

COUNTY OF VOLUSIA, FLORIDA



COMMUNITY REDEVELOPMENT AREAS REPORT
FISCAL YEAR 2016-2017

County of Volusia

Community Redevelopment Areas Fiscal Year 2016 - 2017

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



**COMMUNITY REDEVELOPMENT AREAS REPORT
FISCAL YEAR 2016-2017**



ED KELLEY, COUNTY CHAIR

JOYCE M. CUSACK, AT-LARGE

DEBORAH DENYS, VICE CHAIR, DISTRICT 3

PAT PATTERSON, DISTRICT 1

BILLIE WHEELER, DISTRICT 2

HEATHER POST, DISTRICT 4

DR. FRED LOWRY, DISTRICT 5



**GEORGE RECKTENWALD
INTERIM COUNTY MANAGER**

**DONNA DE PEYSTER
DEPUTY COUNTY MANAGER/
CHIEF FINANCIAL OFFICER**

**TAMMY J. BONG
BUDGET AND ADMINISTRATIVE
SERVICES**

VOLUSIA.ORG



Community Redevelopment Areas, Fiscal Year 2016-2017

TABLE OF CONTENTS

EXECUTIVE SUMMARY

CRA SUMMARIES

Summary for Eighteen CRAs as of September 30, 2017

Daytona Beach

Summary for Five Daytona Beach CRAs

Ballough Road CRA

Downtown CRA

Main Street CRA

Midtown CRA

South Atlantic CRA

DeLand

Summary for Two DeLand CRAs

Downtown CRA

Spring Hill CRA

Deltona CRA

Edgewater CRA

Holly Hill CRA

New Smyrna Beach

Summary for Two New Smyrna Beach CRAs

1985 - 2015 New Smyrna Beach CRA

2015 - 2035 New Smyrna Beach CRA

Orange City CRA

Ormond Beach

Summary for Two Ormond Beach CRAs

Ormond Crossings CRA

Downtown CRA

Port Orange

Summary for Two Port Orange CRAs

Eastport CRA

Town Center CRA

South Daytona CRA

ANNUAL REPORTS

Daytona Beach (includes all five CRAs)

DeLand Downtown

DeLand Spring Hill

Deltona

Edgewater

Holly Hill

New Smyrna Beach (for 2015 CRA)

Orange City

Ormond Crossings

Ormond Downtown

Port Orange Eastport

Port Orange Town Center

South Daytona

Volusia County Community Redevelopment Areas

FY 2017 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 2017, 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. The Deltona CRA is new to this report. Its base year is 2017 so no tax increment financing (TIF) had been provided to date.

An expired New Smyrna Beach CRA (1985- 2015) continued to spend down its fund balance in 2017.

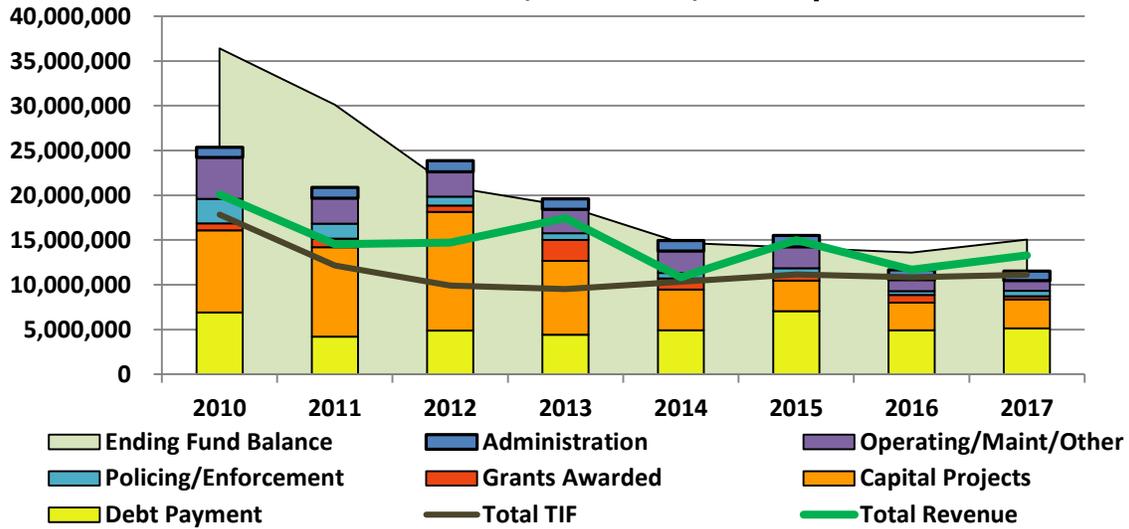
Combined Financial Analysis

Combined fund balance for all CRAs increased in 2017 for the first time since 2010, 13% over 2016. The combined total fiscal year-end 2017 was just over \$15m.

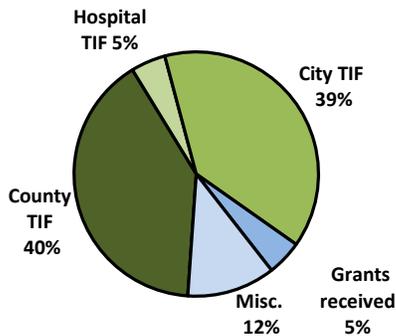
Property values were on the rise in 2017 and that contributed to a 12% increase in combined TIF over prior year. The county has contributed a total of \$44m in TIF to CRAs since 2010.

Volusia CRAs spent 73% of their total expenses from 2010 - 2017 on capital related items - \$42m in debt payments, \$55m for capital, and \$8m on grants awarded for façade improvements.

Combined Fund Balance, Revenues, and Expenses 2010-2017



2017 Revenues \$13,278,000

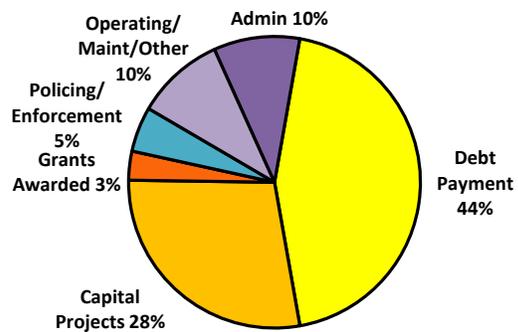


In 2017, 84% of all revenue was derived from tax increment financing (\$11m); 40% of that (\$5m) was contributed by the county.

Half of the county’s TIF was provided to Daytona Beach’s five CRAs, primarily to Main Street. Another 19% was provided to Holly Hill, 12% to Ormond Downtown, and 10% to South Daytona.

Over three-quarters of the expenditures in 2017 were capital related (debt payments \$5m, capital projects \$3m, grants awarded \$0.4m). Over half of the capital projects expenditures were made by Holly Hill – primarily for the undergrounding of utilities. Combined revenues exceeded combined expenditures by less than \$2,000.

2017 Expenses \$11,543,000

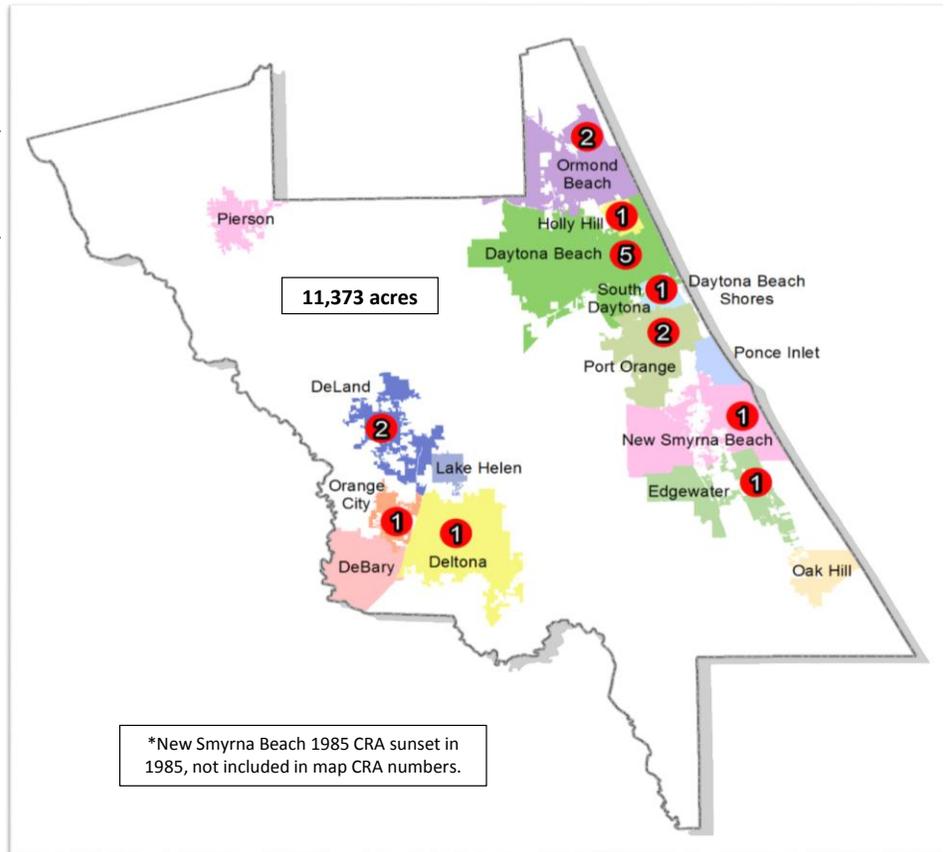


**Volusia County
Summary for Seventeen* CRAs
as of September 30, 2017**

**1991-2017 cumulative
county TIF contributions:
\$103,382,283**

contact:
Arlene Smith, Volusia County

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



2017	
Total for seventeen CRAs	
Total Debt (\$ x 000)	
initial date	from 2001 to 2017
amount of initial debt	\$71,034
balance	\$50,529
maturity	from 2023 to 2036
Personnel: 12.5 FTE (\$ x 000)	\$1,600
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 2017	
-debt payments	
-capital projects: Holly Hill US 1 utilities undergrounding, roadway improvements; Port Orange Riverwalk Park improvements	

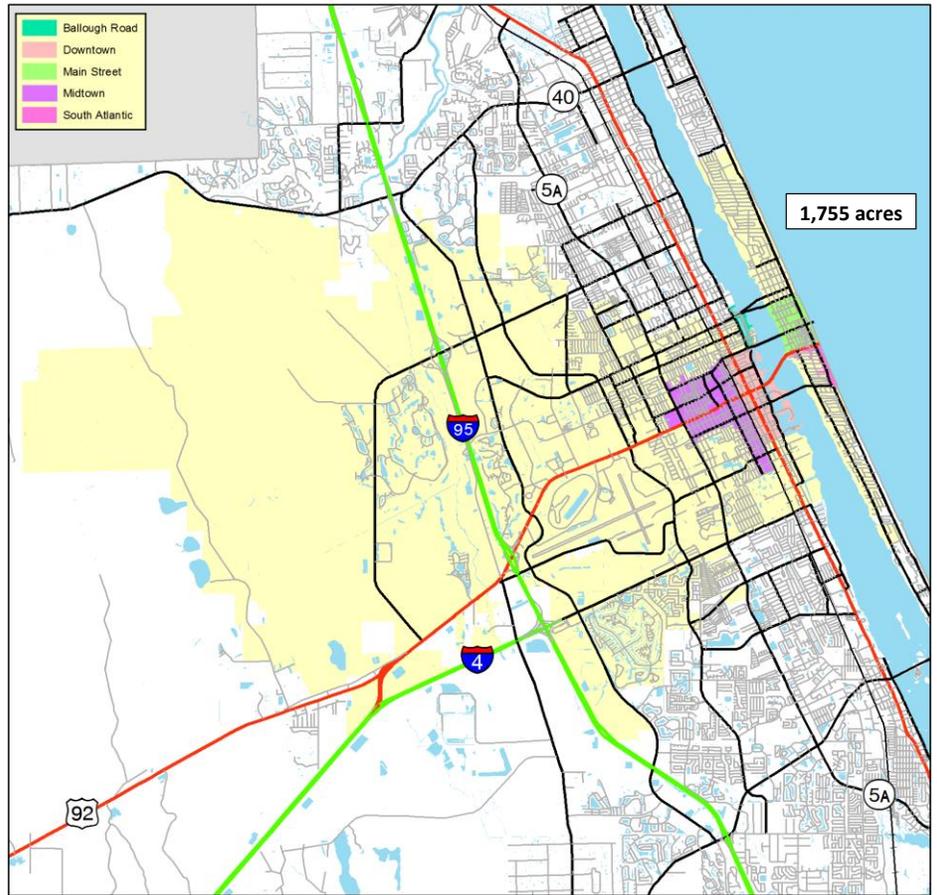
	FY 2017	% total	FY 2016	% total	FY 2015	% total
Revenues (x 000)						
TIF	county TIF	\$5,331 40%	\$4,685 43%	\$5,636 38%		
	hospital TIF	610 5%	661 6%	650 4%		
	city TIF	5,167 39%	4,537 43%	4,851 32%		
	subtotal	\$11,108 84%	\$9,883 91%	\$11,137 74%		
NON TIF	grants received	\$620 5%	\$628 6%	\$1,162 8%		
	miscellaneous	1,550 12%	327 3%	2,679 18%		
	subtotal	\$2,170 16%	\$955 9%	\$3,841 26%		
Total revenue						
		\$13,278 100%	\$10,838 100%	\$14,978 100%		
Expenses (x000)						
CAPITAL	debt payments	\$5,129 44%	\$4,923 42%	\$7,058 46%		
	capital projects	3,234 28%	3,071 27%	3,414 23%		
	grants awarded	370 3%	849 7%	675 4%		
	subtotal	\$8,733 75%	\$8,843 76%	\$11,147 72%		
NONCAPITAL	policing/enforcement program	\$577 5%	\$452 4%	\$700 5%		
	operating/maintenance/other	1,134 10%	1,264 11%	2,373 15%		
	administration	1,099 10%	1,124 10%	1,287 8%		
	subtotal	\$2,810 25%	\$2,840 24%	\$4,360 28%		
Total expenses						
		\$11,543 100%	\$11,683 100%	\$15,507 100%		
net change in fund balance						
		1,735	(845)	(529)		
Fund balance - ending						
		\$15,039	\$13,304	\$14,145		

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

Daytona Beach Summary for Five Daytona Beach CRAs

**1991-2017 cumulative
county TIF contributions:
\$48,563,514**

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



2017	
Debt (\$ x 000)	
initial date	2001-2010
amount of initial debt	\$42,454
balance	\$29,000
maturity	2024-2031

Personnel: 4.00 FTE (\$ x 000)	\$796*
1.00 redevelopment director	
1.00 project manager	
1.00 technician	
1.00 admin specialist	
<i>*paid to city employees directly or through transfer</i>	

Primary expenditures
-debt payments

	FY 2017	% total	FY 2016	% total	FY 2015	% total
Revenues (x 000)						
TIF						
county TIF	\$2,672	48%	\$2,350	47%	\$2,243	46%
hospital TIF	303	5%	328	6%	327	7%
city TIF	2,657	46%	2,375	46%	2,262	46%
subtotal	\$5,632	99%	\$5,053	99%	\$4,832	99%
NON TIF						
grants received	\$0	0%	\$0	0%	\$0	0%
miscellaneous	83	1%	92	1%	70	1%
subtotal	\$83	1%	\$92	1%	\$70	1%
Total revenue	\$5,715	100%	\$5,145	100%	\$4,902	100%
Expenses (x000)						
CAPITAL						
debt payments	\$2,914	65%	\$2,915	59%	\$2,915	63%
capital projects	217	5%	564	11%	106	2%
grants awarded	185	4%	179	4%	146	3%
subtotal	\$3,316	74%	\$3,658	74%	\$3,167	68%
NONCAPITAL						
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other	326	7%	516	10%	657	15%
administration	885	19%	819	16%	794	17%
subtotal	\$1,211	26%	\$1,335	26%	\$1,451	32%
Total expenses	\$4,527	100%	\$4,993	100%	\$4,618	100%
net change in fund balance	1,188		152		284	
Fund balance - ending	\$6,057		\$4,869		\$4,717	

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

**1991-2017 cumulative
county TIF contributions:
\$1,400,366**

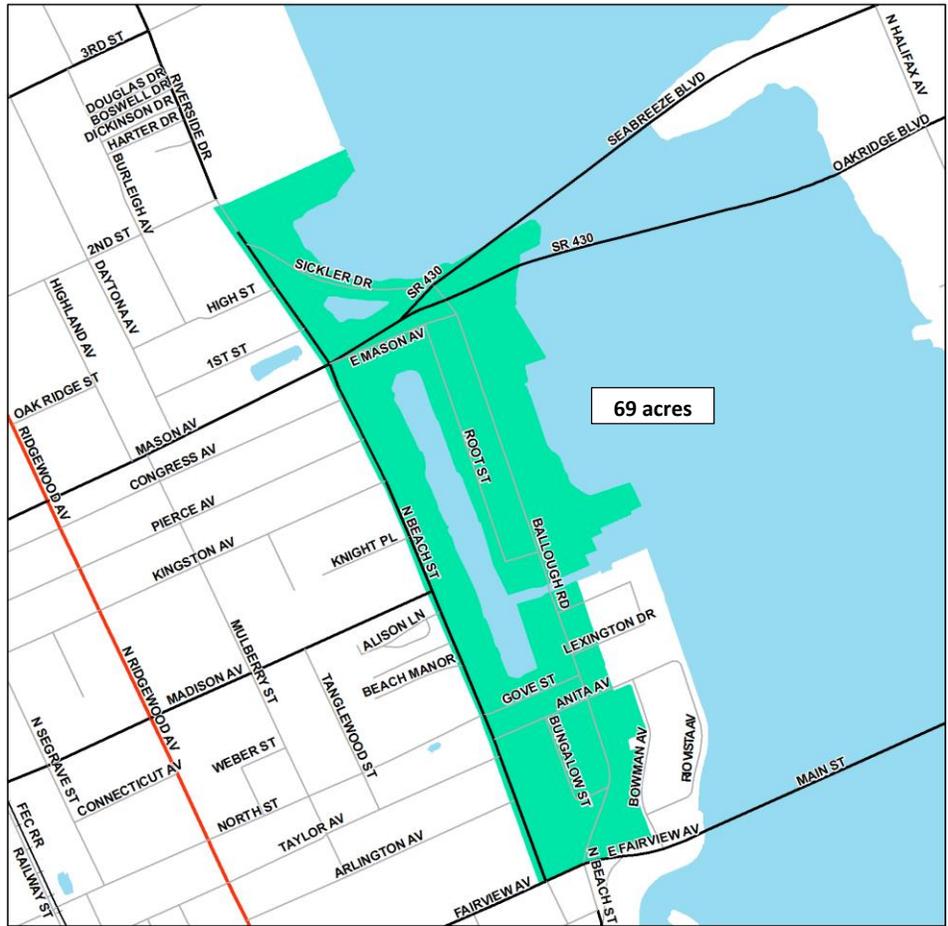
CRA board: city commission
contact: Reed Berger, redevelopment director

**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



2017	
Debt (\$ x 000)	none
Personnel: 0.05 FTE (\$ x 000)	\$13*
.02 redevelopment director	
.02 project manager	
.01 technician	
*paid to city employees directly or through transfer	
Primary expenditures	
-capital projects	

	FY 2017	% total	FY 2016	% total	FY 2015	% total
Revenues (x 000)						
county TIF	\$78	47%	\$75	46%	\$72	45%
hospital TIF	9	5%	11	7%	11	7%
city TIF	78	46%	76	46%	73	46%
TIF subtotal	\$165	98%	\$162	99%	\$156	98%
NON TIF						
grants received	\$0	0%	\$0	0%	\$0	0%
miscellaneous	3	2%	2	1%	4	2%
NON TIF subtotal	\$3	2%	\$2	1%	\$4	2%
Total revenue	\$168	100%	\$164	100%	\$160	100%
Expenses (x000)						
CAPITAL						
debt payments	\$0	0%	\$0	0%	\$0	0%
capital projects	128	77%	335	88%	0	0%
grants awarded	21	13%	29	8%	26	29%
CAPITAL subtotal	\$149	90%	\$364	96%	\$26	29%
NONCAPITAL						
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other	0	0%	0	0%	44	48%
administration	16	10%	16	4%	21	23%
NONCAPITAL subtotal	\$16	10%	\$16	4%	\$65	71%
Total expenses	\$165	100%	\$380	100%	\$91	100%
net change in fund balance	3		(216)		69	
Fund balance - ending	\$1,346		\$1,343		\$1,559	

**Daytona Beach
Downtown CRA
1982-2036**

**1991-2017 cumulative
county TIF contributions:
\$10,112,093**

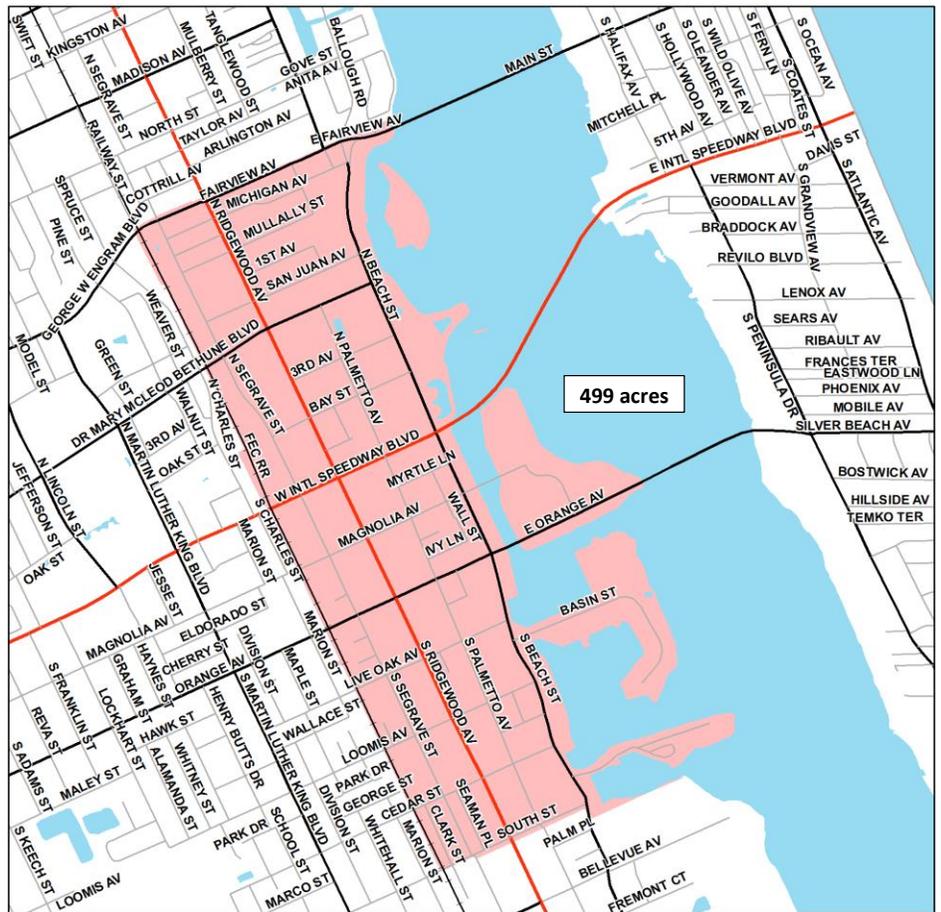
CRA board: city commission
contact: Reed Berger, redevelopment director

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

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

Current focus of plan:

- redevelop National Guard Army site
- complete Espanade Riverfront Park Phase 1
- attract new residents and jobs



2017	
Debt (\$ x 000)	bank loan
initial date	2009
amount of initial debt	\$2,287
balance	\$1,660
maturity	2028
purpose	Magnolia streetscape
project status	complete
Personnel: 1.67 FTE (\$ x 000)	\$315*
.29	redevelopment director
.85	project manager
.53	admin specialist
*paid to city employees directly or through transfer	
Primary expenditures	
-administration	
-debt payments	

	FY 2017	% total	FY 2016	% total	FY 2015	% total
Revenues (x 000)						
TIF	county TIF	\$446 46%	\$424 45%	\$402 44%		
	hospital TIF	50 5%	59 6%	59 7%		
	city TIF	444 45%	428 45%	406 45%		
	subtotal	\$940 96%	\$911 96%	\$867 96%		
NON TIF	grants received	\$0 0%	\$0 0%	\$0 0%		
	miscellaneous	43 4%	39 4%	38 4%		
	subtotal	\$43 4%	\$39 4%	\$38 4%		
Total revenue	\$983	100%	\$950	100%	\$905	100%
Expenses (x000)						
CAPITAL	debt payments	\$185 23%	\$185 24%	\$185 20%		
	capital projects	20 2%	0 0%	106 12%		
	grants awarded	146 18%	110 14%	89 10%		
	subtotal	\$351 43%	\$295 38%	\$380 42%		
NONCAPITAL	policing/enforcement program	\$0 0%	\$0 0%	\$0 0%		
	operating/maintenance/other	118 15%	164 21%	218 24%		
	administration	342 42%	325 41%	315 35%		
	subtotal	\$460 57%	\$489 62%	\$533 58%		
Total expenses	\$811	100%	\$784	100%	\$913	100%
net change in fund balance	172		166		(8)	
Fund balance - ending	\$934		\$762		\$596	

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

**1991-2017 cumulative
county TIF contributions:
\$32,428,628**

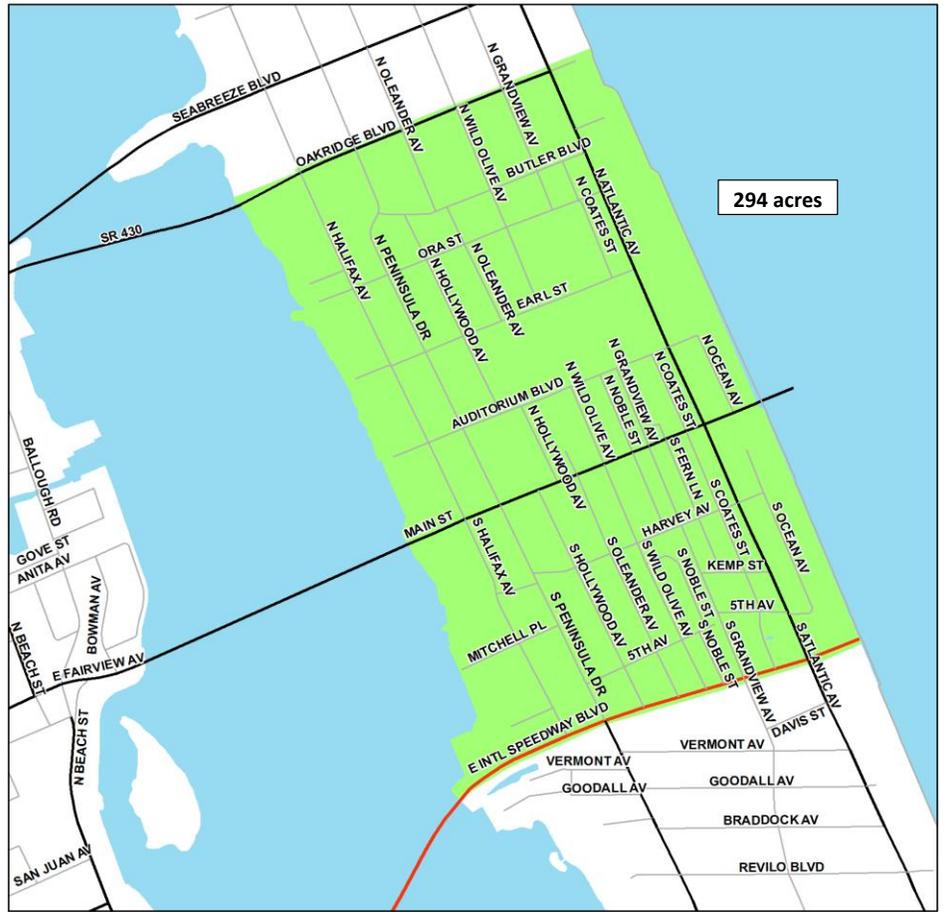
CRA board: city commission
contact: Reed Berger, redevelopment director

