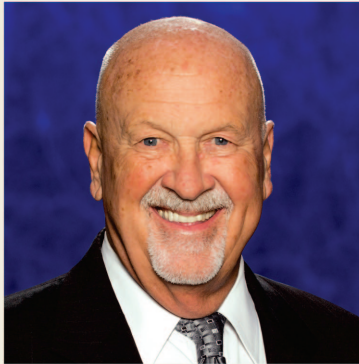
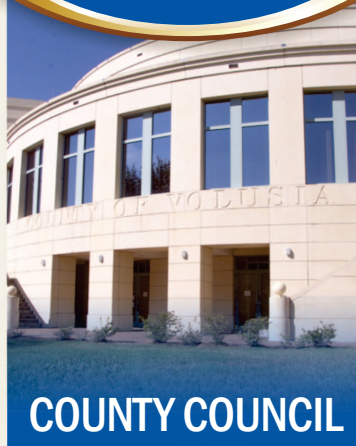


County of Volusia

Community Redevelopment Areas
Fiscal Year 2018 - 2019

Prepared in coordination with cities
By Growth & Resource Management





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Community Redevelopment Areas, Fiscal Year 2018-2019

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Volusia County Community Redevelopment Areas

FY 2019 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 2019, Volusia County had seventeen active CRAs - five in Daytona Beach; two in DeLand; one in Deltona; one in Edgewater; one in Holly Hill; one in New Smyrna Beach; one in Orange City; two in Ormond Beach; two in Port Orange; and one in South Daytona. An expired New Smyrna Beach CRA (1985- 2015) still had outstanding fund balance as of September 30, 2019, and thus is included in this report as well.

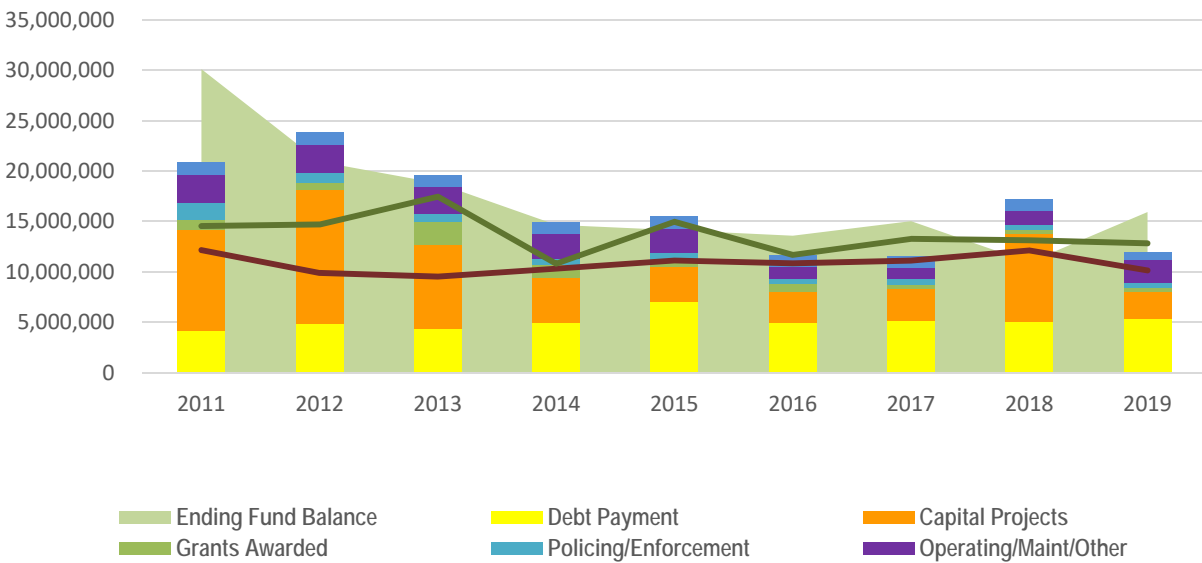
Combined Financial Analysis

Combined fund balance for all CRAs decreased in FY 2019, largely due to nearly 50% increase in spending, most of the increase in debt payment for the year. The combined total fiscal year-end 201 fund balance was nearly \$16m.

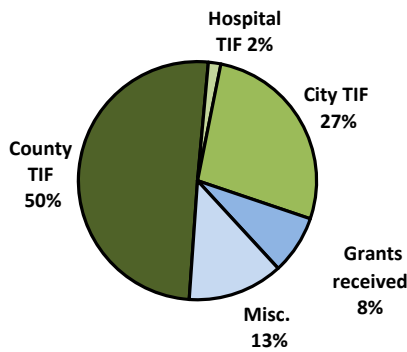
Combined TIF for all CRAs from all taxing authorities decreased by 16% in FY 2019.

Since 2010, Volusia CRAs spent 79% of their total expenses on capital related items - \$46m in debt payments, \$57m for capital, and \$8m on grants awarded for façade improvements.

Combined Fund Balance, Revenues, and Expenses 2010-2019



2019 Revenues \$12,824,000

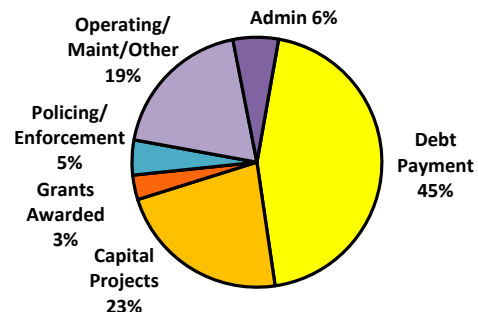


In 2019, 79% of all revenue was derived from tax increment financing (\$12m); 50% of that (\$6m) was contributed by the county.

Almost half (40% of the county's TIF was provided to Daytona Beach's five CRAs, primarily (27%) to Main Street. Another 20% was provided to Holly Hill, 14% to South Daytona, and 10% to Ormond Beach.

Over three-quarters of the expenditures in 2019 were capital related (debt payments \$5m, capital projects \$3m, grants awarded \$0.4m). Over half of the capital projects expenditures were made by Holly Hill – primarily for the undergrounding of utilities. Combined revenues exceeded combined expenditures by less than \$1,000.

2019 Expenses \$11,923,000



**Volusia County
Summary for Seventeen* CRAs
as of September 30, 2019**

**1991-2019 cumulative
county TIF contributions:
\$115,856,737**

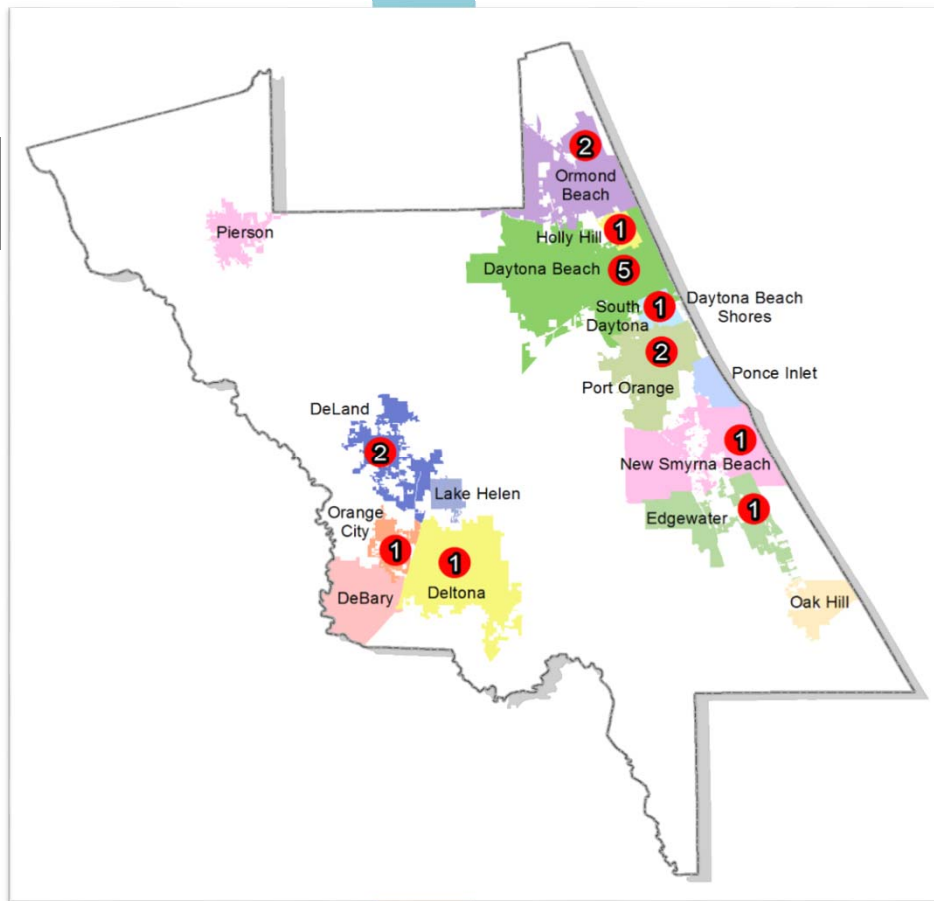
contact:

Briana Peterson, Volusia County

Land acquisition and construction accomplishments

examples:

- streetscaping
- property acquisition
- property improvements
- undergrounding of utilities



2019

Total for seventeen CRAs

Total Debt (\$ x 000)

initial date	from 2001 to 2018
amount of initial debt	\$77,918
balance	\$47,646
maturity	from 2023 to 2036

Personnel: 12.5 FTE (\$ x 000)

\$1,077

- 3.0 redevelopment director
- 1.0 project manager
- 1.0 redevelopment technician
- 5.5 community policing officers
- 1.0 admin specialist
- 1.0 customer services clerk

Primary expenditures in 2018

- capital projects: Holly Hill roadway improvements

	FY 2019	% total	FY 2018	% total	FY 2017	% total
Revenues (x 000)						
county TIF	\$6,457	49%	5978	46%	\$5,331	40%
hospital TIF	218	2%	381	3%	610	5%
city TIF	3,464	27%	5736	44%	5,167	39%
TIF subtotal	\$10,139				\$11,108	84%
grants received	\$1,024	8%	526	3%	\$620	5%
miscellaneous	1,661	13%	513	3%	1,550	12%
NON TIF subtotal	\$2,685	21%	1039	7%	\$2,170	16%
Total revenue	\$12,824	100%	\$13,134	99%	\$13,278	100%
Expenses (x000)						
debt payments	\$5,352	45%	\$5,088	30%	\$5,129	44%
capital projects	2,683	22%	8,749	50%	3,234	28%
grants awarded	379	3%	312	2%	370	3%
CAPITAL subtotal	\$8,414	71%	\$14,149	82%	\$8,733	75%
policing/enforcement program	\$538	5%	\$ 549	3%	\$577	5%
operating/maintenance/other	2,272	19%	1,342	8%	1,134	10%
administration	699	6%	1,182	7%	1,099	10%
NONCAPITAL subtotal	\$3,509	29%	\$ 3,073	18%	\$2,810	25%
Total expenses	\$11,923	100%	\$17,222	100%	\$11,543	100%
net change in fund balance	901		(4,088)		1,735	
Fund balance - ending	\$15,940		\$10,951		\$15,039	

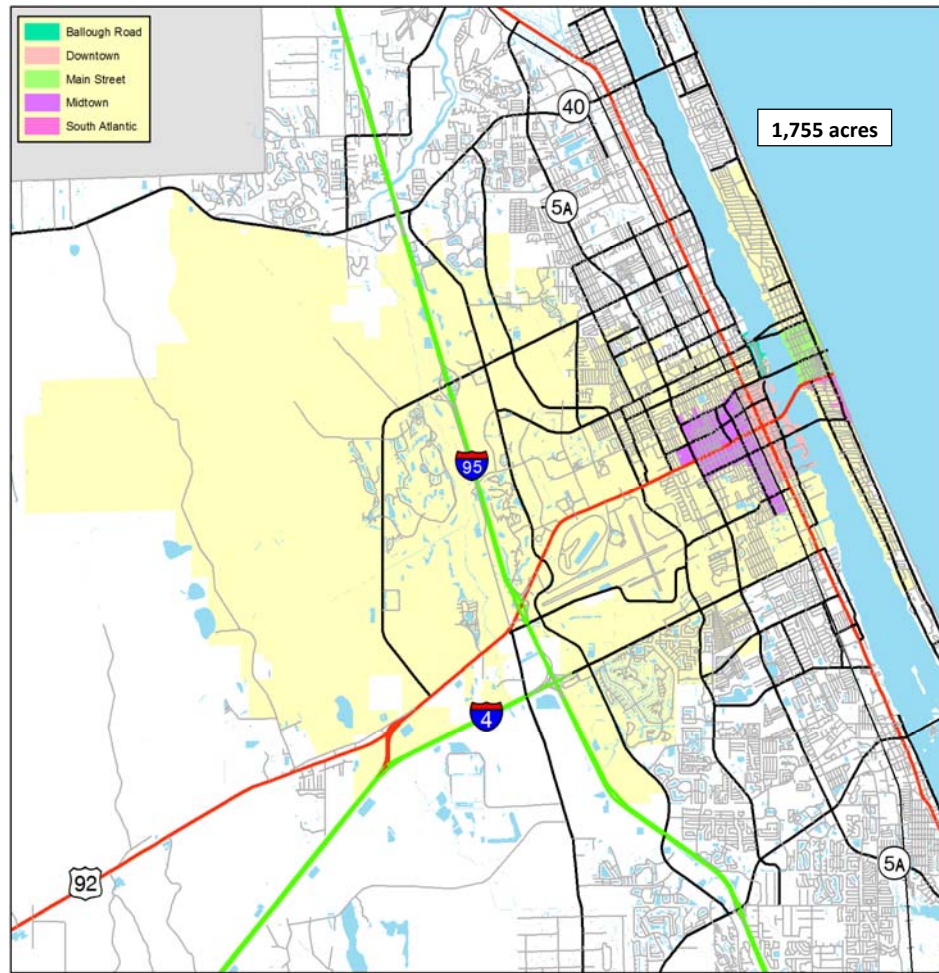
* New Smyrna Beach 1985 CRA sunset in 2015 but is included in this report because they still have fund balance.

Daytona Beach Summary for Five Daytona Beach CRAs

**1991-2019 cumulative
county TIF contributions:
\$54,507,119**

CRA board: city commission

contact: Reed Berger, redevelopment director



2019			FY 2019	% total	FY 2018	% total	FY 2017	% total		
			Revenues (x 000)							
Debt (\$ x 000)			county TIF	\$3,039	47%	\$2,904	48%	\$2,672	47%	
initial date	2001-2010	TIF	hospital TIF	171	3%	165	3%	303	5%	
amount of initial debt	\$42,454		city TIF	3,003	47%	2,759	47%	2,657	46%	
balance	\$25,558		subtotal	\$6,213	98%	\$5,828	98%	\$5,632	99%	
maturity	2024-2031									
		NON TIF	grants received	\$0	0%	\$0	0%	\$0	0%	
			miscellaneous	114	2%	93	2%	83	1%	
			subtotal	\$114	2%	\$93	2%	\$83	1%	
Personnel: 3.00 FTE (\$ x 000)		\$395	Total revenue		\$6,327	100%	\$5,921	100%	\$5,715	100%
1.00 redevelopment director										
1.00 technician			Expenses (x000)							
1.00 admin specialist			CAPITAL	debt payments	\$2,895	76%	\$2,897	46%	\$2,914	65%
*paid to city employees directly or through transfer				capital projects	54	1%	2,062	32%	217	5%
				grants awarded	116	3%	139	2%	185	4%
				subtotal	\$3,066	80%	\$5,098	80%	\$3,316	74%
Primary expenditures			NONCAPITAL	policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
-debt payments				operating/maintenance/other	342	9%	339	5%	326	7%
-capital projects				administration	431	11%	934	15%	885	19%
				subtotal	\$773	20%	\$1,273	20%	\$1,211	26%
			Total expenses		\$3,839	100%	\$6,371	100%	\$4,527	100%
			net change in fund balance		2,488		(450)		1,188	
			Fund balance - ending		\$8,095		\$5,607		\$6,057	

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

**1991-2019 cumulative
county TIF contributions:
\$1,584,787**

CRA board: city commission

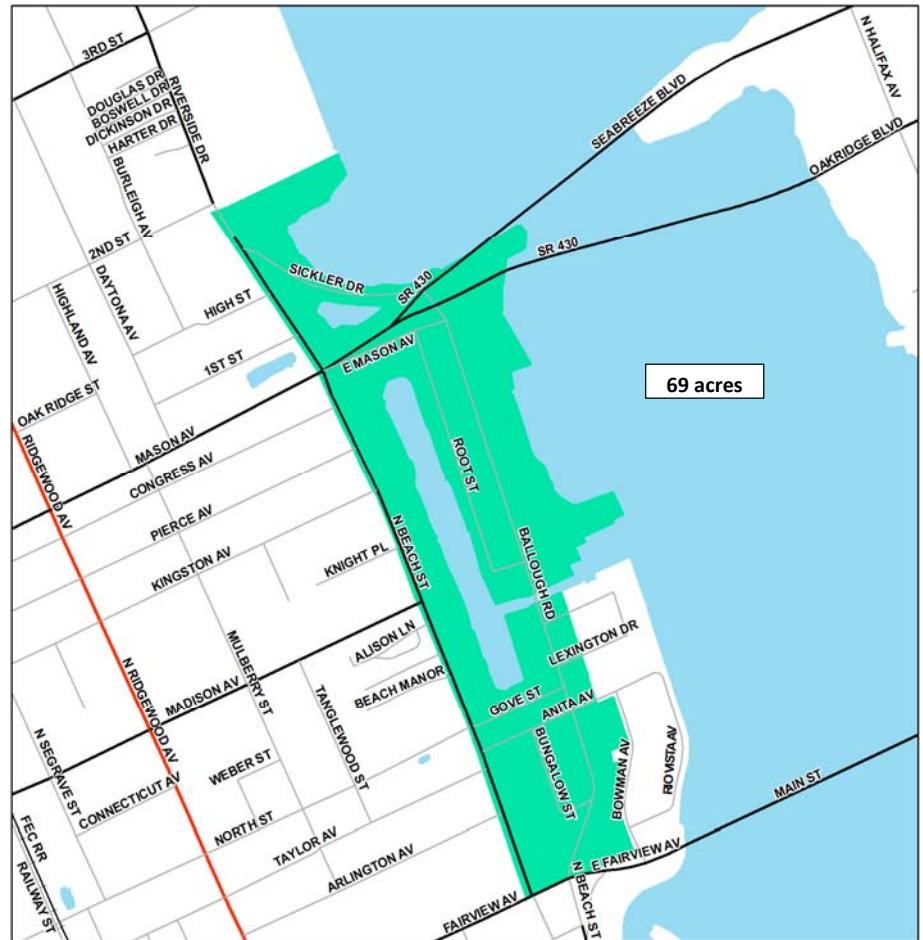
contact: Reed Berger, redevelopment director

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

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

Current focus of plan:

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



2019		FY 2019	% total	FY 2018	% total	FY 2017	% total
Revenues (x 000)	Debt (\$ x 000)	none					
	county TIF	\$92	46%	\$92	48%	\$78	47%
	hospital TIF	5	3%	5	3%	9	5%
	city TIF	91	46%	88	47%	78	46%
	subtotal	\$188	96%	\$185	98%	\$165	98%
NON TIF	grants received	\$0	0%	\$0	0%	\$0	0%
	miscellaneous	8	4%	4	2%	3	2%
	subtotal	\$8	4%	\$4	2%	\$3	2%
Total revenue		\$196	100%	\$189	100%	\$168	100%
Expenses (x000)	Capital						
	debt payments	\$0	0%	\$0	0%	\$0	0%
	capital projects	36	34%	35	40%	128	77%
	grants awarded	0	0%	34	39%	21	13%
	subtotal	\$36	34%	\$69	79%	\$149	90%
NONCAPITAL	policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
	operating/maintenance/other	54	52%	1	1%	0	0%
	administration	15	14%	17	20%	16	10%
	subtotal	\$69	66%	\$18	21%	\$16	10%
Total expenses		\$105	100%	\$87	100%	\$165	100%
net change in fund balance		91		102		3	
Fund balance - ending		\$1,539		\$1,448		\$1,346	

