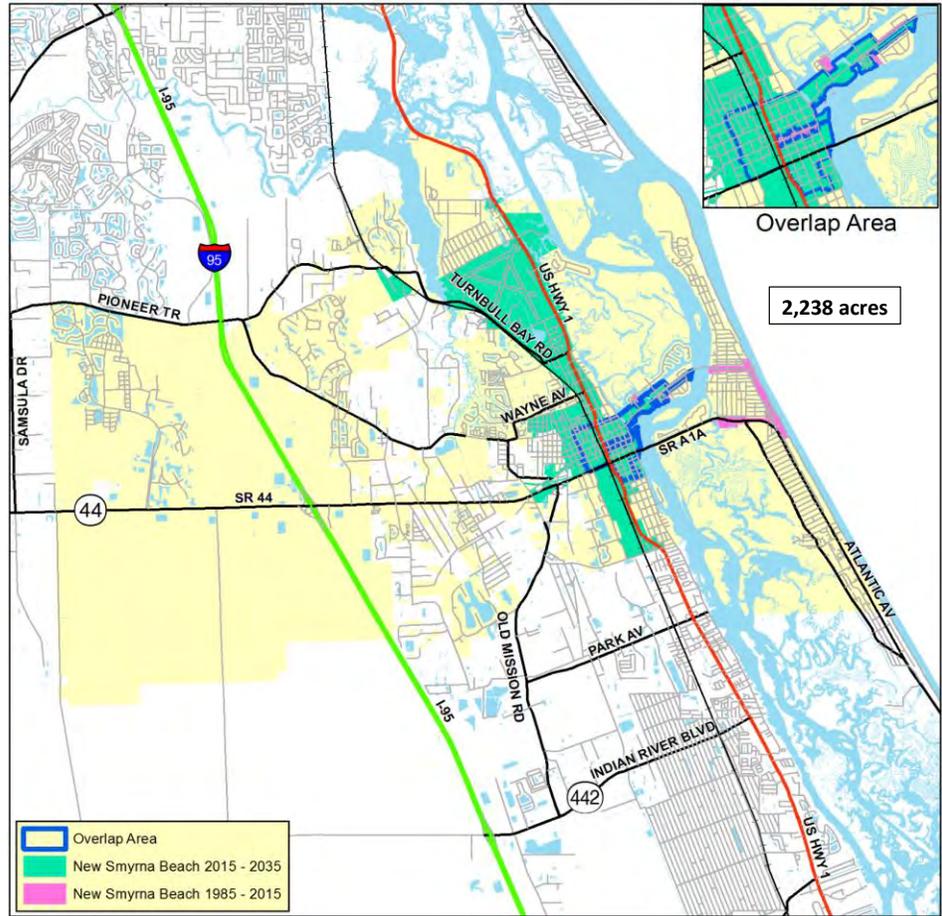
Personnel: 0.00 FTE (\$ x 000) \$0
**paid to city employees directly or through transfer*

Primary expenditures
capital projects: survey

New Smyrna Beach Summary for Two New Smyrna Beach CRAs

**1991-2018 cumulative
county TIF contributions:
\$20,077,515**

CRA board: city commission
contact: Tony Otte, CRA/economic development director



2018			FY 2018	% total	FY 2017	% total	FY 2016	% total
Debt (\$ x 000)	none	TIF						
		county TIF	\$142	48%	\$77	33%	\$34	7%
		hospital TIF	0	0%	0	0%	0	0%
		city TIF	149	51%	82	36%	35	6%
		subtotal	\$291	99%	\$159	69%	\$69	14%
Personnel: 0.00 FTE (\$ x 000)	\$0*	NON TIF						
		grants received	\$0	1%	\$70	31%	\$377	77%
		miscellaneous	2	1%	1	0%	45	9%
		subtotal	\$2	1%	\$71	31%	\$422	86%
Total revenue			\$293	100%	\$230	100%	\$491	100%
Primary expenditures	-capital projects	Expenses (x000)						
		CAPITAL						
		debt payments	\$0	0%	\$0	0%	\$0	0%
		capital projects	281	95%	71	78%	1,097	66%
		grants awarded	0	0%	0	0%	568	34%
		subtotal	\$281	95%	\$71	78%	\$1,665	100%
NONCAPITAL								
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%		
operating/maintenance/other	14	5%	20	22%	0	0%		
administration	0	0%	0	0%	0	0%		
subtotal	\$14	5%	\$20	22%	\$0	0%		
Total expenses			\$295	100%	\$91	100%	\$1,665	100%
net change in fund balance			(2)		139		(1,175)	
Fund balance - ending*			\$184		\$186		\$47	

*CRA created in 1985 sunset in 2015; assets were transferred to general fund; fund balance will be returned to taxing authorities in FY 2019.

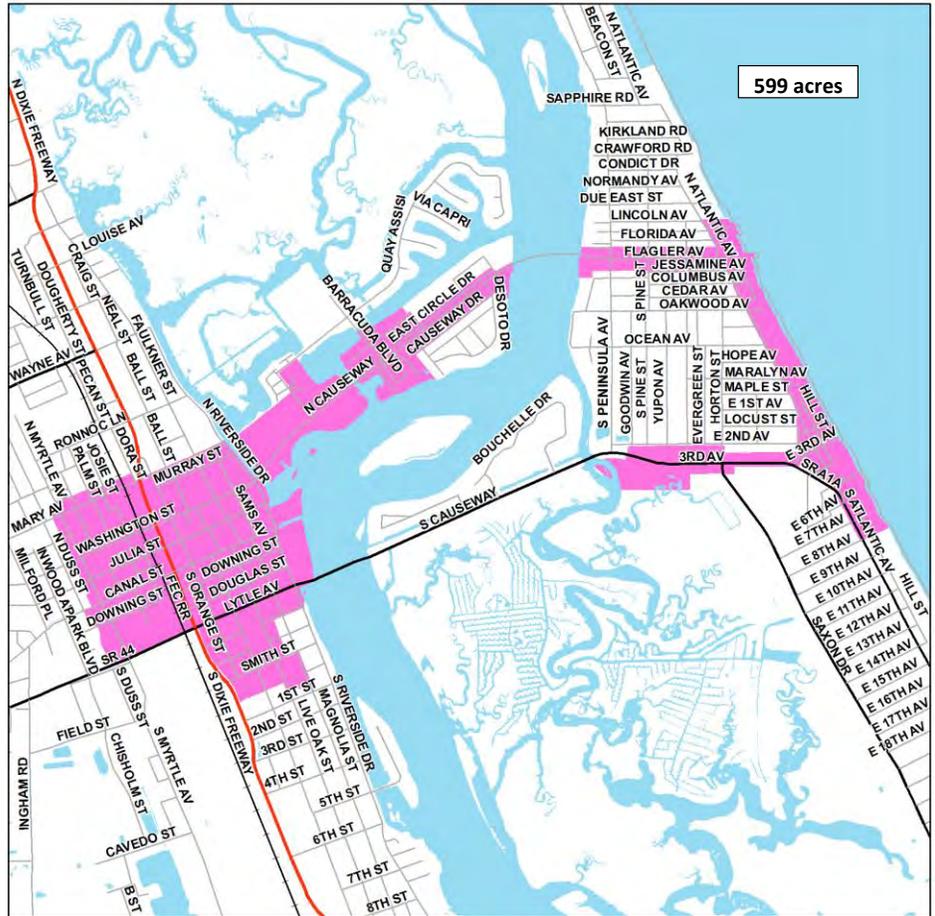
**New Smyrna Beach
CRA
1985-2015**

**1991-2018 cumulative
county TIF contributions:
\$19,824,286**

CRA board: city 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	1,125
-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
total:	\$24,904



Current focus of plan:

-close out

2018

Debt (\$ x 000)

none

Personnel: 0.00 FTE (\$ x 000)

\$0*

*paid to city employees directly or through transfer

	FY 2018	% total	FY 2017	% total	FY 2016	% total
Revenues (x 000)						
county TIF	\$0	0%	\$0	0%	\$0	0%
hospital TIF	0	0%	0	0%	0	0%
city TIF	0	0%	0	0%	0	0%
subtotal	\$0	0%	\$0	0%	\$0	0%
NON TIF						
grants received	\$0	0%	\$70	100%	\$377	90%
miscellaneous	0	0%	0	0%	44	10%
subtotal	\$0	0%	\$70	100%	\$421	100%
Total revenue	\$0	0%	\$70	100%	\$421	100%
Expenses (x000)						
debt payments	\$0	0%	\$0	0%	\$0	0%
capital projects	0	0%	19	100%	1,097	66%
grants awarded	0	0%	0	0%	568	34%
subtotal	\$0	0%	\$19	100%	\$1,665	100%
NONCAPITAL						
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%
subtotal	\$0	0%	\$0	0%	\$0	0%
Total expenses	\$0	0%	\$19	100%	\$1,665	100%
net change in fund balance	0		51		(1,244)	
Fund balance - ending*	\$29		\$29		(\$22)	

CRA sunset in 2015; fund balance will be returned to taxing authorities in FY 2019.

**New Smyrna Beach
CRA
2015-2035**

**2015-2018 cumulative
county TIF contributions:
\$253,229**

CRA board: city commission
contact: Tony Otte, CRA/economic development

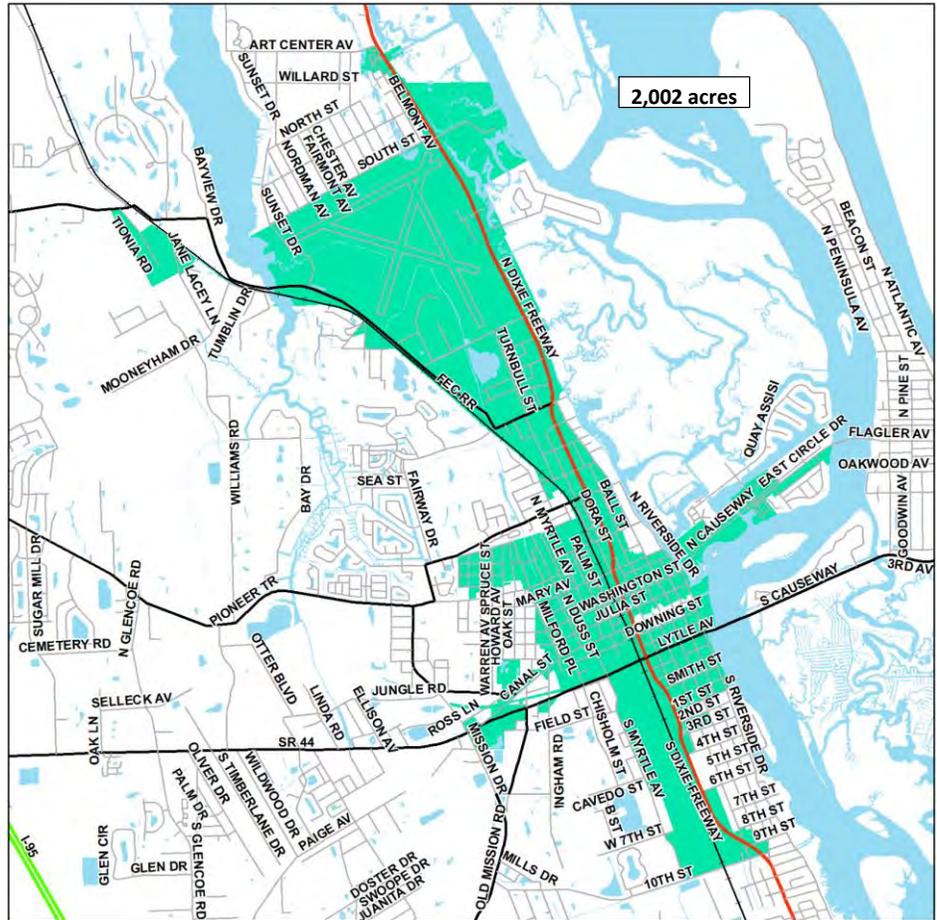
Land acquisition and construction accomplishments

since 2015 (\$ x 000):

property acquisition and demolition	\$169
US 1 streetscaping and landscaping	112
Railroad St. improvements	52
total:	\$333

Current focus of plan:

- Identify US 1 revitalization projects
- revitalize Historic Westside through affordable housing



2018	
Debt (\$ x 000)	none
Personnel: 0.0 FTE (\$ x 000)	\$0*
*paid to city employees directly or through transfer	

	FY 2018	% total	FY 2017	% total	FY 2016	% total
Revenues (x 000)						
TIF						
county TIF	\$142	48%	\$77	48%	\$34	49%
city TIF	149	51%	82	51%	35	51%
subtotal	\$291	99%	\$159	99%	\$69	100%
NON TIF						
grants received	\$0	0%	\$0	0%	\$0	0%
miscellaneous	2	1%	1	1%	0	0%
subtotal	\$2	1%	\$1	1%	\$0	0%
Total revenue	\$293	100%	\$160	100%	\$69	100%
Expenses (x000)						
CAPITAL						
debt payments	\$0	0%	\$0	0%	\$0	0%
capital projects	281	95%	52	72%	0	0%
grants awarded	0	0%	0	0%	0	0%
subtotal	\$281	95%	\$52	72%	\$0	0%
NONCAPITAL						
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other*	14	5%	20	28%	0	0%
administration	0	0%	0	0%	0	0%
subtotal	\$14	5%	\$20	28%	\$0	0%
Total expenses	\$295	100%	\$72	100%	\$0	0%
net change in fund balance	(2)		88		69	
Fund balance - ending*	\$155		\$157		\$69	

* museum fence and property appraisals not capital per GASB standards
* museum not publicly owned

**Orange City
Orange City CRA
2014-2034**

**2014-2018 cumulative
county TIF contributions:
\$220,285**

CRA board: city council

contact:

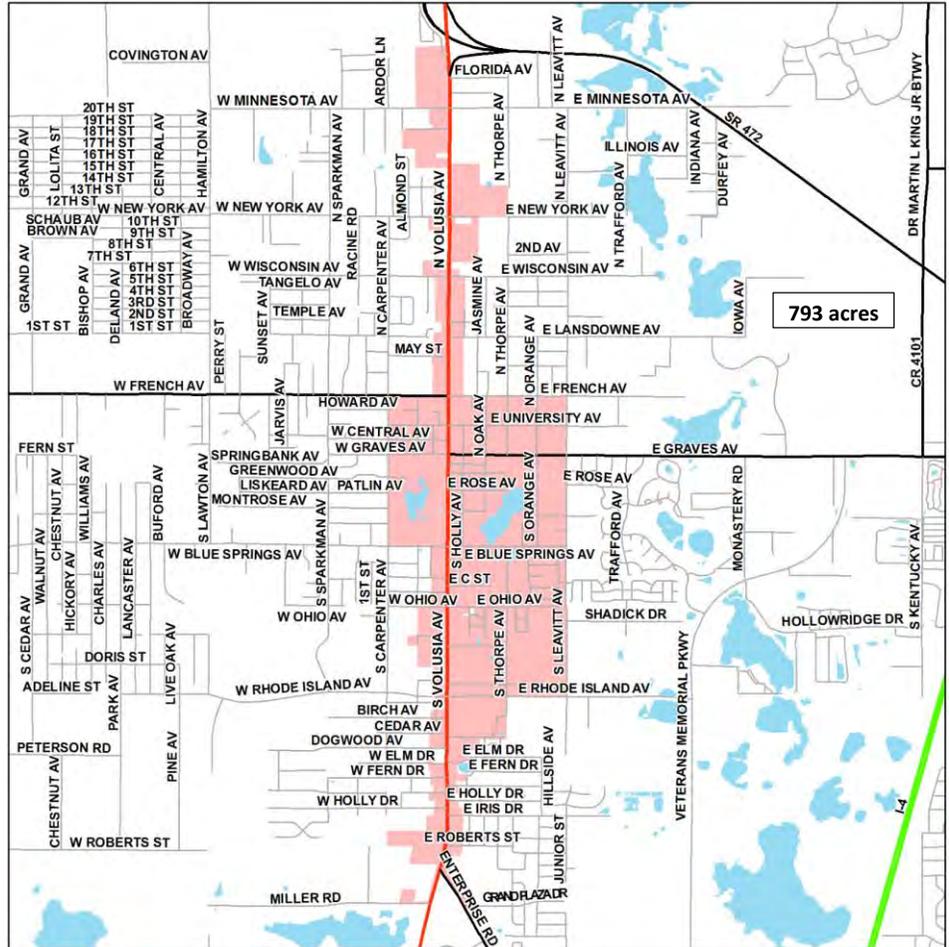
Becky Mendez, development services director

**Land acquisition and construction accomplishments
since 2014 (\$ x 000):**

S. Holly Ave. improvements	\$290
total:	\$290

Current focus of plan:

- façade improvement grants program
- S. Holly Ave. project



2018			FY 2018	% total	FY 2017	% total	FY 2016	% total
Revenues (x 000)								
Debt (\$ x 000)	none	county TIF	\$98	41%	\$64	41%	\$36	45%
		city TIF	139	59%	82	52%	44	55%
		TIF subtotal	\$237	100%	\$146	93%	\$80	100%
Personnel: 0.08 FTE (\$ x 000)	\$10*	grants received	\$0	0%	\$0	0%	\$0	0%
.08 development services director		miscellaneous	0	0%	11	7%	0	0%
*paid to city employees directly or through transfer		NON TIF subtotal	\$0	0%	\$11	7%	\$0	0%
		Total revenue	\$237	100%	\$157	100%	\$80	100%
Primary expenditures		Expenses (x000)						
capital projects: S. Holly Ave. improvements		CAPITAL						
		debt payments	\$0	0%	\$0	0%	\$0	0%
		capital projects	12	55%	278	97%	0	0%
		grants awarded	0	0%	0	0%	0	0%
		subtotal	\$12	55%	\$278	97%	\$0	0%
		NONCAPITAL						
		policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
		operating/maintenance/other	0	0%	0	0%	0	0%
		administration	10	45%	10	3%	0	0%
		subtotal	\$10	45%	\$10	3%	\$0	0%
		Total expenses	\$22	100%	\$288	100%	\$0	0%
		net change in fund balance	215		(131)		80	
		Fund balance - ending	\$215		\$0		\$131	

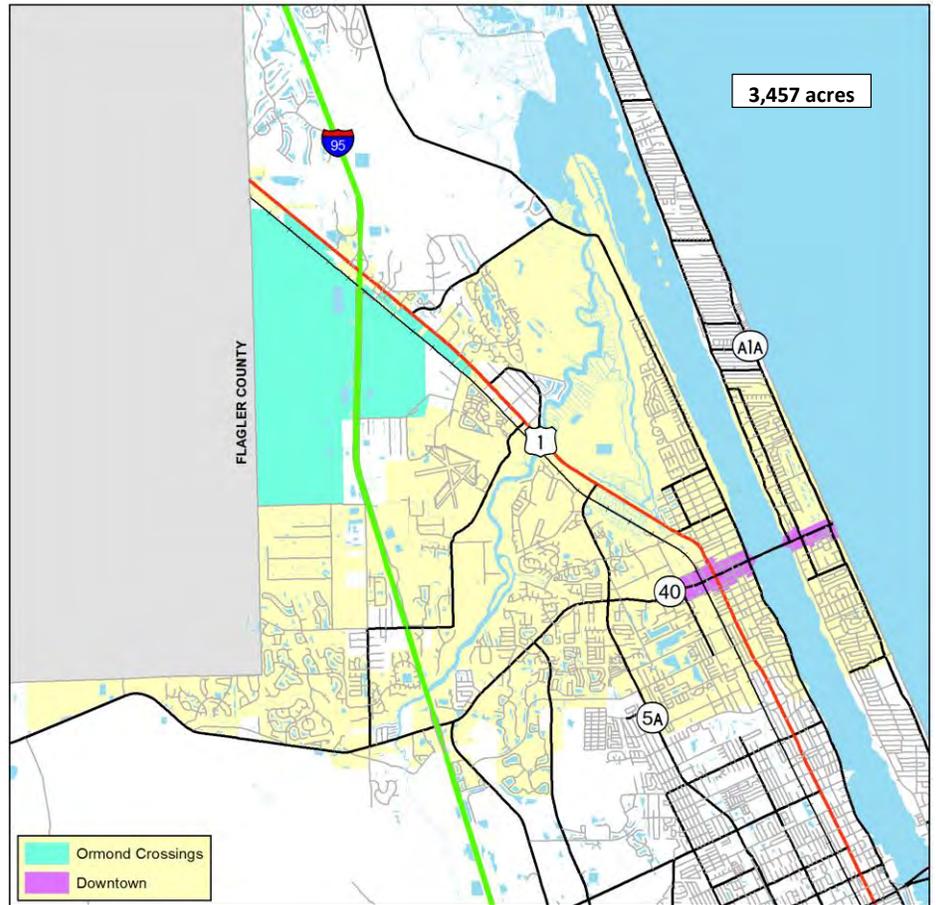
Ormond Beach Summary for Two Ormond Beach CRAs

**1991-2018 cumulative
county TIF contributions:
\$10,879,682***

**reflects actual amounts remitted*

CRA board: city commission

contact: Steven Spraker, planning director



2018			FY 2018	% total	FY 2017	% total	FY 2016	% total
Debt (\$ x 000)	none							
Personnel: 0.00 FTE (\$ x 000)	\$0*							
<i>*paid to city employees directly or through transfer</i>								
Primary expenditures								
- capital projects								
		Revenues (x 000)						
		county TIF	\$704	43%	\$637	55%	\$602	56%
		hospital TIF	38	2%	75	6%	83	8%
		city TIF	459	28%	414	35%	388	36%
		subtotal	\$1,201	73%	\$1,126	96%	\$1,073	100%
		NON TIF						
		grants received	\$431	26%	\$48	4%	\$0	0%
		miscellaneous	12	1%	3	0%	-2	0%
		subtotal	\$443	27%	\$51	4%	-\$2	0%
		Total revenue	\$1,644	100%	\$1,177	100%	\$1,071	100%
		Expenses (x000)						
		CAPITAL						
		debt payments	\$0	0%	\$0	0%	\$0	0%
		capital projects	526	51%	282	40%	812	73%
		grants awarded	82	8%	150	21%	50	5%
		subtotal	\$608	59%	\$432	61%	\$862	78%
		NONCAPITAL						
		policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
		operating/maintenance/other	421	41%	272	39%	248	22%
		administration	0	0%	0	0%	0	0%
		subtotal	\$421	41%	\$272	39%	\$248	22%
		Total expenses	\$1,029	100%	\$704	100%	\$1,110	100%
		net change in fund balance	615		473		(39)	
		Fund balance - ending	\$1,797		\$1,182		\$709	

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

**2006-2018 cumulative
county TIF contributions:
\$51,525***

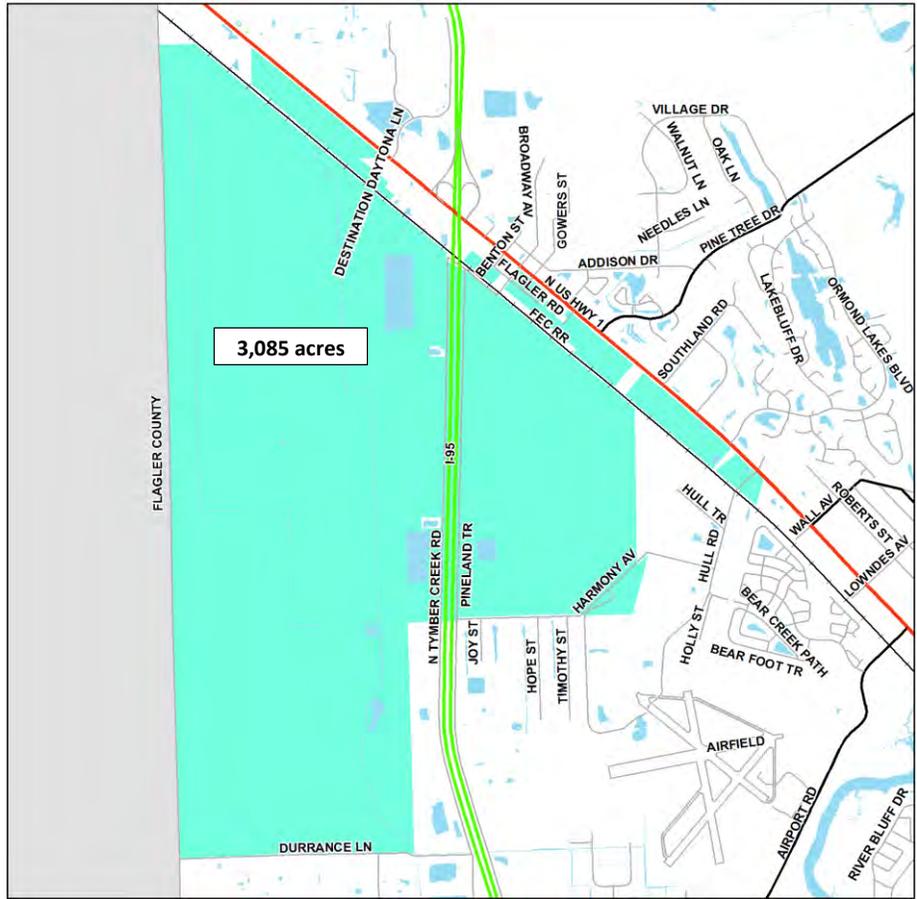
**reflects actual amounts remitted*

CRA board: city commission
contact: Steven Spraker, planning director

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

N/A
total: _____ \$0

Current focus of plan:
-assist development as needed



2018	
Debt (\$ x 000)	none
Personnel: 0.00 FTE (\$ x 000)	\$0*
<i>*paid to city employees directly or through transfer</i>	
Primary expenditures	-N/A