**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
-ADA ramps	8
-Historic Clock Tower renovations	76
total:	\$59,112

Current focus of plan:

- Bandshell restoration
- East ISB design



<u>2017</u>	
Debt (\$ x 000)	revenue bonds
initial date	2001 (2011 refinanced)
amount of initial debt	\$37,755
balance	\$25,825
maturity	2031
purpose	public infrastructure/amenities for Hilton/Ocean Walk and Shoppes
project status	complete
Personnel: 1.12 FTE (\$ x 000)	\$374*
	.56 redevelopment director
	.12 project manager
	.02 technician
	.42 admin specialist
	<i>*paid to city employees directly or through transfer</i>
Primary expenditures	
-debt payments	

	FY 2017	% total	FY 2016	% total	FY 2015	% total
Revenues (x 000)						
county TIF	\$1,950	47%	\$1,716	46%	\$1,645	46%
hospital TIF	221	5%	239	6%	240	7%
city TIF	1,939	47%	1,732	47%	1,659	46%
subtotal	\$4,110	99%	\$3,687	99%	\$3,544	99%
NON TIF						
grants received	\$0	0%	\$0	0%	\$0	0%
miscellaneous	28	1%	19	1%	23	1%
subtotal	\$28	1%	\$19	1%	\$23	1%
Total revenue	\$4,138	100%	\$3,706	100%	\$3,567	100%
Expenses (x000)						
CAPITAL						
debt payments	\$2,513	79%	\$2,514	74%	\$2,514	77%
capital projects	69	2%	214	6%	0	0%
grants awarded	5	0%	34	1%	30	1%
subtotal	\$2,587	81%	\$2,762	82%	\$2,544	78%
NONCAPITAL						
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other	192	6%	233	7%	352	11%
administration	430	13%	389	11%	372	11%
subtotal	\$622	19%	\$622	18%	\$724	22%
Total expenses	\$3,209	100%	\$3,384	100%	\$3,268	100%
net change in fund balance	929		322		299	
Fund balance - ending	\$2,602		\$1,673		\$1,351	

**Daytona Beach
Midtown CRA
1997-2036**

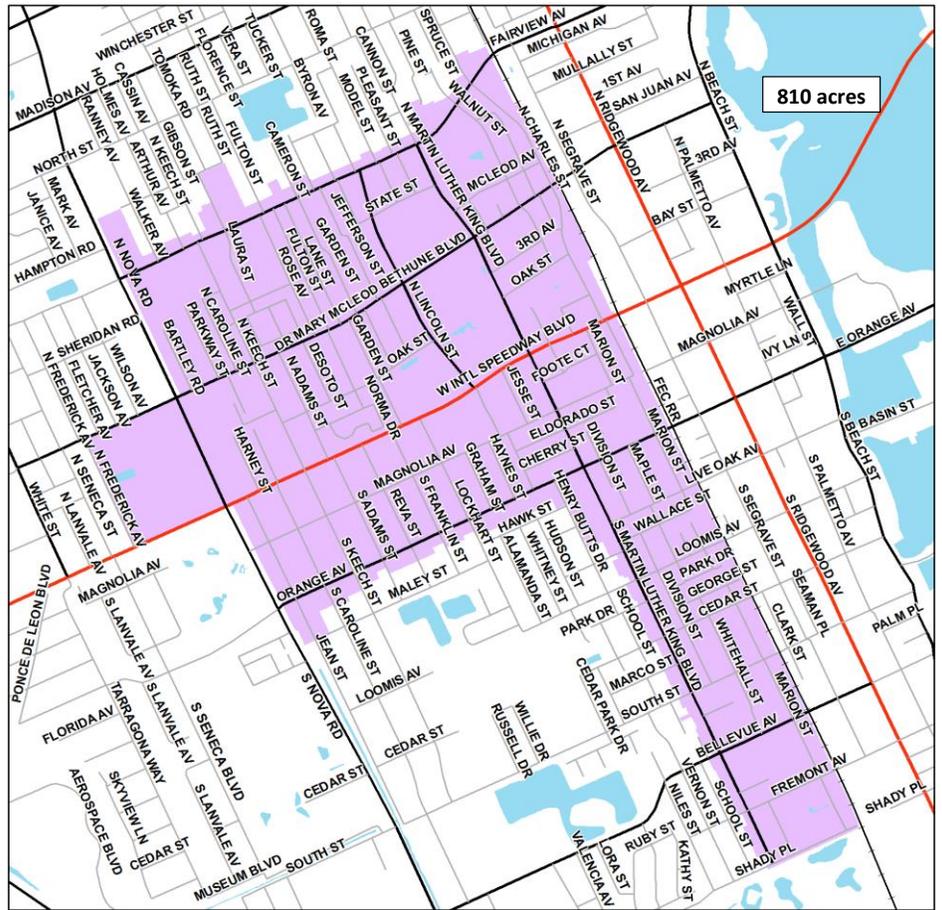
**1997-2017 cumulative
county TIF contributions:
\$3,156,609**

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



2017	
Debt (\$ x 000)	bank loan
initial date	2010
amount of initial debt	\$2,412
balance	\$1,516
maturity	2024
purpose	sidewalks/crosswalks cultural/educational center
project status	ongoing

Personnel: 1.16 FTE (\$ x 000) \$94*
 .13 redevelopment director
 .01 project manager
 .97 technician
 .05 admin specialist
**paid to city employees directly or through transfer*

Primary expenditures
-debt payments

	FY 2017	% total	FY 2016	% total	FY 2015	% total
Revenues (x 000)						
TIF						
county TIF	\$184	47%	\$136	42%	\$123	45%
hospital TIF	21	5%	19	6%	18	7%
city TIF	183	46%	138	42%	124	46%
subtotal	\$388	98%	\$293	90%	\$265	98%
NON TIF						
grants received	\$0	0%	\$0	0%	\$0	0%
miscellaneous	9	2%	32	10%	5	2%
subtotal	\$9	2%	\$32	10%	\$5	2%
Total revenue	\$397	100%	\$325	100%	\$270	100%
Expenses (x000)						
CAPITAL						
debt payments	\$216	64%	\$216	49%	\$216	68%
capital projects	0	0%	15	3%	0	0%
grants awarded	13	4%	7	2%	1	0%
subtotal	\$229	68%	\$238	53%	\$217	68%
NONCAPITAL						
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other	11	3%	118	27%	17	5%
administration	97	29%	89	20%	85	27%
subtotal	\$108	32%	\$207	47%	\$102	32%
Total expenses	\$337	100%	\$445	100%	\$319	100%
net change in fund balance	60		(120)		(48)	
Fund balance - ending	\$1,152		\$1,092		\$1,212	

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

**2000-2017 cumulative
county TIF contributions:
\$1,465,818**

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
- Longboard project (Landshark and Cocina 214 restaurants)



2017	
Debt (\$ x 000)	none
Personnel: 0.00 FTE (\$ x 000)	\$0*
<i>*paid to city employees directly or through transfer</i>	
Primary expenditures	
-operating/maintenance/other	

	FY 2017	% total	FY 2016	% total	FY 2015	% total
Revenues (x 000)						
county TIF	\$14	48%	\$0	0%	\$0	0%
hospital TIF	2	7%	0	0%	0	0%
city TIF	13	45%	0	0%	0	0%
TIF subtotal	\$29	100%	\$0	0%	\$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	\$29	100%	\$0	0%	\$0	0%
Expenses (x000)						
CAPITAL						
debt payments	\$0	0%	\$0	0%	\$0	0%
capital projects	0	0%	0	0%	0	0%
grants awarded	0	0%	0	0%	0	0%
subtotal	\$0	0%	\$0	0%	\$0	0%
NONCAPITAL						
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other	5	100%	0	0%	27	100%
administration	0	0%	0	0%	0	0%
subtotal	\$5	0%	\$0	0%	\$27	100%
Total expenses	\$5	0%	\$0	0%	\$27	100%
net change in fund balance	24		0		(27)	
Fund balance - ending	\$24		\$0		\$0	

DeLand Summary for Two DeLand CRAs

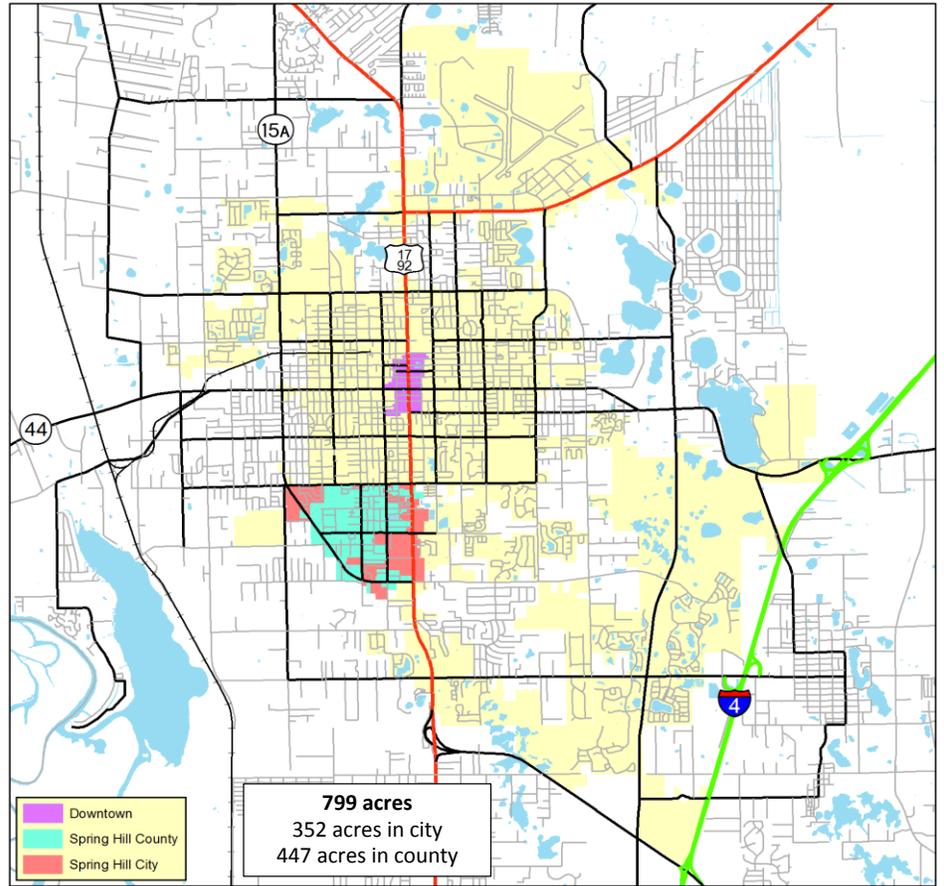
**1991-2017 cumulative
county TIF contributions:
\$3,293,295**

2 CRA boards:

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

contact:

Mike Grebosz, assistant city manager



2017		FY 2017	% total	FY 2016	% total	FY 2015	% total
Debt (\$ x 000)	none						
Personnel: 0.00 FTE (\$ x 000)	\$46*						
<i>*paid to city employees directly or through transfer</i>							
Primary expenditures	-operating/maintenance/other						
Revenues (x 000)							
TIF	county TIF	\$154	36%	\$96	34%	\$84	31%
	hospital TIF	38	9%	24	8%	29	11%
	city TIF	167	39%	102	35%	91	34%
	subtotal	\$359	84%	\$222	77%	\$204	76%
NON TIF	grants received	\$0	0%	\$0	0%	\$0	0%
	miscellaneous	67	16%	66	23%	63	24%
	subtotal	\$67	16%	\$66	23%	\$63	24%
Total revenue		\$426	100%	\$288	100%	\$267	100%
Expenses (x000)							
CAPITAL	debt payments	\$0	0%	\$0	0%	\$0	0%
	capital projects	89	22%	15	6%	0	0%
	grants awarded	6	1%	9	3%	11	5%
	subtotal	\$95	23%	\$24	9%	\$11	5%
NONCAPITAL	policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
	operating/maintenance/other	313	77%	226	87%	201	90%
	administration	0	0%	10	4%	10	5%
subtotal	\$313	77%	\$236	91%	\$211	95%	
Total expenses		\$408	100%	\$260	100%	\$222	100%
net change in fund balance		18		28		45	
Fund balance - ending		\$886		\$868		\$840	

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

**2004-2017 cumulative
county TIF contributions:
\$757,295**

CRA board:

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

contact:

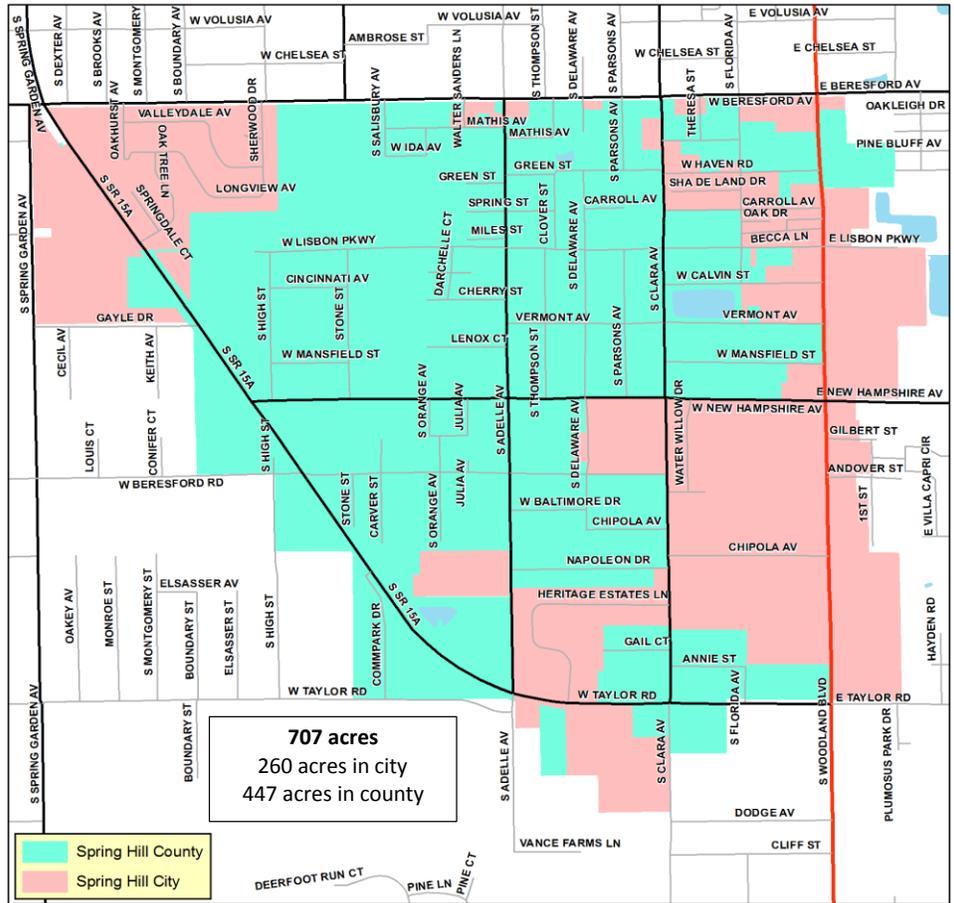
Mike Grebosz, assistant city manager

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

-building acquisition/improvement	\$441
-land acquisition	326
-lighting	24
-new resource center	1
total:	\$792

Current focus of plan:

- operation of Community Resource Center
- awarding of property improvement grants



2017	
Debt (\$ x 000)	none
Personnel: 0.00 FTE (\$ x 000)	\$10*
*paid to city employees directly or through transfer	
Primary expenditures	
-operating/maintenance/other - Community Resource Center	

	FY 2017	% total	FY 2016	% total	FY 2015	% total
Revenues (x 000)						
county TIF	\$12	40%	\$0	0%	\$0	0%
hospital TIF	3	10%	0	0%	0	0%
city TIF	13	43%	0	0%	0	0%
subtotal	\$28	93%	\$0	0%	\$0	0%
NON TIF						
grants received	\$0	0%	\$0	0%	\$0	0%
miscellaneous	2	7%	2	100%	1	100%
subtotal	\$2	7%	\$2	100%	\$1	100%
Total revenue	\$30	100%	\$2	100%	\$1	100%
Expenses (x000)						
CAPITAL						
debt payments	\$0	0%	\$0	0%	\$0	0%
capital projects	1	2%	0	0%	0	0%
grants awarded	3	7%	2	7%	3	10%
subtotal	\$4	9%	\$2	7%	\$3	10%
NONCAPITAL						
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other	41	91%	18	60%	18	58%
administration	0	0%	10	33%	10	32%
subtotal	\$41	91%	\$28	93%	\$28	90%
Total expenses	\$45	100%	\$30	100%	\$31	100%
net change in fund balance	(15)		(28)		(30)	
Fund balance - ending	\$171		\$186		\$214	

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

**Deltona
Deltona CRA
2017-2037**

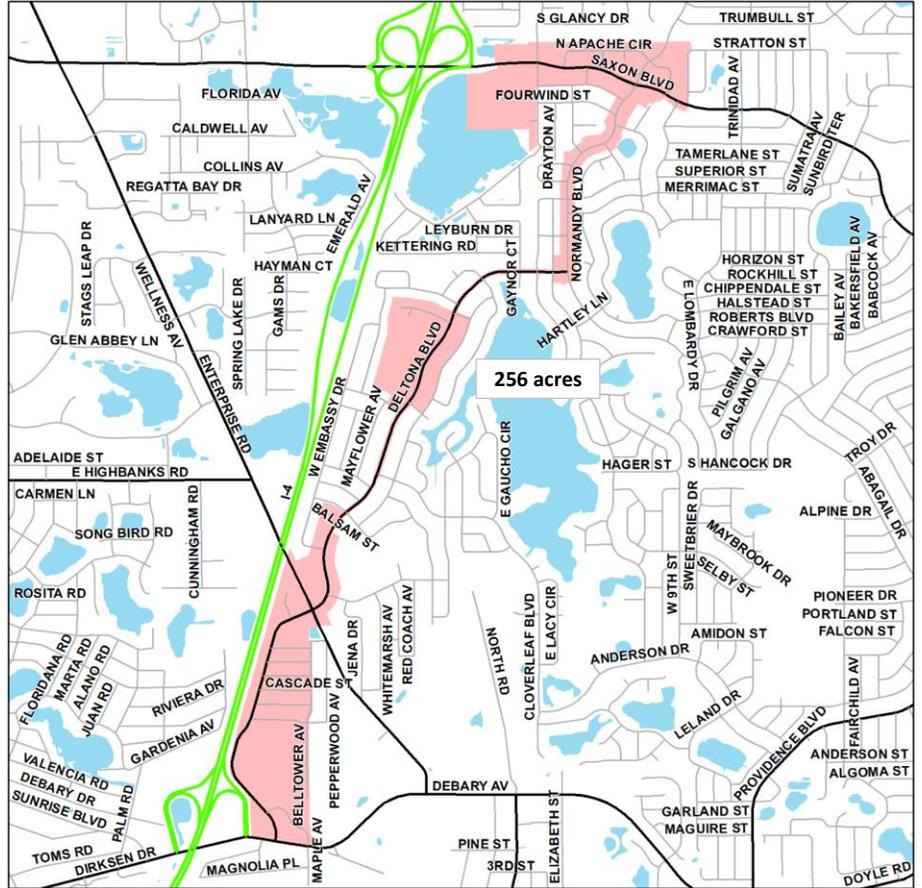
**2017 cumulative
county TIF contributions:
\$0**

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



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

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

**1995-2017 cumulative
county TIF contributions:
\$10,629,561**

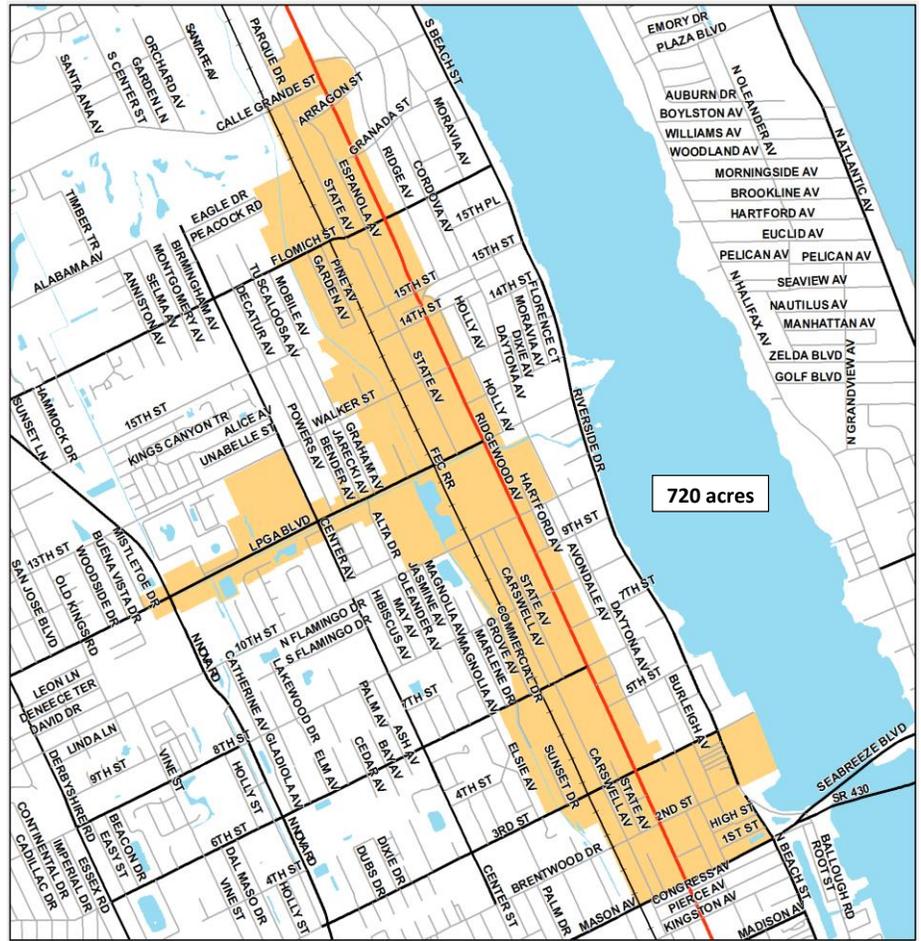
CRA board: mayor, city commission
contact: Nick Conte, CRA coordinator

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

-water and sewer system	\$3,535
-property acquisition	2,895
-roadway improvements	2,217
-The Market renovations	1,352
-bus transfer stations	261
-property improvements	196
-streetscaping and landscaping	132
-parking improvements	39
total:	\$10,627

Current focus of plan:

- infrastructure improvements
- property improvements
- underground utilities



2017		
Debt (\$ x 000)	note	refunding note
initial date	2013	2005 (2012 refinanced)
amount of initial debt	\$5,000	\$6,331
balance	\$3,620	\$3,265
maturity	2026	2026
purpose	utilities undergrounding	water/sewer improvements, The Market improvements, middle school acquisition and improvements
project status	in-progress	complete

Personnel: 6.00 FTE (\$ x 000) \$380*
 1.00 CRA director
 4.00 community policing officers
 1.00 customer service clerk
 *paid to city employees directly or through transfer

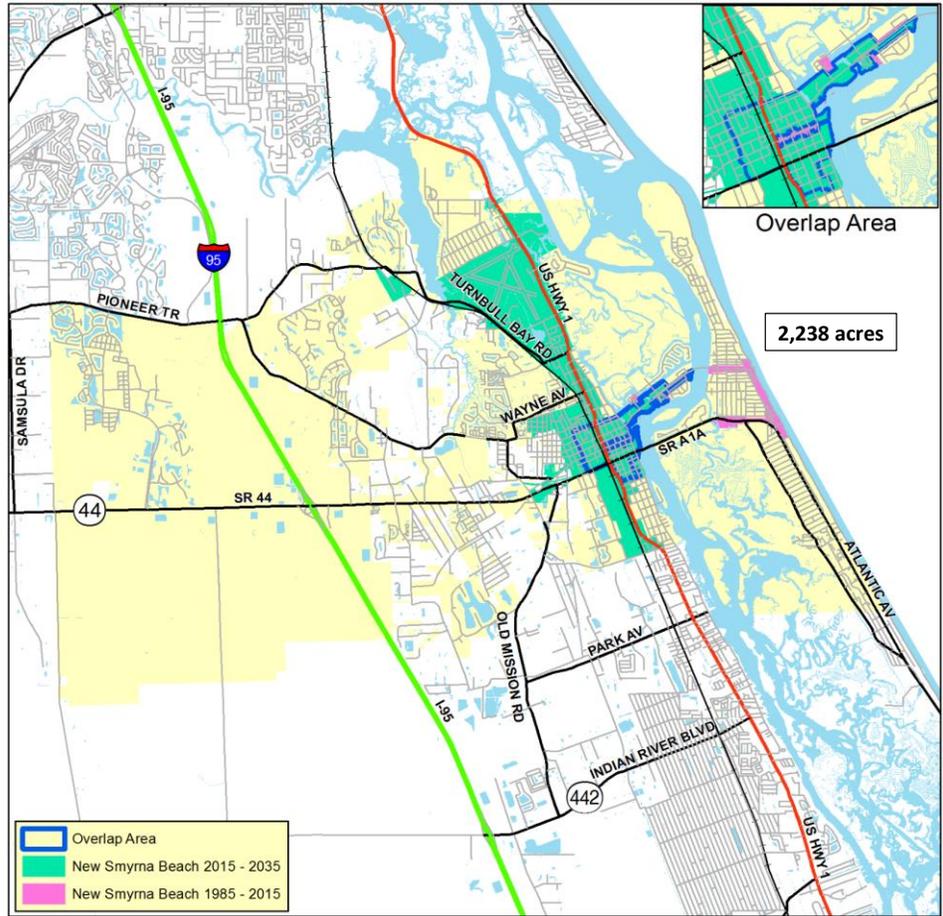
Primary expenditures
 -capital projects: US 1 utilities undergrounding, roadway improvements

	FY 2017	% total	FY 2016	% total	FY 2015	% total
Revenues (x 000)						
county TIF	\$992	29%	\$913	44%	\$860	42%
hospital TIF	112	3%	128	6%	125	6%
city TIF	1,025	29%	959	45%	893	43%
subtotal	\$2,129	61%	\$2,000	95%	\$1,878	91%
NON TIF						
grants received	\$0	0%	\$0	0%	\$94	5%
miscellaneous	1,359	39%	96	5%	84	4%
subtotal	\$1,359	39%	\$96	5%	\$178	9%
Total revenue	\$3,488	100%	\$2,096	100%	\$2,056	100%
Expenses (x000)						
debt payments	\$847	27%	\$847	49%	\$846	48%
capital projects	1,745	55%	242	14%	306	17%
grants awarded	21	1%	27	2%	47	3%
subtotal	\$2,613	83%	\$1,116	65%	\$1,199	68%
NONCAPITAL						
policing/enforcement program	\$325	10%	\$319	18%	\$336	19%
operating/maintenance/other	157	5%	221	13%	183	10%
administration	77	2%	61	4%	53	3%
subtotal	\$559	17%	\$601	35%	\$572	32%
Total expenses	\$3,172	100%	\$1,717	100%	\$1,771	100%
net change in fund balance	316		379		285	
Fund balance - ending	\$8,232		\$7,916		\$7,537	

