

County of Volusia

Community Redevelopment Areas  
Fiscal Year 2019 - 2020

Prepared in coordination with cities  
By Growth & Resource Management





## COUNTY COUNCIL



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DISTRICT 5



**GEORGE RECKTENWALD**  
COUNTY MANAGER



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# **Volusia County Community Redevelopment Areas**

## **FY 2020 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 2020, 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.

### **Combined Financial Analysis**

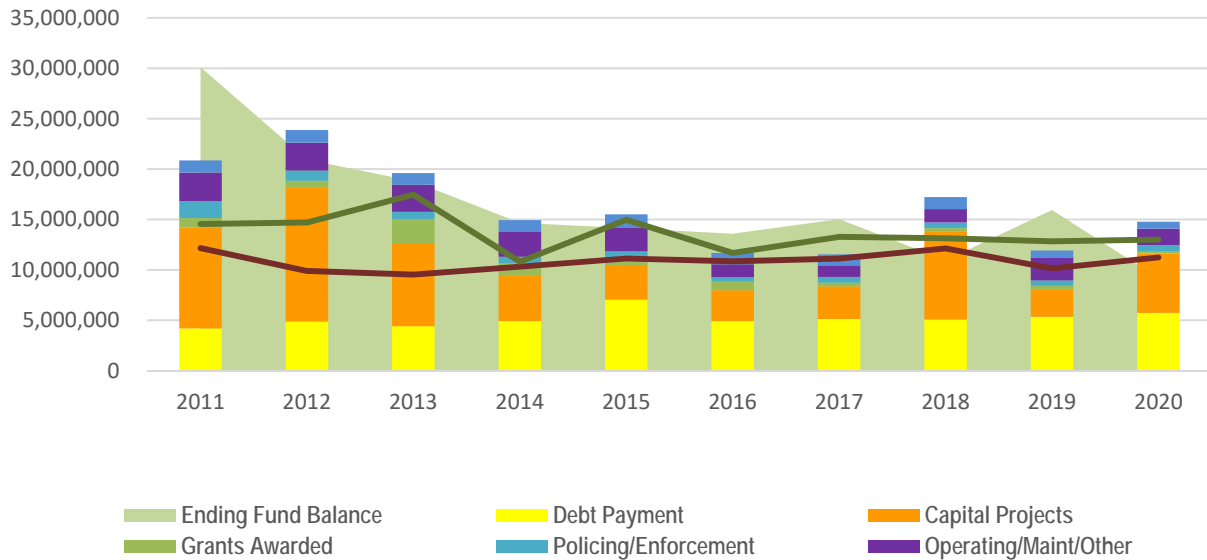
Combined fund balance for all CRAs decreased in FY 2020, largely due to nearly 40% increase in spending, most of the increase in capital projects for the year. The combined total fiscal year-end 2020 fund balance was just over \$9M.

Combined TIF for all CRAs from all taxing authorities increased by 7% in FY 2020.

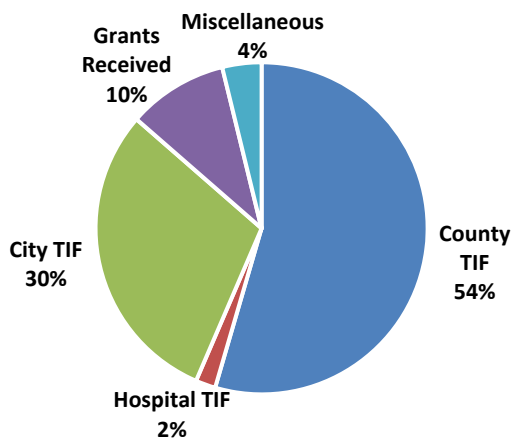
Since 2010, Volusia CRAs spent 81% of their total expenses on capital related items - \$51m in debt payments, \$63m for capital, and \$8m on grants awarded for façade improvements.



## Combined Fund Balance, Revenues, and Expenses 2010-2020



### 2020 Revenues \$13,007,000

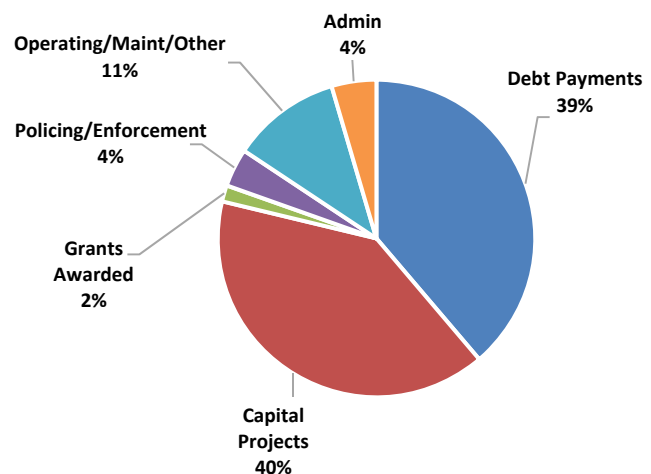


In 2020, 86% of all revenue was derived from tax increment financing (\$11m); 55% of that (\$7m) was contributed by the county.

Almost half (45% of the county's TIF) was provided to Daytona Beach's five CRAs, primarily (68%) to Main Street. Another 16% was provided to Holly Hill, and 10% to both South Daytona, and Ormond Beach

Over three-quarters of the expenditures in 2020 were capital related (capital projects \$5.9, debt payments \$5.7m, and grants awarded \$0.2m). One-quarter of the total capital expenditures were from Holly Hill, primarily for the Pictona Pickleball complex and associated amenities. Combined expenses exceeded combined revenue by \$1.7m.

### 2020 Expenses \$14,777,000



**Volusia County  
Summary for Seventeen\* CRAs  
as of September 30, 2020**

**1991-2020 cumulative  
county TIF contributions:  
\$103,118,215**

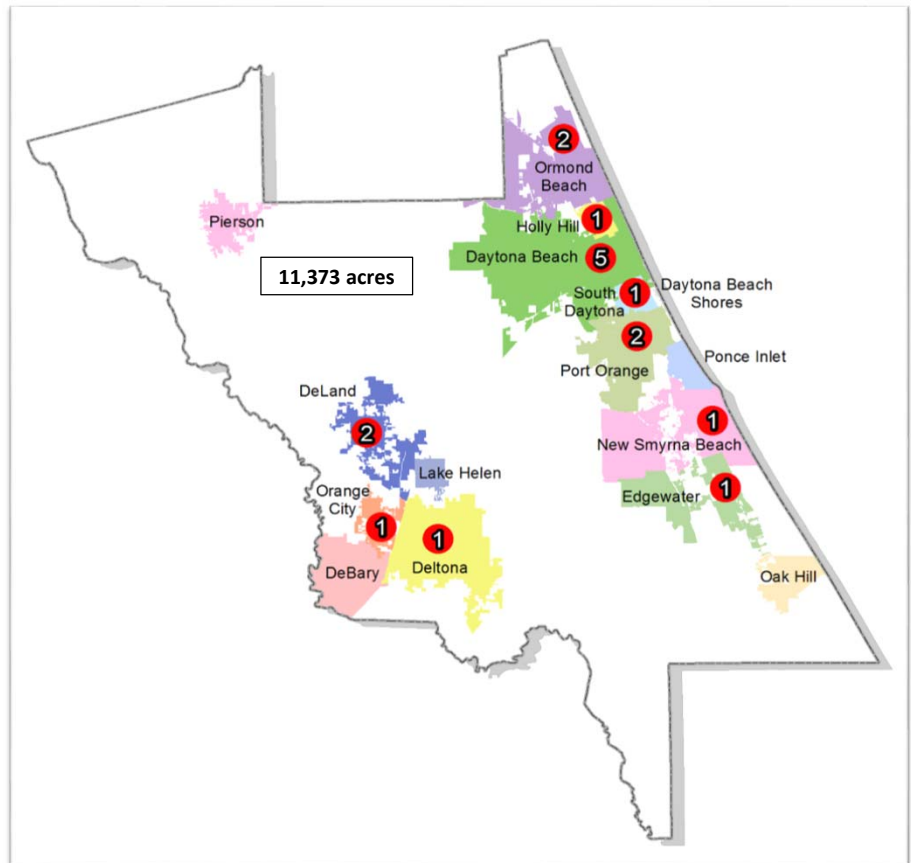
**contact:**

Briana Peterson, Volusia County

**Land acquisition and construction accomplishments**

**examples:**

- streetscaping
- property acquisition
- property improvements
- water/sewer improvements
- roadway improvements



**2020**

**Total for seventeen CRAs**

**Total Debt (\$ x 000)**

initial date	from 2001 to 2018
amount of initial debt	\$79,349
balance	\$45,896
maturity	from 2023 to 2036

**Personnel: 12.5 FTE (\$ x 000)**

\$998

- 3.0 redevelopment director
- 1.0 redevelopment technician
- 5.5 community policing officers
- 1.0 admin specialist

**Primary expenditures in 2019**

Spring Hill Resource Center, Pictona Park, water/sewer improvements, Dimmick Street Affordable Housing, road improvements, signage, stormwater design, and land acquisition.

**Revenues (x 000)**

county TIF
hospital TIF
city TIF
<b>subtotal</b>

grants received
miscellaneous
<b>subtotal</b>

**Total revenue**

**Expenses (x000)**

debt payments
capital projects
grants awarded
<b>subtotal</b>

policing/enforcement program
operating/maintenance/other
administration
<b>subtotal</b>

**Total expenses**

net change in fund balance

**Fund balance - ending**

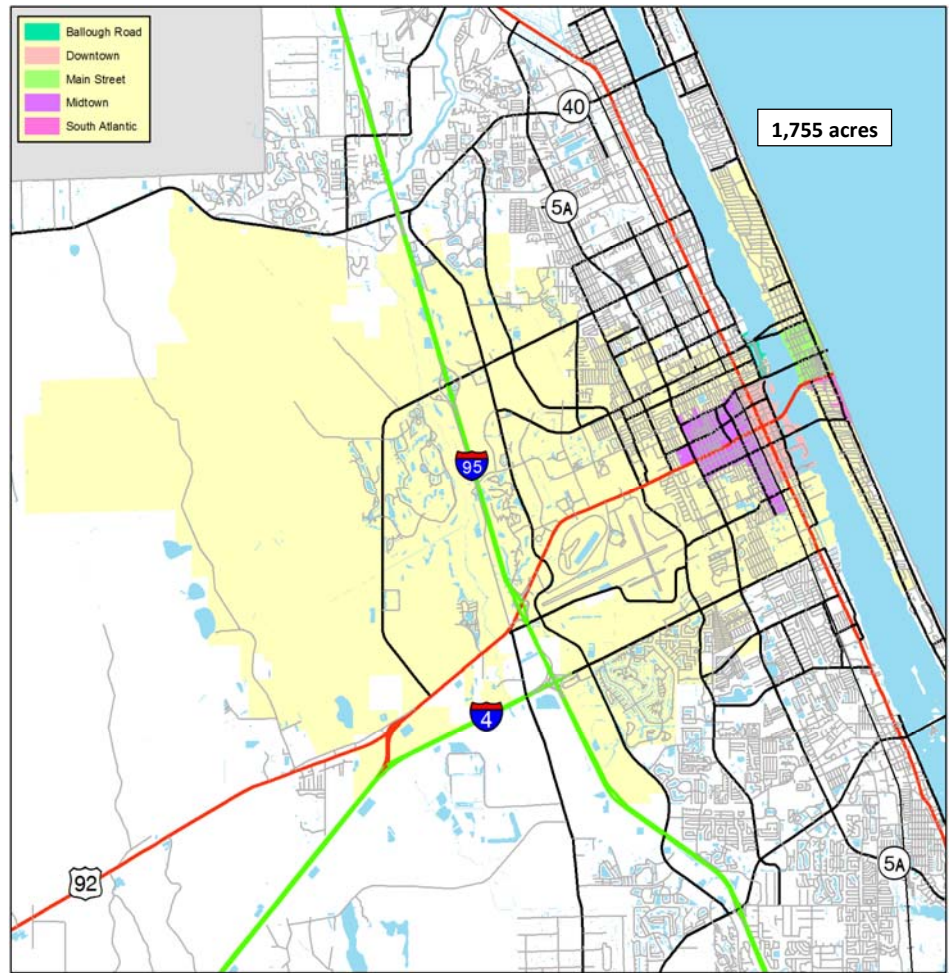
FY 2020	% total	FY 2019	% total	FY 2018	% total
\$7,090	54%	\$6,457	49%	5978	46%
255	2%	218	2%	381	3%
3,895	30%	3,464	27%	5736	44%
<b>\$11,240</b>	<b>86%</b>	<b>\$10,139</b>	<b>79%</b>	<b>\$12,095</b>	<b>92%</b>
\$1,270	10%	\$1,024	8%	526	3%
497	4%	1,661	13%	513	3%
<b>\$1,767</b>	<b>14%</b>	<b>\$2,685</b>	<b>21%</b>	<b>1039</b>	<b>7%</b>
<b>\$13,007</b>	<b>100%</b>	<b>\$12,824</b>	<b>100%</b>	<b>\$13,134</b>	<b>99%</b>
\$5,731	39%	\$5,352	45%	\$5,088	30%
5,907	39%	2,683	22%	8,749	50%
245	2%	379	3%	312	2%
<b>\$11,883</b>	<b>80%</b>	<b>\$8,414</b>	<b>71%</b>	<b>\$14,149</b>	<b>82%</b>
\$577	4%	\$538	5%	\$ 549	3%
1,643	11%	2,272	19%	1,342	8%
674	5%	699	6%	1,182	7%
<b>\$2,894</b>	<b>20%</b>	<b>\$3,509</b>	<b>29%</b>	<b>\$ 3,073</b>	<b>18%</b>
<b>\$14,777</b>	<b>100%</b>	<b>\$11,923</b>	<b>100%</b>	<b>\$17,222</b>	<b>100%</b>
(1,770)		901		(4,088)	
<b>\$9,181</b>		<b>\$15,940</b>		<b>\$10,951</b>	

# Daytona Beach Summary for Five Daytona Beach CRAs

**1991-2020 cumulative  
county TIF contributions:  
\$57,703,648**

**CRA board:** city commission

**contact:** Reed Berger, redevelopment director



2020			FY 2020	% total	FY 2019	% total	FY 2018	% total
<b>Debt (\$ x 000)</b>								
initial date	2001-2010							
amount of initial debt	\$42,454							
balance	\$23,875							
maturity	2024-2031							
<b>Personnel: 3.01 FTE (\$ x 000)</b>		\$303						
1.01 redevelopment director								
1.00 technician								
1.00 admin specialist								
<i>*paid to city employees directly or through transfer</i>								
<b>Primary expenditures</b>								
-debt payments								
-capital projects								
<b>Revenues (x 000)</b>								
<b>TIF</b>	county TIF		\$3,197	48%	\$3,039	47%	\$2,904	48%
	hospital TIF		185	3%	171	3%	165	3%
	city TIF		3,049	47%	3,003	47%	2,759	47%
	<b>subtotal</b>		<b>\$6,430</b>	<b>98%</b>	<b>\$6,213</b>	<b>98%</b>	<b>\$5,828</b>	<b>98%</b>
<b>NON TIF</b>	grants received		\$0	0%	\$0	0%	\$0	0%
	miscellaneous		108	2%	114	2%	93	2%
	<b>subtotal</b>		<b>\$108</b>	<b>2%</b>	<b>\$114</b>	<b>2%</b>	<b>\$93</b>	<b>2%</b>
<b>Total revenue</b>			<b>\$6,538</b>	<b>100%</b>	<b>\$6,327</b>	<b>100%</b>	<b>\$5,921</b>	<b>100%</b>
<b>Expenses (x000)</b>								
<b>CAPITAL</b>	debt payments		\$2,896	64%	\$2,895	76%	\$2,897	46%
	capital projects		794	17%	54	1%	2,062	32%
	grants awarded		151	3%	116	3%	139	2%
	<b>subtotal</b>		<b>\$3,841</b>	<b>84%</b>	<b>\$3,066</b>	<b>80%</b>	<b>\$5,098</b>	<b>80%</b>
<b>NONCAPITAL</b>	policing/enforcement program		\$0	0%	\$0	0%	\$0	0%
	operating/maintenance/other		316	7%	342	9%	339	5%
	administration		406	9%	431	11%	934	15%
	<b>subtotal</b>		<b>\$723</b>	<b>16%</b>	<b>\$773</b>	<b>20%</b>	<b>\$1,273</b>	<b>20%</b>
<b>Total expenses</b>			<b>\$4,563</b>	<b>100%</b>	<b>\$3,839</b>	<b>100%</b>	<b>\$6,371</b>	<b>100%</b>
net change in fund balance			1,975		2,488		(450)	
<b>Fund balance - ending</b>			<b>\$10,072</b>		<b>\$8,095</b>		<b>\$5,607</b>	

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

**1991-2020 cumulative  
county TIF contributions:  
\$1,686,190**

**CRA board:** city commission

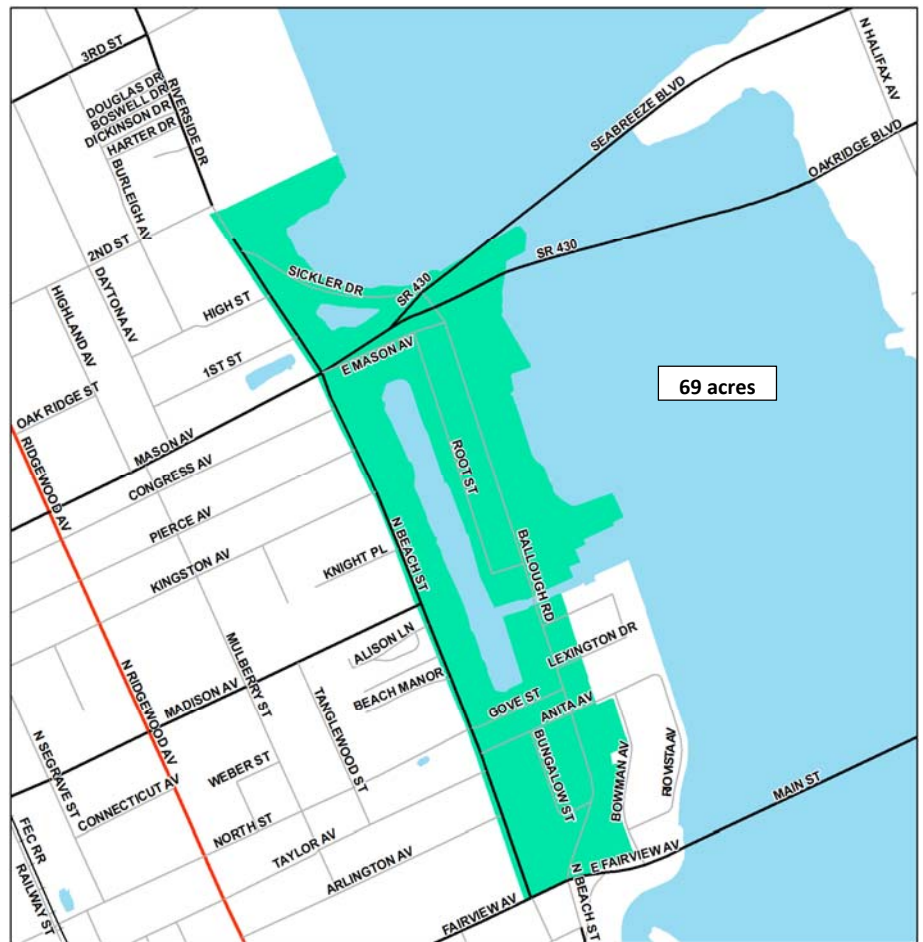
**contact:** Reed Berger, redevelopment director

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

-shoreline stabilization	\$303
-Heritage Trail	178
-Seabreeze parking pier	40
<b>total:</b>	<b>\$521</b>

**Current focus of plan:**

- Completion of Sweetheart trail connections
- Support Daytona Design District



2020			FY 2020	% total	FY 2019	% total	FY 2018	% total			
Debt (\$ x 000)	none	Revenues (x 000)									
		TIF	county TIF	\$101	48%	\$92	46%	\$92	48%		
			hospital TIF	6	3%	5	3%	5	3%		
			city TIF	96	46%	91	46%	88	47%		
		Personnel: 0.01 FTE (\$ x 000)		14*	subtotal	\$203	98%	\$188	96%	\$185	98%
*paid to city employees directly or through transfer											
		NON TIF	grants received	\$0	0%	\$0	0%	\$0	0%		
			miscellaneous	5	2%	8	4%	4	2%		
			subtotal	\$5	2%	\$8	4%	\$4	2%		
		Primary expenditures		Total revenue		\$208	100%	\$196	100%	\$189	100%
		-capital projects		Expenses (x000)							
		CAPITAL	debt payments		0%	\$0	0%	\$0	0%		
			capital projects	117	67%	36	34%	35	40%		
			grants awarded		0%	0	0%	34	39%		
			subtotal	\$117	67%	\$36	34%	\$69	79%		
		NONCAPITAL	policing/enforcement program	\$0	0%	\$0	0%	\$0	0%		
operating/maintenance/other	29		17%	54	52%	1	1%				
administration	28		16%	15	14%	17	20%				
subtotal	\$57		33%	\$69	66%	\$18	21%				
		Total expenses		\$174	100%	\$105	100%	\$87	100%		
net change in fund balance				34		91		102			
Fund balance - ending				\$1,573		\$1,539		\$1,448			



**Daytona Beach  
Downtown CRA  
1982-2036**

**1991-2020 cumulative  
county TIF contributions:  
\$11,687,690**

**CRA board:** city commission

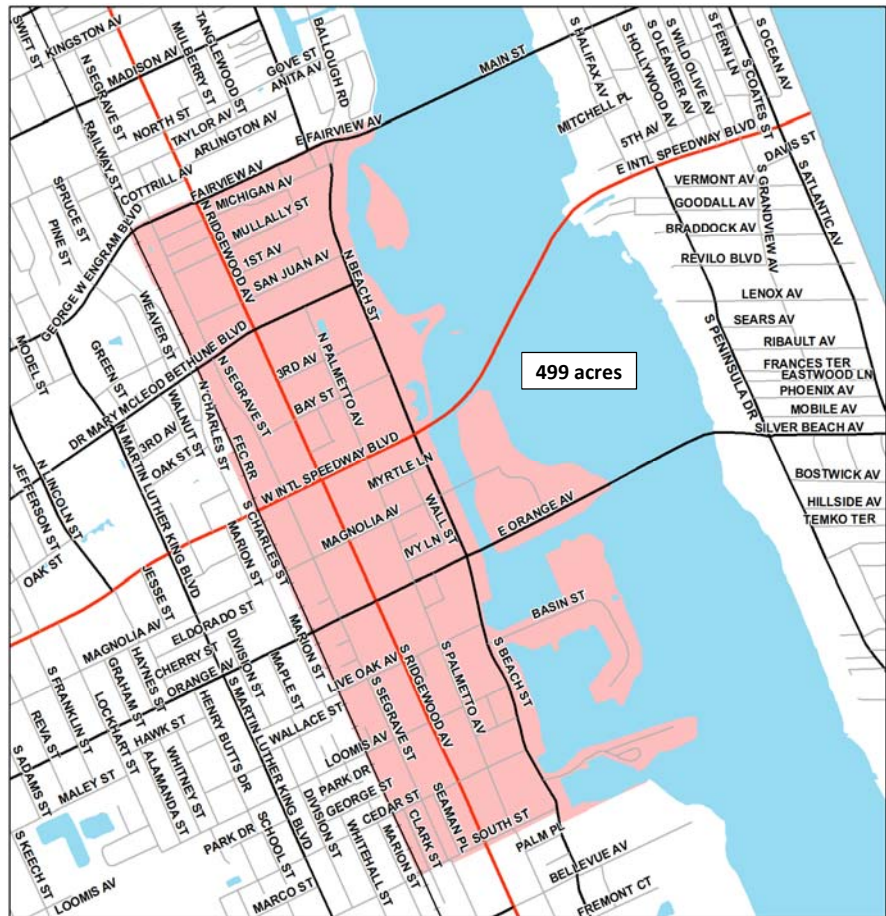
**contact:** Reed Berger, redevelopment director

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

-landscaping	\$12,651
-park improvements	3,918
-land acquisition and parking lot development/improvement	3662
-Historic District improvements	1,224
-Jackie Robinson Ballpark	894
-Sweetheart Trail (Orange Ave.)	302
-Downtown waste enclosures	33
total:	\$22,684

**Current focus of plan:**

- Improve Beach Street
- Increase public parking security/spaces
- Complete Orange Ave. Sweetheart Trail



2020				FY 2020	% total	FY 2019	% total	FY 2018	% total
<b>Debt (\$ x 000)</b>		<b>Revenues (x 000)</b>							
initial date	2009	<b>TIF</b>	county TIF	\$559	47%	\$521	46%	\$496	47%
amount of initial debt	\$2,287		hospital TIF	32	3%	29	3%	28	3%
balance	\$1,276		city TIF	529	45%	515	46%	471	45%
maturity	2028		<b>subtotal</b>	<b>\$1,120</b>	<b>95%</b>	<b>\$1,065</b>	<b>95%</b>	<b>\$995</b>	<b>95%</b>
purpose	Magnolia streetscape	<b>NON TIF</b>	grants received	\$0	0%	\$0	0%	\$0	0%
project status	complete		miscellaneous	62	5%	61	5%	52	5%
			<b>subtotal</b>	<b>\$62</b>	<b>5%</b>	<b>\$61</b>	<b>5%</b>	<b>\$52</b>	<b>5%</b>
<b>Personnel: 1.00 FTE (\$ x 000)</b>	\$125*	<b>Total revenue</b>		<b>\$1,182</b>	<b>100%</b>	<b>\$1,126</b>	<b>100%</b>	<b>\$1,047</b>	<b>100%</b>
.57 redevelopment director		<b>Expenses (x000)</b>							
.40 admin specialist		<b>CAPITAL</b>	debt payments	\$173	28%	\$172	33%	\$177	23%
0.03 technician			capital projects	72	12%	22	4%	82	11%
*paid to city employees directly or through transfer			grants awarded	121	19%	80	15%	76	10%
			<b>subtotal</b>	<b>\$366</b>	<b>59%</b>	<b>\$274</b>	<b>53%</b>	<b>\$335</b>	<b>44%</b>
<b>Primary expenditures</b>		<b>NONCAPITAL</b>	policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
-administration			operating/maintenance/other	132	21%	114	22%	123	16%
-debt payments			administration	125	20%	129	25%	304	40%
			<b>subtotal</b>	<b>\$257</b>	<b>41%</b>	<b>\$242</b>	<b>47%</b>	<b>\$427</b>	<b>56%</b>
		<b>Total expenses</b>		<b>\$623</b>	<b>100%</b>	<b>\$516</b>	<b>100%</b>	<b>\$762</b>	<b>100%</b>
		net change in fund balance		559		610		285	
		<b>Fund balance - ending</b>		<b>\$2,388</b>		<b>\$1,829</b>		<b>\$1,219</b>	

**1991-2020 cumulative  
county TIF contributions:  
\$38,773,156**

		FY 2020	% total	FY 2019	% total	FY 2018	% total
<b>Revenues (x 000)</b>							
<b>TIF</b>	county TIF	\$2,163	49%	\$2,117	48%	\$2,064	49%
	hospital TIF	125	3%	120	3%	117	3%
	city TIF	2,065	47%	2,092	48%	1,960	47%
	<b>subtotal</b>	<b>\$4,354</b>	<b>99%</b>	<b>\$4,328</b>	<b>99%</b>	<b>\$4,141</b>	<b>99%</b>
<b>NON TIF</b>	grants received	\$0	0%	\$0	0%	\$0	0%
	miscellaneous	37	1%	39	1%	32	1%
	<b>subtotal</b>	<b>\$37</b>	<b>1%</b>	<b>\$39</b>	<b>1%</b>	<b>\$32</b>	<b>1%</b>
	<b>Total revenue</b>	<b>\$4,391</b>	<b>100%</b>	<b>\$4,367</b>	<b>100%</b>	<b>\$4,173</b>	<b>100%</b>
<b>Expenses (x000)</b>							
<b>CAPITAL</b>	debt payments	\$2,511	89%	\$2,513	87%	\$2,516	49%
	capital projects	0	0%	0	0%	1,945	38%
	grants awarded	14	0%	34	1%	23	0%
	<b>subtotal</b>	<b>\$2,525</b>	<b>89%</b>	<b>\$2,547</b>	<b>87%</b>	<b>\$4,484</b>	<b>87%</b>
<b>NONCAPITAL</b>	policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
	operating/maintenance/other	122	4%	164	6%	193	4%
	administration	169	6%	193	7%	447	9%
	<b>subtotal</b>	<b>\$291</b>	<b>11%</b>	<b>\$357</b>	<b>13%</b>	<b>\$640</b>	<b>13%</b>
<b>Total expenses</b>		<b>\$2,816</b>	<b>100%</b>	<b>\$2,904</b>	<b>100%</b>	<b>\$5,124</b>	<b>100%</b>
net change in fund balance		1,574		1,464		(951)	
<b>Fund balance - ending</b>		<b>\$4,689</b>		<b>\$3,115</b>		<b>\$1,651</b>	



**Daytona Beach  
Midtown CRA  
1997-2036**

**1997-2020 cumulative  
county TIF contributions:  
\$3,902,296**

**CRA board:** city commission

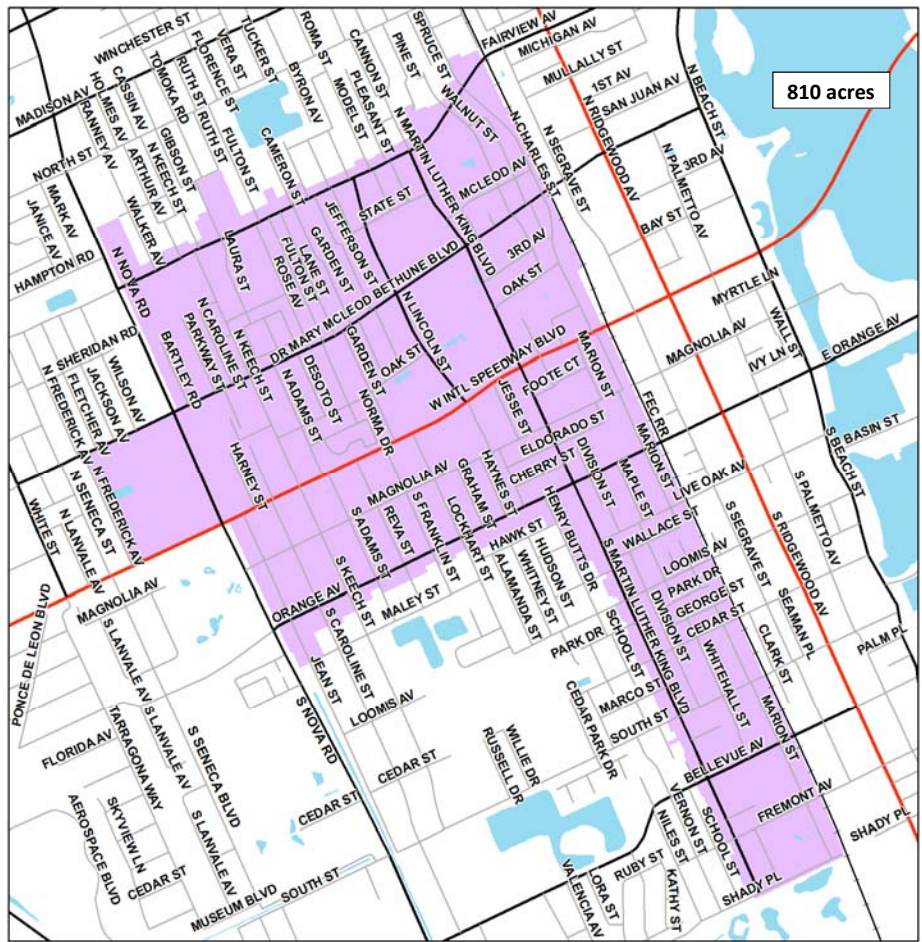
**contact:** Reed Berger, redevelopment director

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

-streetscaping	\$1,332
-redevelopment site acquisition	1,101
-Orange/MLK street construction	39
-Cypress Park fence	30
<b>total:</b>	<b>\$2,502</b>

**Current focus of plan:**

- MLK streetscape between Orange and ISB
- Attraction of grocery store to food desert



2020			FY 2020		% total		FY 2019		% total		FY 2018		% total	
			Revenues (x 000)											
Debt (\$ x 000)	bank loan		TIF	county TIF	\$276	49%	\$250	48%	\$219	49%				
initial date	2010			hospital TIF	16	3%	14	3%	13	3%				
amount of initial debt	\$2,412			city TIF	266	47%	247	48%	209	47%				
balance	\$1,174			subtotal	\$558	99%	\$511	99%	\$441	99%				
maturity	2024		NON TIF	grants received	\$0	0%	\$0	0%	\$0	0%				
purpose	cultural/educational center			miscellaneous	3	1%	6	1%	5	1%				
project status	ongoing			subtotal	\$3	1%	\$6	1%	\$5	1%				
				Total revenue	\$562	100%	\$517	100%	\$446	100%				
			Expenses (x000)											
Personnel: 1.07 FTE (\$ x 000)	\$93*		CAPITAL	debt payments	\$211	22%	\$210	67%	\$204	52%				
.10 redevelopment director				capital projects	605	64%	-4	-1%	0	0%				
.97 technician				grants awarded	17	2%	3	1%	6	2%				
*paid to city employees directly or through transfer				subtotal	\$833	88%	\$209	67%	\$210	54%				
			NONCAPITAL	policing/enforcement program	\$0	0%	\$0	0%	\$0	0%				
Primary expenditures				operating/maintenance/other	30	3%	11	3%	13	3%				
-debt payments				administration	81	9%	95	30%	166	43%				
				subtotal	\$112	12%	\$105	33%	\$179	46%				
			Total expenses		\$945	100%	\$314	100%	\$389	100%				
			net change in fund balance		(383)		203		57					
			Fund balance - ending		\$1,029		\$1,412		\$1,209					