**Daytona Beach
Downtown CRA
1982-2036**

**1991-2019 cumulative
county TIF contributions:
\$11,129,069**

CRA board: city commission

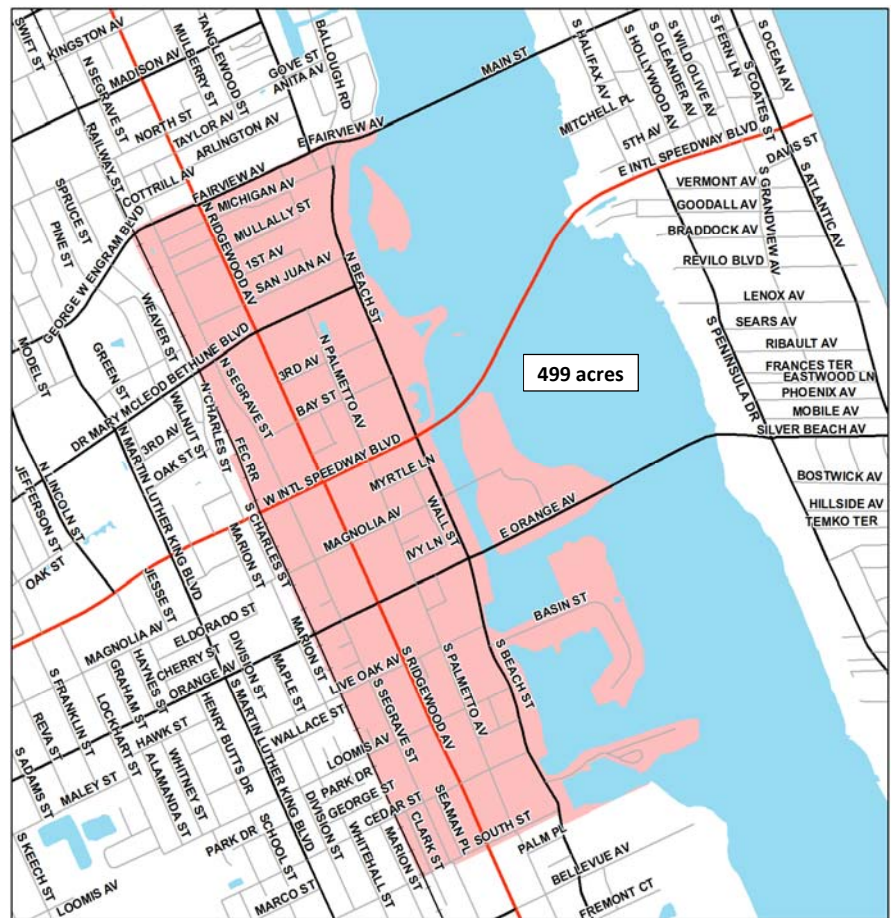
contact: Reed Berger, redevelopment director

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

-landscaping	\$4,217
-park improvements	1,306
-land acquisition and parking lot development/improvement	1,213
-Historic District improvements	408
-Jackie Robinson Ballpark improvements	298
-Sweetheart Trail (Orange Ave.)	108
-Downtown waste enclosures	11
total:	<u>\$7,561</u>

Current focus of plan:

- Expand Brown & Brown HQ
- improve Riverfront Park
- complete Orange Ave. Sweetheart Trail



2019			FY 2019	% total	FY 2018	% total	FY 2017	% total
		Revenues (x 000)						
Debt (\$ x 000)	bank loan	county TIF	\$521	46%	\$496	47%	\$446	46%
initial date	2009	hospital TIF	29	3%	28	3%	50	5%
amount of initial debt	\$2,287	city TIF	515	46%	471	45%	444	45%
balance	\$1,449	subtotal	\$1,065	95%	\$995	95%	\$940	96%
maturity	2028							
purpose	Magnolia streetscape	grants received	\$0	0%	\$0	0%	\$0	0%
project status	complete	miscellaneous	61	5%	52	5%	43	4%
		subtotal	\$61	5%	\$52	5%	\$43	4%
Personnel: .94 FTE (\$ x 000)		Total revenue	\$1,126	100%	\$1,047	100%	\$983	100%
.52 redevelopment director								
.42 admin specialist		Expenses (x000)						
*paid to city employees directly or through transfer		debt payments	\$172	33%	\$177	23%	\$185	23%
		capital projects	22	4%	82	11%	20	2%
		grants awarded	80	15%	76	10%	146	18%
		subtotal	\$274	53%	\$335	44%	\$351	43%
Primary expenditures								
-administration		policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
-debt payments		operating/maintenance/other	114	22%	123	16%	118	15%
		administration	129	25%	304	40%	342	42%
		subtotal	\$242	47%	\$427	56%	\$460	57%
		Total expenses	\$516	100%	\$762	100%	\$811	100%
		net change in fund balance	610		285		172	
		Fund balance - ending	\$1,829		\$1,219		\$934	

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

**1991-2019 cumulative
county TIF contributions:
\$36,609,685**

CRA board: city commission

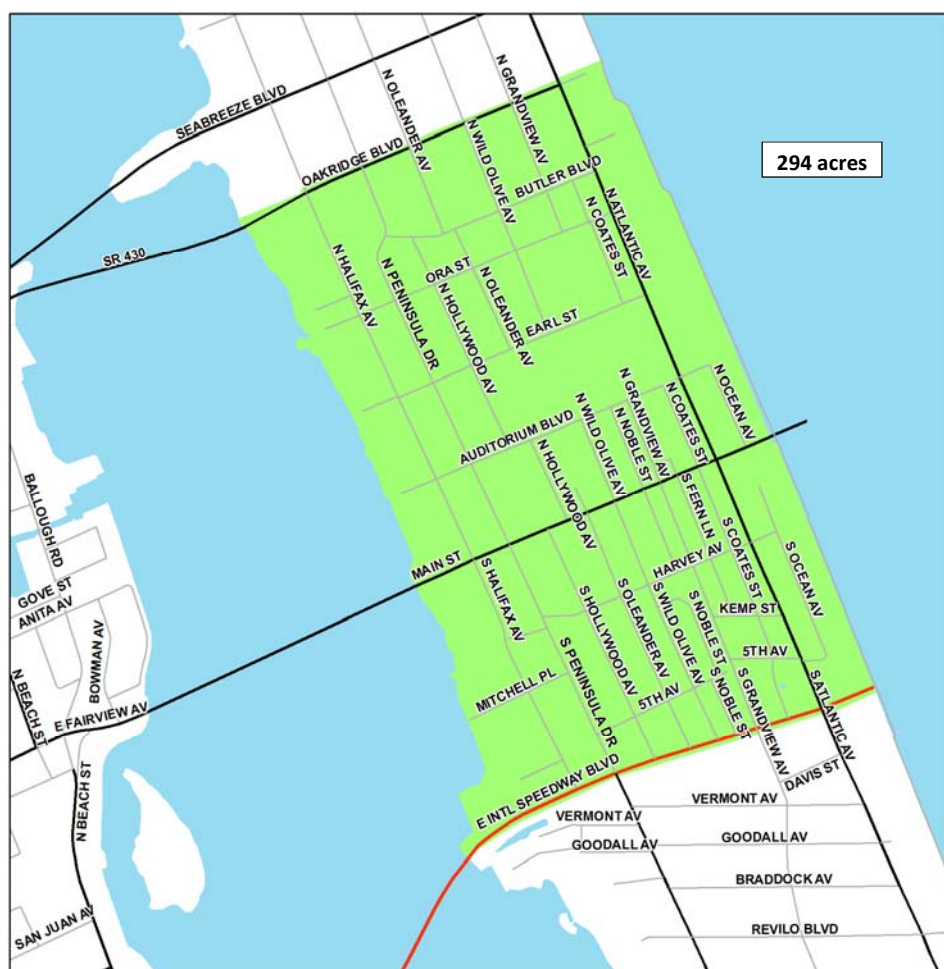
contact: Reed Berger, redevelopment director

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

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

Current focus of plan:

- East ISB design
- business development



2019			FY 2019	% total	FY 2018	% total	FY 2017	% total
		Revenues (x 000)						
Debt (\$ x 000)	revenue bonds	county TIF	\$2,117	48%	\$2,064	49%	\$1,950	47%
initial date	2001 (2011 refinanced)	hospital TIF	120	3%	117	3%	221	5%
amount of initial debt	\$37,755	city TIF	2,092	48%	1,960	47%	1,939	47%
balance	\$22,935	subtotal	\$4,328	99%	\$4,141	99%	\$4,110	99%
maturity	2031							
purpose	public infrastructure/amenities	grants received	\$0	0%	\$0	0%	\$0	0%
	for Hilton/Ocean Walk and Shoppes	miscellaneous	39	1%	32	1%	28	1%
project status	complete	subtotal	\$39	1%	\$32	1%	\$28	1%
		Total revenue	\$4,367	100%	\$4,173	100%	\$4,138	100%
		Expenses (x000)						
		debt payments	\$2,513	87%	\$2,516	49%	\$2,513	79%
		capital projects	0	0%	1,945	38%	69	2%
		grants awarded	34	1%	23	0%	5	0%
		subtotal	\$2,547	87%	\$4,484	87%	\$2,587	81%
Primary expenditures		policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
-debt payments		operating/maintenance/other	164	6%	193	4%	192	6%
		administration	193	7%	447	9%	430	13%
		subtotal	\$357	13%	\$640	13%	\$622	19%
		Total expenses	\$2,904	100%	\$5,124	100%	\$3,209	100%
		net change in fund balance	1,464		(951)		929	
		Fund balance - ending	\$3,115		\$1,651		\$2,602	

2019			FY 2019	% total	FY 2018	% total	FY 2017	% total
		Revenues (x 000)						
Debt (\$ x 000)	bank loan	county TIF	\$250	48%	\$219	49%	\$184	47%
initial date	2010	hospital TIF	14	3%	13	3%	21	5%
amount of initial debt	\$2,412	city TIF	247	48%	209	47%	183	46%
balance	\$1,174	subtotal	\$511	99%	\$441	99%	\$388	98%
maturity	2024							
purpose	cultural/educational center	grants received	\$0	0%	\$0	0%	\$0	0%
project status	ongoing	miscellaneous	6	1%	5	1%	9	2%
		subtotal	\$6	1%	\$5	1%	\$9	2%
Total revenue			\$517	100%	\$446	100%	\$397	100%
Personnel: 1.12 FTE (\$ x 000)		\$93*	Expenses (x000)					
.11 redevelopment director		debt payments	\$210	67%	\$204	52%	\$216	64%
.99 technician		capital projects	-4	-1%	0	0%	0	0%
.02 admin specialist		grants awarded	3	1%	6	2%	13	4%
*paid to city employees directly or through transfer		subtotal	\$209	67%	\$210	54%	\$229	68%
Primary expenditures		policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
-debt payments		operating/maintenance/other	11	3%	13	3%	11	3%
		administration	95	30%	166	43%	97	29%
		subtotal	\$105	33%	\$179	46%	\$108	32%
Total expenses			\$314	100%	\$389	100%	\$337	100%
net change in fund balance			203		57		60	
Fund balance - ending			\$1,412		\$1,209		\$1,152	

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

**2000-2019 cumulative
county TIF contributions:
\$1,557,584**

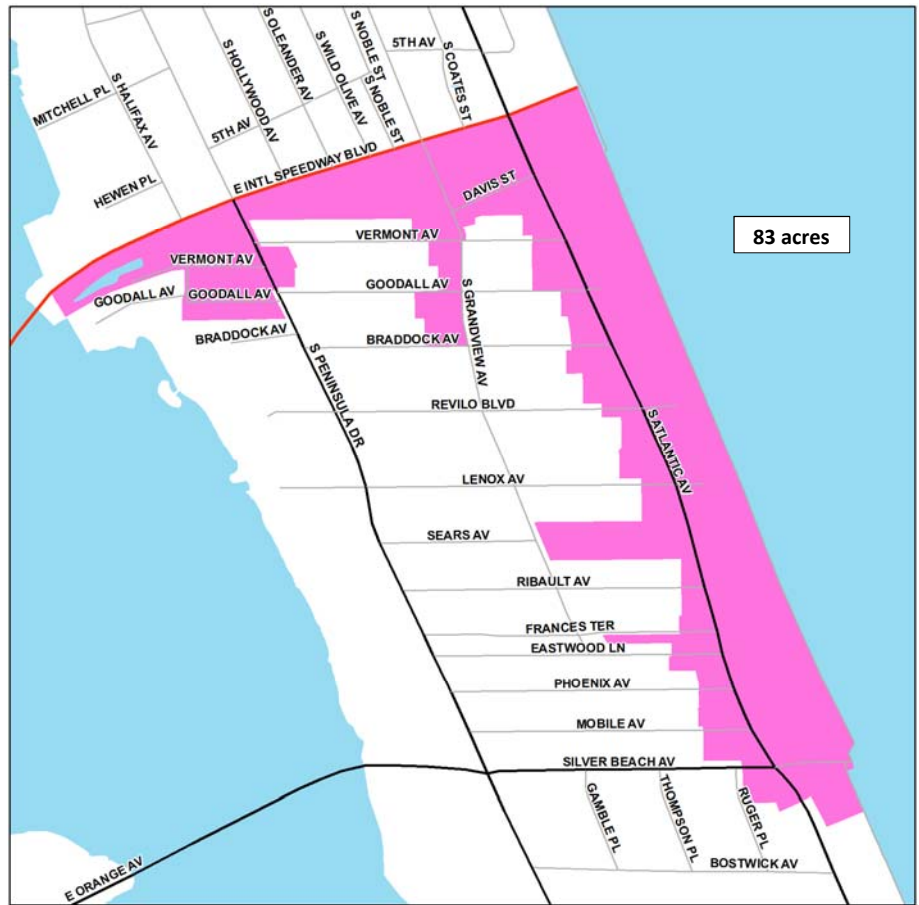
CRA board: city commission
contact: Reed Berger, redevelopment director

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

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

Current focus of plan:

-East ISB design and improvements support



2018			FY 2019	% total	FY 2018	% total	FY 2017	% total
Debt (\$ x 000)	none	Revenues (x 000)						
		county TIF	\$59	49%	\$33	50%	\$14	48%
		hospital TIF	3	3%	2	3%	2	7%
		city TIF	58	48%	31	47%	13	45%
		subtotal	\$120	100%	\$66	100%	\$29	100%
Personnel: 0.00 FTE (\$ x 000)	\$0*	NON TIF						
		grants received	\$0	0%	\$0	0%	\$0	0%
		miscellaneous	0	0%	0	0%	0	0%
		subtotal	\$0	0%	\$0	0%	\$0	0%
Primary expenditures		Total revenue	\$120	100%	\$66	100%	\$29	100%
-operating/maintenance/other		Expenses (x000)						
		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%
		CAPITAL						
		policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
		operating/maintenance/other	0	100%	9	100%	5	100%
		administration	0	0%	0	0%	0	0%
		subtotal	\$0	0%	\$9	0%	\$5	0%
		Total expenses	\$0	0%			\$5	0%
		net change in fund balance	120		57		24	
		Fund balance - ending	\$201		\$81		\$24	

*paid to city employees directly or through transfer

DeLand Summary for Two DeLand CRAs

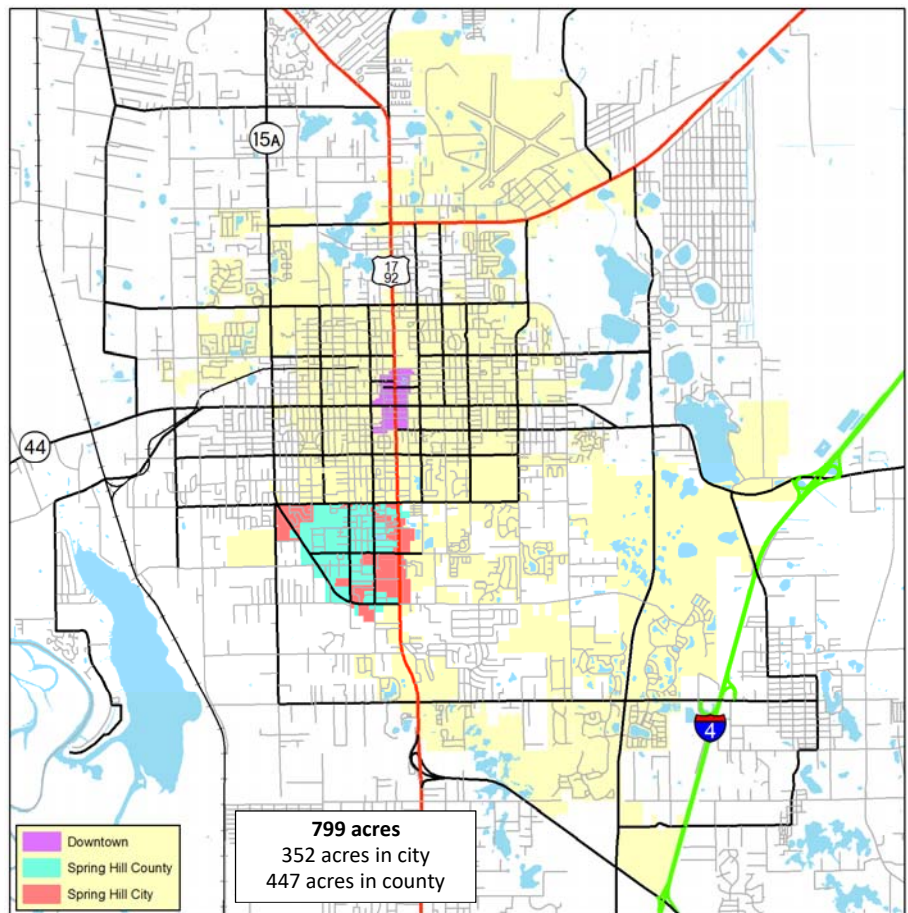
**1991-2019 cumulative
county TIF contributions:
\$3,665,541**

2 CRA boards:

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

contact:

Mike Grebosz, assistant city manager



2019			FY 2019	% total	FY 2018	% total	FY 2017	% total	
			Revenues (x 000)						
Debt (\$ x 000)	\$0	TIF	county TIF	\$184	10%	\$188	24%	\$154	36%
			hospital TIF	64	4%	70	9%	38	9%
			city TIF	193	11%	201	26%	167	39%
Personnel: 0.00 FTE (\$ x 000)	\$77		subtotal	\$442	25%	\$459	59%	\$359	84%
paid to city employees directly or through transfer									
		NON TIF	grants received	\$140	8%	\$0	0%	\$0	0%
			miscellaneous	1202	67%	323	41%	67	16%
			subtotal	\$1,343	75%	\$323	41%	\$67	16%
Primary expenditures			Total revenue	\$1,784	100%	\$782	100%	\$426	100%
capitl projects-streetscaping and resource center									
			Expenses (x000)						
		CAPITAL	debt payments	\$0	0%	\$0	0%	\$0	0%
			capital projects	200	23%	797	67%	89	22%
			grants awarded	22	3%	23	2%	6	1%
			subtotal	\$222	25%	\$820	69%	\$95	23%
		NONCAPITAL	policing/enforcement program	0	0%	\$0	0%	\$0	0%
			operating/maintenance/other	607	70%	353	30%	303	74%
			administration	44	5%	10	1%	10	2%
			subtotal	651	75%	\$363	31%	\$313	77%
			Total expenses	\$873	100%	\$1,183	100%	\$408	100%
net change in fund balance			911		(401)		18		
Fund balance - ending			\$1,396		\$485		\$886		

**DeLand
Downtown CRA
1984-2025**

**1991-2019 cumulative
county TIF contributions:
\$2,848,187**

CRA board:

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

contact:

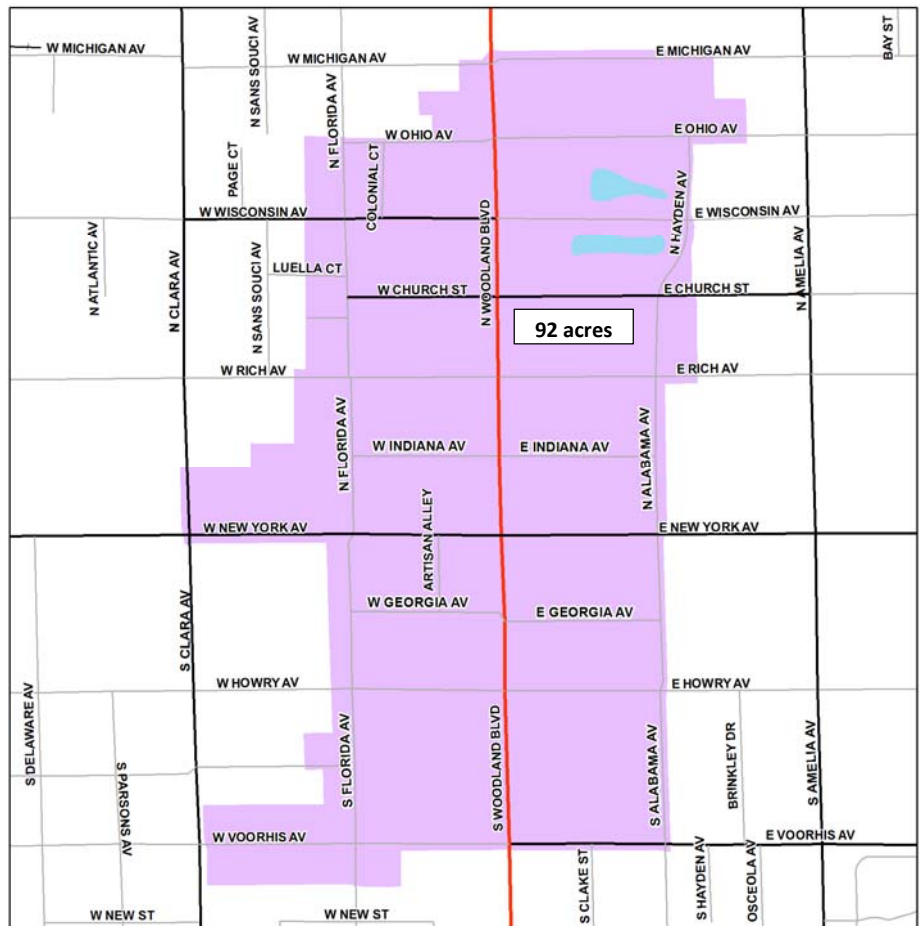
Mike Grebosz, assistant city manager

**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
total:	\$3,127

Current focus of plan:

-Maintaining assessts and redevelopment of old jail site



2019			FY 2019	% total	FY 2018	% total	FY 2017	% total	
		Revenues (x 000)							
Debt (\$ x 000)	\$0	TIF	county TIF	\$155	15%	\$158	34%	\$142	36%
			hospital TIF	57	6%	59	13%	35	9%
			city TIF	180	18%	168	37%	154	39%
Personnel: 0.00 FTE (\$ x 000)	\$65*		subtotal	\$392	40%	\$385	84%	\$331	84%
*paid to city employees directly or through transfer									
		NON TIF	grants received	\$0	0%	\$0	0%	\$0	0%
			miscellaneous	581	60%	71	16%	65	16%
			subtotal	\$581	60%	\$71	16%	\$65	16%
Primary expenditures			Total revenue	\$973	100%	\$456	100%	\$396	100%
-capital projects: Indiana Avenue streetscaping									
		Expenses (x000)							
		CAPITAL	debt payments	\$0	0%	\$0	0%	\$0	0%
			capital projects	19	4%	666	65%	88	24%
			grants awarded	17	5%	19	2%	3	1%
			subtotal	\$36	10%	\$685	67%	\$91	25%
		NONCAPITAL	policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
			operating/maintenance/other	329	90%	330	33%	272	75%
			administration	0	0%	0	0%	0	0%
			subtotal	\$329	90%	\$330	33%	\$272	75%
			Total expenses	\$365	100%	\$1,015	100%	\$363	100%
net change in fund balance			608		(559)		33		
Fund balance - ending			\$764		\$156		\$715		

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

**2004-2019 cumulative
county TIF contributions:
\$817,354**

CRA board:

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

contact:

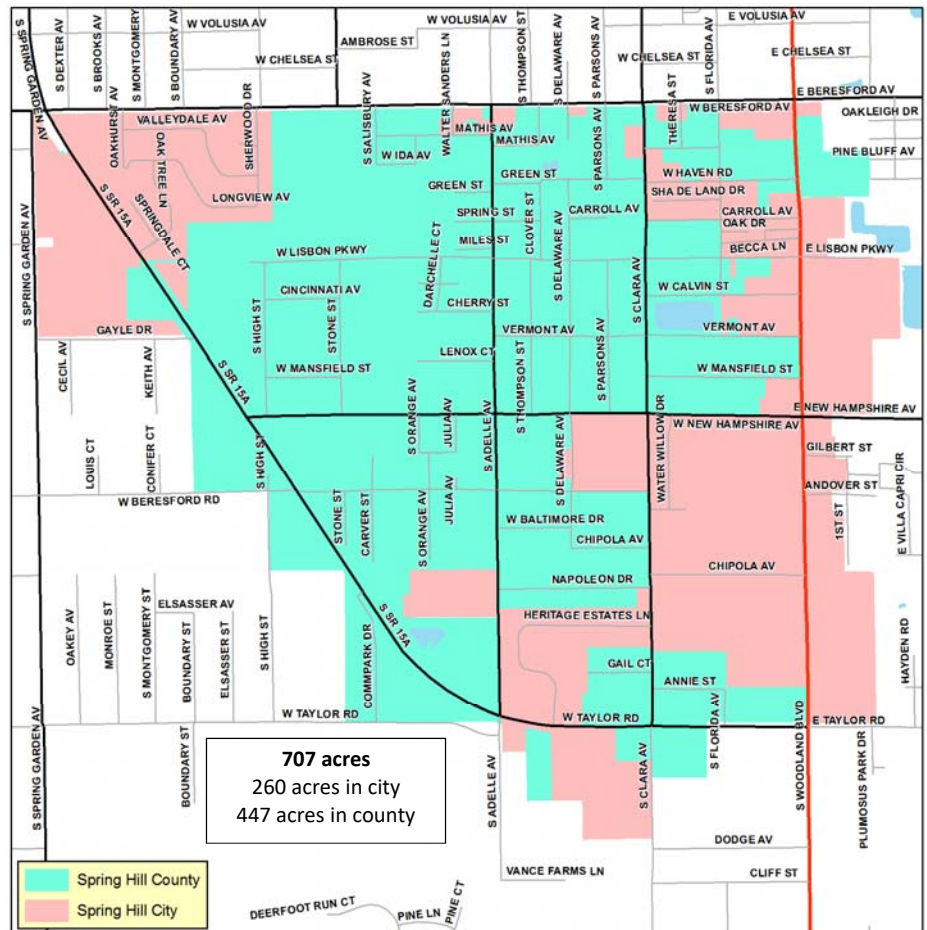
Mike Grebosz, assistant city manager

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

-building acquisition/improvement	\$441
-land acquisition	326
-new resource center	313
-lighting	24
total:	\$1,104

Current focus of plan:

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



2019			FY 2019	% total	FY 2018	% total	FY 2017	% total	
		Revenues (x 000)							
Debt (\$ x 000)	\$0	county TIF	\$30	5%	\$30	10%	\$12	40%	
		hospital TIF	7	1%	11	3%	3	10%	
		city TIF	13	2%	33	10%	13	43%	
Personnel: 0.00 FTE (\$ x 000)	\$12*	subtotal	\$50	6%	\$74	23%	\$28	93%	
*paid to city employees directly or through transfer									
		grants received	\$140	17%	\$0	0%	\$0	0%	
		miscellaneous*	621	77%	252	77%	2	7%	
		subtotal	\$761	94%	\$252	77%	\$2	7%	
Primary expenditures			Total revenue	\$811	100%	\$326	100%	\$30	100%
-capital projects: Community Resource Center			Expenses (x000)						
		debt payments	\$0	0%	\$0	0%	\$0	0%	
		capital projects	181	36%	131	78%	1	2%	
		grants awarded	5	1%	4	2%	3	7%	
		subtotal	\$186	37%	\$135	80%	\$4	9%	
		policing/enforcement program	\$0	0%	\$0	0%	\$0	0%	
		operating/maintenance/other**	278	55%	23	14%	31	69%	
		administration	44	9%	10	6%	10	22%	
		subtotal	\$322	63%	\$33	20%	\$41	91%	
			Total expenses	\$508	100%	\$168	100%	\$45	100%
net change in fund balance			303		158		(15)		
Fund balance - ending			\$632		\$329		\$171		

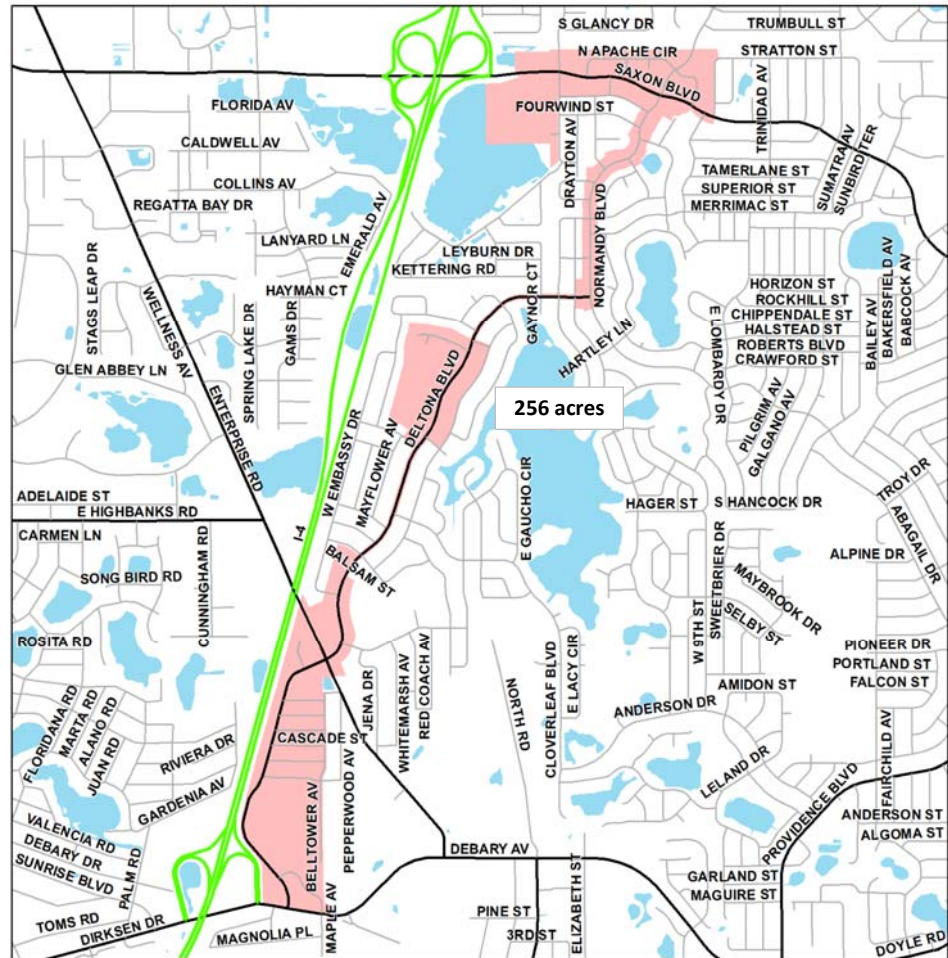
*Spring Hill comprises city and county properties,
administered by the city

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

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

**2017-2019 cumulative
county TIF contributions:
\$85,288**

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



2019			FY 2019	% total	FY 2018	% total	FY 2017	% total	
		Revenues (x 000)							
Debt (\$ x 000)	none	TIF	county TIF	\$51	40%	\$34	43%	\$0	0%
			city TIF	75	58%	46	57%	0	0%
			subtotal	\$126	99%	\$80	100%	\$0	0%
Personnel: 0.00 FTE (\$ x 000)	\$0	NON TIF	grants received	\$0	0%	\$0	0%	\$0	0%
			miscellaneous*	1	1%	0	0%	0	0%
			subtotal	\$1	1%	\$0	0%	\$0	0%
*paid to city employees directly or through transfer									
		Total revenue		\$127	100%	\$80	100%	\$0	0%
		Expenses (x000)							
		CAPITAL	debt payments	\$0	0%	\$0	0%	\$0	0%
			capital projects	0	0%	0	0%	0	0%
			grants awarded	0	0%	0	0%	0	0%
			subtotal	\$0	0%	\$0	0%	\$0	0%
Primary expenditures	N/A	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%
			subtotal	\$0	0%	\$0	0%	\$0	0%
		Total expenses		\$0	0%	\$0	0%	\$0	0%
		net change in fund balance		127		80		0	
		Fund balance - ending		\$207		\$80		\$0	

**Edgewater
Edgewater CRA
2015-2035**

**2015-2019 cumulative
county TIF contributions:
\$144,176**

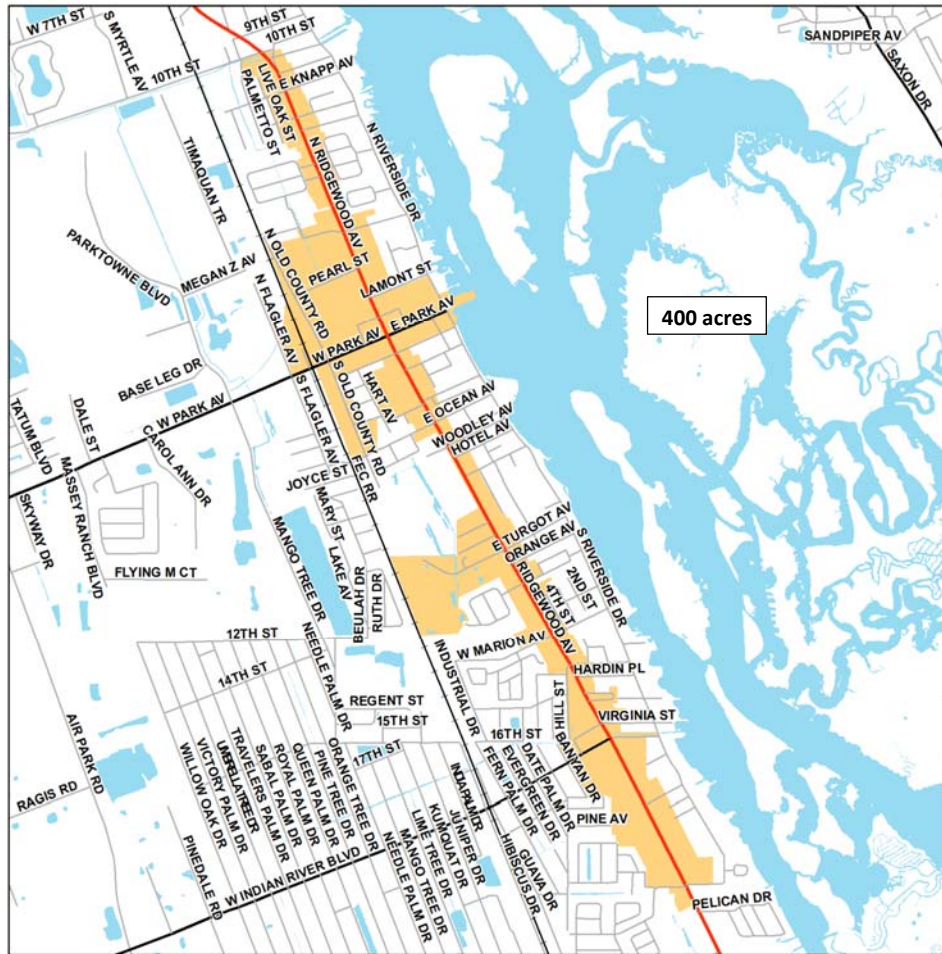
CRA board: city council
contact: Samantha Bergeron,
parks & recreation director

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

Property demolition	\$7
total:	\$7

Current focus of plan:

- land acquisition
- wayfinding signs



2019			FY 2019	% total	FY 2018	% total	FY 2017	% total	
		Revenues (x 000)							
Debt (\$ x 000)	none	TIF	county TIF	\$69	45%	\$52	46%	\$19	46%
		city TIF	85	55%	60	54%	22	54%	
		subtotal	\$154	100%	\$112	100%	\$41	100%	
Personnel: 0.00 FTE (\$ x 000)	\$0	NON TIF	grants received	\$0	0%	\$0	0%	\$0	0%
		miscellaneous*	0	0%	0	0%	0	0%	
		subtotal	\$0	0%	\$0	0%	\$0	0%	
*paid to city employees directly or through transfer									
		Total revenue	\$154	100%	\$112	100%	\$41	100%	
		Expenses (x000)							
	CAPITAL		debt payments	\$0	0%	\$0	0%	\$0	0%
		capital projects	0	0%	3	43%	7	100%	
		grants awarded	0	0%	0	0%	0	0%	
		subtotal	\$0	0%	\$3	43%	\$7	100%	
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%	
capital projects: survey		Total expenses	\$0	0%	\$3	43%	\$7	100%	
		net change in fund balance	154		109		34		
		Fund balance - ending	\$306		\$152		\$43		

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

**1995-2019 cumulative
county TIF contributions:
\$12,833,925**

CRA board: mayor, city commission

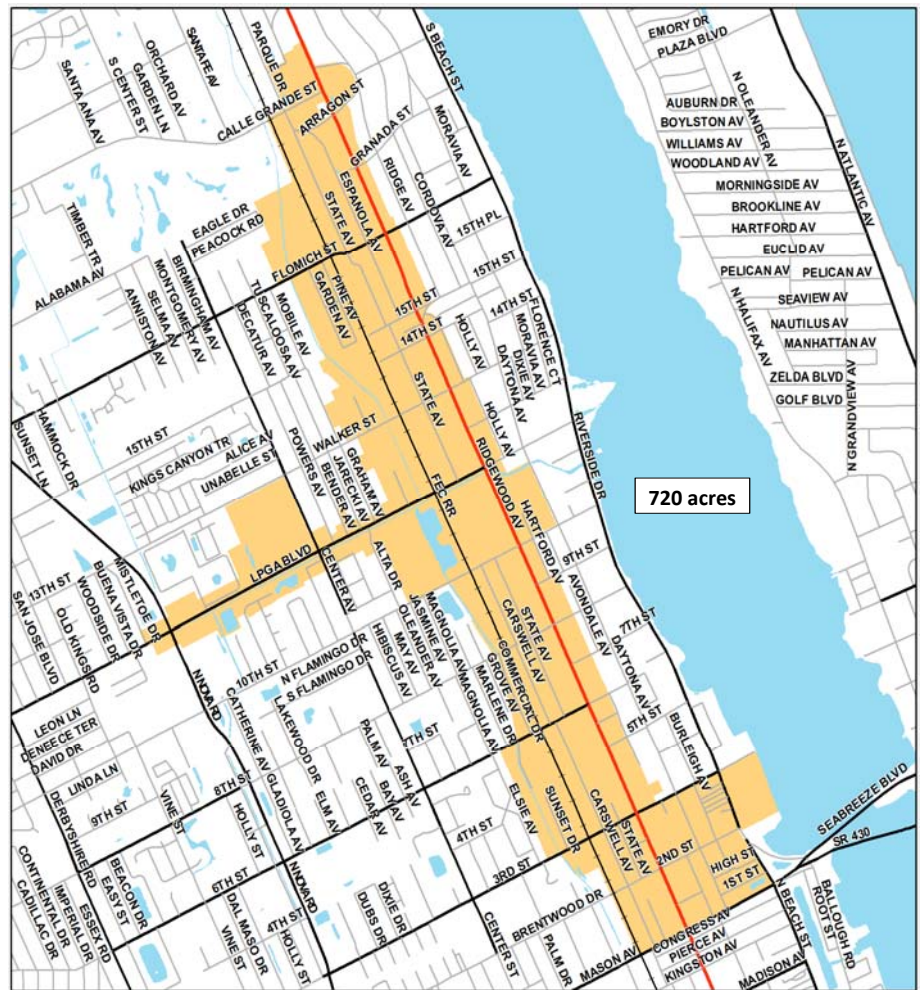
contact: Kevin Fall, economic development/
CRA coordinator