New Smyrna Beach Summary for Two New Smyrna Beach CRAs

1991-2017 cumulative
county TIF contributions:
\$19,935,605

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



		FY 2017	% total	FY 2016	% total	FY 2015	% total
2017							
Debt (\$ x 000)	none						
Personnel: 0.00 FTE (\$ x 000)	\$0*						
	*paid to city employees directly or through transfer						
Revenues (x 000)							
	county TIF	\$77	33%	\$34	7%	\$1,252	62%
	hospital TIF	0	0%	0	0%	0	0%
	city TIF	82	36%	35	6%	652	32%
	subtotal	\$159	69%	\$69	14%	\$1,904	94%
	grants received	\$70	31%	\$377	77%	\$0	0%
	miscellaneous	1	0%	45	9%	122	6%
	subtotal	\$71	31%	\$422	86%	\$122	6%
Total revenue		\$230	100%	\$491	100%	\$2,026	100%
Expenses (x000)							
	debt payments	\$0	0%	\$0	0%	\$0	0%
	capital projects	71	78%	1,097	66%	1,241	43%
	grants awarded	0	0%	568	34%	285	10%
	subtotal	\$71	78%	\$1,665	100%	\$1,526	53%
	policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
	operating/maintenance/other	20	22%	0	0%	1,054	36%
	administration	0	0%	0	0%	309	11%
	subtotal	\$20	22%	\$0	0%	\$1,363	47%
Total expenses		\$91	100%	\$1,665	100%	\$2,889	100%
net change in fund balance		139		(1,175)		(863)	
Fund balance - ending*		\$186		\$47		\$1,222	

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

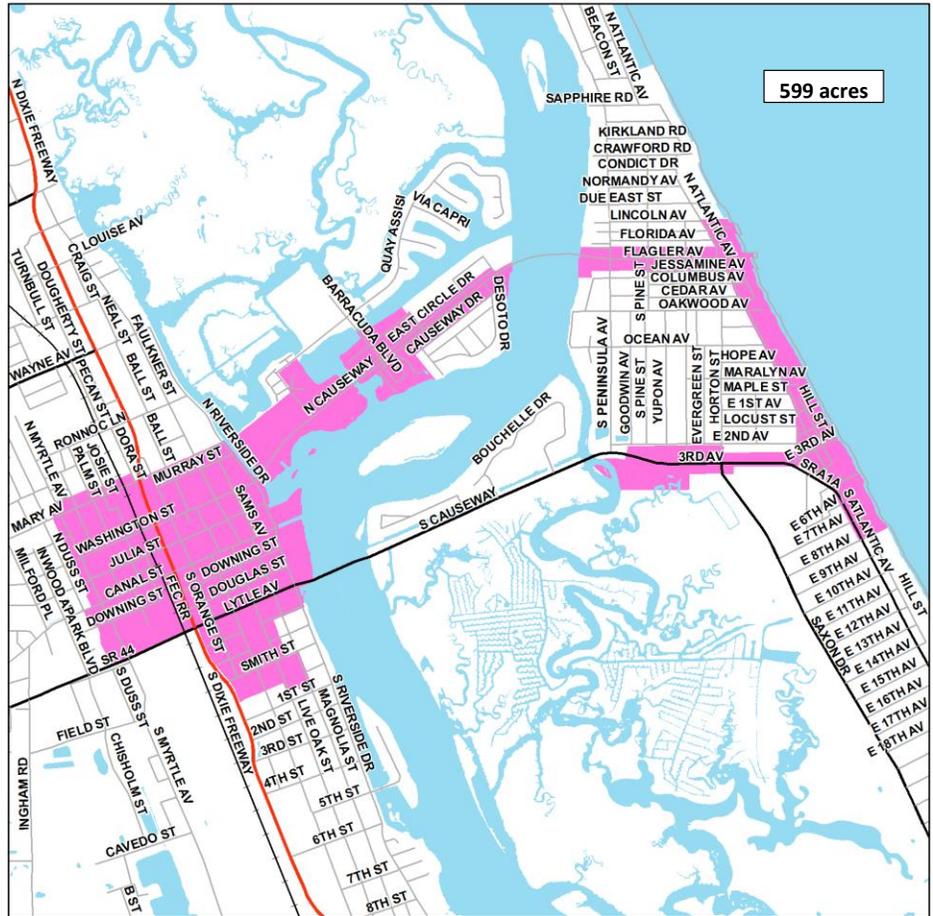
**New Smyrna Beach
CRA
1985-2015**

**1991-2017 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

2017

Debt (\$ x 000)

none

Personnel: 0.00 FTE (\$ x 000)

\$0*

*paid to city employees directly or through transfer

	FY 2017	% total	FY 2016	% total	FY 2015	% total
Revenues (x 000)						
county TIF	\$0	0%	\$0	0%	\$1,252	62%
hospital TIF	0	0%	0	0%	0	0%
city TIF	0	0%	0	0%	652	32%
subtotal	\$0	0%	\$0	0%	\$1,904	94%
NON TIF						
grants received*	\$70	100%	\$377	90%	\$0	0%
miscellaneous	0	0%	44	10%	122	6%
subtotal	\$70	100%	\$421	100%	\$122	6%
Total revenue	\$70	100%	\$421	100%	\$2,026	100%
Expenses (x000)						
debt payments	\$0	0%	\$0	0%	\$0	0%
capital projects	19	100%	1,097	66%	1,241	43%
grants awarded	0	0%	568	34%	285	10%
subtotal	\$19	100%	\$1,665	100%	\$1,526	53%
NONCAPITAL						
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other	0	0%	0	0%	1,054	36%
administration	0	0%	0	0%	309	11%
subtotal	\$0	0%	\$0	0%	\$1,363	47%
Total expenses	\$19	100%	\$1,665	100%	\$2,889	100%
net change in fund balance	51		(1,244)		(863)	
Fund balance - ending*	\$29		(\$22)		\$1,222	

*FDOT grant for North Causeway beautification project, to be completed in 2018.

CRA sunset in 2015; fund balance will be spent down in 2018..

**New Smyrna Beach
CRA
2015-2035**

**2015-2017 cumulative
county TIF contributions:
\$111,319**

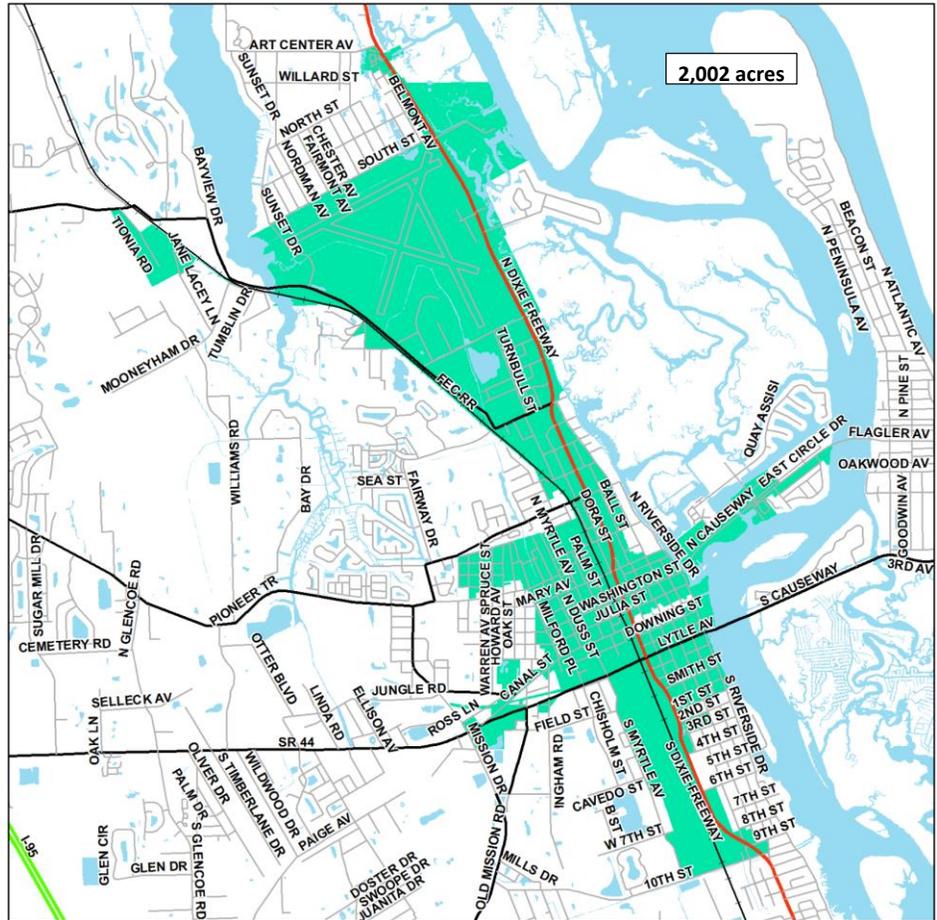
CRA board: city commission
contact: Tony Otte, CRA/economic development

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

Railroad St. improvements \$52
total: \$52

Current focus of plan:

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



2017

Debt (\$ x 000) none

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

**paid to city employees directly or through transfer*

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

** Historic Westside projects included in approved plan but not technically*

considered capital per GASB standards - museum fence and property appraisals

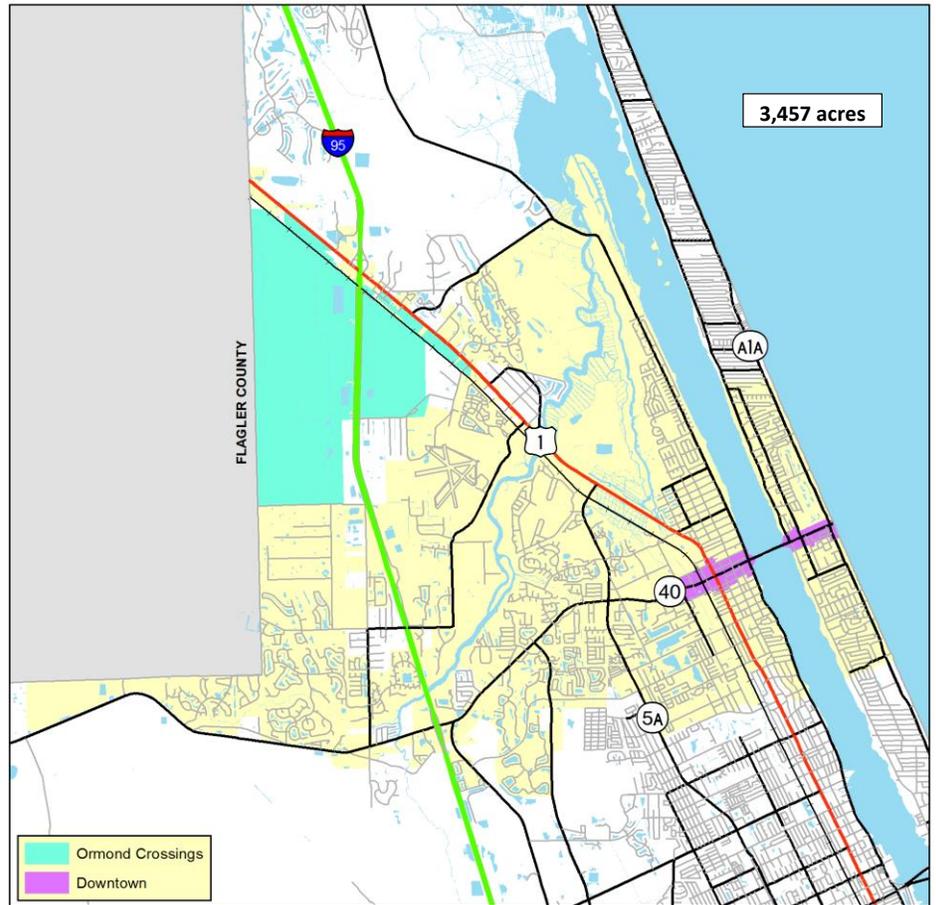
Ormond Beach Summary for Two Ormond Beach CRAs

**1991-2017 cumulative
county TIF contributions:
\$10,175,837***

**reflects actual amounts remitted*

CRA board: city commission

contact: Steven Spraker, planning director



2017	
Debt (\$ x 000)	none
Personnel: 0.00 FTE (\$ x 000)	\$0*

**paid to city employees directly or through transfer*

Primary expenditures
- capital projects
- operating/maintenance/other

	FY 2017	% total	FY 2016	% total	FY 2015	% total
Revenues (x 000)						
TIF						
county TIF	\$637	55%	\$602	56%	\$583	29%
hospital TIF	75	6%	83	8%	85	4%
city TIF	414	35%	388	36%	349	18%
subtotal	\$1,126	96%	\$1,073	100%	\$1,017	51%
NON TIF						
grants received	\$48	4%	\$0	0%	\$946	48%
miscellaneous	3	0%	-2	0%	13	1%
subtotal	\$51	4%	-\$2	0%	\$959	49%
Total revenue	\$1,177	100%	\$1,071	100%	\$1,976	100%
Expenses (x000)						
CAPITAL						
debt payments	\$0	0%	\$0	0%	\$0	0%
capital projects	282	40%	812	73%	1,223	74%
grants awarded	150	21%	50	5%	185	11%
subtotal	\$432	61%	\$862	78%	\$1,408	85%
NONCAPITAL						
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other	272	39%	248	22%	254	15%
administration	0	0%	0	0%	0	0%
subtotal	\$272	39%	\$248	22%	\$254	15%
Total expenses	\$704	100%	\$1,110	100%	\$1,662	100%
net change in fund balance	473		(39)		314	
Fund balance - ending	\$1,182		\$709		\$748	

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

**2006-2017 cumulative
county TIF contributions:
\$19,614***

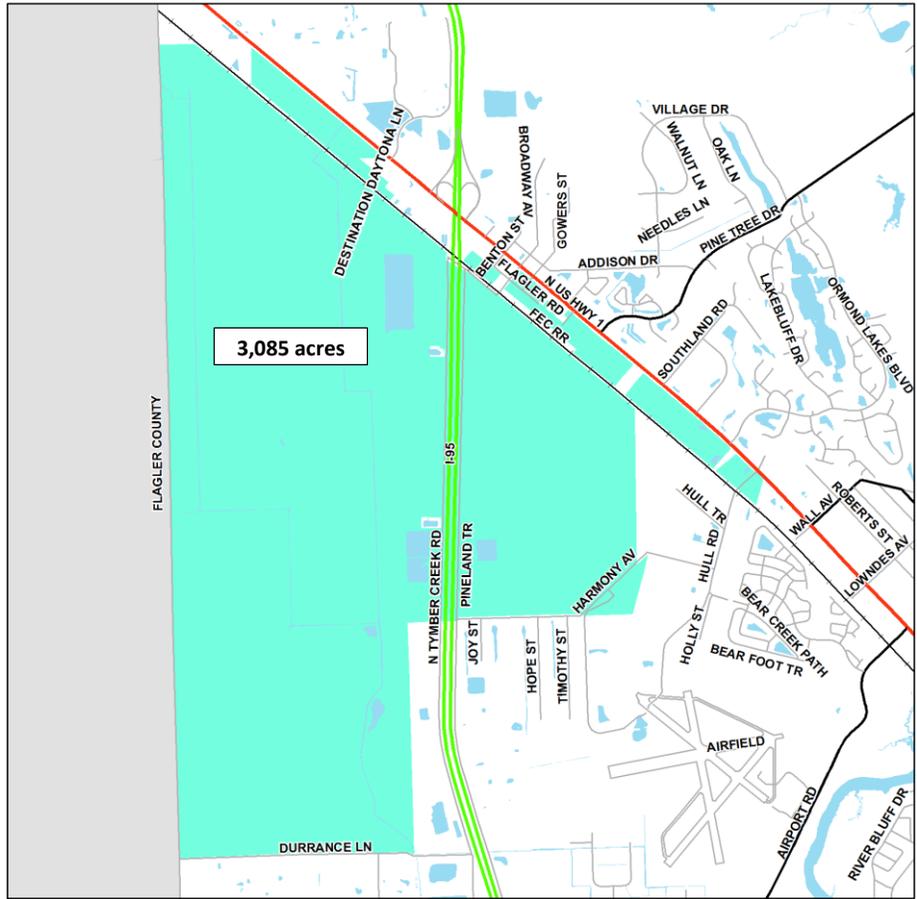
**reflects actual amounts remitted*

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



2017	
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 2017	% total	FY 2016	% total	FY 2015	% total
Revenues (x 000)						
TIF						
county TIF*	\$19	46%	\$16	53%	\$1	100%
hospital TIF	5	12%	0	0%	0	0%
city TIF	17	42%	14	47%	0	0%
subtotal	\$41	100%	\$30	100%	\$1	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	\$41	100%	\$30	100%	\$1	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	41		30		1	
Fund balance - ending	\$97		\$56		\$26	

**City posted 2017 county TIF remitted for Ormond Crossings to Ormond Downtown CRA by mistake. Figures here reflect county remissions. The city will correct its revenues received in 2018.*

**Ormond Beach
Downtown CRA
1985-2036**

**1991-2017 cumulative
county TIF contributions:
\$10,156,223***

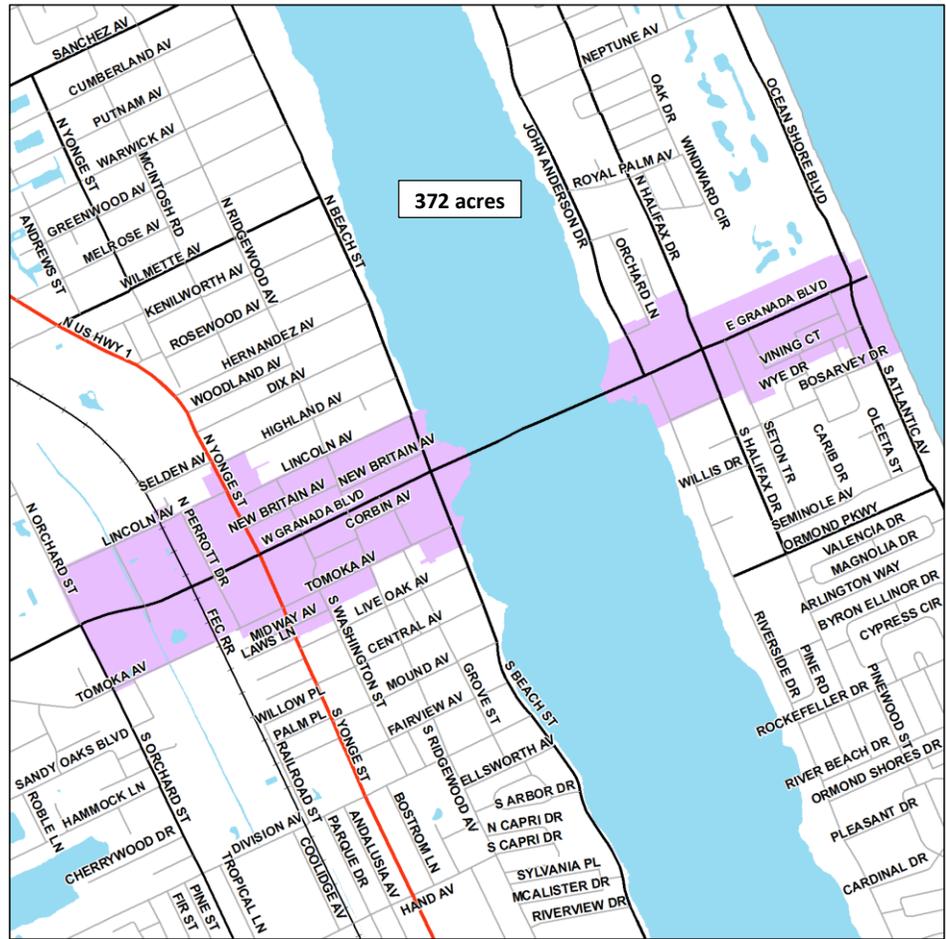
*reflects actual amounts remitted

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

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

-streetscapes	\$1,535
-underground utilities	1,456
-Casements and Rockefeller Gardens improvements	1,270
-building improvements	838
-stormwater design	770
-Cassen Pier	691
-LED streetlights	582
-landscaped medians	534
-parking	282
-Granada beach approach	254
-public art and wayfinding signage	227
-bridge uplighting	17
total:	\$8,456

Current focus of plan:
- Cassen Park docks
- stormwater management



2017	
Debt (\$ x 000)	none
Personnel: 0.00 FTE (\$ x 000)	\$0*
*paid to city employees directly or through transfer	

Primary expenditures
-capital projects: stormwater improvements, Cassen Park dock, downtown parking
- Operating/Maintenance/Other: grounds maintenance

	FY 2017	% total	FY 2016	% total	FY 2015	% total
Revenues (x 000)						
county TIF*	\$618	55%	\$586	56%	\$582	29%
hospital TIF	70	6%	83	8%	85	4%
city TIF	397	35%	374	36%	349	18%
subtotal	\$1,085	96%	\$1,043	100%	\$1,016	51%
NON TIF						
grants received*	\$48	4%	\$0	0%	\$946	48%
miscellaneous	3	0%	-2	0%	13	1%
subtotal	\$51	4%	-\$2	0%	\$959	49%
Total revenue	\$1,136	100%	\$1,041	100%	\$1,975	100%
Expenses (x000)						
CAPITAL						
debt payments	\$0	0%	\$0	0%	\$0	0%
capital projects	282	40%	812	73%	1,223	74%
grants awarded	150	21%	50	5%	185	11%
subtotal	\$432	61%	\$862	78%	\$1,408	85%
NONCAPITAL						
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other	272	39%	248	22%	254	15%
administration	0	0%	0	0%	0	0%
subtotal	\$272	39%	\$248	22%	\$254	15%
Total expenses	\$704	100%	\$1,110	100%	\$1,662	100%
net change in fund balance	432		(69)		313	
Fund balance - ending	\$1,085		\$653		\$722	

*City posted 2017 county TIF remitted for Ormond Crossings to Ormond Downtown CRA by mistake. Figures here reflect county remissions. The city will correct its revenues received in 2018.

Port Orange Summary for Two Port Orange CRAs

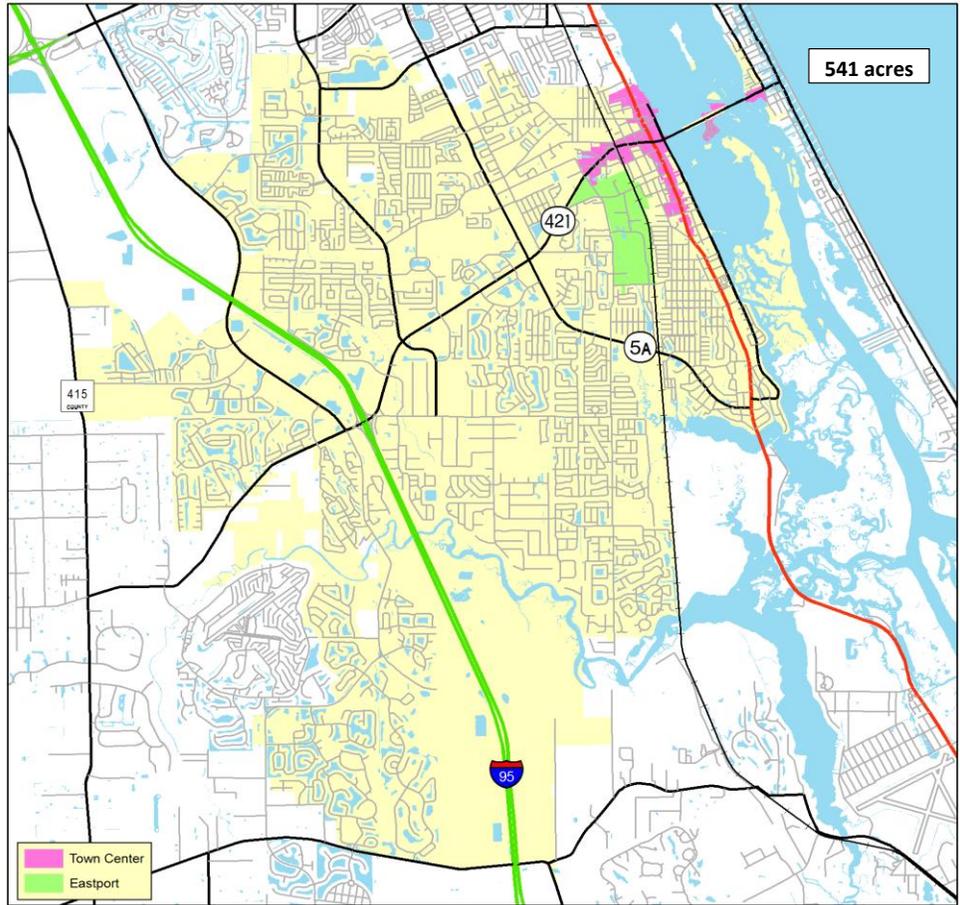
**1995-2017 cumulative
county TIF contributions:
\$2,975,185**

2 CRA boards:

city council

2 representatives from the district appointed by council

contact: Penelope Cruz, principal planner



2017			FY 2017	% total	FY 2016	% total	FY 2015	% total
Debt (\$ x 000)								
initial date	2006-2017							
amount of initial debt	\$10,516							
balance	\$8,816							
maturity	2024-2036							
		Revenues (x 000)						
		TIF						
		county TIF	\$172	21%	\$159	28%	\$147	35%
		hospital TIF	20	2%	22	3%	21	5%
		city TIF	114	14%	103	18%	99	24%
		subtotal	\$306	37%	\$283	49%	\$267	64%
		NON TIF						
		grants received	\$502	60%	\$251	44%	\$121	29%
		miscellaneous	26	3%	31	6%	31	7%
		subtotal	\$528	63%	\$282	51%	\$152	36%
Personnel: 0.00 FTE (\$ x 000)								
	\$0*	Total revenue	\$834	100%	\$566	100%	\$419	100%
<i>*paid to city employees directly or through transfer</i>								
		Expenses (x000)						
		CAPITAL						
		debt payments	\$621	52%	\$611	69%	\$556	52%
		capital projects	545	46%	242	27%	490	46%
		grants awarded	0	0%	15	2%	0	0%
		subtotal	\$1,166	98%	\$868	98%	\$1,046	98%
		NONCAPITAL						
		policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
		operating/maintenance/other	18	2%	16	2%	16	2%
		administration	0	0%	0	0%	0	0%
		subtotal	\$18	2%	\$16	2%	\$16	2%
		Total expenses	\$1,184	100%	\$884	100%	\$1,062	100%
		net change in fund balance	(349)		(318)		(642)	
		Fund balance - ending	(\$1,635)		(\$1,286)		(\$967)	

**Port Orange
Eastport CRA
1995-2036**

**1995-2017 cumulative
county TIF contributions:
\$1,351,542**

CRA board:

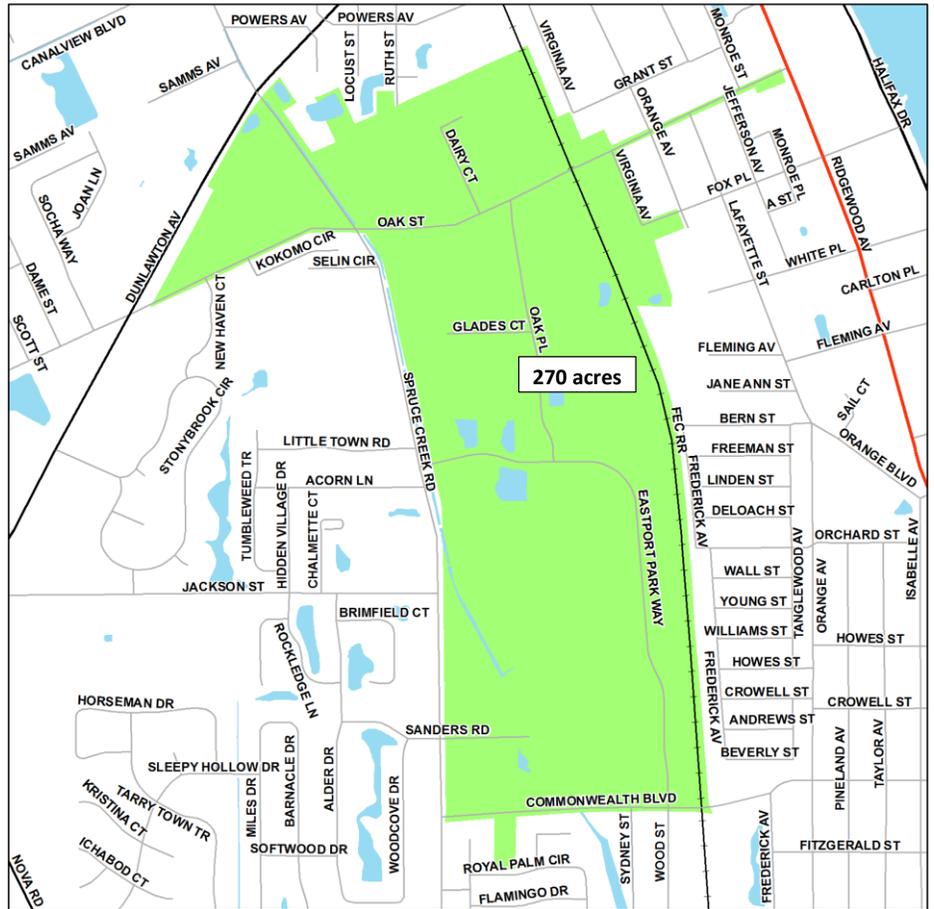
- city council
 - 2 representatives from the district appointed by council
- contact:** Penelope Cruz, principal planner

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

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

Current focus of plan:

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



2017	
Debt (\$ x 000)	revenue bond
initial date	2006
amount of initial debt	\$2,500
balance	\$1,515
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 2017	% total	FY 2016	% total	FY 2015	% total
Revenues (x 000)							
TIF	county TIF	\$93	52%	\$93	55%	\$89	55%
	hospital TIF	11	6%	13	8%	13	8%
	city TIF	62	35%	60	36%	59	36%
	subtotal	\$166	93%	\$166	99%	\$161	99%
NON TIF	grants received	\$0	0%	\$0	0%	\$0	0%
	miscellaneous	13	7%	2	1%	2	1%
	subtotal	\$13	7%	\$2	1%	\$2	1%
Total revenue		\$179	100%	\$168	100%	\$163	100%
Expenses (x000)							
CAPITAL	debt payments	\$177	97%	\$181	90%	\$181	97%
	capital projects	0	0%	0	0%	0	0%
	grants awarded	0	0%	15	7%	0	0%
	subtotal	\$177	97%	\$196	97%	\$181	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%	\$202	100%	\$187	100%
net change in fund balance		(4)		(34)		(24)	
Fund balance - ending		\$289		\$293		\$327	

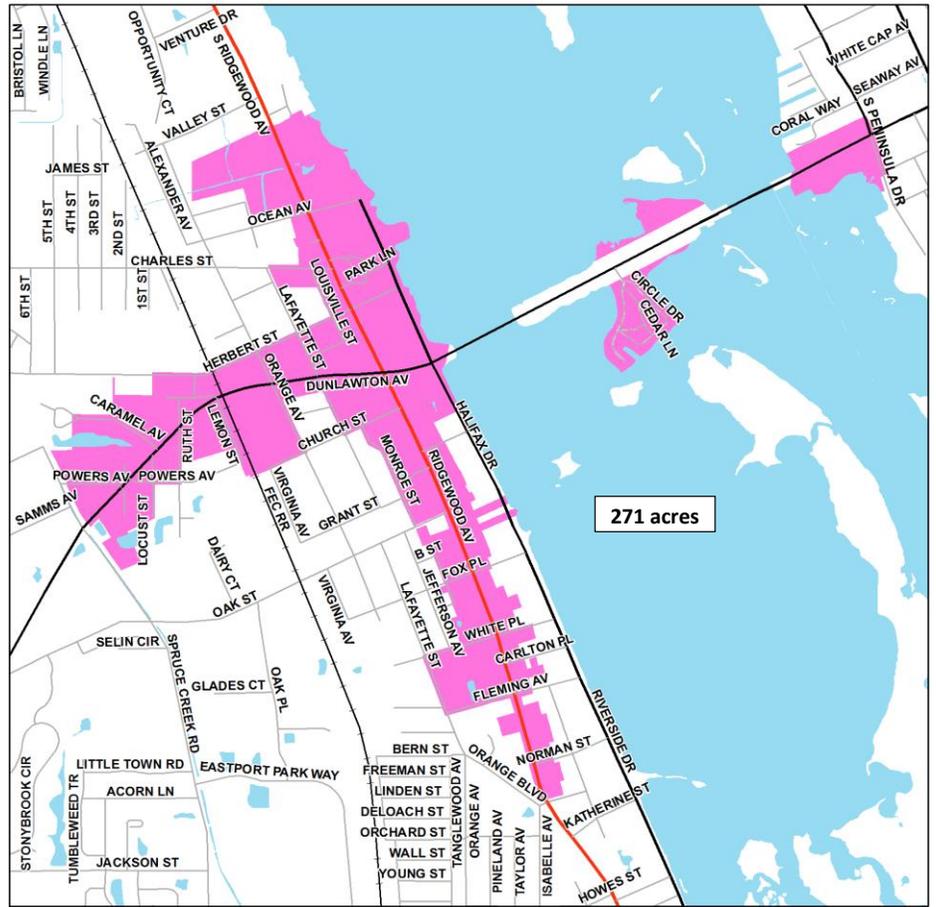
**Port Orange
Town Center CRA
1998-2036**

**1998-2017 cumulative
county TIF contributions:
\$1,623,643**

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 171
-fences and sign construction 10
total: \$3,600
-land acquisition

Current focus of plan:
-Riverwalk Park
-Boardwalk development



2017					
Debt (\$ x 000)					
		internal loans			rev
date	2017	2016	2015	2012	2010
initial					
debt	\$570	\$304	\$785	\$339	\$418
balance	\$570	\$304	\$785	\$339	\$414
maturity	2025	2025	2025	2025	2025
purpose	supplement fund			prop -	land
				Cardwell	for
				Funeral	River-
				Home	walk
				on US 1	
project					done
status	n/a	n/a	n/a	n/a	done

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

Primary expenditures
-capital: Riverwalk Park improvements

	FY 2017	% total	FY 2016	% total	FY 2015	% total
Revenues (x 000)						
county TIF	\$79	12%	\$66	17%	\$58	23%
hospital TIF	9	1%	9	2%	9	3%
city TIF	52	8%	43	11%	39	15%
subtotal	\$140	21%	\$118	30%	\$106	41%
NON TIF						
grants received*	\$502	77%	\$251	63%	\$121	47%
miscellaneous **	13	2%	29	7%	29	12%
subtotal	\$515	79%	\$280	70%	\$150	59%
Total revenue	\$655	100%	\$398	100%	\$256	100%
Expenses (x000)						
debt payments	\$444	45%	\$430	63%	\$375	43%
capital projects	545	54%	242	35%	490	56%
grants awarded	0	0%	0	0%	0	0%
subtotal	\$989	99%	\$672	99%	\$865	99%
NONCAPITAL						
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other	12	1%	10	1%	10	1%
administration	0	0%	0	0%	0	0%
subtotal	\$12	1%	\$10	1%	\$10	1%
Total expenses	\$1,001	100%	\$682	100%	\$875	100%
net change in fund balance	(346)		(284)		(619)	
Fund balance - ending	(\$1,925)		(\$1,579)		(\$1,295)	



THE CITY OF DAYTONA BEACH
COMMUNITY REDEVELOPMENT AGENCY

2017
Annual Report



INTRODUCTION

DOWNTOWN RENAISSANCE: 2017 COULD BE TIPPING POINT

The annual report for the City of Daytona Beach Community Redevelopment Agency's fiscal year that began October 1, 2016 and ended September 30, 2017 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.

2017 was a banner year for Downtown Daytona Beach as new projects were initiated bringing the promise of new jobs, housing, and investment in our public spaces.

Leading the way was the announcement by Brown & Brown Insurance to keep its corporate headquarters in Downtown Daytona Beach, including the investment of about \$35 million to purchase a 10+ acre brownfield site overlooking the Halifax River and build a new 10-story, 200,000 sq. ft. +/- office building and add 600 new jobs with an average wage of \$41,300 and an annual payroll of \$33 million. In addition Brown & Brown, will retain approximately 325 jobs at its current downtown location and play a key role in a public/private initiative to improve public infrastructure and recreational amenities in the redevelopment area. The successful effort to retain Brown & Brown in Florida included incentives from the State of Florida, Volusia County, the City of Daytona Beach, and the City's Community Redevelopment Agency. The CRA plans to use tax increment revenues created by the new office building to help fund public improvements.



WHO IS THE COMMUNITY REDEVELOPMENT AGENCY

THE CITY OF DAYTONA BEACH COMMUNITY REDEVELOPMENT AGENCY

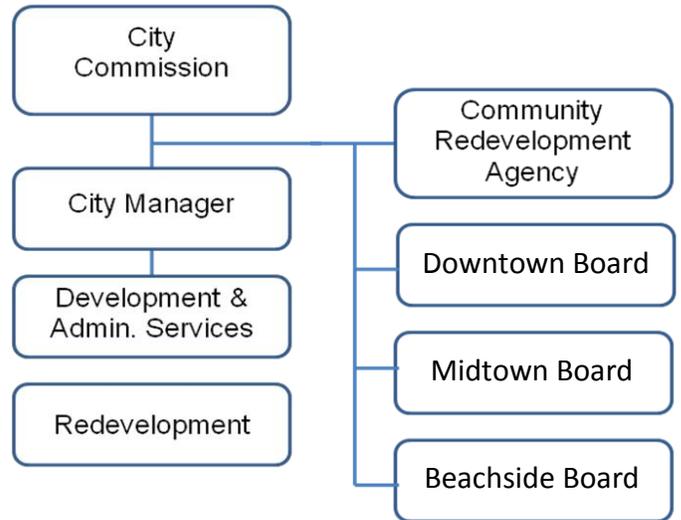
The City of Daytona Beach City Commission serves as the Community Redevelopment Agency (CRA). The CRA meets at least quarterly and can call special meetings and workshops as required to conduct the business of the Agency. Meetings are held in the City Commission Chambers at City Hall.



CRA BOARD MEMBERS (as of September 30, 2017)
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 (Brighthouse) cable channel and on the internet, and archived on the City Clerk's section of the web site for streaming video replay.

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



REDEVELOPMENT BOARDS

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

(Current board members as of September 30, 2017)

Downtown Redevelopment Board

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

Beachside Redevelopment Board

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

Midtown Redevelopment Board

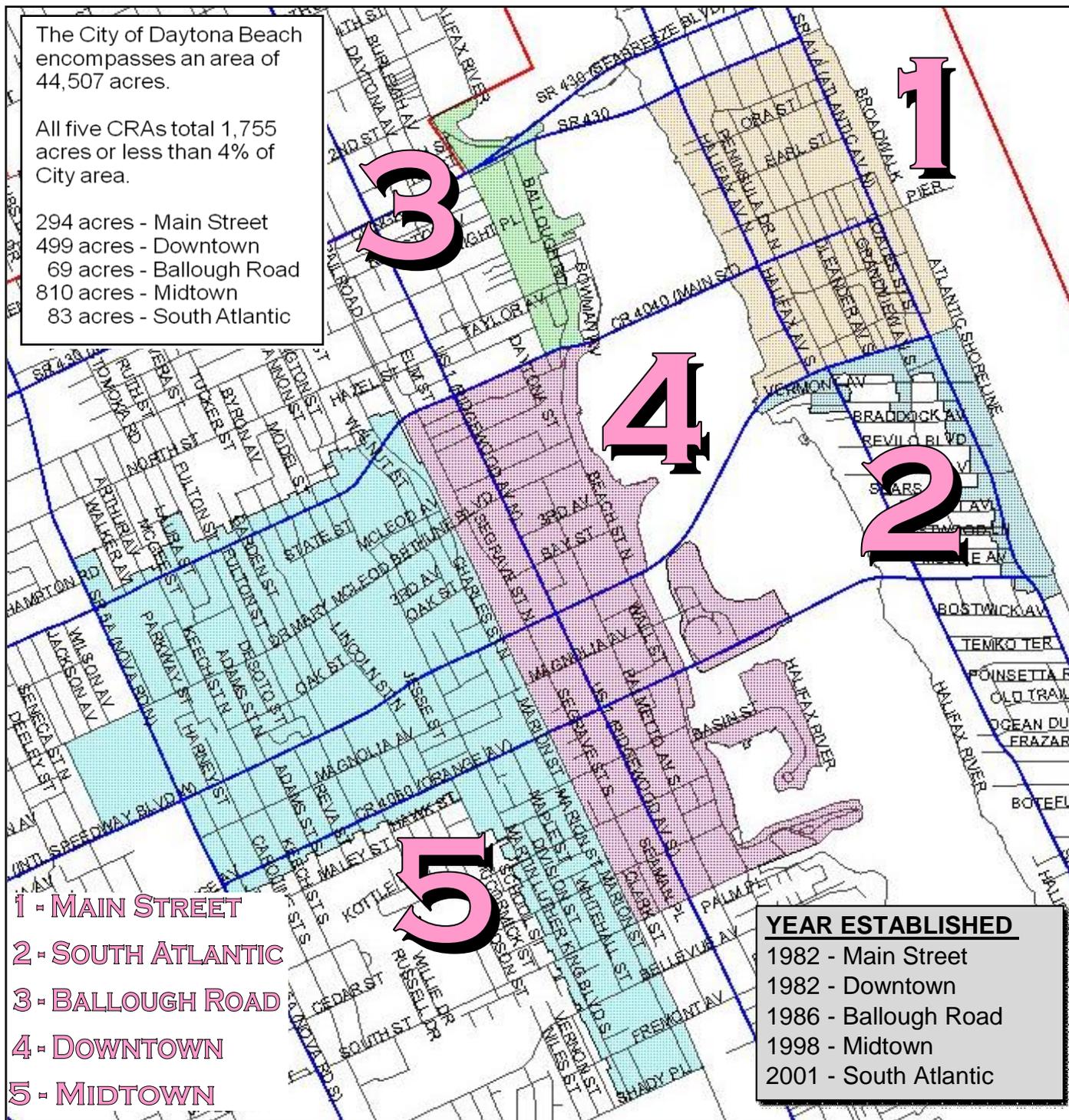
Meeting second Tuesday of each month at 6:00 p.m.
Kenya Ford, Chair; John Baldwin; Tony Barhoo*; Alphonsa Bush, Jr.; Danny Fuqua; Pierre Louis; Steve Miller; and Oliver Ross.

* 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

COURTYARD BY MARRIOTT PROPOSED AT THE BREAKERS PARK & PIER

Several years ago the CRA played a pivotal role to remove abandoned oceanfront motels near Breakers Oceanfront Park and the Pier and acquire two of three parcels that could one day be redeveloped to extend the Boardwalk and Park to the south. The City currently uses the vacant property it owns for public parking and in August 2017 issued an RFP seeking developers to build a new hotel on the site that would include public parking and an extended public boardwalk. The owner of the adjacent property, Avista Properties, was the only submittal to the RFP and is currently refining its proposal that could include a \$40 million, 10-story, 195-room Courtyard by Marriott hotel with a 294-space parking garage, at least one restaurant and a mix of shops. The developer also plans to extend the Boardwalk as a part of the 273,000-square-foot hotel that could open as early as 2020. Negotiations are in progress.



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, 2017

	General	Redevelopment Trust	Capital Projects	Nonmajor Governmental	Total Governmental Funds
ASSETS:					
Equity in pooled cash, cash equivalents, and investments	\$ 14,774,286	\$ 5,849,033	\$ 3,651,266	\$ 13,403,539	\$ 37,678,124
Receivables (net):					
Accounts	2,795,896	69,909	-	-	2,865,805
Taxes	190,734	-	-	10,735	201,469
Notes	114,065	194,731	-	2,058	310,854
Accrued interest	154,798	-	-	-	154,798
Due from other funds	6,842,000	-	-	-	6,842,000
Intergovernmental receivable	2,024,732	-	128,145	6,924,686	9,077,563
Deposits	1,150	-	-	-	1,150
Inventory	253,917	-	-	-	253,917
Prepays	2,708	1,890	-	-	4,598
Restricted equity in pooled cash, cash equivalents, and investments	-	-	1,061,872	3,249,620	4,311,492
Total assets	\$ 27,154,286	\$ 6,115,563	\$ 4,841,283	\$ 23,590,638	\$ 61,701,770
LIABILITIES:					
Accounts payable and other liabilities	\$ 3,019,128	\$ 56,851	\$ 280,122	\$ 610,760	\$ 3,966,861
Due to other funds	-	-	-	5,977,000	5,977,000
Intergovernmental payable	83,677	1,179	-	1,800	86,656
Deposits	34,728	-	-	1,828	36,556
Unearned revenue	909,733	-	-	1,106,411	2,016,144
Total liabilities	4,047,266	58,030	280,122	7,697,799	12,083,217
FUND BALANCES:					
Non-Spendable:					
Notes receivable	114,065	-	-	-	114,065
Inventory	253,917	-	-	-	253,917
Prepays	2,708	1,890	-	-	4,598
Restricted:					
Debt covenants	-	-	-	3,249,976	3,249,976
General government	-	-	-	8,343,415	8,343,415
Physical environment	-	-	-	180,278	180,278
Public safety	66,555	-	-	2,425,862	2,492,417
Transportation	-	-	1,190,583	109,400	1,299,983
Economic environment	70,790	6,055,643	-	807,320	6,933,753
Culture and recreation	194,587	-	-	776,588	971,175
Assigned:					
Capital projects	1,899,278	-	3,370,578	-	5,269,856
Fiscal year 2018 Budget	4,455,528	-	-	-	4,455,528
Other projects	70,917	-	-	-	70,917
Unassigned	15,978,675	-	-	-	15,978,675
Total fund balances	23,107,020	6,057,533	4,561,161	15,892,839	49,618,553
Total liabilities and fund balances	\$ 27,154,286	\$ 6,115,563	\$ 4,841,283	\$ 23,590,638	\$ 61,701,770

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, 2017

	General	Redevelopment Trust	Capital Projects	Nonmajor Governmental	Total Governmental Funds
REVENUES:					
Taxes	\$ 39,309,100	\$ -	\$ -	\$ 2,255,074	\$ 41,564,174
Licenses and permits	6,214,421	11,676	-	3,482,807	9,708,904
Intergovernmental	7,152,573	3,013,657	686,410	8,310,047	19,162,687
Charges for services	3,350,526	11,500	-	-	3,362,026
Fines and forfeitures	394,456	-	-	171,676	566,132
Special assessments/impact fees	-	-	-	1,845,907	1,845,907
Income on investments	358,231	7,223	5,113	21,929	392,496
Miscellaneous	2,422,914	13,696	15,881	118,468	2,570,959
Total revenues	59,202,221	3,057,752	707,404	16,205,908	79,173,285
EXPENDITURES:					
Current operating:					
General government	5,807,589	108,736	405,411	2,089,480	8,411,216
Public safety	45,039,612	-	24,737	717,453	45,781,802
Physical environment	-	-	-	6,009,372	6,009,372
Transportation	9,332,961	292,605	646,688	1,516,077	11,788,331
Economic environment	1,284,698	993,922	-	1,135,921	3,414,541
Human services	1,826	-	-	998	2,824
Culture and recreation	4,354,851	-	150,830	71,736	4,577,417
Capital outlay	2,091,203	216,519	1,972,095	1,354,843	5,634,660
Debt service:					
Principal	-	-	-	3,484,692	3,484,692
Interest and fiscal charges	-	-	-	1,886,092	1,886,092
Total expenditures	67,912,740	1,611,782	3,199,761	18,266,664	90,990,947
Excess (deficiency) of revenues over (under) expenditures	(8,710,519)	1,445,970	(2,492,357)	(2,060,756)	(11,817,662)
OTHER FINANCING SOURCES (USES):					
Debt issuance	789,743	-	-	-	789,743
Grants & Aids	(500,000)	-	-	(1,251,078)	(1,751,078)
Transfers in	18,089,037	2,656,942	3,100,971	4,939,036	28,785,986
Transfers (out)	(8,070,805)	(2,914,135)	-	(621,577)	(11,606,517)
Total other financing sources (uses)	10,307,975	(257,193)	3,100,971	3,066,381	16,218,134
Net change in fund balances	1,597,456	1,188,777	608,614	1,005,625	4,400,472
FUND BALANCES:					
Beginning	21,509,564	4,868,756	3,952,547	14,887,214	45,218,081
Ending	<u>\$ 23,107,020</u>	<u>\$ 6,057,533</u>	<u>\$ 4,561,161</u>	<u>\$ 15,892,839</u>	<u>\$ 49,618,553</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, 2017

	Budgeted Amounts		Actual Amounts	Variance
	Original	Final		
REVENUES:				
Licenses and permits	\$ 29,289	\$ 29,289	\$ 11,676	\$ (17,613)
Intergovernmental	3,019,209	3,014,460	3,013,657	(803)
Charges for services	9,624	9,624	11,500	1,876
Income on investments	4,045	4,045	7,223	3,178
Miscellaneous	16,611	16,611	13,696	(2,915)
Total revenues	3,078,778	3,074,029	3,057,752	(16,277)
EXPENDITURES:				
Current operating:				
General government	108,604	202,748	108,736	94,012
Transportation	278,500	294,100	292,605	1,495
Economic environment	1,524,562	1,570,260	993,922	576,338
Capital outlay	914,158	5,334,670	216,519	5,118,151
Total expenditures	2,825,824	7,401,778	1,611,782	5,789,996
Excess (deficiency) of revenues over (under) expenditures	252,954	(4,327,749)	1,445,970	5,773,719
OTHER FINANCING SOURCES (USES):				
Transfers in	2,661,183	2,656,941	2,656,941	-
Transfers (out)	(2,914,137)	(2,914,134)	(2,914,134)	-
Total other financing sources (uses)	(252,954)	(257,193)	(257,193)	-
Net change in fund balance	-	(4,584,942)	1,188,777	5,773,719
FUND BALANCE:				
Beginning	4,868,756	4,868,756	4,868,756	-
Ending	<u>\$ 4,868,756</u>	<u>\$ 283,814</u>	<u>\$ 6,057,533</u>	<u>\$ 5,773,719</u>

FINANCIAL INFORMATION

THE CITY OF DAYTONA BEACH, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS – (CONTINUED)
September 30, 2017

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 A-1 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, 2017

NOTE 5 - RECEIVABLES

Below is the detail of receivables, including applicable allowances for uncollectible accounts, at September 30, 2017:

Description	Receivables	(Less) Allowance for Uncollectibles	Receivables (Net)
Governmental Funds:			
General Fund.....	\$ 3,407,418	\$ (151,925)	\$ 3,255,493
Redevelopment Trust	264,640	-	264,640
Nonmajor governmental funds.....	<u>12,793</u>	<u>-</u>	<u>12,793</u>
Total – governmental funds.....	<u>3,684,851</u>	<u>(151,925)</u>	<u>3,532,926</u>
Proprietary Funds:			
Water and Sewer System.....	7,426,546	(1,087,770)	6,338,776
Solid Waste Management.....	3,149,818	(193,335)	2,956,483
Stormwater Improvement.....	1,458,172	(113,095)	1,345,077
Nonmajor enterprise funds.....	<u>55,091</u>	<u>-</u>	<u>55,091</u>
Total – proprietary funds.....	<u>12,089,627</u>	<u>(1,394,200)</u>	<u>10,695,427</u>
Fiduciary Fund:			
Police and Fire Pension Trust.....	388,280	-	388,280
Total.....	<u>\$ 15,537,887</u>	<u>\$ (1,319,259)</u>	<u>\$ 14,218,628</u>

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 \$114,993, Water and Sewer System Fund of \$3,230,446, Solid Waste Management Fund of \$1,147,388, and Stormwater Improvement Fund of \$832,615 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, 2017

NOTE 6 - NOTES RECEIVABLE

The following is a summary of notes receivable at September 30, 2017:

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, 2017 was \$194,731.

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, 2017, 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 was only one loan outstanding which had a term of 6 years with an interest rate of 3%. The remaining principal balance at September 30, 2017 was \$2,058.

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, 2017.

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 2016-17, Halifax Harbor Plaza lease revenues totaled \$243,962.

FINANCIAL INFORMATION

THE CITY OF DAYTONA BEACH, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS – (CONTINUED)
 September 30, 2017

NOTE 8 – INTERFUND BALANCES AND TRANSFERS (CONTINUED)

Improvement Fund from the Halifax Harbor, Cultural Services, and Municipal Golf Course funds were to cover cash deficits resulting from decreased operating revenues. These advances do not have any repayment terms.

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	\$ 8,070,806	\$ -	\$ 2,656,942	\$ 2,379,764	\$ 1,403,324	\$ 1,630,776
Redevelopment Trust	2,914,135	-	-	-	2,914,135	-
Capital Projects	-	-	-	-	-	-
Nonmajor governmental	621,577	-	-	-	621,577	-
Total – governmental funds	<u>11,606,518</u>	-	<u>2,656,942</u>	<u>2,379,764</u>	<u>4,939,036</u>	<u>1,630,776</u>
Proprietary Funds:						
Water and Sewer System	7,197,191	7,197,191	-	-	-	-
Solid Waste Management	5,483,674	5,183,674	-	300,000	-	-
Stormwater Improvement	5,627,508	5,627,508	-	-	-	-
Nonmajor enterprise	501,871	80,664	-	421,207	-	-
Total – proprietary funds	<u>18,810,244</u>	<u>18,089,037</u>	-	<u>721,207</u>	-	-
Total	<u>\$ 30,416,762</u>	<u>\$ 18,089,037</u>	<u>\$ 2,656,942</u>	<u>\$ 3,100,971</u>	<u>\$ 4,939,036</u>	<u>\$ 1,630,776</u>

The transfer from the General Fund to the Redevelopment Trust Fund reflects the City's tax increment payment based on the difference in taxable values for the five (5) community redevelopment areas from the base year to 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.

FINANCIAL INFORMATION

THE CITY OF DAYTONA BEACH, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS – (CONTINUED)
 September 30, 2017

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, 2017.