- East ISB design and improvements support



## DeLand Summary for Two DeLand CRAs

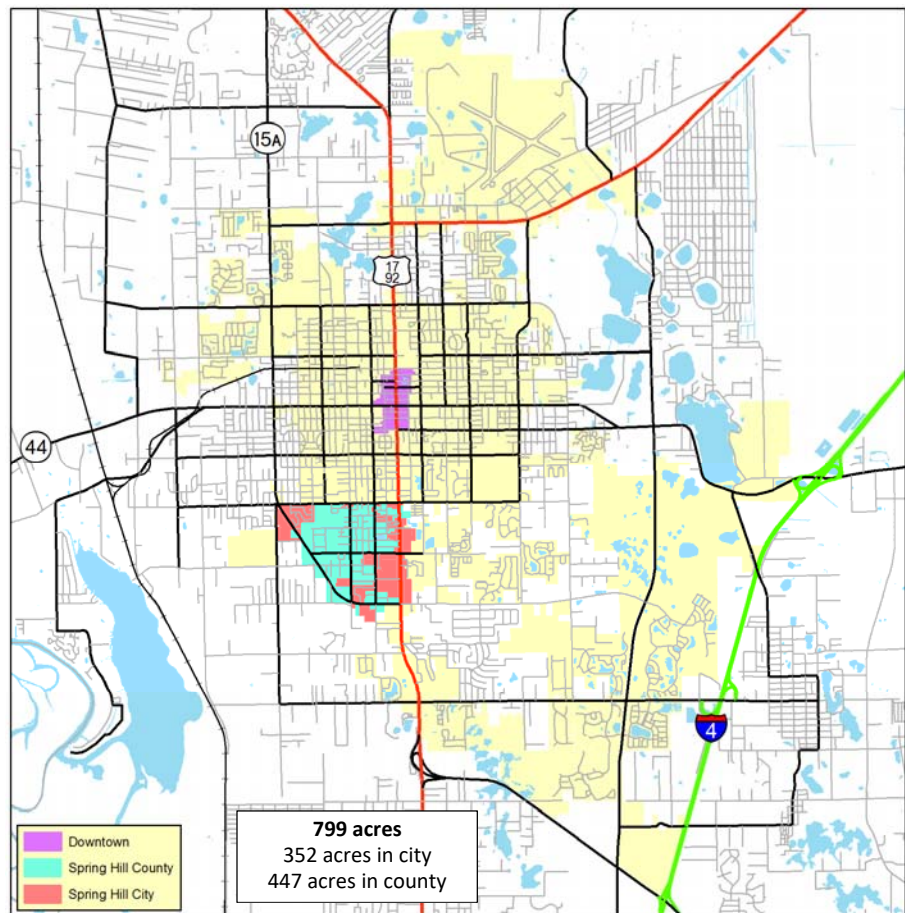
**1991-2020 cumulative  
county TIF contributions:  
\$3,994,282**

### 2 CRA boards:

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

### contact:

Mike Grebosz, assistant city manager



2020			FY 2020	% total	FY 2019	% total	FY 2018	% total
		Revenues (x 000)						
Debt (\$ x 000)	\$1,110	county TIF	\$329	24%	\$184	10%	\$188	24%
		hospital TIF	91	7%	64	4%	70	9%
		city TIF	272	20%	193	11%	201	26%
Personnel: 2.00 FTE (\$ x 000)	\$84	subtotal	\$691	51%	\$442	25%	\$459	59%
paid to city employees directly or through transfer								
		grants received	\$580	42%	\$140	8%	\$0	0%
		miscellaneous	94	7%	1202	67%	323	41%
		subtotal	\$674	49%	\$1,343	75%	\$323	41%
Primary expenditures		Total revenue	\$1,365	100%	\$1,784	100%	\$782	100%
capitol projects-streetscaping and resource center								
		Expenses (x000)						
		debt payments	\$0	0%	\$0	0%	\$0	0%
		capital projects	922	67%	200	23%	797	67%
		grants awarded	23	2%	22	2%	23	2%
		subtotal	\$944	69%	\$221	25%	\$820	69%
		policing/enforcement program	0	0%	0	0%	\$0	0%
		operating/maintenance/other	362	26%	607	70%	353	30%
		administration	66	5%	44	5%	10	1%
		subtotal	429	31%	651	75%	\$363	31%
		Total expenses	\$1,373	100%	\$872	100%	\$1,183	100%
net change in fund balance			(7)		912		(401)	
Fund balance - ending			\$1,390		\$1,397		\$485	

**DeLand  
Downtown CRA  
1984-2036**

**1991-2020 cumulative  
county TIF contributions:  
\$3,050,337**

**CRA board:**

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

**contact:**

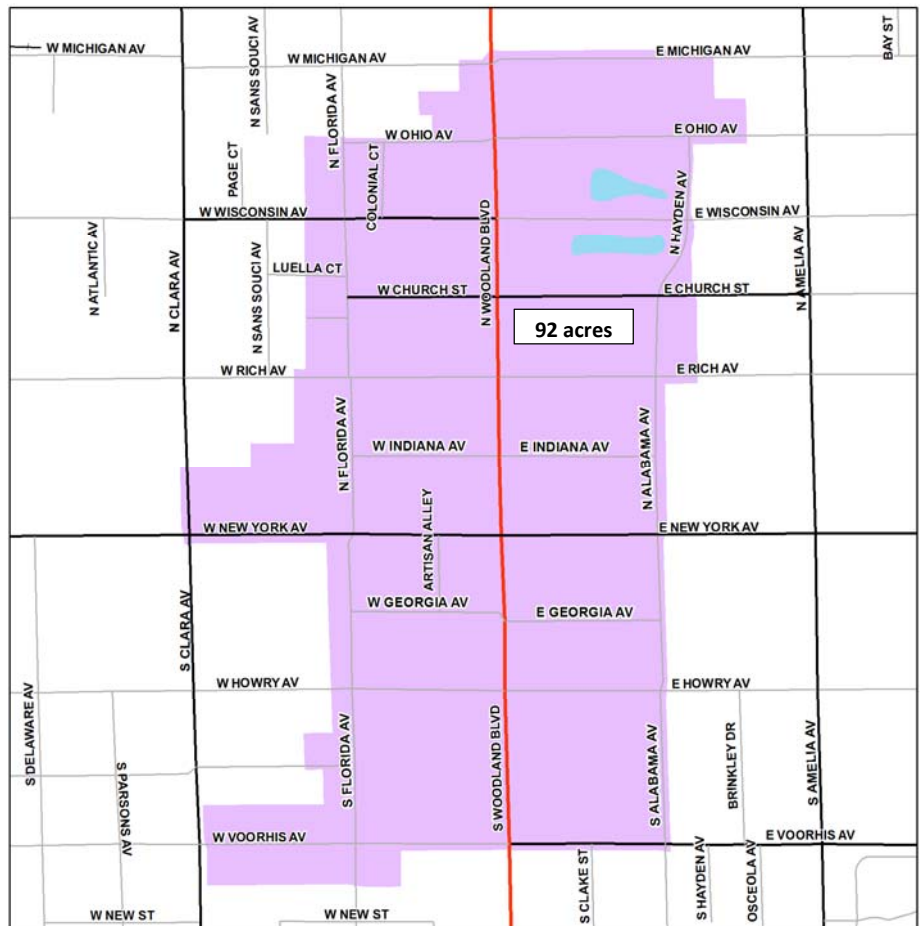
Mike Grebosz, assistant city manager

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

-streetscaping	\$2,105
-Fish Building improvements	428
-parking lot improvements	383
-parks	196
-utility box art	15
-street banner poles	600
total:	\$3,727

**Current focus of plan:**

-Maintaining assessts and redevelopment of old jail site



2020	
<b>Debt (\$ x 000)</b>	revenue note
Amount of Initial Debt	\$500
Debt Balance	\$500
Debt Maturity	6/1/2034
Purpose	construction loan
Project Status	not started yet

**Personnel: 0.00 FTE (\$ x 000)** \$18\*  
\*paid to city employees directly or through transfer

**Primary expenditures**

-Operating and maintenance

		FY 2020	% total	FY 2019	% total	FY 2018	% total
<b>Revenues (x 000)</b>							
<b>TIF</b>	county TIF	\$202	33%	\$155	15%	\$158	34%
	hospital TIF	65	11%	57	6%	59	13%
	city TIF	232	40%	180	18%	168	37%
	<b>subtotal</b>	<b>\$500</b>	<b>85%</b>	<b>\$392</b>	<b>40%</b>	<b>\$385</b>	<b>84%</b>
<b>NON TIF</b>	grants received	\$0	0%	\$0	0%	\$0	0%
	miscellaneous	86	15%	581.315	60%	71	16%
	<b>subtotal</b>	<b>\$86</b>	<b>15%</b>	<b>\$581</b>	<b>60%</b>	<b>\$71</b>	<b>16%</b>
<b>Total revenue</b>		<b>\$586</b>	<b>100%</b>	<b>\$973</b>	<b>100%</b>	<b>\$456</b>	<b>100%</b>
<b>Expenses (x000)</b>							
<b>CAPITAL</b>	debt payments	\$0	0%	\$0	0%	\$0	0%
	capital projects	1	0%	19	4%	666	65%
	grants awarded	20	7%	17	5%	19	2%
	<b>subtotal</b>	<b>\$21</b>	<b>7%</b>	<b>\$35</b>	<b>10%</b>	<b>\$685</b>	<b>67%</b>
<b>NONCAPITAL</b>	policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
	operating/maintenance/other	260	93%	329	90%	330	33%
	administration	0	0%	0	0%	0	0%
	<b>subtotal</b>	<b>\$260</b>	<b>93%</b>	<b>\$329</b>	<b>90%</b>	<b>\$330</b>	<b>33%</b>
<b>Total expenses</b>		<b>\$281</b>	<b>100%</b>	<b>\$364</b>	<b>100%</b>	<b>\$1,015</b>	<b>100%</b>
net change in fund balance		305		609		(559)	
<b>Fund balance - ending</b>		<b>\$1,070</b>		<b>\$765</b>		<b>\$156</b>	

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

**2004-2020 cumulative  
county TIF contributions:  
\$943,945**

**CRA board:**

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

**contact:**

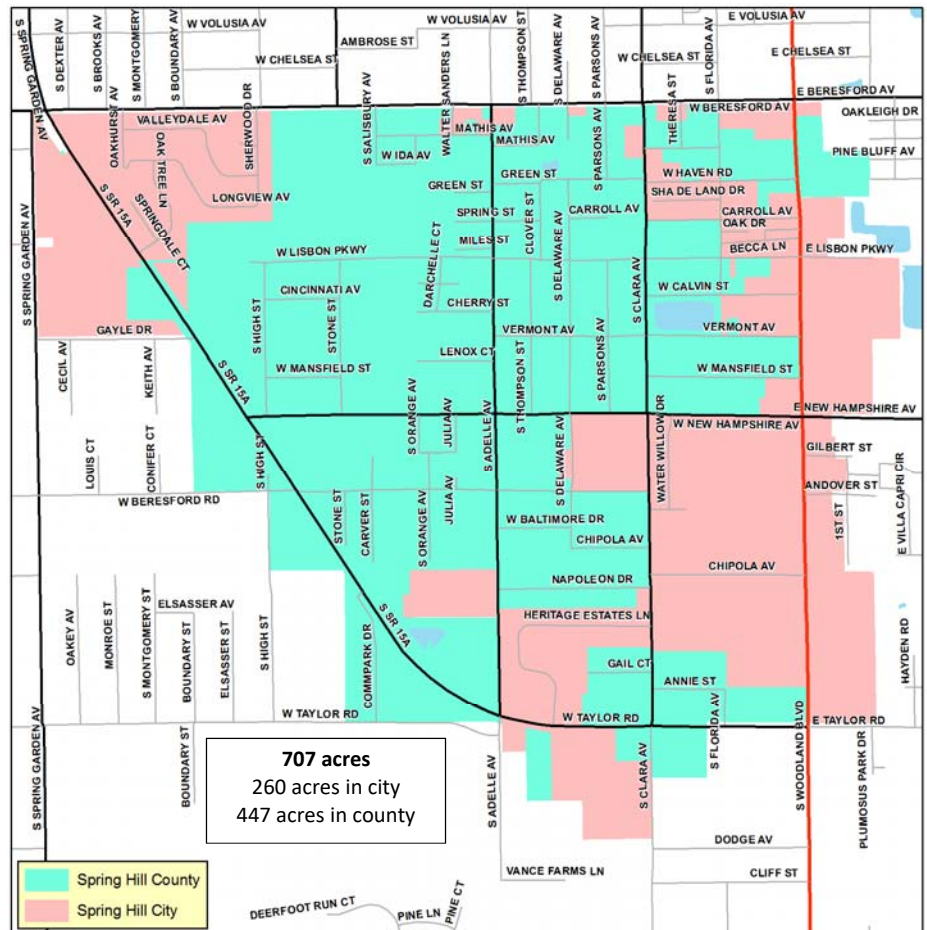
Mike Grebosz, assistant city manager

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

-building acquisition/improvement	\$441
-land acquisition	326
-new resource center	1,234
-lighting	24
<b>total:</b>	<b>\$2,025</b>

**Current focus of plan:**

-operation of Community Resource Center  
completion of new resource center  
property improvement grants



2020	
<b>Debt (\$ x 000)</b>	Revenue Note
Amount of Initial Debt	\$610
Debt Balance	\$610
Debt Maturity	6/1/2039
Purpose	20 yr loan - construction
Project Status	almost complete
<b>Personnel: 2.00 FTE (\$ x 000)</b>	\$66*
*paid to city employees directly or through transfer	

**Primary expenditures**

-capital projects: Community Resource Center

	FY 2020	% total	FY 2019	% total	FY 2018	% total
<b>Revenues (x 000)</b>						
<b>TIF</b>						
county TIF	\$127	16%	\$30	5%	\$30	10%
hospital TIF	25	3%	7	1%	11	3%
city TIF	39	5%	13	2%	33	10%
<b>subtotal</b>	<b>\$191</b>	<b>25%</b>	<b>\$50</b>	<b>6%</b>	<b>\$74</b>	<b>23%</b>
<b>NON TIF</b>						
grants received	\$580	74%	\$140	17%	\$0	0%
miscellaneous*	8	1%	621	77%	252	77%
<b>subtotal</b>	<b>\$588</b>	<b>75%</b>	<b>\$761</b>	<b>94%</b>	<b>\$252</b>	<b>77%</b>
<b>Total revenue</b>	<b>\$780</b>	<b>100%</b>	<b>\$811</b>	<b>100%</b>	<b>\$326</b>	<b>100%</b>
<b>Expenses (x000)</b>						
<b>CAPITAL</b>						
debt payments	\$0	0%	\$0	0%	\$0	0%
capital projects	\$921	84%	181	36%	131	78%
grants awarded	\$3	0%	5	1%	4	2%
<b>subtotal</b>	<b>\$923</b>	<b>85%</b>	<b>\$186</b>	<b>37%</b>	<b>\$135</b>	<b>80%</b>
<b>NONCAPITAL</b>						
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other**	\$102	9%	278	55%	23	14%
administration	\$66	6%	44	9%	10	6%
<b>subtotal</b>	<b>\$168</b>	<b>15%</b>	<b>\$322</b>	<b>63%</b>	<b>\$33</b>	<b>20%</b>
<b>Total expenses</b>	<b>\$1,091</b>	<b>100%</b>	<b>\$508</b>	<b>100%</b>	<b>\$168</b>	<b>100%</b>
<b>net change in fund balance</b>	<b>(312)</b>		<b>303</b>		<b>158</b>	
<b>Fund balance - ending</b>	<b>\$320</b>		<b>\$632</b>		<b>\$329</b>	

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

\*includes \$621,000 loan proceeds for resource center

\*\*includes \$250,000 transfer from General Fund for capital projects



**Deltona  
Deltona CRA  
2017-2036**

**2017-2020 cumulative  
county TIF contributions:  
\$173,706**

**CRA board:** city commission

**contact:** Ron Paradise, Director of Planning  
and Development

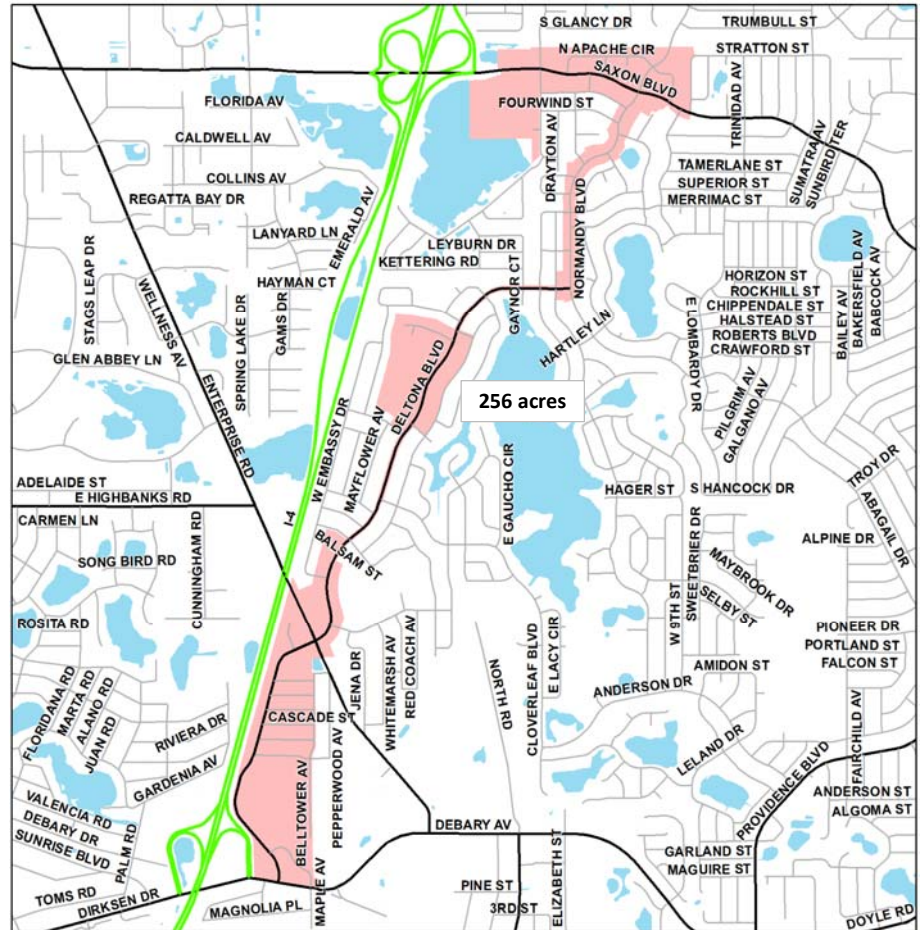
**Land acquisition and construction accomplishments  
since 2017 (\$ x 000):**

N/A

total: \$0

**Current focus of plan:**

- Street lighting



2020			FY 2020	% total	FY 2019	% total	FY 2018	% total	
Debt (\$ x 000)	none	Revenues (x 000)							
		TIF	county TIF	\$88	40%	\$51	40%	\$34	43%
			city TIF	131	58%	75	58%	46	57%
			subtotal	\$219	99%	\$126	99%	\$80	100%
Personnel: 0.00 FTE (\$ x 000)	\$0	NON TIF	grants received	\$0	0%	\$0	0%	\$0	0%
			miscellaneous*	3	1%	1	1%	0	0%
			subtotal	\$3	1%	\$1	1%	\$0	0%
			Total revenue		\$222	100%	\$127	100%	\$80
Primary expenditures N/A		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		222		127		80	
		Fund balance - ending		\$429		\$207		\$80	

# Edgewater Edgewater CRA 2015-2035

**2015-2020 cumulative  
county TIF contributions:  
\$236,663**

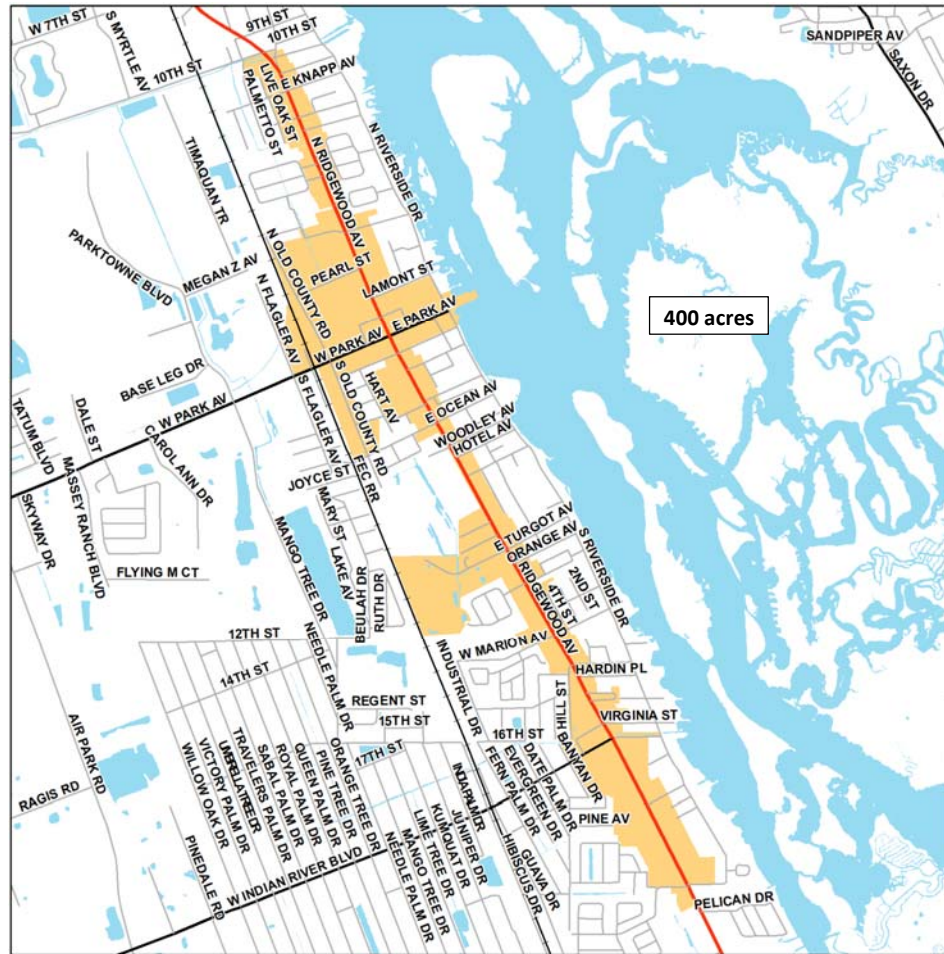
**CRA board:** city council  
**contact:** Samantha Bergeron,  
parks & recreation director

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

Property demolition	\$7
total:	\$7

## Current focus of plan:

- capital projects



2020			FY 2020	% total	FY 2019	% total	FY 2018	% total
Debt (\$ x 000)	none	Revenues (x 000)						
		county TIF	\$92	44%	\$69	45%	\$52	46%
		TIF city TIF	117	56%	85	55%	60	54%
		subtotal	\$209	100%	\$154	100%	\$112	100%
Personnel: 0.00 FTE (\$ x 000)	\$0	grants received	\$0	0%	\$0	0%	\$0	0%
		miscellaneous*	0	0%	0	0%	0	0%
		NON TIF subtotal	\$0	0%	\$0	0%	\$0	0%
		*paid to city employees directly or through transfer						
Total revenue			\$209	100%	\$154	100%	\$112	100%
Expenses (x000)								
	CAPITAL	debt payments	\$0	0%	\$0	0%	\$0	0%
		capital projects	62	100%	0	0%	3	43%
		grants awarded	0	0%	0	0%	0	0%
		subtotal	\$62	100%	\$0	0%	\$3	43%
Primary expenditures	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			\$62	100%	\$0	0%	\$3	43%
net change in fund balance			147		154		109	
Fund balance - ending			\$453		\$306		\$152	



# Holly Hill Holly Hill CRA 1995-2026

**1995-2020 cumulative  
county TIF contributions:  
\$13,997,907**

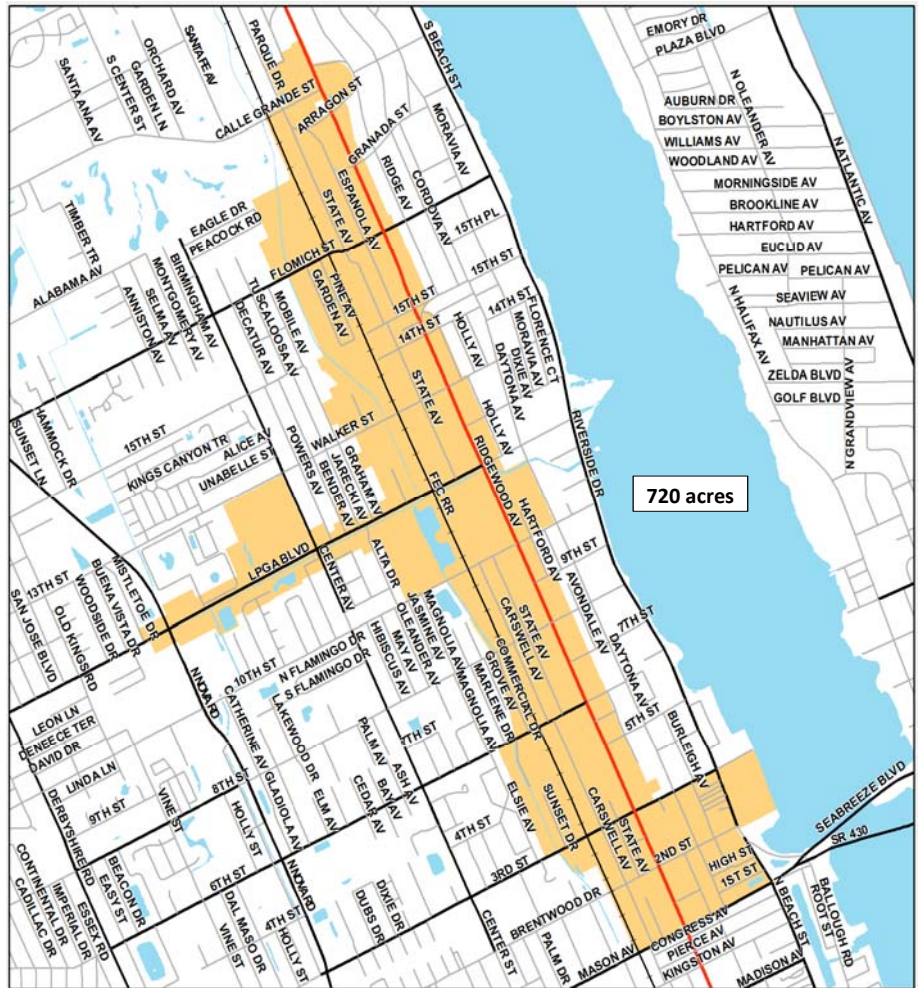
**CRA board:** mayor, city commission  
**contact:** Joseph A. Forte, city manager

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

-roadway improvements	\$472
-water and sewer system	3,535
-property acquisition	2,895
-The Market renovations	1,352
-streetscaping and landscaping	217
-bus transfer stations	261
-property improvements	196
-parking improvements	39
-Pictona	1819
<b>total:</b>	<b>\$10,786</b>

## Current focus of plan:

- infrastructure improvements
- property improvements
- underground utilities
- expansion to Pictona



2020		
<b>Debt (\$ x 000)</b>	note	refunding note
initial date	2013	2005 (2012 refinanced)
amount of		
initial debt	\$5,000	\$6,331
balance	\$2,500	\$2,240
maturity	2026	2026
purpose	utilities under-grounding	water/sewer improvements, The Market improvements, middle school acquisition and improvements
project status	in-progress	complete

**Personnel: 5.00 FTE (\$ x 000)** \$302\*  
1.00 CRA director  
4.00 community policing officers  
*\*paid to city employees directly or through transfer*

## Primary expenditures

- capital projects: roadway improvements, streetscaping/landscaping, grant awards

	FY 2020	% total	FY 2019	% total	FY 2018	% total
<b>Revenues (x 000)</b>						
county TIF	\$1,164	37%	\$1,128	35%	\$1,076	46%
hospital TIF	67	2%	64	2%	61	3%
city TIF	1,176	37%	1,169	36%	1,113	48%
<b>subtotal</b>	<b>\$2,407</b>	<b>76%</b>	<b>\$2,361</b>	<b>73%</b>	<b>\$2,250</b>	<b>97%</b>
grants received	\$498	16%	\$834	26%	\$0	0%
miscellaneous	260	8%	27	1%	77	3%
<b>subtotal</b>	<b>\$757</b>	<b>24%</b>	<b>\$860</b>	<b>27%</b>	<b>\$77</b>	<b>3%</b>
<b>Total revenue</b>	<b>\$3,164</b>	<b>100%</b>	<b>\$3,221</b>	<b>100%</b>	<b>\$2,327</b>	<b>100%</b>
<b>Expenses (x000)</b>						
debt payments	\$857	24%	\$859	27%	\$852	17%
capital projects	1,906	54%	929	30%	3,682	72%
grants awarded	55	2%	131	4%	57	1%
<b>subtotal</b>	<b>\$2,818</b>	<b>80%</b>	<b>\$1,920</b>	<b>61%</b>	<b>\$4,591</b>	<b>90%</b>
policing/enforcement program	\$280	8%	\$322	10%	\$331	6%
operating/maintenance/other	310	9%	821	26%	104	2%
administration	46	1%	83	3%	98	2%
recreation*	61	2%				
<b>subtotal</b>	<b>\$698</b>	<b>18%</b>	<b>\$1,226</b>	<b>39%</b>	<b>\$533</b>	<b>10%</b>
<b>Total expenses</b>	<b>\$3,515</b>	<b>98%</b>	<b>\$3,146</b>	<b>100%</b>	<b>\$5,124</b>	<b>100%</b>
net change in fund balance	(351)		75		(2,797)	
<b>Fund balance - ending</b>	<b>\$5,160</b>		<b>\$5,511</b>		<b>\$5,435</b>	

\*new division

**New Smyrna Beach  
CRA  
2015-2035**

**2015-2020 cumulative  
county TIF contributions:  
\$888,101**

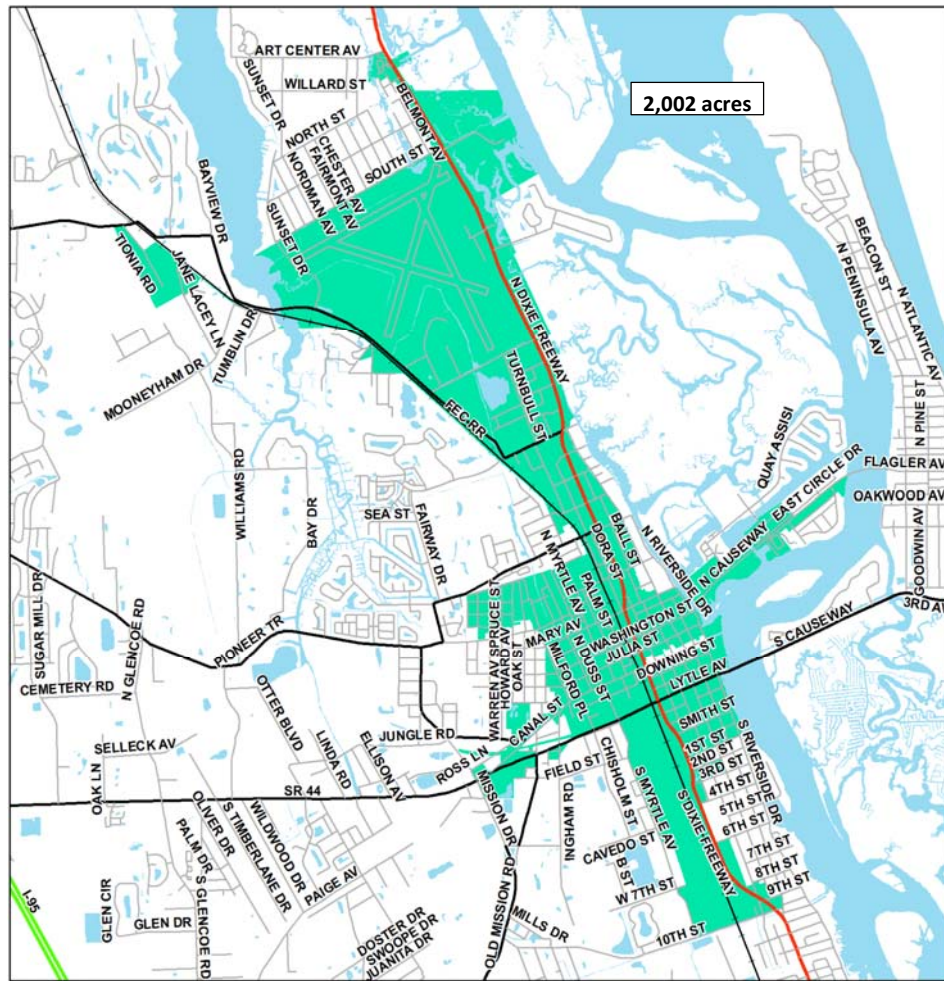
**CRA board:** city commission  
**contact:** Christopher Edwards,  
CRA/economic development director

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

property acquisition and demolition	\$111,304
US 1 streetscaping and landscaping	112,122
Railroad St. improvements	52
Affordable housing	76504
Pettis Park/Jefferson Ave. parking	97,470
<b>total:</b>	<b>\$397,452</b>

**Current focus of plan:**

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



		FY 2020	% total	FY 2019	% total	FY 2018	% total
<b>Revenues (x 000)</b>							
<b>TIF</b>	county TIF	\$352	48%	\$283	48%	\$142	48%
	city TIF	370	51%	298	51%	149	51%
	<b>subtotal</b>	<b>\$722</b>	<b>99%</b>	<b>\$581</b>	<b>99%</b>	<b>\$291</b>	<b>99%</b>
<b>NON TIF</b>	grants received	\$0	0%	\$0	0%	\$0	0%
	miscellaneous	11	1%	6	1%	2	1%
	<b>subtotal</b>	<b>\$11</b>	<b>1%</b>	<b>\$6</b>	<b>1%</b>	<b>\$2</b>	<b>1%</b>
<b>Total revenue</b>		<b>\$733</b>	<b>100%</b>	<b>\$588</b>	<b>100%</b>	<b>\$293</b>	<b>100%</b>
<b>Expenses (x000)</b>							
<b>CAPITAL</b>	debt payments	\$0	0%	\$0	0%	\$0	0%
	capital projects	10	12%	68	39%	281	95%
	grants awarded	0	0%	0	0%	0	0%
	<b>subtotal</b>	<b>\$10</b>	<b>12%</b>	<b>\$68</b>	<b>39%</b>	<b>\$281</b>	<b>95%</b>
<b>NONCAPITAL</b>	policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
	operating/maintenance/other	75	88%	107	61%	14	5%
	administration	0	0%	0	0%	0	0%
	<b>subtotal</b>	<b>\$75</b>	<b>88%</b>	<b>\$107</b>	<b>61%</b>	<b>\$14</b>	<b>5%</b>
<b>Total expenses</b>		<b>\$85</b>	<b>100%</b>	<b>\$175</b>	<b>100%</b>	<b>\$295</b>	<b>100%</b>
net change in fund balance		648		413		(2)	
<b>Fund balance - ending*</b>		<b>\$1,216</b>		<b>\$568</b>		<b>\$155</b>	