	FY 2018	% total	FY 2017	% total	FY 2016	% total
Revenues (x 000)						
TIF						
county TIF*	\$32	52%	\$19	46%	\$16	53%
hospital TIF	0	0%	5	12%	0	0%
city TIF	28	46%	17	42%	14	47%
subtotal	\$60	98%	\$41	100%	\$30	100%
NON TIF						
grants received	\$0	0%	\$0	0%	\$0	0%
miscellaneous	1	2%	0	0%	0	0%
subtotal	\$1	2%	\$0	0%	\$0	0%
Total revenue	\$61	100%	\$41	100%	\$30	100%
Expenses (x000)						
CAPITAL						
debt payments	\$0	0%	\$0	0%	\$0	0%
capital projects	0	0%	0	0%	0	0%
grants awarded	0	0%	0	0%	0	0%
subtotal	\$0	0%	\$0	0%	\$0	0%
NONCAPITAL						
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other	0	0%	0	0%	0	0%
administration	0	0%	0	0%	0	0%
subtotal	\$0	0%	\$0	0%	\$0	0%
Total expenses	\$0	0%	\$0	0%	\$0	0%
net change in fund balance	61		41		30	
Fund balance - ending	\$158		\$97		\$56	

**City posted 2017 county TIF remitted for Ormond Crossings to Downtown CRA in error. Figures here reflect county remissions. The city will correct its revenues received in 2019.*

Port Orange Summary for Two Port Orange CRAs

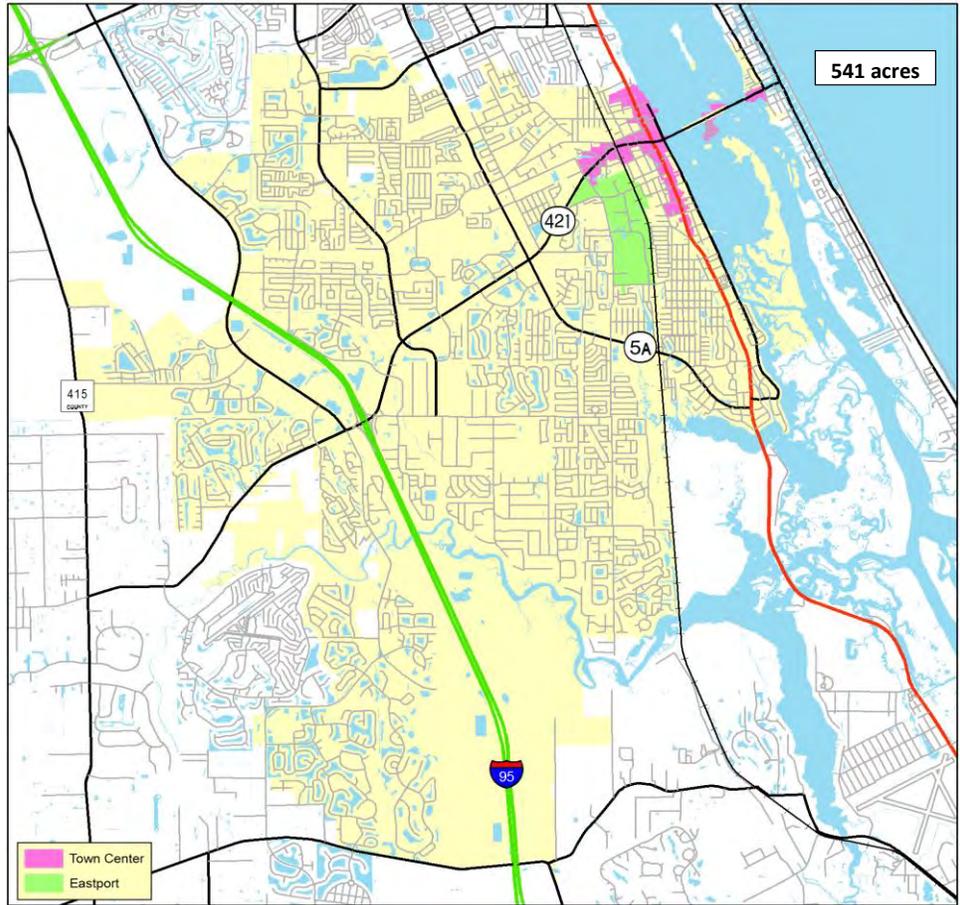
**1995-2018 cumulative
county TIF contributions:
\$3,172,006**

2 CRA boards:

city council

2 representatives from the district appointed by council

contact: Penelope Cruz, principal planner



2018			FY 2018	% total	FY 2017	% total	FY 2016	% total
Debt (\$ x 000)								
initial date	2006-2018							
amount of initial debt	\$12,063							
balance	\$10,064							
maturity	2024-2036							
		Revenues (x 000)						
		TIF						
		county TIF	\$196	44%	\$172	21%	\$159	28%
		hospital TIF	12	3%	20	2%	22	3%
		city TIF	134	30%	114	14%	103	18%
		subtotal	\$342	77%	\$306	37%	\$283	49%
		NON TIF						
		grants received	\$95	22%	\$502	60%	\$251	44%
		miscellaneous	6	1%	26	3%	31	6%
		subtotal	\$101	23%	\$528	63%	\$282	51%
Personnel: 0.00 FTE (\$ x 000)								
	\$0*	Total revenue	\$443	100%	\$834	100%	\$566	100%
<i>*paid to city employees directly or through transfer</i>								
		Expenses (x000)						
		CAPITAL						
		debt payments	\$624	31%	\$621	52%	\$611	69%
		capital projects	1,386	68%	545	46%	242	27%
		grants awarded	1	0%	0	0%	15	2%
		subtotal	\$2,011	99%	\$1,166	98%	\$868	98%
		NONCAPITAL						
		policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
		operating/maintenance/other	14	1%	18	2%	16	2%
		administration	0	0%	0	0%	0	0%
		subtotal	\$14	1%	\$18	2%	\$16	2%
Primary expenditures		Total expenses	\$2,025	100%	\$1,184	100%	\$884	100%
-capital projects		net change in fund balance	(1,581)		(349)		(318)	
		Fund balance - ending	(\$3,217)		(\$1,635)		(\$1,286)	

**Port Orange
Eastport CRA
1995-2036**

**1995-2018 cumulative
county TIF contributions:
\$1,464,822**

CRA board:

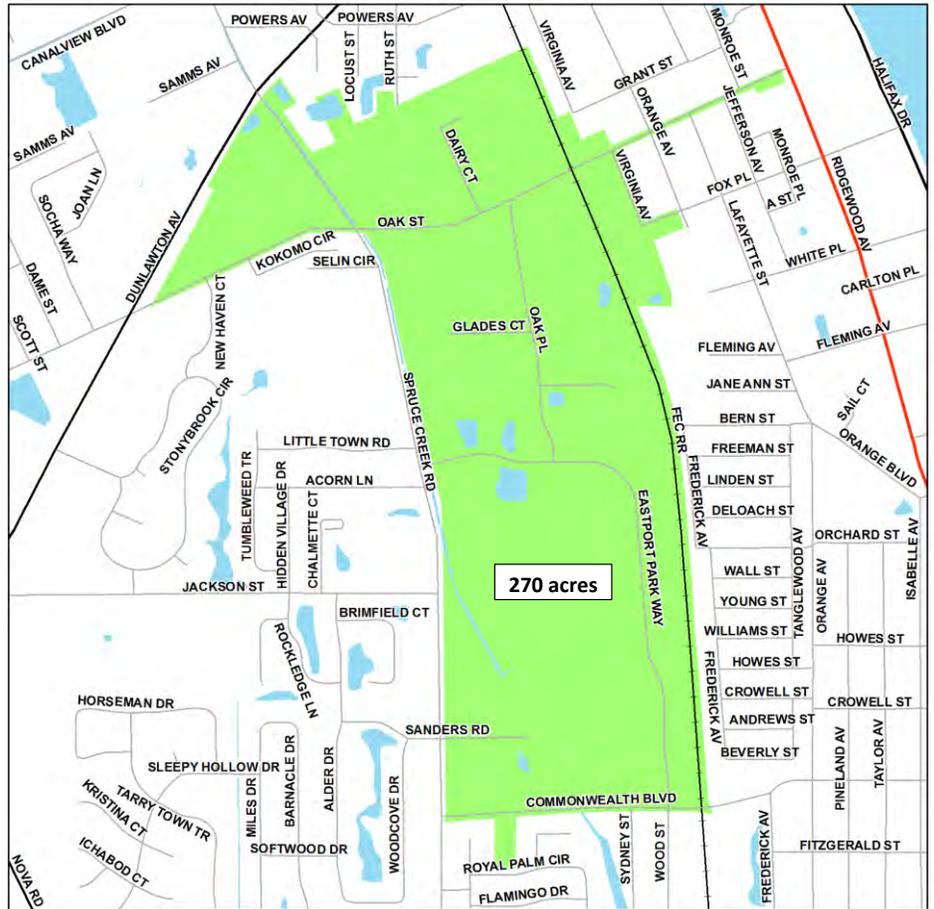
- city council
- 2 representatives from the district appointed by council
- contact:** Penelope Cruz, principal planner

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 property
- business recruitment



2018	
Debt (\$ x 000)	revenue bond
initial date	2006
amount of initial debt	\$2,500
balance	\$1,395
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 2018	% total	FY 2017	% total	FY 2016	% total
Revenues (x 000)							
TIF	county TIF	\$113	57%	\$93	52%	\$93	55%
	hospital TIF	7	4%	11	6%	13	8%
	city TIF	76	38%	62	35%	60	36%
	subtotal	\$196	99%	\$166	93%	\$166	99%
NON TIF	grants received	\$0	0%	\$0	0%	\$0	0%
	miscellaneous	2	1%	13	7%	2	1%
	subtotal	\$2	1%	\$13	7%	\$2	1%
Total revenue		\$198	100%	\$179	100%	\$168	100%
Expenses (x000)							
CAPITAL	debt payments	\$177	97%	\$177	97%	\$181	90%
	capital projects	0	0%	0	0%	0	0%
	grants awarded	0	0%	0	0%	15	7%
	subtotal	\$177	97%	\$177	97%	\$196	97%
NONCAPITAL	policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
	operating/maintenance/other	6	3%	6	3%	6	3%
	administration	0	0%	0	0%	0	0%
	subtotal	\$6	3%	\$6	3%	\$6	3%
Total expenses		\$183	100%	\$183	100%	\$202	100%
net change in fund balance		15		(4)		(34)	
Fund balance - ending		\$304		\$289		\$293	

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

**1998-2018 cumulative
county TIF contributions:
\$1,707,184**

CRA board:

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

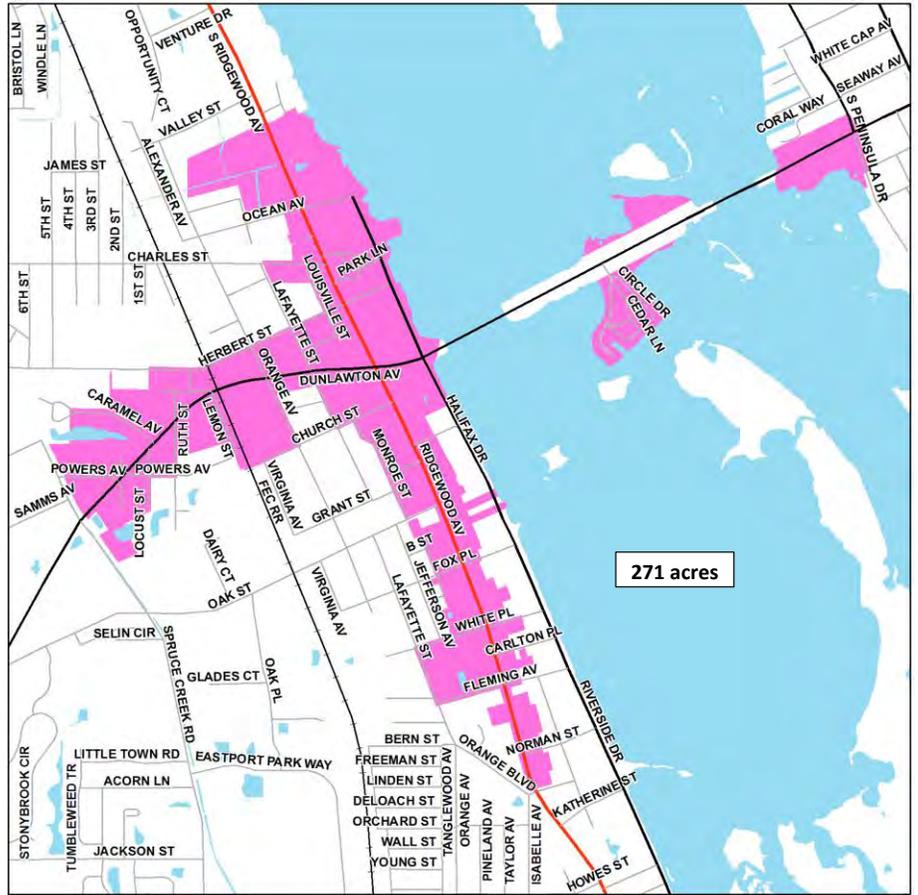
contact: Penelope Cruz, principal planner

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

-Riverwalk Park, including land	\$3,419
-land acquisition	1,391
-fences and sign construction	10
total:	\$4,820

Current focus of plan:

- Riverwalk area



		2018					
Debt (\$ x 000)							
date	2018	2017	2016	2015	2012	2010	2007
initial							
debt	\$1,547	\$570	\$304	\$785	\$339	\$418	\$5,600
balance	\$1,547	\$570	\$304	\$785	\$339	\$414	\$4,710
maturity	2025	2025	2025	2025	2025	2025	2036
purpose	prop purchase	supplement fund				prop - Cardwell	land for Riverwalk
project status	n/a	n/a	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

	FY 2018	% total	FY 2017	% total	FY 2016	% total
Revenues (x 000)						
county TIF	\$83	34%	\$79	12%	\$66	17%
hospital TIF	5	2%	9	1%	9	2%
city TIF	58	24%	52	8%	43	11%
subtotal	\$146	60%	\$140	21%	\$118	30%
NON TIF						
grants received*	\$95	38%	\$502	77%	\$251	63%
miscellaneous **	4	2%	13	2%	29	7%
subtotal	\$99	40%	\$515	79%	\$280	70%
Total revenue	\$245	100%	\$655	100%	\$398	100%
Expenses (x000)						
debt payments	\$447	25%	\$444	45%	\$430	63%
capital projects	1,386	75%	545	54%	242	35%
grants awarded	1	0%	0	0%	0	0%
subtotal	\$1,834	100%	\$989	99%	\$672	99%
NONCAPITAL						
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other	8	0%	12	1%	10	1%
administration	0	0%	0	0%	0	0%
subtotal	\$8	0%	\$12	1%	\$10	1%
Total expenses	\$1,842	100%	\$1,001	100%	\$682	100%
net change in fund balance	(1,597)		(346)		(284)	
Fund balance - ending	(\$3,522)		(\$1,925)		(\$1,579)	

**South Daytona
South Daytona CRA
1997-2026***

*1997-2050 under certain development conditions

**1997-2018 cumulative
county TIF contributions:
\$8,281,611**

CRA board:

city commission

contact:

Patty Rippey, redevelopment director

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

-US 1 corridor improvements	\$10,901
-landscaping	308
-US 1 sanitary sewer project	102
-banner poles	42
total:	\$11,353

Current focus of plan:

- pay down debt
- encourage economic development



2018

Debt (\$ x 000)	general	capital	capital
	fund	note	note
	loan		
initial date	2015	2014	2006
amount of initial debt	\$3,163	\$3,570	\$3,000
balance	\$2,704	\$2,754	\$1,112
maturity	2023	2028	2024
purpose	US 1	US 1	US 1
	improve	improve	improve
project status	complete	complete	complete

Personnel: 2.50 FTE (\$ x 000) \$348*

1.00 redevelopment director
1.50 community policing officers

**paid to city employees directly or through transfer
-includes 25% each for city manager, finance director,
and CRA Board*

Primary expenditures

- debt payments

	FY 2018	% total	FY 2017	% total	FY 2016	% total
Revenues (x 000)						
county TIF	\$618	45%	\$544	45%	\$493	45%
hospital TIF	35	3%	62	5%	69	6%
city TIF	722	52%	604	50%	531	49%
subtotal	\$1,375	100%	\$1,210	100%	\$1,093	100%
NON TIF						
grants received	\$0	0%	\$0	0%	\$0	0%
miscellaneous*	0	0%	0	0%	0	0%
subtotal	\$0	0%	\$0	0%	\$0	0%
Total revenue	\$1,375	100%	\$1,210	100%	\$1,093	100%
Expenses (x000)						
CAPITAL						
debt payments	\$715	61%	\$747	64%	\$550	52%
capital projects	0	0%	0	0%	100	9%
grants awarded	10	1%	8	1%	0	0%
subtotal	\$725	62%	\$755	65%	\$650	62%
NONCAPITAL						
policing/enforcement program	\$218	19%	\$252	22%	\$133	13%
operating/maintenance/other	97	8%	28	2%	37	3%
administration	130	11%	127	11%	234	22%
subtotal	\$445	38%	\$407	35%	\$404	38%
Total expenses	\$1,170	100%	\$1,162	100%	\$1,054	100%
net change in fund balance	205		48		39	
Fund balance - ending	\$292		\$87		\$39	



THE CITY OF DAYTONA BEACH
COMMUNITY REDEVELOPMENT AGENCY

2018
Annual Report



INTRODUCTION

DOWNTOWN RIVERFRONT PLANS CLOSER TO REALITY

The annual report for the City of Daytona Beach Community Redevelopment Agency's fiscal year that began October 1, 2017 and ended September 30, 2018 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 2010 The Riverfront Master Plan was adopted in the midst of the recession without local, state, or federal funds to underwrite the ideas developed during a three year process of public workshops and meetings. Attention turned to improving Orange Avenue and its extension over the Halifax River known as the Tom Staed Veterans Memorial Bridge which is expected to cost \$39 million and be completed in January 2020. The closure of Orange Avenue and the bridge has created challenges as 11,000 daily trips were rerouted. The CRA and City also focused on building the Sweetheart multipurpose trail along Riverfront Park as part of the East Coast Greenway, a 3,000-mile biking and walking route linking the major cities of the Atlantic coast of the United States, from Calais, Maine, to Key West, Florida.

The challenges of the past several years were exacerbated when Hurricane Irma caused extensive flooding throughout the central business district in 2017, causing a large number of businesses to close. But 2017 was also a year of hope as Hyatt Brown announced he was keeping the corporate headquarters of Brown & Brown Insurance in the Downtown including a new 11-story office building and several hundred new jobs on a 10+ acre brownfield site overlooking the Halifax River to be completed in 2020.

In 2018 new downtown projects were proposed including Delta West, a one-block mixed use commercial and residential development that is expected to include a grocery store and hundreds of new residents in a luxury apartment development. The CRA plans to use tax increment revenues created by the new Brown & Brown Insurance office building to help improve Riverfront Park in partnership with a new Foundation which will include a \$15 million contribution from Hyatt and Cici Brown. The CRA and City have already initiated plans to replace the park's seawall, improve Beach Street and replace aging infrastructure.



WHO IS THE COMMUNITY REDEVELOPMENT AGENCY

THE CITY OF DAYTONA BEACH COMMUNITY REDEVELOPMENT AGENCY

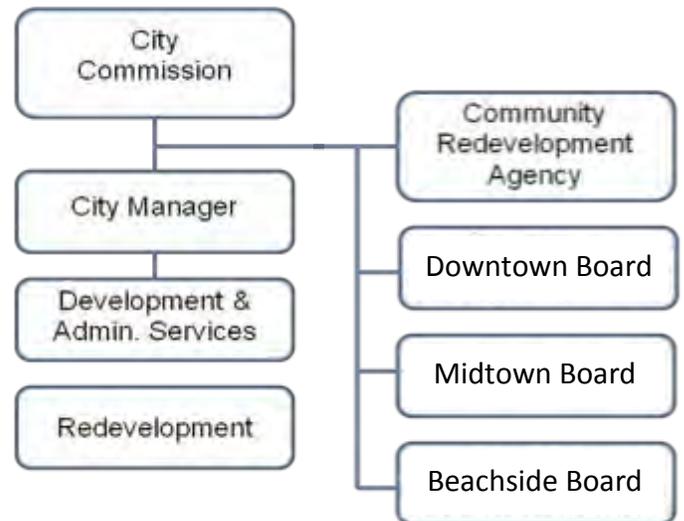
The City of Daytona Beach City Commission serves as the Community Redevelopment Agency (CRA). The CRA meets at least quarterly and can call special meetings and workshops as required to conduct the business of the Agency. Meetings are held in the City Commission Chambers at City Hall.



CRA BOARD MEMBERS (as of September 30, 2018)
Front row left to right: Commissioner Kelly White, Mayor Derrick Henry, and Commissioner Ruth Trager. Back row left to right: Commissioner Aaron Delgado, Commissioner Dannette Henry, Commissioner Paula R. Reed, and Commissioner Rob Gilliland.

The agendas and minutes of the CRA meetings are posted on the City's Web site (www.codb.us). In addition, the CRA meetings are broadcast live on Spectrum 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, 2018)

Downtown Redevelopment Board

Meeting first Tuesday of each month at Noon
Scott Weidman, Chair; Sheryl Cook; Daniel Harshaw; Russell Holloway; Quanita May; Jake Nicely; Kent Sharples; and Cathy Washington*.

Beachside Redevelopment Board

Meeting second Wednesday of each month at 6:00 p.m.
Dino P. Paspalakis, Chair; Mike Denis; Gilbert Myara; Jennifer Nazak; James Newman*; Dino M. Paspalakis; Amy Pyle; and Marcia Tuggle.