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
total:	<u>\$8,967</u>

Current focus of plan:

- infrastructure improvements
- property improvements
- underground utilities



2019				FY 2019	% total	FY 2018	% total	FY 2017	% total
			Revenues (x 000)						
Debt (\$ x 000)	note	refunding note	county TIF	\$1,128	35%	\$1,076	46%	\$992	29%
initial date	2013	2005 (2012 refinanced)	hospital TIF	64	2%	61	3%	112	3%
			city TIF	1,169	36%	1,113	48%	1,025	29%
amount of			subtotal	\$2,361	73%	\$2,250	97%	\$2,129	61%
initial debt	\$5,000	\$6,331							
balance	\$2,880	\$2,590	grants received	\$834	26%	\$0	0%	\$0	0%
maturity	2026	2026	miscellaneous	27	1%	77	3%	1,359	39%
purpose	utilities under-grounding	water/sewer improvements, The Market improvements, middle school acquisition and improvements	subtotal	\$860	27%	\$77	3%	\$1,359	39%
Total revenue				\$3,221	100%	\$2,327	100%	\$3,488	100%
			Expenses (x000)						
project status	in-progress	complete	debt payments	\$859	27%	\$852	17%	\$847	27%
			capital projects	929	30%	3,682	72%	1,745	55%
			grants awarded	131	4%	57	1%	21	1%
			subtotal	\$1,920	61%	\$4,591	90%	\$2,613	83%
Personnel: 5.65 FTE (\$ x 000)									
1.00 CRA director				\$322	10%	\$331	6%	\$325	10%
4.00 community policing officers				821	26%	104	2%	157	5%
.65 customer service clerk				83	3%	98	2%	77	2%
*paid to city employees directly or through transfer			subtotal	\$1,226	39%	\$533	10%	\$559	17%
Total expenses				\$3,146	100%	\$5,124	100%	\$3,172	100%
-capital projects: roadway improvements, streetscaping/landscaping, grant awards				75		(2,797)		316	
Fund balance - ending				\$5,511		\$5,435		\$8,232	

**New Smyrna Beach
CRA
1985-2015**

**1991-2019 cumulative
county TIF contributions:
\$19,824,286**

CRA board: city commission

contact: Christopher Edwards, CRA/economic
director

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

-West Canal streetscapes	\$3,291
-Canal Street improvements	3,164
-Flagler Avenue streetscapes	2,681
-Esther Street property acquisition/project	2,344
-Riverside Park upgrades	2,216
-Babe James expansion	1,607
-road/streetscape/parking improvements	1,359
-Washington Street improvements	1,315
-Flagler Avenue Boardwalk	1,214
-North Causeway	1,125
-Mary Avenue streetscape	1,097
-South Orange Streetscape	869
-City Marina project	857
-Chamber of Commerce restoration	531
-Lake Buena Vista project	525
-land acquisition	477
-other	232
total:	\$24,904

Current focus of plan:

-close out

2019

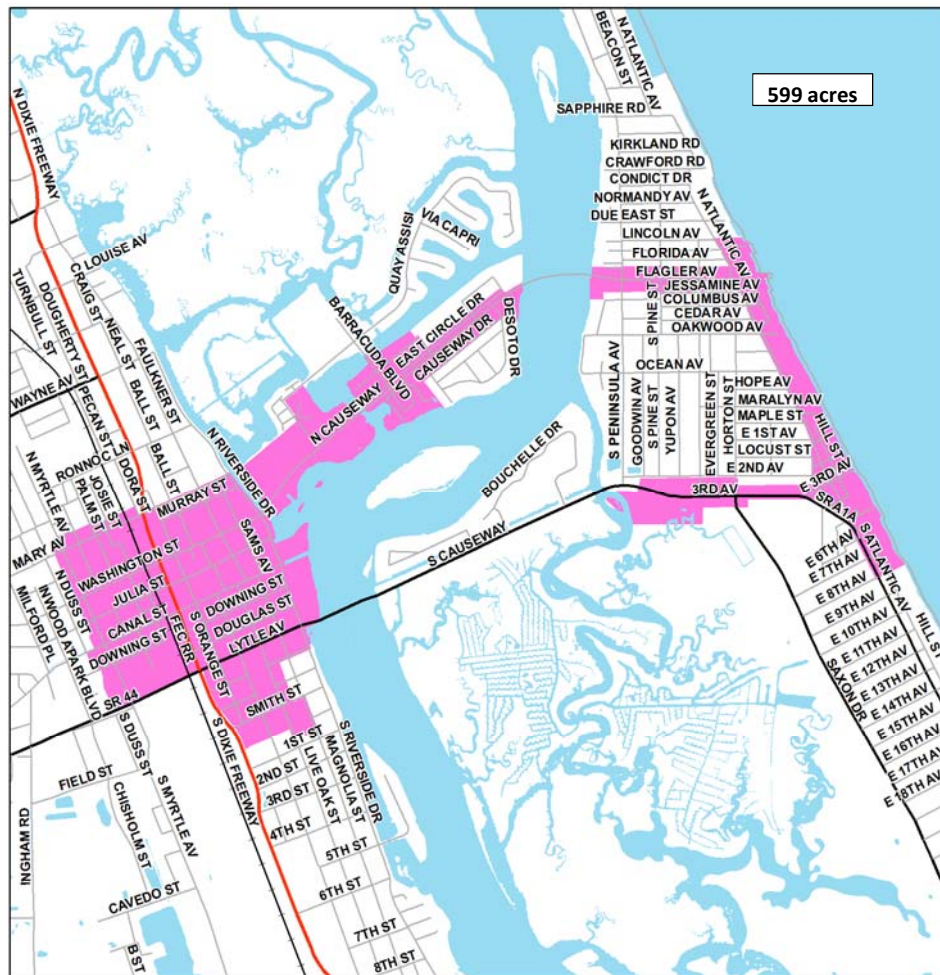
Debt (\$ x 000)

none

Personnel: 0.00 FTE (\$ x 000)

\$0*

*paid to city employees directly or through transfer



		FY 2019	% total	FY 2018	% total	FY 2017	% total
Revenues (x 000)							
TIF	county TIF	\$0	0%	\$0	0%	\$0	0%
	hospital TIF	0	0%	0	0%	0	0%
	city TIF	0	0%	0	0%	0	0%
	subtotal	\$0	0%	\$0	0%	\$0	0%
NON TIF	grants received	\$0	0%	\$0	0%	\$70	100%
	miscellaneous	0	0%	0	0%	0	0%
	subtotal	\$0	0%	\$0	0%	\$70	100%
Total revenue		\$0	0%	\$0	0%	\$70	100%
Expenses (x000)							
CAPITAL	debt payments	\$0	0%	\$0	0%	\$0	0%
	capital projects	0	0%	0	0%	19	100%
	grants awarded	0	0%	0	0%	0	0%
	subtotal	\$0	0%	\$0	0%	\$19	100%
NONCAPITAL	policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
	operating/maintenance/other	0	0%	0	0%	0	0%
	administration	0	0%	0	0%	0	0%
	subtotal	\$0	0%	\$0	0%	\$0	0%
Total expenses		\$0	0%	\$0	0%	\$19	100%
net change in fund balance		0		0		51	
Fund balance - ending*		\$29		\$29		\$29	

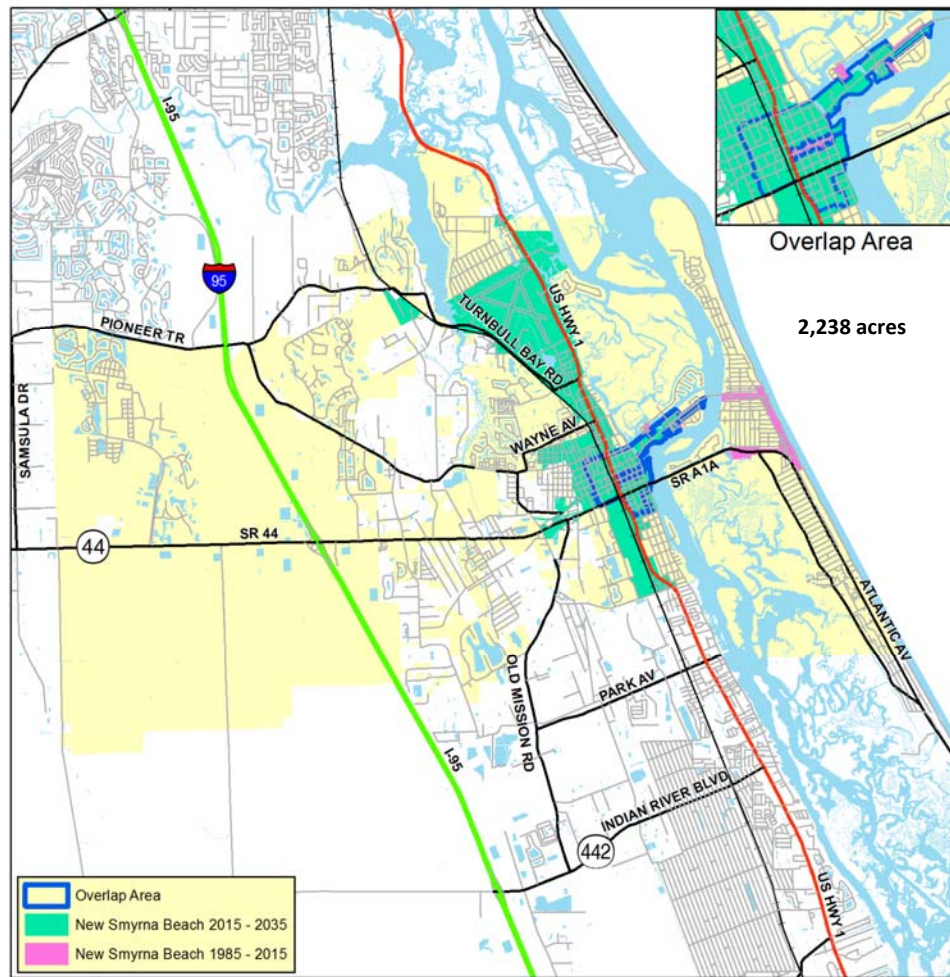
CRA sunset in 2015; fund balance has been designated for sidewalk project in FY 20.

New Smyrna Beach Summary for Two New Smyrna Beach CRAs

1991-2019 cumulative
county TIF contributions:
\$20,363,674

CRA board: city commission

contact: Christopher Edwards, CRA/economic
director



			FY 2019	% total	FY 2018	% total	FY 2017	% total		
2019			Revenues (x 000)							
Debt (\$ x 000)	none	TIF	county TIF	\$283	48%	\$142	48%	\$77	33%	
			hospital TIF	0	0	0	0%	0	0%	
			city TIF	298	51%	149	51%	82	36%	
			subtotal	\$581	99%	\$291	99%	\$159	69%	
Personnel: 0.00 FTE (\$ x 000)	\$0*	NON TIF	grants received	\$0	0%	\$0	1%	\$70	31%	
			miscellaneous	6	1%	2	1%	1	0%	
			subtotal	\$6	1%	\$2	1%	\$71	31%	
			*paid to city employees directly or through transfer							
Total revenue			\$588	100%	\$293	100%	\$230	100%		
Expenses (x000)										
Primary expenditures -capital projects		CAPITAL	debt payments	\$0	0%	\$0	0%	\$0	0%	
			capital projects	68	39%	281	95%	71	78%	
			grants awarded	0	0%	0	0%	0	0%	
			subtotal	\$68	39%	\$281	95%	\$71	78%	
		NONCAPITAL	policing/enforcement program	\$0	0%	\$0	0%	\$0	0%	
			operating/maintenance/other	107	61%	14	5%	20	22%	
			administration	0	0%	0	0%	0	0%	
			subtotal	\$107	61%	\$14	5%	\$20	22%	
			Total expenses		\$175	100%	\$295	100%	\$91	100%
			net change in fund balance		413		(2)		139	
Fund balance - ending*		\$442		\$184		\$186				

*CRA created in 1985 sunset in 2015; per FY 20, remaining funds will be spent on sidewalk project.

New Smyrna Beach CRA 2015-2035

**2015-2019 cumulative
county TIF contributions:
\$539,388**

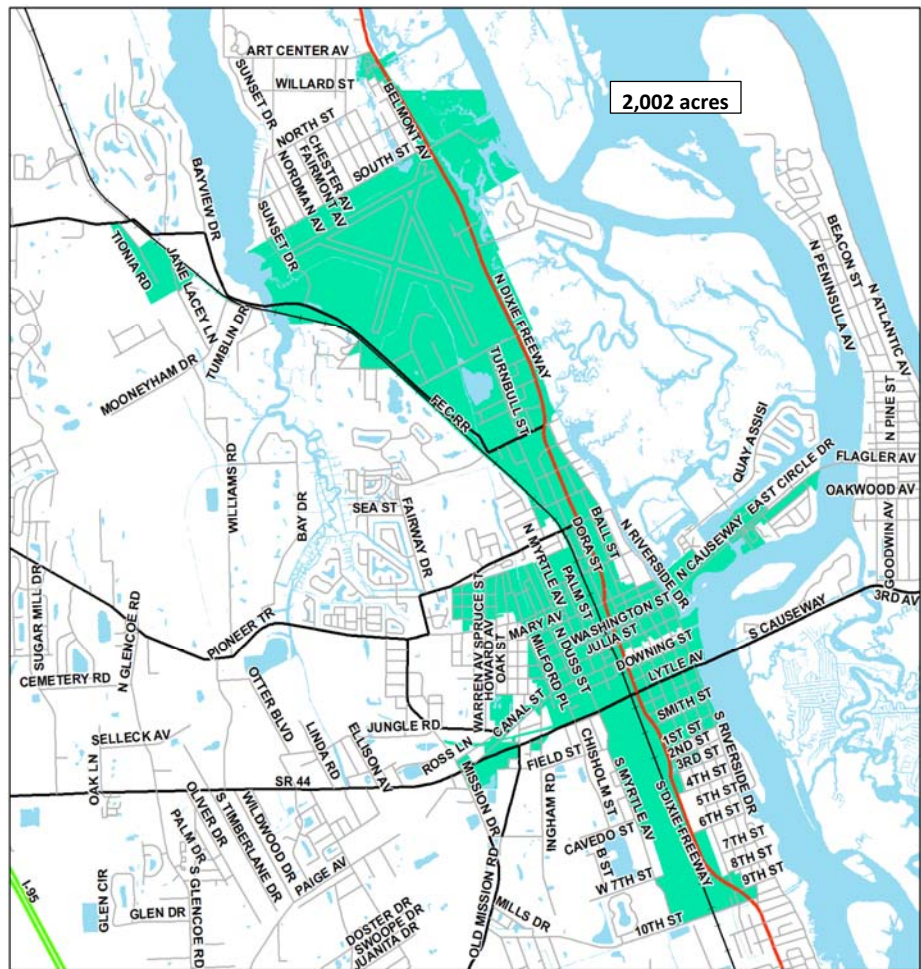
CRA board: city commission
contact: Christopher Edwards, CRA/economic

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

property acquisition and demolition	\$169
US 1 streetscaping and landscaping	112
Railroad St. improvements	52
Affordable housing	1
Pettis Park/Jefferson Ave. parking	97
total:	\$431

Current focus of plan:

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



		FY 2019	% total	FY 2018	% total	FY 2017	% total
Revenues (x 000)							
TIF	county TIF	\$283	48%	\$142	48%	\$77	48%
	city TIF	298	51%	149	51%	82	51%
	subtotal	\$581	99%	\$291	99%	\$159	99%
NON TIF	grants received	\$0	0%	\$0	0%	\$0	0%
	miscellaneous	6	1%	2	1%	1	1%
	subtotal	\$6	1%	\$2	1%	\$1	1%
Total revenue		\$588	100%	\$293	100%	\$160	100%
Expenses (x000)							
CAPITAL	debt payments	\$0	0%	\$0	0%	\$0	0%
	capital projects	68	39%	281	95%	52	72%
	grants awarded	0	0%	0	0%	0	0%
	subtotal	\$68	39%	\$281	95%	\$52	72%
NONCAPITAL	policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
	operating/maintenance/other*	107	61%	14	5%	20	28%
	administration	0	0%	0	0%	0	0%
	subtotal	\$107	61%	\$14	5%	\$20	28%
Total expenses		\$175	100%	\$295	100%	\$72	100%
net change in fund balance		413		(2)		88	
Fund balance - ending*		\$568		\$155		\$157	

Primary expenditures

- capital projects: US1 median planning
- Pettis Park acquisition

**includes roofing work on black history museum. Museum is not a publicly owned building, but is to the benefit of the public.*

2014-2034

\$350,607

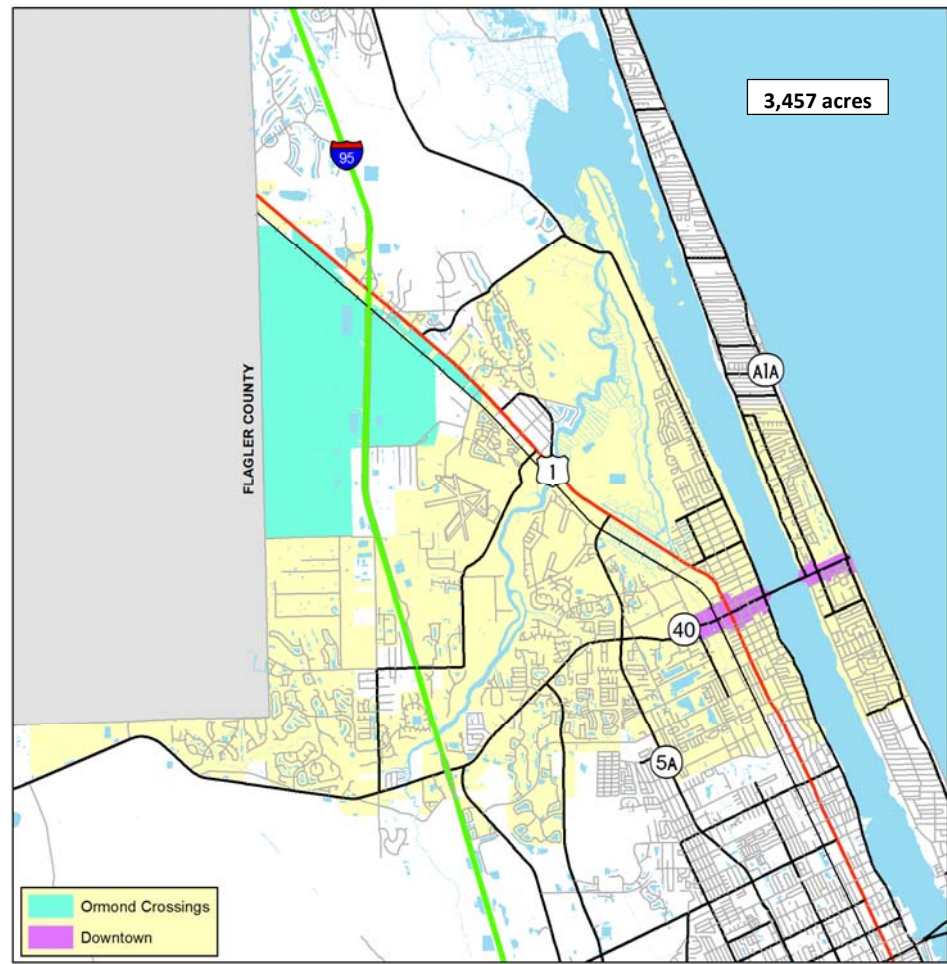
\$0

Ormond Beach Summary for Two Ormond Beach CRAs

1991-2019 cumulative
county TIF contributions:
\$11,584,426*

CRA board: city commission

contact: Steven Spraker, planning director



2019			FY 2019	% total	FY 2018	% total	FY 2017	% total	
		Revenues (x 000)							
Debt (\$ x 000)	none	TIF	county TIF	\$705	54%	\$704	43%	\$637	55%
			hospital TIF	41	3%	38	2%	75	6%
			city TIF	479	37%	459	28%	414	35%
			subtotal	\$1,225	95%	\$1,201	73%	\$1,126	96%
Personnel: 0.00 FTE (\$ x 000)		\$0*							
*paid to city employees directly or through transfer									
		NON TIF	grants received	\$50	4%	\$431	26%	\$48	4%
			miscellaneous	19	1%	12	1%	3	0%
			subtotal	\$70	5%	\$443	27%	\$51	4%
Primary expenditures			Total revenue	\$1,294	100%	\$1,644	100%	\$1,177	100%
- capital projects			Expenses (x000)						
		CAPITAL	debt payments	\$0	0%	\$0	0%	\$0	0%
			capital projects	687	66%	526	51%	282	40%
			grants awarded	100	10%	82	8%	150	21%
			subtotal	\$788	76%	\$608	59%	\$432	61%
		NONCAPITAL	policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
			operating/maintenance/other	248	24%	421	41%	272	39%
			administration	0	0%	0	0%	0	0%
			subtotal	\$248	24%	\$421	41%	\$272	39%
			Total expenses	\$1,036	100%	\$1,029	100%	\$704	100%
			net change in fund balance			259	615	473	
			Fund balance - ending			\$2,056	\$1,797	\$1,182	

*City posted 2017 county TIF remitted for Ormond Crossings to Downtown CRA in error. Figures here reflect county remissions.