**Primary expenditures**  
- capital projects  
-Dimmick St. affordable housing

**Personnel: 0.0 FTE (\$ x 000)** \$0\*  
\*paid to city employees directly or through transfer

**2020**  
**Debt (\$ x 000)** none



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

**2014-2020 cumulative  
county TIF contributions:  
\$527,444**

**CRA board:** city council

**contact:**

Becky Mendez, development services director

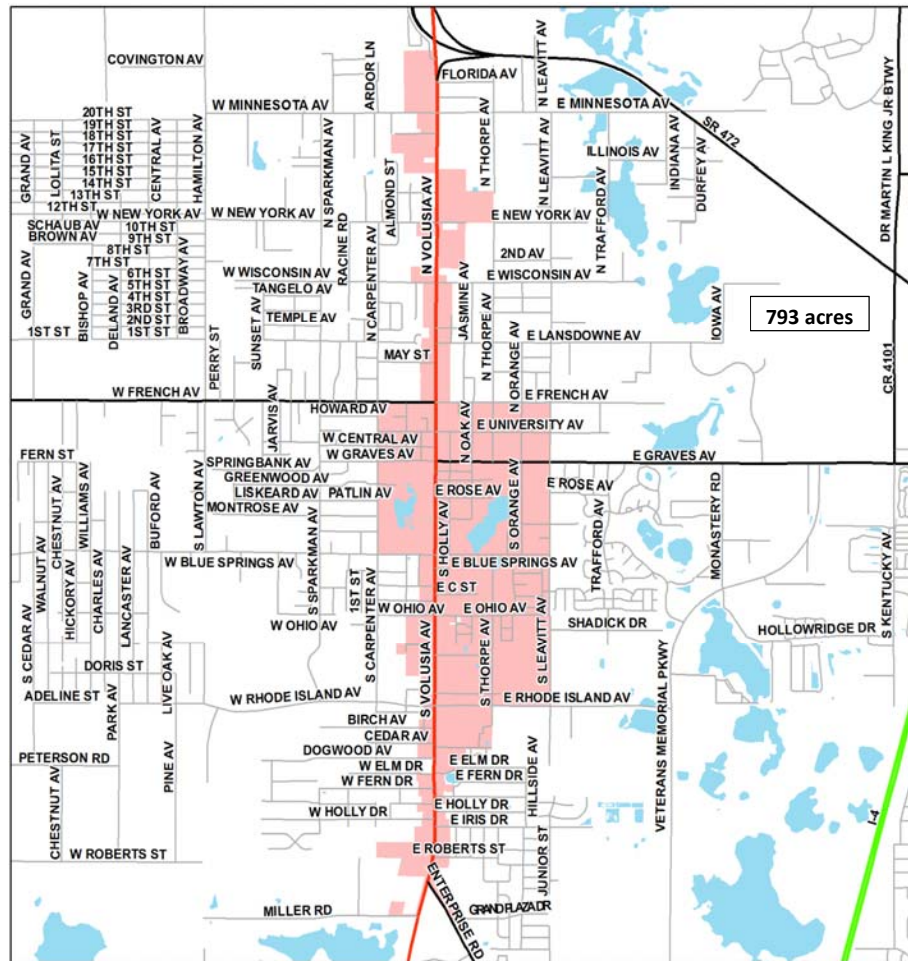
**Land acquisition and construction accomplishments since  
2014 (\$ x 000):**

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

**Current focus of plan:**

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

	2020
<b>Debt (\$ x 000)</b>	\$2,157
initial date	2018
amount of initial debt	\$2,153
balance	\$2,098
maturity	2041
purpose	Infrastructure Construction
project status	complete



**Personnel: 0.08 FTE (\$ x 000)** \$12\*  
.08 development services director  
\*paid to city employees directly or through transfer

**Primary expenditures**

capital projects: S. Holly Ave. improvements

	FY 2020	% total	FY 2019	% total	FY 2018	% total
<b>Revenues (x 000)</b>						
county TIF	\$177	40%	\$130	22%	\$98	41%
city TIF	260	60%	193	32%	139	59%
<b>TIF subtotal</b>	<b>\$437</b>	<b>100%</b>	<b>\$323</b>	<b>54%</b>	<b>\$237</b>	<b>100%</b>
<b>NON TIF</b>						
grants received	\$0	0%	\$0	0%	\$0	0%
miscellaneous	0	0%	277	46%	0	0%
<b>NON TIF subtotal</b>	<b>\$0</b>	<b>0%</b>	<b>\$277</b>	<b>46%</b>	<b>\$0</b>	<b>0%</b>
<b>Total revenue</b>	<b>\$437</b>	<b>100%</b>	<b>\$600</b>	<b>100%</b>	<b>\$237</b>	<b>100%</b>
<b>Expenses (x000)</b>						
<b>CAPITAL</b>						
debt payments	\$55	5%	\$0	0%	\$0	0%
capital projects	1,066	93%	742	99%	12	55%
grants awarded	9	1%	0	0%	0	0%
<b>CAPITAL subtotal</b>	<b>\$1,130</b>	<b>99%</b>	<b>\$742</b>	<b>99%</b>	<b>\$12</b>	<b>55%</b>
<b>NONCAPITAL</b>						
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other	0	0%	0	0%	0	0%
administration	12	1%	11	1%	10	45%
<b>NONCAPITAL subtotal</b>	<b>\$12</b>	<b>1%</b>	<b>\$11</b>	<b>1%</b>	<b>\$10</b>	<b>45%</b>
<b>Total expenses</b>	<b>\$1,142</b>	<b>100%</b>	<b>\$753</b>	<b>100%</b>	<b>\$22</b>	<b>100%</b>
net change in fund balance	(705)		(153)		215	
<b>Fund balance - ending</b>	<b>-\$643</b>		<b>\$62</b>		<b>\$215</b>	

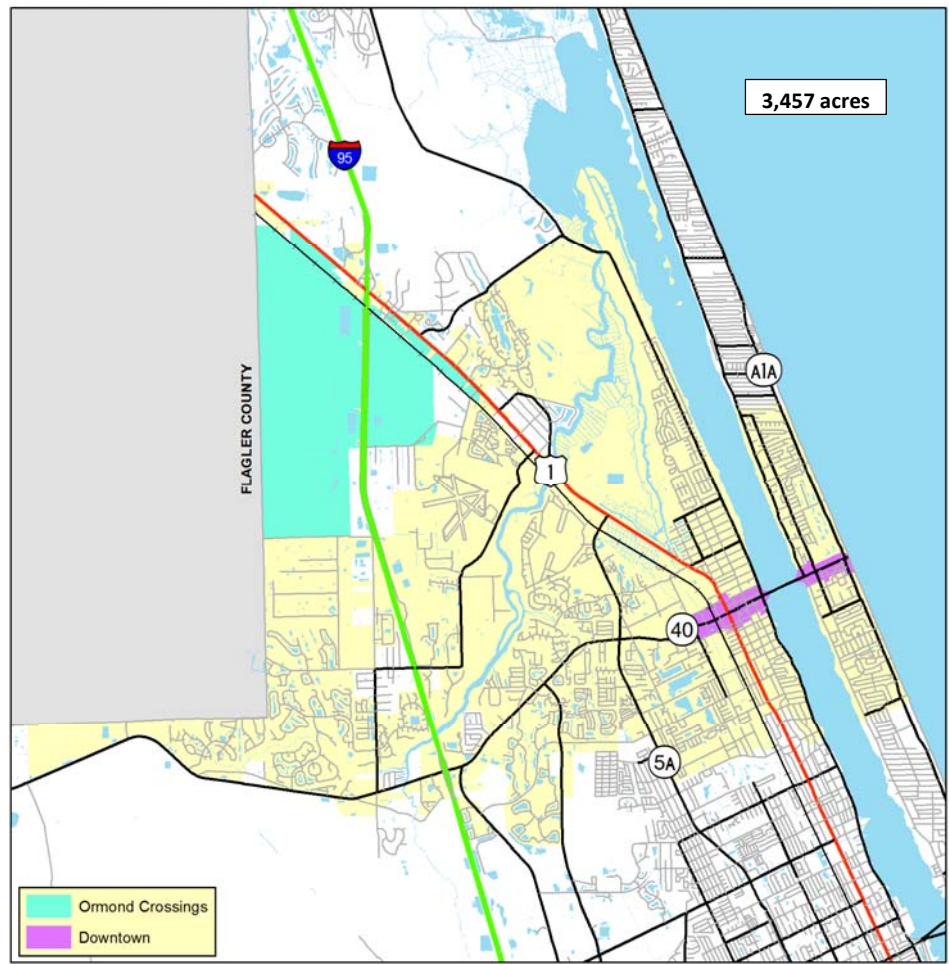


# Ormond Beach Summary for Two Ormond Beach CRAs

1991-2020 cumulative  
county TIF contributions:  
**\$12,321,347**

**CRA board:** city commission

**contact:** Steven Spraker, planning director



2020			FY 2020	% total	FY 2019	% total	FY 2018	% total	
Debt (\$ x 000)	none	Revenues (x 000)							
		TIF	county TIF	\$737	50%	\$705	54%	\$704	43%
			hospital TIF	43	3%	41	3%	38	2%
			city TIF	493	33%	479	37%	459	28%
		Personnel: 0.00 FTE (\$ x 000)	\$0*	subtotal	\$1,273	86%	\$1,225	95%	\$1,201
*paid to city employees directly or through transfer									
		NON TIF	grants received	\$192	13%	\$50	4%	\$431	26%
			miscellaneous	9	1%	19	1%	12	1%
			subtotal	\$201	14%	\$70	5%	\$443	27%
		Total revenue		\$1,473	100%	\$1,294	100%	\$1,644	100%
		Expenses (x000)							
		CAPITAL	debt payments	\$0	0%	\$0	0%	\$0	0%
			capital projects	1,147	74%	687	66%	526	51%
			grants awarded	0	0%	100	10%	82	8%
			subtotal	\$1,147	74%	\$788	76%	\$608	59%
		NONCAPITAL	policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other	399		26%	248	24%	421	41%		
administration	0		0%	0	0%	0	0%		
subtotal	\$399		26%	\$248	24%	\$421	41%		
Total expenses		\$1,546	100%	\$1,036	100%	\$1,029	100%		
net change in fund balance		(73)		259		615			
Fund balance - ending		\$1,983		\$2,056		\$1,797			

**Ormond Beach  
Downtown CRA  
1985-2036**

**1991-2020 cumulative  
county TIF contributions:  
\$12,184,527**

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

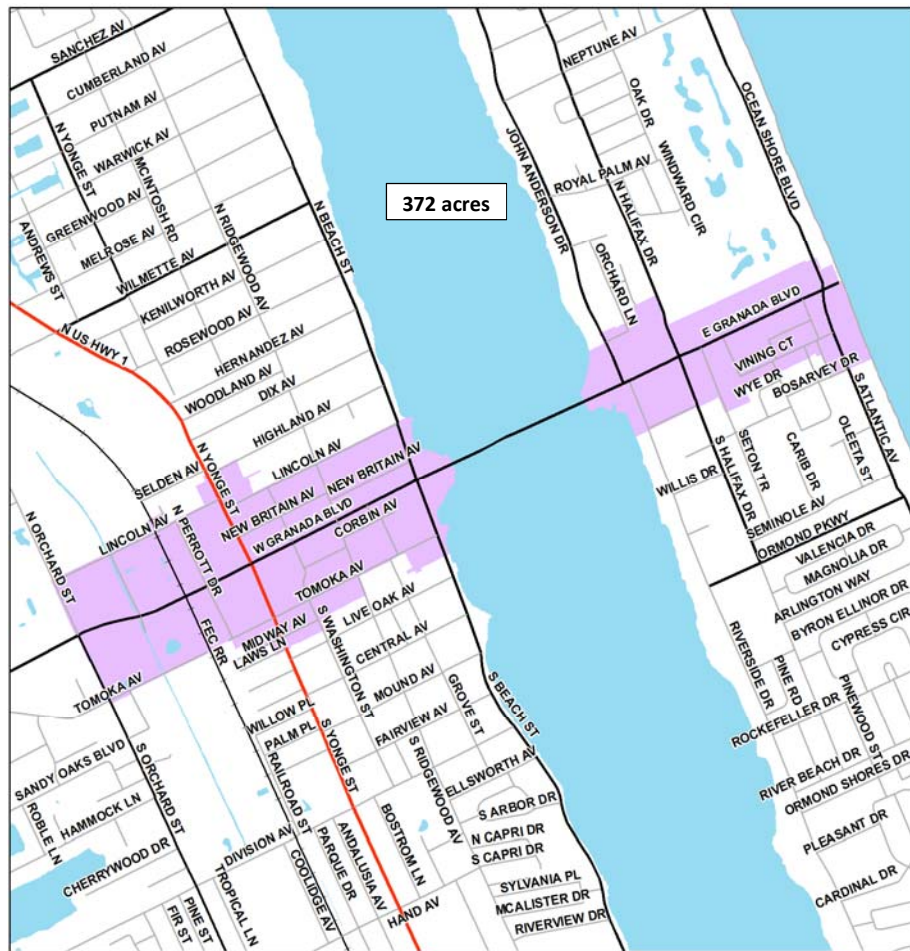
**Land acquisition and construction accomplishments  
since 2005:**

-streetscapes	\$7,675
-underground utilities	7,280
-Casements and Rockefeller Gardens	6,430
stormwater improvements	3,850
-LED streetlights	4,526
-building improvements	4,190
-Cassen Pier	1,037,359
-landscaped medians	2,670
-parking	1,410
-Granada beach approach	1,270
-public art and wayfinding signage	33,305
-bridge uplighting	115
-Memorial Gardens	81,720
-Master Plan Update	42

total: \$1,191,842

**Current focus of plan:**

- Cassen Park docks
- stormwater management



**2020**

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

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

\*paid to city employees directly or through transfer

**Primary expenditures**

- capital projects: downtown lights, Cassen Park
- Master Plan update, Memorial Gardens retaining wall

		FY 2020	% total	FY 2019	% total	FY 2018	% total
Revenues (x 000)							
TIF	county TIF*	\$693	51%	\$664	56%	\$672	43%
	hospital TIF	40	3%	38	3%	38	2%
	city TIF	454	33%	443	37%	431	27%
	subtotal	\$1,187	86%	\$1,145	94%	\$1,141	72%
NON TIF	grants received*	\$192	14%	\$50	4%	\$431	27%
	miscellaneous	7	1%	17	1%	11	1%
	subtotal	\$199	14%	\$67	6%	\$442	28%
Total revenue		\$1,386	100%	\$1,212	100%	\$1,583	100%
Expenses (x000)							
CAPITAL	debt payments	\$0	0%	\$0	0%	\$0	0%
	capital projects	1,147	74%	687	66%	526	51%
	grants awarded	0	0%	100	10%	82	8%
	subtotal	\$1,147	74%	\$788	76%	\$608	59%
NONCAPITAL	policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
	operating/maintenance/other	399	26%	248	24%	421	41%
	administration	0	0%	0	0%	0	0%
	subtotal	\$399	26%	\$248	24%	\$421	41%
Total expenses		\$1,546	100%	\$1,036	100%	\$1,029	100%
net change in fund balance		(160)		176		554	
Fund balance - ending		\$1,655		\$1,815		\$1,639	

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

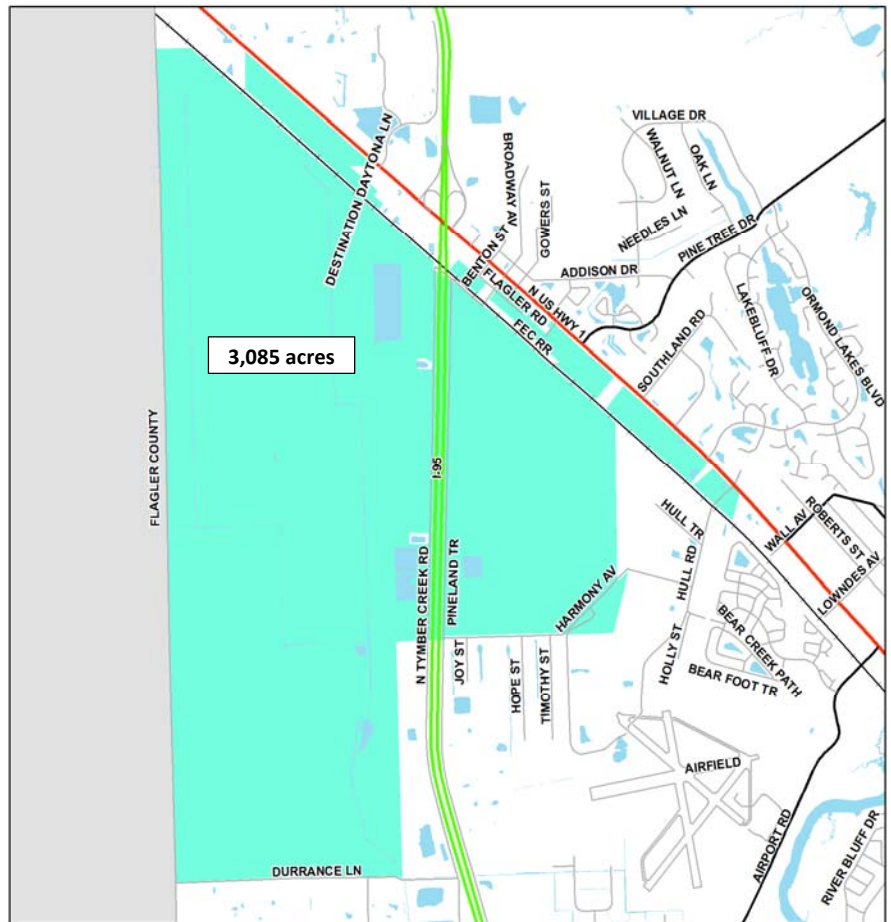
**2006-2020 cumulative  
county TIF contributions:  
\$136,820**

**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



2020	
<b>Debt (\$ x 000)</b>	none
<b>Personnel: 0.00 FTE (\$ x 000)</b>	\$0*
*paid to city employees directly or through transfer	
<b>Primary expenditures</b>	-N/A

	FY 2020	% total	FY 2019	% total	FY 2018	% total
<b>Revenues (x 000)</b>						
county TIF	\$44	50%	\$41	50%	\$32	52%
hospital TIF	3	4%	3	4%	0	0%
city TIF	39	44%	36	44%	28	46%
<b>TIF subtotal</b>	<b>\$86</b>	<b>98%</b>	<b>\$80</b>	<b>97%</b>	<b>\$60</b>	<b>98%</b>
grants received	\$0	0%	\$0	0%	\$0	0%
miscellaneous	1	2%	2	3%	1	2%
<b>NON TIF subtotal</b>	<b>\$1</b>	<b>2%</b>	<b>\$2</b>	<b>3%</b>	<b>\$1</b>	<b>2%</b>
<b>Total revenue</b>	<b>\$87</b>	<b>100%</b>	<b>\$83</b>	<b>100%</b>	<b>\$61</b>	<b>100%</b>
<b>Expenses (x000)</b>						
debt payments	\$0	0%	\$0	0%	\$0	0%
capital projects	0	0%	0	0%	0	0%
grants awarded	0	0%	0	0%	0	0%
<b>CAPITAL subtotal</b>	<b>\$0</b>	<b>0%</b>	<b>\$0</b>	<b>0%</b>	<b>\$0</b>	<b>0%</b>
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other	0	0%	0	0%	0	0%
administration	0	0%	0	0%	0	0%
<b>NONCAPITAL subtotal</b>	<b>\$0</b>	<b>0%</b>	<b>\$0</b>	<b>0%</b>	<b>\$0</b>	<b>0%</b>
<b>Total expenses</b>	<b>\$0</b>	<b>0%</b>	<b>\$0</b>	<b>0%</b>	<b>\$0</b>	<b>0%</b>
net change in fund balance	87		83		61	
<b>Fund balance - ending</b>	<b>\$328</b>		<b>\$241</b>		<b>\$158</b>	



## Port Orange Summary for Two Port Orange CRAs

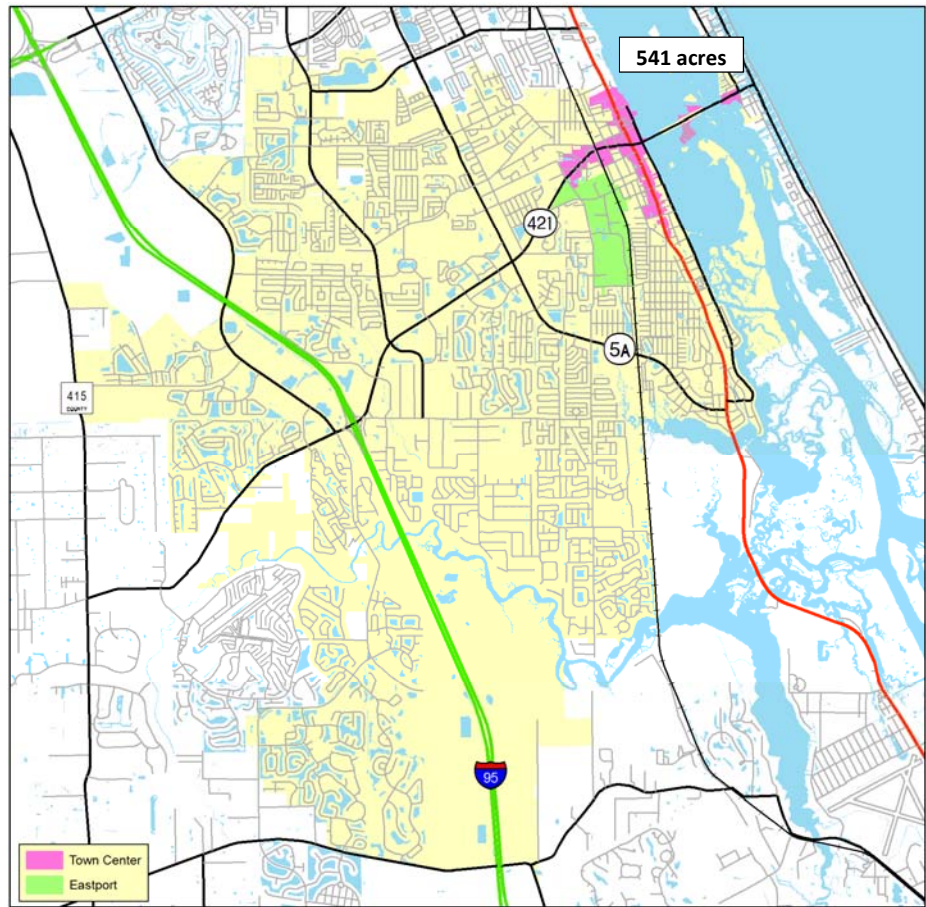
**1995-2020 cumulative  
county TIF contributions:  
\$3,602,852**

### 2 CRA boards:

city council

2 representatives from the district appointed by  
council

**contact:** Penelope Cruz, principal planner



2020			FY 2020	% total	FY 2019	% total	FY 2018	% total
<b>Debt (\$ x 000)</b>		<b>Revenues (x 000)</b>						
initial date	2006-2019	county TIF	\$233	54%	\$198	52%	\$196	44%
amount of initial debt	\$12,388	hospital TIF	13	3%	11	3%	12	3%
balance	\$9,673	city TIF	171	40%	145	38%	134	30%
maturity	2024-2036	<b>subtotal</b>	<b>\$417</b>	<b>97%</b>	<b>\$354</b>	<b>94%</b>	<b>\$342</b>	<b>77%</b>
		grants received	\$0	1%	\$0	1%	\$95	22%
		miscellaneous	12	3%	24	6%	6	1%
		<b>subtotal</b>	<b>\$12</b>	<b>3%</b>	<b>\$24</b>	<b>6%</b>	<b>\$101</b>	<b>23%</b>
<b>Personnel: 0.00 FTE (\$ x 000)</b>	\$0*	<b>Total revenue</b>	<b>\$429</b>	<b>100%</b>	<b>\$379</b>	<b>100%</b>	<b>\$443</b>	<b>100%</b>
<i>*paid to city employees directly or through transfer</i>		<b>Expenses (x000)</b>						
		debt payments	\$699	97%	\$625	95%	\$624	31%
		capital projects	0	0%	0	0%	1,386	68%
		grants awarded	6	1%	5	1%	1	0%
		<b>subtotal</b>	<b>\$705</b>	<b>98%</b>	<b>\$630</b>	<b>96%</b>	<b>\$2,011</b>	<b>99%</b>
<b>Primary expenditures</b>		policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
-capital projects		operating/maintenance/other	15	2%	25	4%	14	1%
		administration	0	0%	0	0%	0	0%
		<b>subtotal</b>	<b>\$15</b>	<b>2%</b>	<b>\$25</b>	<b>4%</b>	<b>\$14</b>	<b>1%</b>
		<b>Total expenses</b>	<b>\$720</b>	<b>100%</b>	<b>\$655</b>	<b>100%</b>	<b>\$2,025</b>	<b>100%</b>
		net change in fund balance	(290)		(276)		(1,581)	
		<b>Fund balance - ending</b>	<b>(\$3,785)</b>		<b>(\$3,494)</b>		<b>(\$3,217)</b>	

**Port Orange  
Eastport CRA  
1995-2036**

**1995-2020 cumulative  
county TIF contributions:  
\$1,716,366**

**CRA board:**

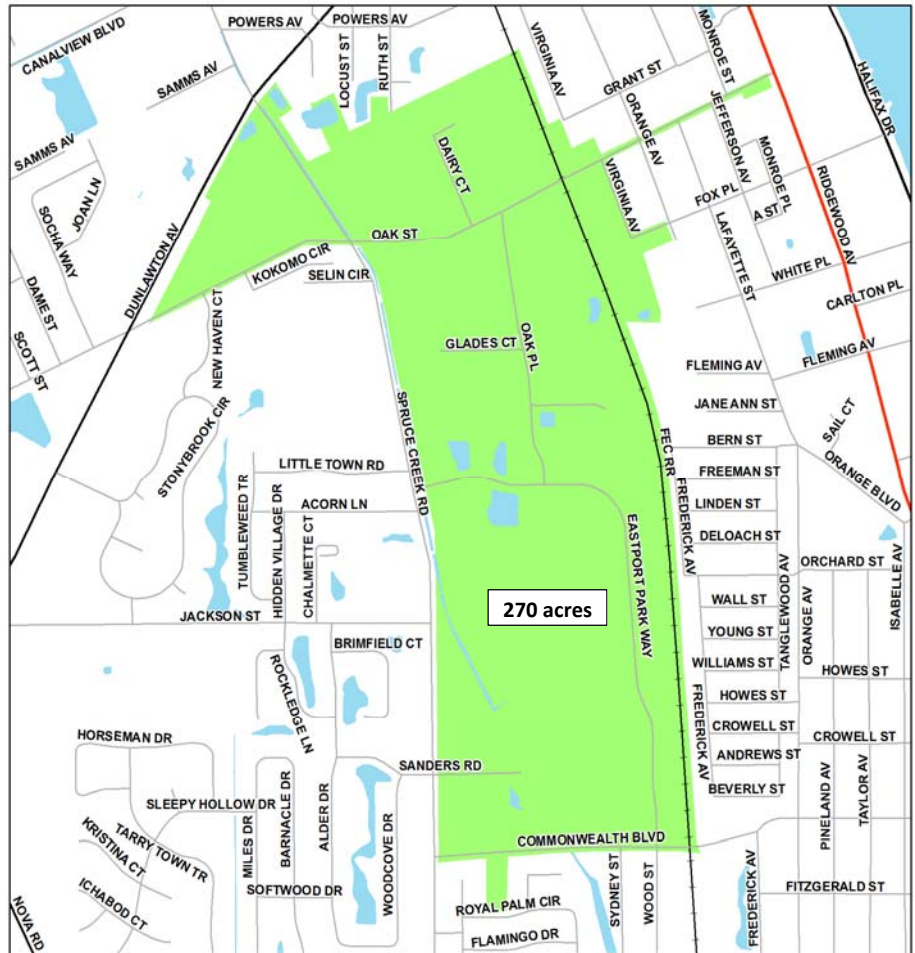
- city council
  - 2 representatives from the district appointed by council
- contact:** Penelope Cruz, principal planner

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

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

**Current focus of plan:**

- business park infrastructure



2020	
<b>Debt (\$ x 000)</b>	revenue bond
initial date	2006
amount of initial debt	\$2,500
balance	\$1,070
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 2020	% total	FY 2019	% total	FY 2018	% total
<b>Revenues (x 000)</b>						
TIF county TIF	\$137	54%	\$115	54%	\$113	57%
TIF hospital TIF	8	3%	6	3%	7	4%
TIF city TIF	101	40%	84	39%	76	38%
<b>subtotal</b>	<b>\$246</b>	<b>97%</b>	<b>\$204</b>	<b>95%</b>	<b>\$196</b>	<b>99%</b>
NON TIF grants received	\$0	0%	\$0	0%	\$0	0%
NON TIF miscellaneous	7	3%	10	5%	2	1%
<b>subtotal</b>	<b>\$7</b>	<b>3%</b>	<b>\$10</b>	<b>5%</b>	<b>\$2</b>	<b>1%</b>
<b>Total revenue</b>	<b>\$252</b>	<b>100%</b>	<b>\$214</b>	<b>100%</b>	<b>\$198</b>	<b>100%</b>
<b>Expenses (x000)</b>						
CAPITAL debt payments	\$241	97%	\$182	97%	\$177	97%
CAPITAL capital projects	0	0%	0	0%	0	0%
CAPITAL grants awarded	0	0%	0	0%	0	0%
<b>subtotal</b>	<b>\$241</b>	<b>97%</b>	<b>\$182</b>	<b>97%</b>	<b>\$177</b>	<b>97%</b>
NONCAPITAL policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
NONCAPITAL operating/maintenance/other	6	3%	6	3%	6	3%
NONCAPITAL administration	0	0%	0	0%	0	0%
<b>subtotal</b>	<b>\$6</b>	<b>3%</b>	<b>\$6</b>	<b>3%</b>	<b>\$6</b>	<b>3%</b>
<b>Total expenses</b>	<b>\$247</b>	<b>100%</b>	<b>\$188</b>	<b>100%</b>	<b>\$183</b>	<b>100%</b>
net change in fund balance	5		26		15	
<b>Fund balance - ending</b>	<b>\$335</b>		<b>\$330</b>		<b>\$304</b>	

# Port Orange Town Center CRA 1998-2036

**1998-2020 cumulative  
county TIF contributions:  
\$1,886,485**

## CRA board:

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

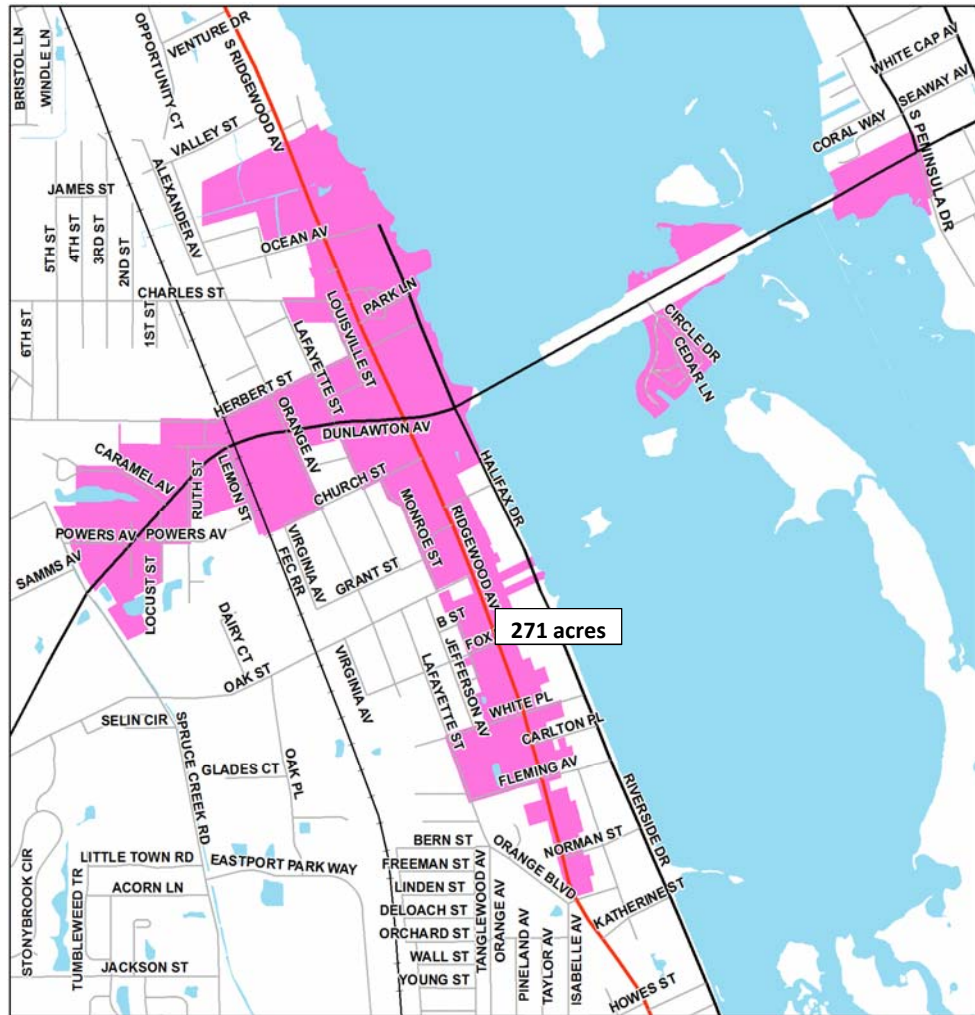
**contact:** Penelope Cruz, principal planner