Midtown Redevelopment Board

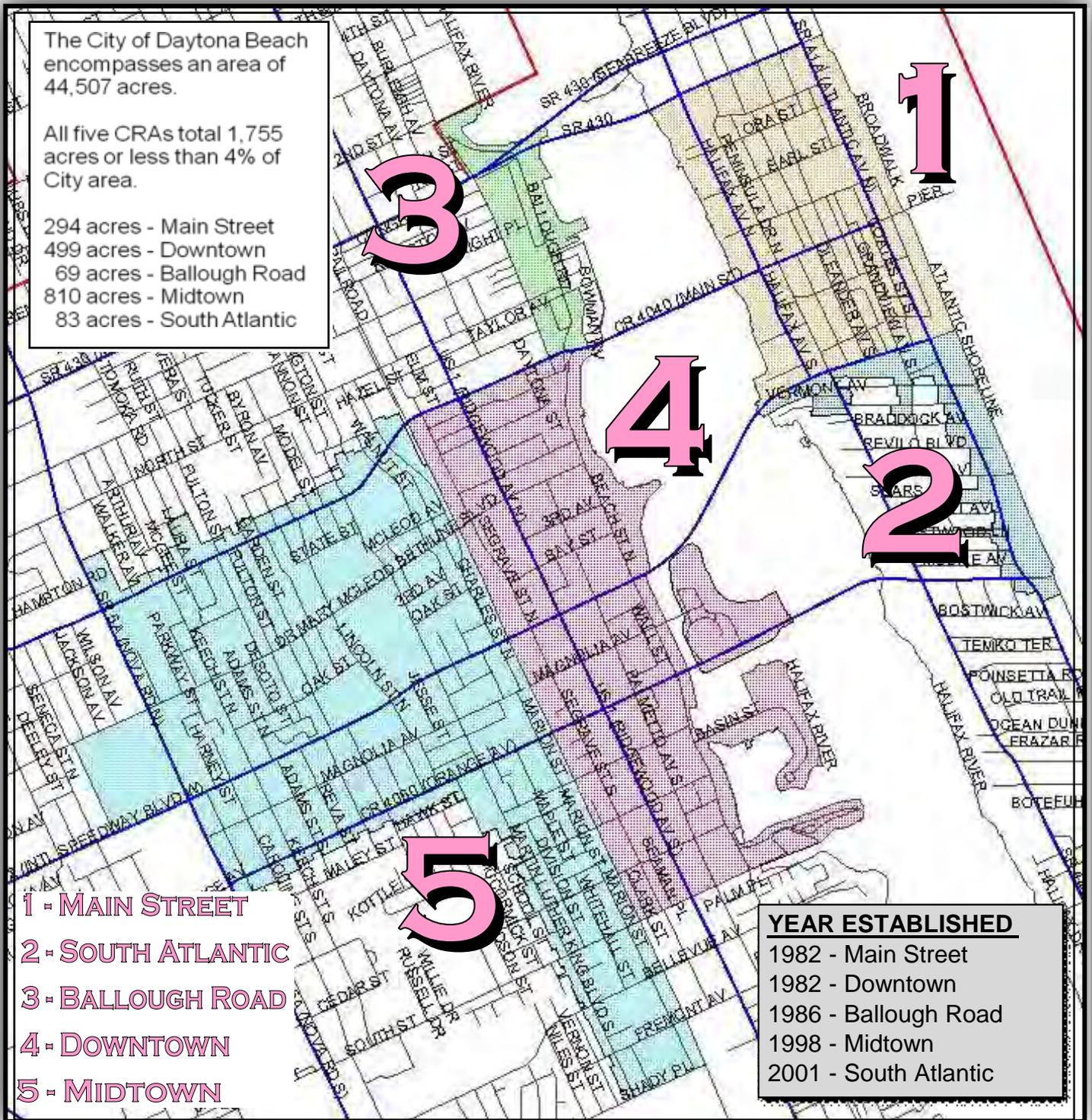
Meeting second Tuesday of each month at 6:00 p.m.
Pierre Louis, Chair; Tony Barhoo*; Alphonsa Bush, Jr.; Kenya Ford; Danny Fuqua; Steve Miller; and Oliver Ross.

* Planning Board appointment

WHERE ARE THE COMMUNITY REDEVELOPMENT AREAS

COMMUNITY REDEVELOPMENT AREAS

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



REDEVELOPMENT PROJECT & PROGRAM HIGHLIGHTS

TWO HURRICANES IN TWO YEARS ADD MORE CHALLENGES

Hurricane Matthew in 2016 caused extensive damage from coastal flooding and hurricane force winds followed in 2017 by Hurricane Irma which flooded downtown businesses causing many to close. These setbacks have not deterred the momentum to redevelop in the historic centers of Daytona Beach.



PRESERVING THE HISTORIC STREAMLINE HOTEL & MORE

The opening of the renovated Streamline Hotel in 2017 has taken a historic building to new heights. Now Eddie Hennessey has turned his attention to redeveloping the surrounding area, joining the CRA, City, and Chamber of Commerce in an effort to make International Speedway Boulevard (U.S. 92) the gateway to the World's Most Famous Beach that the community can be proud of. To that end several blighted buildings have been acquired and are in the process of demolition.



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 CAFR report will be posted on the City's web site at www.codb.us.



FINANCIAL INFORMATION

THE CITY OF DAYTONA BEACH, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2018

	General	Redevelopment Trust	Capital Projects	Nonmajor Governmental	Total Governmental Funds
ASSETS:					
Equity in pooled cash, cash equivalents, and investments	\$ 18,148,810	\$ 5,430,609	\$ 3,812,236	\$ 19,156,956	\$ 46,548,611
Receivables (net):					
Accounts	2,669,950	63,964	-	-	2,733,914
Taxes	295,231	-	-	16,825	312,056
Notes	114,065	169,729	-	-	283,794
Accrued interest	179,884	-	-	-	179,884
Due from other funds	4,892,000	-	-	-	4,892,000
Intergovernmental receivable	2,204,439	-	-	3,517,783	5,722,222
Deposits	1,150	-	-	-	1,150
Inventory	254,243	-	-	-	254,243
Prepays	16,694	-	-	-	16,694
Restricted equity in pooled cash, cash equivalents, and investments	-	-	586,368	3,288,709	3,875,077
Total assets	\$ 28,776,466	\$ 5,664,302	\$ 4,398,604	\$ 25,980,273	\$ 64,819,645
LIABILITIES:					
Accounts payable and other liabilities	\$ 3,414,040	\$ 44,108	\$ 503,862	\$ 1,260,886	\$ 5,222,896
Due to other funds	-	-	-	4,660,000	4,660,000
Intergovernmental payable	52,069	1,249	-	2,254	55,572
Deposits	44,378	-	-	1,944	46,322
Unearned revenue	1,066,204	-	-	2,988,122	4,054,326
Total liabilities	4,576,691	45,357	503,862	8,913,206	14,039,116
FUND BALANCES:					
Non-Spendable:					
Notes receivable	114,065	-	-	-	114,065
Inventory	254,243	-	-	-	254,243
Prepays	16,694	-	-	-	16,694
Restricted:					
Debt covenants	-	-	-	3,289,813	3,289,813
General government	-	-	-	10,942,565	10,942,565
Public safety	67,560	-	-	2,660,429	2,727,989
Transportation	-	-	586,368	699,604	1,285,972
Economic environment	-	5,618,945	-	758,309	6,377,254
Culture and recreation	190,989	-	-	1,597,805	1,788,794
Assigned:					
Capital projects	3,516,545	-	3,308,374	-	6,824,919
Fiscal year 2019 Budget	1,758,131	-	-	-	1,758,131
Other projects	24,619	-	-	-	24,619
Unassigned	18,256,929	-	-	(2,881,458)	15,375,471
Total fund balances	24,199,775	5,618,945	3,894,742	17,067,067	50,780,529
Total liabilities and fund balances	\$ 28,776,466	\$ 5,664,302	\$ 4,398,604	\$ 25,980,273	\$ 64,819,645

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, 2018

	General	Redevelopment Trust	Capital Projects	Nonmajor Governmental	Total Governmental Funds
REVENUES:					
Taxes	\$ 41,360,357	\$ -	\$ -	\$ 2,270,127	\$ 43,630,484
Licenses and permits	6,340,606	9,959	-	3,941,073	10,291,638
Intergovernmental	7,553,602	3,113,383	11,309	10,425,708	21,104,002
Charges for services	3,688,838	11,960	-	-	3,700,798
Fines and forfeitures	490,257	-	-	29,153	519,410
Special assessments/impact fees	-	-	-	3,589,073	3,589,073
Income on investments	704,913	20,829	13,859	67,942	807,543
Miscellaneous	1,168,255	5,421	100,151	418,583	1,692,410
Total revenues	61,306,828	3,161,552	125,319	20,741,659	85,335,358
EXPENDITURES:					
Current operating:					
General government	6,184,728	108,866	364,927	2,321,367	8,979,888
Public safety	47,895,986	-	-	910,828	48,806,814
Physical environment	-	-	-	3,383,357	3,383,357
Transportation	9,798,837	269,027	248,483	483,502	10,799,849
Economic environment	1,436,284	1,032,916	-	1,221,543	3,690,743
Human services	10,086	-	-	-	10,086
Culture and recreation	4,268,647	-	131,792	103,280	4,503,719
Capital outlay	1,835,681	2,062,869	3,200,761	5,265,341	12,364,652
Debt service:					
Principal	-	-	-	3,539,121	3,539,121
Interest and fiscal charges	-	-	-	1,770,023	1,770,023
Total expenditures	71,430,249	3,473,678	3,945,963	18,998,362	97,848,252
Excess (deficiency) of revenues over (under) expenditures	(10,123,421)	(312,126)	(3,820,644)	1,743,297	(12,512,894)
OTHER FINANCING SOURCES (USES):					
Debt issuance	450,000	-	-	12,100	462,100
Grants and aids	(498,506)	-	-	-	(498,506)
Transfers in	16,198,040	2,759,018	3,154,225	3,872,669	25,983,952
Transfers (out)	(4,837,460)	(2,885,480)	-	(587,859)	(8,310,799)
Total other financing sources (uses)	11,312,074	(126,462)	3,154,225	3,296,910	17,636,747
Net change in fund balances	1,188,653	(438,588)	(666,419)	5,040,207	5,123,853
FUND BALANCES:					
Beginning	23,011,122	6,057,533	4,561,161	12,026,860	45,656,676
Ending	<u>\$ 24,199,775</u>	<u>\$ 5,618,945</u>	<u>\$ 3,894,742</u>	<u>\$ 17,067,067</u>	<u>\$ 50,780,529</u>

FINANCIAL INFORMATION

THE CITY OF DAYTONA BEACH, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
REDEVELOPMENT TRUST SPECIAL REVENUE FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018

	Budgeted Amounts		Actual Amounts	Variance
	Original	Final		
REVENUES:				
Licenses and permits	\$ 6,592	\$ 6,592	\$ 9,959	\$ 3,367
Intergovernmental	3,129,882	3,116,713	3,113,383	(3,330)
Charges for services	12,456	12,456	11,960	(496)
Income on investments	-	-	20,829	20,829
Miscellaneous	6,822	6,822	5,421	(1,401)
Total revenues	3,155,752	3,142,583	3,161,552	18,969
EXPENDITURES:				
Current operating:				
General government	110,956	172,480	108,865	63,615
Transportation	280,269	290,269	269,028	21,241
Economic environment	1,709,896	1,581,314	1,032,916	548,398
Grants & Aids	-	1,085,000	-	1,085,000
Capital outlay	922,524	5,656,276	2,062,869	3,593,407
Total expenditures	3,023,645	8,785,339	3,473,678	5,311,661
Excess (deficiency) of revenues over (under) expenditures	132,107	(5,642,756)	(312,126)	5,330,630
OTHER FINANCING SOURCES (USES):				
Transfers in	2,770,849	2,759,018	2,759,018	-
Transfers (out)	(2,902,956)	(2,905,266)	(2,885,480)	19,786
Total other financing sources (uses)	(132,107)	(146,248)	(126,462)	19,786
Net change in fund balance	-	(5,789,004)	(438,588)	5,350,416
FUND BALANCE:				
Beginning	6,057,533	6,057,533	6,057,533	-
Ending	<u>\$ 6,057,533</u>	<u>\$ 268,529</u>	<u>\$ 5,618,945</u>	<u>\$ 5,350,416</u>

FINANCIAL INFORMATION

THE CITY OF DAYTONA BEACH, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS – (CONTINUED)
September 30, 2018

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of The City of Daytona Beach, Florida (the “City”) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant accounting policies of the City:

A. Reporting Entity:

The City is a municipal corporation created pursuant to the laws of Florida, Chapter 67-1274, governed by an elected seven (7) member board composed of a Mayor and six (6) district Commissioners. The accompanying financial statements present The City of Daytona Beach (the primary government) and its component units, entities for which the City is considered to be financially accountable. A blended component unit, in substance, part of the primary government’s operations, even though it is a legally separate entity. Thus the blended component unit is appropriately presented as a fund of the primary government. The discretely presented component units are reported in a separate column in the government-wide financial statements to emphasize that they are legally separate from the City. All component units have a September 30 year-end.

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

The Daytona Beach Community Redevelopment Agency (CRA) was created pursuant to Chapter 163, Part III, Florida Statutes, and Ordinance 82-255 in August 1982. Although legally separate, the CRA is a blended component unit of the City and is reported as if it were part of the City, as a special revenue fund. The CRA is governed by a board of directors which is comprised of the City Commission; the CRA’s Chairman is the City’s Mayor. The purpose of the CRA is to eliminate and prevent blight within the designated Community Redevelopment Areas of the City. These services provided by the CRA almost entirely benefit the City. Bond issuance authorization is approved by the City Commission. The CRA’s resources are pledged to repay its associated debt; and, if those resources are insufficient, then the City has obligated its non-ad valorem revenues in any amount necessary to make such debt repayment. The CRA does not issue separate financial statements. As required by Section 163.387(8), Florida Statutes, additional financial information is included on page 157 in the Combining and Individual Fund Statements and Schedules section of this report.

Discretely Presented Component Unit – The Downtown Development Authority (DDA)

The Downtown Development Authority (DDA) (created pursuant to Section 163.01, Florida Statutes) is governed by a five (5) member board appointed by the City Commission. The purpose of the DDA is to finance and promote redevelopment of the City’s designated downtown redevelopment area. While the City does appoint the DDA board members and does receive some financial benefit/burden from the DDA, the DDA is discretely presented since the City cannot impose its will on the DDA and the DDA does not provide service entirely to the City. The DDA has established a one mill tax rate cap on property within its downtown district, which is adopted by the DDA Board. The DDA does not and is not anticipated to have any outstanding debt. Additional financial information may be obtained by writing to The City of Daytona Beach, Finance Department, P.O. Box 2451, Daytona Beach, Florida 32115-2451.

Discretely Presented Component Unit – First Step Shelter, Inc.

The First Step Shelter, Inc. is governed by a board of directors consisting of three (3) to seven (7) voting members. Board members are appointed and removed by the City Commission via resolution. First Step Shelter, Inc. is a not-for-profit Florida corporation and is organized exclusively for charitable purposes as defined by 501(c)(3) of the Internal Revenue Code. The purpose of First Step Shelter, Inc. is to develop, manage, and operate

FINANCIAL INFORMATION

THE CITY OF DAYTONA BEACH, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS – (CONTINUED)
 September 30, 2018

NOTE 5 - RECEIVABLES

Below is the detail of receivables, including applicable allowances for uncollectible accounts, at September 30, 2018:

Description	Receivables	(Less) Allowance for Uncollectibles	Receivables (Net)
Governmental Funds:			
General Fund	\$ 3,502,457	\$ 423,211	\$ 3,079,246
Redevelopment Trust	233,693	-	233,693
Nonmajor governmental funds	142,825	-	142,825
Total - Governmental Funds	3,878,975	423,211	3,455,764
Proprietary Funds:			
Water and Sewer System	7,689,511	985,787	6,703,724
Solid Waste Management	2,657,139	283,823	2,373,316
Stormwater Improvement	1,419,468	73,015	1,346,453
Nonmajor Enterprise Funds	13,436	-	13,436
Total - Proprietary Funds	11,779,554	1,342,625	10,436,929
Fiduciary Funds:			
Police and Fire Pension Trust	214,477	-	214,477
Total	\$ 15,875,006	\$ 1,765,836	\$ 14,107,170

Included in accounts receivable in the General Fund, Water and Sewer System Fund, and Solid Waste Management Fund are liens receivable. Liens receivable in the General Fund consist of expenditures incurred for demolitions and are recorded as unearned revenue. Liens receivable in the Water and Sewer System Fund represent water and sewer charges not paid by the property owner. In the Solid Waste Management Fund, liens receivable represent charges incurred for lot clearances. Each recorded lien has been processed and filed with the Volusia County Clerk of Circuit Court against the specific property affected.

An estimated unbilled revenue amount is recorded within the General Fund of \$124,993, Water and Sewer System Fund of \$3,853,320, Solid Waste Management Fund of \$1,226,427, and Stormwater Improvement Fund of \$872,334 and represents services rendered but not yet billed as of the end of the fiscal year.

FINANCIAL INFORMATION

THE CITY OF DAYTONA BEACH, FLORIDA NOTES TO THE FINANCIAL STATEMENTS – (CONTINUED) September 30, 2018

NOTE 6 - NOTES RECEIVABLE

The following is a summary of notes receivable at September 30, 2018:

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

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, 2018 was \$169,729.

Community Development Fund - This fund administers a home improvement revolving loan program whereby qualifying residents execute an interest-bearing note to the City for the estimated cost of improvements to their residence. At September 30, 2018, notes receivable were stated at face value. The program is of a revolving nature and all proceeds from loan repayments are restricted to continued use for home improvement financing. The interest rates on these loans range from 2% to 9% with terms ranging from 1 to 15 years. The loans are secured by liens on the respective property. At the end of the fiscal year there were no loan outstanding.

NOTE 7 – OPERATING LEASES - LESSOR

The following is a summary of the City's operating lease agreements in which the City is the lessor at September 30, 2018.

Halifax Harbor Fund - The City owns and operates a commercial plaza of approximately 39,500 square feet at the Halifax Harbor Marina through a management contract with an independent management firm. The Halifax Harbor Plaza has a mixture of retail, office, and restaurant space with a number of tenants and for varying lease periods with no period longer than five (5) years, not including lease-renewal options. Lessees pay a base rent amount plus common area maintenance fees. The lease revenues are pledged toward payment of the debt service payable on this facility. For FY 2017-18, Halifax Harbor Plaza lease revenues totaled \$261,009.

Halifax Harbor Assets:

Building	\$ 4,617,681
Improvements & Infrastructure	452,974
Equipment	420,154
Less: accumulated depreciation	(3,001,088)
Total	<u>\$ 2,489,722</u>

FINANCIAL INFORMATION

THE CITY OF DAYTONA BEACH, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS – (CONTINUED)
 September 30, 2018

NOTE 8 – INTERFUND BALANCES AND TRANSFERS (CONTINUED)

C. Interfund Transfers:

Description	Total Transfers (Out)	Transfers In				Proprietary Funds Nonmajor Enterprise Funds
		Governmental Funds			Nonmajor Governmental Funds	
		General Fund	Redevelopment Trust	Capital Projects		
Governmental Funds:						
General Fund.....	\$ 4,605,368	\$ -	\$ 2,759,018	\$ 1,136,987	\$ 167,238	\$ 542,125
Redevelopment Trust	2,885,480	-	-	-	2,885,480	-
Capital Projects	-	-	-	-	-	-
Nonmajor governmental.....	587,859	-	-	-	587,859	-
Total – governmental funds.....	8,078,707	-	2,759,018	1,136,987	3,640,577	542,125
Proprietary Funds:						
Water and Sewer System.....	5,099,464	5,099,464	-	-	-	-
Solid Waste Management.....	7,933,864	6,083,864	-	1,850,000	-	-
Stormwater Improvement.....	6,984,634	4,973,433	-	-	-	2,011,201
Nonmajor enterprise.....	208,517	41,279	-	167,238	-	-
Total – proprietary funds.....	20,226,479	16,198,040	-	2,017,238	-	2,011,201
Total.....	\$ 28,305,186	\$ 16,198,040	\$ 2,759,018	\$ 3,154,225	\$ 3,640,577	\$ 2,553,326

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 2016. 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.

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FINANCIAL INFORMATION

THE CITY OF DAYTONA BEACH, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS – (CONTINUED)
 September 30, 2018

NOTE 9 - CAPITAL ASSETS (CONTINUED)

B. Construction in Progress:

As of the end of the fiscal year, the City had active construction projects including improvements to utilities, roads and right-of-way, recreational facilities, and drainage systems. Following is a schedule of construction in progress at September 30, 2018.

<u>Project Description</u>	<u>Project Budget</u>	<u>Cumulative Amount Spent</u>
Governmental activities:		
East International Speedway Boulevard streetscape	\$ 1,352,553	\$ 768,522
Ballough Road Redevelopment area streetscape/beautification	1,256,681	471,988
Halifax River Greenway Trail	3,226,454	1,011,032
Streets and sidewalks improvement program	1,058,430	277,352
Riverfront Park improvements	870,279	412,140
First Step Shelter	3,582,305	901,448
Park renovations/improvements	136,814	114,828
Main Street lighting improvements	19,733	18,688
Beach Street streetscape improvements	170,547	23,723
Expansion of Fire Station #4	280,678	199,560
Total construction in progress – governmental activities	\$ 11,954,474	\$ 4,199,281
Business-type activities:		
Williamson Boulevard reclaimed water line	\$ 1,081,636	\$ 146,809
Bennett Swamp aquifer recharge	5,515,181	3,141,077
Wastewater treatment plant facilities improvements	46,760,851	2,281,488
Bethune Point treatment plant generator	1,788,504	20,350
Well 44 reconstruction	300,000	51,116
Derbyshire neighborhood sidewalks and stormwater improvements	138,000	104,067
Lift Station 4 rehabilitation	863,158	726,830
Utility water main adjustments	296,182	256,992
Midtown Redevelopment area stormwater remediation	1,979,940	1,924,055
Total construction in progress – business-type activities	\$ 57,723,452	\$ 8,652,784

FINANCIAL INFORMATION

THE CITY OF DAYTONA BEACH, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS – (CONTINUED)
 September 30, 2018

NOTE 10 – LEASES PAYABLE (CONTINUED)

Future minimum lease obligations and net present values for governmental activities capital leases payable are as follows:

Fiscal Year Ending September 30,	Fire				
	Pumper Trucks	Aerial Apparatus	Pumper & Rescue Units	E-One Pumper	Total
2019.....	\$ 86,585	\$ 91,846	\$ 84,564	\$ 50,139	\$ 313,134
2020 ...	86,585	91,846	84,564	50,887	313,882
2021	86,585	91,846	84,564	50,887	313,882
2022	86,585	91,846	84,564	50,887	313,882
2023	86,585	91,846	84,564	50,887	313,882
2024-2028.....	86,585	275,542	84,564	254,431	701,122
Total minimum lease payments.....	\$ 519,510	734,772	507,384	508,118	\$ 2,269,784
Less: amount representing interest....	(35,181)	(53,168)	(33,064)	(58,118)	(179,531)
NPV of minimum lease payments ...	\$ 484,329	\$ 681,604	\$ 474,320	\$ 450,000	\$ 2,090,253

Fiscal Year Ending September 30,	Police		
	Taser Equipment	Prison Transports	Total
2019.....	\$ 50,882	\$ 44,121	\$ 95,003
2020 ...	-	44,121	44,121
2021	-	44,121	44,121
2022	-	44,121	44,121
2023	-	-	-
2024-2028.....	-	-	-
Total minimum lease payments.....	\$ 50,882	176,484	\$ 227,366
Less: amount representing interest....	(1,352)	(7,253)	(8,605)
NPV of minimum lease payments ...	\$ 49,530	\$169,231	\$ 218,761

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

FINANCIAL INFORMATION

THE CITY OF DAYTONA BEACH, FLORIDA NOTES TO THE FINANCIAL STATEMENTS – (CONTINUED) September 30, 2018

the governmental activities section of the government-wide statement of net position. The remaining principal balance at September 30, 2018 was \$24,400,000.

The Series B portion of the debt in the amount of \$2,160,000 was issued for the purpose of refinancing FIFC Capital Revenue Bonds, Series 2001 C-2 of \$2,570,000 and is payable solely from non-ad valorem revenues. The original purpose was for the purchase of equipment in the amount of \$1,139,710 (governmental activities), and the construction of the Florida Tennis Center (business-type activities) in the amount of \$1,020,290. The remaining principal balance at September 30, 2018 for governmental activities and business-type activities was \$137,757 and \$137,243 respectively.

The reacquisition price exceeded the net carrying amount of the old debt by \$1,041,164. This amount is being shown as a deferred outflow of resources and amortized over the term of the new debt issued, which is the same as the term of the old debt. The City reduced its total debt payments over 20 years by \$4,061,941 which resulted in an economic gain (difference between the present values of the debt service payments on

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

A. Bonds Payable (continued):

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

the old and new debt) of \$2,214,259. A liability is recorded in the governmental and business-type activities sections of the government-wide statement of net position.

2. General Obligation Refunding Bonds, Series 2012 – (Governmental activities)

On May 15, 2012, the City issued General Obligation Refunding Bonds, Series 2012 in the amount of \$18,810,000 for the purpose of refunding General Obligation Revenue Bonds, Series 2004 of \$18,560,000. The original bonds were issued to construct a new police complex. The reacquisition price exceeded the net carrying amount of the old debt by \$223,392. The City reduced its total debt payments over 18 years by \$2,634,350, which resulted in an economic gain (difference between the present values of the debt service payments on the old and new debt) of \$2,090,135. The City has pledged the full faith and credit of its taxing power for the payment of principal and interest on the bonds. A liability is recorded in the governmental activities section of the government-wide statement of net position. The remaining principal balance at September 30, 2018 was \$13,075,000.