Project Description	Project Budget	Cumulative Amount Spent
Governmental activities:		
Peabody Auditorium upgrades.....	\$ 53,350	\$ 34,548
West International Speedway Boulevard streetscape	273,216	268,355
East International Speedway Boulevard streetscape.....	1,337,740	202,224
Ballough Road Redevelopment area streetscape/beautification.....	1,256,681	436,749
Halifax River Greenway Trail	853,713	691,396
Oceanfront Bandshell restoration	761,613	91,101
Streets and sidewalks improvement program	1,347,498	268,426
Riverfront Park improvements.....	553,052	367,958
Public facility improvements	479,614	38,244
First Step Shelter.....	2,776,289	20,411
Park renovations/improvements	517,012	152,550
LED display message boards on East ISB and George Engram and Nova	180,111	2,180
Peninsula Club renovations	513,188	23,942
Municipal Stadium monument EMC sign.....	95,000	990
Expansion of Fire Station #4	250,000	6,300
Total construction in progress – governmental activities	\$ 11,248,077	\$ 2,605,374
Business-type activities:		
Halifax River force main	\$ 6,014,286	\$ 3,236,382
Reuse Storage Tank	4,501,588	1,512,472
Bennett Swamp aquifer recharge	5,483,887	715,627
Demonstration testing system.....	3,599,000	1,005,987
Wastewater treatment plant facilities improvements	21,857,337	724,692
Williamson Boulevard reclaimed water main.....	180,000	11,905
Bethune Point treatment plant generator.....	1,007,500	5,256
Renewal and replacement program and other system improvements.....	2,965,143	328,772
International Speedway Boulevard streetscape	72,393	72,393
Well 44 reconstruction.....	300,000	34,771
Derbyshire neighborhood sidewalks and stormwater improvements	138,000	43,042
Lift Station 4 rehabilitation.....	793,158	47,322
Palmetto Avenue force main.....	120,000	74,370
LPGA Boulevard widening	665,000	342,141
Midtown Redevelopment area storm water remediation	1,985,433	1,509,680
ISB/Red John Road utility improvements	565,000	6,772
Midtown redevelopment area stormwater remediation	400,000	42,565
Total construction in progress – business-type activities	\$ 50,647,725	\$ 9,714,149

FINANCIAL INFORMATION

THE CITY OF DAYTONA BEACH, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS – (CONTINUED)
 September 30, 2017

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			Police		Total
	Pumper Trucks	Aerial Apparatus	Pumper & Rescue Units	Taser Equipment	Prison Transports	
2018.....	\$ 86,585	\$ 91,846	\$ 70,235	\$ 50,882	\$ 44,121	\$ 343,669
2019	86,585	91,846	84,564	50,882	44,121	357,998
2020	86,585	91,846	84,564	-	44,121	307,116
2021	86,585	91,846	84,564	-	44,121	307,116
2022	86,585	91,846	84,564	-	44,121	307,116
2023-2026.....	<u>173,171</u>	<u>367,388</u>	<u>169,127</u>	-	-	<u>709,686</u>
Total minimum lease payments.....	\$606,096	826,618	577,618	101,764	220,605	\$ 2,332,701
Less: amount representing interest.....	<u>(46,600)</u>	<u>(66,096)</u>	<u>(41,787)</u>	<u>(4,021)</u>	<u>(10,819)</u>	<u>(169,323)</u>
NPV of minimum lease payments ...	<u>\$ 559,496</u>	<u>\$ 760,522</u>	<u>\$ 535,831</u>	<u>\$ 97,743</u>	<u>\$ 209,786</u>	<u>\$ 2,163,378</u>

NOTE 11 – LONG-TERM DEBT AND LIABILITIES

A. Bonds Payable:

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

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

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

The Series A portion of the debt in the amount of \$33,460,000 was issued for the purpose of refinancing FIFC Capital Revenue Bonds, Series 2001 C-1 of \$33,285,000, which was originally issued to finance certain public improvements benefitting the HBE and Ocean Walk prime areas. Certain tax increment revenues are pledged as security, with the City further obligating itself to budget and appropriate from non-ad valorem revenues any additional amounts necessary to make such repayment. A liability is recorded in the governmental activities section of the government-wide statement of net position. The remaining principal balance at September 30, 2017 was \$25,825,000.

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, 2017 for governmental activities and business-type activities was \$187,850 and \$187,150, 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

FINANCIAL INFORMATION

THE CITY OF DAYTONA BEACH, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS – (CONTINUED)
September 30, 2017

NOTE 11 – LONG-TERM DEBT AND LIABILITIES (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, 2017 was \$14,080,000.

A. Bonds Payable (continued):

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 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, 2017 was \$39,120,000.

FINANCIAL INFORMATION

THE CITY OF DAYTONA BEACH, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS – (CONTINUED)
 September 30, 2017

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

Following is a description of bonds payable at September 30, 2017:

Description	Original Amount Issued	Principal Outstanding at September 30, 2017	Interest Rate	Final Maturity
Governmental activities:				
Capital Improvement Revenue Bonds:				
Series 2011 A.....	\$ 33,460,000	\$ 25,825,000	2% - 5%	2031
Series 2011 B.....	1,139,710	187,850	2% - 5%	2021
Total Capital Improvement Revenue Bonds.....	34,599,710	26,012,850		
General Obligation Refunding Bonds,				
Series 2012	18,810,000	14,080,000	2% - 3.375%	2029
Total – governmental activities	<u>\$ 53,409,710</u>	<u>\$ 40,092,850</u>		
Business-type activities:				
Capital Improvement Revenue Bonds,				
Series 2011 B.....	\$ 1,020,290	\$ 187,150	2% to 5%	2021
Utility System Refunding Revenue Bonds,				
Series 2012	54,450,000	39,120,000	0.5% - 5%	2033
Total – business-type activities.....	<u>\$ 55,470,290</u>	<u>\$ 39,307,150</u>		

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	
2018	\$ 1,425,000	\$ 1,091,281	\$ 50,093	\$ 5,567	\$ 49,907	\$ 5,546	\$ 2,627,394
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
2023-2027	9,220,000	3,252,291	-	-	-	-	12,472,291
2028-2031	9,035,000	886,243	-	-	-	-	9,921,243
	25,825,000	9,107,165	187,850	12,934	187,150	12,885	35,332,984
Unamortized Premium	96,624	-	3,353	-	3,013	-	102,990
Total	<u>\$ 25,921,624</u>	<u>\$ 9,107,165</u>	<u>\$ 191,203</u>	<u>\$ 12,934</u>	<u>\$ 190,163</u>	<u>\$ 12,885</u>	<u>\$ 35,435,974</u>

FINANCIAL INFORMATION

THE CITY OF DAYTONA BEACH, FLORIDA
 NOTES TO THE FINANCIAL STATEMENTS – (CONTINUED)
 September 30, 2017

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
2018	\$ 1,005,000	\$ 409,663	\$ 1,414,663
2019	1,030,000	389,563	1,419,563
2020	1,050,000	368,963	1,418,963
2021	1,075,000	347,963	1,422,963
2022	1,110,000	315,713	1,425,713
2023-2027	6,085,000	1,052,188	7,137,188
2028-2029	2,725,000	138,709	2,863,709
	14,080,000	3,022,762	17,102,762
Unamortized Premium	165,022	-	165,022
Total	<u>\$ 14,245,022</u>	<u>\$ 3,022,762</u>	<u>\$ 17,267,784</u>

Utility System Refunding and Improvement Revenue Bonds, Series 2012			
Business-type activities			
Fiscal Year			
Ending	Principal	Interest	Total
2018	\$ 4,240,000	\$ 1,741,100	\$ 5,981,100
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
2023-2027	9,365,000	4,709,275	14,074,275
2028-2032	12,235,000	2,231,875	14,466,875
2033	2,735,000	68,375	2,803,375
	39,120,000	14,442,050	53,562,050
Unamortized Premium	4,048,112	-	4,048,112
Total	<u>\$ 43,168,112</u>	<u>\$ 14,442,050</u>	<u>\$ 57,610,162</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. Following are the notes payable related to this loan.

a. Governmental Activities – Downtown Redevelopment Trust Fund

The City refinanced the Sunshine State Government Financing Commission Loan with a 4.98% fixed rate loan from Branch Banking & Trust Company in the amount of \$2,286,832. The original proceeds were used for the Magnolia Street streetscape. Principal and interest are payable from the Downtown Redevelopment Trust Fund tax increment revenues. The City has covenanted and agreed to budget and

FINANCIAL INFORMATION

THE CITY OF DAYTONA BEACH, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS – (CONTINUED)
September 30, 2017

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, 2017 was \$1,660,319.

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. The remaining principal balance at September 30, 2017 was \$15,392,000.

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. The remaining principal balance at September 30, 2017 was \$6,973,681.

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

On June 10, 2010, the City entered into a loan agreement with SunTrust Bank for \$9,345,000 at a fixed interest rate of 3.38% for the purpose of financing the costs of the Midtown Cultural and Educational Center, street and sidewalk enhancements located within the Midtown Redevelopment area, and street and sidewalk enhancements located outside the Midtown Redevelopment area. On October 20, 2016, an allonge to the loan agreement between the City and SunTrust Bank was executed which amended the interest rate of the series 2010 note from 3.38 percent to 2.40 percent for the remaining term. An economic gain (difference between the present values of the debt service payments on the old and new debt) of \$271,148 was realized on the transaction. Principal and interest are payable from the Recreation/Parks/Culture Impact Fee Fund, the Midtown Redevelopment Trust Fund, and the Transportation 5-Cent Gas Tax Fund. The note's final maturity is November 1, 2024. A liability is recorded in the governmental activities section of the government-wide statement of net position. The remaining principal balance at September 30, 2017 was \$5,873,003.

FINANCIAL INFORMATION

THE CITY OF DAYTONA BEACH, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS – (CONTINUED)
September 30, 2017

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

3. Subordinate Utility System Revenue Note, Series 2016 – (Business-Type Activities)

On April 6, 2016, the City entered into loan agreement with Ameris Bank and issued Subordinate Utility System Revenue Note, Series 2016 in an amount not to exceed \$6,550,000. Interest will accrue on principal amounts drawn down by the City over the initial eighteen months of the loan. Of the amount financed, the City has drawn down \$2,820,000, to be repaid over fifteen years with the first semi-annual payment due November 1, 2017 with a final maturity date of November 1, 2031. The Note has a fixed interest rate of 2.44% per annum. At the end of the eighteen month draw period, a final debt service schedule based on actual draw dates and amounts will be placed in effect. The debt was issued to finance the acquisition of emergency generators and plant process equipment for the City's Water and Wastewater Plants. Debt service payments are payable solely from net revenues of the City's Water and Sewer revenues. The remaining principal balance at September 30, 2017 was \$2,820,000.

4. State Revolving Fund Loans – (Business-Type Activities):

a. Stormwater Improvement Fund

On October 30, 2000, the City was notified by the State of Florida, Department of Environmental Protection that the City was awarded a State Revolving Fund Clean Water loan of \$8,625,000 to be used for the construction of stormwater retention ponds and South Street storm sewer replacement. The interest rate for the authorized loan is 1.665%. Of the amount awarded, the City has drawn down \$7,167,206, to be paid semi-annually over a 20-year period ending October 15, 2022. Principal and interest are payable from stormwater operating revenues. 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, 2017 was \$1,598,288.

On December 18, 2012, the City was notified by the State of Florida, Department of Environmental Protection that the City was awarded a State Revolving Fund Clean Water loan of \$1,352,754 to be used for designing Midtown redevelopment area stormwater remediation. The interest rate for the authorized loan is 1.72%. Of the amount awarded, the City has drawn down \$876,927, to be paid semi-annually over a 20-year period beginning January 15, 2016 and ending January 15, 2036. Principal and interest are payable from stormwater operating revenues. 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, 2017 was \$772,848, which includes capitalized interest of \$33,578.

B. Notes and Loans Payable (continued):

4. State Revolving Fund Loans – (Business-Type Activities) (continued):

b. Water and Sewer System Fund

On December 18, 2012, the City was notified by the State of Florida, Department of Environmental Protection that the City was awarded a State Revolving Fund Clean Water loan of \$1,307,607 to be used for improvements to Orange Avenue and Lift Station 10 and related force main improvements. The interest rate for the authorized loan is 1.72%. During FY 2013-14 the loan was amended and the City was awarded an additional \$20,555,192 at an interest rate of 2.25% to begin the construction phase. Of the amount awarded totaling \$21,862,799, the City has drawn down \$18,566,455, to be paid beginning July 15, 2017 and semiannually thereafter until all amounts due have been fully paid.

FINANCIAL INFORMATION

REDEVELOPMENT TRUST FUNDS

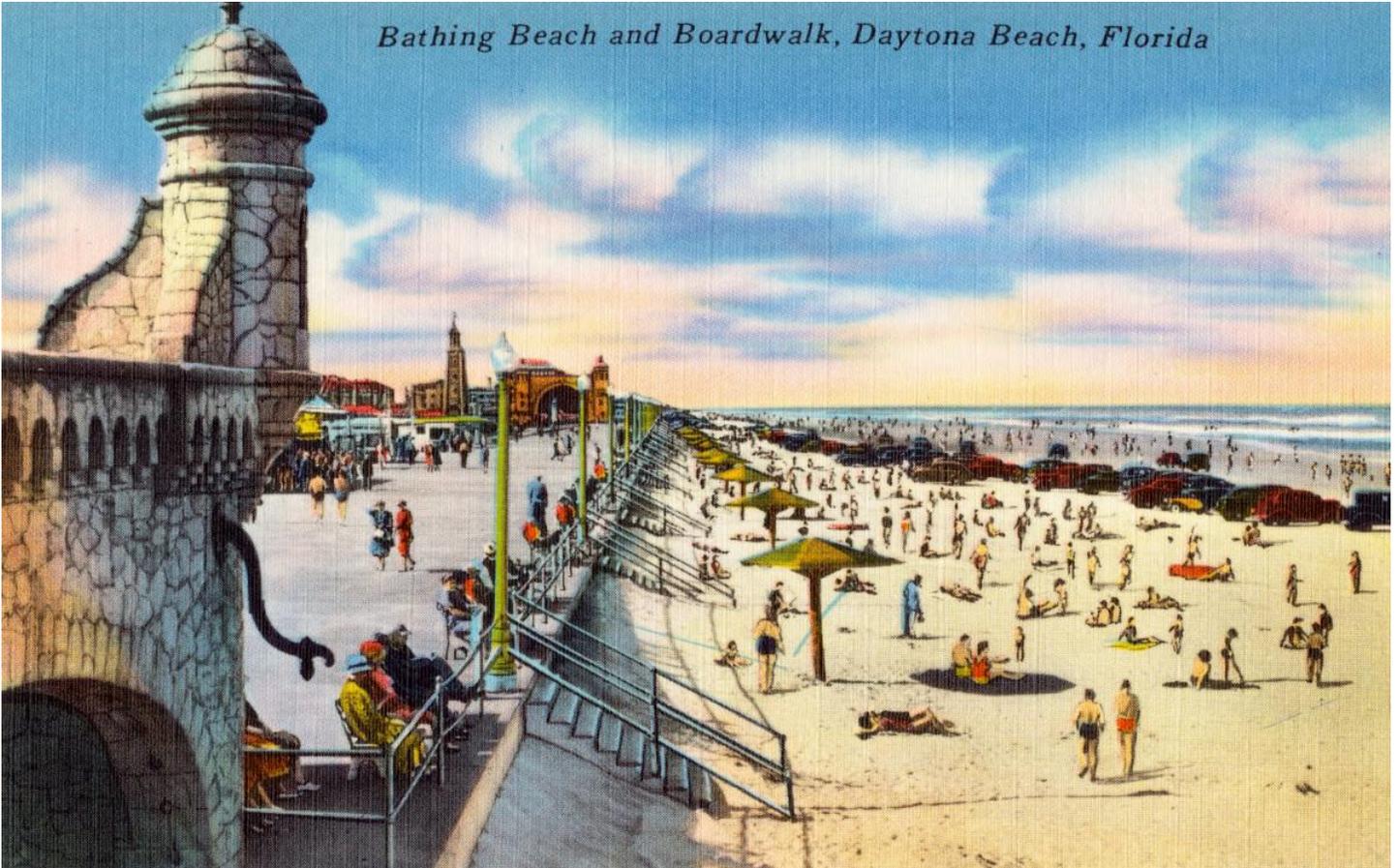
Following is a schedule of deposits and withdrawals as required by Section 163.387(8), Florida Statutes. This schedule provides a source for all deposits and a purpose for all withdrawals as prescribed for each redevelopment tax increment district for the fiscal year ending September 30, 2017.

THE CITY OF DAYTONA BEACH, FLORIDA
COMBINING SCHEDULE OF DEPOSITS AND WITHDRAWALS
REDEVELOPMENT TRUST FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2017

	Downtown Redevelopment Trust Fund	Main Street Redevelopment Trust Fund	Ballough Road Redevelopment Trust Fund	Midtown Redevelopment Trust Fund	South Atlantic Redevelopment Trust Fund	Total
REVENUES:						
Tax increment revenues:						
Daytona Beach	\$ 443,663	\$ 1,938,865	\$ 77,909	\$ 183,041	\$ 13,464	\$ 2,656,942
Volusia County	407,785	1,782,071	71,609	168,239	12,375	2,442,079
Halifax Hospital	50,545	220,889	8,876	20,853	1,534	302,697
East Volusia Mosquito Control	12,568	54,923	2,207	5,185	381	75,264
Ponce DeLeon Inlet and Port Authority	6,210	27,140	1,090	2,562	189	37,191
Volusia ECHO	13,370	58,429	2,348	5,516	406	80,069
Volusia Forever	6,217	27,169	1,092	2,565	189	37,232
Downtown Development Authority	39,125	-	-	-	-	39,125
Licenses and permits	602	11,074	-	-	-	11,676
Income on investments	1,226	3,418	1,537	1,016	26	7,223
Miscellaneous	1,815	13,206	1,700	8,475	-	25,196
Total revenues	983,126	4,137,184	168,368	397,452	28,564	5,714,694
EXPENDITURES:						
Current operating:						
Personnel services	315,381	373,877	12,971	93,837	-	796,066
Professional services	166	36,298	-	286	4,830	41,580
Contractual services	138,755	203,004	3,044	14,337	-	359,140
Materials and supplies	5,386	8,414	38	-	-	13,838
Grants and subsidies	145,494	5,475	21,067	12,605	-	184,641
Capital outlay	20,200	68,930	127,387	-	-	216,517
Transfers to debt service funds	184,579	2,513,356	-	216,200	-	2,914,135
Total expenditures	809,961	3,209,354	164,507	337,265	4,830	4,525,917
Excess (deficiency) of revenues over (under) expenditures	173,165	927,830	3,861	60,187	23,734	1,188,777
FUND BALANCE:						
Beginning	759,579	1,675,026	1,342,597	1,091,510	44	4,868,756
Ending	\$ 932,744	\$ 2,602,856	\$ 1,346,458	\$ 1,151,697	\$ 23,778	\$ 6,057,533

DAYTONA BEACH – THE WORLD’S MOST FAMOUS BEACH

Bathing Beach and Boardwalk, Daytona Beach, Florida



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 2016 - 2017

Prepared by
City of DeLand

With Assistance from the:



Downtown Community Redevelopment Agency

2016 - 2017

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

In Fiscal Year 2016-2017 the Utility Box Art Program was completed and the Georgia Avenue Streetscape was put out to bid. Also, construction commenced 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.

Additionally, a total of six CRA grants were awarded in Fiscal Year 2016-2017. Five were façade grants, two were lighting grants, one was an underutilized building grant and one was a retail grant. These grants are essential to keeping the downtown looking fresh and attractive.

Last but certainly not least, in June, DeLand was named America's MainStreet by Independent We Stand. DeLand beat out 242 other MainStreets with over 300,000 votes cast.

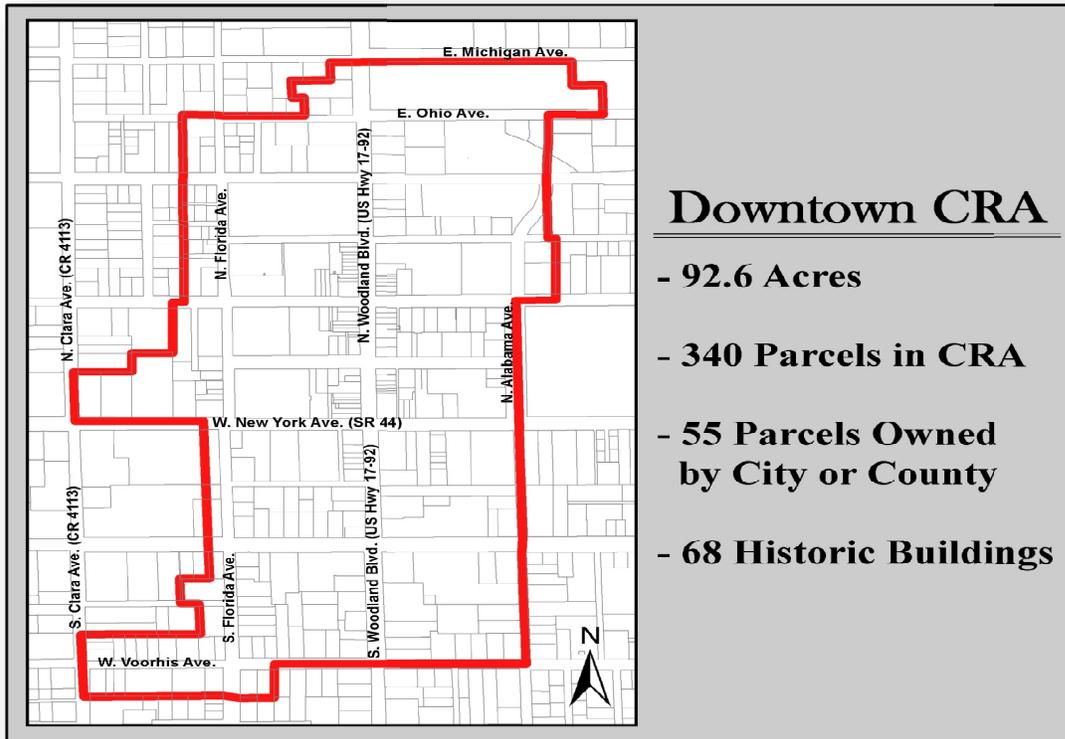


BOARD MEETINGS

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. This past year revenues 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 \$330,697

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 2016-2017. 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 6 grants were awarded this Fiscal Year by the CRA:

- 131-133 N. Woodland Blvd. (Façade) CRA contribution \$795 Total Project cost \$1,590
- 112 S. Woodland Blvd. (Façade) CRA contribution \$1,625 Total Project cost \$7,250
- 112 S. Woodland Blvd. (Lighting) CRA contribution \$1,000 Total Project cost \$2,500
- 128 W. Georgia Ave. (Façade) CRA contribution \$2,000 Total Project cost \$4,500
- 142 S. Woodland Blvd. (Façade) CRA contribution \$1,625 Total Project cost \$7,250
- 142 S. Woodland Blvd. (Underutilized Building) CRA contribution \$4,267.50 Total Project cost \$1,500,000

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



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 16-17 a new collection of sculptures were installed. When visiting the sculptures, smart phones can be used to scan the QR codes or by calling for an audio presentation. Maps for a walking tour are widely distributed throughout the area. An Art Walk is available on Fourth Fridays that links sculptures to museums and galleries throughout the downtown area.



LANDSCAPING AND UPGRADES

The CRA Redevelopment Plan Goal of “Keep it Clean and Safe” recognizes that downtown DeLand has been in the midst of major revitalization efforts for the past 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.



FILLING OF RETAIL SPACE, BUSINESS PROMOTION AND MARKETING

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

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

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

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

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 seven of these receive any type of funding for additional services (such as street sweeping or policing) from the CRA. These are indicated with an asterisk (*).

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
- The Cycle Bash
- *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

UTILITY BOX ART



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.

UPCOMING PROJECT

WEST GEORGIA AVENUE STREETScape



For the West Georgia Avenue Streetscape, staff has met with the stakeholder committee and the design architect to help come up with a design for the streetscape. The project is currently out to bid. Ground breaking is anticipated in late 2017/early 2018.

**Financial Overview
City of DeLand, Florida
Downtown Redevelopment Fund
Financial Statement
For The Year Ended September 30, 2017**

	CRA Name
	Downtown
	Dollars
Sources (Revenues)	
County TIF	\$ 141,823
Hospital TIF	\$ 35,273
City TIF	\$ 153,583
Subtotal TIF	\$ 330,679
Rental Receipts	\$ 53,171
Grants Received	\$ -
Miscellaneous	\$ 15,666
Transfer From Reserves	\$ -
Subtotal Non-TIF	\$ 68,837
Total	\$ 399,516
Uses (Expenditures)	
Debt Payments	\$ -
Capital Projects	\$ 88,145
Grants Awarded	\$ 2,795
Subtotal Capital	\$ 90,940
Policing/Enforcement Program	\$ -
Operating/Maint/Other	\$ 275,310
Admin	\$ -
Subtotal Non-Capital	\$ 275,310
Total	\$ 366,250
Fund balance - beginning FY 2016-17	\$ 681,972
Position Information	
Title	# FTEs
N/A	
Total FTEs	
CRA Downtown Miscellaneous:	
Interest Revenue	\$ 3,008
Insurance Company Reimbursement	\$ 4,261
Insurance Billed thru A/R to Fish Bldg Tenants	\$ 8,397
	\$ 15,666
CRA Downtown Capital:	
Georgia Avenue Streetscape	\$ 88,145

City of DeLand and Volusia County

Spring Hill Community
Redevelopment Agency



Annual Report
FY 2016 - 2017

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

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

Fiscal Year 2016-2017:

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. For FY 16-17, ad valorem revenues returned in a small way. During the no revenue years and into 16-17 operations needed to either be completely funded through reserves or partially funded through reserves. The chart below displays the TIF Revenues from year to year. As it can be inferred, the outlook for the future is cautiously 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>
\$135,975	\$261,772	\$347,482	\$295,626	\$196,571	\$0
<u>FY 11-12</u>	<u>FY 12-13</u>	<u>FY 13-14</u>	<u>FY 14-15</u>	<u>FY 15-16</u>	<u>FY 16-17</u>
\$0	\$0	\$0	\$0	\$0	\$28,412

Fiscal Year 2016-2017 Capital and Non-Capital Projects:

The Spring Hill CRA has funded the following projects for FY 16-17:

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

Exterior Improvement Grant

Established in February of 2008 and continued through the 2016-2017 FY, the association implemented an exterior improvement grant for residents to able to apply for assistance based on a project cost formula:

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

One grant was awarded assistance this year to 572 W. New Hampshire Avenue.
Total Project \$5,280.00, cost to CRA \$2,890.00.

Before



After



Spring Hill Community Resource Center

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

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

The Resource Center was utilized over 15,398 times this past year by clients. Client traffic has steadily increased in the several years and has increased 19% from last FY alone.