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

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

## Current focus of plan:

- Riverwalk Park, Phase 3
- Ridgewood targeted businesses
- Down Under revitalization



## 2020

### Debt (\$ x 000)

internal loans							rev	bond
date	2019	2018	2017	2016	2015	2012	2010	2007
initial								
debt	\$ 325	\$1,547	\$570	\$304	\$785	\$339	\$418	\$5,600
balance	\$ 325	\$1,547	\$570	\$304	\$785	\$339	\$414	\$4,320
maturity	2025	2025	2025	2025	2025	2025	2025	2036
purpose	supplement fund						prop -	land
		prop					Cardwell	for
		purchase					Funeral	River-
							Home	walk
							on US 1	
project								
status	n/a	n/a	n/a	n/a	n/a	n/a	done	done

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

\*paid to city employees directly or through transfer

## Primary expenditures

-capital: debt

### Revenues (x 000)

		FY 2020	% total	FY 2019	% total	FY 2018	% total
TIF	county TIF	\$96	54%	\$84	51%	\$83	34%
	hospital TIF	5	3%	5	3%	5	2%
	city TIF	70	40%	62	38%	58	24%
	<b>subtotal</b>	<b>\$171</b>	<b>97%</b>	<b>\$150</b>	<b>91%</b>	<b>\$146</b>	<b>60%</b>
NON TIF	grants received*	\$0	-1%	\$0	-1%	\$95	38%
	miscellaneous **	5	3%	14	9%	4	2%
	<b>subtotal</b>	<b>\$5</b>	<b>3%</b>	<b>\$14</b>	<b>9%</b>	<b>\$99</b>	<b>40%</b>
<b>Total revenue</b>		<b>\$176</b>	<b>100%</b>	<b>\$164</b>	<b>100%</b>	<b>\$245</b>	<b>100%</b>
<b>Expenses (x000)</b>							
CAPITAL	debt payments	\$459	98%	\$443	96%	\$447	25%
	capital projects	0	0%	0	0%	1,386	75%
	grants awarded	6	1%	5	1%	1	0%
	<b>subtotal</b>	<b>\$465</b>	<b>98%</b>	<b>\$448</b>	<b>96%</b>	<b>\$1,834</b>	<b>100%</b>
NONCAPITAL	policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
	operating/maintenance/other	8	2%	19	4%	8	0%
	administration	0	0%	0	0%	0	0%
	<b>subtotal</b>	<b>\$8</b>	<b>2%</b>	<b>\$19</b>	<b>4%</b>	<b>\$8</b>	<b>0%</b>
<b>Total expenses</b>		<b>\$473</b>	<b>100%</b>	<b>\$467</b>	<b>100%</b>	<b>\$1,842</b>	<b>100%</b>
net change in fund balance		(297)		(303)		(1,597)	



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

\*1997-2050 under certain development conditions

**1997-2020 cumulative  
county TIF contributions:**  
**\$9,672,266**

**CRA board:**

city commission

**contact:**

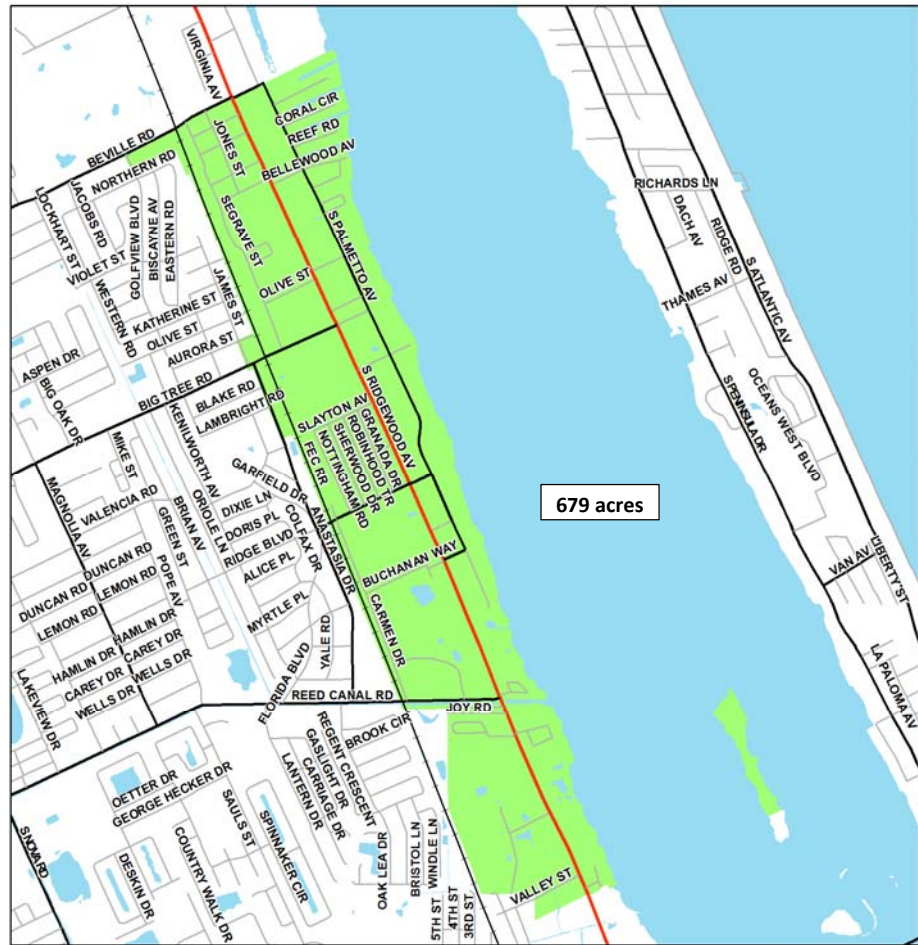
Patty Rippey, redevelopment director

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

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

**Current focus of plan:**

- pay down debt
- encourage economic development



	2020		
Debt (\$ x 000)	general fund loan	capital note	capital note
initial date	2015	2014	2006
amount of initial debt	\$3,163	\$3,750	\$3,000
balance	\$1,343	\$2,312	\$745
maturity	2023	2028	2024
purpose	US 1	US 1	US 1
project status	improve complete	improve complete	improve complete

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

1.00 redevelopment director

1.50 community policing officers

\*paid to city employees directly or through transfer

\$297

**Primary expenditures**

- debt payments

	FY 2020	% total	FY 2019	% total	FY 2018	% total
<b>Revenues (x 000)</b>						
county TIF	\$721	43%	\$670	44%	\$618	45%
hospital TIF	41	2%	38	2%	35	3%
city TIF	905	53%	827	53%	722	52%
<b>subtotal</b>	<b>\$1,667</b>	<b>100%</b>	<b>\$1,535</b>	<b>100%</b>	<b>\$1,375</b>	<b>100%</b>
<b>NON TIF</b>						
grants received	\$0	0%	\$0	0%	\$0	0%
miscellaneous*	0	0%	0	0%	0	0%
<b>subtotal</b>	<b>\$0</b>	<b>0%</b>	<b>\$0</b>	<b>0%</b>	<b>\$0</b>	<b>0%</b>
<b>Total revenue</b>	<b>\$1,667</b>	<b>100%</b>	<b>\$1,535</b>	<b>100%</b>	<b>\$1,375</b>	<b>100%</b>
<b>Expenses (x000)</b>						
debt payments	\$1,223	67%	\$973	67%	\$715	61%
capital projects	0	0%	3	0%	0	0%
grants awarded	1	0%	5	0%	10	1%
<b>subtotal</b>	<b>\$1,224</b>	<b>67%</b>	<b>\$981</b>	<b>68%</b>	<b>\$725</b>	<b>62%</b>
<b>NONCAPITAL</b>						
policing/enforcement program	\$297	16%	\$216	15%	\$218	19%
operating/maintenance/other	166	9%	111	8%	97	8%
administration	144	8%	141	10%	130	11%
<b>subtotal</b>	<b>\$607</b>	<b>33%</b>	<b>\$468</b>	<b>32%</b>	<b>\$445</b>	<b>38%</b>
<b>Total expenses</b>	<b>\$1,831</b>	<b>100%</b>	<b>\$1,448</b>	<b>100%</b>	<b>\$1,170</b>	<b>100%</b>
net change in fund balance	(164)		86		205	
<b>Fund balance - ending</b>	<b>\$214</b>		<b>\$378</b>		<b>\$292</b>	



# THE CITY OF DAYTONA BEACH COMMUNITY REDEVELOPMENT AGENCY

## 2020 Annual Report





# INTRODUCTION

## TAKING IT TO THE STREETS – CAPITAL PROJECTS & MORE

The annual report for the City of Daytona Beach Community Redevelopment Agency's fiscal year that began October 1, 2019 and ended September 30, 2020 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.

Despite the Coronavirus pandemic remaining a threat to our community's health and our economy most local businesses have demonstrated how patient, resilient, and creative they can be in the face of these difficult times. The effect of the initial surge of the virus was devastating to businesses who no longer had customers and struggled to retain their employees. Among the hardest hit were the local restaurants. The City and Downtown Development Authority played a key role in reaching out to these businesses to encourage outdoor dining, relaxing regulations to expand outdoor seating areas, identifying open businesses and promoting curbside take-out in the redevelopment area. Volusia County's creation of the Volusia ReLaunch Small Business Grant provided direct financial aid that proved to be a key factor in retaining many of the local businesses that may have otherwise shut their doors permanently in the redevelopment areas.

In 2019 a major infrastructure project that was planned to be the first phase of the Riverfront Park Master Plan in the 2010 was finally launched. The Master Plan which was adopted as part of an amendment to the Downtown / Ballough Road Redevelopment Plan proposed that as a first priority the City rebuild Beach Street, from a 4-lane commuter thoroughfare to a more pedestrian friendly 2-lane street that emphasizes the connection between the central business district, Riverfront Park, and the intercoastal Halifax River. Pictured on the cover page is the new Beach Street Streetscape completed in 2020 and the new Brown & Brown Insurance headquarters in the background giving promise for a better 2021. Beach Street north of Bay Street to Fairview Avenue is also in the planning stages to be reconstructed with the completion of the Brown & Brown Insurance headquarters in 2020 and after the completion of the first phase of Riverfront Park improvements in 2021.

Two major commercial corridors located in the Midtown Redevelopment Area also were in the final stage of completion in 2020. Dr. Martin Luther King Boulevard and Dr. Mary McCleod Bethune Boulevard streetscape improvements have added amenities and a new look. The next challenge on these streets is to fill the vacant storefronts. Some businesses are planning to open and are applying for Redevelopment grant funds to make their dreams a reality.

The Sweetheart Trail along the Halifax River, a part of the East Coast Greenway Trail system that connects Florida to Maine, is nearing completion. The Tom Staed Veterans Memorial Bridge has finally opened. The Downtown Farmers' Market, Florida's oldest market, moved from City Island to Magnolia Avenue between Beach Street and Palmetto Avenue that has new landscaping, lighting, and electrical service to provide a new event venue known as Market@Magnolia. Thirty-three parking spaces were added to the downtown public parking lot behind the Beach Street businesses as part of a lease with option to buy 125 S. Palmetto Avenue. And last but not least, the Daytona Tortuga's baseball team will be back to play ball at Jackie Robinson Ball Park in 2021!

# WHO IS THE COMMUNITY REDEVELOPMENT AGENCY

## THE CITY OF DAYTONA BEACH COMMUNITY REDEVELOPMENT AGENCY

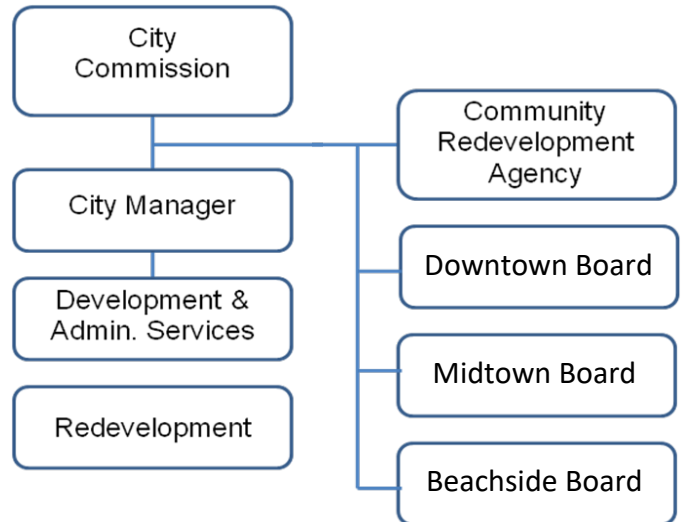
The City of Daytona Beach City Commission serves as the Community Redevelopment Agency (CRA). The CRA meets at least quarterly and can call special meetings and workshops as required to conduct the business of the Agency. Meetings are held in the City Commission Chambers at City Hall.



**CRA BOARD MEMBERS** (as of September 30, 2020)  
Front row left to right: Commissioner Quanita May, Mayor Derrick L. 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](http://www.codb.us)). In addition, the CRA meetings are broadcast live on Spectrum cable channel 13 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 including rezoning and special use requests. Meetings are held in the City Commission Chambers at City Hall.

*(Current board members as of September 30, 2020)*

### Downtown Redevelopment Board

*Meeting first Tuesday of each month at Noon*

Scott Weidman, Chair; Sheryl Cook; Daniel Harshaw; Russell Holloway; Jake Nicely; Kent Sharples; and Cathy Washington\*.

### Beachside Redevelopment Board

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

Dino P. Paspalakis, Chair; Mike Denis; Gilbert Myara; Jennifer Nazak; Amy Pyle; Tony Servance\*; and Marcia Tuggle.

### Midtown Redevelopment Board

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

Pierre Louis, Chair; Terica Charles; Byron Cogdell; Shawn Collins; Tangela Hardy; Renee Richardson; Milverton Robinson\*; and Valencia Stubbs.

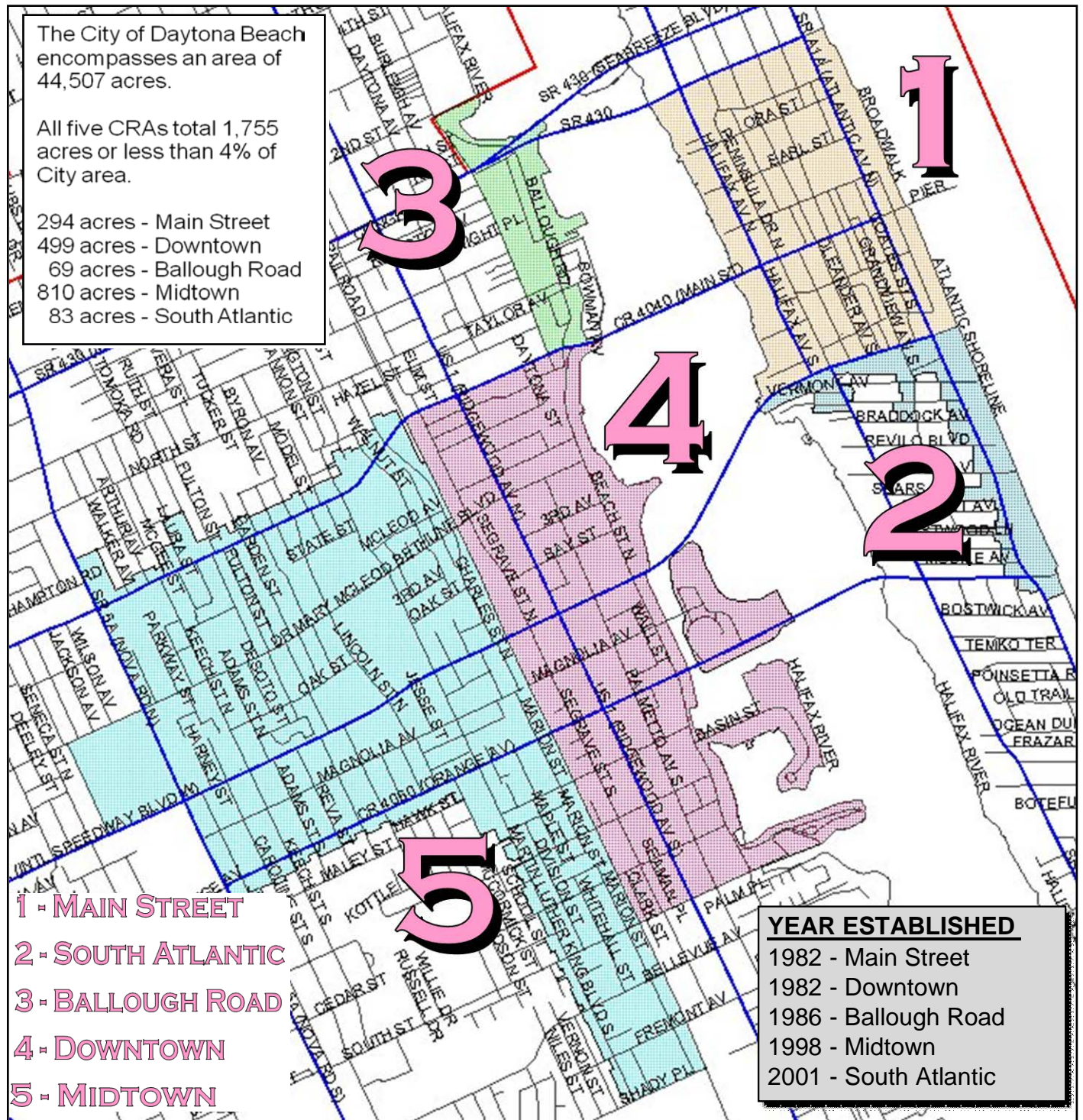
\* Planning Board appointment



# 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.





## Back to Basics: Reinvesting in Public Infrastructure

With businesses closed and people staying home due to the Coronavirus pandemic in March 2020 it was the perfect time to accelerate capital projects that would be more disruptive during normal times. This strategy worked. From Downtown's Beach Street and Magnolia Avenue projects to Midtown's Dr. Martin Luther King Boulevard and Dr. Mary McCleod Bethune Boulevard projects, the City of Daytona Beach successfully replaced utilities, streets, and sidewalks in these redevelopment areas, with the majority of funds coming from the City and grant funds.

## Downtown's Beach Street Stays Open with a Fresh New Look!

Beach Street never closed, nor did many of the local businesses that struggle to survive to this day. A carefully laid out plan to phase development kept traffic moving. P&S Paving, the primary contractor, not only stayed on schedule to finish work before the holiday shopping season, but they also were the customers who got to know the businesses, buying their food, goods, and services and giving a positive experience that often does not happen when the barricades go up.

Beach Street is completely reopened with wider sidewalks, new pavers, lighting and landscaping, and more parking on both sides of the street. Ample parking is also available behind the shops. Signs were posted in the area to make it easier to find public parking, which can be accessed from the side streets and Palmetto Avenue.

Twenty-seven new palm trees have been planted as part of the streetscape from Orange Avenue to Bay Street. The 15-foot trees are Livistona Nitida Palms and are drought resistant, cold and heat tolerant and require less maintenance than the previous Washingtonia palms. Landscapers will add potted plants in the next few weeks. Crews have also restored the decorative arches on Beach Street.

In the end, more parking, wider sidewalks, and new trees and lighting now accompany a street that slows down traffic in favor of pedestrians who will soon enjoy a safe walk from the shops and restaurants to the new Riverfront Park and Halifax River.



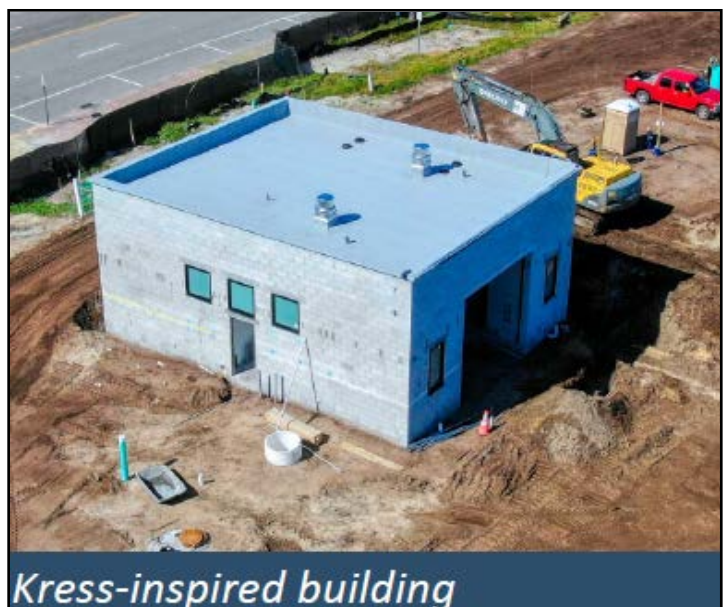


## Daytona Beach Riverfront Esplanade transformation underway

As the Beach Street Streetscape nears completion, the reimagining of the downtown area continues with the transformation of Riverfront Park into the Daytona Beach Riverfront Esplanade. Work began in the spring on Phase One, which is from Main Street to International Speedway Boulevard (ISB). A new dog park and sweeping event lawn are starting to take shape. A Kress-building inspired restroom that will serve as a gateway to Manatee Island is almost complete. This area will also feature swings for adults and kids, and Bethune Plaza, which is on axis with Dr. Mary McLeod Bethune Blvd. Crews are working on a Ranger Station to house park staff. This area will also have an Osprey Tower and the Veterans monument will have color-change fountains added on each side.



The Halifax River Overlook is also nearing completion, which will include an ADA-compliant spiraling walkway and the overlook will be raised about 10 feet. When finished, visitors to this area will be elevated about 15 feet above sea level and able to enjoy enhanced views of the area. The walkway will also be bordered by large coquina boulders, knitting it into the water's edge. Phase One is scheduled to be complete in March 2021, and then Phase Two will begin, which is from ISB to Orange Ave. This area will feature four gardens—Coastal Dune, Palm, River and Rose, as well as an iconic splash pad. The park is scheduled to open late 2021.





### Riverfront Park Seawall Replacement Project Update

The city was awarded a \$101,000 grant from the Florida Inland Navigation District (FIND) to offset the cost of the design of a seawall along Riverfront Park between Orange Avenue and International Speedway Blvd. Port Orange-based Dredging & Marine Consultants is currently designing the 1,400 linear-foot seawall and is about 60% complete. A new seawall is necessary to stabilize the shoreline in Riverfront Park which will allow for future construction of park improvements associated with the Brown Riverfront Esplanade Foundation's master plan. Built decades ago, the existing seawall is made from coquina block. Designs for the new seawall call for a wall made of heavy-duty modern materials with a concrete cap and a decorative railing.

Crews started at ISB and have been working in sections to demolish the old seawall and install new sheet piling. As part of the \$3.1 million project, crews will also remove and replace the observation decks, backfill the shoreline, restore the pedestrian bridge, construct multiple stormwater pipe outfalls and install new manholes, stormwater pipes and stormwater backflow preventers. The replacement of the seawall from ISB to Orange Avenue is nearly complete. The project is scheduled to be substantially complete in early 2021.



### Sweetheart Trail Grant Funding

The City of Daytona Beach was awarded \$275,860 to fund two projects for the SUNTrail program, an initiative that is creating off-paved trails and greenways throughout the state. The two projects are located at Beach Street from Bellevue Avenue to Marina Point Drive and Beach Street from Marina Point Drive to Orange Avenue, which are portions of the city's Sweetheart Trail. These areas are the final sections of the 12-foot wide, concrete, multi-use trail along the Halifax River to be constructed.

### Ballough Rd. gets water lines, new paving.

Ballough Road from Fairview Avenue to the southern side of the Ballough Road Bridge has been repaved following the completion of a city utility project that upgraded infrastructure in the area. The \$181,338 utility project installed new underground potable water pipes within the Ballough Road right-of-way between Lexington Drive and Fairview Avenue. The improvements were required in advance of the full depth reclamation project along Ballough Road.





### Veterans Memorial Bridge Opens, Finally!

Volusia County officials have announced that the new Tom Staed Veterans Memorial Bridge over the Halifax River will reopen Thursday, Aug. 6. This new, high-level bridge is Florida's first concrete arch bridge. Design elements of the new two-lane bridge include handicap accessibility, 8-foot sidewalks, fishing piers on both sides, and plaques at 28 scenic overlooks commemorating conflicts in America's military history. Visit [www.VeteransMemorialBridge.com](http://www.VeteransMemorialBridge.com) for more information about the new bridge.



### Eat Greek Daytona Restaurant

Timing is everything. The day that the Covid-19 Emergency was announced by Florida's Governor was the day a new restaurant opened on Bay Street in Downtown Daytona Beach. With grant funds and incredible fresh food at a moderate price this first of its kind franchise in the United States (imported from Greece) has not only survived but thrived. A new expansive deck for outside dining provides plenty of fresh air. A great place for lunch!





## MLK Blvd. roadway reopened from Orange Avenue to ISB

The stretch of roadway on Dr. Martin Luther King Jr. Boulevard from Orange Avenue to International Speedway Boulevard has reopened after receiving its final paving. New decorative sidewalks and streetlight poles have been installed, and all underground utilities have been replaced, which was some of the oldest infrastructure in the city. In the coming weeks, crews will complete the decorative sidewalks after the wooden poles are removed, and the roadway will have its final striping. For more information about the MLK Road Project, visit [www.codb.us/MLKRoadProject](http://www.codb.us/MLKRoadProject). Project highlights include:

- 23 on-street parking spaces available
- New asphalt roadway has a 20-year design life
- Lifespan for new underground utilities is 50 years
- New LED streetlights are brighter, energy efficient
- ADA compliant sidewalks are 8-feet wide
- Curb ramps and crosswalks are ADA compliant
- Reclaimed water services extended to all properties
- Water services and city sewer laterals were replaced
- All vacant parcels now have utility services, which makes them more attractive for economic development





## Downtown Farmers' Market moves to Magnolia Avenue at Beach Street

The Daytona Beach Downtown Farmers' Market moved to its new home on Magnolia Avenue between Beach Street and Palmetto Avenue on August 29, 2020. The market is also being rebranded as Market@Magnolia, and will continue operating from 7 a.m. to noon every Saturday. Parking is available behind Beach Street businesses and can be accessed from Palmetto Avenue. At the market, patrons must follow CDC guidelines and maintain a distance of six feet from others, point at items to purchase and wear masks as well as disposable gloves.



## CRA leases vacant office building to add 33 spaces for public parking

Thirty-three parking spaces were added to the downtown public parking lot behind the Beach Street businesses as part of a lease with option to buy for 125 S. Palmetto Avenue. The office building is now used by Code Enforcement staff, the Police Department's Problem Oriented Policing (POP) Unit, and the DDA's Farmers' Market manager.

Property maintenance staff painted, installed new flooring and reconfigured some of the office spaces, while Information Technology employees extended the city's fiberoptic network to the 6,600 square foot building, adding security features and upgrading communications systems for phones and computers. In total 20 Code Enforcement employees and the 10-member POP Unit will be assigned to the one-story building, which is expected to be ready for occupancy next month.



## REDEVELOPMENT PROJECT & PROGRAM HIGHLIGHTS

### Convention Hotel ready to open! Oakridge Blvd. Utilities Upgraded

A new upgraded water main and sewer were installed on Oakridge Boulevard associated with Protogroup's \$192 million Convention Hotel and Condominium project on N. Atlantic Avenue. The work is taking place in the state-owned roadway's right-of-way. The project was completed in the summer of 2020.





## CRA Capital Expenditures FY 2020

### DOWNTOWN

Description	FY2020
BEACH STREET REDEVELOPMENT	\$ 20,000.00
WIRELESS CAMERAS-PARKING LOTS	\$ 24,857.72
ORANGE AVE TRAIL (SUN TRAIL)	\$ 27,048.11
<b>Total</b>	<b>\$ 71,905.83</b>

### BALLOUGH ROAD

Description	FY2020
BALLOUGH STREETSCAPE/BEAUTIFIC	\$ 100,586.78
BALLOUGH RD BRIDGE MAINTENANCE	\$ 16,257.10
<b>Total</b>	<b>\$ 116,843.88</b>

### MIDTOWN

Description	FY2020
MLK FROM ISB TO ORANGE AVE	\$ 604,879.16
<b>Total</b>	<b>\$ 604,879.16</b>

## Redevelopment Grant Program

### Fiscal Year 2020

Redevelopment Area	Amount	# Grants
Midtown	\$ 16,753	4
Main Street	\$ 13,922	5
Downtown	\$ 64,913	20
<b>Total</b>	<b>\$ 95,588</b>	<b>29</b>



## 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) 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. Financial information related to the CRA is taken from the Comprehensive Annual Financial Report (CAFR) to provide a format that complies with reporting requirements set forth in Section 163.387(8), Florida Statutes. It should also be noted that the financial information contained in this report is subject to a separate audit that at this time has not been completed. The final audited CAFR and CRA financial reports will be posted on the City's web site at [www.codb.us](http://www.codb.us) when they are completed.

THE CITY OF DAYTONA BEACH COMMUNITY REDEVELOPMENT AGENCY BALANCE SHEET GOVERNMENTAL FUNDS SEPTEMBER 30, 2020						
	Downtown Trust Fund	Main Street Trust Fund	Ballough Road Trust Fund	Midtown Trust Fund	South Atlantic Trust Fund	TOTAL
<b>ASSETS:</b>						
Equity in pooled cash, cash equivalents, and investments	2,411,915	4,694,648	1,579,769	944,088	392,350	10,022,770
Receivables (net)						
Notes	-	-	-	158,396	-	158,396
Prepays	-	-	-	-	-	-
Total assets	2,411,915	4,694,648	1,579,769	1,102,484	392,350	10,181,166
<b>LIABILITIES:</b>						
Accounts payable and other liabilities	24,689	4,742	5,066	73,515	446	108,457
Due to other governments	157	238	-	1	-	396
Total liabilities	24,846	4,980	5,066	73,515	446	108,853
<b>FUND BALANCES:</b>						
Non-spendable:						
Prepays	-	-	-	-	-	-
Restricted:						
Debt Service	-	-	-	-	-	-
Economic Environment	2,387,069	4,689,669	1,574,703	1,028,969	391,905	10,072,314
Leisure Services	-	-	-	-	-	-
Transportation	-	-	-	-	-	-
Other Projects	-	-	-	-	-	-
Total fund balance	2,387,069	4,689,669	1,574,703	1,028,969	391,905	10,072,314
Total Liabilities and fund balances	2,411,915	4,694,648	1,579,769	1,102,484	392,351	10,181,166

# 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, 2020.

**THE CITY OF DAYTONA BEACH, COMMUNITY REDEVELOPMENT AGENCY  
COMBINING SCHEDULE OF DEPOSITS AND WITHDRAWALS  
REDEVELOPMENT TRUST FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	Downtown Redevelopment Trust Fund	Main Street Redevelopment Trust Fund	Ballough Road Redevelopment Trust Fund	Midtown Redevelopment Trust Fund	South Atlantic Redevelopment Trust Fund	Total
<b>DEPOSITS:</b>						
Tax increment revenues:						
Daytona Beach	\$ 529,325	\$ 2,065,205	\$ 96,083	\$ 265,782	\$ 92,282	\$ 3,048,677
Volusia County	505,035	1,954,403	91,677	249,395	87,391	2,887,901
Halifax Hospital	32,038	124,997	5,815	16,087	5,585	184,522
East Volusia Mosquito Control	16,986	66,270	3,083	8,529	2,961	97,829
Ponce DeLeon Inlet and Port Authority	8,393	32,747	1,524	4,214	1,463	48,341
Volusia ECHO	18,070	70,500	3,280	9,073	3,150	104,073
Volusia Forever	10,137	39,551	1,840	5,090	1,767	58,385
Downtown Development Authority	55,657	-	-	-	-	55,657
Licenses and permits	434	11,374	-	-	-	11,808
Income on investments	6,344	13,175	4,496	3,422	938	28,374
Miscellaneous	5	12,612	-	-	-	12,617
Total deposits	1,182,424	4,390,834	207,798	561,592	195,536	6,538,184
<b>WITHDRAWALS:</b>						
Current operating:						
Personnel services	126,434	173,402	26,871	80,712	2,861	410,280
Professional services	-	1,981	-	-	-	1,981
Contractual services	207,411	103,919	46,307	24,304	2,430	384,371
Materials and supplies	169	1,345	-	6,829	-	8,343
Grants and subsidies	89,005	24,222	-	16,753	-	129,981
Capital outlay	27,048	-	100,587	604,879	-	732,514
Transfers to debt service funds	173,100	2,511,419	-	211,179	-	2,895,697
Total withdrawals	623,166	2,816,288	173,765	944,656	5,291	4,563,166
Excess (deficiency) of deposits over (under) withdrawals	559,257	1,574,546	34,033	(383,064)	190,245	1,975,017
<b>FUND BALANCE:</b>						
Beginning	1,827,815	3,115,122	1,540,669	1,412,032	201,658	8,097,296
Ending	\$ 2,387,072	\$ 4,689,667	\$ 1,574,702	\$ 1,028,968	\$ 391,903	\$ 10,072,312

# FINANCIAL INFORMATION

THE CITY OF DAYTONA BEACH, COMMUNITY REDEVELOPMENT AGENCY  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020

	Redevelopment Trust
REVENUES:	
Taxes	\$ -
Licenses and permits	11,808
Intergovernmental	3,436,708
Charges for services	12,612
Fines and forfeitures	-
Special assessments/impact fees	-
Income on investments	28,374
Miscellaneous	5
Total revenues	3,489,507
EXPENDITURES:	
Current operating:	
General government	-
Public safety	-
Physical environment	-
Transportation	-
Economic environment	934,955
Human services	-
Culture and recreation	-
Capital outlay	732,514
Total expenditures	1,667,469
Excess (deficiency) of revenues over (under) expenditures	1,822,038
OTHER FINANCING SOURCES (USES):	
Transfers in	3,048,677
Transfers (out)	(2,895,697)
Total other financing sources (uses)	152,980
Net change in fund balances	1,975,018
FUND BALANCES:	
Beginning	8,097,296
Ending	\$ 10,072,314



# FINANCIAL INFORMATION

THE CITY OF DAYTONA BEACH  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL  
REDEVELOPMENT TRUST SPECIAL REVENUE FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020

	Budgeted Amounts		Actual Amounts	Variance
	Original	Final		
REVENUES:				
Licenses and permits	\$ 18,561	\$ 18,561	\$ 11,808	\$ (6,753)
Intergovernmental	3,460,677	3,495,992	3,436,708	(59,284)
Charges for services	12,000	12,000	12,600	600
Income on investments	-	-	28,374	28,374
Miscellaneous	2,602,026	2,026	17	(2,009)
Total revenues	6,093,264	3,528,579	3,489,507	(39,072)
EXPENDITURES:				
Current operating:				
General government	-	61,524		61,524
Transportation	-	16,257	16,257	-
Economic environment	2,103,069	2,183,903	918,698	1,265,205
Grants and aids	-	1,206,240	-	1,206,240
Capital outlay	3,839,260	5,263,668	732,514	4,531,154
Total expenditures	5,942,329	8,731,592	1,667,469	7,064,123
Excess (deficiency) of revenues over (under) expenditures	150,935	(5,203,013)	1,822,038	7,025,051
OTHER FINANCING				
SOURCES (USES):				
Transfers in	3,051,457	3,048,462	3,048,677	215
Transfers (out)	(2,895,698)	(2,895,698)	(2,895,697)	1
Total other financing sources (uses)	155,759	152,764	152,980	216
Net change in fund balance	306,694	(5,050,249)	1,975,018	7,025,267
FUND BALANCE:				
Beginning	8,097,296	8,097,296	8,097,296	-
Ending	\$ 8,403,990	\$ 3,047,047	\$ 10,072,314	\$ 7,025,267

## 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, is in substance, part of the primary government’s operations, even though it is a legally separate entity. Thus the blended component unit is appropriately presented as a fund of the primary government. The discretely presented component units are reported in a separate column in the government-wide financial statements to emphasize that they are legally separate from the City. All component units have a September 30 year-end.