3. Utility System Refunding and Improvement Revenue Bonds, Series 2012 – (Business-Type Activities)

On September 20, 2012, the City issued Utility Refunding and Improvement Revenue Bonds, Series 2012 in the amount of \$54,450,000. A portion of the debt was issued for the purpose of refinancing: (1) Utility System Refunding Revenue Bonds, Series 2002 A, B, and C in the amount of \$20,790,000, (2) Utility System Refunding Revenue Bonds, Series 2002 D in the amount of \$19,315,000, (3) 1997 State Revolving Fund Loan in the amount of \$10,443,543, and (4) 1999 State Revolving Fund Loan in the amount of \$3,077,285. The remaining portion of the debt of \$9,000,000 was issued to finance the cost of an automated meter reading system and software. The original bond proceeds financed the following: water, sewer, re-use and stormwater system improvements, expansion/upgrade of Westside Regional and Bethune Point wastewater treatment plants, replacement of Ridgewood Avenue sewer line, and installation of a reclaimed water main at Lincoln Avenue. The reacquisition price exceeded the net carrying amount of the old debt

FINANCIAL INFORMATION

THE CITY OF DAYTONA BEACH, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS – (CONTINUED)
 September 30, 2018

by \$2,084,796. This amount is being shown as a deferred outflow of resources and amortized over the term of the new debt issued, which is the same as the term of the old debt. The City reduced its total debt payments over 20 years by \$4,228,364 which resulted in an economic gain (difference between the present values of the debt service payments on the old and new debt) of \$4,468,427. A liability is recorded in the business-type activities section of the government-wide statement of net position. The remaining principal balance at September 30, 2018 was \$34,880,000.

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

Following is a description of bonds payable at September 30, 2018:

Description	Original Amount Issued	Principal Outstanding at September 30, 2018	Interest Rate	Final Maturity
Governmental activities:				
Capital Improvement Revenue Bonds:				
Series 2011 A	\$ 33,460,000	\$ 24,400,000	2% - 5%	2031
Series 2011 B	1,139,710	137,757	2% - 5%	2021
Total Capital Improvement Revenue Bonds	34,599,710	24,537,757		
General Obligation Refunding Bonds,				
Series 2012	18,810,000	13,075,000	2% - 3.375%	2029
Total – governmental activities	\$ 53,409,710	\$ 37,612,757		
Business-type activities:				
Capital Improvement Revenue Bonds,				
Series 2011 B	\$ 1,020,290	\$ 137,243	2% to 5%	2021
Utility System Refunding Revenue Bonds,				
Series 2012	54,450,000	34,880,000	0.5% - 5%	2033
Total – business-type activities	\$ 55,470,290	\$ 35,017,244		

A. Bonds Payable (continued):

Annual debt service requirements to maturity for bonds payable are as follows:

Fiscal Year Ending	Capital Improvement Revenue Bonds, Series 2011A and B							Total
	Governmental activities				Business-type activities			
	Series A		Series B		Series B			
	Principal	Interest	Principal	Interest	Principal	Interest		
2019	\$ 1,465,000	\$ 1,047,931	\$ 47,589	\$ 4,042	\$ 47,411	\$ 4,027	\$ 2,616,000	
2020	1,510,000	1,001,419	45,084	2,480	44,916	2,470	2,606,369	
2021	1,555,000	948,419	45,084	845	44,916	842	2,595,106	
2022	1,615,000	879,581	-	-	-	-	2,494,581	
2023	1,695,000	805,306	-	-	-	-	2,500,306	
2024-2028	9,625,000	2,828,897	-	-	-	-	12,453,897	
2029-2031	6,935,000	504,331	-	-	-	-	7,439,331	
	24,400,000	8,015,884	137,757	7,367	137,243	7,339	32,705,590	
Unamortized Premium	89,721	-	1,981	-	1,780	-	93,481	
Total	\$ 24,489,721	\$ 8,015,884	\$ 139,738	\$ 7,367	\$ 139,023	\$ 7,339	\$ 32,799,071	

FINANCIAL INFORMATION

THE CITY OF DAYTONA BEACH, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS – (CONTINUED)
 September 30, 2018

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

A. Bonds Payable (continued):

General Obligation Refunding Bonds, Series 2012			
Governmental activities			
Fiscal Year Ending	Principal	Interest	Total
2019	\$ 1,030,000	\$ 389,563	\$ 1,419,563
2020	1,050,000	389,963	1,418,963
2021	1,075,000	347,963	1,422,963
2022	1,110,000	315,713	1,425,713
2023	1,145,000	282,413	1,427,413
2024-2028	6,280,000	861,744	7,141,744
2029	<u>1,385,000</u>	<u>46,744</u>	<u>1,431,744</u>
	13,075,000	2,634,103	15,688,100
Unamortized Premium	<u>151,271</u>		<u>151,271</u>
Total	<u>\$ 13,226,271</u>	<u>\$ 2,634,103</u>	<u>\$ 16,249,033</u>

Utility System Refunding and Improvement Revenue Bonds, Series 2012			
Business-type activities			
Fiscal Year Ending	Principal	Interest	Total
2019	\$ 2,460,000	\$ 1,607,100	\$ 4,067,100
2020	2,525,000	1,494,775	4,019,775
2021	2,695,000	1,364,275	4,059,275
2022	2,865,000	1,225,275	4,090,275
2023	3,055,000	1,077,275	4,132,275
2024-2028	8,845,000	4,317,125	13,162,125
2029-2033	<u>12,435,000</u>	<u>1,615,125</u>	<u>14,050,125</u>
	34,880,000	12,700,950	47,580,950
Unamortized Premium	<u>3,601,195</u>	-	<u>3,601,195</u>
Total	<u>\$ 38,481,195</u>	<u>\$ 12,700,950</u>	<u>\$ 51,182,145</u>

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.

On December 28, 2017, the City and Branch Banking and Trust Company (BB&T) executed a loan agreement in which BB&T voluntarily allowed the refunding of the Capital Improvement Revenue Note, Series 2009 and issued Capital Improvement Note, Series 2017 upon payment of 0.5 percent prepayment fee. Therefore, the remaining principal obligation on Series 2009 note at September 30, 2018 was \$-0-. Following are the notes related to this loan.

a. Governmental Activities – Downtown Redevelopment Trust Fund

FINANCIAL INFORMATION

THE CITY OF DAYTONA BEACH, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS – (CONTINUED)
September 30, 2018

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

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

B. Notes and Loans Payable (continued):

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. Due to refunding, the remaining principal balance at September 30, 2018 was \$-0-.

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

The City refinanced the Sunshine State Government Financing Commission Loan with a 4.98% fixed rate loan from Branch Banking & Trust Company in the amount of \$15,392,000 to finance certain water and sewer system improvements. The reacquisition price exceeded the net carrying amount of the old debt by \$61,855. This amount is being netted against the new debt and amortized over the term of the new debt issued. Principal and interest are payable from water and sewer net operating 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. The Water and Sewer portion of the note's principal payments are deferred until FY 2018-19. This portion of the note's final maturity is November 1, 2024. A liability is recorded in the business-type activities section of the government-wide statement of net position. Due to refunding, the remaining principal balance at September 30, 2018 was \$-0-.

c. Business-Type Activities – Halifax Harbor 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 \$9,605,168. The original proceeds were used to finance the construction of the Halifax Harbor Marina. The reacquisition price exceeded the net carrying amount of the old debt by \$43,003. This amount is being netted against the new debt and amortized over the term of the new debt issued. The principal and interest on this loan are payable from marina operating 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, 2028. A liability is recorded in the business-type activities section of the government-wide statement of net position. Due to refunding, the remaining principal balance at September 30, 2018 was \$-0-.

2. Capital Improvement Revenue Note, Series 2017

On December 28, 2017, the City of Daytona Beach issued Capital Improvement Revenue Note, Series 2017 in the amount of \$23,655,000 for the purpose of refunding Capital Improvement Revenue Note, Series 2009 of \$23,483,000. The reacquisition price exceeded the net carrying amount of the old debt by \$244,677. This amount is being shown as a deferred outflow of resources and amortized over the term of the new debt issued, which is the same as the term of old debt. The City reduced its total debt payments over 11 years by \$1,835,832 which resulted in an economic gain (difference between the present values of the debt service payments on the old and new debt) of \$1,635,682. Following are the notes related to this loan.

THE CITY OF DAYTONA BEACH, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS – (CONTINUED)
 September 30, 2018

from marina operating 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, 2028. A liability is recorded in the business-type activities section of the government-wide statement of net position. Due to refunding, the remaining principal balance at September 30, 2018 was \$-0-.

2. Capital Improvement Revenue Note, Series 2017

On December 28, 2017, the City of Daytona Beach issued Capital Improvement Revenue Note, Series 2017 in the amount of \$23,655,000 for the purpose of refunding Capital Improvement Revenue Note, Series 2009 of \$23,483,000. The reacquisition price exceeded the net carrying amount of the old debt by \$244,677. This amount is being shown as a deferred outflow of resources and amortized over the term of the new debt issued, which is the same as the term of old debt. The City reduced its total debt payments over 11 years by \$1,835,832 which resulted in an economic gain (difference between the present values of the debt service payments on the old and new debt) of \$1,635,682. Following are the notes related to this loan.

a. Governmental Activities – Downtown Redevelopment Trust Fund

The City refinanced the Capital Improvement Revenue Note with a 3.54% fixed rate loan from Branch Banking & Trust Company in the amount of \$1,568,000. The reacquisition price exceeded the net carrying amount of the old debt by \$12,268. This amount is being shown as a deferred outflow of resources and amortized over the term of the new debt issued, which is the same as the term of old debt. The City reduced its total debt payments over 11 years by \$159,385 which resulted in an economic gain (difference between the present values of the debt service payments on the old and new debt) of \$135,129. 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

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

B. Notes and Loans Payable (continued):

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, 2018 was \$1,568,000.

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, 2018.

**THE CITY OF DAYTONA BEACH, FLORIDA
COMBINING SCHEDULE OF DEPOSITS AND WITHDRAWALS
REDEVELOPMENT TRUST FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

	Downtown Redevelopment Trust Fund	Main Street Redevelopment Trust Fund	Ballough Road Redevelopment Trust Fund	Midtown Redevelopment Trust Fund	South Atlantic Redevelopment Trust Fund	Total
DEPOSITS:						
Tax increment revenues:						
Daytona Beach	\$ 471,429	\$ 1,959,773	\$ 87,575	\$ 209,157	\$ 31,084	\$ 2,759,018
Volusia County	453,228	1,887,221	84,052	200,212	29,939	2,654,652
Halifax Hospital	28,144	116,999	5,228	12,487	1,856	164,714
East Volusia Mosquito Control	13,969	58,164	2,591	6,171	923	81,818
Ponce DeLeon Inlet and Port Authority	6,903	28,742	1,280	3,049	456	40,430
Volusia ECHO	14,860	61,877	2,756	6,564	982	87,039
Volusia Forever	6,725	28,002	1,248	2,970	444	39,389
Downtown Development Authority	45,341	-	-	-	-	45,341
Licenses and permits	1,515	8,444	-	-	-	9,959
Income on investments	3,999	9,398	4,236	2,966	229	20,829
Miscellaneous	859	14,000	-	2,522	-	17,381
Total deposits	1,046,972	4,172,621	188,966	446,098	65,913	5,920,570
WITHDRAWALS:						
Current operating:						
Personnel services	293,891	373,868	14,922	96,261	-	778,943
Professional services	2,828	19,910	-	67,868	9,375	99,981
Contractual services	153,862	262,308	36,406	20,450	-	473,026
Materials and supplies	6,441	6,436	377	-	-	13,254
Grants and subsidies	45,605	-	-	-	-	45,605
Capital outlay	82,566	1,945,064	35,239	-	-	2,062,869
Transfers to debt service funds	164,726	2,516,281	-	204,473	-	2,885,480
Total withdrawals	749,919	5,123,867	86,945	389,052	9,375	6,359,158
Excess (deficiency) of deposits over (under) withdrawals	297,053	(951,246)	102,022	57,046	56,538	(438,588)
FUND BALANCE:						
Beginning	932,744	2,602,856	1,346,458	1,151,697	23,778	4,868,756
Ending	<u>\$ 1,229,797</u>	<u>\$ 1,651,610</u>	<u>\$ 1,448,480</u>	<u>\$ 1,208,743</u>	<u>\$ 80,316</u>	<u>\$ 5,618,945</u>

DAYTONA BEACH – THE WORLD’S MOST FAMOUS BEACH



FOR MORE INFORMATION ABOUT US

Call: (386) 671-8180
Visit: www.codb.us
Mail: City of Daytona Beach - Redevelopment
301 S. Ridgewood Avenue / PO Box 2451
Daytona Beach, FL 32115-2451

REDEVELOPMENT DIVISION STAFF

Redevelopment Director	Reed Berger, AICP
Project Manager	Charles Bryant
Project Manager	Jason Jeffries, AICP
Office Specialist II	Marsha McDonald

City of DeLand
Downtown Community
Redevelopment Agency

Annual Report
FY 2017 - 2018

Prepared by
City of DeLand

With Assistance from the:



Downtown Community Redevelopment Agency

2017 - 2018

Board Membership

Robert F. Apgar, DeLand Mayor Seat 1

Jeff Hunter, DeLand Commissioner Seat 2

Jessica Davis, DeLand Commissioner Seat 3

Christopher Cloudman, DeLand Commissioner Seat 4

Leigh Matusick, DeLand Commissioner Seat 5

Bill Budzinski, 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 thirty 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 a multi-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, sculptures, utility box art and flowers on every corner make it a special place to spend an hour or a day.

In Fiscal Year 2017-2018 the Georgia Avenue Streetscape was completed. Also, construction was nearing completion on a 104 room downtown hotel project that will have a positive impact on the downtown for years to come. 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.

Also this past year, the Hotel Putnam, a large long time vacant historic hotel in the western portion of the Downtown CRA changed owners. Big Bubba Investments LLC, became the new owner and said he will renovate the historic structure. Specific renovation plans have not been submitted to the City at this time.

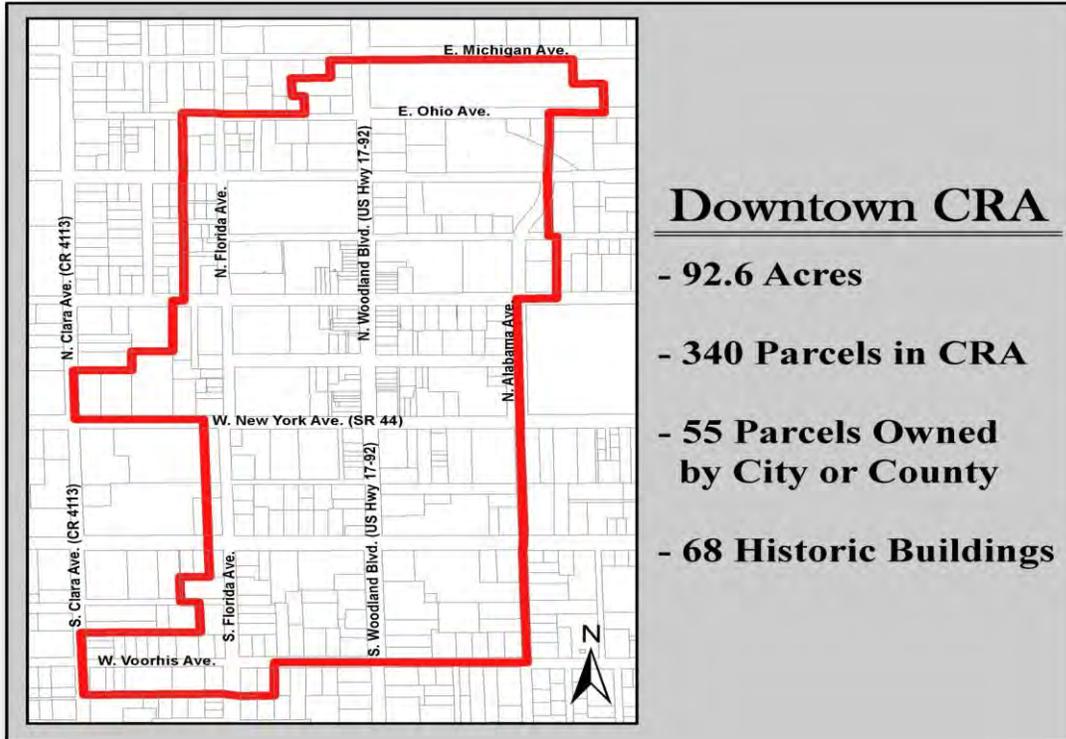
Additionally, a total of two CRA grants were awarded in Fiscal Year 2017-2018 for approximately \$5,000. The funding awarded will be matched by the applicant(s). The two grants awarded were façade grants. These grants are essential to keeping the downtown looking fresh and attractive.

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. In the past two years revenues have bounced back.

Table One: Tax Increment Revenues by Year:

FY05-06 \$436,436	FY06-07 \$498,600	FY07-08 \$420,780	FY08-09 \$462,716	FY09-10 \$359,294	FY10-11 \$227,474	FY11-12 \$202,964
FY12-13 \$176,909	FY13-14 \$175,395	FY14-15 \$203,670	FY15-16 \$200,901	FY16-17 \$360,775	FY 17-18 \$385,073	

In addition to the TIF Revenue, 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.

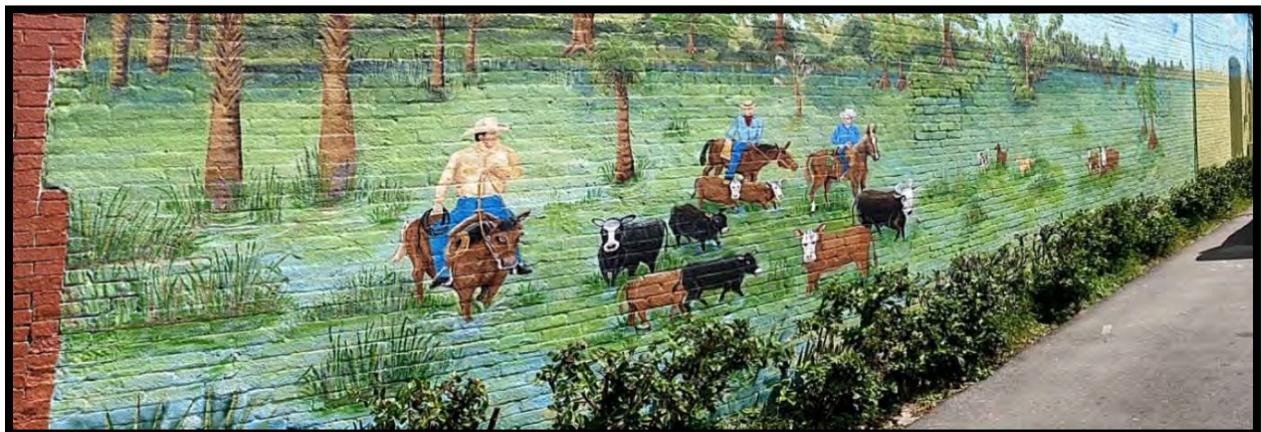
GRANT APPLICATIONS

The CRA budgeted \$20,000 for improvement grants in the downtown DeLand core for Fiscal Year 2017-2018. 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 2 grants were awarded this Fiscal Year by the CRA:

- 108 W.Rich Ave. (Façade) CRA contribution \$2,500 Total Project cost \$12,500
- 146 N. Woodland Blvd. (Façade) CRA contribution \$2,500 Total Project cost \$6,500

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. For FY 17-18 the collection of sculptures from FY 16-17 was held over for an additional year. 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.



UTILITY BOX ART



In FY 2016-2017, The CRA in partnership with the Museum of Art, DeLand Florida beautified 11 utility boxes within the downtown with graphic art wraps. The wraps comply with all FDOT standards under the community aesthetic feature agreement. The art was provided by several different artists and range from photography to abstract art. The Museum was responsible for the selection and installation of the art. Additionally, the Museum is responsible for the upkeep of the art on the boxes for five years.

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 thirty 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. This past year several of the pots featured butterfly friendly arrangements in conjunction with DeLand being recognized as the first Monarch City USA in the State of Florida.



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, Tropical Nights, Ice Cream Walks, Wine-Women-and-Chocolate walks, Veterans 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 \$85,000 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 been previously 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 recognizes the charm of the area and makes repeated returns to Downtown DeLand after attending an event. A second long term effect of events is that some event vendors may be future candidates for opening a brick and mortar store within the downtown area. MainStreet DeLand, with the assistance of the City of DeLand's Special Projects Coordinator and appropriate support staff, are responsible for or assist in presenting over fifty events per year.

There are several events that occur on a recurring basis during the year:



- “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 sample listing of a the many of singular events conducted in the downtown area is provided below. Only eight 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 (*).

Events:

- Homecoming Celebration
- Original Music Festival
- Taste of DeLand
- Craft Beer Festival
- Eat in the Street
- Me Strong 5K
- Wildflower and Garden Festival
- Tropical Nights
- DeLandaPalooza
- *Veterans Day Parade
- *Bike Rally
- *Fall Festival of the Arts
- *DeLand Homecoming Parade
- *Mardi Gras on MainStreet
- *Monsters on MainStreet
- *Christmas Parade
- *The Craft Show



RECENTLY COMPLETED PROJECT

WEST GEORGIA AVENUE STREETScape



In April of 2018, Gomez Construction Company completed construction of the \$548,494 Georgia Avenue Streetscape project. The long awaited streetscape project included removal and replacement of the Georgia Avenue roadway and sidewalks, drainage improvements, removable bollards and limited landscaping. New streetlights with decorative poles will be provided by Duke Energy. Trash receptacles will be added by the City upon completion of the project. The new roadway was surfaced with concrete pavers. New sidewalks were also constructed of concrete with decorative paver bands. Merchants along West Georgia also partnered together to privately fund overhead festune lighting to add to the ambiance.

**Financial Overview
City of DeLand, Florida
Downtown Redevelopment Fund
Financial Statement
For The Year Ended September 30, 2018**

	CRA Name
	Downtown
	Dollars
Sources (Revenues)	
County TIF	\$ 157,655
Hospital TIF	\$ 58,555
City TIF	\$ 168,863
Subtotal TIF	\$ 385,073
Rental Receipts	\$ 55,138
Grants Received	\$ -
Miscellaneous	\$ 15,938
Transfer From General Fund	\$ -
Subtotal Non-TIF	\$ 71,075
Total	\$ 456,148
Uses (Expenditures)	
Debt Payments	\$ -
Capital Projects	\$ 666,074
Grants Awarded	\$ 19,618
Subtotal Capital	\$ 685,692
Policing/Enforcement Program	\$ -
Operating/Maint/Other	\$ 329,340
Admin	\$ -
Subtotal Non-Capital	\$ 329,340
Total	\$ 1,015,031
Fund balance - beginning FY 2017-18	\$ 715,239
Position Information	
Title	# FTEs
N/A	
Total FTEs	
CRA Downtown Miscellaneous:	
Interest Revenue	\$ 4,876
Donation From Rotary Club - Garbage Lids	\$ 3,700
Insurance Company Reimbursement	\$ 550
Insurance Billed thru A/R to Fish Bldg Tenants	\$ 6,811
	\$ 15,938
CRA Downtown Capital:	
Georgia Avenue Streetscape	\$ 642,148
A/C Units @ Fish Building	\$ 23,926

City of DeLand and Volusia County

Spring Hill Community
Redevelopment Agency



Annual Report
FY 2017 - 2018

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

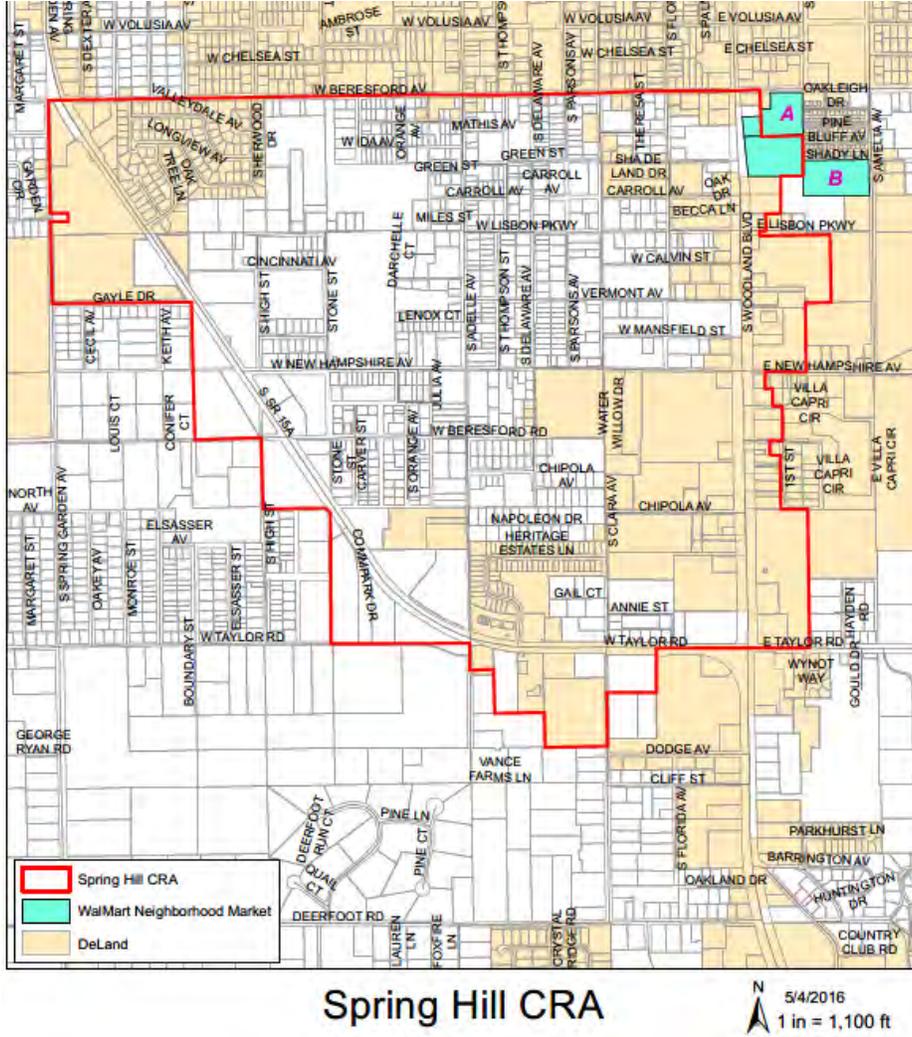
Grady Jackson, Board Member

Jeff Hunter, 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 450 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 have been made in some areas and incremental improvements in other areas have been made; however more can be done.