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

**2006-2019 cumulative
county TIF contributions:
\$92,733***

**reflects actual amounts remitted*

CRA board: city commission

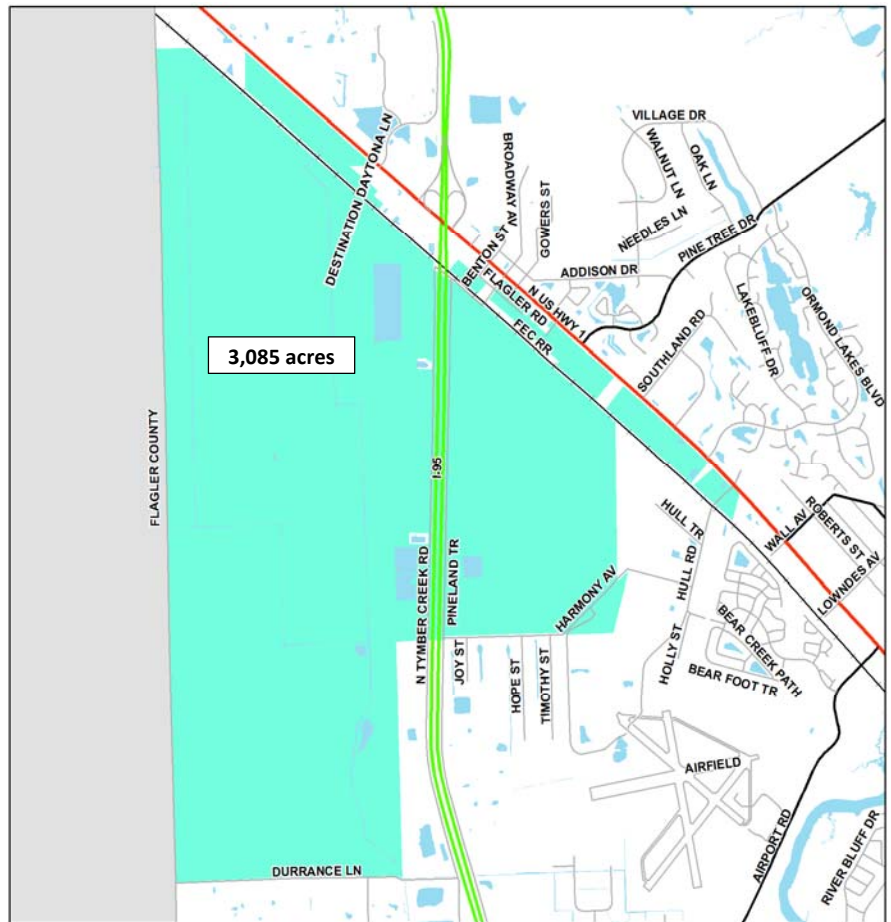
contact: Steven Spraker, planning director

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

n/a
total: \$0

Current focus of plan:

-assist development as needed



2019			FY 2019	% total	FY 2018	% total	FY 2017	% total
		Revenues (x 000)						
Debt (\$ x 000)	none	county TIF	\$41	50%	\$32	52%	\$19	46%
		hospital TIF	3	4%	0	0%	5	12%
		city TIF	36	44%	28	46%	17	42%
Personnel: 0.00 FTE (\$ x 000)	\$0*	subtotal	\$80	97%	\$60	98%	\$41	100%
*paid to city employees directly or through transfer								
		grants received	\$0	0%	\$0	0%	\$0	0%
		miscellaneous	2	3%	1	2%	0	0%
		subtotal	\$2	3%	\$1	2%	\$0	0%
Primary expenditures		Total revenue	\$83	100%	\$61	100%	\$41	100%
-N/A		Expenses (x000)						
		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%
		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	83		61		41	
		Fund balance - ending	\$241		\$158		\$97	

Port Orange Summary for Two Port Orange CRAs

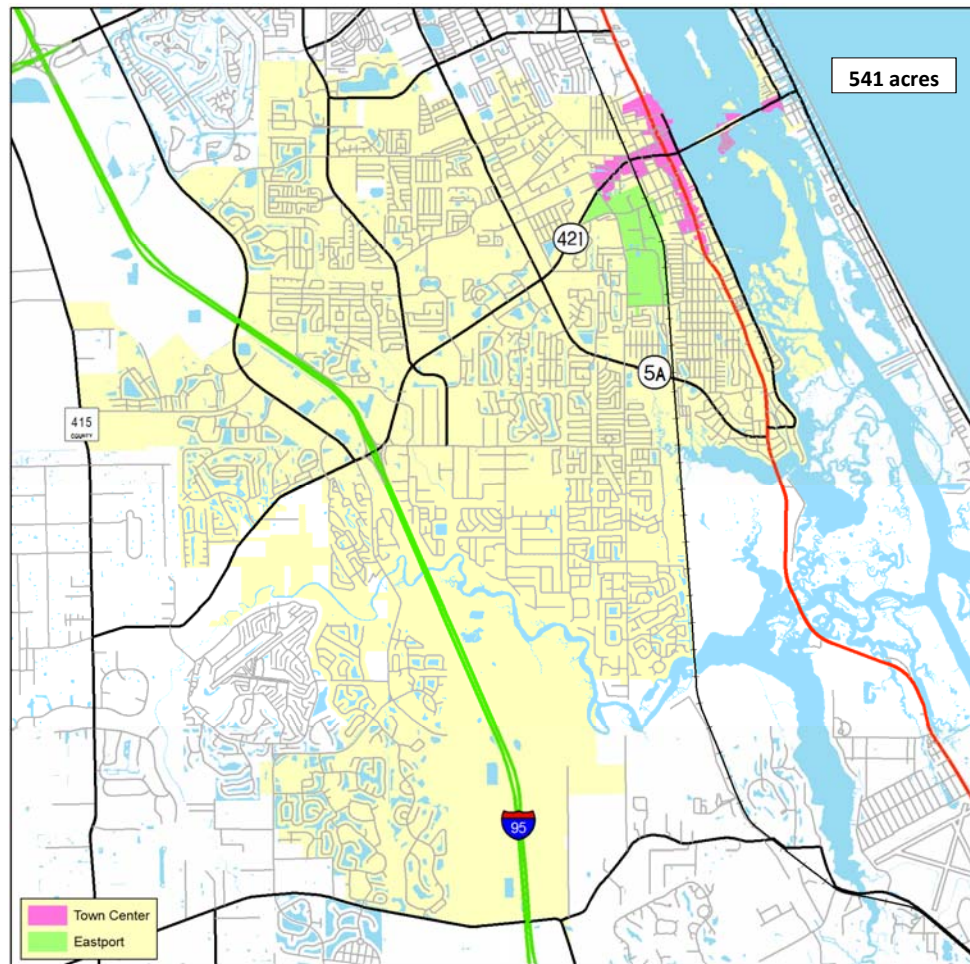
**1995-2019 cumulative
county TIF contributions:
\$3,370,338**

2 CRA boards:

city council

2 representatives from the district appointed by
council

contact: Penelope Cruz, principal planner



2019			FY 2019	% total	FY 2018	% total	FY 2017	% total
Debt (\$ x 000)								
initial date	2006-2018							
amount of initial debt	\$12,063							
balance	\$9,933							
maturity	2024-2036							
Personnel: 0.00 FTE (\$ x 000)		\$0*						
*paid to city employees directly or through transfer								
		Revenues (x 000)						
		county TIF	\$198	54%	\$196	44%	\$172	21%
		hospital TIF	11	3%	12	3%	20	2%
		city TIF	145	39%	134	30%	114	14%
		subtotal	\$354	96%	\$342	77%	\$306	37%
		NON TIF						
		grants received	\$0	1%	\$95	22%	\$502	60%
		miscellaneous	15	4%	6	1%	26	3%
		subtotal	\$15	4%	\$101	23%	\$528	63%
		Total revenue	\$369	100%	\$443	100%	\$834	100%
		Expenses (x000)						
		CAPITAL						
		debt payments	\$625	95%	\$624	31%	\$621	52%
		capital projects	0	0%	1,386	68%	545	46%
		grants awarded	5	1%	1	0%	0	0%
		subtotal	\$630	96%	\$2,011	99%	\$1,166	98%
		NONCAPITAL						
		policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
		operating/maintenance/other	25	4%	14	1%	18	2%
		administration	0	0%	0	0%	0	0%
		subtotal	\$25	4%	\$14	1%	\$18	2%
		Total expenses	\$655	100%	\$2,025	100%	\$1,184	100%
		net change in fund balance	(285)		(1,581)		(349)	
		Fund balance - ending	(\$3,503)		(\$3,217)		(\$1,635)	

Primary expenditures

-capital projects

**Port Orange
Eastport CRA
1995-2036**

**1995-2019 cumulative
county TIF contributions:
\$1,579,565**

CRA board:

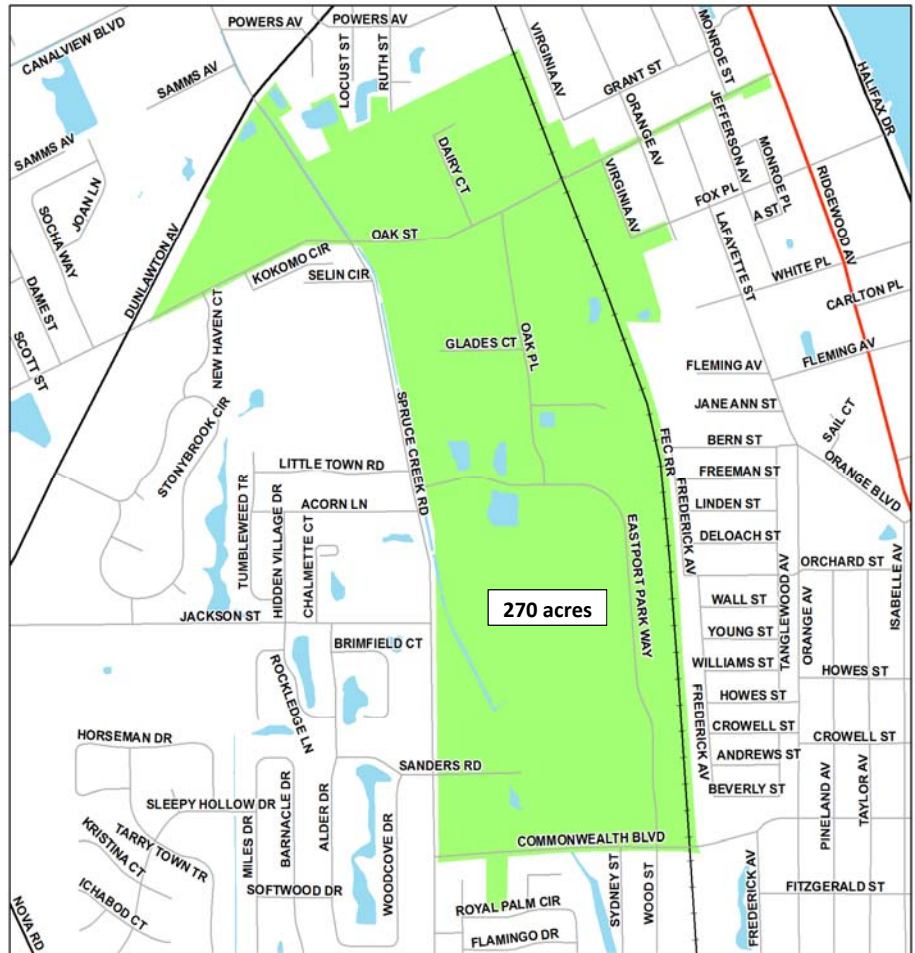
- city council
 - 2 representatives from the district appointed by council
- contact:** Penelope Cruz, principal planner

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

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

Current focus of plan:

- business recruitment



2019			FY 2019	% total	FY 2018	% total	FY 2017	% total
Debt (\$ x 000)		revenue bond						
initial date		2006						
amount of initial debt		\$2,500						
balance		\$1,265						
maturity		2024						
purpose	business park infrastructure							
project status	complete							
Personnel: 0.00 FTE (\$ x 000)		\$0*						
		*paid to city employees directly or through transfer						
			Revenues (x 000)					
TIF	county TIF		\$115	54%	\$113	57%	\$93	52%
	hospital TIF		6	3%	7	4%	11	6%
	city TIF		84	39%	76	38%	62	35%
	subtotal		\$204	95%	\$196	99%	\$166	93%
NON TIF	grants received		\$0	0%	\$0	0%	\$0	0%
	miscellaneous		10	5%	2	1%	13	7%
	subtotal		\$10	5%	\$2	1%	\$13	7%
Total revenue			\$214	100%	\$198	100%	\$179	100%
			Expenses (x000)					
CAPITAL	debt payments		\$182	97%	\$177	97%	\$177	97%
	capital projects		0	0%	0	0%	0	0%
	grants awarded		0	0%	0	0%	0	0%
	subtotal		\$182	97%	\$177	97%	\$177	97%
NONCAPITAL	policing/enforcement program		\$0	0%	\$0	0%	\$0	0%
	operating/maintenance/other		6	3%	6	3%	6	3%
	administration		0	0%	0	0%	0	0%
	subtotal		\$6	3%	\$6	3%	\$6	3%
Total expenses			\$188	100%	\$183	100%	\$183	100%
net change in fund balance			26		15		(4)	
Fund balance - ending			\$330		\$304		\$289	

Port Orange Town Center CRA 1998-2036

1998-2019 cumulative
county TIF contributions:
\$1,790,773

CRA board:

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

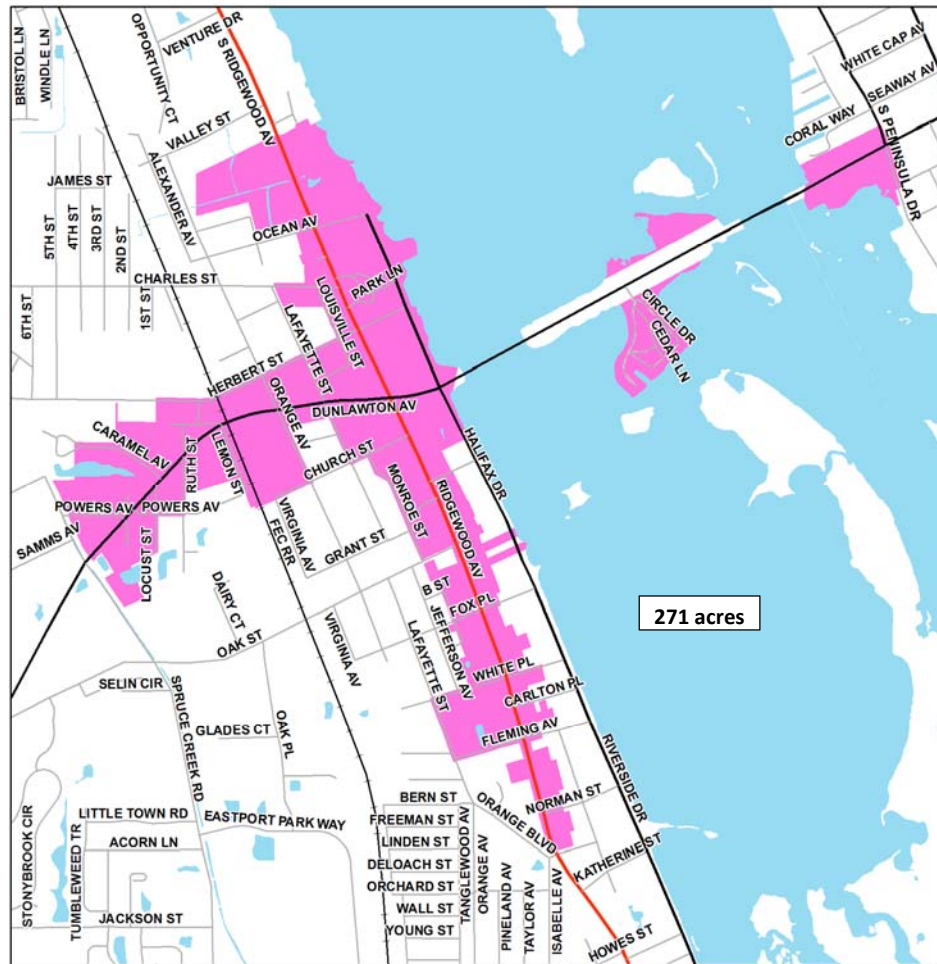
contact: Penelope Cruz, principal planner

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

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

Current focus of plan:

- Riverwalk area



2019							
Debt (\$ x 000)							
date	internal loans						rev
	2018	2017	2016	2015	2012	2010	bond
initial							2007
debt	\$1,547	\$570	\$304	\$785	\$339	\$418	\$5,600
balance	\$1,547	\$570	\$304	\$785	\$339	\$414	\$4,710
maturity	2025	2025	2025	2025	2025	2025	2036
purpose	supplement fund						land
	prop						for
	purchase						Cardwell
							Funeral
							Home
							on US 1
project							done
status	n/a	n/a	n/a	n/a	n/a	done	done

Personnel: 0.00 FTE (\$ x 000)

**paid to city employees directly or through transfer*

Primary expenditures

- capital: land acquisition

	FY 2019	% total	FY 2018	% total	FY 2017	% total
Revenues (x 000)						
county TIF	\$84	54%	\$83	34%	\$79	12%
hospital TIF	5	3%	5	2%	9	1%
city TIF	62	40%	58	24%	52	8%
subtotal	\$150	97%	\$146	60%	\$140	21%
grants received*	\$0	-1%	\$95	38%	\$502	77%
miscellaneous **	5	3%	4	2%	13	2%
NON TIF subtotal	\$5	3%	\$99	40%	\$515	79%
Total revenue	\$155	100%	\$245	100%	\$655	100%
Expenses (x000)						
debt payments	\$443	96%	\$447	25%	\$444	45%
capital projects	0	0%	1,386	75%	545	54%
grants awarded	5	1%	1	0%	0	0%
subtotal	\$448	96%	\$1,834	100%	\$989	99%
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other	19	4%	8	0%	12	1%
administration	0	0%	0	0%	0	0%
NONCAPITAL subtotal	\$19	4%	\$8	0%	\$12	1%
Total expenses	\$467	100%	\$1,842	100%	\$1,001	100%
net change in fund balance	(312)		(1,597)		(346)	
Fund balance - ending	(\$3,834)		(\$3,522)		(\$1,925)	

2019											
Debt (\$ x 000)	general	capital	capital		FY 2019	% total	FY 2018	% total	FY 2017	% total	
	fund	note	note	Revenues (x 000)							
	loan			county TIF	\$670	44%	\$618	45%	\$544	45%	
initial date	2015	2014	2006	hospital TIF	38	2%	35	3%	62	5%	
amount of initial				city TIF	827	53%	722	52%	604	50%	
debt	\$3,163	\$3,750	\$3,000	subtotal	\$1,535	100%	\$1,375	100%	\$1,210	100%	
balance	\$2,342	\$2,536	\$933								
maturity	2023	2028	2024	grants received	\$0	0%	\$0	0%	\$0	0%	
purpose	US 1	US 1	US 1	miscellaneous*	0	0%	0	0%	0	0%	
	improve	improve	improve	subtotal	\$0	0%	\$0	0%	\$0	0%	
project status	complete	complete	complete								
Total revenue					\$1,535	100%	\$1,375	100%	\$1,210	100%	
Expenses (x000)											
				debt payments	\$973	67%	\$715	61%	\$747	64%	
				capital projects	3	0%	0	0%	0	0%	
				grants awarded	5	0%	10	1%	8	1%	
Personnel: 2.50 FTE (\$ x 000)			\$216	subtotal	\$981	68%	\$725	62%	\$755	65%	
1.00 redevelopment director											
1.50 community policing officers				policing/enforcement program	\$216	15%	\$218	19%	\$252	22%	
*paid to city employees directly or through transfer				operating/maintenance/other	111	8%	97	8%	28	2%	
-includes 25% each for city manager, finance director, and CRA Board				administration	141	10%	130	11%	127	11%	
				subtotal	\$468	32%	\$445	38%	\$407	35%	
Total expenses					\$1,448	100%	\$1,170	100%	\$1,162	100%	
-debt payments											
net change in fund balance					86		205		48		
Fund balance - ending					\$378		\$292		\$87		



THE CITY OF DAYTONA BEACH
COMMUNITY REDEVELOPMENT AGENCY

2019
Annual Report



INTRODUCTION

THE ROARING 2020s? NEW PROJECTS, NEW CHALLENGES.