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

The Daytona Beach Community Redevelopment Agency (CRA) was created pursuant to Chapter 163, Part III, Florida Statutes, and Ordinance 82-255 in August 1982. Although legally separate, the CRA is a blended component unit of the City and is reported as if it were part of the City, as a special revenue fund. The CRA is governed by a board of directors which is comprised of the City Commission; the CRA’s Chairman is the City’s Mayor. The purpose of the CRA is to eliminate and prevent blight within the designated Community Redevelopment Areas of the City. These services provided by the CRA almost entirely benefit the City. Bond issuance authorization is approved by the City Commission. The CRA’s resources are pledged to repay its associated debt; and, if those resources are insufficient, then the City has obligated its non-ad valorem revenues in any amount necessary to make such debt repayment. The CRA does not issue separate financial statements. As required by Section 163.387(8), Florida Statutes, additional financial information is included on page 161 in the Combining and Individual Fund Statements and Schedules section of this report.

## FINANCIAL INFORMATION

### NOTE 5 - RECEIVABLES

Below is the detail of receivables, including applicable allowances for uncollectible accounts, at September 30, 2020:

Description	Receivables	(Less) Allowance for Uncollectibles	Receivables (Net)
Governmental Funds:			
General Fund	\$ 3,950,731	\$ (601,768)	\$ 3,348,963

### NOTE 6 - NOTES RECEIVABLE

The following is a summary of notes receivable at September 30, 2020:

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. Beginning August of 2020 an agreement was reached for payments of \$1,000 monthly to be received through December 2020 while refinancing is sought from another lender. The balance due on the note as of September 30, 2020 is \$158,396.



## FINANCIAL INFORMATION

### NOTE 8 – INTERFUND BALANCES AND TRANSFERS (CONTINUED)

#### C. Interfund Transfers:

Description	Transfers In							
	Governmental Funds					Proprietary Funds		
	Total Transfers (Out)	General Fund	Redevelopment Trust	Capital Projects	Nonmajor Governmental Funds	Stormwater Fund	Nonmajor Enterprise Funds	Internal Service Funds
<b>Governmental Funds:</b>								
General Fund .....	\$ 14,873,410	\$ -	\$ 3,048,677	\$11,225,156	\$ 315,727	\$ -	\$ 283,850	\$ -
Redevelopment Trust .....	2,895,697	-	-	-	2,895,697	-	-	-
Capital Projects .....	148,234	148,234	-	-	-	-	-	-
Nonmajor governmental .....	607,139	-	-	-	607,139	-	-	-
<b>Total – governmental funds</b>	<b>18,524,480</b>	<b>148,234</b>	<b>3,048,677</b>	<b>11,225,156</b>	<b>3,818,563</b>	<b>-</b>	<b>283,850</b>	<b>-</b>
<b>Proprietary Funds:</b>								
Water and Sewer System .....	10,544,915	7,994,155	-	2,550,760	-	-	-	-
Solid Waste Management .....	9,962,062	9,962,062	-	-	-	-	-	-
Stormwater Improvement .....	7,430,878	7,430,878	-	-	-	-	-	-
Nonmajor enterprise .....	1,019,922	1,019,922	-	-	-	-	-	-
<b>Total – proprietary funds</b>	<b>28,957,777</b>	<b>26,407,017</b>	<b>-</b>	<b>2,550,760</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Internal Service Funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total</b>	<b>\$ 47,482,257</b>	<b>\$26,555,251</b>	<b>\$ 3,048,677</b>	<b>\$13,775,916</b>	<b>\$ 3,818,563</b>	<b>\$ -</b>	<b>\$ 283,850</b>	<b>\$ -</b>

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 2020. Transfers from the General Fund to four Nonmajor Enterprise Funds were made to cover prior year deficits. 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.

## 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, 2020 was \$21,425,000.

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. Effective October 1, 2019 the remaining balance of the Florida Tennis Center \$89,832 was transferred to a governmental activities with a remaining principal balance at September 30, 2020 for governmental activities was \$90,000.

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

## FINANCIAL INFORMATION

### A. Bonds Payable (continued):

Following is a description of bonds payable at September 30, 2020:

Description	Original Amount Issued	Principal Outstanding at September 30, 2020	Interest Rate	Final Maturity
Governmental activities:				
Capital Improvement Revenue Bonds:				
Series 2011 A	\$ 33,460,000	\$ 21,425,000	2% - 5%	2031
Series 2011 B	2,160,000	90,000	2% - 5%	2021
Total Capital Improvement Revenue Bonds	35,620,000	21,515,000		

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

Capital Improvement Revenue Bonds, Series 2011A and B					
Governmental activities					
Fiscal Year Ending	Series A		Series B		Total
	Principal	Interest	Principal	Interest	
2021	\$ 1,555,000	\$ 948,419	\$ 90,000	\$ 1,688	\$ 2,595,107
2022	1,615,000	879,581	-	-	2,494,581
2023	1,695,000	805,306	-	-	2,500,306
2024	1,765,000	735,003	-	-	2,500,003
2025	1,835,000	659,606	-	-	2,494,606
2026-2030	10,540,000	1,881,144	-	-	12,421,144
2031	2,420,000	57,475	-	-	2,477,475
	21,425,000	5,966,534	90,000	1,688	27,483,222
Unamortized Premium	75,917	-	356	-	76,273
Total	\$ 21,500,917	\$ 5,966,534	\$ 90,356	\$ 1,688	\$ 27,559,495



### **B. Notes and Loans Payable:**

#### **1. Capital Improvement Revenue Note, Series 2017**

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

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

The City refinanced the Capital Improvement Revenue Note with a 3.54% fixed rate loan from Branch Banking & Trust Company in the amount of \$1,568,000. The reacquisition price exceeded the net carrying amount of the old debt by \$12,268. This amount is being shown as a deferred outflow of resources and amortized over the term of the new debt issued, which is the same as the term of old debt. The City reduced its total debt payments over 11 years by \$159,385 which resulted in an economic gain (difference between the present values of the debt service payments on the old and new debt) of \$135,129. The original proceeds were used for the Magnolia Street streetscape. Principal and interest are payable from the Downtown Redevelopment Trust Fund tax increment revenues. The City has covenanted and agreed to budget and 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, 2020 was \$1,325,000.

## FINANCIAL INFORMATION

### 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. Tax Cuts and Jobs Act that took effect on January 1, 2018 reduced the corporate tax rate to 21 percent from a maximum rate of 35 percent. As a result, the interest rate on the loan has changed from 2.40 percent to 2.92 percent for the remaining term. 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, 2020 was \$3,854,387.

#### B. Pledged Revenues:

Information on pledged revenues and principal and interest payments are as follows:

Pledged Revenue	Debt Issue	Future Principal and Interest	Current Pledged Revenue	Current Principal and Interest	Current Percentage of Revenue
Impact Fees, Tax Increment and 5-Cent Gas Tax	Note Series 2010	\$ 4,961,373	\$ 2,467,914	\$ 815,149	33%
Tax Increment	Bond Series 2011 A	29,902,954	3,937,022	2,512,931	64%
	Note Series 2017	1,719,794	794,578	172,401	22%
		31,622,748	4,731,600	2,685,332	57%
Non Ad-Valorem	Bond Series 2011 B	186,637	17,352,350	103,069	1%
Utility System Operating Revenues	Bond Series 2012	43,514,850		4,067,100	
	Note Series 2016	7,577,005		285,184	
	Note Series 2017	15,025,135		2,464,327	
	State Revolving Fund Loans	50,750,501		1,582,983	
		116,867,491	23,377,003	8,399,594	36%
Marina Operating Revenues	Note Series 2017	7,219,048	1,081,706	725,171	67%
Stormwater Operating Revenues	State Revolving Fund Loans	1,904,856	7,669,938	369,430	5%
Totals		\$162,762,153	\$ 56,680,511	\$ 13,097,745	

## THE 2020 COVID RELIEF PACKAGE IN ACTION

### Volusia County's ReLaunch Volusia Small Business Reopening Grant

577 small businesses located in Daytona Beach were the recipients of \$1,743,000 in grant funds thanks to the County Council's \$10 million allocation of funding from the CARES Act and the commitment of County resources and staff to coordinate with local economic development practitioners. The team quickly developed the grant program under the leadership of Helga van Eckert, Director of the Volusia County Economic Development Division to reach out to small businesses and distribute financial assistance. Many of the businesses located in the City of Daytona Beach's Community Redevelopment areas received funding. With few exceptions, local businesses remain open, in part thanks to the County's leadership and the dedicated teamwork and collaboration with the cities. Thank you!



The Volusia County Economic Development Team Lineup  
From left to right: Virgil Kimball, Heather Edwards, Rick Karl, Helga van Eckert, Katrina Friel, Brad Harris, Joanne Magley

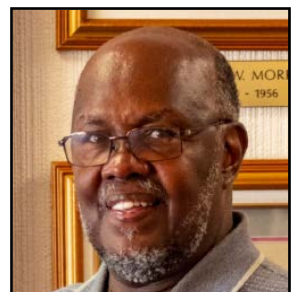


**WELCOME  
BACK !**



### Charles Bryant Ends His Career at the City of Daytona Beach

Daytona Beach's Redevelopment Project Manager Charles Bryant who was recently named the 2019 Volusia League of Cities "Community Planning & Development Employee of Year" said farewell to his friends and colleagues at the City of Daytona Beach at the end of July 2020. He has never stopped his work to keep giving back to his community and will continue to be a positive influence for many years to come.



#### FOR MORE INFORMATION ABOUT US

Call: (386) 671-8180  
Visit: [www.codb.us](http://www.codb.us) or 301 S. Ridgewood Ave.  
Daytona Beach FL 32115-2451

#### REDEVELOPMENT DIVISION STAFF

Redevelopment Director	Reed Berger
Redevelopment Project Manager	Charles Bryant



City of DeLand  
Downtown Community  
Redevelopment Agency

Annual Report  
FY 2019 - 2020

Prepared by  
City of DeLand  
&  
MainStreet DeLand Association

## **Downtown Community Redevelopment Agency**

### **Board Membership as of 10/1/19**

Robert F. Apgar, DeLand Mayor Seat 1

Charles Paiva, DeLand Commissioner Seat 2

Jessica Davis, DeLand Commissioner Seat 3

Christopher Cloudman, DeLand Commissioner Seat 4

Kevin Reid, DeLand Commissioner Seat 5

Bill Budzinski, Downtown Business Representative

Ella Ran, Downtown Business Representative

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

Michael Grebosz, Assistant City Manager

## **Introduction**

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

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

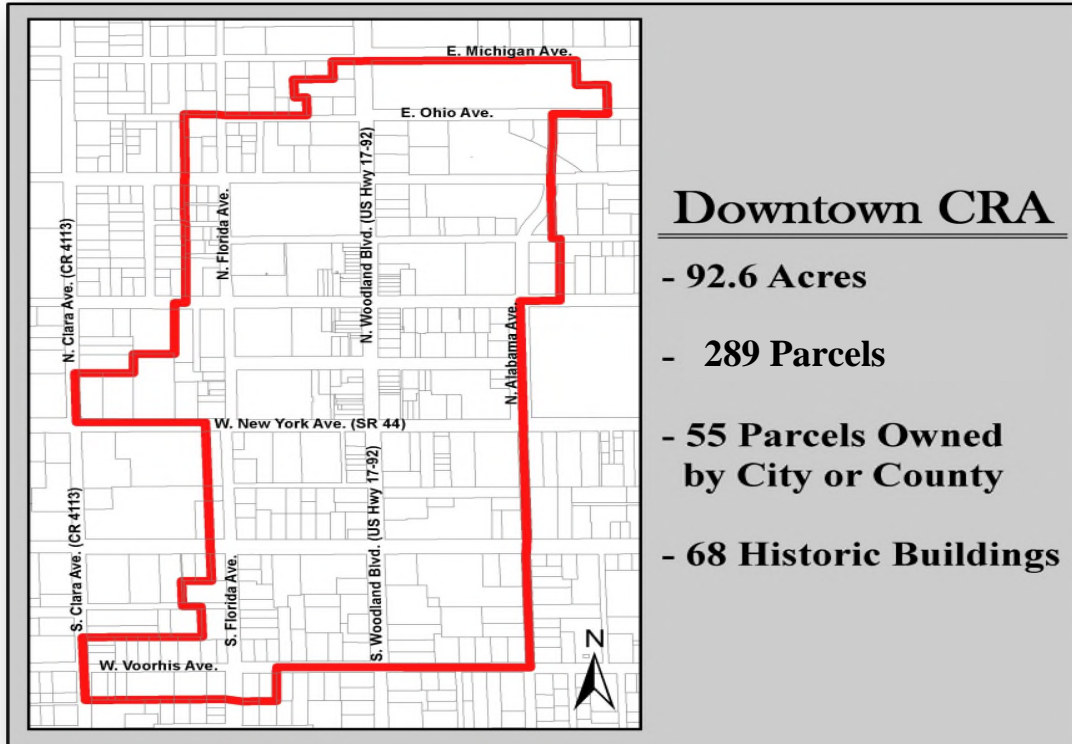
## **Board Meetings**

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.



*Downtown CRA Boundary Map 1*

## Financial Data

### Tax Increment Revenues by Year:

FY06-07 \$498,600	FY07-08 \$420,780	FY08-09 \$462,716	FY09-10 \$359,294	FY10-11 \$227,474	FY11-12 \$202,964	FY12-13 \$176,909
FY13-14 \$175,395	FY14-15 \$203,670	FY15-16 \$200,901	FY16-17 \$360,775	FY 17-18 \$385,073	FY 18-19 \$391,789	FY 19-20 \$499,853

### Total Expenditures:

\$281,046

## Property Values:

Values at creation:

\$20,034,463

Values as of 1/1 of the reporting year:

\$56,086,937

## Amount Expended on Affordable Housing:

\$0

## Audit Report

Full Downtown CRA audit report can be found at:

<https://drive.google.com/file/d/1Feekpz7SFk8u1iLHJWurNrU5VX6yKR8O/view>.

Below is the Downtown CRA excerpt from the audit report:

**CITY OF DELAND DOWNTOWN TAX INCREMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE /  
STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED SEPTEMBER 30, 2020**

	<b>Statement of Revenues, Expenditures, and Changes in Fund Balance</b>		<b>Statement of Activities</b>
	<b>General Fund</b>	<b>Adjustments</b>	<b>Governmental Activities</b>
<b>Revenues</b>			
Taxes	\$ 499,853	\$ -	\$ 499,853
Charges for services	58,528	-	58,528
Interest revenues	8,402	-	8,402
Miscellaneous	19,167	-	19,167
Total revenues	585,950	-	585,950
<b>Expenditures / expenses</b>			
Current:			
Community redevelopment	253,435	-	253,435
Capital outlay	600	-	600
Total expenditures / expenses	254,035	-	254,035
<b>Excess (deficiency) of revenues over expenditures / operating income (loss)</b>	331,915	-	331,915
<b>Other financing sources (uses)</b>			
Transfers out to primary government	(27,011)	-	(27,011)
<b>Net change in fund balance / net position</b>	304,904	-	304,904
<b>Fund balance / net position, beginning of year</b>	765,562	-	765,562
<b>Fund balance / net position, end of year</b>	<u>\$ 1,070,466</u>	<u>\$ -</u>	<u>\$ 1,070,466</u>

## **Summary of Achievements**

Fiscal Year 2019-2020 Capital and Non-Capital Projects:

The Downtown CRA has funded the following projects for FY 19-20:

- Façade Grant Program
- Mural Grant Program

### **• Façade Grant Program**

The CRA budgeted \$20,000 for improvement grants in the downtown DeLand core for Fiscal Year 2019-2020. There are six areas where grants can be utilized 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 application(s) for final approval.

\$20,000 in funding was expended this year on façade grants at the following location(s):

- 258 W. Voorhis Avenue - Underutilized Building

Façade 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.

This year, the Board approved to provide the J.W. Wright Building with the maximum funding to help with the renovations of the historic structure.

### **• Mural Grant Program**

The CRA budgeted \$5,000 for a mural grant program in the downtown DeLand core for Fiscal Year 2019-2020.

\$4,840 was spent this year on major mural repairs throughout the downtown.

Mural grants are essential to keeping the downtown looking fresh and attractive.



## **Other Items to Highlight**

### **Operating Expenses**

\$281,046 was spent this fiscal year for operating expenses.

- **Maintenance**

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, New York Avenue and Georgia 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.

- **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. Even during the pandemic the occupancy rate remained high.

Keeping active business occupancies is one of the primary goals for promoting and marketing of the downtown area. During non-COVID times, MainStreet DeLand, the CRA, and the City of DeLand work together to sponsor several downtown events each year, and to assist other organizations in hosting their downtown events. The MainStreet DeLand Association organizes, Tropical Nights, Ice Cream Walks, Wine-Women-and-Chocolate walks, Veterans Day Parade, DeLand Craft Show, the DeLand Bike Rally and several Christmas events.

For FY 19-20 COVID-19 put a freeze on any large scale events in the 2<sup>nd</sup> half of the fiscal year. MainStreet DeLand had to shift the focus from marketing events to marketing curb-side delivery, online shopping options for downtown businesses and other related promotions to assist businesses during COVID-19. MainStreet DeLand also put on several virtual meetings to help businesses with PPP loans and other business assistance services that were made available through the Federal, State and Local Governments.

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 \$95,000 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, 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.

- **Wayfinding Signage**

The City of DeLand working with the MainStreet DeLand Association, and LTG Engineering started work on implementing wayfinding signage throughout the downtown. The project had \$50,000 budgeted in FY 19-20. The project started with design input meetings with the MainStreet DeLand Association Design Committee along with city staff identifying locations for the signage. The project is in the design phase.

# **City of DeLand and Volusia County**

Spring Hill Community  
Redevelopment Agency

Annual Report  
FY 2019 – 2020

Prepared by  
City of DeLand



# Spring Hill Community Redevelopment Agency

## CRA Board Members as of 10/1/2019:

Bob Apgar, Chairman

Ben Johnson, Board Member

Jessica Davis, Board Member

Barbara Girtman, Board Member

Bo Davenport, Board Member

Grady Jackson, Board Member

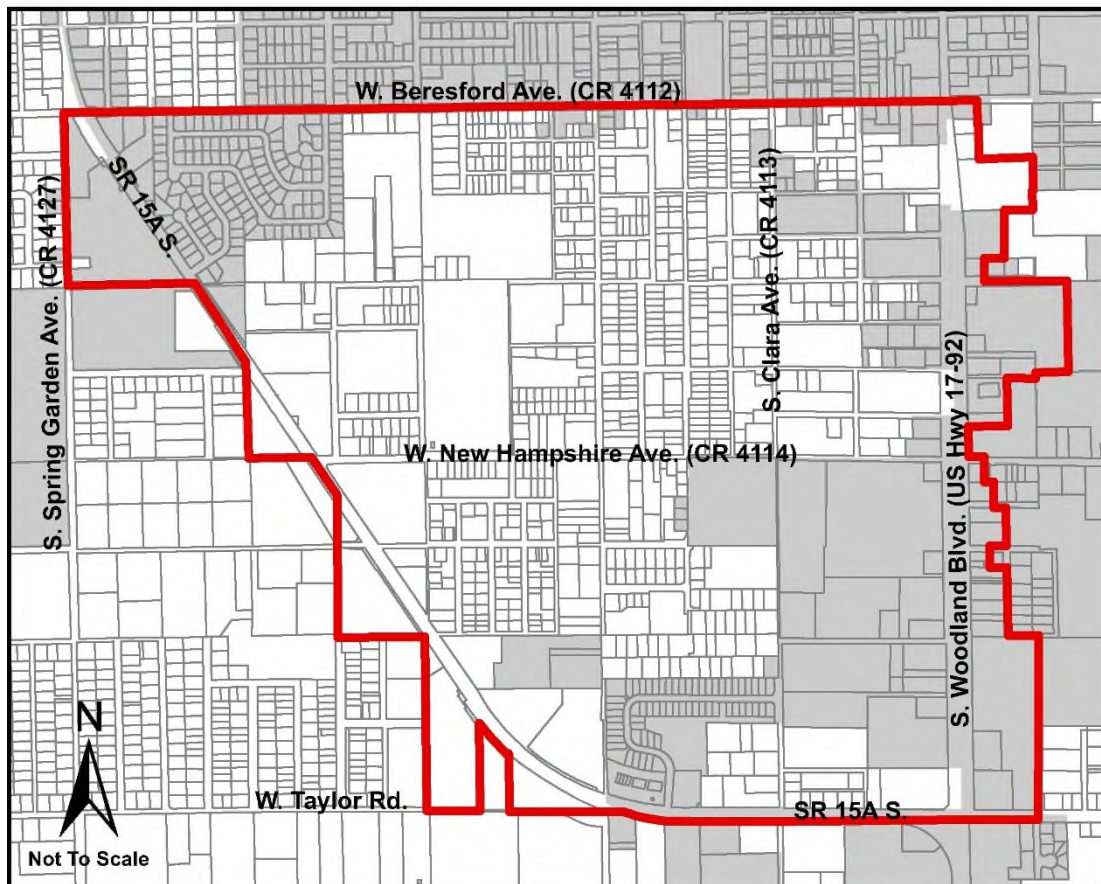
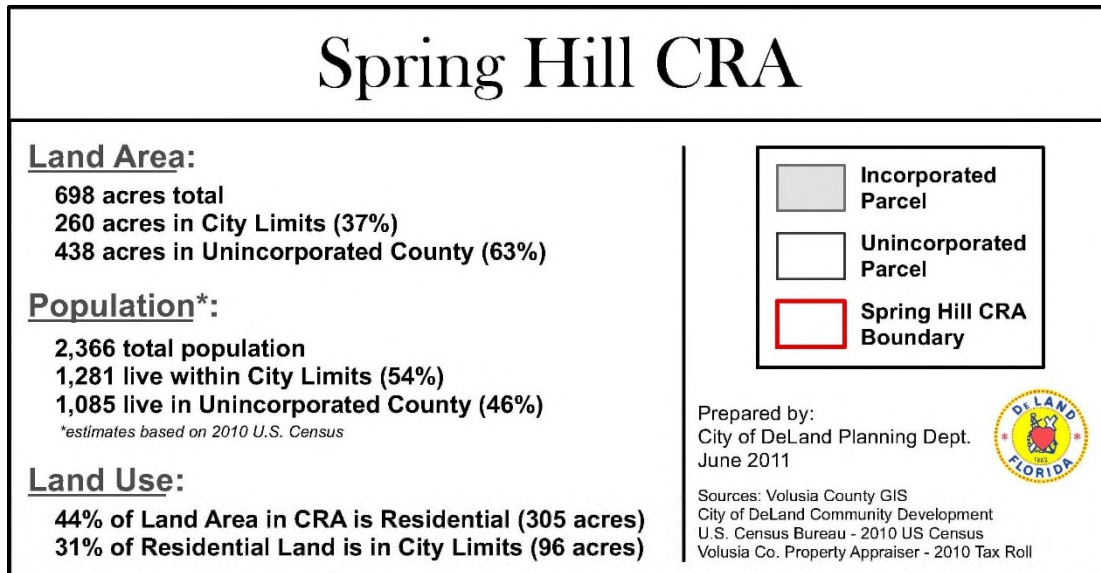
Charles Paiva, Board Member

## Staff Assigned to the CRA:

Michael Grebosz, Assistant City Manager

Kieu Moses, Risk/Safety/Events Manager

## Boundary Map:



Map of Spring Hill CRA Boundaries 1

## Board Meetings:

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

## Introduction:

As the City of DeLand and Volusia County grow and experience the effects of revitalization, economic development and population growth, they have recognized the challenges and issues facing the Spring Hill community. This CRA is needed to serve as the catalyst for change and revitalization of a densely populated low income neighborhood. The Spring Hill Redevelopment Area consists of 698 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; affordable housing and home ownership assistance programs; the installation of sanitary sewer lines and other public infrastructure utilizing Community Development Block Grant funding; sanitary sewer connection assistance programs; and exterior building improvement grants. Great strides have been made in some areas and incremental improvements in other areas have been made; however more can be done.



## Financial Data:

### Tax Increment Revenues by Year

<u>FY06-07</u>	<u>FY07-08</u>	<u>FY08-09</u>	<u>FY 09-10</u>	<u>FY 10-11</u>	<u>FY 11-12</u>	<u>FY 12-13</u>
\$261,772	\$347,482	\$295,626	\$196,571	\$0	\$0	\$0
<u>FY 13-14</u>	<u>FY 14-15</u>	<u>FY 15-16</u>	<u>FY 16-17</u>	<u>FY 17-18</u>	<u>FY 18-19</u>	<u>FY 19-20</u>
\$0	\$0	\$0	\$30,990	\$73,691	\$49,650	\$191,278

## Total Expenditures:

\$1,091,484

## Property Values:

Values at creation:

\$50,472,881 (Incorporated) \$21,264,498 (Unincorporated) – Total \$71,737,379

Values as of 1/1 of the reporting year:

\$56,558,826 (Incorporated) \$29,187,452 (Unincorporated) – Total \$85,746,278

## Amount Expended on Affordable Housing:

\$0

## Audit Report:

Full Spring Hill CRA Audit Report can be found at:

<https://drive.google.com/file/d/1VB9Jx8ffUvidgLmvhWIKsyqjCDzvedX0/view>.

Page 6 of this document contains the Spring Hill CRA excerpt from the audit report.

**SPRING HILL COMMUNITY REDEVELOPMENT AGENCY**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE /**  
**STATEMENT OF ACTIVITIES**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2020**

	Statement of Revenues, Expenditures, and Changes in Fund Balance		Statement of Activities
	General Fund	Adjustments	Governmental Activities
<b>Revenues</b>			
Taxes	\$ 191,278	\$ -	\$ 191,278
Intergovernmental	580,225	-	580,225
Interest revenues	3,818	-	3,818
Miscellaneous	4,200	-	4,200
Total revenues	<u>779,521</u>	<u>-</u>	<u>779,521</u>
<b>Expenditures / expenses</b>			
Current:			
Community redevelopment	144,991	-	144,991
Capital outlay	920,922	(920,922)	-
Depreciation	-	12,236	12,236
Total expenditures / expenses	<u>1,065,913</u>	<u>(908,686)</u>	<u>157,227</u>
<b>Excess (deficiency) of revenues over expenditures / operating income (loss)</b>	<u>(286,392)</u>	<u>908,686</u>	<u>622,294</u>
<b>Other financing sources (uses)</b>			
Transfers out to primary government	(25,571)	-	(25,571)
<b>Net change in fund balance / net position</b>	<u>(311,963)</u>	<u>908,686</u>	<u>596,723</u>
<b>Fund balance / net position, beginning of year</b>	631,775	1,040,996	1,672,771
<b>Fund balance / net position, end of year</b>	<u>\$ 319,812</u>	<u>\$ 1,949,682</u>	<u>\$ 2,269,494</u>

## Summary of Achievements:

### Fiscal Year 2019-2020 Capital and Non-Capital Projects:

The Spring Hill CRA has funded the following projects for FY 19-20:

- Exterior Improvement Grant(s)
- Property of the Quarter
- New Spring Hill Resource Center Construction
- Spring Hill Community Resource Center Operation

### Exterior Improvement Grant

Description: Grant program for residents to able to apply for assistance to improve the exterior of their property to help facilitate and encourage property improvements in the CRA. The grants are matched up to a certain percentage for property owners.

Two grants were awarded this year with over \$5,000 given out to property owners.

Projects typically include: storm door replacement, window replacement, stabilization, water-wise landscaping, exterior painting and hazardous tree removal.

### Property of the Quarter

Description: Recognition program for parcels in the CRA that awards the owner for upkeep and improvements to their property. The program was designed to assist with encouraging property owners to make improvements and/or maintain well-kept properties in the CRA.

The program recognizes a winner quarterly.



## New Spring Hill Resource Center Construction

The project was completed FY 19-20. The 3,000 square foot Dr. Joyce M. Cusack Resource Center opened its doors in late June of 2020. Due to the pandemic, a formal ribbon cutting ceremony has yet to take place.

The CRA spent \$920,922 this past year toward this project.

## Spring Hill Community Resource Center Operation

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

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 education, housing development education, and rental housing education. 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.

During the pandemic, the Resource Center provided PPE to the community and also assisted the community with additional sign-ups other pandemic assistance programs.

The Resource Center was utilized over 19,258 times this past year by clients.

The CRA spent \$119,777 this past year in personnel and operating costs for this item.

# **Southwest Deltona Community Redevelopment Area Annual Report 2019-2020**

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

The Southwest Deltona CRA projects are planned to move forward as the City budgets and plans accordingly. The CRA taxable value grew by 7.2% over the last year, which is largely due to changes in property changing ownership, which thus, allows properties to be taxed at current market value. State law provides a 10% annual cap for increases on non-homesteaded property tax assessments. The CRA should see a similar level of increase over the next year.

## **Base Year Taxable Value of all CRA Properties**

**Note all figures in this section unless otherwise stated are predicated on a September 30, 2020 date to coincide with the City budget process.**

\$51,486,555

**Total assessed real property values of property within the boundaries of the community redevelopment area as of September 30, 2020.**

\$73,847,860

## **Liabilities**

The CRA has no liabilities at this time.

## **Income**

The CRA has received \$130,699.00 in Ad Valorem Taxes, \$88,417.65 in intergovernmental income, and \$3,155.14 in interest totaling \$222,271.79.

## **Assets**

The CRA has received \$222,271.19 in income and has a fund balance of \$429,710.54 for the fiscal year ended September 30, 2020.

## **Projects started**

The City is currently participating in a Feasibility Study spearheaded by the River to Sea Transportation Planning Organization (R2CTPO), regarding the need for intersection

improvements at the CRA intersection of Deltona Boulevard and Normandy Boulevard. The intersection has been the scene of a number of vehicular accidents and fatalities over the years, which warrants being addressed. The TPO has provide a work authorization for the feasibility study to VHB, Inc, which required the City to provide a 10% local match of \$2,499.50 to conduct the study. There is anticipation the feasibility study will be complete in May 2021.

### **Expenditures**

In calendar year 2020 the CRA has expended \$2,499.50. At this time, CRA improvements are planned to be funded through a “pay-as-you-go” arrangement, whereby projects are paid for at the time of construction rather than relying on financing. Therefore, the CRA has been allowing funds to accumulate for use on future projects.

### **Total amount expended for affordable housing for low-income and middle-income residents.**

\$0

### **Achievement of Goals**

Currently, smaller projects are beginning to move forward which will work towards the goals established in the CRA plan.