Fiscal Year 2017-2018:

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 and bust” that was experienced throughout Florida. TIF revenues were greater than anticipated in the first five years and then in following six years revenues were nonexistent. During the no revenue years and into FY 16-17 when a small TIF was realized, operations needed to either be completely funded through reserves or partially funded through reserves. FY 17-18 partially required the use of reserves for operations. The chart below displays the TIF Revenues from year to year. As it can be inferred, the outlook for the future is optimistic.

Tax Increment Revenues by Year

<u>FY05-06</u>	<u>FY06-07</u>	<u>FY07-08</u>	<u>FY08-09</u>	<u>FY 09-10</u>	<u>FY 10-11</u>	<u>FY 11-12</u>
\$135,975	\$261,772	\$347,482	\$295,626	\$196,571	\$0	\$0
<u>FY 12-13</u>	<u>FY 13-14</u>	<u>FY 14-15</u>	<u>FY 15-16</u>	<u>FY 16-17</u>	<u>FY 17-18</u>	
\$0	\$0	\$0	\$0	\$30,990	\$73,691	

Fiscal Year 2017-2018 Capital and Non-Capital Projects:

The Spring Hill CRA has funded the following projects for FY 17-18:

- Exterior Improvement Grant(s)
- Design of New Spring Hill Resource Center & Land Purchase
- Spring Hill Community Resource Center Operation

Exterior Improvement Grant

Established in February of 2008 and continued through the 2017-2018 FY, the association implemented an exterior improvement grant for residents to able to apply for assistance based on a project cost formula which was modified this fiscal year to encourage additional utilization:

- 75% of the costs for projects totaling \$2,000.00 which is reimbursable to the owner/applicant upon approval of the completed project by the Spring Hill Neighborhood Association's grant review committee.
- 50% of the costs for projects exceeding \$2,000.00 will be reimbursed to the owner/applicant upon approval of the completed project by Spring Hill Neighborhood grant review committee.

Three grants were awarded this year with over \$4,288.00 given out to property owners. For projects such as exterior painting and hazardous tree removal.

Design of New Spring Hill Resource Center & Land Purchase

In FY 17-18, the Board authorized the purchase of land and design work for a brand-new Spring Hill Resource Center facility. The design calls for an approximate 3,000 square foot masonry facility to replace the 1,100 manufactured building that has outlasted its useful life. The project groundbreaking is projected to commence in FY 18-19 and is anticipated to cost around \$500,000. The City of DeLand and the County of Volusia have both pledged \$250,000 each from general fund monies to jump start this much needed project.



Spring Hill Community Resource Center Operation

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 and public/private ventures to assist potential, new start-up, or fledgling businesses.

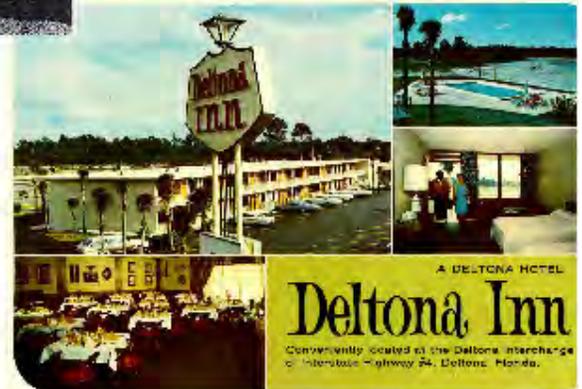
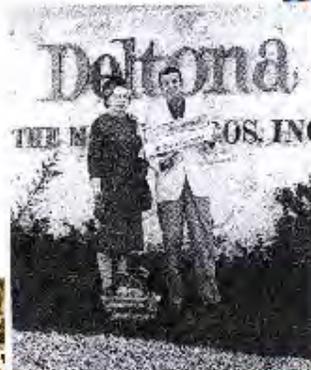
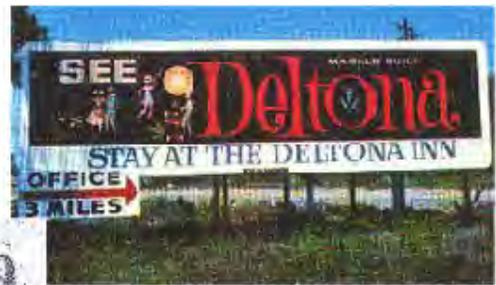
The Resource Center was utilized over 12,800 times this past year by clients. Client traffic has remained at high levels over the past several years.



Financial Overview
 City of DeLand, Florida
 Spring Hill Redevelopment Fund
 Financial Statement
 For The Year Ended September 30, 2018

	CRA Name
	Spring Hill
	Dollars
Sources (Revenues)	
County TIF	\$ 30,227
Hospital TIF	\$ 11,191
City TIF	\$ 32,273
Subtotal TIF	\$ 73,691
Rental Receipts	\$ -
Grants Received	\$ -
Miscellaneous	\$ 2,316
Transfer From General Fund	\$ 250,000
Subtotal Non-TIF	\$ 252,316
Total	\$ 326,007
Uses (Expenditures)	
Debt Payments	\$ -
Capital Projects	\$ 130,841
Grants Awarded	\$ 4,289
Subtotal Capital	\$ 135,130
Policing/Enforcement Program	\$ -
Operating/Maint/Other	\$ 23,325
Admin	\$ 10,000
Subtotal Non-Capital	\$ 33,325
Total	\$ 168,455
Fund balance - beginning FY 2017-18	\$ 171,712
Position Information	
Title	# FTEs
N/A	
Total FTEs	
Spring Hill Miscellaneous:	
Interest Revenue	\$ 1,116
Parking Lot Rental	\$ 1,200
	\$ 2,316
Spring Hill Capital:	
Community Resource Center	\$ 53,658
Land Purchase - 481 Mathis	\$ 50,731
Land Purchase - 920 Thompson	\$ 26,451
	\$ 130,841

Southwest Deltona CRA 2018-2019 Annual Report March 18, 2019



THE IDA \$15,900
3 Bedrooms, 1 1/2 Baths, Carpet, Screened Porch

\$600.00 Down 115.69 per mo. BASED ON 30 YEAR FHA MORTGAGE	\$4,000 Down 80.44 per mo. BASED ON 25 YEAR CONVENTIONAL MTD
--	--

FHA monthly payments include principal, interest, taxes and insurance. Conventional monthly payments include principal and interest only.



THE JENNIFER \$18,250
2 Bedrooms, 1 1/2 Baths, Carpet, Screened Porch

\$650.00 Down 121.47 per mo. BASED ON 30 YEAR FHA MORTGAGE	\$4,100 Down 82.13 per mo. BASED ON 25 YEAR CONVENTIONAL MTD
--	--

FHA monthly payments include principal, interest, taxes and insurance. Conventional monthly payments include principal and interest only.



THE NATALIE \$16,500
3 Bedrooms, 2 Baths, Concrete Patio

\$600.00 Down 125.90 per mo. BASED ON 30 YEAR FHA MORTGAGE	\$4,150 Down 83.49 per mo. BASED ON 25 YEAR CONVENTIONAL MTD
--	--

FHA monthly payments include principal, interest, taxes and insurance. Conventional monthly payments include principal and interest only.



THE MARIE \$18,950
3 Bedrooms, 2 Baths, Concrete Patio, Garage

\$890.00 Down 143.88 per mo. BASED ON 30 YEAR FHA MORTGAGE	\$4,790 Down 95.59 per mo. BASED ON 25 YEAR CONVENTIONAL MTD
--	--

FHA monthly payments include principal, interest, taxes and insurance. Conventional monthly payments include principal and interest only.



THE LOUISE \$20,500
4 Bedrooms, 2 Baths, Screened Porch, Garage, Foyer

\$1,100 Down 155.72 per mo. BASED ON 30 YEAR FHA MORTGAGE	\$5,200 Down 103.45 per mo. BASED ON 25 YEAR CONVENTIONAL MTD
---	---

FHA monthly payments include principal, interest, taxes and insurance. Conventional monthly payments include principal and interest only.

MACKLE-BUILT Deltona

HOMES PRICE LIST

Effective Oct. 3, 1966

(This list supersedes any and all price lists previously issued)

PRICES OF HOMES

quoted herein include house, lot, paved streets, community water and sewer system, basic landscaping including solid sod front and sides.

MONTHLY PAYMENTS

include principal, interest, taxes, and hazard insurance, based on homestead exemption. Offering of properties at prices quoted is subject to withdrawal without notice.

WARRANTY

The Mackle Bros., guarantees in writing all parts of your home against defects in material and workmanship for a period of one (1) year starting from date of purchase.

YOU CAN BUY WITH
CONFIDENCE AT MACKLE-BUILT
DELTONA

FORM 106 REV. 10-66

The Southwest Deltona Community Redevelopment Agency (CRA) is a public entity created by the City and Volusia County to implement community redevelopment activities as outlined under Florida Statutes Chapter 163, Part III. CRAs encourage economic development activities by financing public infrastructure improvements through tax increment financing (T.I.F.). The CRA is governed by the CRA Board which consists of the City Commission members.

The Southwest Deltona CRA is still in its infancy and funds are very limited. However, projects can still move forward if the City budgets and plans accordingly. This report offers several options for long term projects which can be started while waiting for funds to accrue. Utilizing matching grants will be a way to move these projects forward in a timely manner.

The CRA taxable value grew by 12.1% which was helped by the redevelopment of the Citgo fueling station site with a Hardee's restaurant. The CRA may not see this level of redevelopment over the next year. New development is poised for the Saxon Boulevard corridor but is hampered by the lack of sanitary sewer. The TIF value for the CRA will likely increase by a modest 10%.

Liabilities

The CRA has no liabilities at this time.

Income

The CRA has received \$78,000 in Ad Valorem Taxes, \$53,800 in intergovernmental income, and \$1000 in interest totaling \$132,800.

Assets

The CRA has received \$132,800 in income and has a balance carryforward of \$80,325 for a total value of \$213,125.

Expenditures

The CRA has paid its annual \$175.00 state registration fee for 2018. The CRA improvements are planned to be funded through a "pay-as-you-go" arrangement whereby projects are paid for at the time of construction rather than relying on financing. Therefore, the CRA has been allowing funds to accumulate to use on future projects.

2017-2018 Proposed Projects Report

Staff presented the following projects to the CRA Board direction last year. The Board approved staff to proceed with all of the projects. The following is an update of those projects.

1. ADA repairs and improvements for sidewalks, bus stops, and crosswalks

Many ADA improvements have been made to the area already. Staff recommends \$10,000 to be used to retrofit and rectify outstanding ADA concerns.

Budgeted - \$10,000

Spent \$0

Update: The City is undertaking a significant ADA compliance study as required by the Federal government. The results of this study will help guide the priority locations for improvements and enhancements. Staff felt it was best to wait for the results of the study to establish the priority list for improvements within the CRA.

2. Streetscape package

This project would entail using skilled interns (up to 26 weeks) with knowledge of landscaping, streetscaping and design software such as Photoshop, Illustrator, InDesign, Sketch Up, and more to design a streetscape package for the corridor. The end product would be a complete streetscape booklet/plan that the City could then implement throughout the CRA.

Budgeted - \$15,000

Spent \$0

Update: Funds were unavailable in a timely manner to complete this task. Temporary workers such as interns are ineligible expenses for County CRA funds. Consultants however are an eligible expense. A consultant will be considerably more expensive. Does the board wish to pursue a consultant for streetscaping? Would the board like to implement sections of the 2008 City of Deltona Urban Design Master Plan?

3. Zoning modification

Prepare zoning district modifications that update the zoning categories or create a redevelopment overlay district for the CRA allowing for greater development and redevelopment opportunities.

Budgeted - \$15,000

Spent \$0

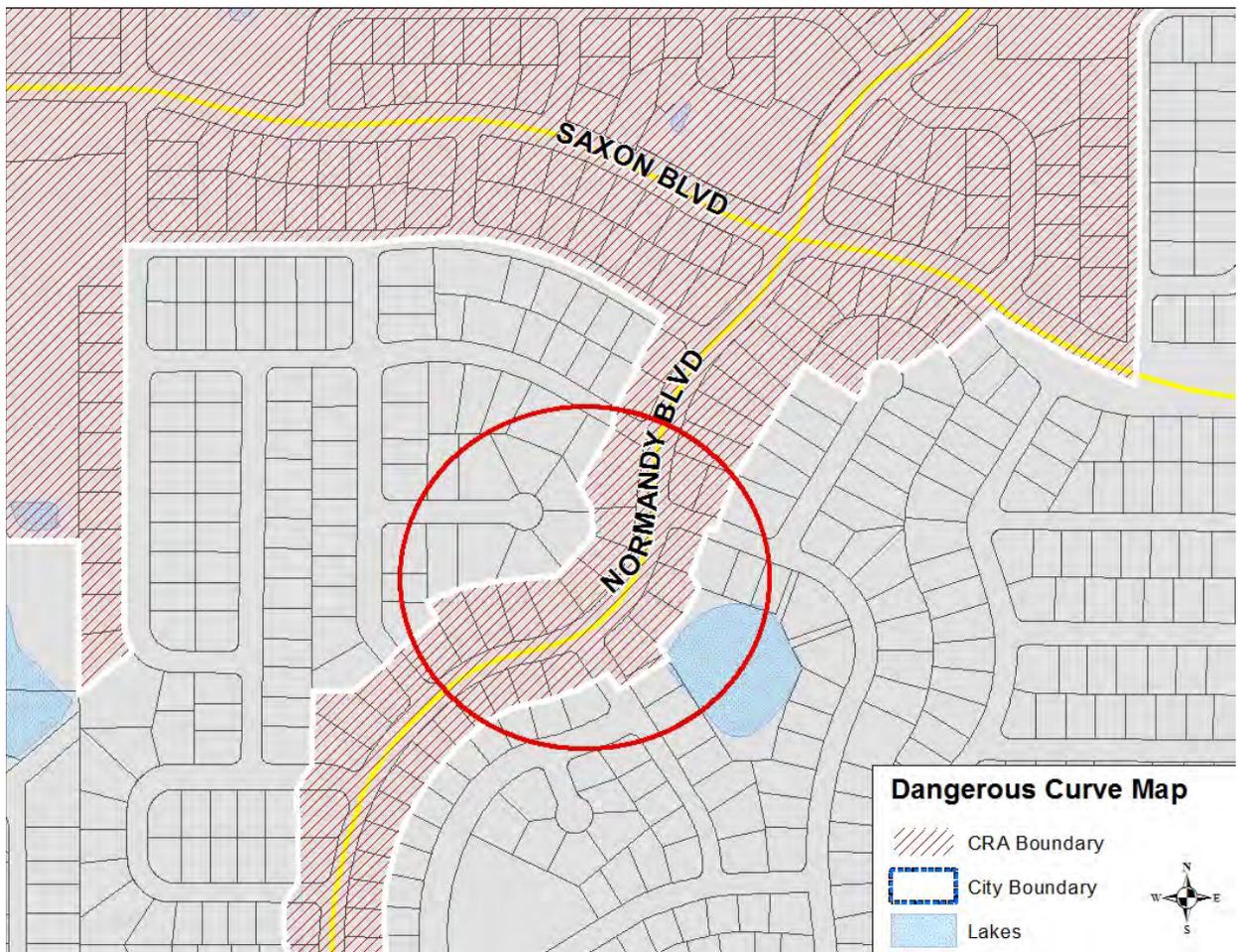
Update: Funds were unavailable in a timely manner to complete this task. Temporary workers such as interns are ineligible expenses for County CRA funds.

4. Pursue TPO grant for a feasibility study to straighten the dangerous curve on East Normandy Boulevard

The curve in the 1500 block of East Normandy Boulevard has an extensive history of accidents, some being deadly. Deltona Public Works Department frequently has to replace the guard rails after accidents along this segment of the road. This section of road would be a good candidate for River2Sea TPO safety improvement feasibility study. If awarded the grant, The River2Sea TPO would fund the feasibility study and require a minimum of a 10% cash match from the City. Because grant applications scoring is increased by increasing the City's matching funds, staff recommends using a 25% match. The end result would be a study and report on the feasibility of the project as well as potential costs, and timeframes. See location map below.

Budgeted - \$7,500

Spent \$0



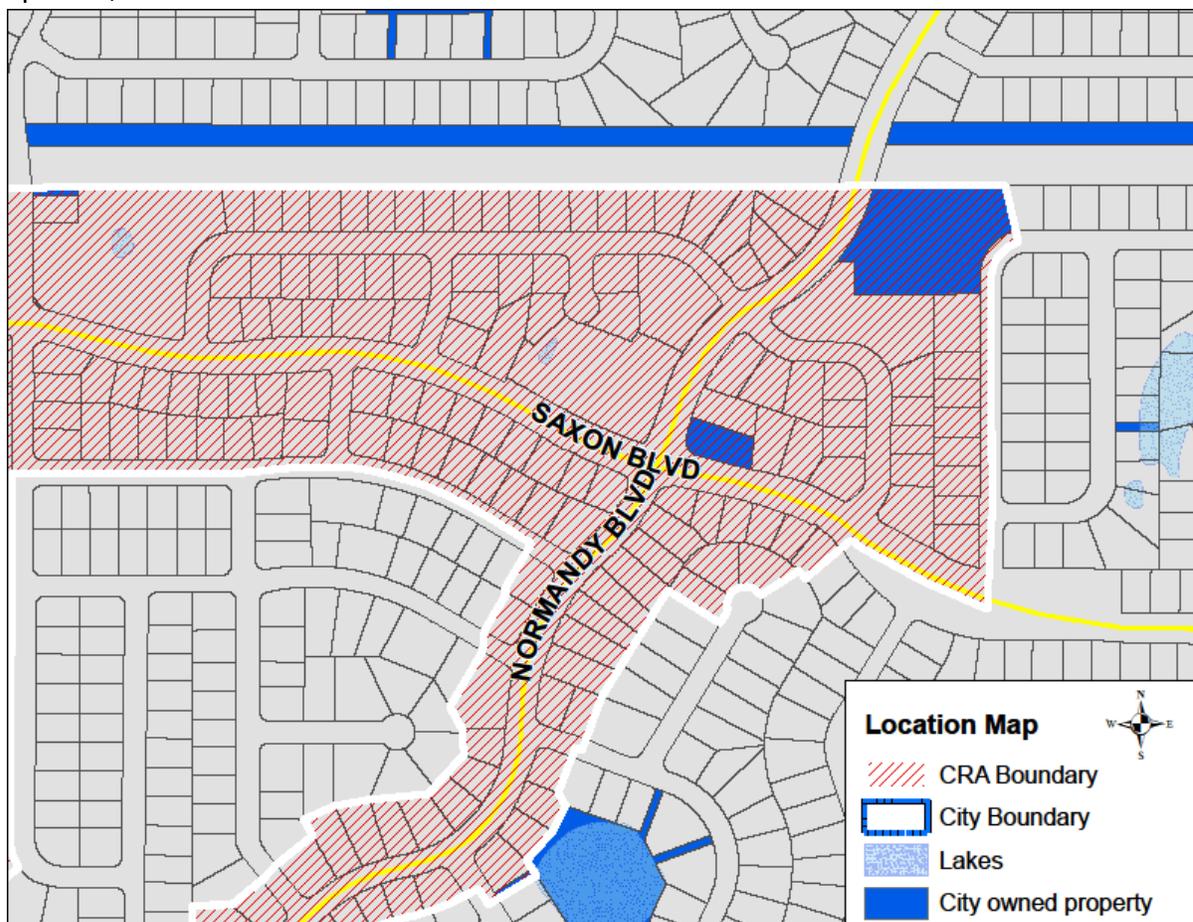
Update: City staff applied for a feasibility study for this project with the 2018 River 2 Sea TPO Call for projects. This study is ranked #10 in the TPO feasibility study list and may take several years to be funded. The budgeted amount should be carried forward.

6. Pursue TPO grant for a feasibility study for safety enhancements at the intersection of Saxon and Normandy Boulevards.

Crossing the large intersection at Saxon and Normandy Boulevards on foot can be perilous. As commercial activity in the area increases, so will the amount of pedestrians crossing to goods and services. City staff would pursue a TPO grant for a feasibility study to relocate the crosswalks under the road. The topography lends itself to a pedestrian underpass. Utilizing the City owned property on the north east corner of the intersection would allow room for longer ramps needed to meet ADA compliance. As part of the project, plantings could be added to that parcel with TPO funds. The underpasses would be well lit for increased pedestrian safety. If awarded the grant, the River2Sea TPO would fund the feasibility study and require a minimum of a 10% cash match from the City. Because scoring is improved by increasing the City's matching funds, staff recommends using a 25% match. The end result would be a study and report on the feasibility of the project as well as potential costs, and timeframes. See location map below.

Budgeted - \$7,500

Spent - \$0



Update: City staff applied for a feasibility study for this project with the 2018 River 2 Sea

TPO Call for projects. This study was not ranked. The budgeted amount should not be carried forward

2019-2020 Proposed Projects Report

1. Linear Fitness Park at Deltona Plaza.

The Deltona Plaza, located at 1200 Deltona Blvd has large wide landscape area in front of the plaza that is underutilized. The Plaza owners have come before the Deltona Development Review Committee several times in the past with possibilities of repurposing some of this landscape area into leasable commercial space only to have leaseholders back out. City Staff approached the owners of the Plaza and Wells Fargo about the idea of a linear fitness park. The Plaza owners were very supportive of the idea and very much look forward to working with the City on this project. Wells Fargo is in the process of reviewing the matter with corporate partners

The design and engineering costs are estimated at just under \$45,000 and the construction is estimated at \$312,000. This project would be eligible for grants such as CDBG and ECHO. The project will remove 2 access points from the Plaza, and add turn lanes to remaining driveways to compensate for increased traffic usage. The existing sidewalk will be replaced with a winding 8 foot wide concrete trail with outdoor exercise locations spread throughout the landscaped area. The new trail will be 100% ADA accessible and meet the latest standards.

If Wells Fargo agrees to allow the City to use the remnants of their site, this area would be developed as a playground with a fenced play area, playground equipment, a zip line, enhanced landscaping, and replacement of the existing access drive aisle on to Abbyville Street.





May staff move forward with design of this project with \$45,000 of CRA funds?