The annual report for the City of Daytona Beach Community Redevelopment Agency's fiscal year that began October 1, 2018 and ended September 30, 2019 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. Optimism can be contagious as two of the community's largest companies have initiated commitments to invest in the downtown area.

True to his word, Hyatt Brown, Chairman of Brown & Brown Insurance, the nation's sixth largest insurance brokerage, started building the new national headquarters on a brownfield site just north of the City's central business district and adding 600 jobs to their current workforce of 500. As the first of two planned office buildings rises 11 stories, Mr. Brown announced the creation of a foundation to underwrite the cost now estimated to be at least \$15 million to design, improve, and manage Riverfront Park from Main Street to Orange Avenue.

Consolidated Tomoka, a land development company based in Daytona Beach, announced Project Delta West, a one-block mixed use commercial and residential development that is expected to include a grocery store and hundreds of new residents in a luxury apartment development.

In addition to its partnership with Brown & Brown, the CRA and City are rebuilding the park's seawall, replacing aging infrastructure, and improving Beach Street. Three other capital projects in the downtown are in the final completion stages. Volusia County's Tom Staed Veterans Memorial Bridge completion was delayed to March 2020. The CRA and City completed additional segments of the Sweetheart multipurpose trail along the Halifax River as part of the East Coast Greenway, a 3,000-mile biking and walking route linking the major cities of the Atlantic coast of the United States, from Calais, Maine, to Key West, Florida. The day docks proposed in the 2010 Riverfront Master Plan were also completed, providing direct access for boaters to visit the downtown shops and restaurants.

Last year we reported that the downtown was recovering from the devastation of Hurricane Irma and we were at the beginning of a renaissance as local investors announced plans to push forward with major projects. Before the hurricane pushed intercostal floodwaters from the Halifax River into the first floor of the commercial district on Beach Street 57 of our 60 storefronts were open in 2016. At last count in October 2019 there were 12 vacancies pushing the vacancy rate up to 20%.

At the time of completing this report at the end of March 2020 a pandemic is spreading around the globe and a National State of Emergency has been declared. The COVID-19 virus is disrupting daily life as we know it, many businesses are shut down, unemployment is rising rapidly, and the uncertainty in the marketplace from Wall Street to Main Street has all but stalled investment plans. In these unprecedented times there are challenges that will demand our immediate attention and focus to help our residents and businesses. With resolve and creativity we can work together to continue the work to make our community a better place to live, work, and play.

WHO IS THE COMMUNITY REDEVELOPMENT AGENCY

THE CITY OF DAYTONA BEACH COMMUNITY REDEVELOPMENT AGENCY

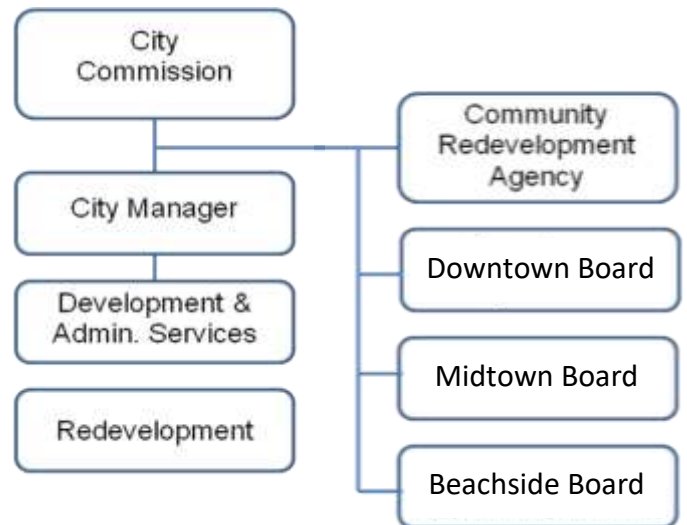
The City of Daytona Beach City Commission serves as the Community Redevelopment Agency (CRA). The CRA meets at least quarterly and can call special meetings and workshops as required to conduct the business of the Agency. Meetings are held in the City Commission Chambers at City Hall.



CRA BOARD MEMBERS (as of September 30, 2019)
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). In addition, the CRA meetings are broadcast live on Spectrum cable channel and on the internet, and archived on the City Clerk's section of the web site for streaming video replay.

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



REDEVELOPMENT BOARDS

Three Redevelopment Boards have a primary responsibility to review and approve certain site plans and advise the Planning Board and City Commission on requests including rezoning and special use requests. Meetings are held in the City Commission Chambers at City Hall.

(Current board members as of September 30, 2019)

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; James Newman*; Dino M. Paspalakis; Amy Pyle; and Marcia Tuggle.

Midtown Redevelopment Board

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

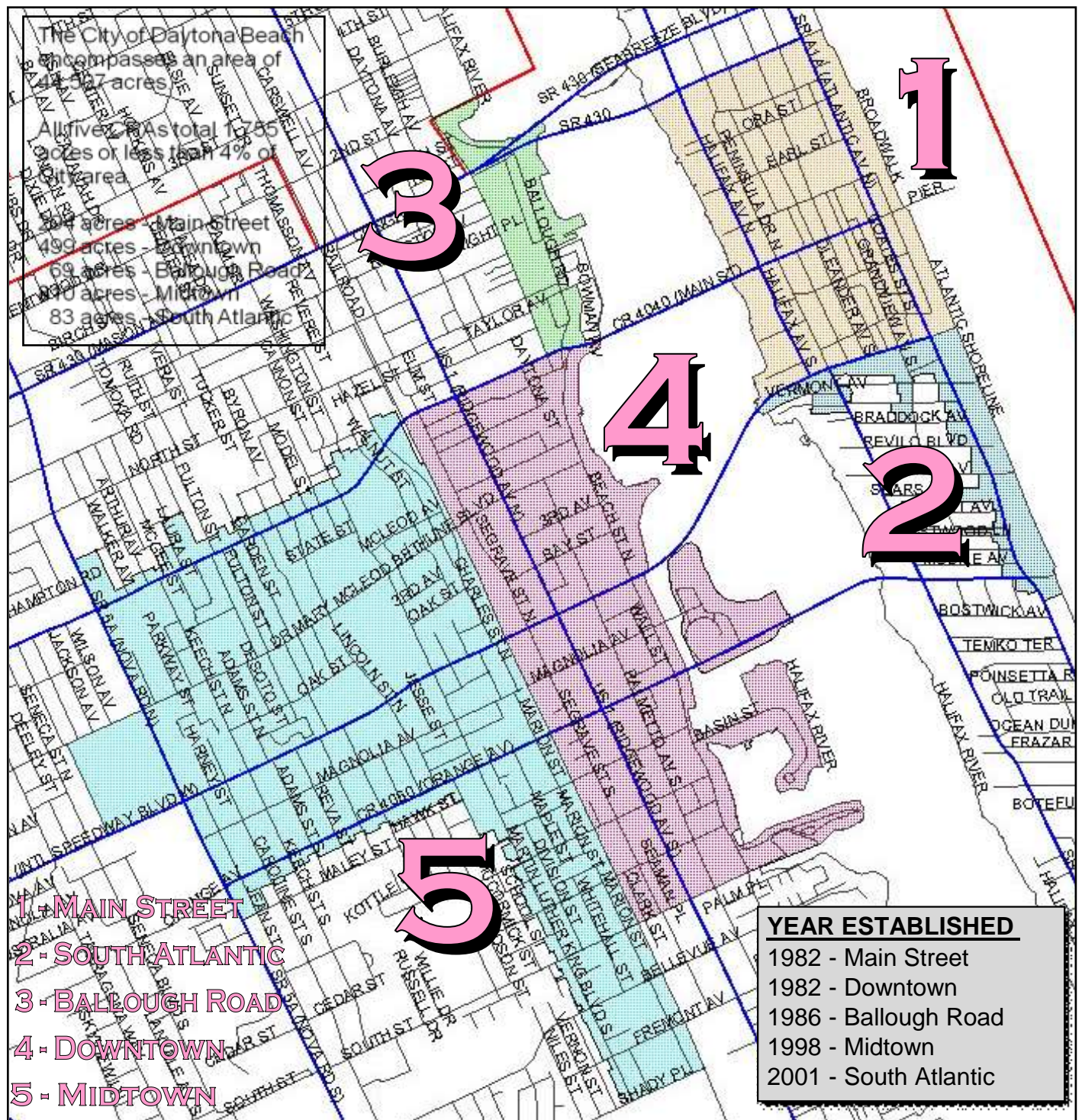
Pierre Louis, Chair; Tony Barhoo*; Tangela Brown; Alphonsa Bush, Jr.; Terica Charles; Kenya Ford; and Danny Fuqua.

* Planning Board appointment

WHERE ARE THE COMMUNITY REDEVELOPMENT AREAS

COMMUNITY REDEVELOPMENT AREAS

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



REDEVELOPMENT PROJECT & PROGRAM HIGHLIGHTS

Brown & Brown Insurance Celebrates Construction Start on Headquarters

On a sunny picture perfect morning hundreds of people gathered for Brown & Brown's "flag-raising ceremony" for their new \$40 million headquarters located on the 10-acre site at the corner of North Beach Street and Dr. Mary McLeod Bethune Blvd. Expected to be completed by the end of 2020, the 225,000-square-foot headquarters will be home to a workforce of at least 600 employees. Barton Malow is the contractor for the 11-story structure. Brown & Brown Insurance, with 291 locations, is the sixth largest insurance brokerage in the country.



\$15 Million Donation Proposed to Return the Riverfront Park to its Former Glory

The mile long park areas of the Halifax riverbank could be painted with azaleas, pink drift roses, butterfly ginger, Mexican sage, brown-eyed Susans and purple princess flowers. There could also be about 80 new trees: magnolias, river birch, pond cypress, a variety of palms, oaks and orchids. There would also be an expanded pond with a raised walkway, fountains, landscaped tidal pools, a kayak launch site, day docks, walking paths along the river, a dune overlook area and new restroom buildings.

All that new development spread across 22 acres will be created with a \$15 million donation from Cici and Hyatt Brown and managed by the Brown Riverfront Esplanade Foundation. Along the Intracoastal Waterway in downtown Daytona Beach, the reimagined riverfront park will bring vitality and community engagement. Since its peak in the 1940s, the park and gardens have been in decline, leaving the area with a tired and dated appearance. New factors, including resiliency planning for storm surges and sustainability needs for water quality, are central to the design. Marquis Latimer + Halback, Inc. leads a design team in the development of a new esplanade to provide a destination for families while spurring economic development in the heart of Daytona. The master plan divides the nearly 1-mile esplanade into 3 interconnected segments. The 'Family + Garden Zone' incorporates a rose garden, riparian garden, palm garden, and coastal hammock garden with a feature fountain and splash pad. The 'Gateway Zone' has a dramatic dune overlook, while the 'Community Gathering Zone' has a large lawn and plaza space for community events. Biofiltration and elevated segments create a hurricane-resilient green space for Daytona's story to continue for generations.



City Initiates Downtown Capital Projects to Support New Growth and Success

Riverfront Park Seawall Replacement Project

About 1,400 linear feet of seawall in Riverfront Park between Orange Avenue and International Speedway Boulevard will be removed and replaced. 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. The City received a grant from the Florida Inland Navigation District for \$101,000 to offset the wall's design and permitting costs.

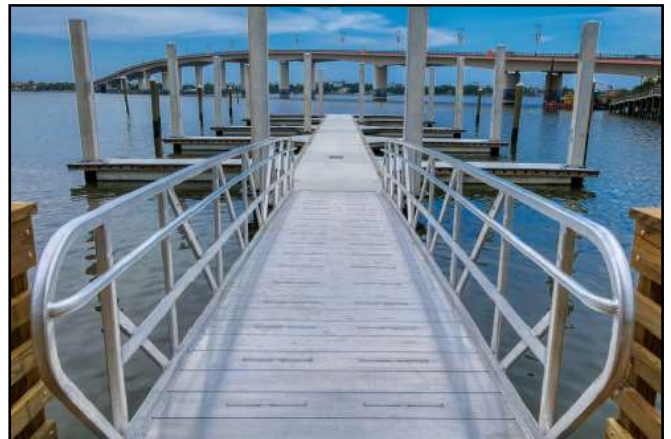
Josie Rogers House Relocation

The 140-year-old Victorian structure that was the home of Dr. Josie Rogers, the city's first female doctor and mayor, was moved to its final location in the north side of Riverfront Park. In 1919 the house was moved from its riverfront location to Michigan Avenue. Dr. Rogers lived in the house until her death in 1975 at the age of 98. After her death, the house was vacant and fell into disrepair. The City of Daytona Beach and local historians, along with funding partners, restored the structure and moved it to its current location in 2004. The house is being moved back to its original location. Electrical, air conditioning and utility connections still need to be made. Additionally patios and porches need to be reconstructed and cosmetic improvements need to be addressed.



Riverfront Day Docks are ready for boaters

Boaters now have easy access to dozens of businesses in the core of Daytona Beach's downtown with the completion of 18 new public boat slips. The recently completed Riverfront Day Docks are on the west side of the Halifax River and just north of the International Speedway Blvd. bridge. The floating concrete dock facility contains 18 boat slips. Eight of the slips are approximately 12 feet wide by 18 feet long, and 10 are approximately 15 feet wide by 30 feet long. The city partnered with the Florida Inland Navigation District (FIND) to cover the cost of the \$595,069 project.



Downtown Block to be Redeveloped for Project Delta, a New Mixed Use Concept

Consolidated-Tomoka Land Co., with headquarters in Daytona Beach, assembled nearly 6 acres in the block located at the intersection of International Speedway Boulevard (U.S. 92) and Ridgewood Avenue (U.S. 1). The company's vision includes a 300-unit apartment complex, a grocery store, shops, and parking. The site is currently being cleared.



Veterans Memorial Bridge Construction Delays Continue to Impact Downtown Businesses

Volusia County's construction of the Veterans Memorial Bridge continues. 250 concrete piling, some measuring 30-inches square and 100-feet long, were driven into the riverbed. Additionally, all of the concrete footings, columns and caps are now complete. There are 16 piers/abutments, including 10 piers out in the water.

All of the signature arch segments have been placed, with post-tensioning completed. The placement of beams is currently ongoing (the bridge has 15 spans). Concrete deck placements and roadway work (bridge approaches) was completed after September 2019. The County's most recent schedule to complete the project is March 2020. For more information about the project, visit www.VeteransMemorialBridge.com.



The Daytona Beach Convention Hotel reaches the top floor, Condominium towers underway

The \$192 million Daytona Beach Convention Hotel & Condominiums development's 28-story south tower has now reached the roof and will now be joined by its twin, a 31-story north tower that will be the tallest building between Jacksonville and Ft. Lauderdale. The beachfront development site is located at the intersection of Oakridge Boulevard and State Road A1A in Daytona Beach.

FDOT and FDEP have issued permits for the utility work on Oakridge Boulevard that is associated with the Protogroup development on N. Atlantic Avenue. The underground infrastructure, which includes new water main and sewer installation as early as January. Once started, the work will take place in the state-owned roadway's right-of-way and is expected to take about four months.



East International Speedway Boulevard Gateway and Traffic Circle Reaches Milestone

The Community Redevelopment Agency and City purchased the key properties at the northwest and southwest corners of East International Speedway Boulevard (US 92) and Atlantic Avenue (FL A1A) on April 2018 for \$2.63 million that will pave the way for FDOT's proposed improvements to the East ISB corridor that are part of a plan now in design and underwritten by a \$750,000 contribution from the CRA.

After acquisition of these properties the City demolished two vacant buildings that had been vacant after being heavily damaged by Hurricane Mathew, and also demolished an adult nightclub. Landscape improvements were added until the FDOT plan is scheduled for construction of the new traffic circle.



Dr. Martin Luther King Jr. Blvd. Reconstruction, Once a Dream, Now a Reality

Steady progress continues on the \$2.67 million improvements on the .3 mile stretch of Dr. Martin Luther King Jr. Blvd. (MLK) from Orange Avenue to International Speedway Boulevard. The roadway from Orange Avenue to Magnolia Avenue and the MLK and Magnolia Avenue intersection has reopened to local traffic. New curbing and sidewalk on the west side of MLK between Orange Avenue and Magnolia Avenue is almost completely installed. The new sidewalk is 8-feet wide, compared to the old sidewalk, which was 4 to 6-feet wide. The new pedestrian-friendly surface features a decorative window MLK southern section nearing completion pane pattern and when installation is complete, it will be fully ADA compliant. Work continues to install water and sewer utilities from Magnolia Avenue to ISB. Businesses on Dr. Martin Luther King Jr. Blvd. (MLK) remain open between Orange Avenue and International Speedway Boulevard as road and sidewalk improvements continue. The area has detour signage, as well as signs for all businesses in the area. Customers can park temporarily in the right-of-way on the side streets. For more information, visit www.codb.us/MLKRoadProject.



Dr. Mary McLeod Bethune Blvd. is Focus of Redevelopment and Streetscape Improvements

Enhancing a historic business corridor in Midtown was the focus of a community meeting at the New Mt. Zion Missionary Baptist Church on Dr. Mary McLeod Bethune Blvd. More than 50 people were in attendance to learn about planned aesthetic improvements and to provide suggestions for the MMB corridor from Dr. Martin Luther King Jr. Blvd. to Ridgewood Avenue. Initial ideas for improvements include replacing the dozens of trees along the corridor, leveling pavers, developing a year-round program for banners, adding flower pots and installing benches. The Redevelopment staff also provided information on grants available for commercial, small business and residential improvements. Plans are also in progress to create several wall murals in the area that reflect the depth of the black heritage and culture in the Midtown Redevelopment area.