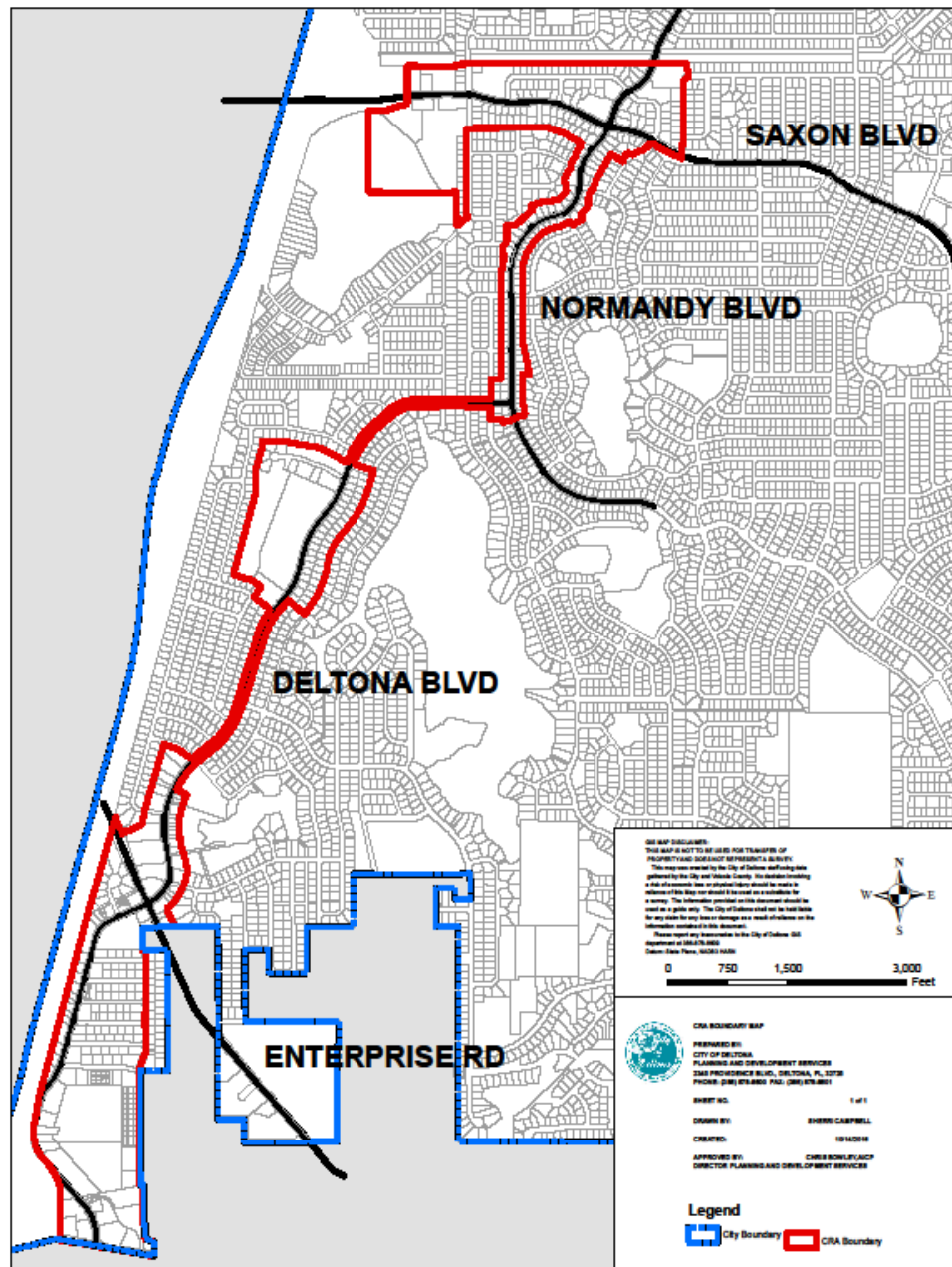
This is a list of the projects approved on December 14, 2020, in the meeting of the Southwest Deltona Community Redevelopment Area Board of Directors (SWDCRA Board):

1. Street Lighting – The CRA has several intersections and corridors that are less than optimally lighted. The Board approved a street light study by Duke Energy, the local electrical provider for this area. The Board also approved the creation of the SWDCRA Street Light District, to be developed in a phased program, starting with the N. Normandy Blvd. and Saxon Blvd. intersections and its approaches. Also, the section of N. Normandy Blvd., from Saxon Blvd. to Deltona Boulevard, will be included;
2. Obtaining LAP certification, or contracting for the LAP services;
3. ADA sidewalk improvements;
4. Funds for a Normandy Curve Feasibility Study;
5. TPO grant funds for the Intersection Improvement Feasibility Study, at the N. Normandy Blvd. and Deltona Boulevard intersection.

### ***Discussion of fund expenditures for Board approved projects:***

1. The estimate of Phase 1 (SWDCRA Street Light District) is \$53,313 annually, but may be revised per the Duke Energy Lighting Study. In addition, the cost of light construction is not known at this time;
2. The cost for LAP certification or consulting engagement is undetermined at this time;
3. The Board approved a \$10,000 annual expenditure of funds for phased sidewalk improvements;
4. The Board approved a \$28,000 annual expenditure, over five years, for bus stop improvements (for covered bus stops);

5. The Board approved \$40,000 for the TPO funding of the Normandy Curve Feasibility Study;
6. The Board approved the \$2,500 City match for the TPO Intersection Improvement Feasibility Study, at the N. Normandy Blvd. and Deltona Boulevard intersection.



## Southwest Deltona CRA Boundary Map



## Approved Projects Report

The following projects have been approved by the CRA Board. Below is an update of those projects.

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

Budgeted (2019) - \$20,000

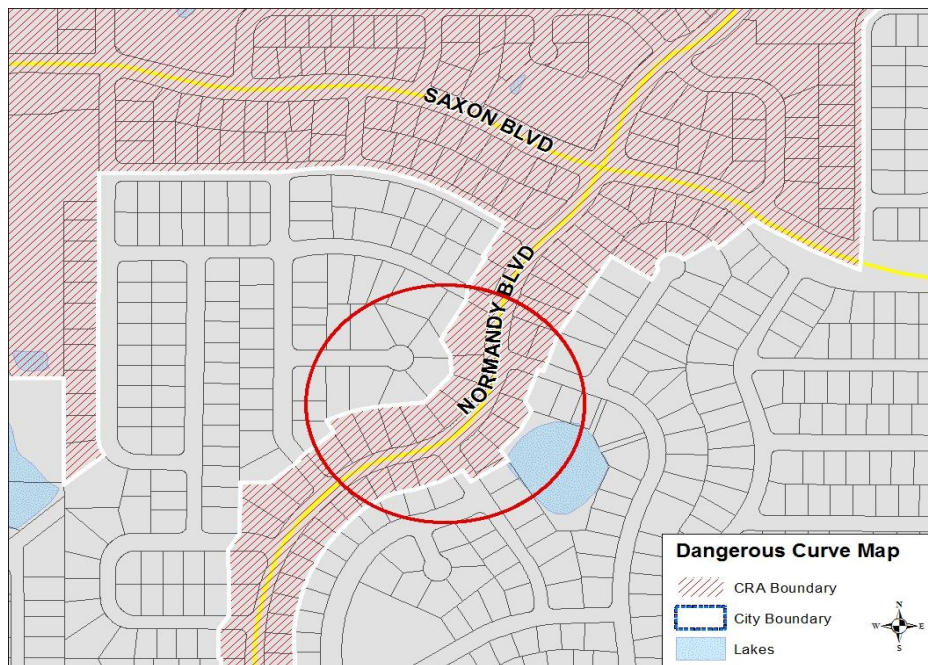
Spent (2020) - \$0

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

The curve in the 1500 block of East Normandy Boulevard has an extensive history of accidents, some being deadly. Deltona Public Works Department frequently has to replace the guard rails after accidents along this segment of the road. This section of road is a viable candidate for River2Sea R2CTPO safety improvement feasibility study. If awarded the grant, The River2Sea TPO would fund the feasibility study and require a minimum of a 10% local cash match from the City. The end result would be a study and report on the feasibility of the project as well as potential costs, and timeframes. See location map below.

Budgeted - \$40,000

Spent \$0



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

A roundabout at the intersection of Deltona Blvd. and Normandy Blvd. has long been suggested to eliminate the need for a stop light and improve traffic flow through this intersection. The River2Sea R2CTPO has awarded the grant to fund the feasibility study, which required a minimum of a 10% local cash match from the City. The end result will be a study and report on the feasibility of upgrading the intersection as well as potential costs, and timeframes. A roundabout could be a potential intersection upgrade.

Budgeted (2019) - \$7,500-(With TPO grant received, cost adjusted to \$2,500)

Spent (2020)- \$2,500

### **2020-2021 Proposed Projects**

Now that the CRA has some funds established, the City Staff recommends for Board consideration moving forward with additional projects. Two projects that would be affordable are the relocation and replacement of bus shelters and benches, and additional street lighting.

1. The Board has approved a Duke Energy Lighting Study for phased street lighting improvements. The annual expenditure (estimated) of \$53,313 lighting proposed would consist of LED lights at 11 under-lit intersections. CRA staff is proposing to pay for lights using CRA funds. The annual cost of the lights is \$53, 313.00. The construction costs have yet to be determined.
2. The CRA currently has five (5) bus shelters, two (2) of which impede the sidewalk. The Board approved moving forward with replacing a shelter each year for the next five (5) years, starting with the shelters located in the pedestrian path. The proposed shelters would be solar powered, and lit with LED lights providing increased pedestrian safety. Staff requests to allocate \$28,000 per year to this effort. This would include the shelter kits, concrete pad, surveying, and acquiring easements over private property as necessary.

### **Other Initiatives**

1. Blight: The CRA Board and citizens have commented on the condition of some of the buildings along the major thoroughfares within the CRA, more specifically Deltona Blvd. As part of this CRA update, Staff is requesting the City Commission authorize Staff to address some of the more apparent building issues that could constitute blight.

With regard to blight, Staff would suggest working in the 800 and 900 blocks of Deltona Blvd. to address run down and neglected commercial establishments. Two of these establishments were used for fueling stations and are associated with underground tanks. The City has initiated Code Compliance Cases regarding these properties. However, before taking more intensive code compliance actions the City needs to gain an understanding of the implications of either abating or foreclosing on the properties

in light of the tanks. In short, the City should avoid becoming liable for an extensive and expensive environmental clean-up. Therefore, in order to make an informed decision on how to move forward regarding these properties, Staff is suggesting a civil engineering firm be hired to research the status of the underground tanks.

Cost: \$17,000.00

2. Façade Grants: City Staff is suggesting the City explore establishing a grant program for business façade improvements. The grants will provide an alternative to the City undertaking code compliance action.

Costs: \$10,000.00

3. Benches: The City has had a contract with Maverick/Waverly to provide bus benches Citywide. A number of these benches are within the CRA. The contract with Maverick/Waverly will be cancelled. The goal is to issue a Request for Proposal (RFP) to solicit the provision of benches within the City and CRA. The goal is to improve ADA accessibility and derive a level of income from a franchise agreement. The RFP will be issued by the summer of 2021.

Cost: \$0.00

4. Central Sewer: The City commercial areas within the CRA are not well served by central sewer. The lack of a central sewer system within these commercial nodes creates a condition where business options are limited and redevelopment activity is more challenging. Lack of central sewer can contribute to blight. Therefore, Staff is suggesting the City extend sewer in the CRA starting along Deltona Blvd. generally in the 800-900 blocks, and along the Saxon Blvd. corridor to include the intersection of N. Normandy Blvd. and Saxon Blvd. There is recognition the County TIF contribution at this time cannot be used for utilities. However, City contributions are not encumbered as such. Therefore, City Staff suggests the City initiate study and design, as appropriate, to extend sewer within certain commercial areas of the CRA.

Cost: \$150,000.00

### **CRA Initiatives not Funded by the CRA**

The City is also using non CRA money to invest to upgrade the CRA. The below activities are examples of City activity within the CRA area not directly funded by the CRA:

Finally, the other noteworthy investments within the CRA but not necessarily funded through the CRA include:

1. Three crosswalks along Deltona Blvd. will be treated with internally illuminated pavement markers. One crossing is at the Deltona Travel Lodge along Deltona Blvd. The

other is associated with the intersection of Deltona Blvd. and Hummingbird Dr. The final crossing is at the intersection of Deltona Blvd. and Balsam Dr. These markers, intended to improve pedestrian safety, are to be funded by an appropriation granted to the City by the State legislature.

2. Major thoroughfares within the CRA such as Deltona Blvd. will be targeted for an urban forestry initiative intended to plant trees in a strategic manner. Goals of the proposal include mitigating the heat island effect of developed landscapes and improving the aesthetics of the City. Purchase of the trees to be planted will be financed by the City tree fund.



# City of Edgewater

## Community Redevelopment Agency

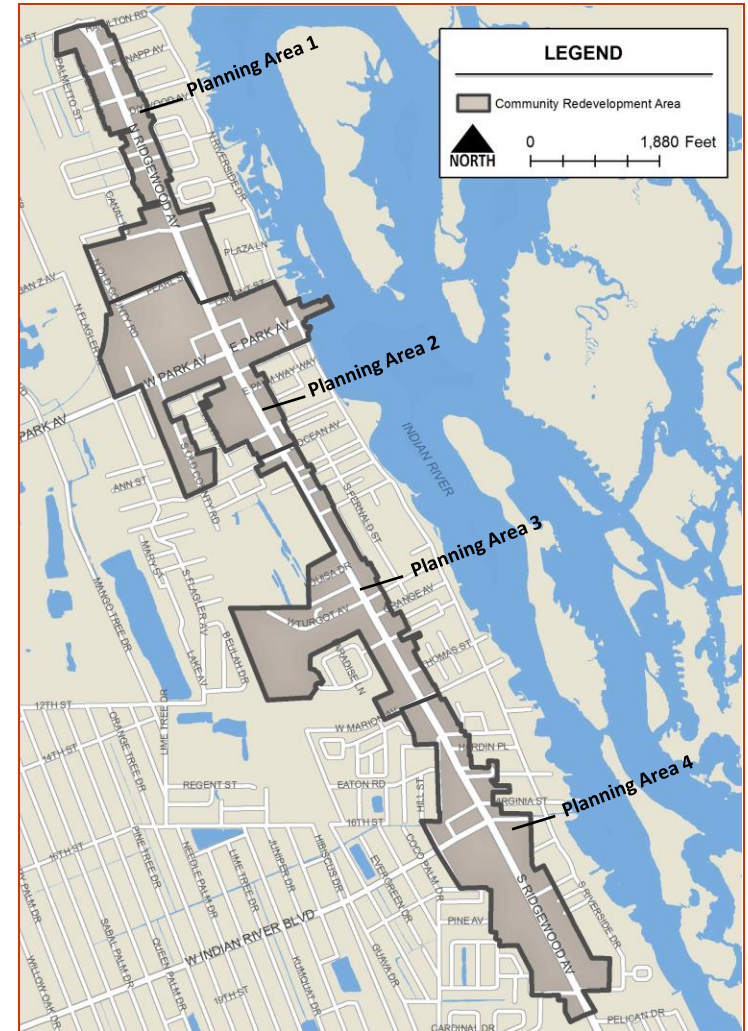
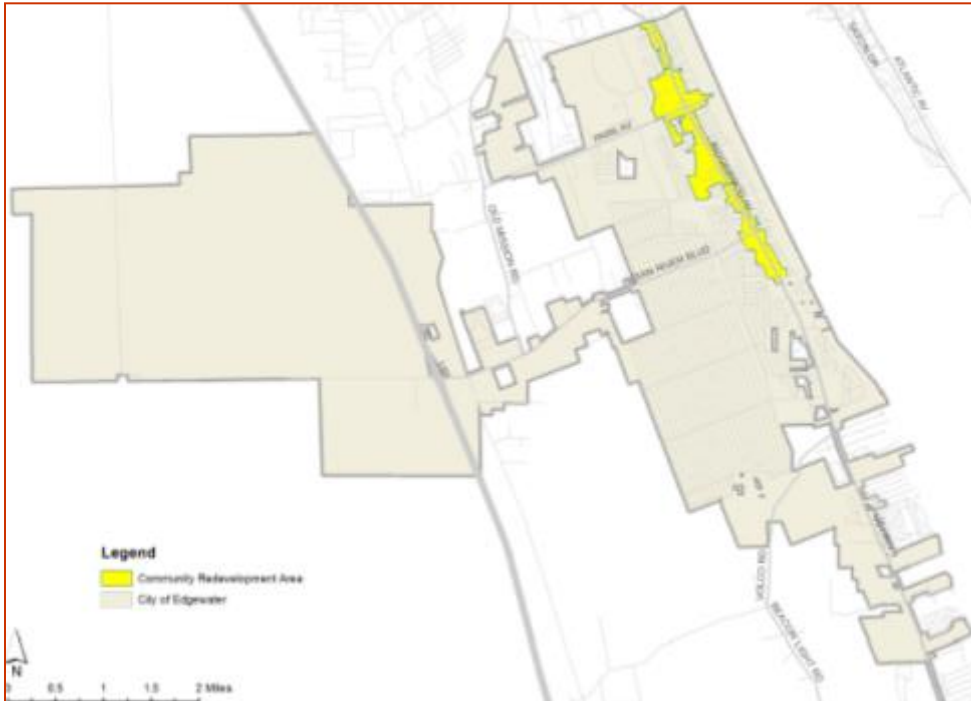
### Annual Report FY 2020



# 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



Contact: Samantha Bergeron  
Director Parks & Recreation  
Economic Development / Redevelopment Coordinator  
City of Edgewater  
104 N. Riverside Drive, Edgewater, FL 32132  
Phone: 386-424-2400 ext. 7201  
Fax: 386-424-2469  
E-Mail: [sbergeron@cityofedgewater.org](mailto:sbergeron@cityofedgewater.org)  
URL: [www.edgewatercra.org](http://www.edgewatercra.org)

### **Governing Board Members:**

Back Row: Michael Thomas Chair, Jonah Powers

Front Row: Megan O'Keefe , Gigi Bennington, and  
Christine Power



# Primary Objectives



## Primary Objectives: (pages 50 – 58)

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**

# Primary Objectives



## Community Objectives: (pages 58 – 60)

- 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) (Page 40-41)



## Key Capital Projects Include:

- Enhanced Pedestrian Crosswalks
- Enhanced Transit Stops
- Improved Utilities
- Stormwater Management Strategy & Improvements
- Pedestrian Lighting, Traffic Lights & Signage
- Wayfinding Signage
- Downtown Edgewater Redevelopment Concept



## Blight Factors





# CRA Plan – Area 2

(Lamont Street to Ocean Avenue) (Page 44 – 45)



## 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) (Page 46 - 47)



## 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



**(Marion Avenue South) (Page 48 – 49)**



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





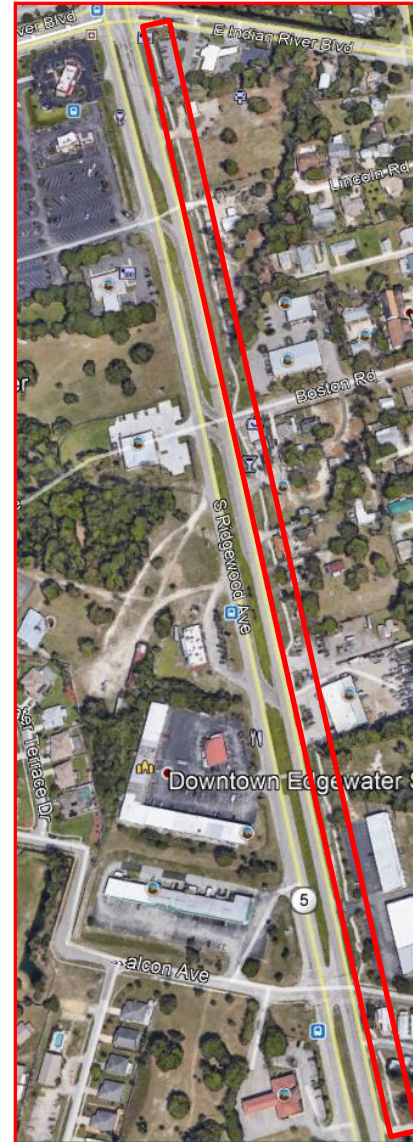
# Capital Project – Water Main

US1 from E. Indian River Blvd. to S. Riverside Drive



## Background:

- Extension of the water line from SR 442 to Riverside Drive on US1
- Project Not on City Capital Projects List
- Approved by CRA Board August 3, 2020
- Cost for Engineering Plans 2020: \$61,847
- Status as of December 31, 2020 - 100% Plans have been received.
- Permits from FDOT and FDOH have been received
- Bid Package Out January 2021
- Bid Opening March 16, 2020



# Financial Statement



	FY 2020	FY 2019	FY 2018	FY 2017	FY 2016	FY 2015	FY 2014
<b>Revenues: (TIF)</b>	\$209,055	\$154,233	\$112,081	\$41,146	\$9,398	\$0	\$0
Investment Earnings	<u>\$692</u>	<u>\$408</u>	<u>\$187</u>	<u>\$50</u>			
Total Revenues	<u>\$209,747</u>	<u>\$154,641</u>	<u>\$112,268</u>	<u>\$41,196</u>	<u>\$9,398</u>	<u>\$0</u>	<u>\$0</u>
<b>Expenditures</b>							
Community Development		\$305	\$306	\$175			
Capital Outlay	<u>\$61,847</u>		<u>\$2,500</u>	<u>\$6,900</u>			
Total Expenditures	<u>\$61,847</u>	<u>\$305</u>	<u>\$2,806</u>	<u>\$7,075</u>			
Net Change in Fund Balances	\$147,900	\$154,336	\$109,462	\$34,121			
Beginning Fund Balance	<u>\$307,317</u>	<u>\$152,981</u>	<u>\$43,519</u>	<u>\$9,398</u>			
Ending Fund Balances	<u>\$455,217</u>	<u>\$307,317</u>	<u>\$152,981</u>	<u>\$43,519</u>			
Number of Personnel	0	0	0	0	0	0	0
Debt	0	\$0	\$0	\$0	\$0	\$0	\$0
Focus: Capital Projects to encourage redevelopment, access and infrastructure							Base Year



# 2020 Expense Detail



	FY 2020
<b><u>2020 Expenses Detail</u></b>	
Capital Project – Water Main East Indian River Blvd to S. Riverside Drive	\$61,847
Total Expenses	<b>\$61,847</b>
Focus: Capital Projects to encourage redevelopment, access and infrastructure	





# **City of Holly Hill**

## **Community Redevelopment Agency**



**2020 Annual Report**  
**October 1, 2019—September 30, 2020**

## TABLE OF CONTENTS

Title	Page
Overview .....	1
CRA Activities and Accomplishments .....	2
Financial Data .....	6
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## Overview

The City of Holly Hill Community Redevelopment Agency (Agency) was established in 1993. The primary function of 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).

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.

The Report has been filed and identifies the annual redevelopment activities of the Holly Hill Community Redevelopment Agency for fiscal year 2019/20. The notice of this Report was published in *The Daytona Beach News Journal* on March 28, 2021.

This reporting period is the fiscal year ending September 30, 2020. 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.

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 for each fiscal year. The Financial Report is usually completed and accepted by the City Commission by March 31<sup>st</sup> of the following year but has yet to be finalized. The Financial Report is made available for review and provided to each taxing authority upon completion and acceptance.

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. The City also adopted a CRA Master Plan in October 2007 and amended in January 2008 by the Community Redevelopment Agency.



# CRA Activities and Accomplishments

## Capital Improvement Projects (Continuing)

### Overhead to Underground Project (Phase III)

The Overhead to Underground Phase III continued through 2020 with the installation of all needed conduits under US-1 for all existing and future utilities within the project area. Holly Hill street-lighting redesign is complete and permitted in cooperation with the Florida Department of Transportation. In addition, Intelligent Transportation System (ITS) facility relocation is complete. Most of the work has been completed for Phase III, with the remaining tasks being utility providers to move their cables into the new conduits and for the City to ensure all temporary and permanent property easements have been executed and recorded.

### Pictona

Located on Ridgewood Avenue in the heart of the City of Holly Hill Community Redevelopment Area, the Pictona facility was constructed through a public-private partnership on the site of the former Hollyland Park. The facility consists of 24 pickleball courts, clubhouse with locker rooms, player shop, games room and a senior activity center with shuffleboard courts, croquet court, bocce ball courts and horseshoes. The facility also includes a restaurant and a community garden. The project was completed in August 2020.





## **Property Improvement Grants**

- **241 Ridgewood Avenue**  
The property was awarded a matching grant for sign replacement: \$10,000.00
- **1510 Ridgewood Avenue**  
The property was awarded a matching grant for sign replacement: \$10,000.00
- **1701 Ridgewood Avenue**  
The property was awarded a matching grant for sign replacement: \$ 1,224.75
- **412 6<sup>th</sup> Street**  
The property was awarded a matching grant for paving improvements: \$10,000.00
- **614 Commercial Drive**  
The property was awarded a matching grant for paving improvements: \$2,750.00
- **395 Flomich Street**  
The property was awarded a matching grant for sign replacement: \$1,730.28





### **Sale of Land**

- 224 Riverside Drive – The City sold this property in September of 2020 to provide an opportunity for redevelopment which would take full advantage of the property's location across the street from the Marina Grande on the Halifax, just north of Mason Avenue and the Seabreeze bridge with access to the beachside.



### **CRA Master Plan Special Events For FY 2019-20**

#### **Fiscal 2019 - 2020**

- Trunk or Treat, October 25, 2019
- Easter Egg Hunt, April 13, 2020



## Community Building

Holly Hill Police Officers assigned to the Community Redevelopment Area, known as the CRA, are highly motivated individuals that seek an innovative approach to addressing targeted problems within the CRA. These officers work hand in hand with our business owners on a daily basis to improve the safety and appearance of the business community. They host monthly events to keep solid relationships within the community, such as coffee with a cop, and neighborhood watch, as well as attending all ribbon cuttings for new businesses. These events are always welcomed and well attended. Our officers actively work within the CRA business community to provide an annual school supply drive for students of local area schools, and participate with other local charities to collect food and Christmas presents for those in need of assistance.

These officers also serve as ambassadors to popular annual events such as “Trunk or Treat”, “Car Show”, “Art Festival” and “Easter Egg Hunt”. Additionally, they partner with the “Boys and Girls Club” and local daycares to work directly with kids within our community. In 2000, the officers instituted “virtual book readings” for the local Head Start Daycare centers.

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

**Kevin Fall**  
Economic Development/CRA Administrator  
City of Holly Hill  
[1065 Ridgewood Ave.](http://1065RidgewoodAve.com)  
[Holly Hill, FL. 32117](http://HollyHillFL.com)  
[Direct Phone - 386-248-9446](http://DirectPhone.com)  
[kfall@hollyhillfl.org](mailto:kfall@hollyhillfl.org)  
[www.hollyhillfl.org](http://www.hollyhillfl.org)





## Financial Data

**CITY OF HOLLY HILL, FLORIDA  
COMMUNITY REDEVELOPMENT FUNDS  
BALANCE SHEET  
September 30, 2020  
(UNAUDITED)**

	<b>Community Redevelopment Agency</b>	<b>Community Redevelopment Capital Projects</b>	<b>Total All CRA Funds</b>
<b>Assets:</b>			
Cash and cash equivalents	\$4,544,565	\$781,939	\$5,326,504
Receivables, net			
Accounts Receivable	10	498,156	498,166
Prepaid Expenses	-	-	-
<b>Total assets</b>	<b>\$4,544,575</b>	<b>\$1,280,095</b>	<b>\$5,824,670</b>
<b>Liabilities and Fund Balances:</b>			
Liabilities:			
Accounts payable and other liabilities	\$66,876	\$597,957	\$664,833
Deposits on Hand	-	-	-
<b>Total liabilities</b>	<b>66,876</b>	<b>597,957</b>	<b>664,833</b>
Fund Balances:			
Non-spendable:	-	-	-
Restricted	4,477,699	682,138	5,159,837
Committed	-	-	-
Assigned	-	-	-
Un-assigned	-	-	-
<b>Total Fund Balances</b>	<b>4,477,699</b>	<b>682,138</b>	<b>5,159,837</b>
<b>Total Liabilities and Fund Balances</b>	<b>\$4,544,575</b>	<b>\$1,280,095</b>	<b>\$5,824,670</b>

**REVENUE/EXPENDITURE COMPARISON SCHEDULE  
COMMUNITY REDEVELOPMENT AGENCY FUND**

For the Fiscal Year Ended September 30, 2020  
CITY OF HOLLY HILL, FLORIDA

	Actual Amounts	FY 2019	(UNAUDITED) FY 2020
Revenue:			
Taxes:			
Current Ad Valorem Taxes			
City of Holly Hill (increment).....		<u>\$1,169,068</u>	<u>\$1,176,350</u>
Intergovernmental Revenue:			
Tax Increment Shared Revenues			
Volusia County.....		1,077,278	1,111,102
Halifax Hospital District.....		63,777	66,741
Port Authority District.....		16,698	17,849
Mosquito Control District.....		33,790	35,391
Other Intergovernmental Revenue.....		<u>789,800</u>	-
		<u>1,981,343</u>	<u>1,230,723</u>
Miscellaneous Revenue:			
Miscellaneous.....		51,149	192,472
Interest Earnings.....		<u>16,351</u>	<u>67,141</u>
Total revenue.....		<u>3,217,911</u>	<u>2,666,686</u>
Expenditures:			
Economic Environment:			
Administrative and overhead			
Personal services.....		83,085	46,041
Operating expenditures.....		107,735	309,189
Capital outlay (improvements).....		85,281	-
Capital outlay (land)		-	-
Public Safety:			
Law Enforcement:			
Personal services.....		294,428	256,251
Operating expenditures.....		34,762	24,716
Capital outlay.....		81,136	86,623
Recreation:			
Adult Center/Pictona:			
Operating expenditures.....		-	61,441
Capital outlay.....		-	-

Grants and Aid:		
Other.....	131,141	35,705
Debt Service:		
Principal.....	715,000	730,000
Other.....	144,224	126,937
Total expenditures	<u>1,676,792</u>	<u>1,676,903</u>
Excess of revenue over (under)		
expenditures.....	<u>1,541,119</u>	<u>989,783</u>
Other Financing Sources (Uses):		
Transfer in.....	-	3,130
Transfer to Capital Project Fund.....	(1,563,000)	(1,489,506)
Appropriated fund balance.....	-	-
Total other financing sources (uses)	<u>(1,563,000)</u>	<u>(1,486,376)</u>
Net Change in Fund Balance.....	(\$21,881)	(\$496,593)

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

For the Fiscal Year Ended September 30, 2020  
CITY OF HOLLY HILL, FLORIDA

	Actual Amounts	FY 2019	(UNAUDITED) FY 2020
Revenue:			
Intergovernmental Revenue:			
Other Intergovernmental Revenue		\$-	\$497,707
Miscellaneous			
Interest		3,130	-
Total revenue		<u>3,130</u>	<u>497,707</u>
Expenditures:			
Economic Environment:			
Administrative and overhead			
Operating expenditures		706,062	-
Capital outlay		762,936	1,828,896
Grants and Aid		-	9,400
Total expenditures		<u>1,468,998</u>	<u>1,838,296</u>
Excess of revenue over (under) expenditures		<u>(1,465,868)</u>	<u>(1,340,589)</u>
Other Financing Sources (Uses):			
Transfer in		1,563,000	1,489,506
Transfer to Operating Fund		=	<u>(3,130)</u>
Total other financing sources (uses)		<u>1,563,000</u>	<u>1,486,376</u>
Net change in fund balance		<u>\$97,132</u>	<u>\$145,787</u>



The original base year taxable value of real property within the Holly Hill Community Redevelopment Area was \$ 88,342,219. Based on the Volusia County Property Appraiser's Final Tax Roll data, the total taxable value within the Holly Hill Community Redevelopment Area for 2020 is \$ 299,533,946.

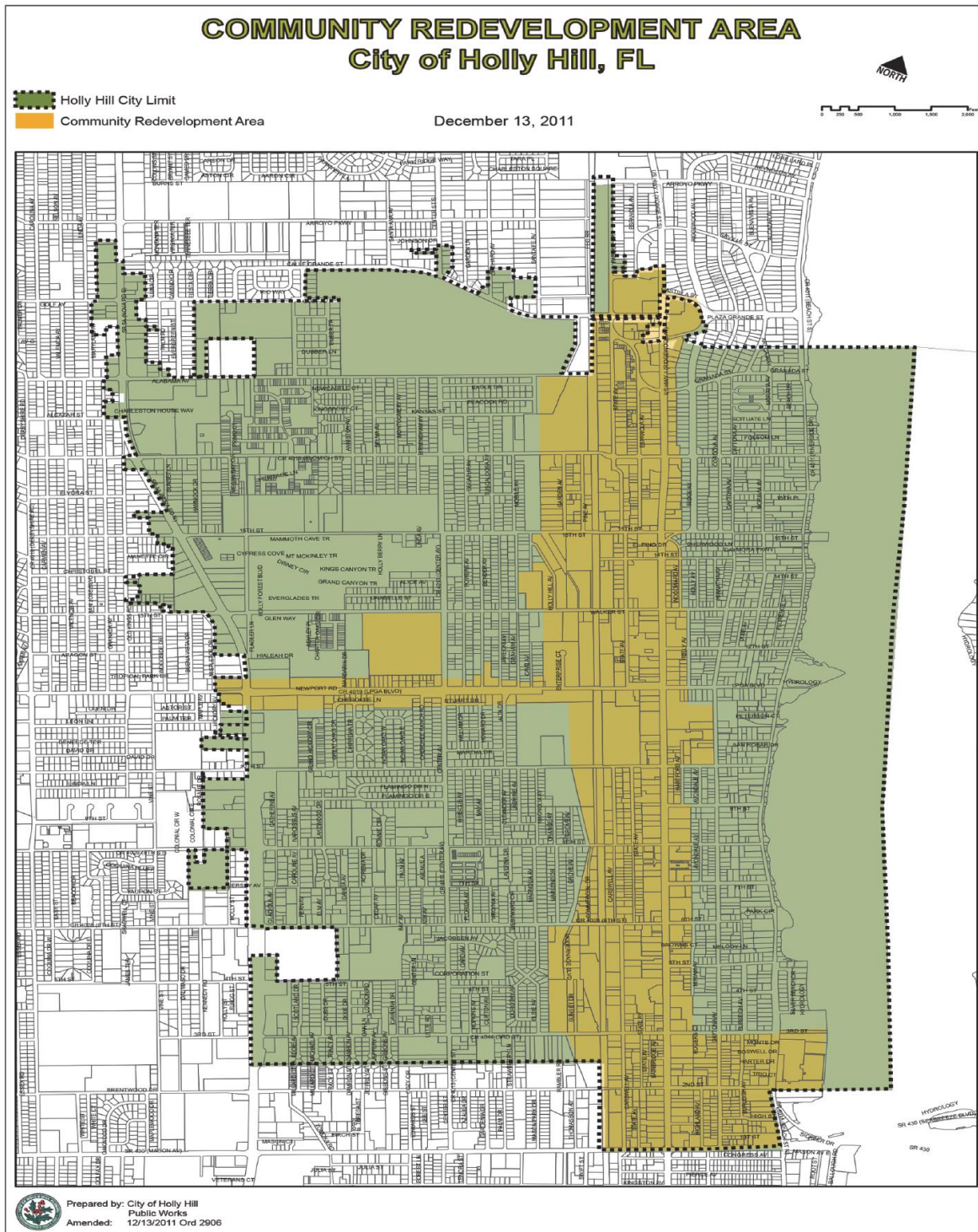
For the fiscal year ending September 30, 2020, the total expenditures from the Redevelopment Trust Fund totaled \$ 3,515,199.