City of Edgewater

Community Redevelopment Agency

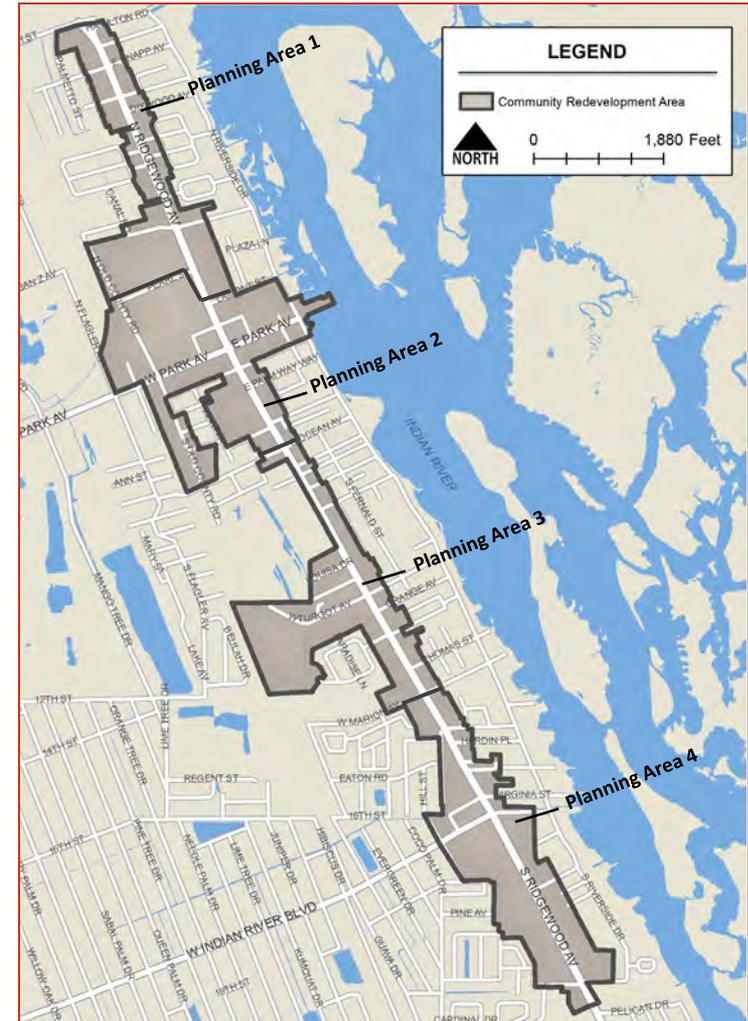
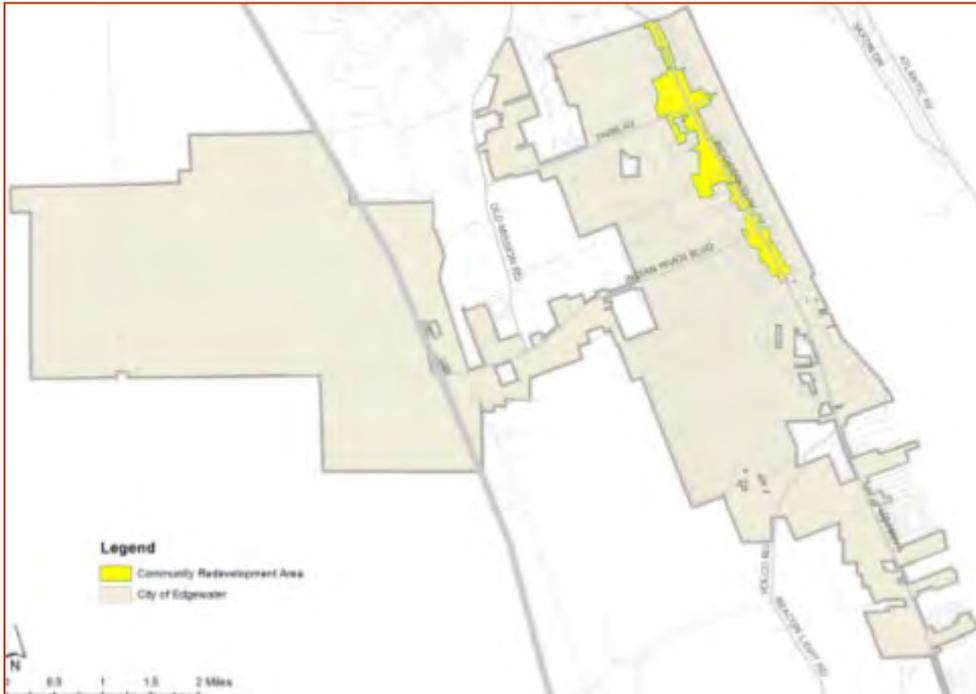
Annual Report FY 2018



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 Thomas, Chair

Gary Conroy

Megan O'Keefe

Christine Power

District 2 Seat Vacant

Contact: Samantha Bergeron

Director Parks & Recreation

Economic Development / Redevelopment Coordinator

City of Edgewater

104 N. Riverside Drive, Edgewater, FL 32132

Phone: 386-424-2400 ext. 7201

Fax: 386-424-2469

E-Mail: sbergeron@cityofedgewater.org

URL: 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:

- 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



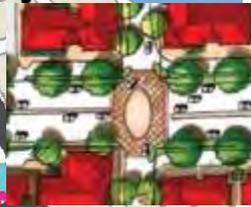
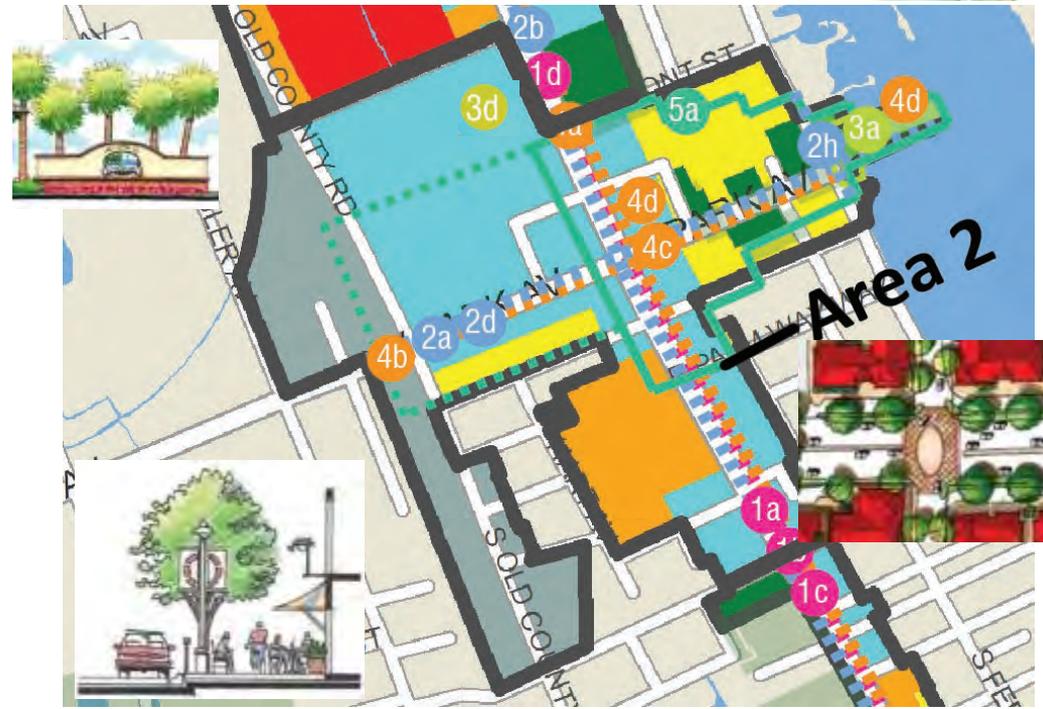
CRA Plan– Area 2

(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



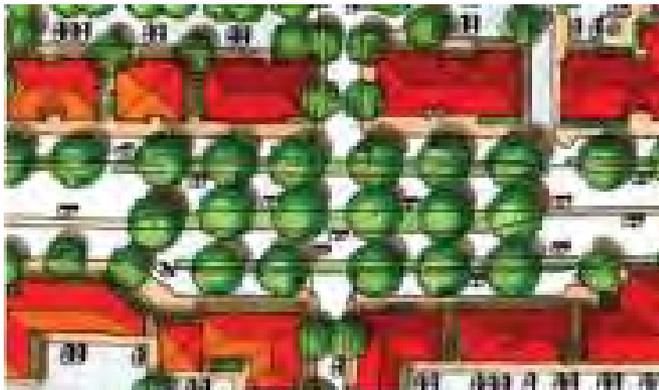
CRA Plan– Area 3

(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 2018	FY 2017	FY 2016	FY 2015	FY 2014
Revenues: (TIF)	\$112,081	\$41,146	\$9,398	\$0	\$0
Investment Earnings	<u>\$187</u>	<u>\$50</u>			
Total Revenues	<u>\$112,268</u>	<u>\$41,196</u>	<u>\$9,398</u>	<u>\$0</u>	<u>\$0</u>
Expenditures					
Community Development	\$306	\$175			
Capital Outlay	<u>\$2,500</u>	<u>\$6,900</u>			
Total Expenditures	<u>\$2,806</u>	<u>\$7,075</u>			
Net Change in Fund Balances	\$109,462	\$34,121			
Beginning Fund Balance	<u>\$43,519</u>	<u>\$9,398</u>			
Ending Fund Balances	<u>\$152,981</u>	<u>\$43,519</u>			
Number of Personnel	0	0	0	0	0
Debt	\$0	\$0	\$0	\$0	\$0
Focus: Land Acquisition, Wayfinding Signs, Capital Projects to encourage redevelopment, access and infrastructure					Base Year

2018 Expense Detail



	FY 2018
<u>2018 Expenses Detail</u>	
DEO Special District Report & Fee	\$175
Legal Advertisement	\$131
Property Survey	<u>\$2,500</u>
Total Expenses	\$2,806
Focus: Land Acquisition, Wayfinding Signs, Capital Projects to encourage redevelopment, access and infrastructure	





City of Holly Hill

Community Redevelopment Agency



2018 Annual Report
October 1, 2017—September 30, 2018



TABLE OF CONTENTS

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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 twentieth year that funds have been budgeted and the total annual budget is **\$6,484,600**. 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 2017/18. The notice of this report was published in *The Daytona Beach News Journal* on *March 23, 2019*.

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

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

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

CRA Activities and Accomplishments

Capital Improvement Projects

Overhead to Underground Project (Phase III)

The Overhead to Underground Phase III continues through 2018. This phase is installing the conduits under US-1 for the various utilities and installing the cabling for FPL to transfer over the secondaries. Holly Hill street-lighting is being redesigned and permitted in cooperation with the Florida Department of Transportation to accommodate recent standard changes and concurrent signalized intersection and lighting improvements. In addition, Intelligent Transportation System (ITS) facility relocation. Most of the work has been completed for Phase III, with the installation of the new street lighting remaining, and for the utility providers to move their cables into the new conduits.

US-1 Median Landscaping

The Florida Department of Transportation (FDOT) approved a Joint Project Agreement (JPA) for a Bold Landscaping Project on US-1 within the City limits of Holly Hill. The construction of the project has been completed and included new palms, crepe myrtles and irrigation along the center median of US-1.

Gateway Signs

Three gateway pedestal signs were installed to welcome people to Holly Hill. The signs were installed at the northern and southern city limits on US-1, and at the western city limit on LPGA Blvd.





Property Improvement Grants

- **254 Mason Avenue**
The property was awarded a grant for signage, pavement and façade improvement. The matching grant reimbursement was \$4,600.
- **1501 Ridgewood Avenue**
With the approval of the property owner, a tenant at this property was awarded sign grant for their new business. The matching grant reimbursement was \$572.44.
- **1410 Ridgewood Avenue**
The property was awarded a grant for signage, pavement and façade improvement. The matching grant reimbursement was \$10,000.00.
- **360 Walker Street**
The property was awarded a grant for pavement rebuilt and improvement. The matching grant reimbursement was \$7,710.00.
- **820 State Street**
The property was awarded a grant for an abandon property for pavement rebuilt and improvement. The matching grant reimbursement was \$2,560.50.
- **621 Carswell Avenue**
The property was awarded a grant for pavement rebuilt and improvement. The matching grant reimbursement was \$8,275.00.
- **1516 Ridgewood Avenue**
A new investor purchased the property and was awarded a new sign grant. The matching grant reimbursement was \$8,392.50.
- **749 Ridgewood Avenue**
The property was awarded a sign grant to replace an outdated model. The matching grant reimbursement was \$7,478.00.
- **745 Ridgewood Avenue**
The property was as awarded a sign grant to replace an outdated model. The matching grant reimbursement was \$6,950.75.
- **233 Oak Ridge Street**
The property was as awarded a sign grant. The matching grant reimbursement was \$437.50.
- **988 N. Beach Street**
The property was as awarded a demolition grant for removal of a substandard structure. The matching grant reimbursement was \$3,750.

New businesses opened or relocated to the CRA District:

- 7-11 Corporation
- All Aboard Storage
- Bruh Bruh's BBQ
- Joni's Bacon Snapz Café
- PatchStop
- Schagen Chiropractic
- Soundz Customs
- Vidacann
- Volusia County Property Appraisers
- Wellspring Wellness



Existing Business expansion in the CRA

- Florida Health Care Plans (Medical)
 - Purchase of 1510 Ridgewood Avenue
 - Private re-investment: \$1.5 Million
 - Projected number of new jobs: 80



Acquisition of Land

- None

Sale of Land

- None

CRA Master Plan Special Events For FY 2017-18

Fiscal 2017 - 2018

- Trunk or Treat, October 31st 2017
- Easter Egg Hunt, March 24th 2018
- Kids On The Hill Celebrating National Night Out August 7th 2018





Community Building

Holly Hill Police Officers assigned to the Community Redevelopment Area (CRA) are each highly motivated individuals that seek innovative approaches to addressing targeted problems within the CRA. Daily they work hand-in-hand with our business owners to improve the safety and appearance of the business community. They host monthly community coffee events, neighborhood watch meetings, and attend all the Ribbon cuttings for new businesses.

These officers serve as ambassadors to popular events such as “Truck or Treat” and “National Night Out”. Additionally they partner with the “Boys and Girls Club” and local daycares to where they work directly with kids within our community.

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

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

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

Financial Data

CITY OF HOLLY HILL,
 FLORIDA
 COMMUNITY REDEVELOPMENT FUNDS
 BALANCE SHEET
 September 30, 2018
 (UNAUDITED)

	Community Redevelopment Agency	Community Redevelopment Capital Projects Loan	Total All CRA Funds
Assets:			
Cash and cash equivalents	\$5,650,730	\$4,550	5,655,280
Receivables, net			
Accounts Receivable	3,862	-	3,862
Prepaid Expenses	37	-	37
Total assets	5,654,629	4,550	5,659,179
Liabilities and Fund Balances:			
Liabilities:			
Accounts payable and other liabilities	\$106,337	\$117,450	223,787
Total liabilities	106,337	117,450	223,787
Fund Balances:			
Non-spendable:	37	-	37
Restricted	5,548,255	(112,900)	5,435,355
Committed	-	-	-
Assigned	-	-	-
Un-assigned	-	-	-
Total Fund Balances	5,548,292	(112,900)	5,435,392
Total Liabilities and Fund Balances	\$5,654,629	4,550	\$5,435,392

*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, 2018
CITY OF HOLLY HILL, FLORIDA

Actual Amounts	(UNAUDITED)	
	FY 2017	FY 2018
Revenue:		
Taxes:		
Current Ad Valorem Taxes (§163.387(1)(a), F.S.):		
City of Holly Hill (increment).....	<u>1,025,065</u>	<u>1,112,665</u>
Intergovernmental Revenue:		
Tax Increment Shared Revenues (§163.387(1)(a), F.S.):		
Volusia County.....	950,447	1,031,267
Halifax Hospital District.....	112,410	61,016
Port Authority District.....	13,811	14,992
Mosquito Control District.....	<u>27,950</u>	<u>30,339</u>
	<u>1,104,618</u>	<u>1,137,614</u>
Miscellaneous Revenue:		
Miscellaneous.....	766,302	1,348
Interest Earnings.....	<u>20,680</u>	<u>64,512</u>
Total revenue.....	<u>2,916,665</u>	<u>2,316,139</u>
Expenditures:		
Economic Environment:		
Administrative and overhead (§163.387(6)(a), F.S.):		
Personal services.....	77,613	80,670
Operating expenditures.....	142,956	24,310
Capital outlay (improvements).....	24,306	1,401,359
Capital outlay (land) (§163.387(6)(c), F.S.).....	-	-
Public Safety:		
Law Enforcement (§163.387(6)(h), F.S.):		
Personal services.....	302,341	294,955
Operating expenditures.....	22,385	132,861
Capital outlay.....	-	-
Debt Service(§163.387(6)(e), F.S.):		
Principal Retirement.....	-	700,000
Interest and fiscal charges.....	-	151,654

Grants and Aid (§163.387(6)(d), F.S.):		
Other.....	<u>20,629</u>	<u>57,151</u>
Total expenditures.....	<u>590,230</u>	<u>2,842,961</u>
Excess of revenue over (under)		
expenditures.....	<u>1,460,134</u>	<u>(526,822)</u>
Other Financing Sources (Uses):		
Transfer in	-	427,654
Transfer to Debt Service Fund		
(§163.387(6)(e), F.S.):	(847,100)	-
Appropriated fund balance.....	=	=
Total other financing sources (uses)	<u>(847,100)</u>	<u>427,654</u>
Net Change in Fund Balance.....	613,034	(99,168)

**REVENUE/EXPENDITURE COMPARISON SCHEDULE
NONMAJOR COMMUNITY REDEVELOPMENT
AGENCY DEBT SERVICE FUND**

For the Fiscal Year Ended September 30, 2018
CITY OF HOLLY HILL, FLORIDA

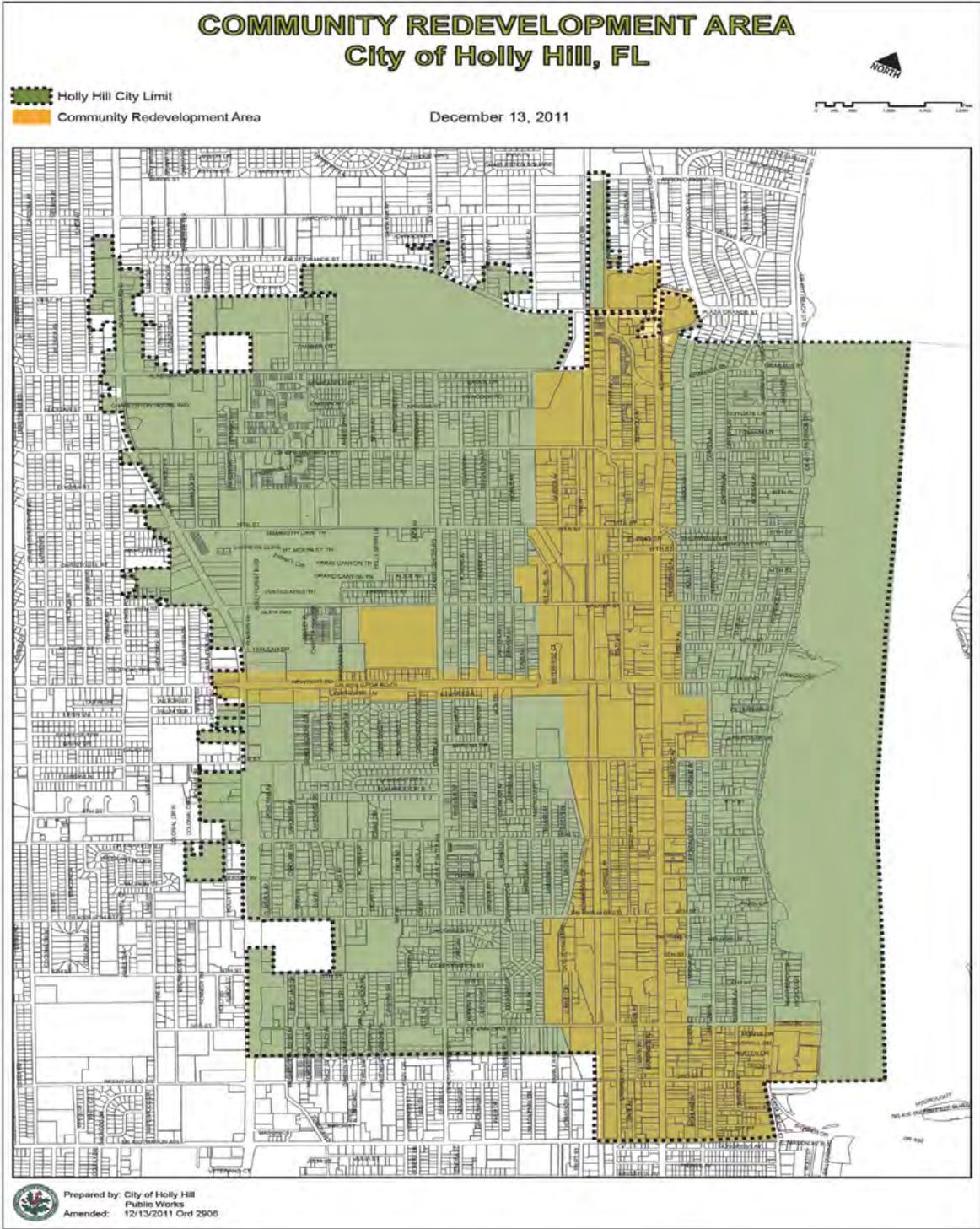
Actual Amounts	(UNAUDITED)	
	FY 2017	FY 2018
Revenue:		
Miscellaneous:		
Interest earnings	<u>\$1,901</u>	<u>\$0</u>
Expenditures:		
Debt Service:		
Principal retirement	685,000	-
Interest payments	162,299	-
Bond Issuance Costs	<u>-</u>	<u>-</u>
Total expenditures	<u>847,299</u>	<u>-</u>
Excess of revenue over (under) expenditures	(845,398)	-
Other Financing Sources (Uses):		
Transfers in	<u>854,900</u>	<u>-</u>
Net change in fund balance	9,502	-

**REVENUE/EXPENDITURE COMPARISON SCHEDULE
MAJOR COMMUNITY REDEVELOPMENT
AGENCY CAPITAL PROJECTS FUND**

For the Fiscal Year Ended September 30, 2018
CITY OF HOLLY HILL, FLORIDA

Actual Amounts	(UNAUDITED)	
	FY 2017	FY 2018
Revenue:		
Miscellaneous:		
Sale of Fixed Asset	\$552,120	\$-
Interest	17,822	-
Miscellaneous	=	<u>10,662</u>
Total revenue	<u>569,942</u>	<u>10,662</u>
Expenditures:		
Current:		
Economic Environment:		
Administrative and overhead		
Operating expenditures	748	-
Capital outlay	1,743,980	2,280,479
Grants and Aid	-	-
Grant Programs	=	=
Total expenditures	<u>1,744,728</u>	<u>2,280,479</u>
Excess of revenue over (under) expenditures	<u>(1,174,786)</u>	<u>(2,269,817)</u>
Other Financing Sources (Uses):		
Appropriated fund balance	=	=
Net change in fund balance	\$ (1,174,786)	\$ (2,269,817)

Exhibit A – Community Redevelopment Area Map





City of New Smyrna Beach

Community Redevelopment Agency

Annual Report: Fiscal Year 2017-2018

- Affordable Housing Activities
 - City staff received authorization from the CRA on November 14, 2017 and March 13, 2018 to purchase properties for the construction of new, affordable housing. The properties are located at 503, 505, and 519 Julia Ave, and 327 Dimmick St. Following the purchase of these properties with CRA funds, the three properties with buildings (503, 505, and 519 Julia St) were inspected for asbestos (the building at 519 Julia St was found to have asbestos, which was removed) and then all three buildings were demolished. The properties were then conveyed to the New Smyrna Beach Housing Authority (their development corporation) for the future construction of affordable housing as called for in an interlocal agreement between the City, the CRA, and the Housing Authority that was approved by the City Commission on June 26, 2018. It is anticipated that construction of the first duplex will begin in April, 2019.
 - City staff continues to search for available properties for future affordable housing construction in partnership with the New Smyrna Beach Housing Authority.
 - City staff began working with the staff at the New Smyrna Beach Housing Authority on a new construction project to add affordable rental units, including senior housing, on Housing Authority property on Greenlawn St.