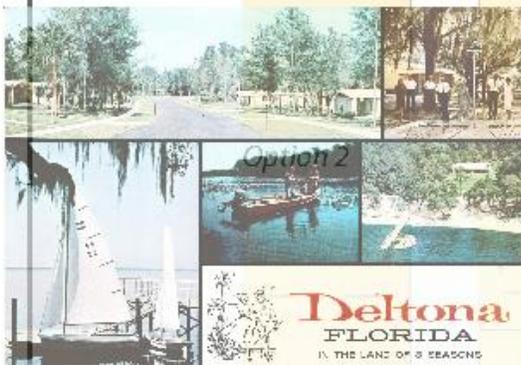
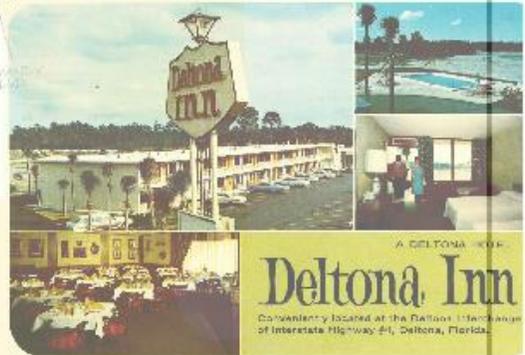
Financial Overview
City of DeLand, Florida
Spring Hill Redevelopment Fund
Financial Statement
For The Year Ended September 30, 2017

	CRA Name
	Spring Hill
	Dollars
Sources (Revenues)	
County TIF	\$ 12,185
Hospital TIF	\$ 3,031
City TIF	\$ 13,196
Subtotal TIF	\$ 28,412
Rental Receipts	\$ -
Grants Received	\$ -
Miscellaneous	\$ 1,958
Transfer From Reserves	\$ -
Subtotal Non-TIF	\$ 1,958
Total	\$ 30,370
Uses (Expenditures)	
Debt Payments	\$ -
Capital Projects	\$ 1,000
Grants Awarded	\$ 2,890
Subtotal Capital	\$ 3,890
Policing/Enforcement Program	\$ -
Operating/Maint/Other	\$ 31,548
Admin	\$ 10,000
Subtotal Non-Capital	\$ 41,548
Total	\$ 45,438
Fund balance - beginning FY 2016-17	\$ 186,781
Position Information	
Title	# FTEs
N/A	
Total FTEs	

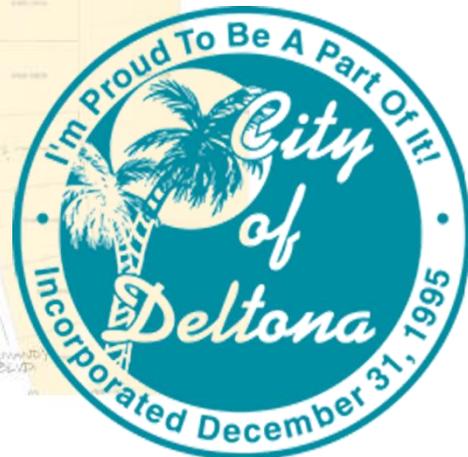
Spring Hill Miscellaneous:	
Interest Revenue	\$ 758
Parking Lot Rental	\$ 1,200
	\$ 1,958
Spring Hill Capital:	
Community Resource Center	\$ 1,000

**Southwest Deltona CRA
2017-2018 Annual Report
December 11, 2017**

Option 1



Option 3



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 using tax increment financing (T.I.F.). The CRA is governed by the CRA board which is made up of members from the City Commission.

The CRA taxable value grew by 12.1% which was helped by the development of raw land for the RaceTrac gas station at Welcome Center Drive. The CRA will not likely see this level of development over the next year and the value will likely increase by a more modest 10.22%.

CRA Summary - 2017 Preliminary Tax Roll						
CRA Name	CRA Information	CRA Taxable Value				
	Base Value (Line 2 DR420 TIF)	2016 Taxable Value (Line 4 DR420 TIF)	2017 Taxable Value (Line 1 DR420 TIF)	% Change	Projected growth	Projected 2018 Taxable value
Deltona Southwest Volusia	\$51,486,555.00	\$51,486,555.00	\$57,696,672.00	12.1%	10.22%	\$63,593,271.88

The Southwest Deltona CRA is still in its infancy and funds are very limited but 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 the only way to move these projects forward in a timely manner.

Assets

At the time of creation of this report, the CRA had not received funds from Volusia County and therefore had no assets.

Liabilities

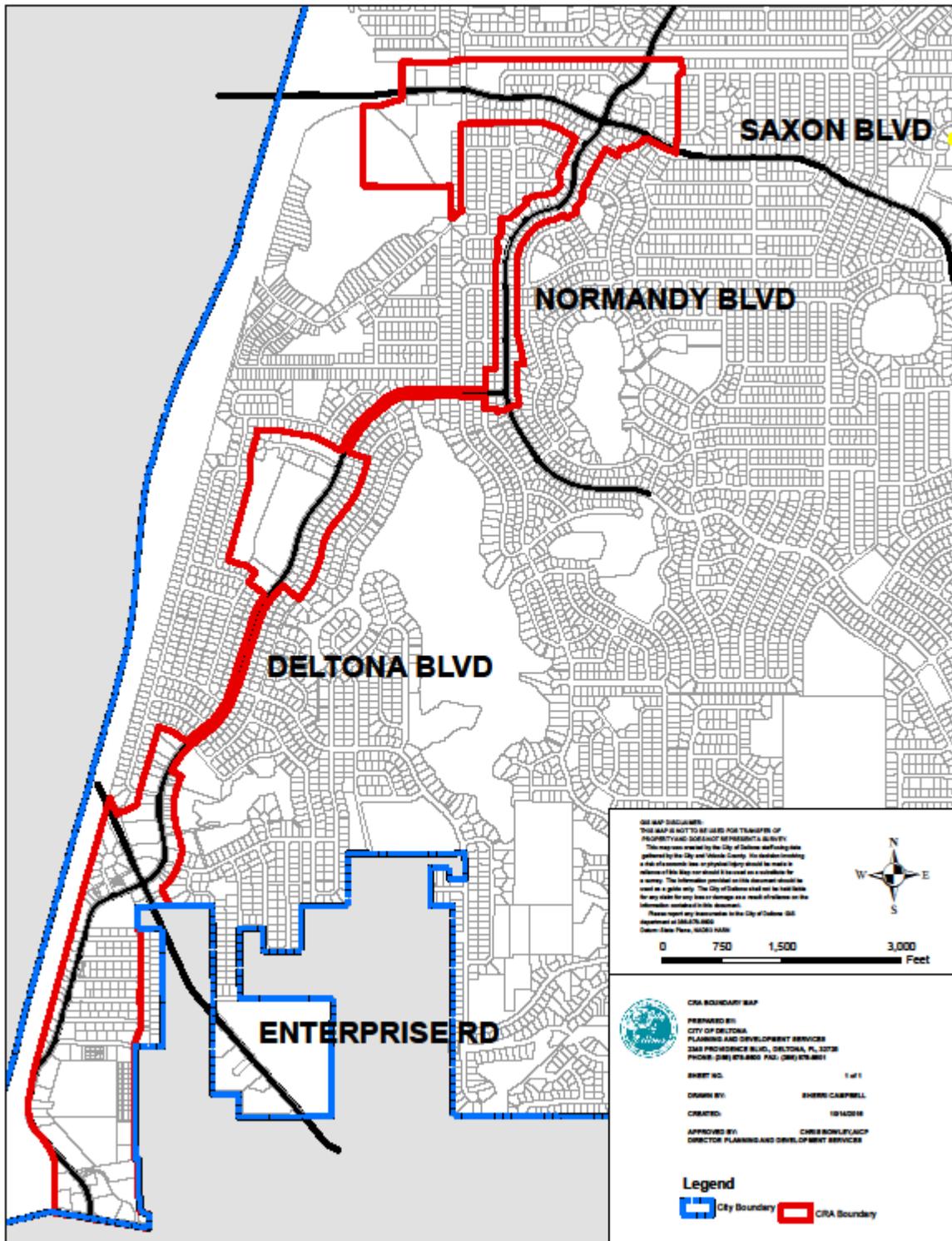
The CRA has not paid its state registration fee for 2016, this fee is estimated to be \$125.00. A fee of \$175.00 will be due for 2017.

Income

The income for the CRA should remain similar, with a slight increase in overall revenue. The previous year generated \$86,287 in revenue. Projected revenue for 17-18 is expected to be around \$95,105.

Expenditures

Fiscal year 2016-2017 was the first year of existence for the CRA, as a result the CRA had no revenue and no expenditures. The CRA is planned to be a “pay-as-you-go” CRA whereby projects are paid for at the time of construction rather than relying on financing. Therefore, the CRA is allowing funds to accumulate to use on future projects.



Southwest Deltona CRA Boundary Map

Proposed Projects

Staff is seeking CRA Board direction for projects to pursue. The following proposed projects could process immediately with available funds. The board can authorize staff to move forward with any or all of these projects.

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

Many ADA improvements have been made to the area already. This amount would be used to retrofit and rectify any outstanding ADA concerns.

Cost - \$10,000

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.

Cost - \$15,000

3. Zoning modification

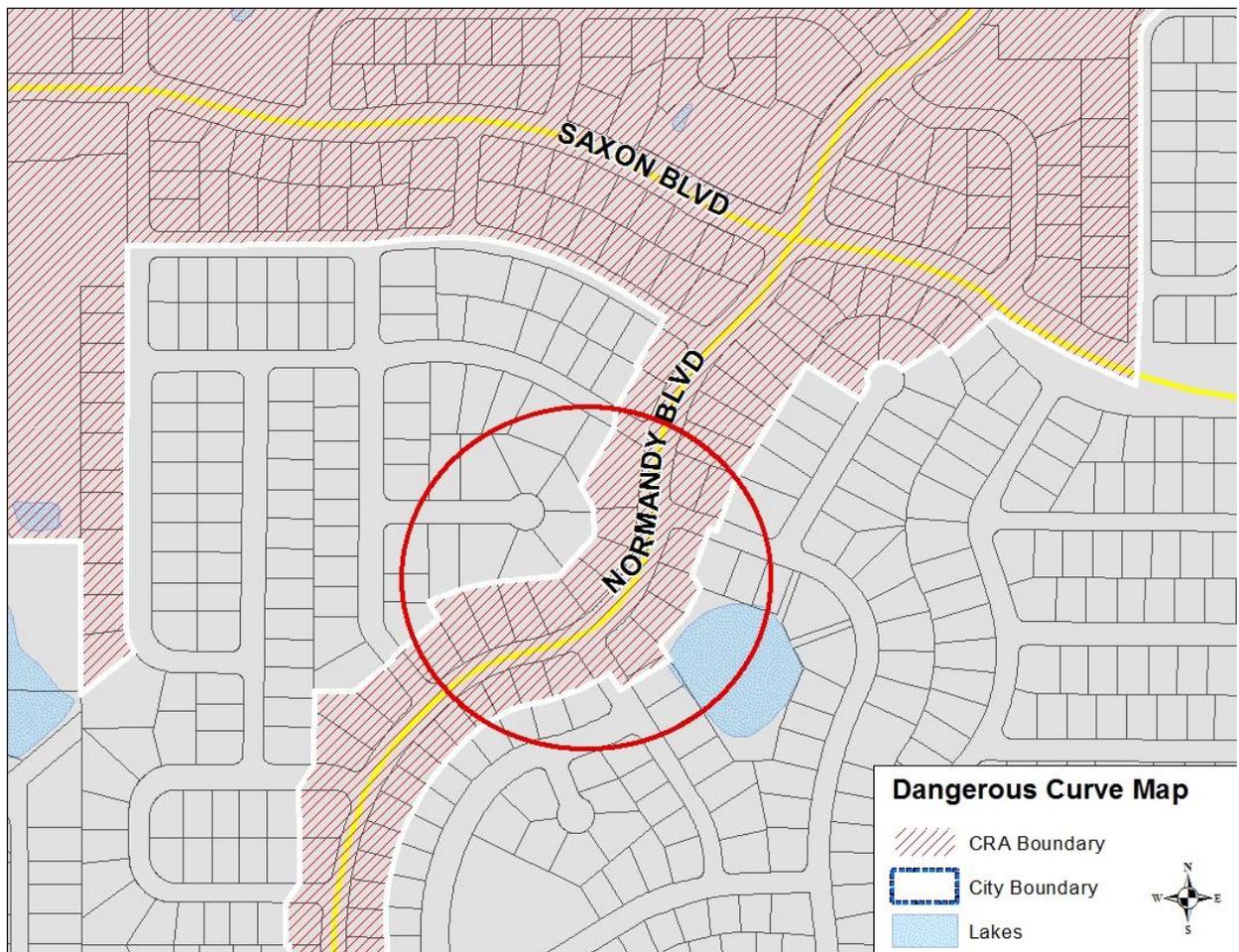
Prepare zoning district modifications that update the zoning categories or create a redevelopment overlay district for the CRA allowing for greater development and redevelopment opportunities.

Cost - \$15,000

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 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.

Cost - \$7,500



5. Pursue TPO grant for a feasibility study for intersection improvements at the intersection of Deltona and Normandy Boulevards

A roundabout at the intersection of Deltona and Normandy Boulevards has long been suggested to eliminate the need for a stop light and improve traffic flow through this intersection. 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 increased on these applications 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 sample illustration below.

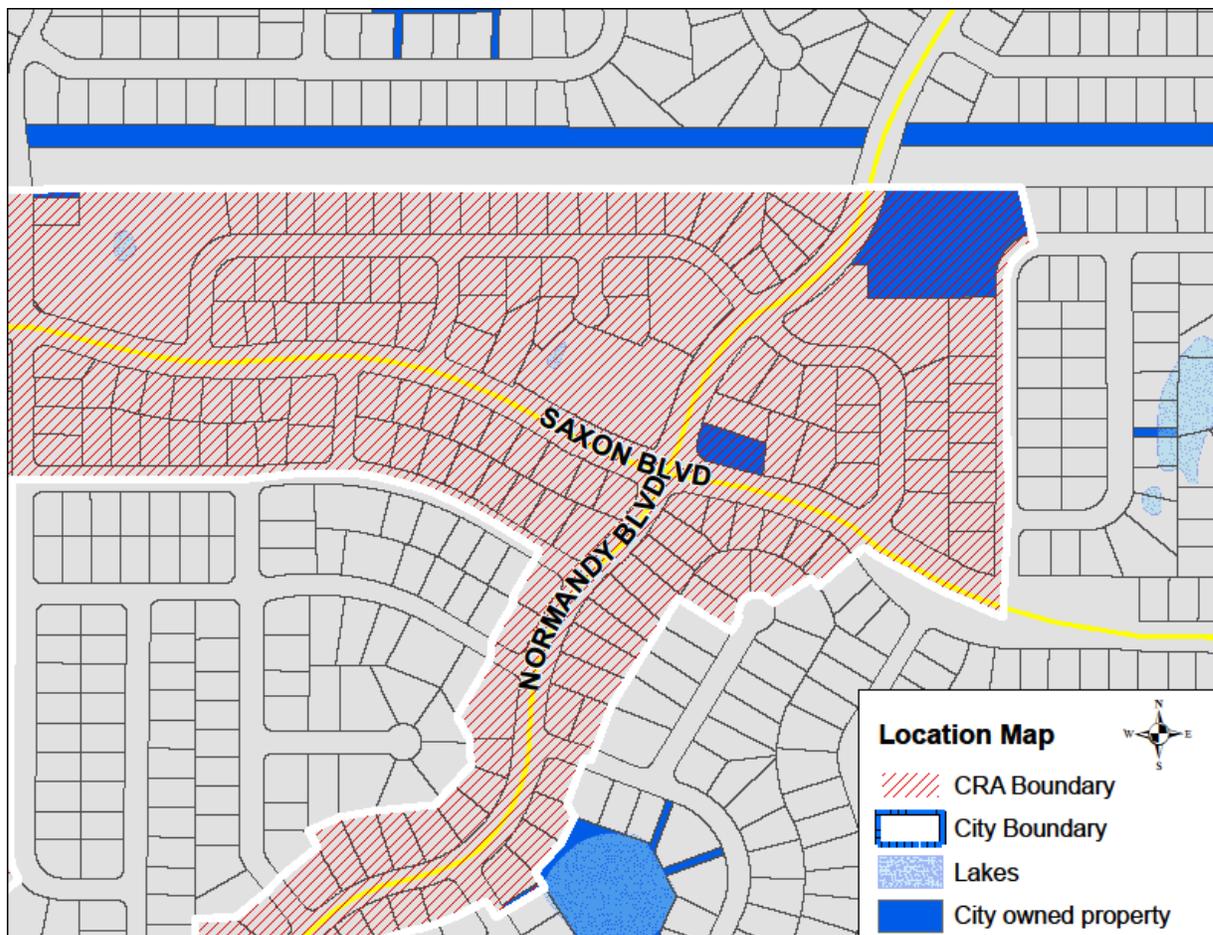
Cost - \$7,500



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.

Cost - \$7,500



City of Edgewater

Community Redevelopment Agency

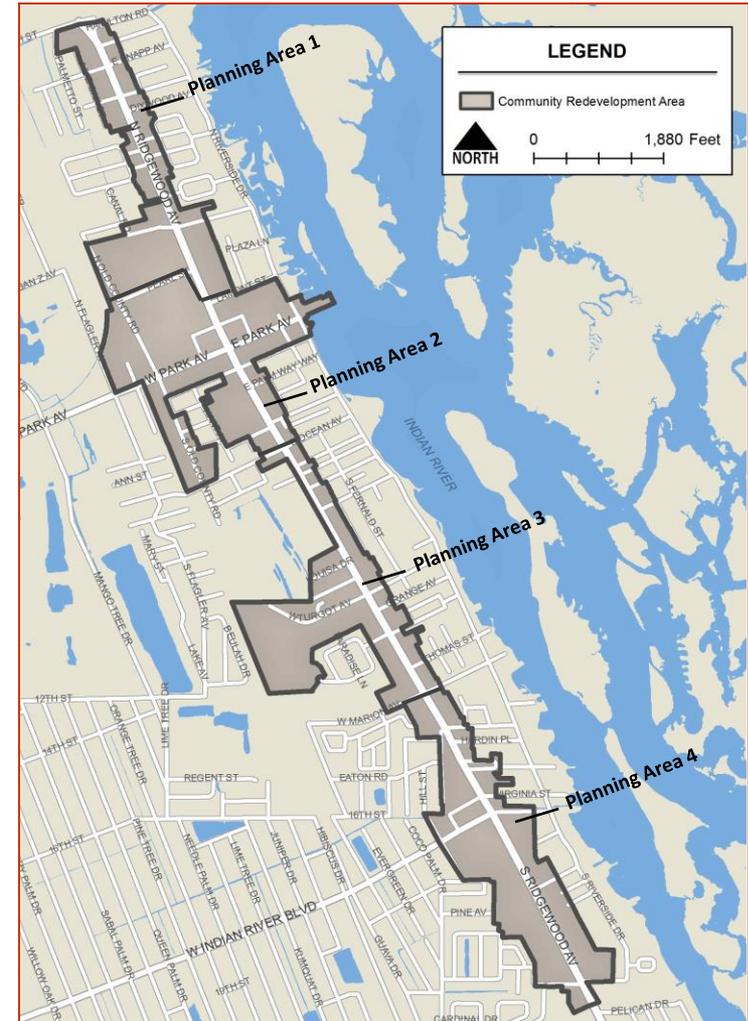
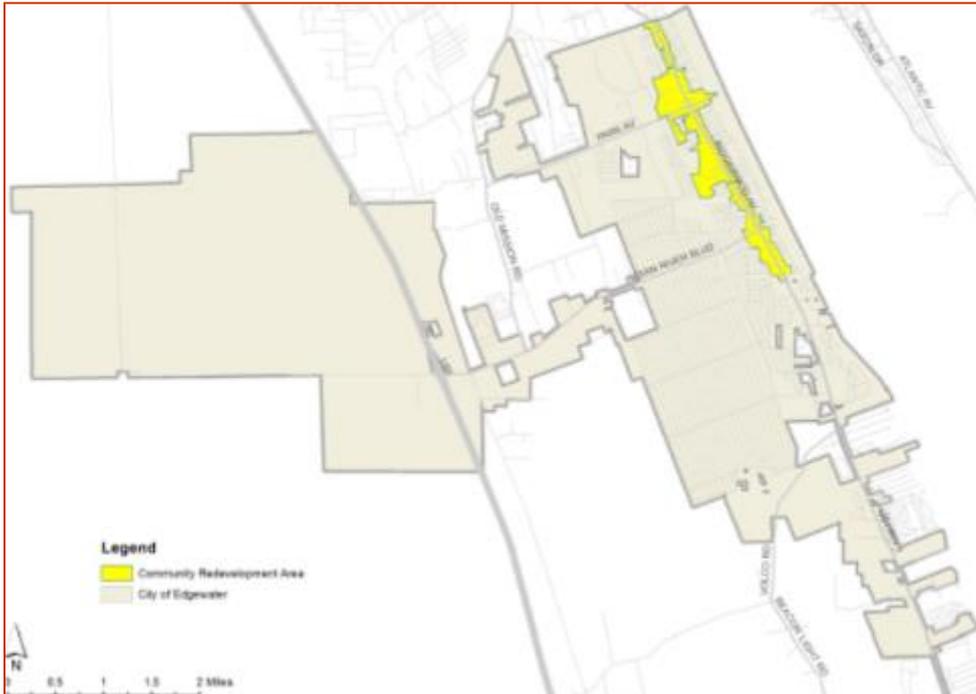
Annual Report FY 2017



Redevelopment Area Boundaries



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



Process



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

Governing Board

City Council



Governing Board Members:

Michael Ignasiak, Chair

Dan Blazi

Gary Conroy

Christine Power, Vice Chair

Amy Vogt

Contact: Samantha Bergeron

Director Parks & Recreation

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:

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



Blight Factors



CRA Plan– Area 2

(Lamont Street to Ocean Avenue)



Key Capital Projects Include:

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



Blight Factors



CRA Plan– Area 3

(Ocean Avenue to Marion Avenue)



Key Capital Projects Include:

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



Blight Factors



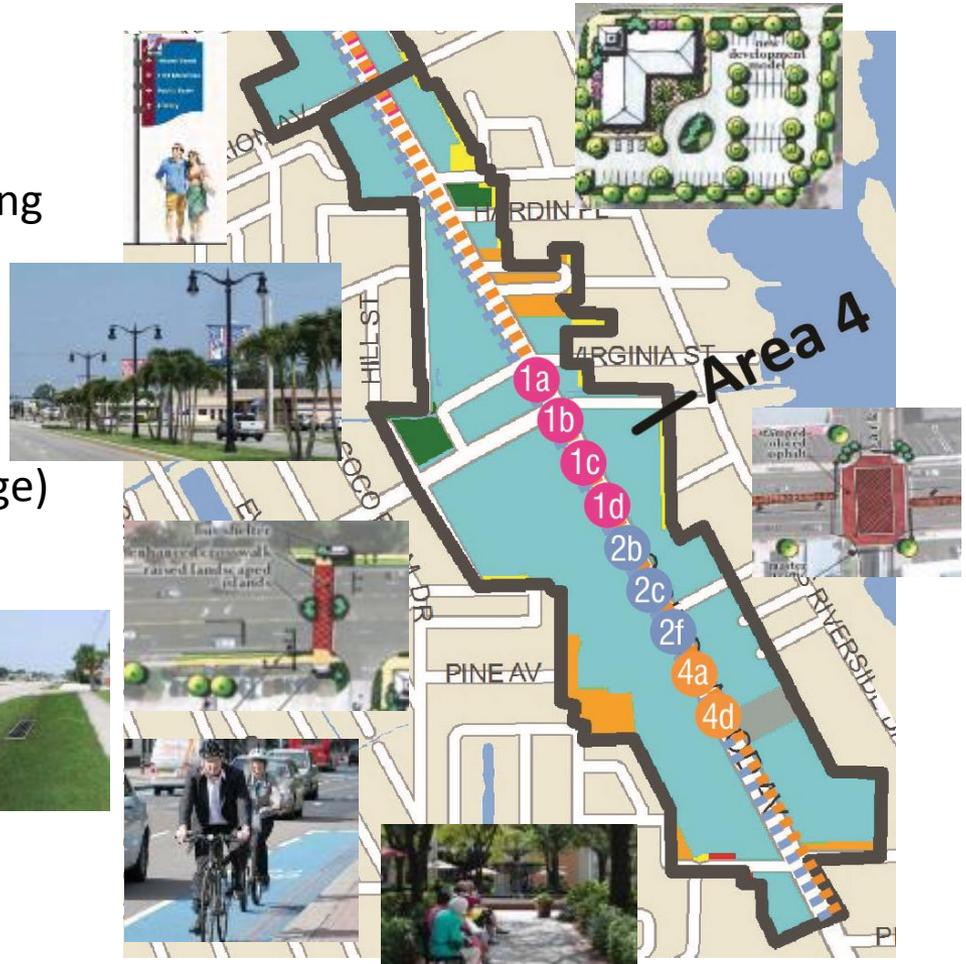
CRA Plan – Area 4

(Marion Avenue South)



Key Capital Projects Include:

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



Blight Factors



Financial Statement



	FY 2017	FY 2016	FY 2015	FY 2014
Revenues: (TIF)	\$41,146	\$9,398	\$0	\$0
Investment Earnings	<u>\$50</u>			
Total Revenues	<u>\$41,196</u>	<u>\$9,398</u>	<u>\$0</u>	<u>\$0</u>
Expenditures				
Community Development	\$175			
Capital Outlay	<u>\$6,900</u>			
Total Expenditures	<u>\$7,075</u>			
Net Change in Fund Balances	\$34,121			
Beginning Fund Balance	<u>\$9,398</u>			
Ending Fund Balances	<u>\$43,519</u>			
Number of Personnel	0	0	0	0
Debt	\$0	\$0	\$0	\$0
Focus: Land Acquisition, Wayfinding Signs				Base Year

2017 Expense Detail



	FY 2017
<u>2017 Expenses Detail</u>	
DEO Special District Report & Fee	\$175
Land Appraisal 119 E. Pine Bluff	\$150
Demolition 107 New Hampshire	<u>\$6,750</u>
Total Expenses	\$7,075
Focus: Land Acquisition, Wayfinding Signs	



City of Holly Hill

Community Redevelopment Agency



TABLE OF CONTENTS

Title	Page
Overview	1
CRA Activities and Accomplishments	2
Financial Data	7
Exhibit A.....	12

Overview

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

This reporting period is the nineteenth year that funds have been budgeted and the total annual budget is \$8,094,920. 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 2016/17. The notice of this report was published in *The Daytona Beach News Journal* on March 24, 2018.

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 project is entering Phase III, this phase will install the conduits under US-1 for the various utilities and install 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 designs and permitting are underway with an estimated completion date for Spring 2018.



Photo: US 1 Landscaping Project begins as part of the City's Grant from the Florida Department of Transportation

Property Improvement Grants



- **460 Ridgewood Avenue**

The property was awarded a demolition grant for the removal of an existing compost location at its east entrance. The owner built a replacement at the west entrance. The project was completed in November 2017 with a final grant award of \$3,500.



- **1321 Ridgewood Avenue**

This property was awarded grants in corresponding fiscal years. Phase One, a paving grant to create off street parking, was approved Summer 2016 and completed November 2016. Phase Two, a sign improvement grant, was completed January 2017 for a final award amount of \$10,766.00.



- **144 Ridgewood Avenue**

This property was awarded a façade beautification grant. The project was completed in July 2017 with a final award amount of \$6,362.40.

Businesses that opened and/or relocated to the CRA

- 90 Degrees Sports Grill (Restaurant)
- Zest By Fay (Commercial Catering)
- Xcel Wealth Management (Financial Services)
- CGI Packaging (Industrial Co-Packers)
- GC Construction (General Contractor)
- Atlantic Law Center (Legal)
- Aqua Pools (Residential-Commercial Pool Construction)



Existing Business expansion in the CRA

- Surface Crafters (Industrial Retail)
- RPS Catering (Commercial Catering)
- R.E. Michael (Industrial Wholesale)



Acquisition of Land

- None



Sale of Land

The Market, a city-owned building with customer parking, located at 101 2nd Street in Holly Hill and 140 Riverside Drive, a vacant land parcel adjacent to the Market, were publicly noticed for sale in March 2017. The City Commission offered the properties AS IS condition with no contingencies on sale. The minimum bid amount was \$600,000 for 101 2nd Street (The Market) and \$100,000 for 140 Riverside Drive. The City received “intent to bid” offers from three local investors. Following the conclusion of the inspection period, one of the bid parties rescinded their intent to bid offer. The City proceeded to closing in August 2017 with Mr. Jon Xynidis (Xcel Wealth Management), an individual investor for the 101 2nd Street property (“The Market”) for \$600,000, and Mr. John Purner (CC Machines) an individual investor for 140 Riverside Drive for \$100,000. All related maintenance service costs provided by the City of Holly Hill were discontinued at the time of closing and assumed by the new owners at these locations.