## **SUMMARY**

The City of Holly Hill Community Redevelopment Agency continues to implement programs and projects that are aligned with and further the goals of the adopted Community Redevelopment Plan:

- Establish the Holly Hill commercial corridor as a focal point for the community and attract visitors from the entire region
- Increase the visibility, identity and unity of the Holly Hill commercial corridor through physical design, promotion and improved signage
- Foster a diversified economic base and the efficient use of land in the Holly Hill commercial corridor
- Create an attractive, safe and comfortable environment that is conducive to activities during the day and evening
- Provide an integrated transportation system within and to the Holly Hill commercial corridor
- Ensure the provision of adequate and efficient public services to support additional development in the CRA

## Exhibit A – Community Redevelopment Area Map





# **CRA ANNUAL REPORT FY 19/20**

October 1, 2019- September 30, 2020

## Florida Dept. of Economic Opportunity Special District Accountability Program ID: 1962

Registered Agent	Khalid Resheidat
Mailing Address	210 Sams Avenue, New Smyrna Beach, FL 32168
Office Address	City Manager's Office, City Hall
Telephone	(386) 410-2600
Fax	(386) 424-2270
Email	<a href="mailto:kresheidat@cityofnsb.com">kresheidat@cityofnsb.com</a>
Website	<a href="http://www.cityofnsb.com">www.cityofnsb.com</a>
County	Volusia
Local Governing Authority	City of New Smyrna Beach
Date Established	Tuesday, February 24, 2015
Creation Documents	Resolution 05-15
Board Selection	Identical to Local Governing Authority
Authority to Issue Bonds	Yes
Revenue	Tax Increment Financing
Most Recent Update	Tuesday, March 31, 2021

The US 1 Community Redevelopment Agency (CRA) area is a special district created by the City of New Smyrna Beach and Volusia County to implement community redevelopment activities as outlined under Florida Statutes Chapter 163, Part III. CRA's act as a tool to encourage economic development by financing various improvements through tax increment financing (T.I.F.). The CRA is governed by the CRA Board which consists of the City Commission members meeting as the CRA Board.

Before the end of the FY 20, the City of New Smyrna Beach US 1 CRA was able to obtain an amendment to its Resolution 2014-164 with Volusia County. Through Volusia County Resolution # 2020-161, the CRA has plans to implement (3) new commercial facade/property improvement grant programs which will help to add more value to the overall CRA.

The CRA's taxable value grew by approximately 31.8% over the last year, which is largely due to new construction projects and the addition of approximately 66 new parcels. Based on data from the Volusia County Appraiser's Office, the CRA can forecast a similar increase over the next year.



**Base Year Taxable Value of all CRA Properties**

\$190, 264, 372

**Total assessed real property values of property within the boundaries of the community redevelopment area as of January 1**

\$136,473,672

**Liabilities**

The CRA has no liabilities at this time.

**Income**

The CRA received \$717,697 in income and has a fund balance of \$655,000 for the fiscal year ended September 30, 2020.

**Total Number of Projects Started**

(2)

**Total Number of activities Completed**

(2)

---

<b>FY 2019-20 Activities Summary</b>
--------------------------------------

**1. Obtained Amended Volusia County Council Resolution 2014-164 (through new County Council Resolution 2020-161 on September 29, 2020 during a regular Volusia County Council Meeting**

- ✓ The amendment allows the CRA to exercise the authority and intent of the County resolution to allow the provision of private commercial facade/property improvement grant program creation and implementation that is consistent with the US 1 CRA Master Redevelopment Plan.

**2. Dimmick Street Affordable Housing Duplex (Meets Master Redevelopment Plan Strategy #7, Page 21)**

The CRA participated in the development of two affordable housing units to be owned and operated by the New Smyrna Beach Housing Authority, a government agency. The duplex opened in July 2019 and is located at the NE corner of Dimmick & Julia Street in Historic Westside. In FY 19/20, the CRA spent \$75,000 to reimburse the Housing Authority for the construction and completion of the Phase 1 portion of an affordable

rental housing duplex following the submission of required documentation by the Housing Authority to the CRA.

**To what extent has the CRA achieved the goals laid out in its plan?**

Based on the expenditures outlined in the December 2019 Approved 10 Year Capital Improvements Plan, improvements include:

- ✓ **Housing (Meets Master Redevelopment Plan Strategy #7, Page 21):**  
Approximately 50% of the goal has been reached in the provision of new Affordable housing
- ✓ The CRA has an on-going program to contribute funding in an effort to support affordable rental housing units managed by the New Smyrna Beach Housing Authority.
- ✓ Specific Affordable Housing Development Projects include:
  - The paving of S. Railroad Ave to serve five new rental units constructed in partnership with the Housing Authority, Volusia County, and the CRA.



Dimmick Street Affordable Housing Duplex

- A new duplex opened in July, 2019 on Dimmick St at Julia St as part of the Housing Authority's Phase 1 Development Plans
- A duplex planned for construction adjacent to the duplex on Dimmick St as part of the Housing Authority's Phase 2 Development Plans

- Funding for a planned, new 80 unit senior housing development to replace 45 existing units (please see Greenlawn Manor Conceptual below)



- **Infrastructure (including Transportation) Meets Master Redevelopment Plan Strategy #1, Page 20:** Approximately 40% of the goals have been reached primarily through expenditures for the Florida Department of Transportation Landscape Grant, Pettis Park Public Parking lot and previous fiscal year (FY 18/19) expenditures for re-roofing and fencing.
- **Economic Development:** There were no expenditures in this category.

---

#### FY 2020-2021 Planned Projects

1. Provide \$10,000 in funding support for the revitalization of Pettis Park Basketball Courts
2. Provide funding for completion of Phase 2 Affordable Housing Project at 205 and 207 Dimmick Street in the Historic Westside neighborhood
3. Complete the construction of Pettis Park Public Parking Lot
4. Fund \$425, 625 toward Phase 1 Demolition and Disposition of the New Smyrna Beach Housing Authority's Greenlawn and Enterprise Housing Developments in preparation for a new Low Income Housing Tax Credit funded Senior Housing Development Project
5. Develop and implement Commercial Facade/Property Improvement Grant Programs in the US 1 CRA
6. Fund \$200,000 toward the US 1 FDOT funded Landscape Grant to improve US 1 medians





City of Orange City  
Community Redevelopment Agency (CRA)  
FY 19/20 Annual Report



**March 23, 2021**



## 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 2019-2020.

## A VISION FOR REDEVELOPMENT

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

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

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

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



## FINANCIAL OUTLOOK

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

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

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

In FY 17/18, the CRA generated \$139,249 in City increment revenue and \$98,286 in County increment revenue for a total of \$237,535. Total expenditure amount was \$22,082, which included \$10,505 in personal services to administer the program and \$11,577 in additional engineering services for the S. Holly Avenue project. The CRA did not acquire any assets or liabilities.

In FY 18/19, the CRA generated \$196,215 in City increment revenue and \$130,322 in County increment revenue. Other revenue included a \$276,538 in debt proceeds for the S. Holly Avenue project. The total expenditure amount was \$752,923, which included \$10,969 for personal services and \$741,954 for capital outlay related to the Holly Avenue streetscape improvement project. The CRA did not acquire any assets, but did assume SRF loan liability.

In FY 19/20, the CRA generated \$436,931 in revenue, which included \$260,094 in City increment revenue and \$176,837 in County increment revenue. Total expenditure amount was \$325,123, which included \$11,784 in personal services, \$249,005 for S. Holly Avenue improvements not covered by SRF debt proceeds, \$54,994 transfer to general fund for annual SRF debt service, and \$9,340 in façade improvement grant program awards. The CRA fund balance is \$468,960 as of September 30, 2020.

It is anticipated that the CRA will generate \$557,294 in increment revenue in FY 20/21. Planned expenditures include approximately \$12,656 in personal services, \$20,000 for façade improvement grant program, \$109,988 for SRF debt service repayment, and \$986,702 for the next CRA capital improvement project(s).





## CRA ACHIEVEMENTS FOR FY 19/20

### S. Holly Avenue-CRA Capital Improvement Project Priority

The project includes streetscape, on-street parking, pedestrian crossings, and other urban improvements on South Holly Avenue between Graves Avenue and Blue Springs Avenue. The project is included in the much larger Blue Spring Nutrient Reduction project (FDEP), which extends gravity sewer and reclaimed water services to the area and improves stormwater drainage. In December 2017, the CRA Board approved the State Revolving Fund (SRF) 20-year loan commitment for construction of the \$8 million FDEP project, with \$2,046,000 of the total loan belonging to the CRA capital improvement project. Construction began in March 2019 and completed in June 2020.







The CRA awarded the first two façade improvement grants this year:

Florida Electrical Solutions located at 739 N Volusia Avenue.



BEFORE



AFTER

The Laverne Apartments (Circa 1930) located at 258 E. Graves Avenue.



BEFORE



AFTER

## LOOKING FORWARD- FY 20/21

The CRA Board will work towards prioritizing the next capital improvement project before the end of the fiscal year and continue strengthening participation in the Façade Improvement Grant program.



# *North Mainland (Ormond Crossings CRA)*

FY 2020 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.”**

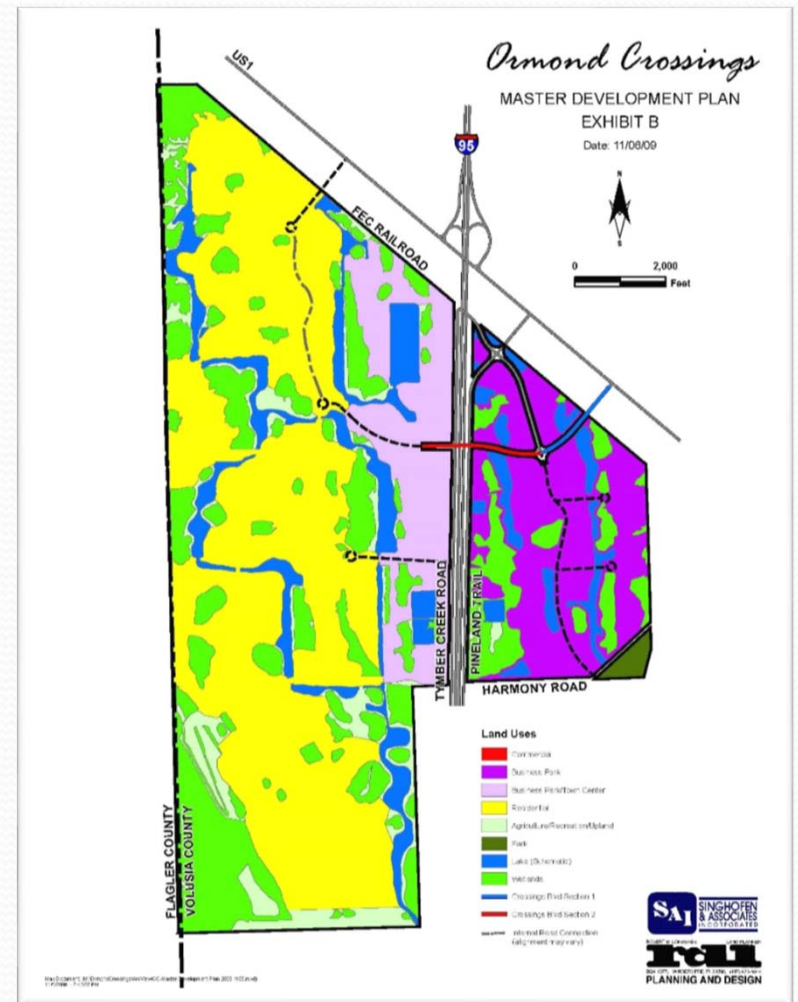
**A countywide economic engine projecting at build out 11,000 new jobs and \$63,000,000 in net new revenue.**

**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 9.30.20: \$308,952.00
- Construction of Crossing Boulevard to include a bridge spanning FEC rail right-of-way from US 1 to the 1<sup>st</sup> roundabout (segment 1).
- To be constructed 5 years after final plat of Phase 1A.
- County contribution: Limited to \$4,000,000 or 10 years from date of commencement, whichever first occurs.
- City contribution: Limited to \$8,000,000



# Ormond Crossings Current Status

- Security First Insurance continues successful operation of their new Headquarter Facility.
- A permanent traffic light was installed at the intersection of Broadway Avenue and North U.S. Highway 1.
- Ormond Crossings CRA was extended by Volusia County Council in April 2020. The CRA will now sunset in 2034.



## In Summary.....

- Positive movement towards developing Ormond Crossing has begun with the Ford Properties actively marketing development opportunities within Ormond Crossings.
- Security First completed construction of a 130,000 square foot office building employing over 400. The company can build up to 275,000 square feet total could be the catalyst for further development of the area.



# *Ormond Beach Downtown CRA*

FY 2020 Annual Report



# Board Members

- City Commission is the acting body for the CRA.



Bill Partington, Mayor

Dwight Selby, City Commissioner, Zone 1

Troy Kent, City Commissioner, Zone 2

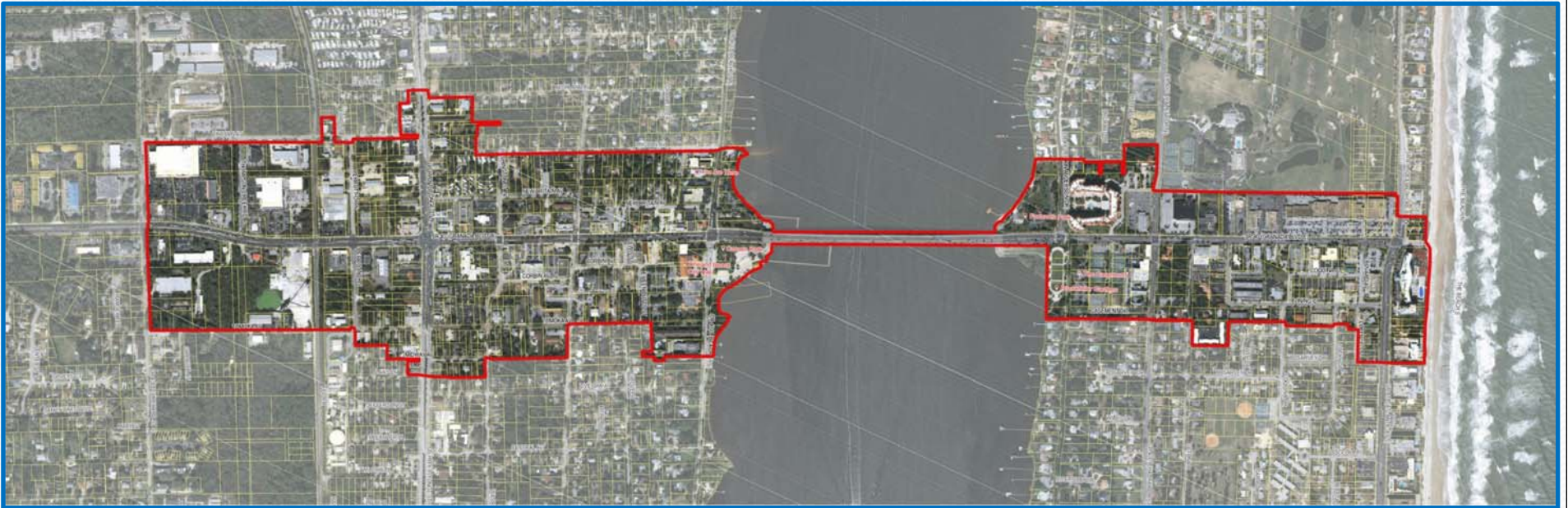
Susan Persis, City Commissioner, Zone 3 and Deputy Mayor

Rob Littleton, City Commissioner, Zone 4



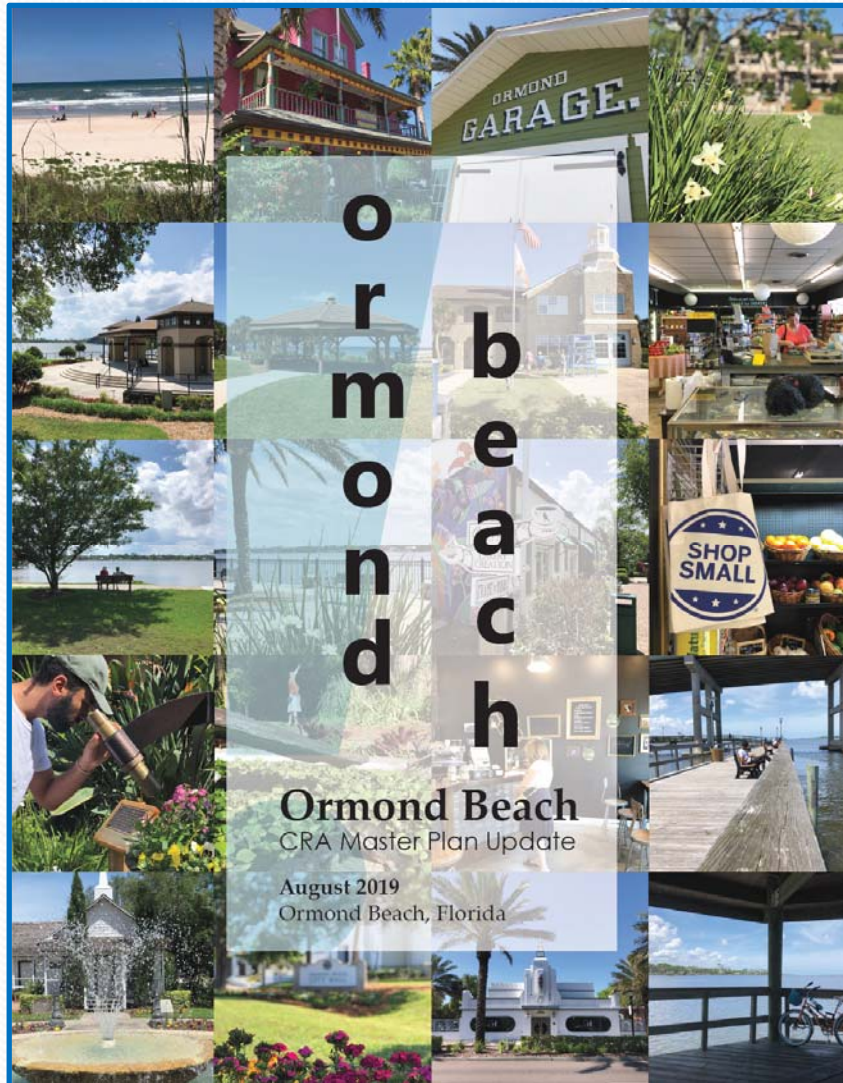
# Ormond Beach Downtown CRA Area

## Specific Committee Ideas





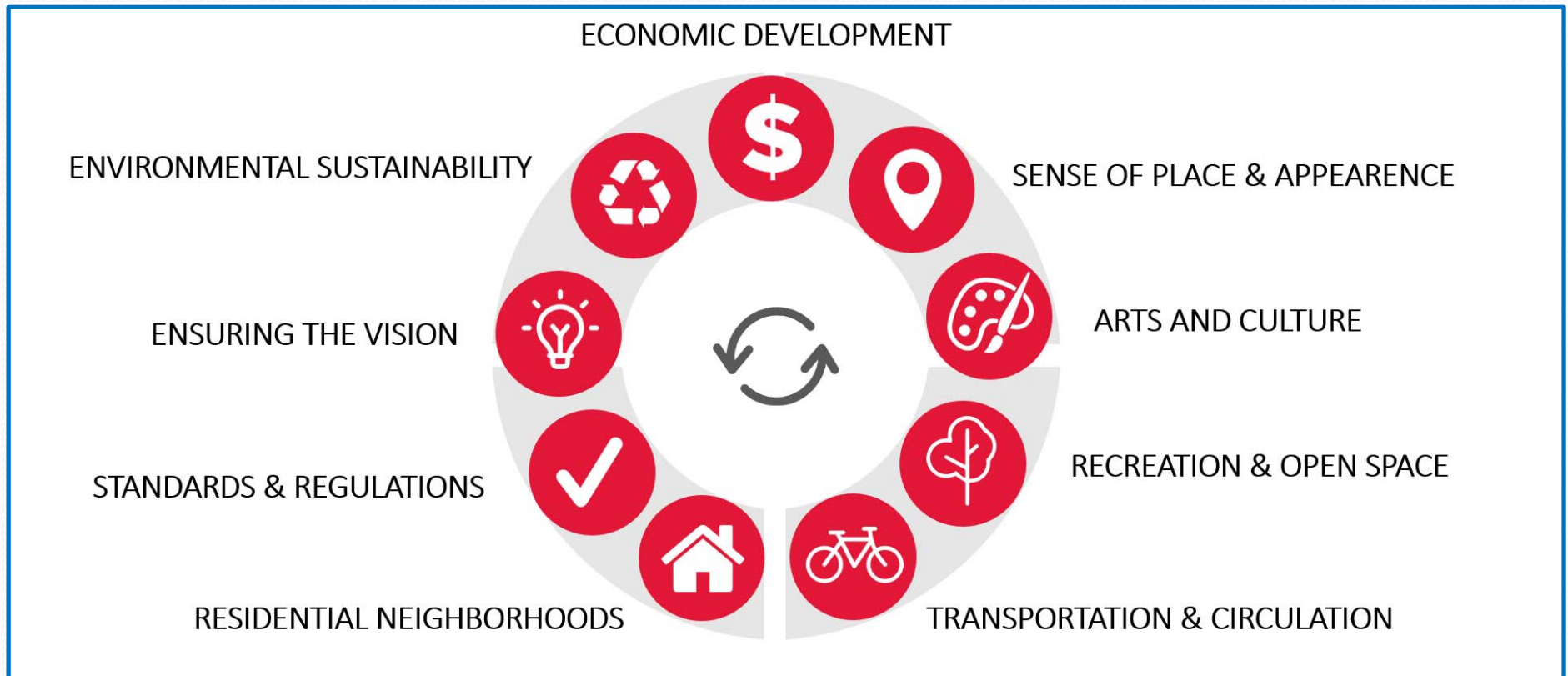
# Downtown Master Plan Update



- Created a Downtown Steering Committee of 17 members to guide updated master plan.
- Provided written notice of master plan update to taxing authorities and provide owners with the CRA.
- Conducted four Steering Committee meetings.
- Conducted two public meetings.
- Created a web-based survey with 411 responses.
- City Commission workshop.
- City Commission adoption updated master plan on October 1, 2019.



# Downtown Master Plan Update Themes



# Comprehensive Annual Financial Report for 2020

**CITY OF ORMOND BEACH, FLORIDA**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE**  
**BUDGET AND ACTUAL - REDEVELOPMENT TRUST FUND**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2020**

	<u>Budgeted Amounts</u>			<u>Variance with Final Budget - Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
<b>Revenues</b>				
Intergovernmental	\$ 696,442	\$ 896,442	\$ 924,490	\$ 28,048
Miscellaneous	1,500	1,500	7,300	5,800
Total revenues	<u>697,942</u>	<u>897,942</u>	<u>931,790</u>	<u>33,848</u>
<b>Expenditures</b>				
Current:				
General government:				
Planning	85,000	85,000	60,349	24,651
Public works	217,272	217,272	145,071	72,201
Culture and recreation	183,100	183,100	193,855	(10,755)
Human services	200,000	200,000	-	200,000
Nondepartmental	-	(3,000)	-	(3,000)
Capital improvements	1,170,000	1,173,000	1,146,755	26,245
Total expenditures	<u>1,855,372</u>	<u>1,855,372</u>	<u>1,546,030</u>	<u>309,342</u>
<b>Excess (deficiency) of revenues over expenditures</b>	<u>(1,157,430)</u>	<u>(957,430)</u>	<u>(614,240)</u>	<u>343,190</u>
<b>Other financing sources (uses)</b>				
Transfers in	443,583	443,583	454,102	10,519
Transfers out	-	-	-	-
Total other financing sources (uses)	<u>443,583</u>	<u>443,583</u>	<u>454,102</u>	<u>10,519</u>
<b>Net change in fund balance</b>	<u>(713,847)</u>	<u>(513,847)</u>	<u>(160,138)</u>	<u>353,709</u>
<b>Fund balance, beginning of year</b>	1,834,115	1,834,115	1,834,115	-
<b>Fund balance, end of year</b>	<u>\$ 1,120,268</u>	<u>\$ 1,320,268</u>	<u>\$ 1,673,977</u>	<u>\$ 353,709</u>



# Capital improvement, construction

## Cassen Park Floating Dock



# Capital improvement, construction

## Cassen Park Floating Dock



### Awards:

- Florida Planning and Zoning Association, Surfcoast Chapter – Outstanding Innovation & Design – Cassen Park Breakwater.
- Florida MainStreet Secretary of State's Award for best "Public Improvement".



# Capital improvement, design

## Cassen Park improvements

- Construction 21-22.
- Redesign bait shop.
- Add pedestrian amenities.
- Improve boat parking.
- Add pavilion.





# Capital improvement, design

## Sidewalk banding



### Project scope:

- Replace pavers installed with original streetscape.
- Widen sidewalks wherever possible.
- Install banding where street trees and planters have been relocated.
- Includes entire district.



# Capital improvement, design

## Sidewalk banding



### Banding options under consideration:

- Sidewalk banding replaced with clay pavers on a concrete base.
- Sidewalk banding of integral colored concrete mix with seashells.
- Sidewalk banding with no decorative elements.



# Ormond Beach MainStreet

During the COVID 19 pandemic, provided the following activities for the district:

- Gathered and distributed pandemic information to relevant to local businesses.
- Communication and assistance for district businesses, including (1) social media, (2) banners, (3) curbside pick-up signage, and (4) assisted businesses with Volusia County grant applications.
- Public outreach including (1) Shop Local advertising campaign, (2) social media campaigns, and (3) “Support Ormond Small Business” campaign.

**Business quote: Hull's Seafood:**

“I heard the ad you arranged for us several times today, it's a really nice spot. Keep up the good work for the district and thanks for all you and Julia do.”

**Business quote: Fletcher's Irish Pub:**

“I want to thank Becky and Julia at Ormond MainStreet, for all the work they've done to help our small businesses during this time. We are loving the big banner, and have gained several new customers due to the radio ad. Love that we have someone on our team to help decipher the details during all these changes.”



# Other activities

## Museum Row improvements



Ormond Memorial Art Museum expansion  
78 East Granada Boulevard

MacDonald House exterior renovations  
38 East Granada Boulevard





## ***In Summary.....***

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





# ANNUAL REPORT FY 19/20

Eastport Business Center CRA

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# 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 CRA 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 forty-six (146) tax parcels constituting approximately two hundred seventy (270) acres of land. The original base year taxable value within Eastport as of the day the CRA was created was \$13,693,302. Based on the Volusia County Property Appraiser's Final Tax Roll data, there was **\$3,000,511** increase in taxable value between 2019 and 2020. The 2020 total taxable value within Eastport stands at **\$40,181,400**.

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 on page 4, is approximately 270 acres in size and represents 1.07% of the City's total tax base.*

## 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, with an original taxable value of \$13,693,302.
- Eastport's taxable value has increased by **193%** since establishment of the CRA.





# REDEVELOPMENT PLAN & GOALS

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. The Redevelopment Plan 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:

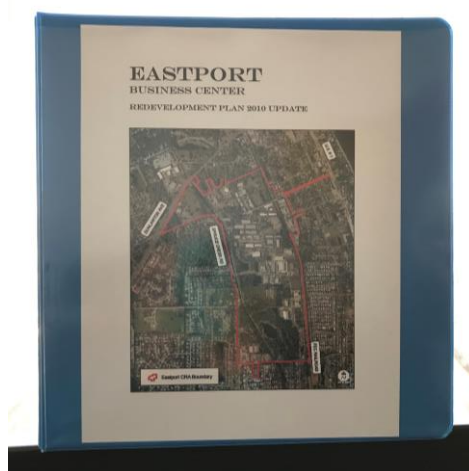
**GOAL 1.** Stimulate new development, redevelopment and investment;

**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.

The Eastport Business Center Redevelopment Plan is available for review on the City's website. Eastport Business Center CRA Webpage: <https://www.port-orange.org/344/Eastport-Business-Center-CRA>





# REDEVELOPMENT ACTIVITIES UPDATE

Implementation of the plans, projects and programs identified in the Eastport Redevelopment Plan is largely dependent on available revenues. During FY 2019/2020, the Eastport CRA operated with an adopted budget of \$247,615. Of that amount, 97% went towards debt service obligations. This left a very limited amount of funding for plan implementation.

Development projects completed, under construction, or under review between September 2019 and October 2020:

- Oak Street Industrial Park** - In March 2020, construction began on the **Oak Street Industrial Park**. The project is located on 11.9 acres at 601 Oak Street, on the north side of Oak Street, between Dairy Court and the FEC Railroad tracks and included the extension of Dairy Court (public right-of-way) through the property and construction of 19 industrial warehouse buildings ranging in size between 4,400 square feet to 8,900 square feet along with associated site improvements. These buildings will support a variety of uses including storage, repair, industrial services, construction services, fleet base, office, and limited manufacturing uses. The developer is also working with TEAM Volusia to attract new business to this park.



- In March 2020, the **St. Johns River to Sea (SJR2C) Loop** Project Development and Environment (PD&E) Study was completed and concluded that the multi-use trail from South Daytona Beach to New Smyrna Beach would use the existing sidewalks in the McDonald Road/Sixth Street/Spruce Creek Road/Nova Road rights-of way and then connect with Ridgewood Avenue and continue south toward New Smyrna Beach along US 1. A major portion of the trail will be within the Eastport CRA and it could lead to possible redevelopment opportunities related to trail use in the CRA.





# 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 2019/20 adopted budget for the Eastport Tax Increment Fund (Fund #102), anticipated \$235,577 in TIF, and \$12,038 in miscellaneous income, for anticipated total revenues of \$247,615. The City’s unaudited figures show actual receipt of \$245,690 from TIF, and \$3,244 in miscellaneous income, for total revenues of \$248,934.



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





# FINANCIAL STATEMENT AND DEBT SERVICE

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

The Eastport Business Center CRA operates on an October 1st - September 30th fiscal year. The Debt Service Schedule for the Eastport Business Center CRA is available from the City's Finance Department.

The initial \$2.5 million note, issued in 2006, has an interest rate of 3.922% and is projected to be paid off by FY 2025. The majority of these funds were used for infrastructure improvements, including construction of Eastport Parkway and extending potable water and sanitary sewer lines, to help create the Eastport Business Park. Master planned stormwater improvements were also constructed.

The debt service payment for the 2006 Eastport TIF Note for FY 2019/20 was \$240,790.





# FINANCIAL STATEMENT

Eastport Business Center CRA	Audited FY19	Unaudited FY20
<b>Assets</b>		
Cash in Bank	\$ -	\$ 7
Equity in pooled cash	\$ 324,742	\$ 332,332
Receivables - Net	\$ -	\$ -
Prepaid items	\$ 5,855	\$ -
<b>Total</b>	<b>\$ 330,597</b>	<b>\$ 332,332</b>
<b>Liabilities</b>		
Accounts payable and accrued liabilities	\$ -	\$ -
Customer deposits	\$ -	\$ -
Deferred Revenue	\$ -	\$ -
Due to other funds	\$ -	\$ -
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sources (Revenues)</b>		
City TIF	\$ 83,787	\$ 100,976
Intergovernmental TIF (County/Halifax Hospital)	\$ 121,162	\$ 144,714
Interest	\$ 9,698	\$ 3,237
Miscellaneous (includes transfers)	\$ 6	\$ 7
<b>Total</b>	<b>\$ 214,653</b>	<b>\$ 248,934</b>
<b>Expenditures</b>		
Commercial Policy Insurance	\$ 5,586	\$ 5,855
Advertising Expense	\$ -	\$ -
Operating Supplies/Postal Service	\$ -	\$ -
Insurance 504	\$ -	\$ -
Transfer to 506 Bldg. Maint. Fund	\$ -	\$ -
Dues and Memberships	\$ 485	\$ 548
Other Grants & Aid	\$ -	\$ -
Professional Services	\$ -	\$ -
Transfer to 217 Eastport Note	\$ 182,163	\$ 240,790
<b>Total</b>	<b>\$ 188,234</b>	<b>\$ 247,193</b>
Net change in fund balance	\$ 26,419	\$ 1,741
Fund balance - beginning	\$ 304,179	\$ 330,598
<b>Fund Balance - Ending</b>	<b>\$ 330,598</b>	<b>\$ 332,339</b>

# TRUST FUND PARTNERS

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

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



**Eastport Business Center CRA**  
**Webpage: <https://www.port-orange.org/344/Eastport-Business-Center-CRA>**

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.

# EASTPORT BUSINESS CENTER COMMUNITY REDEVELOPMENT AGENCY

## Agency Board

Mayor Donald O. Burnette

Vice-Mayor Chase Tramont

Council Member Drew Bastian

Council Member Scott Stiltner

Interim Council Member Jonathan Foley

Vacant

Vacant

Staff support provided by:

Jamie Miller, Interim City Manager

Matt Jones, City Attorney

Lupe Reyna-Coffin, Budget Manager

Tim Burman, Community Development Director

Penelope Cruz, Planning Manager

Registered Agent's Name: Penelope Cruz

Registered Office Address:

City of Port Orange

1000 City Center Circle

Port Orange, FL 32129

Phone: 386-506-5671

Fax: 386-506-5699

e-mail: [pcruz@port-orange.org](mailto:pcruz@port-orange.org)





# ANNUAL REPORT FY 19/20

Port Orange Town Center CRA

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# THIS IS TOWN CENTER

The Port Orange Town Center (POTC) Community Redevelopment District is comprised of three hundred (300) 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 Agency (CRA) 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.

The original base year taxable value within POTC as of the day the CRA was created was \$29,588,416. Based on the Volusia County Property Appraiser’s Final Tax Roll data, there was **\$4,265,300** increase in taxable value between 2019 and 2020. The 2020 total taxable value within the POTC CRA stands at **\$50,101,767**.