Housing Authority staff requested local funding support for the project, and City staff prepared a City Commission agenda item for the November 27, 2018 Commission meeting regarding local support in the amount of \$427,000 in CRA funds for the Housing Authority's application to the Florida Housing Finance Corporation for Low Income Housing Tax Credits, and the City Commission approved the agenda item. The Housing Authority is now waiting for notification as to whether the application was chosen for funding.

- Capital Projects

- US 1 and Canal St: The Florida Department of Transportation (FDOT) is scheduled to construct a street improvement project in 2019 on US 1 from Julia St to Andrews St, with substantial work at the Canal St intersection. FDOT provided the City with the opportunity to upgrade certain elements of the project and add additional street lights, and an agreement was approved by the City Commission on June 12, 2018. The cost of the upgrades is \$100,522, with CRA funds as the source of funding.
- US 1 Median Landscaping Plans: On August 29, 2018 the City Commission approved a contract for a Landscape Architect to prepare conceptual plans for landscaping medians for sections of US 1 within the CRA area. The plans were submitted for FDOT funding and City staff was notified that the plans were sufficient to continue to the second stage of the application process, to be completed in the 2019 – 2020 fiscal year.
- Mary S. Harrell Black Heritage Museum: CRA funding was approved on January 9, 2018 for the re-roofing of the Museum building at 314 N Duss St. The deteriorated wood shakes on the roof had reached the end of their useful life all were replaced with polymer-material shingles approved by the City's Historic Preservation Board, with the color of the shingles chosen by the Museum Board. The work was substantially complete in December.

This was the second improvement project at the Museum: in the previous year CRA funds were used to demolish the chain link fence around the property and replace it with an aesthetically pleasing, vinyl picket fence of a design selected by Museum officials.

- Related Activities

- Brownfield Designation: on November 28, 2017 the City Commission approved a Brownfield Designation for a North and South area of the US 1 corridor within the CRA area. The designation does not imply that any specific property in the area contains contamination, but rather enhances eligibility for state mitigation grants in case a particular property at some

point has identified contamination. The designation is warranted due to the number of former gas station sites along the corridor. This project did not utilize CRA funding but it provided a new, important tool for the revitalization of US 1, one of the focus areas for the CRA program.

- Working with property owners and interested persons on the redevelopment of US 1: since the creation of the CRA along the US 1 corridor City staff has assisted in a number of activities related to redevelopment:
 - City staff initiated the establishment of two new business groups in FY 17 and assisted each group's leaders with facilitating meetings throughout FY 18: A group to support Entrepreneurs known as the "Second Wednesday Club"; and a group of US 1 business owners and managers that supports the re-development of US 1. Both groups provide speakers on business topics, and networking opportunities. Neither of these groups receive CRA funding but are important for the revitalization of US 1. Staff is working to encourage US 1 business owners to improve their property, and to alert Entrepreneurs to opportunities with available sites on US 1.
 - The Economic Development Advisory Board adopted a Business Retention and Expansion Plan prepared by City staff in November, 2016. This ambitious plan calls for 104 visits to be made to businesses in the City each year by City staff. One of the focus areas for the Business Retention and Expansion visits was US 1, and for the 105 business visits conducted in calendar year 2018, 40 (38%) of the visits were to US 1 properties. This project did not utilize CRA funding but it provided the opportunity to meet with business owners on US 1, one of the focus areas for the CRA program.
- Efforts to Revise the Delegation of Authority Resolution by Volusia County: City staff worked throughout the fiscal year with Volusia County staff and City of Edgewater staff to request a revision in the Delegation of Authority Resolution by Volusia County for the New Smyrna Beach CRA, Resolution 2014-164. The resolution provides authorization for façade/property improvement grants in Section 3e; however, Section 3d of the Resolution states that County contributed funds may only be used for publicly owned capital projects, and the County contributed dollars must be matched dollar for dollar with City contributed funds. The effect of this provision is to eliminate the possibility of using city contributed funds for façade/property improvement grants, as it would result in county contributed dollars being left unmatched and therefore not used, and ultimately having to be returned to the county.

This provision takes away the single most important tool for redevelopment. The importance of this tool was demonstrated in the revitalization of Canal St and Flagler Ave areas in the previous CRA that terminated in 2015.

There have been four CRAs authorized in recent years by Volusia County:

- Orange City – that authorizing resolution does not have this requirement to match City contributed dollars to County contributed dollars in order to spend County contributed dollars
- Deltona – that resolution contains a matching requirement similar to New Smyrna Beach
- Edgewater - that resolution contains a matching requirement similar to New Smyrna Beach
- New Smyrna Beach – our resolution contains the matching requirement.

A meeting with county staff held in January, 2018, provided direction for bringing this matter forward to the County Council. The most recent communication with County staff indicated that this matter could be brought forward during the five year review called for in Section 3e which is anticipated to be scheduled for a County Council Meeting in the last quarter of the 2019 calendar year.

- City staff prepared an Economic Development Newsletter every month in FY 18, sent to many local business owners including those on US 1.
- Financial Schedules
 - Please find attached financial schedules for CRA funds in Fiscal Year 2017-2018.

City of Orange City
Community Redevelopment Agency (CRA)
FY 17/18 Annual Report



March 26, 2019

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 2017-2018.

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 "Findings 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, which carried forward to FY 15/16. The CRA did not acquire any assets or liabilities.

In FY 15/16, the CRA generated \$80,378 in increment revenue, plus the FY 14/15 fund transfer for an ending revenue balance of \$131,113. The CRA did not acquire any assets or liabilities.

In FY 16/17, the CRA generated \$140,509 in increment revenue, plus the FY 15/16 fund transfer of \$131,113 and a general fund transfer of \$26,656, the revenue balance totaled \$298,278. The CRA expenses totaled \$278,399 for design of the S. Holly Avenue capital project. The CRA did not acquire any assets or liabilities.

In FY 17/18, the CRA generated \$139,249 in City increment revenue and \$98,286 in County increment revenue for a total of \$237,535. As of September 30, 2018, the CRA fund balance was \$215,453, which included \$156,472 allocation for capital improvement items not covered by the SRF loan, such as light poles, benches, planters, sidewalk outside water improvement areas, etc. The CRA expenses totaled \$22,081, which included \$10,504 in personal services and \$11,577 in design services for the S. Holly Avenue infrastructure improvement project. The CRA did not acquire any assets or liability.

It is anticipated that the CRA will generate \$333,504 in increment revenue in FY 18/19, along with \$58,981 in fund balance transfer, \$156,472 in cash carryforward (the non-SRF items), and \$2,046,144 in SRF loan debt proceeds, for a total revenue budget of \$2,595,101.

The budgeted expenses for FY 18/19 include \$156,472 in construction of non-SRF capital items, \$317,500 in available capital funds, and \$30,000 in façade improvement grant awards.

CRA ACHIEVEMENTS FOR FY 17/18

Mill Lake Park Phase I, II and III

Orange City continued to actively support and participate in the Mill Lake Park project located in the heart of the CRA area. Phase I opened on January 7, 2015 and includes walkways, sidewalks, picnic pavilions, an interactive fountain and a children's splash pad and pervious parking. Phase II excavation and grading of the adjacent 16-acre was completed, transforming an unsightly former FDOT pond into a beautiful 16-acre lake with fountain and four aerators installed to reduce nutrient loading from stormwater to Blue Springs watershed. Phase III extended park amenities around the circumference of the lake include a 12 foot wide 0.8 mile long concrete multi-use path and additional park benches, water fountains, pavilions, picnic benches and pervious parking. The Grand Opening ceremony was held in January 2017. The total project costs of approximately \$6.0 million was funded through various revenue sources and grants. No CRA tax increment revenue was used.

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 2016. Construction began in November 2018, funded by the Florida Department of Transportation via the Local Agency Program (LAP) with an estimated construction cost of \$667,969. Construction will be completed in May 2019. No CRA tax increment revenue was used.

S. Holly Avenue-CRA Capital Improvement Project Priority

The City prepared engineered drawings for the S. Holly Avenue Streetscape and Urban Design project in FY 16/17. The project includes streetscape, on-street parking, pedestrian crossings, and other urban improvements on South Holly Avenue between Graves Avenue and Blue Springs Avenue. It also provides gravity sewer and reclaimed water services and improves stormwater drainage in the area. The City secured a SRF loan for construction and awarded construction bid, with work beginning in March 2019.

Festivals and Events

The City's downtown area is very active with community events. 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 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 18/19

The City's first CRA capital improvement project will begin construction in FY 18/19! The majority of the annual tax increment revenue will go towards the 20-year debt payment. Therefore, at this time the CRA does not anticipate additional large-scale capital improvement projects in the short term. The Board may look for ways to strengthen community participation in the Façade Improvements grant program, as no award has been paid since its creation in FY 16/17.



North Mainland (Ormond Crossings CRA)

FY 2018 ANNUAL REPORT



Board Members

- City Commission is the acting body for the CRA

Ormond Crossings Vision



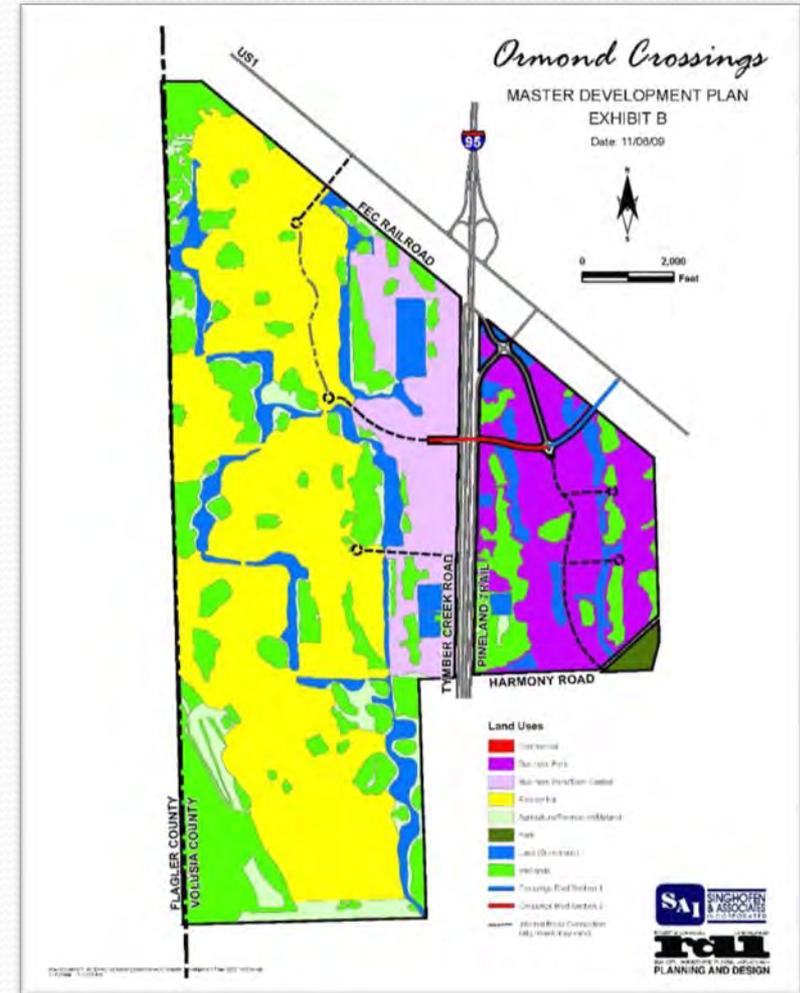
A joint City/County vision that is an example of “Smart Growth.”

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

Ormond Crossings is a planned live-work development and includes a Commerce Park for office buildings and manufacturing and distribution businesses with higher than average wage levels.

Approved Master Plan Uses

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



Sources & Uses of TIF funds

- Fund Balance effective 9.30.18: \$157,764
- Construction of Crossing Boulevard to include a bridge spanning FEC rail right-of-way from US 1 to the 1st roundabout (segment 1).
- To be constructed 5 years after final plat of Phase 1A.
- County contribution: Limited to \$4,000,000 or 10 years from date of commencement, whichever first occurs.
- City contribution: Limited to \$8,000,000

Ormond Crossings Current Status

- The annual report indicates St. Johns, US Army Corps of Engineers, Florida East Coast Railroad, and Federal Emergency Management Agency (FEMA) have all approved their respective portions of Phase A and B of Ormond Crossings.
- Tomoka Holdings, LLC has been sold to the Ford Properties in 2017.
- Project has paid \$500,000 in transportation mitigation for the Planning, Design & Engineering (PD&E) for State Road 40 improvements from Tymber Creek Road to I-95.

Ormond Crossings Current Status

- Ormond Crossings CRA is set to expire on June 11, 2020 in the event that the construction of Crossings Boulevard segment 1 has not started.
- Property owner and City shall seek an extension of the Ormond Crossings CRA.

Ormond Crossings Current Status

Security First under construction 100,000 square foot office building.



SECURITY FIRST INSURANCE CORPORATE HEADQUARTERS

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ORMOND BEACH, FL

Security First Insurance
INSURANCE COMPANY OF AMERICA

ZYSCOVICH
ARCHITECTS

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Orlando, FL 32809
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www.zyscovich.com

Ormond Crossings Current Status

Security First under construction



In Summary.....

- Positive movement towards developing Ormond Crossing has begun with the sale of Tomoka Holdings, LLC to the Ford Properties.
- Security First purchased 48 acres within Ormond Crossings for the initial construction of a 100,000 square foot office building with the ability to build up to 275,000 square feet total could be the catalyst for further development of the area.

Ormond Beach Downtown CRA

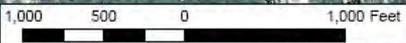
FY 2018 Annual Report



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.

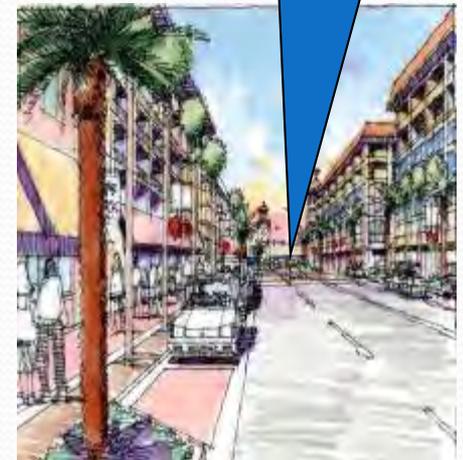
River District – Traditional downtown appearance enhanced with similar form and function.

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

Today



The Vision



Issues → *Strategy* → *Implementation*

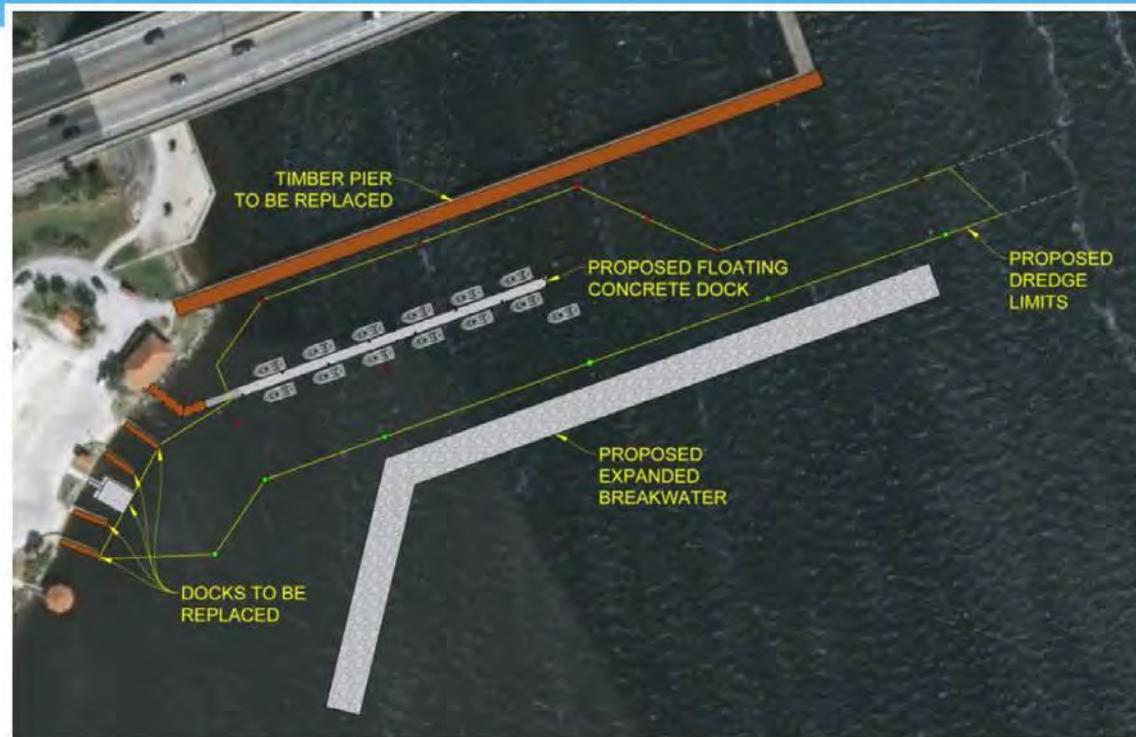
Issue Summary	Strategy	Implementation
Nondescript buildings	physical	Design guidelines
Bldg. conditions	physical	Improvement grants
Substandard infrastructure	physical	Stormwater and utility improvements
Maximize use of OS	physical	OS venue improvements
Taming of SR40	physical	Streetscape improvements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

2018 Approximate Expenditures

Description	2018 Project Expenditures	2018 Revenues	Fund Balance
Balance as of 10.1.17			\$1,084,906
		\$1,583,128	\$2,668,034
Stormwater improvements, Public parking, and Cassen Park dock improvement	\$696,588		\$1,971,446
Operating/maintenance/enhanced maintenance to CRA	\$250,540		\$1,720,906
Building Façade Grant	\$81,897		\$1,639,009
Balance as of 9.30.18			\$1,639,009

Capital improvement, design

Repairing Hurricane Damage Adding Floating Dock & Breakwater



- * Repair of Timber Pier and Boat Ramp Docks
- * Breakwater, Dredging and Floating Concrete Dockage
- * Creates 12 Boat Slips
- * Estimated Cost of \$2,400,000

Capital improvement, construction



Reconstruction
of Cassen park
fishing pier



Ormond Beach MainStreet Events & Promotions



Ormond Beach
Celtic Festival



Ormond
Beach
Farmers
Market

Riverfest Seafood
Festival



Taste of Ormond



Granada Grand Festival of the Arts



Building improvement grants



66 grants approved since 2005
\$2.1 million grants paid
\$11.1 million in permit value
(exterior value only)

Proposed



Front (Patio) Elevation

Front (Vestibule) Elevation

2018 grant award: Granada Plaza, Starbucks

Other activities

- Started the update of 2007 Downtown Master Plan.
- Purchased the property at 56 North Beach Street and started to assess potential public uses.



Other activities

- Reconstruction of the former Food Lion to Lucky's Market at 101 East Granada Boulevard



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 2017/2018

THIS IS EASTPORT

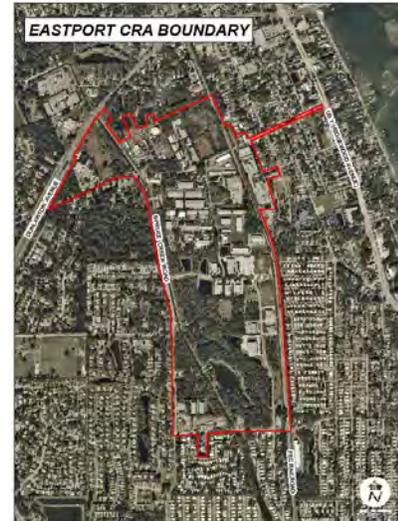
The Eastport Business Center Community Redevelopment Area (CRA) is situated within the eastern portion of Port Orange, west of and adjacent to the Florida East Coast Railroad. This area historically served as the industrial core of the City.

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 \$1,370,390 increase in taxable value between 2017 and 2018. The 2018 total taxable value within Eastport stands at \$32,942,373.

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.

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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.

FY 17/18 REDEVELOPMENT ACTIVITIES UPDATE

Implementation of the plans, projects and programs identified in the Eastport Redevelopment Plan is largely dependent on available revenues. During FY 2017/2018, the Eastport CRA operated with an adopted budget of \$198,522. Of that amount, 89% went towards debt service obligations. This left a very limited amount of funding for plan implementation.

Development projects complete, under construction or under review in FY 17/18:

1. Construction began on a ±1,776 square-foot addition to an existing warehouse, along with associated site improvements at 400 Oak Place.
2. A Development Order was issued for the construction of a ±8,960 square-foot office/warehouse building, along with associated site improvements at 419 Oak Street. The building and site are anticipated to be complete in FY 18/19.

SVN Alliance Commercial Real Estate Advisors continued to assist the City in the sale of the remaining City owned lot in the Eastport Business Park, among other City owned properties in the City. During FY 17/18, the City was under contract with US Glass Holdings for the sale of the last City-owned lot in the Eastport Business Park, located at 4500 Eastport Parkway. The sale was finalized the first week of October 2018.



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 2017/2018 adopted budget for the Eastport Tax Increment Fund (Fund #102), anticipated \$198,522 in TIF revenue. The City’s unaudited figures show actual receipt of \$195,931 from TIF, and \$1,752 in interest for total revenues of \$197,683.



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 2017/2018 was \$177,066.

FINANCIAL STATEMENT

	Port Orange Audited FY17	Port Orange Unaudited FY18
Eastport		
Assets:		
Equity in pooled cash	\$ 284,109	\$ 298,593
Receivables - Net	\$ -	\$ -
Prepaid items	\$ 5,484	\$ 5,586
Total	\$ 289,593	\$ 304,179
Liabilities:		
Accounts payable and accrued liabilities	\$ -	\$ -
Customer deposits	\$ -	\$ -
Deferred Revenue	\$ -	\$ -
Due to other funds	\$ -	\$ -
Total	\$ -	\$ -
Sources (Revenues):		
City TIF	\$ 62,311	\$ 76,229
County TIF	\$ 93,362	\$ 113,280
Halifax Hospital TIF	\$ 10,577	\$ 6,422
Miscellaneous (includes transfers)	\$ 12,313	\$ 1,752
Total	\$ 178,563	\$ 197,683
Expenditures		
Commercial Policy Insurance	\$ 5,227	\$ 5,484
Advertising Expense	\$ -	\$ -
Operating Supplies/Postal Service	\$ -	\$ -
Insurance 504	\$ -	\$ -
Transfer to 506 Bldg. Maint. Fund	\$ -	\$ -
Dues and Memberships	\$ 548	\$ 548
Other Grants & Aid	\$ -	\$ -
Professional Services	\$ -	\$ -
Transfer to 217 Eastport Note	\$ 176,673	\$ 177,066
Total	\$ 182,448	\$ 183,098
Net change in fund balance	\$ (3,885)	\$ 14,585
Fund balance - beginning	\$ 293,478	\$ 289,593
Fund Balance - Ending	\$ 289,593	\$ 304,178

EASTPORT BUSINESS CENTER COMMUNITY REDEVELOPMENT AGENCY

AGENCY BOARD

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

Staff support provided by:

M.H. Johansson, City Manager

Margaret Roberts, City Attorney

Lisa Pallante, Accounting Manager

Nadia Todor, Accountant II

Tim Burman, Community Development Director

Penelope Cruz, Planning Manager

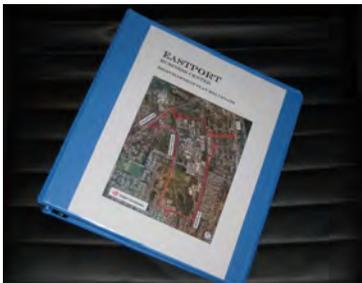
**City of Port Orange
1000 City Center Circle
Port Orange, FL 32129**

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

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

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

REDEVELOPMENT PLAN & REDEVELOPMENT TRUST FUND PARTNERS



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

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.

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

All revenue derived from tax increment financing is deposited into the Trust Fund. All expenditure



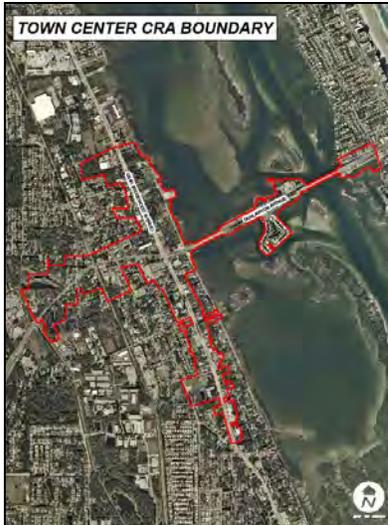
HALIFAX HEALTH

PORT ORANGE TOWN CENTER

Community Redevelopment Agency Port Orange, Florida

ANNUAL REPORT FY 2017/2018

THIS IS TOWN CENTER



The Port Orange Town Center CRA, outlined in red above, is approximately 271 acres in size and represents 1.35% 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.