FINANCIAL INFORMATION

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

The Redevelopment Trust Fund is a special revenue fund that reports the activities of the five (5) tax increment redevelopment areas of the City. The Daytona Beach Community Redevelopment Agency (CRA) was created pursuant to Section 163.38, Florida Statutes, and Ordinance 82-255. Although legally separate, the CRA is reported as if it were part of the City, as a special revenue fund, because it is governed by a board comprised of the City's elected Commission. Additionally, the services provided by the CRA entirely benefit the primary government and bond issuance authorization approved by the City Commission. The CRA does not issue separate financial statements. As required by Section 163.387(8), Florida Statutes, additional financial information is included in the Combining and Individual Fund Statements and Schedules section of the Comprehensive Annual Financial Report (CAFR). More detailed financial information on the Redevelopment Trust Fund can be found in the combining and individual fund statements and schedules section of the CAFR. The full CAFR report is posted on the City's web site at www.codb.us.

For fiscal year ended September 30, 2019, the Redevelopment Trust Fund reflected an increase of \$2.5 million when revenues are compared to expenditures including transfers. Total revenues increased by \$0.2 million as a result of rising property values. Ending fund balance at September 30, 2019 was \$8.1 million.



FINANCIAL INFORMATION

THE CITY OF DAYTONA BEACH, FLORIDA BALANCE SHEET GOVERNMENTAL FUNDS SEPTEMBER 30, 2019

	General	Redevelopment Trust	Capital Projects	Nonmajor Governmental	Total Governmental Funds
ASSETS:					
Equity in pooled cash, cash equivalents, and investments	\$ 22,422,052	\$ 7,974,896	\$ 8,801,230	\$ 22,927,103	\$ 62,125,281
Receivables (net):					
Accounts	2,636,876	-	-	171,006	2,807,882
Taxes	259,922	-	-	143,150	403,072
Notes	-	161,396	-	-	161,396
Accrued interest	261,884	-	-	-	261,884
Due from other funds	3,742,000	-	-	-	3,742,000
Intergovernmental receivable	1,245,404	-	-	3,075,644	4,321,048
Deposits	1,150	-	-	-	1,150
Inventory	232,360	-	-	-	232,360
Prepays	602	-	-	-	602
Restricted equity in pooled cash, cash equivalents, and investments	-	-	324,582	3,348,552	3,673,134
Total assets	<u>\$ 30,802,250</u>	<u>\$ 8,136,292</u>	<u>\$ 9,125,812</u>	<u>\$ 29,665,455</u>	<u>\$ 77,729,809</u>
LIABILITIES:					
Accounts payable and other liabilities	\$ 2,844,568	\$ 38,338	\$ 906,602	\$ 600,874	\$ 4,390,382
Due to other funds	-	-	-	3,705,000	3,705,000
Intergovernmental payable	64,127	658	-	3,014	67,799
Deposits	54,769	-	-	1,860	56,629
Unearned revenue	838,583	-	-	1,656,938	2,495,521
Total liabilities	<u>3,802,047</u>	<u>38,996</u>	<u>906,602</u>	<u>5,967,686</u>	<u>10,715,331</u>
FUND BALANCES:					
Non-Spendable:					
Inventory	232,360	-	-	-	232,360
Prepays	602	-	-	-	602
Restricted:					
Debt covenants	-	-	-	3,362,938	3,362,938
General government	-	-	-	14,252,396	14,252,396
Public safety	68,870	-	-	2,526,877	2,595,747
Transportation	-	-	324,582	1,565,882	1,890,464
Economic environment	-	8,097,296	-	753,425	8,850,721
Human services	-	-	-	157	157
Culture and recreation	198,619	-	-	2,831,675	3,030,294
Assigned:					
Capital projects	3,236,083	-	7,894,628	-	11,130,711
Fiscal year 2020 budget	7,270,660	-	-	-	7,270,660
Other projects	45,420	-	-	-	45,420
Unassigned	15,947,589	-	-	(1,595,581)	14,352,008
Total fund balances	<u>27,000,203</u>	<u>8,097,296</u>	<u>8,219,210</u>	<u>23,697,769</u>	<u>67,014,478</u>
Total liabilities and fund balances	<u>\$ 30,802,250</u>	<u>\$ 8,136,292</u>	<u>\$ 9,125,812</u>	<u>\$ 29,665,455</u>	<u>\$ 77,729,809</u>

FINANCIAL INFORMATION

THE CITY OF DAYTONA BEACH, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019

	General	Redevelopment Trust	Capital Projects	Nonmajor Governmental	Total Governmental Funds
REVENUES:					
Taxes	\$ 43,955,584	\$ -	\$ -	\$ 2,298,255	\$ 46,253,839
Licenses and permits	6,514,401	8,927	-	4,446,296	10,969,624
Intergovernmental	7,563,582	3,262,947	-	3,969,177	14,795,706
Charges for services	4,425,834	13,200	-	389,940	4,828,974
Fines and forfeitures	425,008	-	-	76,456	501,464
Special assessments/impact fees	48,182	-	-	4,679,413	4,727,595
Income on investments	2,477,549	42,670	34,416	142,486	2,697,121
Miscellaneous	455,042	14	-	827,711	1,282,767
Total revenues	<u>65,865,182</u>	<u>3,327,758</u>	<u>34,416</u>	<u>16,829,734</u>	<u>86,057,090</u>
EXPENDITURES:					
Current operating:					
General government	6,161,883	-	1,808	3,157,332	9,321,023
Public safety	49,107,720	-	-	431,692	49,539,412
Physical environment	-	-	-	1,089,956	1,089,956
Transportation	10,907,615	-	933,660	573,494	12,414,769
Economic environment	1,607,473	891,069	-	974,106	3,472,648
Human services	2,529	-	-	-	2,529
Culture and recreation	4,934,897	-	129,591	25,382	5,089,870
Capital outlay	1,728,616	54,684	3,525,942	3,926,486	9,235,728
Debt service:					
Principal	-	-	-	3,697,742	3,697,742
Interest and fiscal charges	-	-	-	1,682,401	1,682,401
Total expenditures	<u>74,450,733</u>	<u>945,753</u>	<u>4,591,001</u>	<u>15,558,591</u>	<u>95,546,078</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(8,585,551)</u>	<u>2,382,005</u>	<u>(4,556,585)</u>	<u>1,271,143</u>	<u>(9,488,988)</u>
OTHER FINANCING SOURCES (USES):					
Proceeds from insurance recovery	149,486	-	-	-	149,486
Transfers in	31,960,463	3,004,083	8,881,053	5,960,250	49,805,849
Transfers (out)	(20,731,917)	(2,895,693)	-	(604,788)	(24,232,398)
Total other financing sources (uses)	<u>11,378,032</u>	<u>108,390</u>	<u>8,881,053</u>	<u>5,355,462</u>	<u>25,722,937</u>
Net change in fund balances	2,792,481	2,490,395	4,324,468	6,626,605	16,233,949
FUND BALANCES:					
Beginning	24,207,722	5,606,901	3,894,742	17,071,164	50,780,529
Ending	<u>\$ 27,000,203</u>	<u>\$ 8,097,296</u>	<u>\$ 8,219,210</u>	<u>\$ 23,697,769</u>	<u>\$ 67,014,478</u>

FINANCIAL INFORMATION

THE CITY OF DAYTONA BEACH, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
REDEVELOPMENT TRUST SPECIAL REVENUE FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019

	Budgeted Amounts		Actual Amounts	Variance
	Original	Final		
REVENUES:				
Licenses and permits	\$ 12,295	\$ 12,295	\$ 8,927	\$ (3,368)
Intergovernmental	3,309,477	3,309,477	3,262,947	(46,530)
Charges for services	11,455	11,455	13,200	1,745
Income on investments	-	-	42,670	42,670
Miscellaneous	2,600,046	47	14	(33)
Total revenues	5,933,273	3,333,274	3,327,758	(5,516)
EXPENDITURES:				
Current operating:				
General government	-	61,524	-	61,524
Economic environment	2,103,069	2,183,903	891,069	1,292,834
Grants and aids	-	1,206,240	-	1,206,240
Capital outlay	3,839,260	5,263,668	54,684	5,208,984
Total expenditures	5,942,329	8,715,335	945,753	7,769,582
Excess (deficiency) of revenues over (under) expenditures	(9,056)	(5,382,061)	2,382,005	7,764,066
OTHER FINANCING SOURCES (USES):				
Transfers in	3,036,307	3,036,307	3,004,083	(32,224)
Transfers (out)	(3,027,251)	(3,027,251)	(2,895,693)	131,558
Total other financing sources (uses)	9,056	9,056	108,390	99,334
Net change in fund balance	-	(5,373,005)	2,490,395	7,863,400
FUND BALANCE:				
Beginning	5,606,901	5,606,901	5,606,901	-
Ending	\$ 5,606,901	\$ 233,896	\$ 8,097,296	\$ 7,863,400

FINANCIAL INFORMATION

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

A. Reporting Entity:

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

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

The Daytona Beach Community Redevelopment Agency (CRA) was created pursuant to Chapter 163, Part III, Florida Statutes, and Ordinance 82-255 in August 1982. Although legally separate, the CRA is a blended component unit of the City and is reported as if it were part of the City, as a special revenue fund. The CRA is governed by a board of directors which is comprised of the City Commission; the CRA’s Chairman is the City’s Mayor. The purpose of the CRA is to eliminate and prevent blight within the designated Community Redevelopment Areas of the City. These services provided by the CRA almost entirely benefit the City. Bond issuance authorization is approved by the City Commission. The CRA’s resources are pledged to repay its associated debt; and, if those resources are insufficient, then the City has obligated its non-ad valorem revenues in any amount necessary to make such debt repayment. The CRA does not issue separate financial statements. As required by Section 163.387(8), Florida Statutes, additional financial information is included on page 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, 2019:

Description	Receivables	(Less) Allowance for Uncollectibles	Receivables (Net)
Governmental Funds:			
General Fund	\$ 3,621,432	\$ (462,750)	\$ 3,158,682
Redevelopment Trust	161,396	-	161,396
Nonmajor governmental funds	604,973	(290,817)	314,156
Total - Governmental Funds	4,387,801	(753,567)	3,634,234
Proprietary Funds:			
Water and Sewer System	7,694,529	(985,787)	6,708,742
Solid Waste Management	2,824,415	(283,823)	2,540,592
Stormwater Improvement	1,452,678	(73,015)	1,379,663
Nonmajor Enterprise Funds	17,630	-	17,630
Total - Proprietary Funds	11,989,252	(1,342,625)	10,646,627
Internal Service Funds:			
Information Technology	5,711	-	5,711
Fiduciary Funds:			
Police and Fire Pension Trust	111,757	-	111,757
Total	\$ 16,494,521	\$ (2,096,192)	\$ 14,398,329

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

An estimated unbilled revenue amount is recorded within the General Fund of \$124,896, Water and Sewer System Fund of \$3,747,199, Solid Waste Management Fund of \$1,436,925, and Stormwater Improvement Fund of \$1,015,456 and represents services rendered but not yet billed as of the end of the fiscal year.

FINANCIAL INFORMATION

NOTE 6 - NOTES RECEIVABLE

The following is a summary of notes receivable at September 30, 2019:

Redevelopment Trust Fund - On November 19, 2009, the Daytona Beach Community Redevelopment Agency (CRA) entered into an agreement to lend Central Florida Community and Economic Development Corporation, LLC, up to \$551,000 for retail development of property located at 456 South Martin Luther King Boulevard, Daytona Beach, Florida, which is within the Midtown Redevelopment area of the City. The note is secured by a mortgage on the property. The CRA agreed to forgive a repayment of up to \$250,000 for authorized CRA expenditures under Chapter 163, Florida Statutes, and the Midtown Redevelopment Area Plan pursuant to the terms of the loan agreement. During FY 2012-13, the loan agreement was modified and as of September 30, 2013, combined payments on the indebtedness totaled \$20,846, leaving a principal balance owed to the CRA of \$280,153. This remaining principal balance shall be amortized over 57 months and repaid in equal monthly installments of \$2,083 through December 2018, at which time a balloon payment will be due in the amount of \$161,396. The remaining principal balance owed at September 30, 2019 was \$161,396, wherewith the City Manager is in negotiations to get a settlement.

NOTE 7 – OPERATING LEASES - LESSOR

The following is a summary of the City's operating lease agreements in which the City is the lessor at September 30, 2019.

Halifax Harbor Fund - The City owns and operates a commercial plaza of approximately 39,500 square feet at the Halifax Harbor Marina through a management contract with an independent management firm. The Halifax Harbor Plaza has a mixture of retail, office, and restaurant space with a number of tenants and for varying lease periods with no period longer than five (5) years, not including lease-renewal options. Lessees pay a base rent amount plus common area maintenance fees. For fiscal year 2018-19, Halifax Harbor Plaza lease revenues totaled \$245,968.

Halifax Harbor Plaza Assets:

Building	\$	4,617,681
Infrastructure		452,974
Equipment		316,541
Less: Accumulated depreciation		(3,070,554)
Total	\$	<u>2,316,642</u>

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
Governmental Funds:								
General Fund	\$ 20,731,916	\$ -	\$ 3,004,083	\$ 6,200,031	\$ 2,459,768	\$ -	\$ 9,068,034	\$ -
Redevelopment Trust	2,895,693	-	-	-	2,895,693	-	-	-
Capital Projects	-	-	-	-	-	-	-	-
Nonmajor governmental	604,788	-	-	-	604,788	-	-	-
Total – governmental funds	24,232,397	-	3,004,083	6,200,031	5,960,249	-	9,068,034	-
Proprietary Funds:								
Water and Sewer System	10,030,221	8,440,267	-	1,589,954	-	-	-	-
Solid Waste Management	9,924,040	9,396,421	-	527,619	-	-	-	-
Stormwater Improvement	14,178,611	13,809,001	-	369,610	-	-	-	-
Nonmajor enterprise	292,767	98,928	-	193,839	-	-	-	-
Total – proprietary funds	34,425,639	31,744,617	-	2,681,022	-	-	-	-
Internal Service Funds	215,846	215,846	-	-	-	-	-	-
Total	\$ 58,873,882	\$ 31,960,463	\$ 3,004,083	\$ 8,881,053	\$ 5,960,249	\$ -	\$ 9,068,034	\$ -

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 2019. 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.

FINANCIAL INFORMATION

NOTE 9 - CAPITAL ASSETS (CONTINUED)

B. Construction in Progress:

As of the end of the fiscal year, the City had active construction projects including improvements to utilities, roads and right-of-way, public safety and recreational facilities, and drainage systems. Following is a schedule of construction in progress at September 30, 2019.

Project Description	Project Budget	Cumulative Amount Spent
Governmental activities:		
East International Speedway Boulevard streetscape.....\$	1,352,553	\$ 768,522
Ballough Road Redevelopment area streetscape/beautification.....	1,315,997	471,988
Halifax River Greenway Trail.....	2,829,124	1,160,356
Streets and sidewalks improvement program.....	1,063,919	572,478
First Step Shelter.....	6,326,090	4,961,542
Park renovations/improvements.....	1,272,477	175,424
Halifax Harbor marina seawall replacement	580,000	279,521
Beach Street streetscape improvements.....	670,547	159,237
Fire Station #6 generator replacement.....	65,000	35,200
Golf Course greens renovation.....	418,617	353,483
Peninsula Club renovations	489,246	3,730
Citywide Video Surveillance	168,837	45,005
City Website Redesign	3,473	3,473
Total construction in progress – governmental activities.....	<u>\$ 16,555,880</u>	<u>\$ 8,989,959</u>
Business-type activities:		
Wastewater treatment plant facilities improvements	43,434,344	22,881,607
Bethune Point treatment plant generator	1,206,149	97,784
Well 44 reconstruction	68,191	54,814
Lift Station 97 replacement.....	812,861	6,695
Water plant discharge header pipe replacement.....	1,882,355	113,008
Derbyshire neighborhood sidewalks and stormwater improvements	138,000	125,162
Renewal and replacement program.....	7,837,246	23,732
Martin Luther King Boulevard reconstruction.....	883,039	9,982
Beach Street water and stormwater improvements.....	1,025,729	125,459
Potable water tank and pump station.....	500,000	114,419
Total construction in progress – business-type activities	<u>\$ 57,787,914</u>	<u>\$ 23,552,662</u>

FINANCIAL INFORMATION

NOTE 11 – LONG-TERM DEBT AND LIABILITIES

A. Bonds Payable:

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

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

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

The Series A portion of the debt in the amount of \$33,460,000 was issued for the purpose of refinancing FIFC Capital Revenue Bonds, Series 2001 C-1 of \$33,285,000, which was originally issued to finance certain public improvements benefitting the HBE and Ocean Walk prime areas. Certain tax increment revenues are pledged as security, with the City further obligating itself to budget and appropriate from non-ad valorem revenues any additional amounts necessary to make such repayment. A liability is recorded in the governmental activities section of the government-wide statement of net position. The remaining principal balance at September 30, 2019 was \$22,935,000.

The Series B portion of the debt in the amount of \$2,160,000 was issued for the purpose of refinancing FIFC Capital Revenue Bonds, Series 2001 C-2 of \$2,570,000 and is payable solely from non-ad valorem revenues. The original purpose was for the purchase of equipment in the amount of \$1,139,710 (governmental activities), and the construction of the Florida Tennis Center (business-type activities) in the amount of \$1,020,290. The remaining principal balance at September 30, 2019 for governmental activities and business-type activities was \$90,168 and \$89,832 respectively.

The reacquisition price exceeded the net carrying amount of the old debt by \$1,041,164. This amount is being shown as a deferred outflow of resources and amortized over the term of the new debt issued, which is the same as the term of the old debt. The City reduced its total debt payments over 20 years by \$4,061,941 which resulted in an economic gain (difference between the present values of the debt service payments on the old and new debt) of \$2,214,259. A liability is recorded in the governmental and business-type activities sections of the government-wide statement of net position.

Following is a description of bonds payable at September 30, 2019:

Description	Original Amount Issued	Principal Outstanding at September 30, 2019	Interest Rate	Final Maturity
Governmental activities:				
Capital Improvement Revenue Bonds:				
Series 2011 A	\$ 33,460,000	\$ 22,935,000	2% - 5%	2031
Series 2011 B	1,139,710	90,168	2% - 5%	2021
Total Capital Improvement Revenue Bonds	34,599,710	23,025,168		

FINANCIAL INFORMATION

A. Bonds Payable (continued):

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

Capital Improvement Revenue Bonds, Series 2011A and B							
Fiscal Year Ending	Governmental activities				Business-type activities		
	Series A		Series B		Series B		
	Principal	Interest	Principal	Interest	Principal	Interest	Total
2020	\$ 1,510,000	\$ 1,001,419	\$ 45,084	\$ 2,480	\$ 44,916	\$ 2,470	\$ 2,606,369
2021	1,555,000	948,419	45,084	845	44,916	842	2,595,106
2022	1,615,000	879,581	-	-	-	-	2,494,581
2023	1,695,000	805,306	-	-	-	-	2,500,306
2024	1,765,000	735,003	-	-	-	-	2,500,003
2025-2029	10,065,000	2,370,938	-	-	-	-	12,435,938
2030-2031	4,730,000	227,288	-	-	-	-	4,957,288
	22,935,000	6,967,954	90,168	3,325	89,832	3,312	30,089,591
Unamortized Premium	82,819	-	889	-	798	-	84,506
Total	\$ 23,017,819	\$ 6,967,954	\$ 91,057	\$ 3,325	\$ 90,630	\$ 3,312	\$ 30,174,097

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, 2019 was \$1,449,000.

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, 2019 was \$4,550,128.

C. 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
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%

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, 2019.