**PUBLIC NOTICE
CITY OF HOLLY HILL
SALE OF
101 Second Street and
140 Riverside Drive**

The City of Holly Hill will sell certain properties located at 101 Second Street, Holly Hill, Florida, 32117, improved, shown as parcel (A) parcel(s) ID# 44-14-32-01-36-0190; 44-14-32-01-36-0191; 44-14-32-01-36-0192; 44-14-32-01-36-0193; 44-14-32-01-36-0194; 44-14-32-01-36-0195; 44-14-32-01-36-0190101; 44-14-32-01-36-0190102; 44-14-32-01-36-0191012 and 140 Riverside Drive, Holly Hill, Florida, 32117, vacant, shown as parcel (B), parcel ID# 44-14-32-01-36-0182.

The City of Holly Hill is requesting to amend the future land use map to designate the parcel as General Retail Commercial replacing the Volusia County Mixed Use Zone. The subject property is being annexed into the City and as such will need to receive City zoning and be included in the City of Holly Hill Comprehensive Plan.

The City Commission is selling the above described parcels at an auction subject to the following conditions:

- 1) Written notice of intent to bid filed with City by April 15, 2017.
- 2) Forty-five day inspection period commencing April 16, 2017. Contact City Manager for details of inspection.
- 3) City staff will conduct an auction on June 6, 2017 at 2:00 PM, City Hall.
- 4) Minimum bid amount for 101 Second Street is \$600,000 and minimum bid amount for 140 Riverside Drive is \$100,000.
- 5) Closing to take place on or before August 11, 2017.
- 6) Property is sold in AS-IS condition, with no contingencies on sale.
- 7) Winning bidder must execute Standard Real Estate Contract provided by City during inspection period and provide 10% nonrefundable deposit with 24 hours of being selected as the winning bid.
- 8) City will pay no real estate commission.

Further information about the property are available in the office of the City Clerk, 1065 Ridgewood Avenue, Holly Hill, Florida.



BY: Valerie Manning, City Clerk, CMC
City of Holly Hill

CRA Master Plan Special Events Sponsorship for FY 2016-17

Fiscal 2016 - 2017

- Trunk or Treat, October 31st 2016
- Easter Egg Hunt, April 8th 2017
- Kids On The Hill Celebrating National Night Out, August 1st 2017



Community Building



Holly Hill Police Officers assigned to the Community Redevelopment Area (CRA) are highly motivated leaders that continually seek new approaches to addressing issues of concerns within our CRA. Their mission is focused on working with local businesses to improve the corridor and ensure the safety of patrons, employees, and business owners alike. They host monthly community coffee events that allow citizens and business owners alike to freely exchange ideas and concerns to assist in the overall improvement of the CRA.



These officers serve as ambassadors to popular events such as “Trunk or Treat” and “Kids On The Hill” as well as supporting their ongoing partnership with the Holly Hill Boys and Girls Club assisting at risk youth with daily school tasks.

The City 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, 2017
(UNAUDITED)

	Community Redevelopment Agency	Community Redevelopment Debt Service	Community Redevelopment Capital Projects Loan	Total All CRA Funds
Assets:				
Cash and cash equivalents	\$5,099,127	427,654	2,713,254	8,240,035
Receivables, net				
Accounts Receivable	5,525	-	-	5,525
Prepaid Expenses	1,220	-	-	1,220
Total assets	5,105,872	427,654	2,713,254	8,246,780
Liabilities and Fund Balances:				
Liabilities:				
Accounts payable and other liabilities	\$20,518		4,217	24,735
Deposits on Hand	-	-	-	-
Total liabilities	20,518	-	4,217	24,735
Fund Balances:				
Non-spendable:	5,085,354	-	2,709,037	7,794,391
Restricted	-	427,654	-	427,654
Committed	-	-	-	-
Assigned	-	-	-	-
Un-assigned	-	-	-	-
Total Fund Balances	5,085,354	427,654	2,709,037	8,222,045
Total Liabilities and Fund Balances	\$5,105,872	427,654	2,713,254	8,246,780

*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, 2017
CITY OF HOLLY HILL, FLORIDA

Actual Amounts	(UNAUDITED)	
	FY 2016	FY 2017
Revenue:		
Taxes:		
Current Ad Valorem Taxes (§163.387(1)(a), F.S.):		
City of Holly Hill (increment).....	<u>958,845</u>	<u>1,025,065</u>
Intergovernmental Revenue:		
Tax Increment Shared Revenues (§163.387(1)(a), F.S.):		
Volusia County.....	875,364	950,447
Halifax Hospital District.....	128,422	112,410
Port Authority District.....	12,334	13,811
Mosquito Control District.....	<u>24,930</u>	<u>27,950</u>
	<u>1,041,050</u>	<u>1,104,618</u>
Miscellaneous Revenue:		
Miscellaneous.....	80,123	766,302
Interest Earnings.....	<u>8,627</u>	<u>20,680</u>
Total revenue.....	<u>2,088,644</u>	<u>2,916,665</u>
Expenditures:		
Economic Environment:		
Administrative and overhead (§163.387(6)(a), F.S.):		
Personal services.....	57,869	77,613
Operating expenditures.....	159,929	142,956
Capital outlay (improvements).....	64,351	24,306
Capital outlay (land) (§163.387(6)(c), F.S.).....	-	-
Public Safety:		
Law Enforcement (§163.387(6)(h), F.S.):		
Personal services.....	302,352	302,341
Operating expenditures.....	16,734	22,385
Capital outlay.....	-	-
Grants and Aid (§163.387(6)(d), F.S.):		
Other.....	<u>27,275</u>	<u>20,629</u>
Total expenditures.....	<u>628,510</u>	<u>590,230</u>

Excess of revenue over (under) expenditures.....	<u>1,460,134</u>	<u>2,326,435</u>
Other Financing Sources (Uses):		
Transfer to Debt Service Fund		
(<i>§163.387(6)(e), F.S.</i>):	(847,100)	(854,900)
Transfer to General Fund		
(<i>§163.387(6)(e), F.S.</i>):	-	-
Appropriated fund balance.....	=	=
Total other financing sources (uses)	<u>(847,100)</u>	<u>(854,900)</u>
Excess of revenue and other sources over (under) Expenditures and other uses		
Net Change in Fund Balance.....	613,034	1,471,535

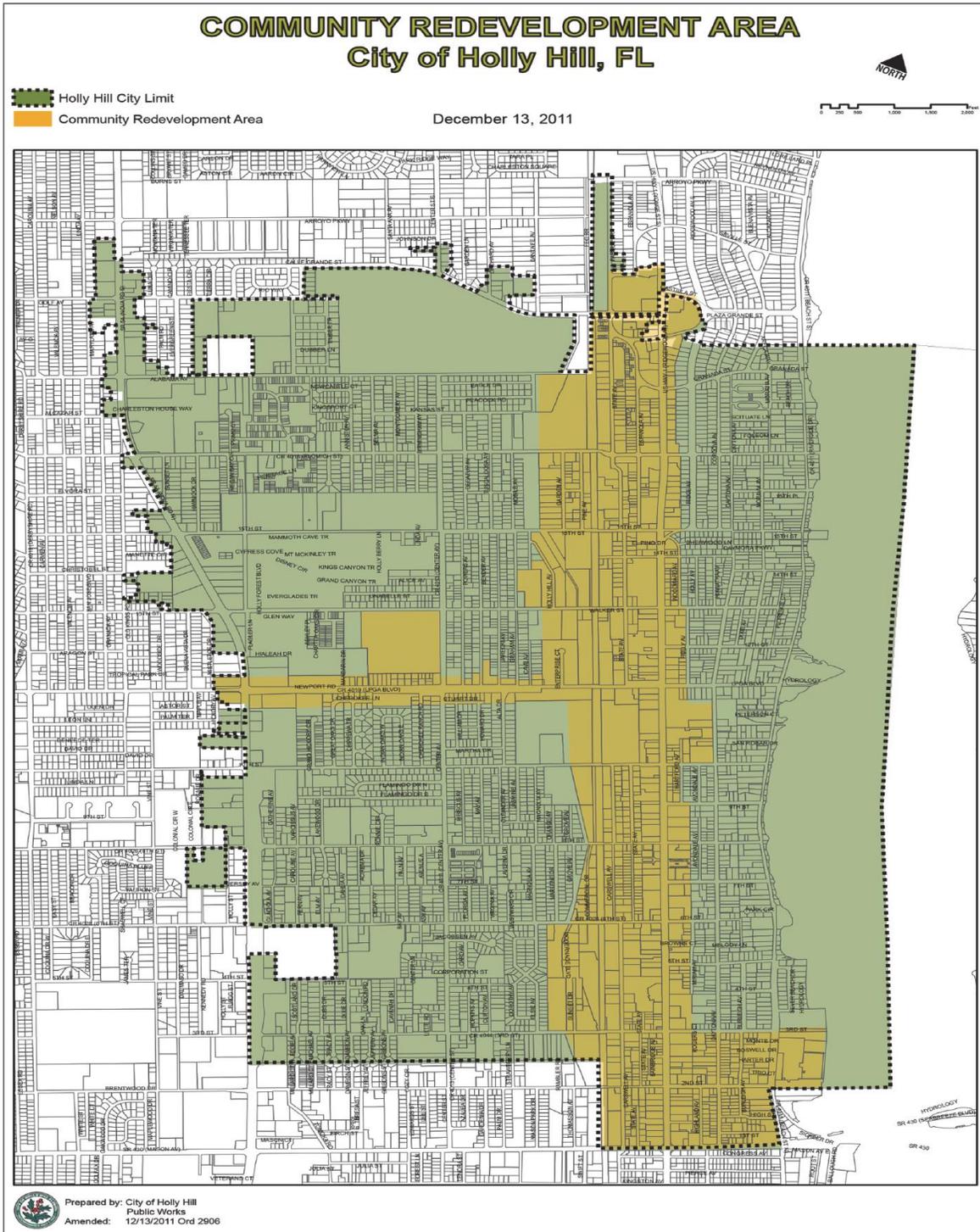
REVENUE/EXPENDITURE COMPARISON SCHEDULE
NONMAJOR COMMUNITY REDEVELOPMENT
AGENCY DEBT SERVICE FUND
For the Fiscal Year Ended September 30, 2017
CITY OF HOLLY HILL, FLORIDA

Actual Amounts	(UNAUDITED)	
	FY 2016	FY 2017
Revenue:		
Miscellaneous:		
Interest earnings	<u>535</u>	<u>1,901</u>
Expenditures:		
Debt Service:		
Principal retirement	670,000	685,000
Interest payments	176,982	162,299
Bond Issuance Costs	<u>-</u>	<u>-</u>
Total expenditures	<u>846,982</u>	<u>847,299</u>
Excess of revenue over (under) expenditures	(846,447)	(845,398)
Other Financing Sources (Uses):		
Transfers in	<u>847,100</u>	<u>854,900</u>
Net change in fund balance	653	9,502

REVENUE/EXPENDITURE COMPARISON SCHEDULE
MAJOR COMMUNITY REDEVELOPMENT
AGENCY CAPITAL PROJECTS FUND
For the Fiscal Year Ended September 30, 2017
CITY OF HOLLY HILL, FLORIDA

Actual Amounts	(UNAUDITED)	
	FY 2016	FY 2017
Revenue:		
Miscellaneous:		
Sale of Fixed Asset	-	552,120
Interest	<u>6,869</u>	<u>17,822</u>
Total revenue	<u>6,869</u>	<u>569,942</u>
Expenditures:		
Current:		
Economic Environment:		
Administrative and overhead		
Operating expenditures	308	748
Capital outlay	241,386	1,743,980
Grants and Aid	-	-
Grant Programs	=	=
Total expenditures	<u>241,694</u>	<u>1,744,728</u>
Excess of revenue over (under) expenditures	<u>(234,825)</u>	<u>(1,174,786)</u>
Other Financing Sources (Uses):		
Appropriated fund balance	=	=
Net change in fund balance	(234,825)	(1,174,786)

Exhibit A – Community Redevelopment Area Map





City of New Smyrna Beach

Community Redevelopment Agency

Annual Report: Fiscal Year 2016-2017

- The City received the Florida Planning and Zoning Association statewide Revitalization award for the Railroad Ave Housing Development in the Historic Westside neighborhood. This development was a project in the original Community Redevelopment Agency (CRA) that sunset in 2015.
- CRA funds were expended for the paving of Railroad Ave, the site of the Railroad Ave Housing Development. This street was previously a dirt street, and was then a street paved with loose millings before the standard paving was installed.
- CRA funds were expended for the construction of an aesthetically pleasing fence at the Mary S. Harrell Black Heritage Museum.
- Staff began discussions with the Executive Director of the Mary S. Harrell Black Heritage Museum regarding the replacement of the wood shake roof. Staff prepared an application for a “certificate of appropriateness” for the replacement of the wood shake roof with polymer shakes. The certificate was approved by the City’s Historic Preservation Board in the first quarter of FY 18. The replacement of the wood shake roof is scheduled for the summer of 2018.
- City staff began planning for the development of new affordable housing in the Historic Westside Neighborhood, one of the areas of focus for the CRA program.
- City staff advised the owner of the Brilliance Assisted Living Facility with navigating the permitting process for redeveloping one of the largest vacant

buildings on US 1, the former Daytona Beach Community College. Brilliance opened in February, 2017. This facility did not receive CRA funding but is prominently located on US 1, one of the areas of focus for the CRA program.

- City staff advised the Realtor listing the Smyrna Motel on US 1 to contact a number of companies including Dollar General for redevelopment of the site. When the property was sold to construct a Dollar General, staff was successful in persuading the developer to modify the initial design to be more aesthetically pleasing, a better fit for the New Smyrna Beach market. The store opened in May, 2017. This facility did not receive CRA funding but is prominently located on US 1, one of the areas of focus for the CRA program.

- City staff initiated the establishment of two new business groups that met throughout FY 17. Both groups provide speakers on business topics, and networking opportunities:
 - 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

Neither of these groups receive CRA funding but are important for the revitalization of US 1, an area of focus for the CRA program. 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.

- City staff prepared a Brownfield Area designation proposal for US 1, working with local property owners. This designation is one of the Action Plan items in the City’s Economic Development Strategic Plan. The City Commission adopted the proposal early in FY 18.

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.

- The Economic Development Advisory Board adopted a Business Retention and Expansion Plan prepared by City staff in November, 2016. The first reports were issued at the six month mark and the twelve month mark, gauging the business climate in the City. This ambitious plan calls for 104 visits to be made to businesses in the City each year. One of the focus areas for the Business Retention and Expansion visits was US 1. 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.

- City staff distributed Small Business Administration and other loan program information to US 1 businesses that suffered damage in Hurricanes Mathew and Irma.

- City staff prepared an Economic Development Newsletter every month in FY 17, sent to many local business owners including those on US 1.
- Please find attached financial schedules for CRA funds in Fiscal Year 2016-2017.

Orange City CRA Annual Report

FY 2016-2017



City of Orange City Community Redevelopment Plan



ORANGE CITY COMMUNITY REDEVELOPMENT AGENCY

205 E. GRAVES AVE

ORANGE CITY, FL 32763

<http://www.ourorangecity.com>

OVERVIEW

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

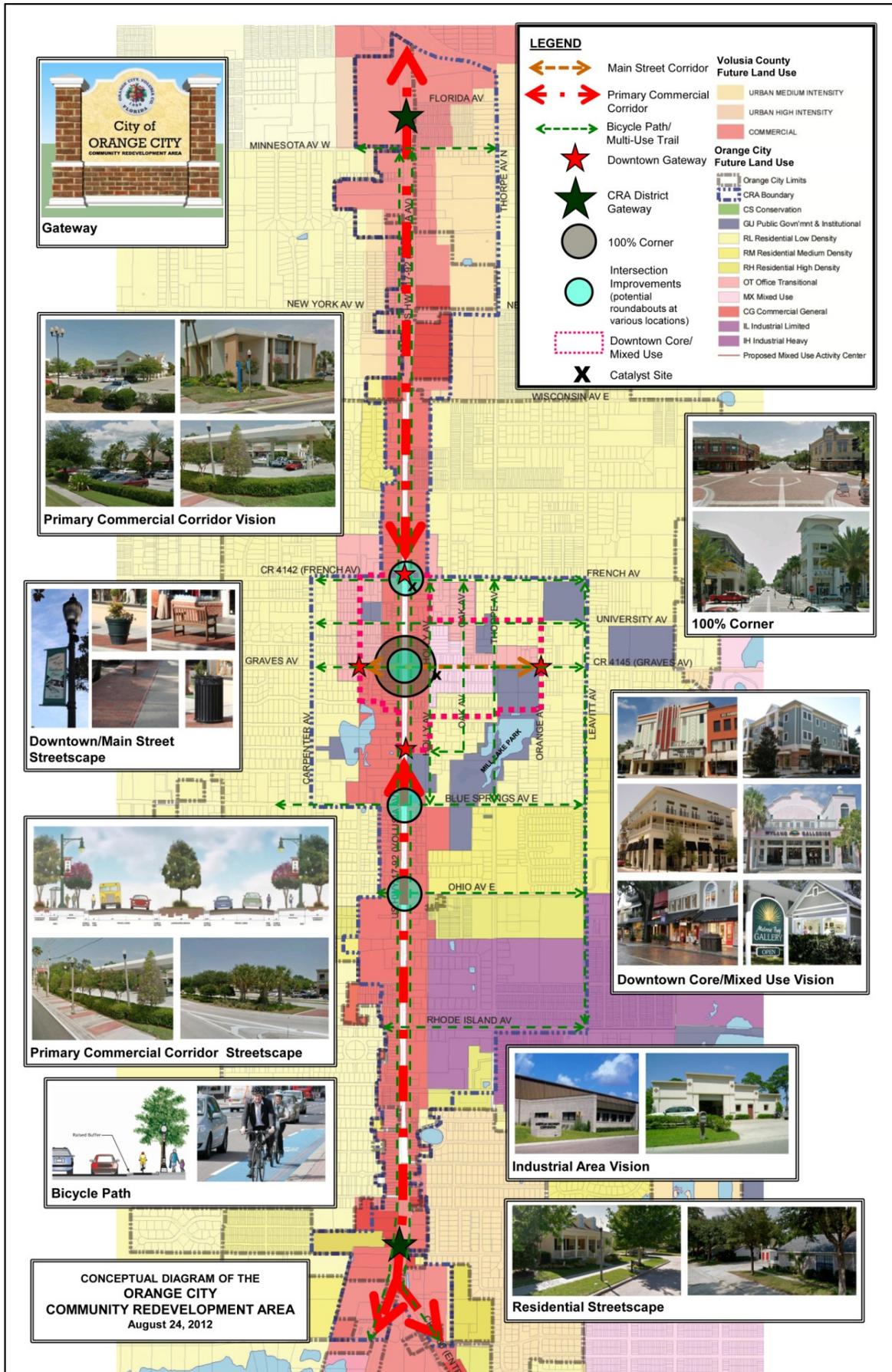
PURPOSE

As stipulated in Florida Statute chapter 163.356(3)(c), each Community Redevelopment Agency is required to file an annual report of activities for the preceding fiscal year. This report, which is being filed to comply with that requirement, includes a description of projects, activities and expenditures as well as a financial statement setting forth the assets, liabilities, income, and operating expenses of the Orange City CRA as of the end of fiscal year 2016-2017.

A VISION FOR REDEVELOPMENT

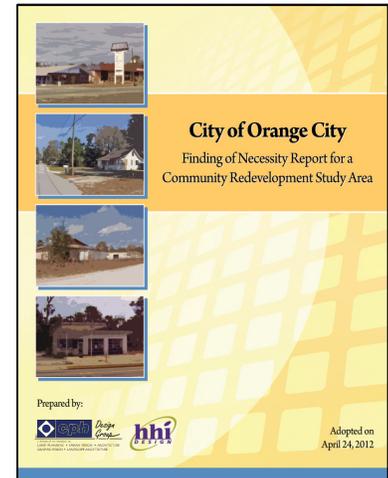
On April 24, 2012, the City Council of the City of Orange City adopted Resolution 670-12 determining that portions of the municipality contained blighted conditions as defined in the Community Redevelopment Act making a "Finding of Necessity" as required by Section 163.355, Florida Statutes and designating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

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



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

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



Financial Outlook

The CRA received its first contribution of increment revenue amount of \$50,735 in FY 14/15, 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, which carried forward to FY 16/17. The CRA did not acquire any assets or liabilities.

In FY 16/17, the CRA generated \$77,720 in City increment revenue and \$62,789 in County increment revenue for a total of \$140,509. Including the FY 15/16 CRA and general fund transfer of \$26,656, the revenue balance totaled \$298,278.

In FY 16/17, the CRA expenses totaled \$287,908. The expenditures included \$9,509 for personal services (allocating 0.08 FTE for the program administrator) and \$278,399 in capital expense for design engineering of the S. Holly Avenue streetscaping and utility line extension project. The CRA did not acquire any assets of liability.

It is anticipated that the CRA will generate \$225,579 in increment revenue in FY 17/18, with little or no carry over from FY 16/17. The CRA Board approved a \$20,000 expenditure to fund the Façade Improvement Grant Program, \$11,259 in personal service for the administrator, and the remaining to be used towards SRF loan payment for construction of the S. Holly Avenue streetscaping and utility line extension project.

CRA ACHIEVEMENTS FOR 2016-2017

CAPITAL IMPROVEMENT PROJECTS:

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 extends 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.

Drinking Water Quality Improvements

The City completed six drinking water quality improvement projects along the 17/92 corridor at an approximate construction value of \$2.2 million, which were funded by various revenue sources and grants. No CRA tax increment revenue was used.

Coleman Park ADA Playground

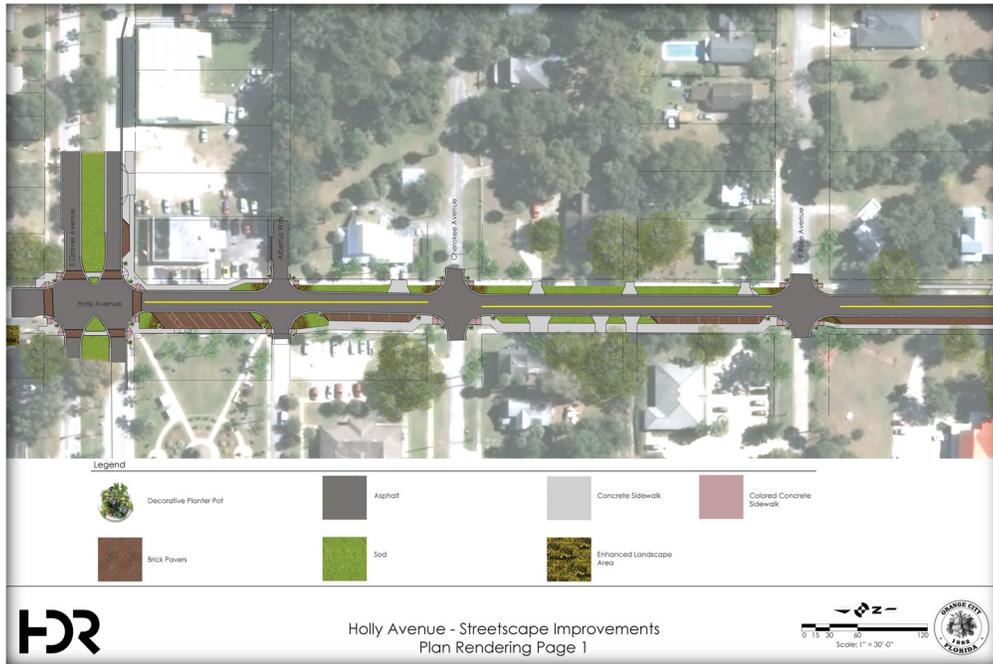
The Grand Opening ceremony for this project was held on August 12, 2017 at a construction cost of \$67,037, which was funded with CDBG funds.

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 drawings and bid documents were approved by the Florida Department of Transportation via the Local Agency Program (LAP) in late 2017 with an estimated construction cost of \$667,969. Construction will begin in June 2018. 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 this year. 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 project was ranked the top priority as the CRA’s first capital improvement project. The City secured a SRF loan for construction, which should begin in late 2018.



Festivals and Events

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



LOOKING FORWARD- FY 2017-2018

In FY 2016-2017, the CRA Board established a list of priority projects based on the redevelopment plan and the community involvement process held with CRA stakeholders. As described, the S. Holly Avenue streetscape, urban design and utility extension capital improvement project ranked priority number one. The CRA Board also funded the first year of the Façade Improvement Grant program. Looking forward to FY 2017-2018, the S. Holly Avenue project will move into construction phase and the Board will look for ways to strengthen community participation in the Façade Improvements grant program.

North Mainland (Ormond Crossings CRA)

FY 2017 ANNUAL REPORT



Board Members

- City Commission is the acting body for the CRA

Ormond Crossings Vision



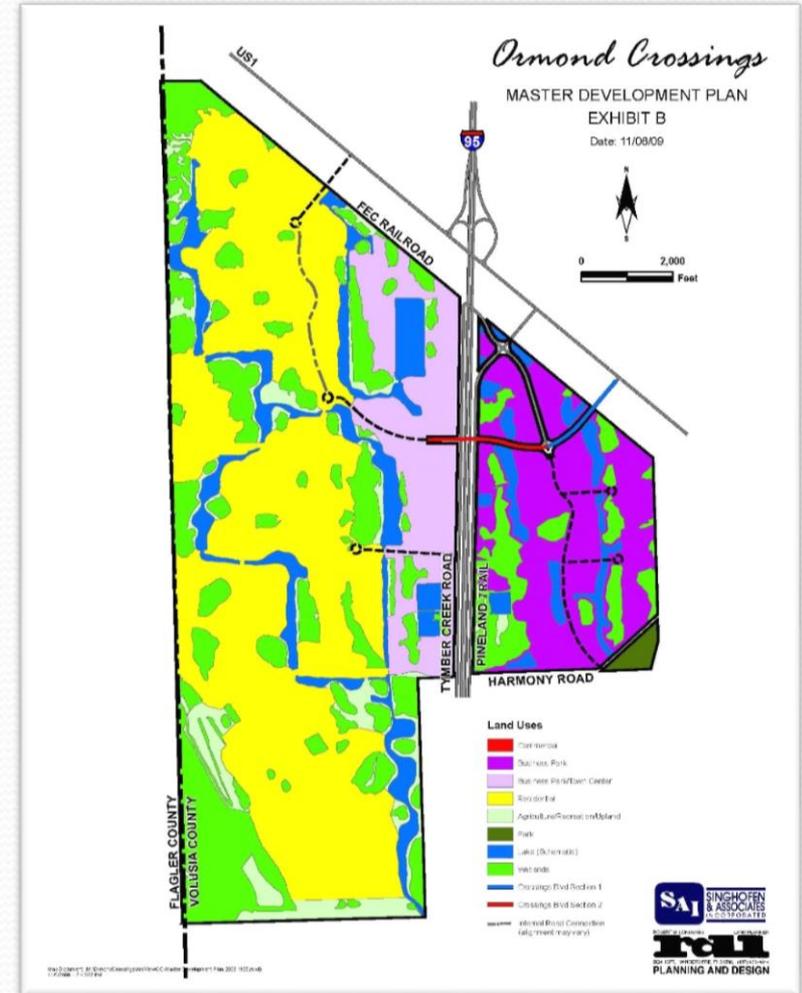
A joint City/County vision that is an example of “Smart Growth.”