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

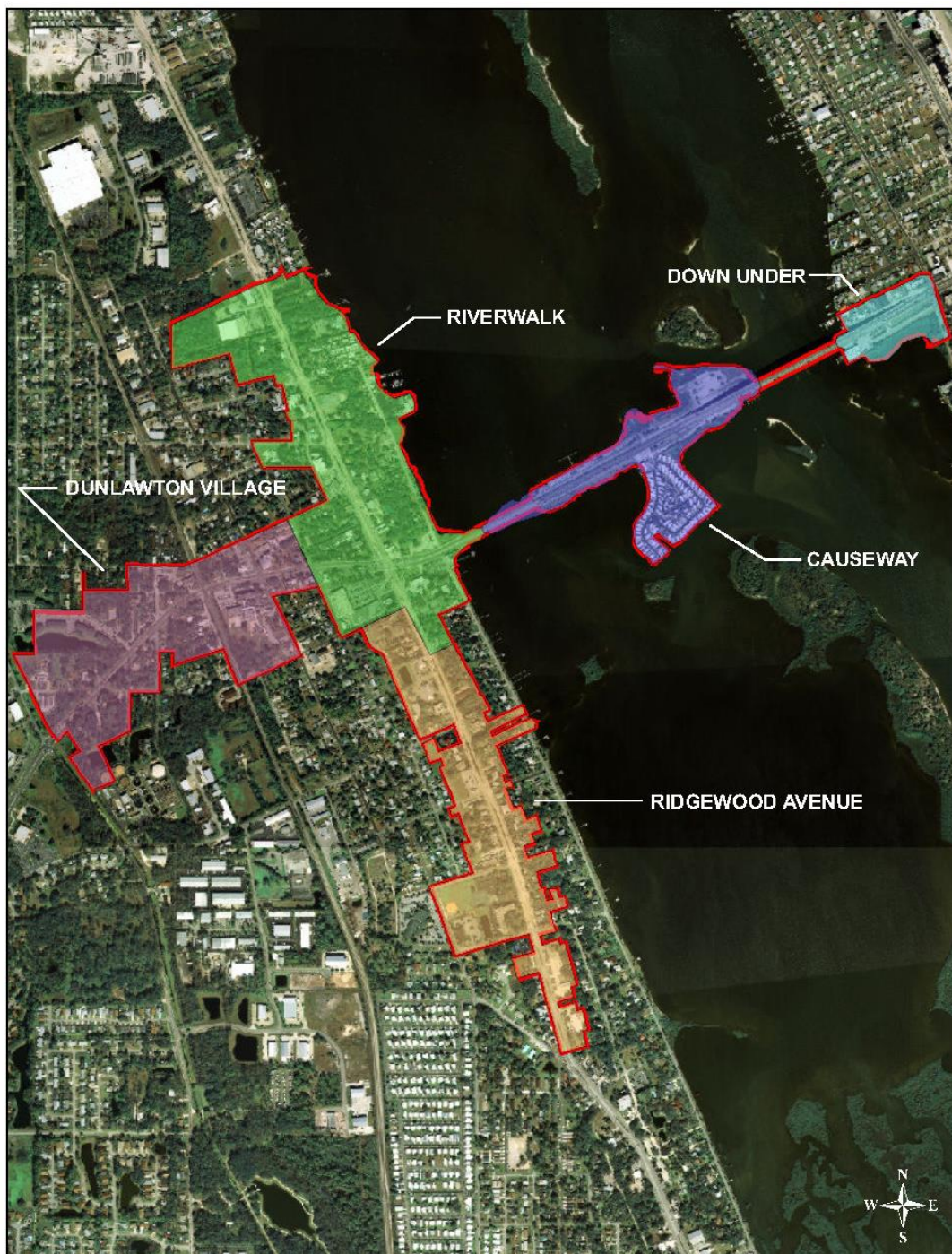
*The Port Orange Town Center CRA, outlined in red on page 4, is approximately 271 acres in size and represents 1.33% of the City’s total tax base.*



## Points of Interest

- The Port Orange Town Center (POTC) CRA was created in 1998, with an original taxable value of \$29,588,416.
- POTC CRA is comprised of five Special Character Districts: Riverwalk, Causeway, Down Under, Dunlawton Village, and Ridgewood Avenue.
- The Riverwalk Project Area comprises 35 acres out of the total 271 acres in POTC CRA.
- The taxable values in POTC CRA have grown 70% since 1998.

Port Orange Town Center CRA Boundary



# REDEVELOPMENT PLAN & GOALS

The Port Orange Town Center (POTC) 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 POTC Community Redevelopment Area (CRA) until the sunset of the CRA in 2036. The POTC Redevelopment Plan is available for review on the City's website. POTC CRA Webpage: <https://www.port-orange.org/374/Port-Orange-Town-Center-CRA>

The POTC Redevelopment Plan establishes a series of goals, objectives and policies designed to ensure that this historic area of the community remains a viable center of commercial and civic activity. The nine (9) primary goals of the plan are:

- GOAL 1.** Develop five Special Character Districts recognizing that these areas are distinct in terms of uses and built environment;
- GOAL 2.** Identify and promote land uses and zoning which are compatible with the special character districts and the overall POTC visions;
- GOAL 3.** Introduce mixed-use development comprised of commercial, office and residential uses and active programming to draw people to POTC;
- GOAL 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;
- GOAL 5.** Identify suitable locations for housing and promote a variety of dwelling types to complement the mixed-use nature of POTC;
- GOAL 6.** Establish architectural guidelines to provide architectural consistency within the special character districts over time;
- GOAL 7.** Provide for an interconnected transportation network which aims at balancing the needs of pedestrians, cyclists and vehicles;
- GOAL 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
- GOAL 9.** Identify and offer an array of incentives to encourage redevelopment and revitalization of POTC through realization of specific plan objectives over time.

# REDEVELOPMENT ACTIVITIES UPDATE

Implementation of the plans, projects and programs identified in the POTC Redevelopment Plan is largely dependent on available revenues. During FY 2019/20, the POTC Community Redevelopment Agency (CRA) operated with an adopted budget of \$474,021. Of that amount, 96% went towards debt service obligations, leaving very limited amount of funding for plan implementation.

Development projects completed, under construction, or under review between September 2019 and October 2020:

- Fysh Bar & Grill Restaurant Site Plan** – In March 2020, the site plan was approved for the site improvements associated with the 456-seat Fysh Bar & Grill restaurant at Riverwalk.
 
- Benedict Advertising** –In October 2020, Benedict Advertising, an advertising company relocated from Daytona Beach into a vacant tenant space in the recently renovated building at 59 Dunlawton Avenue. The building at 59 Dunlawton Avenue will also be the future home of Dune's Brewery, a new local microbrewery anticipated to open Summer 2021.
 
- Gather 2 Grow** - In May 2020, a new arts and crafts studio with a café at opened at 94 Dunlawton Avenue. This locally owned, small business features arts and crafts classes with retail sales of finished arts and craft products with café.
 
- Two Jerks Seafood** - In January 2020, a new seafood market opened at 79 Dunlawton Avenue, replacing the prior King's Seafood tenant.
 
- Dunlawton Village** - In May 2020, the Dunlawton Village project located at 415 Dunlawton Avenue was completed. The property has been redeveloped and now consists of a multi-tenant professional office building and the corporate headquarters building for Gaff's Realty.
 
- Dunlawton Lighting** - In August 2020, the Dunlawton Street Lighting project was completed. The project consisted of replacing the white pedestrian walk lights along the roadway segment with 64 LED streetlights along a ±0.70-mile roadway segment of Dunlawton Avenue between Ridgewood Avenue and Spruce Creek Road including 10 intersections along this segment.
 



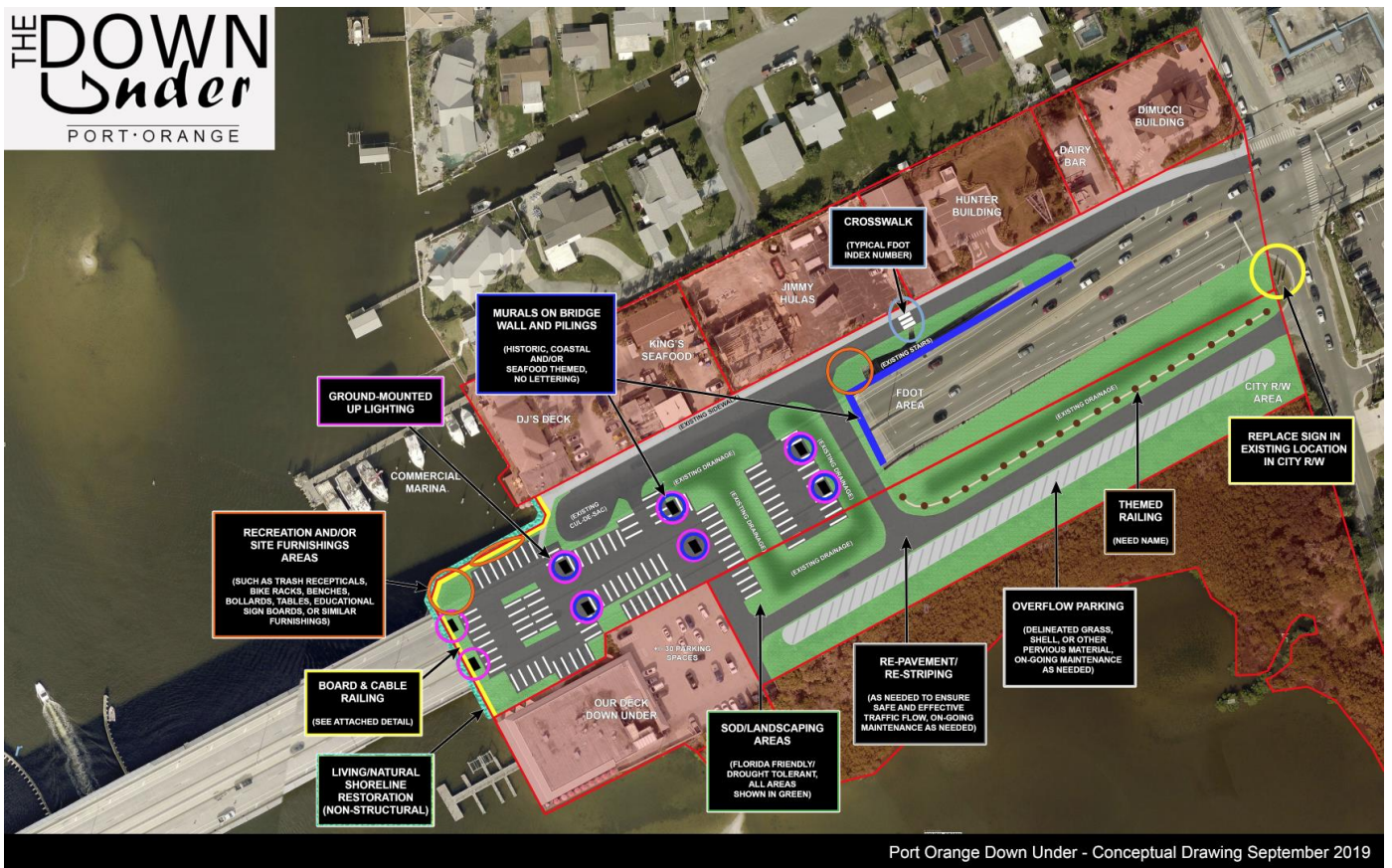
## Targeted Business Program

In December 2017, the City adopted regulations for a three-year pilot program for Ridgewood Corridor Targeted Businesses to encourage redevelopment of the corridor. In August 2020, the program was expanded to add additional uses as targeted businesses and expand the timeframe of the pilot program. The program applies to all properties along the Ridgewood Corridor, including those in the CRA. The program allows for site improvements to be waived if there is no increase in the size of the existing principal structure. The only upgrades required are those related to accessibility, Building and Fire Code requirements. This pilot program now runs until January 31, 2023. Thirteen targeted businesses that have utilized the program are located within the Port Orange Town Center CRA.

## Down Under District Revitalization Plan

The Down Under is the commercial area located under the Dunlawton Avenue Bridge, west of South Peninsula Drive. The Down Under is one of 5 districts identified in the Port Orange Town Center CRA Plan. City Staff has worked with FDOT to amend the existing Lease Agreement between the City and FDOT for the Down Under to allow the City to implement the planned improvements to make the area a unique destination in the CRA. These proposed improvements to the Down Under are to build upon the recent private redevelopment in this area (e.g. DiMucci building, Hunter building, DJ's Deck, Jimmy Hula's) and improve the aesthetics and vitality of the area. The proposed improvements include murals and ground-mounted lighting on the concrete bridge pilings and walls under the bridge, site furniture, native, drought-tolerant landscaping, master sign replacement, living shoreline improvements, and repaving and striping of the shared parking. Funding is anticipated to be a combination of City funding, funding from community partners and business owners in the Down Under area, and grants.

In March 2020, a feasibility study was submitted to the River2Sea Transportation Planning Organization (TPO) for sidewalk improvements in the Down Under area and along Peninsula Drive. Once the feasibility study has been completed, the City can apply for design and construction funds from FDOT to fund up to 90% of the project. Staff anticipates the feasibility study being completed in late 2021.



# 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 2019/20 adopted budget for the Port Orange Town Center Fund (Fund #103), anticipated \$171,316 in TIF and \$4,817 in miscellaneous income, for total anticipated revenues of \$176,133 revenue. The City’s unaudited figures show actual receipt of \$171,177 from TIF and \$5,029 in miscellaneous income, for total revenues of \$176,206.



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





# FINANCIAL STATEMENT AND DEBT SERVICE

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

In 2007, the Agency pledged its tax increment revenues to support a \$5.6 million bond issue to fund redevelopment activities in Town Center. The majority of the bond proceeds were used to fund property acquisitions in the Riverwalk Project Area. The total debt service payment for the 2007 Town Center TIF Bond for FY 2019/20 was \$404,738.

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

	Port Orange Audited FY19	Port Orange Unaudited FY20
<b>Assets:</b>		
Cash in Bank	\$ -	\$ (7,005)
Equity in pooled cash	\$ 199,462	\$ (90,233)
Receivables, net	\$ -	\$ 718
Prepaid items	\$ 5,966	\$ -
<b>Total</b>	<b>\$ 205,428</b>	<b>\$ (96,520)</b>
<b>Liabilities:</b>		
Accounts payable and accrued liabilities	\$ 5,544	\$ 120
Customer deposits	\$ 1,540	\$ 1,540
Deferred Revenue	\$ -	\$ 113
Due to other funds	\$ 4,023,306	\$ 4,023,324
<b>Total</b>	<b>\$ 4,030,390</b>	<b>\$ 4,025,097</b>
<b>Sources (Revenues):</b>		
City TIF	\$ 61,734	\$ 69,981
Intergovernmental TIF (County/Halifax Hospital)	\$ 88,319	\$ 101,196
State Grants	\$ -	\$ -
Charge for Services	\$ 5,285	\$ 4,237
Investment Income	\$ 9,200	\$ 785
Miscellaneous	\$ 6	\$ 7
<b>Total</b>	<b>\$ 164,544</b>	<b>\$ 176,206</b>
<b>Expenditures:</b>		
Operating/Maint/Other	\$ 19,422	\$ 8,262
Capital Outlay	\$ -	\$ -
Debt Service	\$ 37,718	\$ 53,830
Grants and Aid	\$ 5,439	\$ 6,031
Transfer to Fund 218	\$ 404,814	\$ 404,738
<b>Total</b>	<b>\$ 467,393</b>	<b>\$ 472,861</b>
Net change in fund balance	\$ (302,849)	\$ (296,655)
Fund balance - beginning	\$ (3,522,113)	\$ (3,824,962)
<b>Fund Balance - Ending</b>	<b>\$ (3,824,962)</b>	<b>\$ (4,121,617)</b>

# TRUST FUND PARTNERS

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



**POTC CRA Webpage:**  
**<https://www.port-orange.org/374/Port-Orange-Town-Center-CRA>**

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.



# AGENCY BOARD

Mayor Donald O. Burnette

Vice-Mayor Chase Tramont

Council Member Drew Bastian

Council Member Scott Stiltner

Interim Council Member Jonathan Foley

Vacant, Chairman

Stan Schmidt, Vice-Chairman

Staff support provided by:

Jamie Miller, Interim City Manager

Matt Jones, City Attorney

Lupe Reyna-Coffin, Budget Manager

Tim Burman, Community Development Director

Penelope Cruz, Planning Manager

Registered Agent's Name: Penelope Cruz

Registered Office Address:

City of Port Orange

1000 City Center Circle

Port Orange, FL 32129

Phone: 386-506-5671

Fax: 386-506-5699

e-mail: [pcruz@port-orange.org](mailto:pcruz@port-orange.org)

# CITY OF SOUTH DAYTONA

*COMMUNITY REDEVELOPMENT AREA (CRA)*

2020 ANNUAL REPORT



MARCH 31, 2021

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*ABOUT THE CRA*



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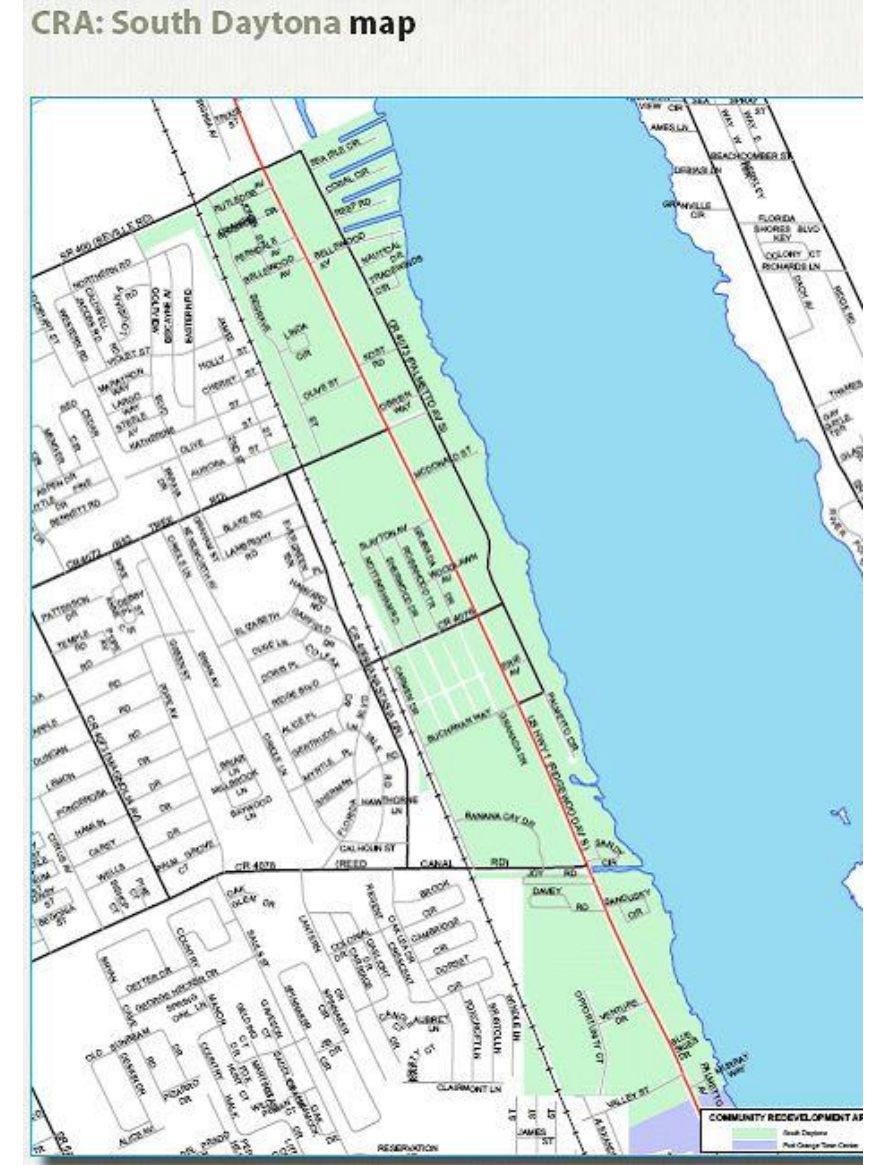
*DELEGATION OF AUTHORITY, FUNDING PARTNERS, CONTACTS*



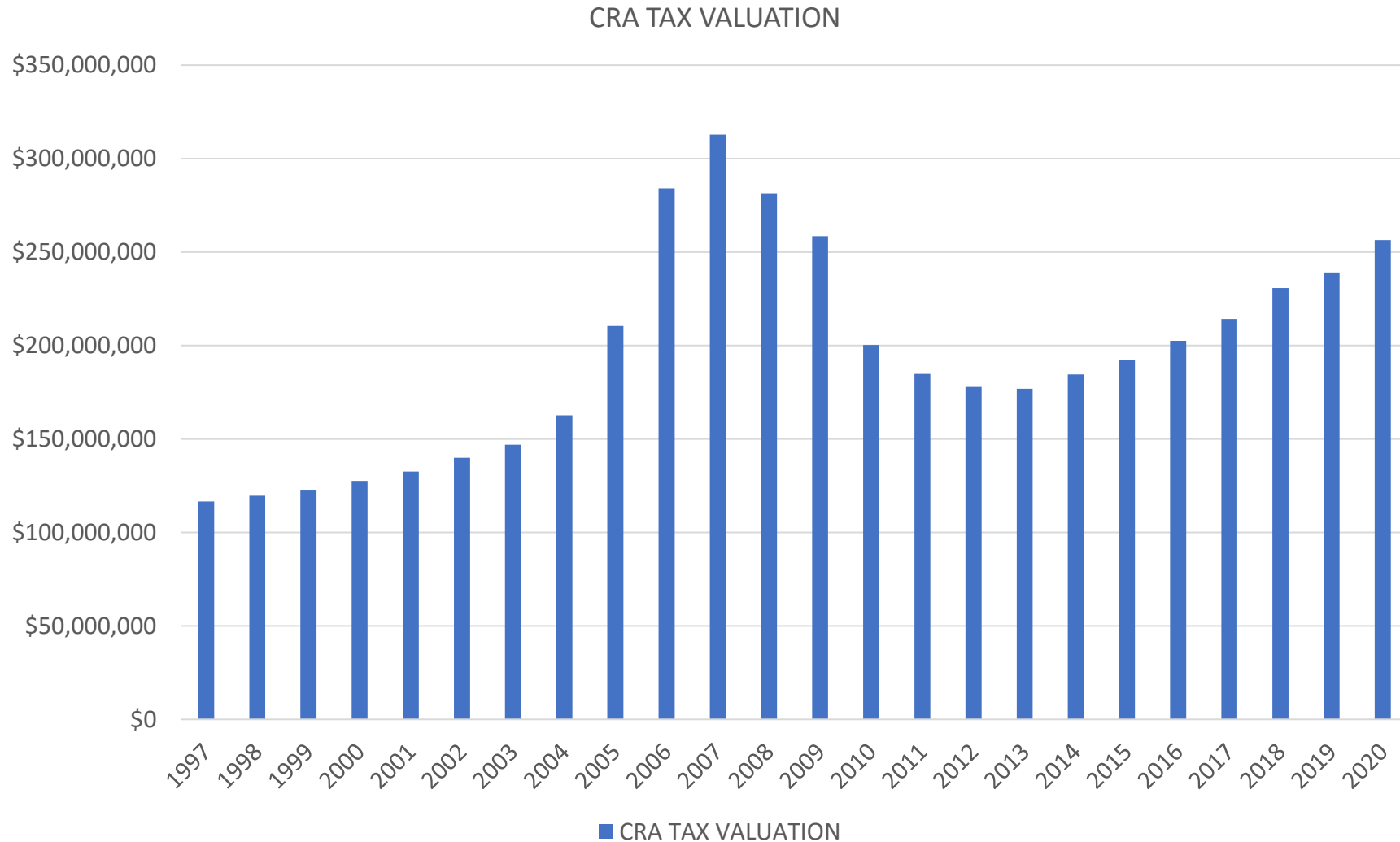
# ABOUT THE CRA


The CRA was established in 1997 to eliminate slum and blight. The CRA boundaries are highlighted in green on the map. The CRA represents about one-third of the total City area. The CRA sunsets in 2026.

- *Assets:* Halifax River, Central Location, Vacant Lots for Development, Well-maintained Traffic Network, Available Infrastructure that Accommodates Local Development.
- *Issues:* Visual Quality, Financing/Funding, Development Quality, Public Safety, Land Use/Regulatory Codes.
- *Goals & Objectives:* Attract Investment and create value through private/public initiatives; Create a unique identity to make South Daytona a memorable place; Promote a safe and attractive environment for residents, businesses and visitors; Develop a transportation system that support community image and need.
- *CRA Redevelopment Master Plan:* Focuses on the Future Land Use Plan, Amenity Program, Private Catalyst and Public Improvement Programs.



# CRA TAXABLE VALUES FROM BASE YEAR TO DATE






# YEAR ENDING 9.30.2020 CRA FINANCIAL STATEMENT

SOUTH DAYTONA CRA REDEVELOPMENT TRUST FUND				
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE				
LAST TWO FISCAL YEARS AND CURRENT BUDGET				
		FY 19 AUDITED	FY 20 AUDITED	FY 21 BUDGET
<b>REVENUES:</b>				
Property Taxes (TIF) & Grant				
City of South Daytona	\$	826,721	\$ 904,573	\$ 1,038,250
Halifax Hospital District		37,887	41,389	45,120
Volusia County		608,064	651,495	703,960
<i>Volusia County Ponce Inlet Port Authority</i>		9,921	10,828	11,789
<i>Volusia County East Volusia Mosquito Control</i>		20,075	21,911	23,860
<i>Volusia County ECHO / Volusia Forever</i>		31,973	36,389	39,225
<i>Volusia County CDBG Grant – Riverfront</i>				
<i>Veterans Memorial Park Playground Equipment</i>		-	-	69,629
Total Revenues:		1,534,641	1,666,585	1,931,833
<b>EXPENDITURES</b>				
Contingency		-	-	61,978
Personal Services		140,874	441,043	586,372
Operating Expenses		110,574	165,570	101,266
Capital Outlays		2,700	-	176,868
Debt Service		236,908	1,223,007	1,003,765
Grants to private organizations		5,000	1,053	10,000
Total Expenditures:		496,056	1,830,673	1,940,249
<b>OTHER FINANCING SOURCES &amp; USES</b>				
Transfer From Reserves		-	-	8,416
Transfer Out		(952,450)	-	-
Total other financing sources / uses:		(952,450)	-	8,416
<b>NET CHANGE IN FUND BALANCE</b>				
		86,135	(164,088)	(8,416)
<b>FUND BALANCE BEGINNING</b>				
		292,781	378,916	214,828
<b>FUND BALANCE ENDING</b>				
		378,916	214,828	206,412





# FY 2020 - 2021 CRA BUDGET SUMMARY

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## SOUTH DAYTONA CRA REDEVELOPMENT TRUST FUND FY 2020 – 2021 BUDGET SUMMARY

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<b>FUND BALANCE BROUGHT FORWARD:</b>	<b>\$214,828</b>
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### REVENUES:

Tax Increment Receipts	<u>\$1,931,833</u>
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<b>TOTAL REVENUES AND FUND BALANCES:</b>	<b>\$2,146,661</b>
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### APPROPRIATIONS:

Contingency	\$61,978
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Personal Services	\$586,372
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Operating Expenses	\$101,266
--------------------	-----------

Capital Outlay	\$176,868
----------------	-----------

Debt Service	\$1,003,765
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Aid to Private Organizations ( <i>Façade Improvement Grant</i> )	<u>\$10,000</u>
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<b>TOTAL APPROPRIATIONS:</b>	<b>\$1,940,249</b>
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# 2020 Accomplishments Future Land Use & Amenity Program

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# FUTURE LAND USE & AMENITY PROGRAM 2020 ACCOMPLISHMENTS

## LAND USE AMENDMENTS

- Sign and Special Event code sections revised/updated.
- Parking standards for commercial zoning to reduce large commercial vehicles parking at businesses in the CRA and other commercially zoned districts.

## CRA OVERLAY AMENDMENT

- Prohibited uses expanded to exclude vape and smoke shops in the CRA.

## U.S.1 STREETScape ENHANCEMENT

- Enclave at 3230 Apartments - Developer installation of approximately 500 feet of underground utility lines, decorative sidewalk pavers, and three (3) decorative street light poles. The developer cost was in excess of \$350,000 with the City providing a TIF incentive of \$35,000 for the decorative sidewalk and street light poles.



# 2020 Accomplishments

## Public Improvements

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## PUBLIC IMPROVEMENT PROJECTS IN THE CRA 2020 ACCOMPLISHMENTS

### U.S.1 PALM TREES UPLIGHTING

### U.S.1 MEDIAN LANDSCAPE IMPROVEMENTS

Yellowstone Landscaping installed  
St. Augustine sod, Arbicola  
Trinette and Indian Hawthorne  
(\$16,422)

### SEPTIC TO SEWER PROGRAM

1660 Segrave Street (Project  
not funded through CRA)

# 2020 Accomplishments Private Catalyst Projects

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# PRIVATE CATALYST PROJECT: #1: Majestic Gardens ALF

Type of Project: New Construction

Location: 3130 Opportunity Court

Number of Units: 16-Bed Facility

Estimated Project Value: \$2,186,000

Permit Fees Collected: \$61,441

Number of Employees: total of 8 employees including; 3 nurse administrators, 2 certified nurse assistants, 1 housekeeper, 1 cook, 1 maintenance/groundskeeper

Construction Start: September 2019

Construction Completion & CO'd: June 2020

CRA TIF: \$0

Ad Valorem Estimated: \$10,231 (*per Volusia County Property Appraiser*)





# PRIVATE CATALYST PROJECT: #2: Enclave at 3230 Apartment Complex

Type of Project: New Construction

Project Address: 3230 S. Ridgewood Avenue

Number of Units: 256 (4 buildings, 4 stories)

Estimated Project Value: \$35,365,906

Permit Fees Collected: \$104,619

Employees: 2 office staff, 2 maintenance staff

Construction Start: November 2019

Construction Completion Est.: April 2021

Initial Occupancy Building 1: December 2020

CRA TIF: \$35,000 committed for streetscape enhancement elements to include decorative sidewalks and streetlights

Ad Valorem To Date: \$87,113 per the Property Appraiser for CO's (Bldg 1/Clubhouse/Pool) received by 12/31/2020. Ad Valorem estimated to be much greater upon CO of all structures in 2021.

# 2020 Accomplishments Incentive Programs for Private Improvement Projects

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## Grant #1:

Recipient: LAMMS Investments, LLC

Location: 333 Beville Road

Improvement: Exterior Painting and  
Decorative Street Pole Lighting

Business Owner Investment:

\$13,716

CRA Grant: \$5,000



## Grant #2:

Recipient: Sabee, LLC

Location: 2644 S. Ridgewood Ave.

Improvement: Exterior Painting and  
Sign Renovation

Business Owner Investment: \$8,400

CRA Grant: \$4,200



# 2020 Accomplishments Community Policing

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# Community Policing

Four (4) officers are dedicated to Zone SD03, 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.

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 01/01/2020 – 12/31/2020:

- Zone SD01=4,410
- Zone SD02=3,927
- Zone SD03=7,537
- City wide total =15,874

The CRA which makes up 1/3 of the city area is responsible for almost 50% of all service calls to the Police Department.

Community Policing, Crime Prevention Officer and Police Outreach Activities include, but are not limited to:

*Annual Kids Fishing Tournament*

*Annual Night Out Against Crime*

*Bicycle & Golf Cart Patrol*

*Birthday Parades (NEW due to COVID-19)*

*Candy "Complaint" (NEW due to COVID-19)*

*Citizens Alert*

*Citizens Courtesy Checks*

*Citizen Patrol*

*Coffee with a Cop*

*Crime-Free Business Program*

*National Walk to School Program*

*Patrols of Business Communities and Residential Neighborhoods*

*Reading to Kids at Events*

*School Resource Officer (SRO) at South Daytona Elementary School*

*Social Media "Town Hall" Meetings (NEW due to COVID-19)*



# 2020 Accomplishments New Businesses in the CRA

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# 2020 CRA Business Growth

## New Businesses:

- Bridgit's Custom Works, 1841 S. Ridgewood Ave.
- Daytona Climbing Company, 3100 S. Ridgewood Ave.
- Elite Auto Services, 2325 S. Ridgewood Ave.
- Greater Than a Gym, 333 Beville Rd.
- Hart's Deli, 2039 Anastasia Drive
- L&S Enterprises, LLC, 1630 Segrave Street
- Naturally U Hair Studio, 1699 S. Ridgewood Ave.
- Mesalien Investment Properties, LLC, 1705 S. Ridgewood Ave.
- Neuro Agility Enterprise, LLC, 2006 S. Ridgewood Ave.
- Picture This Daytona, LLC, 2400 S. Ridgewood Ave., #27
- Volusia Defense, LLC, 345 Beville Rd. #108
- W.B. Mason Co., Inc., 3100 S. Ridgewood Ave., #152

## Business Expansion:

- Backyard Boys BBQ, 1840 S. Ridgewood Ave.; expanded building to include a dining porch and drive through.

# 2021 Planned Activities and Projects

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# 2021 PLANNED PROJECTS

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## PUBLIC IMPROVEMENTS

- Septic to Sewer Conversion Project (continuation)
- U.S.1 Entry Markers
- Grant Funded Park Improvements at Veterans Memorial Riverfront Park

## LAND USE AMENDMENTS

- CRA Overlay Prohibited Uses – Commercial Storage

## PRIVATE CATALYST

- New Construction Project: 3151 S. Ridgewood Avenue; 17 Riverfront Townhomes and two 7-story Condominiums with 84 units (total of 101 units)
- Project Value: TBD, estimated over \$35 million
- Status: Design phase final stages, final construction plan submittal expected by spring of 2021.
- Other potential projects at 2 riverfront sites in the CRA.

# CRA DELEGATION OF AUTHORITY, FUNDING PARTNERS, PROGRAM CONTACT INFORMATION

## Community Redevelopment Agency Board

Chairman Bill Hall  
Board member Lisa O'Neal  
Board member Brandon Young  
Board member Doug Quartier  
Board member Eric Sander



## District Name, Registered Agent

Community Redevelopment Agency of the City of South Daytona  
Mr. James L. Gillis, Jr., City Manager  
City of South Daytona, P.O. Box 214960, South Daytona, FL 32121  
Delegation of Authority: Volusia County Resolution 96-219  
Local Governing Authority: City of South Daytona  
Date Established: October 1996 by Volusia County  
Establishing Documents: City of Ordinance 97-06  
Statutory Authority: Chapter 163, Part III, Florida Statutes



## Redevelopment Trust Fund Partners

Redevelopment plans, projects and programs are made possible through tax increment financing from:

**City of South Daytona**  
**Volusia County and its Taxing Districts**  
**Halifax Health**



**HALIFAX HEALTH**

**City Staff Contact:** Patty Rippey, AICP, Redevelopment Director, Office: (386) 322-3016, Email: [prippey@southdaytona.org](mailto:prippey@southdaytona.org), <http://www.southdaytona.org>

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