Based on the Volusia County Property Appraiser's Final Tax Roll data, there was \$321,427 increase in taxable value between 2017 and 2018. The 2018 total taxable value within the Port Orange Town Center CRA stands at \$43,581,216.

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

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 47% since 1998.

FY 17/18 REDEVELOPMENT ACTIVITIES UPDATE

Implementation of the plans, projects and programs identified in the POTC Redevelopment Plan is largely dependent on available revenues. During FY 2017/2018, the POTC CRA operated with an adopted budget of \$478,411. Of that amount, 93% went towards debt service obligations. This left a very limited amount of funding for plan implementation.

Development projects completed, under construction, or under review during FY 17/18:

1. Blue Ribbon Pools (3670 Ridgewood Avenue) – redevelopment of an former car wash/auto care site for a pool supply business
2. DJ’s Deck outdoor seating area (67 Dunlawton Avenue) – construction of a palm thatched pavilion over the existing outdoor seating area
3. Jimmy Hula’s (65 Dunlawton Avenue) - ±3,700 square-foot restaurant, along with associated site
4. improvements
5. Dunlawton Village (415 Dunlawton Avenue) – construction of a +/- 5,570 square-foot multi-tenant office building at the Gaff’s Realty Company site
6. Angler’s Cove Planned Unit Development (3626 S. Peninsula Drive) –a gated waterfront development with five single-family homes and a multi-slip boat dock
7. Hunter Building (59 Dunlawton Avenue) – renovation of an existing ± 5,560 square foot building and site improvements
8. Riverwalk Park Trail (Phase 2) - 20-foot wide trail and associated hardscape, landscape, lighting, and utility improvements is currently under construction along in central portion of Riverwalk, along the shoreline of the Halifax River between Ocean Avenue and Herbert Street
9. Kid City Child Care (4530 Ridgewood Avenue) – redevelopment of an existing vacant building as the regional office location for Kid City Child Care (office location only)



Blue Ribbon Pools



DJ's Deck

In December 2017, the City adopted regulations for a three-year pilot program for Ridgewood Corridor Targeted Businesses to encourage redevelopment of the corridor. The program applies to all properties along the Ridgewood Corridor, including those in the CRA. The program allows for site improvements to be waived if there is no increase in the size of the existing principal structure. The only upgrades required are those related to accessibility, Building and Fire Code requirements. This pilot program runs until January 31, 2021.



Riverwalk Park



Hunter Building



Jimmy Hula's

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 Town Center.

The FY 2017/2018 adopted budget for the Port Orange Town Center Fund (Fund #103), anticipated \$149,211 in TIF revenue. The City’s unaudited figures show actual receipt of \$145,734 from TIF, \$94,861 in grants, and \$4,102 in miscellaneous income, for total revenues of \$244,697.

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 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 2017/2018 was \$402,374. This represents a payment of \$180,000 in Principal and \$219,623 in Interest plus \$2,751 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.



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

FINANCIAL STATEMENT

Town Center	Audited FY17	Unaudited FY18
Assets:		
Equity in pooled cash	\$ 3,992	\$ 173,372
Receivables, net	\$ 543,843	\$ -
Prepaid items	\$ 5,670	\$ 5,669
Total	\$ 553,505	\$ 179,041
Liabilities:		
Accounts payable and accrued liabilities	\$ 64,709	\$ 19
Customer deposits	\$ 1,140	\$ 1,540
Deferred Revenue	\$ 1,978	\$ 1,289
Due to other funds	\$ 2,410,890	\$ 3,698,306
Total	\$ 2,478,717	\$ 3,701,154
Sources (Revenues):		
City TIF	\$ 52,470	\$ 57,551
County TIF	\$ 78,618	\$ 83,541
Halifax Hospital TIF	\$ 8,907	\$ 4,642
Property Tax Recovery	\$ 3,129	\$ -
State Grants	\$ 502,016	\$ 94,861
Miscellaneous (includes transfers)	\$ 9,928	\$ 4,102
Total	\$ 655,068	\$ 244,697
Expenditures:		
Contract Services Other	\$ 1,112	\$ -
Communication Services	\$ -	\$ -
Electrical Services	\$ 472	\$ 482
Water/Sewer / Utility	\$ 572	\$ 691
Drainage	\$ 267	\$ 455
Commercial Policy Insurance	\$ 5,383	\$ 5,670
Taxes, Licenses, and Fees	\$ 3,755	\$ -
Insurance 504	\$ -	\$ -
Transfer to 506 Bldg. Maint. Fund	\$ -	\$ -
Dues and Memberships	\$ 548	\$ 548
Other Operating Supplies	\$ -	\$ 8
Land	\$ -	\$ 1,219,416
Professional Svcs/Capital	\$ 544,874	\$ 167,383
Interest Internal Loans	\$ 39,566	\$ 44,486
Other Grants and Aid	\$ -	\$ 85
Transfer to 218 Town Center Bond	\$ 404,591	\$ 402,374
Total	\$ 1,001,140	\$ 1,841,598
Net change in fund balance	\$ (346,072)	\$ (1,596,901)
Fund balance - Beginning	\$ (1,579,140)	\$ (1,925,212)
Fund Balance - Ending	\$ (1,925,212)	\$ (3,522,113)

COMMUNITY REDEVELOPMENT AGENCY FOR PORT ORANGE TOWN CENTER

AGENCY BOARD

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

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

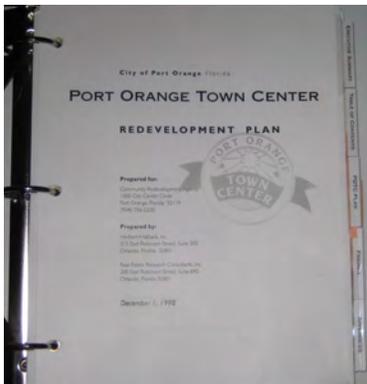
Staff support provided by:

M.H. Johansson, City Manager
Margaret Roberts, City Attorney
Lisa Pallante, Accounting Manager
Nadia Todor, Accountant II
Tim Burman, Community Development Director
Penelope Cruz, Planning Manager

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

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

REDEVELOPMENT PLAN & REDEVELOPMENT TRUST FUND PARTNERS



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

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, 2014, and 2016 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

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

South Daytona

COMMUNITY REDEVELOPMENT AREA (CRA)

2018 ANNUAL REPORT

AND FINANCIAL STATEMENT



Community Redevelopment Agency (CRA)

Board Members

Chairman Bill Hall

Vice Chairwoman Lisa O'Neal

Brandon Young

Ralph G. Schoenherr

Doug Quartier

March 31, 2019

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2019 Redevelopment Goals

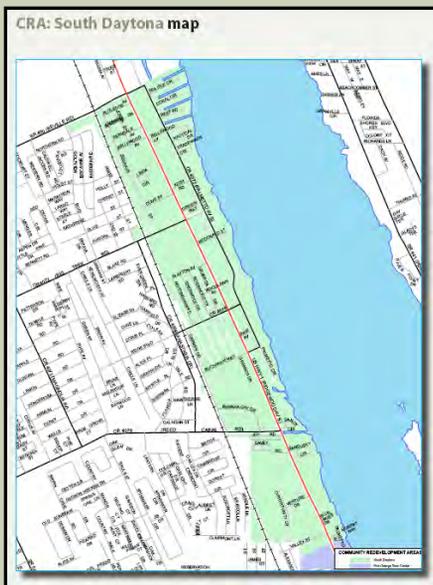
CRA Delegation of Authority and Contact Information

HISTORY AND PURPOSE OF CRA

In 1997, the County of Volusia authorized the creation of a Community Redevelopment Agency (CRA) area in South Daytona 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 and accomplishments during 2018, planned projects for 2019 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

2018 PUBLIC IMPROVEMENT ACTIVITY

CAPITAL PROJECTS IN THE CRA



- ❑ **US1/Big Tree Road Intersection Improvements (FDOT Project):** The FDOT improved the intersection of US1 and Big Tree Road by adding turn lanes. The City relocated decorative palms and associated up lighting, one decorative street light and a portion of a water main to accommodate the new turn lane additions. The City's portion of the project cost \$39,500 and was funded through the Transportation Improvement Fund. The project is completed with final site cleanup underway.



- ❑ **US1/Reed Canal Road Intersection Improvements (FDOT Project):** The FDOT improved the intersection of US1 and Reed Canal Road by adding turn lanes and replacing the traffic signal. The City portion of the project cost \$17,500 and was funded through the Transportation Improvement Fund. City funds were utilized to paint traffic signals painted black to match the other signals along US1. This project was completed in January 2019.



- ❑ **Big Tree Road Shared Use Path:** The project included installation of approximately 5,300 linear feet of ADA compliant 8-foot and 10-foot wide concrete sidewalk on the south side of Big Tree Road from Nova Road to Anastasia Drive. Project elements also included minor stormwater modifications, minor utility adjustments, pedestrian/bike aluminum railing, installation of decorative pattern crosswalks, decorative roadway signage and thermoplastic striping. The project construction cost of \$627,322 was funded by the FDOT Local Agency Program (LAP) (\$564,590); Volusia County (\$50,000) and the City's Transportation Improvement Fund (\$12,732). The project was completed in July 2018.



- ❑ **U.S. 1 Median Landscaping Project:** The Ridgewood Median Landscaping Project included new landscaping from Ridge Boulevard to the south City limits and the infrastructure to add lights to the trees in the future. The total project cost was \$509,702 and was funded with an FDOT Bold landscaping Grant(\$425,812) and city funds for infrastructure improvements (\$83,890).



- ❑ **Veterans Memorial Riverfront Park:** Due to damage from Hurricane Irma, the pier was reconstructed with new piling. Thru Flow decking that allows the water to flow through it reducing resistance, new handrails and airline cable safety barrier was replaced and mitigated to prevent future storm damage. The total project cost of \$192,000 was funded through FEMA and the City. The **kayak launch** and the boat ramp floating dock were also repaired at a cost of \$14,000. The **tennis court lights** were replaced with new LED lights at a cost of \$59,750.

2018 PRIVATE DEVELOPMENT ACTIVITY

VACANT RIVERFRONT PARCELS REDEVELOPMENT UPDATE

2501 S. Ridgewood Avenue – 5.83 AC, Zoned: Business General Commercial (BGC), Owner, Paul Holub, will be submitting an application requesting a special exception to develop the property.

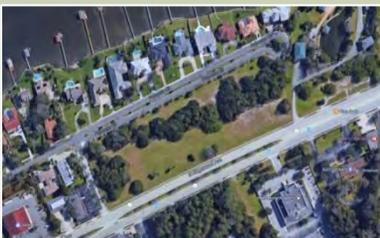
2739 S. Ridgewood Avenue – 8.7 AC, Zoned: Planned Unit Development (PUD), listed for \$5,100,000, Realtor: Tim Davis, SVN Alliance. The property is being actively marketed.

2941 S. Ridgewood Avenue – 6.88 AC, Zoned: Planned Commercial Development (PCD), listed for \$2,400,000, Realtor: John Trost/Tim Davis, SVN Alliance. The wetland mitigation permit has been approved on this property. The property is being actively marketed.

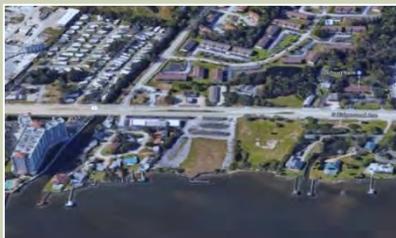
3109 S. Ridgewood Avenue – 3.83 AC, Zoned: Planned Commercial Development (PCD), this property was purchased in 2018 by Val Fiano with no plans to develop the property.

3151 S. Ridgewood Avenue – 6.2 AC, Planned Unit Development (PUD), the owners of this property have constructed several condominium projects in New Smyrna Beach. The developer plans to construct 101 units, 17 as townhomes and the remaining units as condominiums. The townhomes will have designated boat slips. Currently site plans are underway.

3230 S. Ridgewood Avenue (US1 frontage only) – 12 AC, Planned Unit Development (PUD), Owner, Capital Apartment Group and the construction company Integra Land Group have requested approval to amend the Master Development Agreement in order to proceed with the construction of a 256 unit luxury apartment complex.



2501 S. Ridgewood Avenue



2739 S. Ridgewood Avenue



2941 S. Ridgewood Avenue



3109 S. Ridgewood Avenue



3225 S. Ridgewood Avenue



3230 S. Ridgewood Avenue

2018 REDEVELOPMENT INCENTIVES

OPPORTUNITY ZONE DESIGNATION & INCENTIVE

As of 2018, there are now **two (2) designated Opportunity Zones** in the City of South Daytona. Census tract 12127082415 is located west of Nova Road and contains a small portion of land south of Big Tree Road between Frank Place and Gary Boulevard. Census tract 12127082401 lies within the borders of our existing CRA. A breakdown of the demographic data for each Census Tract is provided in the table below.

South Daytona Opportunity Zones Map and Demographics by Census Tract



Opportunity Zone Demographics	Census Tract 12127082415	Census Tract 12127082401
Population	2,430	3,696
Median Household Income	\$28,295	\$27,227
Households in Poverty	18%	30%
Total Jobs	1,019	2,354
Total Businesses	89	310

Source: [Esri 2017 Updated Demographics](#), [Esri 2017 Business Data](#), Poverty data based on [ACS 2012-2016](#)

About the Opportunity Zone Incentive

An investor who has triggered a capital gain by selling an asset like stocks or real estate can receive special tax benefits if they roll that gain into an **Opportunity Fund** within 180 days. Investments made through an Opportunity Fund must be invested in a designated Opportunity Zone.

There are three primary advantages to rolling over capital gains into an opportunity fund.

- DEFER** the payment of your capital gains until December 31, 2026
- REDUCE** the tax you owe up to 15% after 7 years
- PAY ZERO** tax gains earned from the Opportunity Fund after 10 years

2018 REDEVELOPMENT INCENTIVES

FAÇADE IMPROVEMENT GRANT PROGRAM

Façade Improvement Grant Program

The City provided 50/50 match (up to \$5,000 per business) to three (3) businesses in the CRA. The grant provides funds for exterior building improvements, landscaping, code compliant signs, etc. The total funds committed for the Façade Improvement Grant Program for 2018 totaled \$13,993.

2018 Façade Improvement Grant Projects					
Address	Business	Grant Award/ CRA Funds	Total Project Cost	Project Description	Status
1730 S. Ridgewood Avenue	White Chapel Church of God	<i>Note: The sign was paid for by a parishioner, the City will assist with wayfinding signs with the committed funds.</i>		New Ground Sign	Completed
2250 S. Ridgewood Ave.	Strip Center Renovation	\$5,000	\$10,500	Install Dormers for Signage	Completed
3231 S. Ridgewood Avenue	Dentist	\$3,993	\$7,986	New Ground Sign	Completed
1979 S. Ridgewood Avenue	Labosco's Pawn Shop	\$5,000	\$35,000	Parking lot	*Completed
Total:		\$13,993	\$53,486		

** Note: Reimbursement has not been provided for 1979 S. Ridgewood Avenue. The project had several elements to be completed in addition to the parking lot. The owner will be reimbursed once a final certificate of occupancy has been issued by the City.*

Façade Improvement Grant Program Before & After Sign Photographs and After Photographs of Parking Lot and Roof Dormers



2018 ECONOMIC DEVELOPMENT ACTIVITY

Business Retention & Expansion

- Completed monthly business visits in partnership with the Port Orange South Daytona Chamber of Commerce and Mayor of South Daytona
- Represented City on the Chamber's Economic Development & Government Affairs Committee
- Provided potential sites for expansion or relocation to businesses and realtors

Regional Coordination with Economic Development Organizations

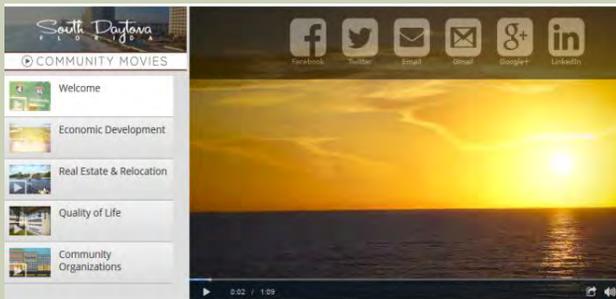
- Attended Team Volusia Practitioner and Board meetings
- Attended Quarterly County of Volusia Economic Development meetings
- Responded to potential leads and attend site selector meetings coordinated through Team Volusia

Marketing Activities

- Community marketing video marketing videos updated through CGI Communications for Welcome, Economic Development , Real Estate & Relocation, Quality of Life and Community Organizations
- Manage Rediscover US1 Facebook page and contribute information to promote South Daytona businesses, development and activities

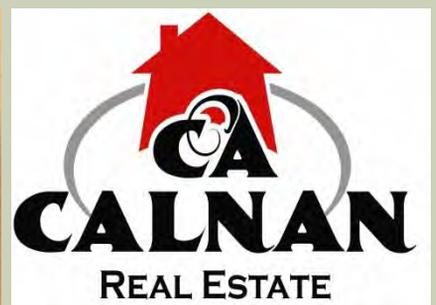
Special Events in the CRA

- Jeeps & Eats events were held at Sunshine Park Mall in January and September during 2018 and sponsored by the City of South Daytona, Sunshine Park Mall/Clark Properties and the Port Orange South Daytona Chamber of Commerce



2018 NEW BUSINESSES IN THE CRA

- Accident Plus, 1614 S. Ridgewood Avenue, #200, Chiropractor
- Athlete Academy, 2400 S. Ridgewood Avenue, #29, Baseball batting and coaching
- Blazin Creationz, LLC, 1841 #A S. Ridgewood Avenue, awards, apparel, signs, banners
- Caliber Inlet Customs, 2400 S. Ridgewood Avenue, Suite 34, Art mosaic studio
- Calnan Real Estate, 1705 S. Ridgewood Avenue, Real estate agency
- Kenneth Grant Inzpirations, 2400 S. Ridgewood Ave., 1-D, Photography
- John Clark Auto Repair, 1618 S. Ridgewood Avenue, Auto repair and service shop
- Professional Moving & Storage, 2400 S. Ridgewood Avenue, #30, Moving Broker Service
- Shoebox Saloon, 1903 S. Ridgewood Avenue, Bar
- Sun Bee Korean Cuisine, 2225 S. Ridgewood Avenue, Korean Restaurant
- Standard Rivet Company, 1640 Segrave Street, Metal stamped decoration for leather



2018 COMMUNITY POLICING

Community Policing: Four (4) officers are dedicated to Zone SD03 which is the CRA for 24 hour, 7 day a week coverage. Additionally, our Community Crime Prevention officer serves as an Investigator and spends 25% of his time performing CRA-specific Community Policing activities.

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 01/01/18 – 12/31/18:

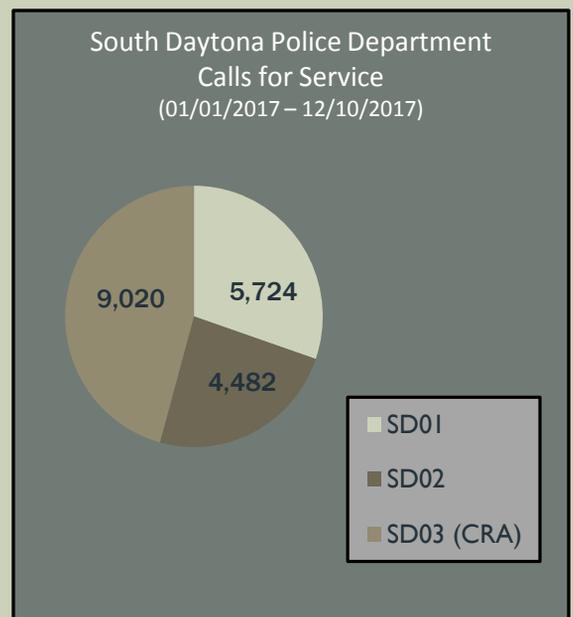
Zone SD01=5,724

Zone SD02=4,482

Zone SD03=9,020

City wide total =19,226

The CRA which makes up 1/3 of the city area is responsible for over 46% of all service calls to the Police Department.



Community Crime Prevention Officer and Police Department Outreach Activities

- Annual Fishing Tournament
- Bicycle & Golf Cart Patrol
- Citizens Alert
- Citizens Patrol
- Coffee with a Cop Program
- Crime-Free Business Program
- Light the Night Halloween Event
- National Walk to School Day Event
- Night Out Against Crime
- Patrol of Parks and Neighborhoods
- School Advisory Committee
- South Daytona Elementary Patrol & School Resource Officer (SRO)
- Toys for Kids Christmas - South Daytona Elementary School
- Unity in the Community Event – Warner Christian Academy

2018 CRA FINANCIAL STATEMENT

Statement of Revenues and Expenditures Redevelopment Trust Fund as of September 30, 2018

	FY 2017 Audited	FY 2018 Unaudited	FY 2019 Budget
Revenues:			
Property Taxes (TIF)	\$497,867	\$564,925	\$564,925
Volusia County	603,924	722,415	821,163
City of South Daytona	61,711	35,019	35,019
Halifax Hospital District	7,582	8,604	8,604
Ponce Inlet Port Authority	15,344	17,412	17,412
East Volusia Mosquito Control	16,324	18,523	18,523
Volusia ECHO/ Volusia Forever	<u>7,590</u>	<u>8,382</u>	<u>8,382</u>
Total Revenues:	\$1,210,342	\$1,375,280	\$1,474,028
Expenditures:			
Personal Services	\$127,387	\$130,406	\$131,644
Operating Expenses	35,793	106,917	132,258
Capital Outlays	-	-	-
Debt Service	<u>241,713</u>	<u>238,829</u>	<u>236,908</u>
Total Expenditures:	\$404,893	\$476,152	\$500,810
Other Financing Sources & Uses:			
Transfers in			
Transfers out – General Fund	\$726,702	\$693,830	\$963,487
Transfers out - Transportation Fund	30,190	-	-
Transfers out – Reserves	-	-	44,613
Sale of Capital	-	-	-
Issuance of debt	-	-	-
Total other financing sources (uses):	\$756,892	\$693,830	\$1,008,100
Net Change in Fund Balance	\$48,557	*\$205,298	\$48,557
Fund Balance Beginning	38,926	87,483	292,781
Fund Balance - Ending	87,483	292,781	305,512

* The change in fund balance is due to the following factors; a) transfer to reserves for future debt service payments b) increase in TIF revenue c) capital outlay expense not reimbursed in 2018 d) façade improvement grant outstanding reimbursement.

2019 REDEVELOPMENT GOALS & PROJECTS

Public Improvement and Private Catalyst Projects

Capital Improvement Projects

U.S.1 Decorative Sidewalk and Decorative Lights

The City will provide a match of CRA funds up to \$35,000 for decorative sidewalks and decorative streetlights for the private development project located at 3230 S. Ridgewood Avenue. This project will allow the City to continue the streetcape elements to match those completed previously on the northern section of U.S.1.

Private Development Projects

Luxury Apartment Complex Project

A 256 unit Luxury Apartment Complex Project is planned for development at 3230 S. Ridgewood Avenue (southernmost border on the west side of US1 in South Daytona). Construction is planned to begin in late spring/early summer.



Townhomes and Condominium Project

A Townhomes and Condominium Project that will include a total of 101 units (17 riverfront townhomes 84 condominium units) is planned for the site at 3151 S. Ridgewood Avenue (southernmost border on the east side of US1 in South Daytona). The townhomes will have designated boat slips allowing for direct access to the Halifax River. Site plans are being completed for submittal by the developer.



Economic Development Goals

- ▶ Market Vacant Ridgewood Avenue Properties
- ▶ Market Opportunity Zone – Capital Gains Incentive for Private Development
- ▶ Local Business Outreach and Visitations
- ▶ Business Relocation Inquiry Response and Outreach

CRA DELEGATION OF AUTHORITY & CONTACT INFORMATION

District Name, Registered Agent:

Community Redevelopment Agency of the City of South Daytona

Mr. James L. Gillis, Jr., 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

<http://www.southdaytona.org>