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 9.30.17: \$78,218
- 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

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



SECURITY FIRST INSURANCE-CORPORATE HEADQUARTERS

No copies, transmissions, reproductions, or electronic reissues of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2017

ORMOND BEACH, FL

Security First Insurance
INSURING FLORIDA TOGETHER

ZYSCOVICH
ARCHITECTS

361 West Shore Road
Suite 126, Ormond Beach, FL 32195
386.764.1959
www.zyscovich.com

© zyscovich.com
www.zyscovich.com

Ormond Crossings Current Status

Security First under construction



Photograph by: David A. Pizzo

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 impetus for further development of the area.

Ormond Beach Downtown CRA

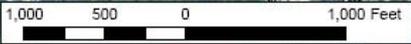
FY 2017 Annual Report



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.

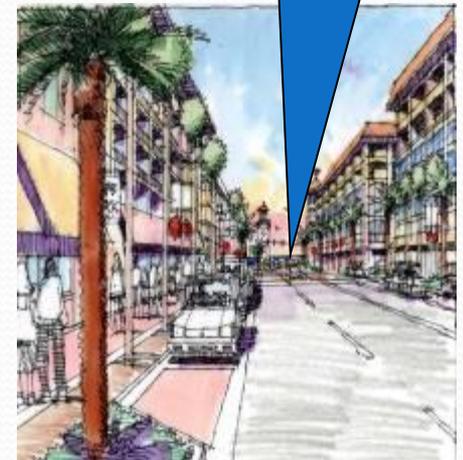
River District – Traditional downtown appearance enhanced with similar form and function.

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

Today



The Vision



Issues → *Strategy* → *Implementation*

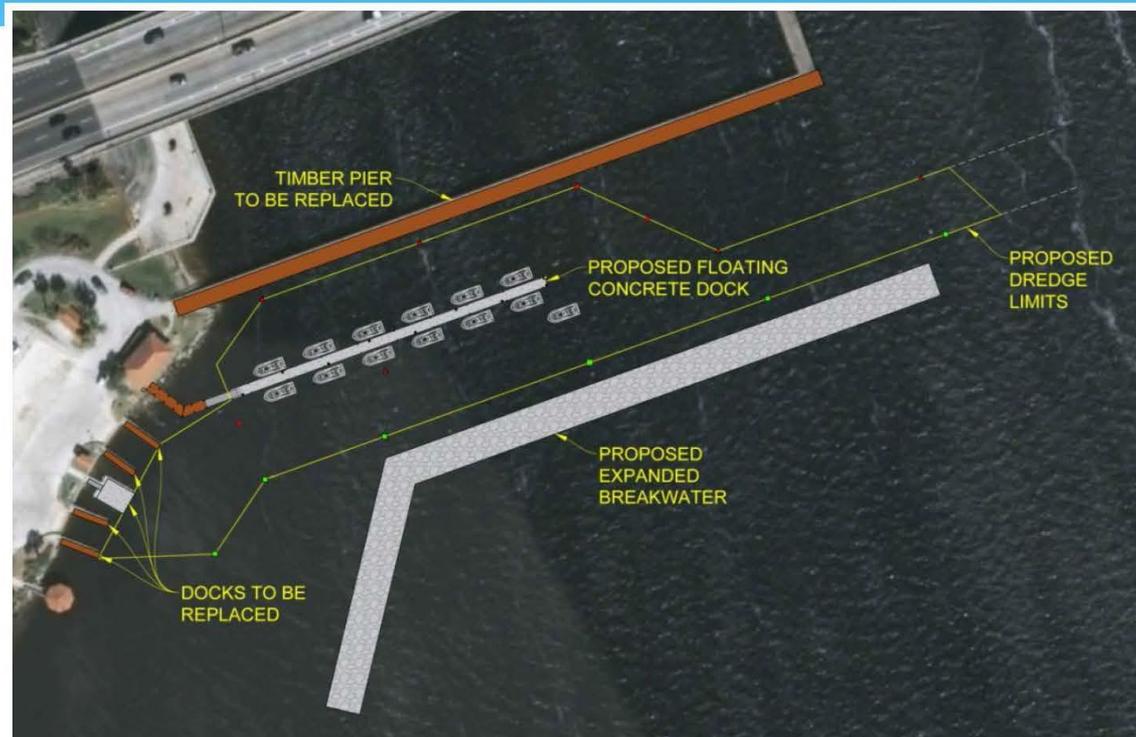
Issue Summary	Strategy	Implementation
Nondescript buildings	physical	Design guidelines
Bldg. conditions	physical	Improvement grants
Substandard infrastructure	physical	Stormwater and utility improvements
Maximize use of OS	physical	OS venue improvements
Taming of SR40	physical	Streetscape improvements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

2017 Approximate Expenditures

Description	2017 Project Expenditures	2017 Revenues	Fund Balance
Balance as of 10.1.17			\$653,087
		\$1,154,909	\$1,807,996
Stormwater improvements, Public parking, and Cassen Park dock improvement	\$282,548		\$1,525,448
Operating/maintenance/ enhanced maintenance to CRA	\$271,676		\$1,253,772
Building Façade Grant	\$150,000		\$1,103,772
Balance as of 9.30.17			\$1,103,772

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

30 Lincoln Avenue, new parking lot of 37 public spaces



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

- 60 grant projects since 2005
- \$2,049,498 grant funds paid.
- \$10,036,171 in permit value (exterior value only).



2017 grant award: Hull's Seafood, 111 West 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 2016/2017

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 \$3,153,235 increase in taxable value between 2016 and 2017. The 2017 total taxable value within Eastport stands at \$31,571,983.

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 1.06% of the City's total tax base.

EASTPORT GOALS AND OBJECTIVES

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

GOAL 1—Stimulate new development, redevelopment and investment;

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

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

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

TABLE OF CONTENTS:

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

SPECIAL POINTS OF INTEREST:

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

FY 16/17 REDEVELOPMENT ACTIVITIES UPDATE

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

During FY 2016/2017, the Eastport CRA operated with an adopted budget of \$183,573. Of that amount, 96% was slated to fulfill debt service obligations. This left a very limited amount of funding for plan implementation.

The Vystar Credit Union project, located at 750 Dunlawton Avenue, was completed and opened for business in November 2016. The Vystar project consisted of a new +/- 4,000 square-foot credit unit building and drive-thru, a +/- 1,200 square-foot maintenance building, and on-site and off-site improvements.

SVN Alliance Commercial Real Estate Advisors continues 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.



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 2016/2017 adopted budget for the Eastport Tax Increment Fund (Fund #102), anticipated \$183,573 in TIF revenue. The City's unaudited figures show actual receipt of \$166,250 from TIF, \$1,628 in interest, and \$10,685 from an refund issued by FPL, for total revenues of \$178,568.

FINANCIAL STATEMENT & DEBT SERVICE



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

The Annual Financial Statement of each CRA in the State of Florida is required to set forth the Agency's assets, liabilities, income and operating expenses as of the end of the fiscal year. This information is presented on the 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 2016/2017 was \$176,673.

FINANCIAL STATEMENT

Eastport	Audited FY16	Unaudited FY17
Assets:		
Equity in pooled cash	\$ 288,251	\$ 284,109
Receivables - Net		
Prepaid items	\$ 5,227	\$ 5,484
Total	\$ 293,478	\$ 289,593
Liabilities:		
Due to other funds	-	\$ -
Customer deposits	-	\$ -
Accounts payable and accrued liabilities	\$ -	\$ -
Total	\$ -	\$ -
Sources (Revenues):		
City TIF	\$ 59,699	\$ 62,311
County TIF	\$ 92,649	\$ 93,362
Halifax Hospital TIF	\$ 12,981	\$ 10,577
Miscellaneous (includes transfers)	\$ 2,418	\$ 12,313
Total	\$ 167,747	\$ 178,563
Expenditures		
Commercial Policy Insurance	\$ 5,116	\$ 5,227
Advertising Expense	\$ 81	\$ -
Operating Supplies/Postal Service	\$ 8	\$ -
Insurance 504	\$ -	\$ -
Transfer to 506 Bldg. Maint. Fund	\$ -	\$ -
Dues and Memberships	\$ 175	\$ 548
Other Grants & Aid	\$ 15,000	\$ -
Professional Services	\$ -	\$ -
Transfer to 217 Eastport Note	\$ 181,184	\$ 176,673
Total	\$ 201,564	\$ 182,448
Net change in fund balance	\$ (33,817)	\$ (3,885)
Fund balance - beginning	\$ 327,295	\$ 293,478
Fund Balance - Ending	\$ 293,478	\$ 289,593

EASTPORT BUSINESS CENTER COMMUNITY REDEVELOPMENT AGENCY

AGENCY BOARD

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

Staff support provided by:

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

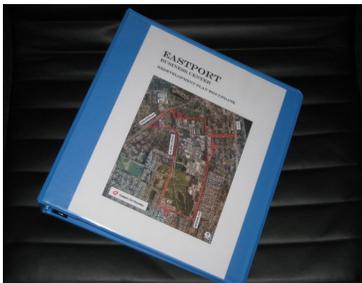
**City of Port Orange
1000 City Center Circle
Port Orange, FL 32129**

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

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

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

REDEVELOPMENT PLAN & REDEVELOPMENT TRUST FUND PARTNERS



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

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



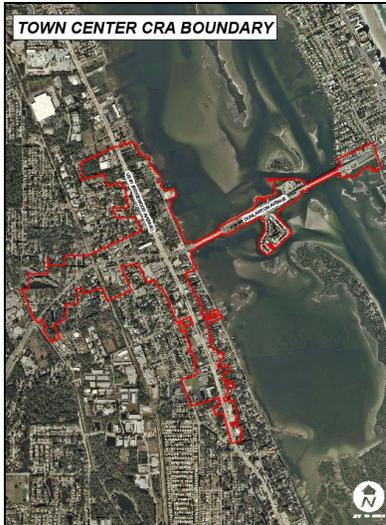
HALIFAX HEALTH

PORT ORANGE TOWN CENTER

Community Redevelopment Agency Port Orange, Florida

ANNUAL REPORT FY 2016/2017

THIS IS TOWN CENTER



The Port Orange Town Center CRA, outlined in red above, is approximately 271 acres in size and represents 1.44% 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 \$1,097,933 increase in taxable value between 2016 and 2017. The 2017 total taxable value within the Port Orange Town Center CRA stands at \$43,056,441.

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.

TABLE OF CONTENTS:

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

SPECIAL POINTS OF INTEREST:

- The Community Redevelopment Agency for Port Orange Town Center ("Town Center") was created in 1998.
- The Riverwalk Project Area comprises 35 acres out of the total 271 acres in Town Center.
- The taxable values in Town Center have grown 46% since 1998.

FY 16/17 REDEVELOPMENT ACTIVITIES UPDATE

Projects completed or in the development process during FY 16/17 include Atlantic Marine, Jimmy Hula's (restaurant), Blue Ribbon Pools, and DJ's Deck outdoor seating area. The Atlantic Marine project, located at 520 Dunlawton Avenue, was completed and opened for business in June 2017. The Atlantic Marine project consisted of a new 16,910 sq. ft. building for boat sales and repairs, an outdoor boat storage area, and on-site and off-site improvements. The Jimmy Hula's (restaurant), Blue Ribbon Pools, and DJ's Deck outdoor seating area redevelopment projects are anticipated to be completed in FY 17/18.

Construction continued on Phase 1B of Riverwalk Park and was open to the public in November 2017. The park consists of two phases: Phase 1A, from the Riverside Pavilion north, to the property line abutting Intercostal Villas along the shoreline of the Halifax River to US1, was open to the public in April 2016. Phase 1A of the project includes: a kayak/canoe launch, trail, over-water boardwalk, restroom/trailhead and bridge, along with associated site improvements. Phase 1B encompasses all of the City property north of Ocean Avenue, between the Halifax River and US1. This portion of the project includes: a playground, splash park, picnic facilities, pavilions, shade structures, additional restrooms, a concession building, a portion of the boardwalk, event lawn, parking and the southern portion of the trailway.



A City entrance sign was installed at the north City limit on Ridgewood Ave. in May 2017. The sign was designed with the same character and materials of the I-95 Pavilion sign, scaled down to fit within the constraints of the Ridgewood right-of-way. The overall project consisted of two signs strategically located at the north and south boundary of the City limits on Ridgewood Avenue, but only the northern sign is located in the CRA.



Riverwalk Park



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 2016/2017 adopted budget for the Port Orange Town Center Fund (Fund #103), anticipated \$145,984 in TIF revenue. The City's unaudited figures show actual receipt of \$143,124 from TIF, \$502,016 in grants, and \$9,927 in miscellaneous income, for total revenues of \$655,067.

FINANCIAL STATEMENT & DEBT SERVICE



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

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

In 2007, the Agency pledged its tax increment revenues to support a \$5.6 million bond issue to fund redevelopment activities in Town Center. The majority of the bond proceeds were used to fund property acquisitions in the Riverwalk Project Area. The total debt service payment for the 2007 Town Center TIF Bond for FY 2016/2017 was \$404,591. This represents a payment of \$175,000 in Principal and \$226,841 in Interest plus \$2,750 in other bond related fees.

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

FINANCIAL STATEMENT

Town Center	Port Orange Audited FY16	Port Orange Unaudited FY17
Assets:		
Equity in pooled cash	\$ 209,092	\$ 3,992
Receivables, net	\$ 137,685	\$ 543,843
Prepaid items	\$ 5,383	\$ 5,670
Total	\$ 352,160	\$ 553,505
Liabilities:		
Accounts payable and accrued liabilities	\$ 41,670	\$ 64,322
Customer deposits	\$ 48,740	\$ 1,140
Deferred Revenue	\$ -	\$ 1,978
Due to other funds	\$ 1,840,890	\$ 2,411,278
Total	\$ 1,931,300	\$ 2,478,718
Sources (Revenues):		
City TIF	\$ 42,329	\$ 52,470
County TIF	\$ 66,248	\$ 78,618
Halifax Hospital TIF	\$ 9,204	\$ 8,907
Property Tax Recovery	\$ 3,862	\$ 3,129
Transfer from Fund 001(Land Purchases)	\$ -	\$ -
Transfer from Fund 508(Loan Pool)	\$ -	\$ -
State Grants	\$ 251,390	\$ 502,016
Miscellaneous (includes transfers)	\$ 24,910	\$ 9,927
Total	\$ 397,943	\$ 655,067
Expenditures:		
Contract Services Other	\$ -	\$ 1,112
Electrical Services	\$ 422	\$ 472
Library Impact / Utility	\$ 833	\$ 839
Commercial Policy Insurance	\$ 5,120	\$ 5,383
Taxes, Licenses, and Fees	\$ 3,862	\$ 3,755
Dues and Memberships	\$ 175	\$ 548
Land	\$ 180,039	\$ -
Professional Svcs/Capital (Riverwalk Ph1A)	\$ 61,703	\$ 544,874
Interest Internal Loans	\$ 29,026	\$ 39,566
Transfer to 218 Town Center Bond	\$ 401,192	\$ 404,591
Total	\$ 682,372	\$ 1,001,140
Net change in fund balance	\$ (284,429)	\$ (346,073)
Fund balance - Beginning	\$ (1,294,711)	\$ (1,579,140)
Fund Balance - Ending	\$ (1,579,140)	\$ (1,925,213)

COMMUNITY REDEVELOPMENT AGENCY FOR PORT ORANGE TOWN CENTER

AGENCY BOARD

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

Staff support provided by:

M.H. Johansson, City Manager

Margaret Roberts, City Attorney

Tracey Riehm, Finance Director

Nadia Todor, Accountant II

Tim Burman, Community Development Director

Penelope Cruz, Principal Planner

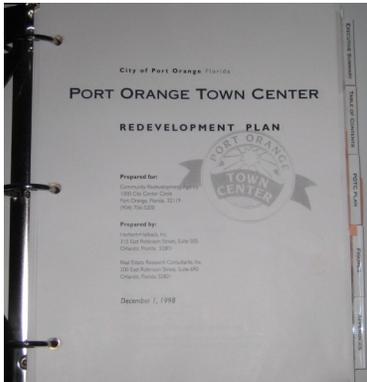
City of Port Orange
1000 City Center Circle
Port Orange, FL 32129

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

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

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

REDEVELOPMENT PLAN & REDEVELOPMENT TRUST FUND PARTNERS



The 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.



Volusia County
FLORIDA



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) 2017 Annual Report and Financial Statement



Community Redevelopment Agency (CRAG)

Board Members

Chairman Bill Hall

Vice Chairman Brandon Young

Nancy Long

Lisa O'Neal

Ralph G. Schoenherr

March 31, 2018

Table of Contents

History and Purpose of CRA

CRA Boundaries

Public Capital Projects Improvement

Private Development Projects/Update on Waterfront Properties

Economic Development

New Business in the CRA

Community Policing

2018 Redevelopment Goals

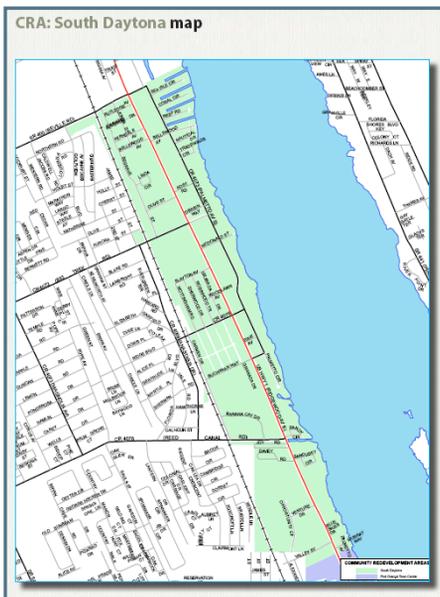
CRA Financial Statement

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, accomplishments during 2017, planned projects for 2018 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

2017 Public Improvement Projects

Capital Projects Completed in the CRA

U.S.1 Median Landscaping Project

This project included planting of the medians from south of Ridge Boulevard to the south city limits on U.S.1. The plantings are Florida friendly landscaping including Medjool palms, crepe myrtles and knock-out rose bushes. The project was funded in part by FDOT in the amount of \$423,975 and Redevelopment Trust funds in the amount of \$130,190 for a total project cost of \$544,332. A new monument sign was also installed at the south city limits.



2017 Private Development Activity

Update on Vacant Waterfront Parcels in the CRA

2501 S. Ridgewood Avenue – this property was a planned commercial development (PCD) and City staff processed a request for a zoning change to Business General Commercial for the portion of the property with U.S.1 frontage and to single-family residential for the property with existing homes along the river. As a result of the changes, a local developer purchased the commercial 5.83 acre lot along US1 for development. However, the developer has since listed the property on the market for retail use.

2739 S. Ridgewood Avenue – the realtor has received inquiries on the property but nothing significant.

2941 S. Ridgewood Avenue – City staff met with developers over the past 2 years about developing this property into an Assisted Living Facility.

3109 S. Ridgewood Avenue - City staff met with developers over the past 2 years about developing this property into an Assisted Living Facility. The owners of the property were able to complete the environmental permitting through SJRWMD during 2017, thereby making it more attractive to prospective buyers.

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

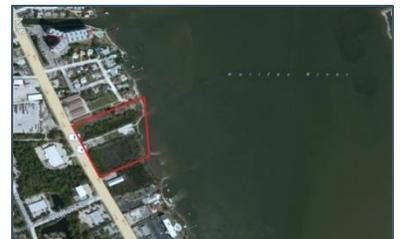
3230 S. Ridgewood Avenue (US1 frontage only) – the property of a formerly approved 248 unit apartment complex project is for sale and being actively marketed.



2501 S. Ridgewood Avenue



2739 S. Ridgewood Avenue



2941 S. Ridgewood Avenue



3109 S. Ridgewood Avenue



3225 S. Ridgewood Avenue



3230 S. Ridgewood Avenue

Private Development Property Update

2801 S. Ridgewood Avenue - *Halifax Landing Condominium* was constructed by Callahan & Sons in 2008. There is a total of 188 units, two- and three-bedroom units. The most current tax roll value as of 2017 is: **\$30,532,751**.



2017 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.
- Provided potential sites for expansion or relocation to businesses.

Façade Improvement Grant Program

- The City provided 50/50 match (up to \$5,000 per business) to five (5) businesses in the CRA. The grant provides funds for exterior of building improvements, landscaping, code compliant signs, etc. The total budget for 2017 was \$10,000.

Special Events in the CRA

- A Jeeps & Eats event was held at Sunshine Park Mall in April 2017.

Economic Development Project Report Action

- Ongoing quarterly economic development newsletters and updates.
- Ongoing coordination with potential developers of vacant waterfront properties.

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.

2017 Façade Improvement Grant Projects

Address	Business	City Grant Award	Total Project Cost	Project Description	Status
1618 S. Ridgewood Ave.	South Daytona Automotive	\$1,887.50	\$3,775.00	Exterior Paint	Completed
1700 S. Ridgewood Ave.	Real Property Management	\$3,350.00	\$6,700.00	New Ground Sign	Completed
1741 S. Ridgewood Ave.	Strip Center Renovation	\$3,958.72	\$7,917.44	Decorative Stucco	Stucco Completed
2250 S. Ridgewood Ave.	Strip Center Renovation	\$800.00	\$1,600.00	Landscaping	Completed
		\$9,996.22	\$19,992.44		

Façade Improvement Example: Before & After of 1741 S. Ridgewood Avenue



2017 New Businesses Locating in the CRA

Café Con Leche, 2761 S. Ridgewood Avenue, Restaurant

Cargroup Holdings, LLC, 1615 S. Ridgewood Avenue, Online Car Dealer

Department of Highway Safety & Motor Vehicle, State of Florida, 2400 S. Ridgewood Avenue #2

Details Flowers, LLC, 2400 S. Ridgewood Avenue, #40, Software Sales for Floral Industry

Dougal Security, LLC, 2435 S. Ridgewood Avenue, Private Investigative Agency

Journey Fitness Center, 3100 S. Ridgewood Avenue, Suite 160, Health Studio, Personal Training

Liberty Bell Moving Group, LLC, 1910 S. Ridgewood Avenue, Moving Coordinators

My Homies Gourmet Hamantaschen, LLC, 2307 S. Ridgewood Avenue, Bakery

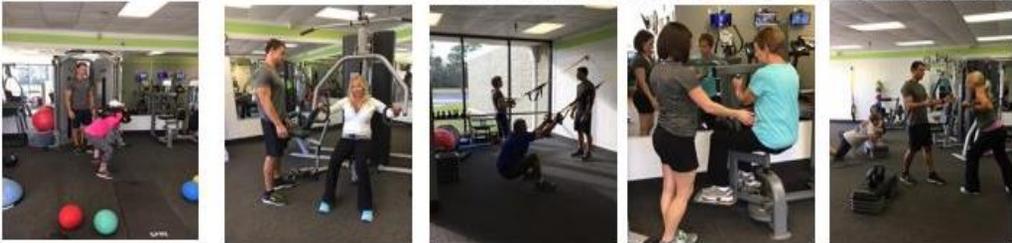
Smart Choice Marketing & Consulting Group, 2049 S. Ridgewood Avenue, Advertising

Standard Rivet Company, 1644 S. Segrave Street, Manufacturing/Distribution

Tree Worx S Corp, 1910 S. Ridgewood Avenue, Tree Service Contractor

JOURNEY FITNESS

PERSONALIZED TRAINING



2017 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 01/01/17 – 12/31/17:

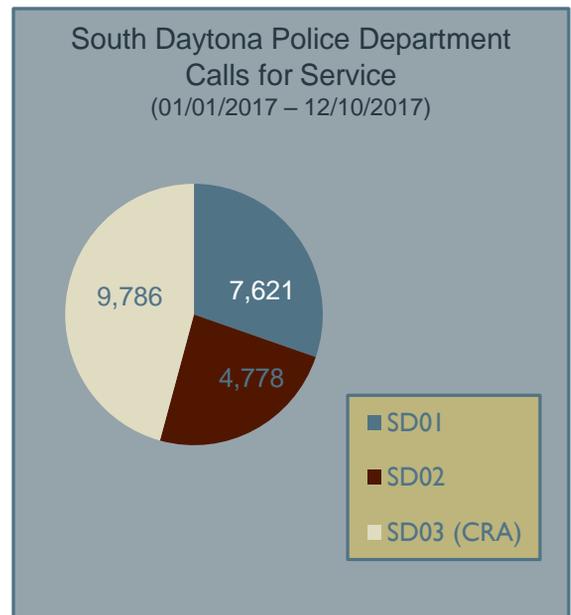
Zone SD01=7,621

Zone SD02=4,778

Zone SD03=9,786

City wide total =22,185

The CRA which makes up 1/3 of the city area is responsible for over 44% of all service calls to the Police Department.



Community Crime Prevention Officer Outreach Activities

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

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

2018 Redevelopment Goals & Projects

Public Improvement and Private Catalyst Projects

Capital Improvement Projects

- ▶ US1/Big Tree Road Intersection Improvements (*FDOT Project*)
- ▶ US1/Reed Canal Road Intersection Improvements (*FDOT project*)
- ▶ South Daytona Regional Trail (FDOT project)

Private Development Projects

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

Economic Development and Planning Goals/Projects

Economic Development

- ▶ Façade Improvement Grant Program (\$10,000 allocated for 2018)
- ▶ Enhance Business Retention & Expansion program with continuing online business surveys and other methods in collaboration with the Port Orange South Daytona Chamber of Commerce
- ▶ Monthly contact/coordination with land owners and realtors
- ▶ U.S.1 Special Events - Jeeps & Eats Events
- ▶ Team Volusia collaboration/site selection

Planning

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

CRA Financial Statement

Statement of Revenues and Expenditures Redevelopment Trust Fund as of September 30, 2017

	FY 2016 Audited	FY 2017 Unaudited	FY 2018 Budget
Revenues:			
Property Taxes (TIF)			
Volusia County	\$452,914	\$497,868	\$497,867
City of South Daytona	531,307	603,924	723,919
Halifax Hospital District	68,567	61,711	61,711
Ponce Inlet Port Authority	6,658	7,582	7,582
East Volusia Mosquito Control	13,475	15,344	15,344
Volusia ECHO/ Volusia Forever	14,335	23,913	23,914
Miscellaneous	5,299	-	-
Total Revenues:	\$1,092,555	\$1,210,342	\$1,330,337
Expenditures:			
Personal Services	\$132,671	\$127,387	\$126,721
Operating Expenses	37,353	35,794	128,786
Capital Outlays	-	-	10,650
Debt Service	239,250	241,712	241,518
Total Expenditures:	\$409,274	\$404,893	\$507,675
Other Financing Sources & Uses:			
Transfers in	\$ -	\$ -	\$ -
Transfers out – General Fund	(544,354)	(726,702)	(718,893)
Transfers out - Transportation Fund	(100,000)	(30,190)	-
Sale of capital assets	-	-	-
Issuance of debt	-	-	-
Total other financing sources (uses):	\$(644,354)	(756,892)	(718,893)
Net Change in Fund Balance	\$ 38,927	\$ 48,557	\$103,769
Fund Balance Beginning	-	38,927	87,484
Fund Balance - Ending	\$38,927	\$87,484	\$191,253

Notes:

1. Operating Expenses – the increase from \$35,794 to \$128,786 in 2018 is related to addition of U.S.1 maintenance costs.
2. Capital Outlays - budgeted for 2018 are for extension of the dredging permit and associated costs.
3. Transfers out General Fund – are comprised of debt payments and personal services cost allocations.
4. Transfers out Transportation Funds – 2016 and 2017 budgets were match for the FDOT U.S.1 Median Landscaping project.
5. Fund Balance Beginning and Ending - reflect the reserves for capital projects, contingency and debt payments.

CRA Delegation of Authority & Contact Information

District Name, Registered Agent:

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



Redevelopment Department Contact:

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