THE CITY OF DAYTONA BEACH, FLORIDA
COMBINING SCHEDULE OF DEPOSITS AND WITHDRAWALS
REDEVELOPMENT TRUST FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019

	Downtown Redevelopment Trust Fund	Main Street Redevelopment Trust Fund	Ballough Road Redevelopment Trust Fund	Midtown Redevelopment Trust Fund	South Atlantic Redevelopment Trust Fund	Total
DEPOSITS:						
Tax increment revenues:						
Daytona Beach	\$ 515,085	\$ 2,091,848	\$ 91,393	\$ 247,438	\$ 58,320	\$ 3,004,084
Volusia County	473,080	1,921,261	83,940	227,259	53,564	2,759,104
Halifax Hospital	29,459	119,640	5,227	14,152	3,336	171,814
East Volusia Mosquito Control	15,619	63,430	2,771	7,503	1,768	91,091
Ponce DeLeon Inlet and Port Authority	7,718	31,344	1,370	3,708	874	45,014
Volusia ECHO	16,616	67,479	2,948	7,982	1,881	96,906
Volusia Forever	8,258	33,537	1,465	3,967	935	48,162
Downtown Development Authority	50,855	-	-	-	-	50,855
Licenses and permits	703	8,224	-	-	-	8,927
Income on investments	9,460	17,983	8,155	6,114	959	42,671
Miscellaneous	1	13,212	-	-	-	13,213
Total deposits	1,126,854	4,367,958	197,269	518,123	121,637	6,331,841
WITHDRAWALS:						
Current operating:						
Personnel services	128,787	192,879	14,796	94,755	297	431,514
Professional services	1,578	11,141	-	8,711	-	21,430
Contractual services	110,576	153,268	53,844	1,702	-	319,390
Materials and supplies	1,612	31	276	268	-	2,187
Grants and subsidies	79,559	34,198	-	2,790	-	116,547
Capital outlay	22,277	-	36,164	(3,756)	-	54,685
Transfers to debt service funds	172,401	2,512,931	-	210,361	-	2,895,693
Total withdrawals	516,790	2,904,448	105,080	314,831	297	3,841,446
Excess (deficiency) of deposits over (under) withdrawals	610,064	1,463,510	92,189	203,292	121,340	2,490,395
FUND BALANCE:						
Beginning	1,217,753	1,651,609	1,448,480	1,208,743	80,316	5,606,901
Ending	\$ 1,827,817	\$ 3,115,119	\$ 1,540,669	\$ 1,412,035	\$ 201,656	\$ 8,097,296

PROUD TO BE HOME OF BETHUNE-COOKMAN UNIVERSITY



Charles Bryant recognized as “Employee of the Year” by Volusia League of Cities

Daytona Beach's Redevelopment Project Manager Charles Bryant was named the 2019 Volusia League of Cities “Community Planning & Development Employee of Year.”

Charles has been making Daytona Beach a better place to live, work and play for more than 20 years and has made deep and meaningful connections in our community.

Charles served as the co-chair for the Juneteenth Committee for the past 14 years. He is a member of the Midtown HEAT, an initiative of the Volusia County Health Department and is focused on achieving health equity within the Midtown community. Charles is involved with his service fraternity and is a deacon in his church.



FOR MORE INFORMATION ABOUT US

Call: (386) 671-8180
Visit: www.codb.us

REDEVELOPMENT DIVISION STAFF

Redevelopment Director	Reed Berger, AICP
Project Manager	Charles Bryant
Office Specialist II	Jennifer Lynch

City of DeLand
Downtown Community
Redevelopment Agency

Annual Report
FY 2018 - 2019

Prepared by
City of DeLand
&
MainStreet DeLand Association

Downtown Community Redevelopment Agency

Board Membership as of 10/1/18

Robert F. Apgar, DeLand Mayor Seat 1

Jeff Hunter, DeLand Commissioner Seat 2

Jessica Davis, DeLand Commissioner Seat 3

Christopher Cloudman, DeLand Commissioner Seat 4

Leigh Matusick, DeLand Commissioner Seat 5

Bill Budzinski, Downtown Business Representative

Joe Valente, Downtown Business Representative

Staff Assigned to the CRA:

Michael Grebosz, Assistant City Manager

Introduction

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

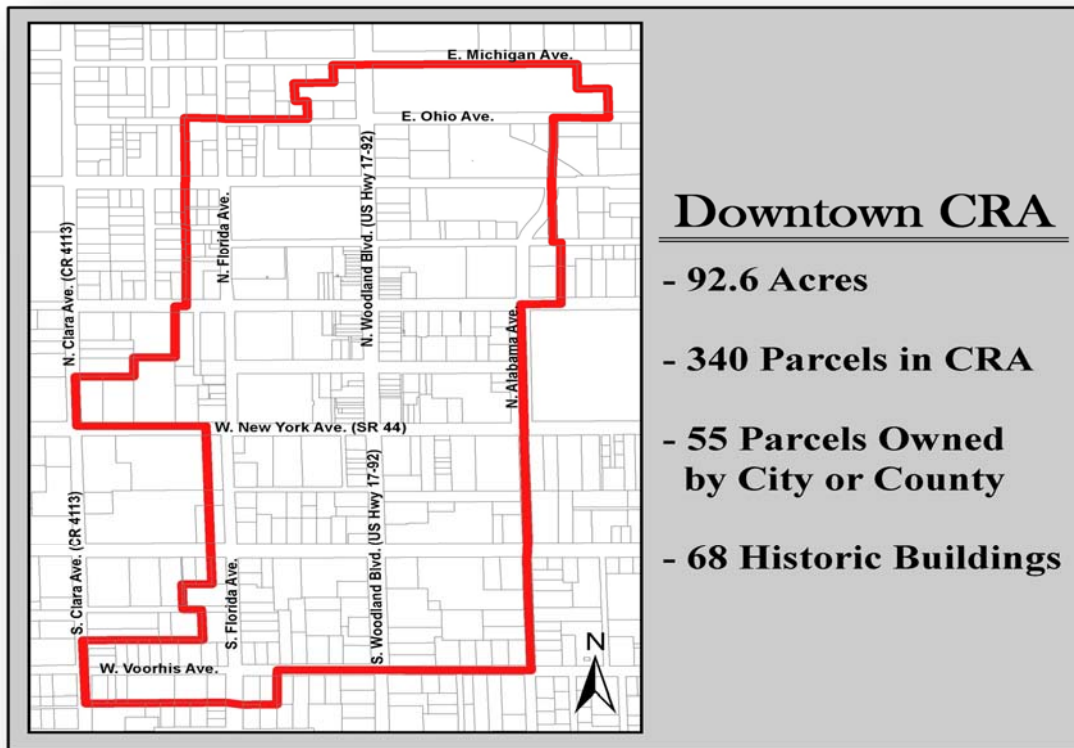
Today, Downtown DeLand is a multi-award winning MainStreet community where we have learned to cherish that which is special about our past while embracing the 21st Century. Residents and businesses love to share the history and small town charm of their City and offer a yearlong schedule of programs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

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.



Financial Data

Tax Increment Revenues by Year:

FY05-06 \$436,436	FY06-07 \$498,600	FY07-08 \$420,780	FY08-09 \$462,716	FY09-10 \$359,294	FY10-11 \$227,474	FY11-12 \$202,964
FY12-13 \$176,909	FY13-14 \$175,395	FY14-15 \$203,670	FY15-16 \$200,901	FY16-17 \$360,775	FY 17-18 \$385,073	FY 18-19 \$391,789

Total Expenditures:

\$345,192

Property Values:

Values at creation:

\$20,034,463

Values as of 1/1 of the reporting year:

\$47,602,326

Amount Expended on Affordable Housing:

\$0

Audit Report

Full City of DeLand Comprehensive Annual Financial Report (CAFR) can be found at:
<https://www.deland.org/resources/comprehensive-annual-financial-report>.

Below is the Downtown CRA excerpt from the CAFR:

**CITY OF DELAND, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - DOWNTOWN CRA
FOR THE YEAR ENDED SEPTEMBER 30, 2019**

	Budgeted Amounts			Variance with Final Budget - Positive (Negative)
	Original	Final	Actual	
REVENUES				
Taxes	\$ 391,436	\$ 391,436	\$ 391,788	\$ 352
Charges for services	54,658	54,658	56,958	2,300
Interest revenues	-		4,944	4,944
Miscellaneous	-		19,413	19,413
Total revenues	446,094	446,094	473,103	27,009
Expenditures				
Current:				
Community Redevelopment	446,094	943,390	345,192	598,198
Total expenditures	446,094	943,390	345,192	598,198
Excess (deficiency) of revenues over (under) expenditures	-	(497,296)	127,911	625,207
Other financing sources (uses):				
Issuance of long-term debt	-	500,000	500,000	-
Transfers out	-	(18,704)	(18,704)	-
Total other financing sources (uses)	-	481,296	481,296	-
Net change in fund balances	-	(16,000)	609,207	625,207
Fund balances, beginning of year	156,355	156,355	156,355	-
Fund balances, end of year	\$ 156,355	\$ 140,355	\$ 765,562	\$ 625,207

Summary of Achievements

Fiscal Year 2018-2019 Capital and Non-Capital Projects:

The Downtown CRA has funded the following projects for FY 18-19:

- 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 2018-2019. 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 applications for final approval.

\$11,548 in funding was expended this year on façade grants at the following locations:

- 115 E. New York Avenue
- 713 W. New York Avenue
- 100 E. New York Avenue
- 235 N. Amelia Avenue

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.

• Mural Grant Program

The CRA budgeted \$5,000 for a mural grant program in the downtown DeLand core for Fiscal Year 2018-2019.

\$5,000 was spent this year on the Lue Gim Gong Mural.

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

Other Items to Highlight

Operating Expenses

\$328,646 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.

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

Additional duties undertaken by MainStreet DeLand include: annually formulating and executing a plan to promote and market the Downtown area; coordination of public participation in CRA meetings; dissemination of CRA information to downtown property owners including schedules for capital improvement and maintenance projects that would affect the downtown business community; certain maintenance activities; as well as advertising, ranking for CRA consideration, and administering the CRA grant programs. Funding in the amount of approximately \$90,000 has been allocated for all MainStreet DeLand activities including promotion. The topic of marketing, promotion and downtown event sponsorship has been identified as the top priority for implementation. The need to establish a series of continuous business promotion activities was identified as a way of creating

stronger relationships with local residential areas, Stetson University, and regional residents to attract consumers to downtown DeLand. MainStreet DeLand Association is equipped to take the lead in promoting business in the downtown area. MainStreet DeLand not only generates its own activities and promotions, but coordinates with other entities including the City of DeLand, the Chamber of Commerce, West Volusia Historical Society, Discover DeLand, the Athens Theater and others in creating marketing materials, maps and brochures; media promotions; and web site and e-mail advertisements, to name a few examples.

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

City of DeLand and Volusia County

Spring Hill Community
Redevelopment Agency

Annual Report
FY 2018 – 2019

Prepared by
City of DeLand

Spring Hill Community Redevelopment Agency

CRA Board Members as of 10/1/2018:

Bob Apgar, Chairman

Pat Patterson, Board Member

Jessica Davis, Board Member

Joyce Cusack, Board Member

Bo Davenport, Board Member

Grady Jackson, Board Member

Jeff Hunter, Board Member

Staff Assigned to the CRA:

Michael Grebosz, Assistant City Manager

Boundary Map:

Spring Hill CRA

Land Area:

698 acres total
260 acres in City Limits (37%)
438 acres in Unincorporated County (63%)

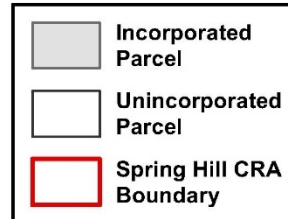
Population*:

2,366 total population
1,281 live within City Limits (54%)
1,085 live in Unincorporated County (46%)

*estimates based on 2010 U.S. Census

Land Use:

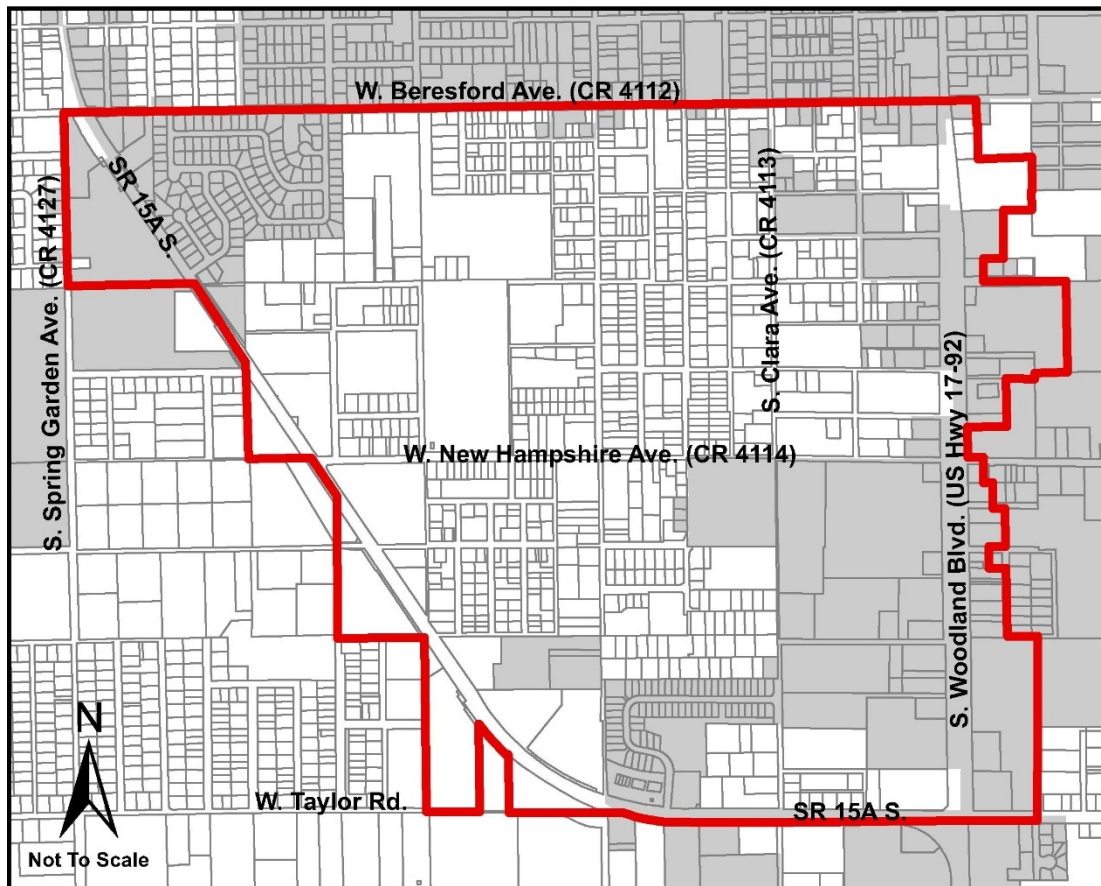
44% of Land Area in CRA is Residential (305 acres)
31% of Residential Land is in City Limits (96 acres)



Prepared by:
City of DeLand Planning Dept.
June 2011



Sources: Volusia County GIS
City of DeLand Community Development
U.S. Census Bureau - 2010 US Census
Volusia Co. Property Appraiser - 2010 Tax Roll



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 programs and home ownership assistance programs; the installation of sanitary sewer lines and other public infrastructure utilizing Community Development Block Grant funding; sanitary sewer connection assistance programs; and exterior building improvement grants. Great strides have been made in some areas and incremental improvements in other areas have been made; however more can be done.

Financial Data:

Tax Increment Revenues by Year

<u>FY05-06</u>	<u>FY06-07</u>	<u>FY07-08</u>	<u>FY08-09</u>	<u>FY 09-10</u>	<u>FY 10-11</u>	<u>FY 11-12</u>
\$135,975	\$261,772	\$347,482	\$295,626	\$196,571	\$0	\$0
<u>FY 12-13</u>	<u>FY 13-14</u>	<u>FY 14-15</u>	<u>FY 15-16</u>	<u>FY 16-17</u>	<u>FY 17-18</u>	<u>FY 18-19</u>
\$0	\$0	\$0	\$0	\$30,990	\$73,691	\$49,650

Total Expenditures:

\$508,802

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:

\$52,387,066 (Incorporated) \$22,882,731 (Unincorporated) – Total \$75,269,797

Amount Expended on Affordable Housing:

\$0

Audit Report:

Full City of DeLand Comprehensive Annual Financial Report (CAFR) can be found at:

<https://www.deland.org/resources/comprehensive-annual-financial-report>.

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

CITY OF DELAND, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - SPRING HILL CRA
FOR THE YEAR ENDED SEPTEMBER 30, 2019

	Budgeted Amounts			Variance with Final Budget - Positive (Negative)
	Original	Final	Actual	
REVENUES				
Taxes	\$ 147,418	\$ 49,652	\$ 49,650	\$ (2)
Intergovernmental	187,658	687,658	140,314	(547,344)
Interest revenues	-	3,436	3,863	427
Miscellaneous	-	10,000	7,485	(2,515)
Total revenues	335,076	750,746	201,312	(549,434)
Expenditures				
Current:				
Community Redevelopment	147,418	86,870	77,351	9,519
Capital Outlay	187,658	1,166,817	181,451	985,366
Total expenditures	335,076	1,253,687	258,802	994,885
Excess (deficiency) of revenues over (under) expenditures	-	(502,941)	(57,490)	445,451
Other financing sources (uses):				
Issuance of long-term debt	-	610,000	610,000	-
Transfers out	-	(250,000)	(250,000)	-
Total other financing sources (uses)	-	360,000	360,000	-
Net change in fund balances	-	(142,941)	302,510	445,451
Fund balances, beginning of year	329,265	329,265	329,265	-
Fund balances, end of year	<u>\$ 329,265</u>	<u>\$ 186,324</u>	<u>\$ 631,775</u>	<u>\$ 445,451</u>

Summary of Achievements:

Fiscal Year 2018-2019 Capital and Non-Capital Projects:

The Spring Hill CRA has funded the following projects for FY 18-19:

- 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.

Three grants were awarded this year with over \$5,032 given out to property owners. For projects to include storm door replacement, 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. The cost of the program is about \$150 for the reusable front yard sign.

New Spring Hill Resource Center Construction

In FY 17-18, the Board authorized the purchase of land and design work for a brand-new Spring Hill Resource Center facility. The design calls for an approximate 3,000 square foot masonry facility to replace the 1,100 square foot manufactured building that has outlasted its useful life. The project is anticipated to be operational in FY 19-20. The estimated cost for the project is \$1,000,000. The CRA purchased the land for the project and paid for the design of the project. The City of DeLand general fund is paying for the construction of the facility with financial assistance from the County of Volusia.

The CRA spent \$181,451 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 such as community events. In addition, the Resource Center provides a full range of social services to residents that include referrals to other agency programs that include but are not limited to the Department of Children and Families and Social Security Administration, as well as innovative programming that meets the unique needs of area residents. Its mission is also to increase community awareness of the programs and opportunities offered through or in conjunction with the Spring Hill CRA. Such programs include credit counseling, homeownership education, homebuyer assistance, housing development, and rental housing. They also offer healthy initiative programs such as HIV testing, weight loss, diabetes and stress management programs.

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

The Resource Center was utilized over 13,473 times this past year by clients.

The CRA spent \$72,318 this past year in personnel and operating costs for this item.

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's 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 is still relatively young and funds are very limited. However, projects can still move forward if the City budgets and plans accordingly. This report offers several options for short-term projects which can be started while waiting for funds to accrue. Utilizing matching grants will be a way to move large projects forward in a timely manner.

The CRA taxable value grew by 12.2% over the last year, which was due largely to property changing ownership which allows property to be taxed at current market value. State law has a 3% annual cap on property tax increases. Property values were lowered during the recession and have only been allowed to increase by 3% each year, but when property changes hands, the new owner is taxed at the current market value.

The CRA will likely see a similar level of increase over the next year. The TIF value for the CRA will likely increase by approximately 12% over the next year. Part of this increase will be driven by the recent change in ownership of the Deltona Plaza, one of the largest parcels in the CRA.

Base Year Taxable Value of all CRA Properties

\$51,486,555

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

\$69,012,439

Liabilities

The CRA has no liabilities at this time.

Income

The CRA has received \$130,699 in Ad Valorem Taxes, \$88,417 in intergovernmental income, and \$652 in interest totaling \$219,769.

Assets

The CRA has received \$219,769 in income and has a balance carryforward of \$207,613 for a total value of \$427,383.

Projects started

The CRA did not start any new projects in 2019

Expenditures

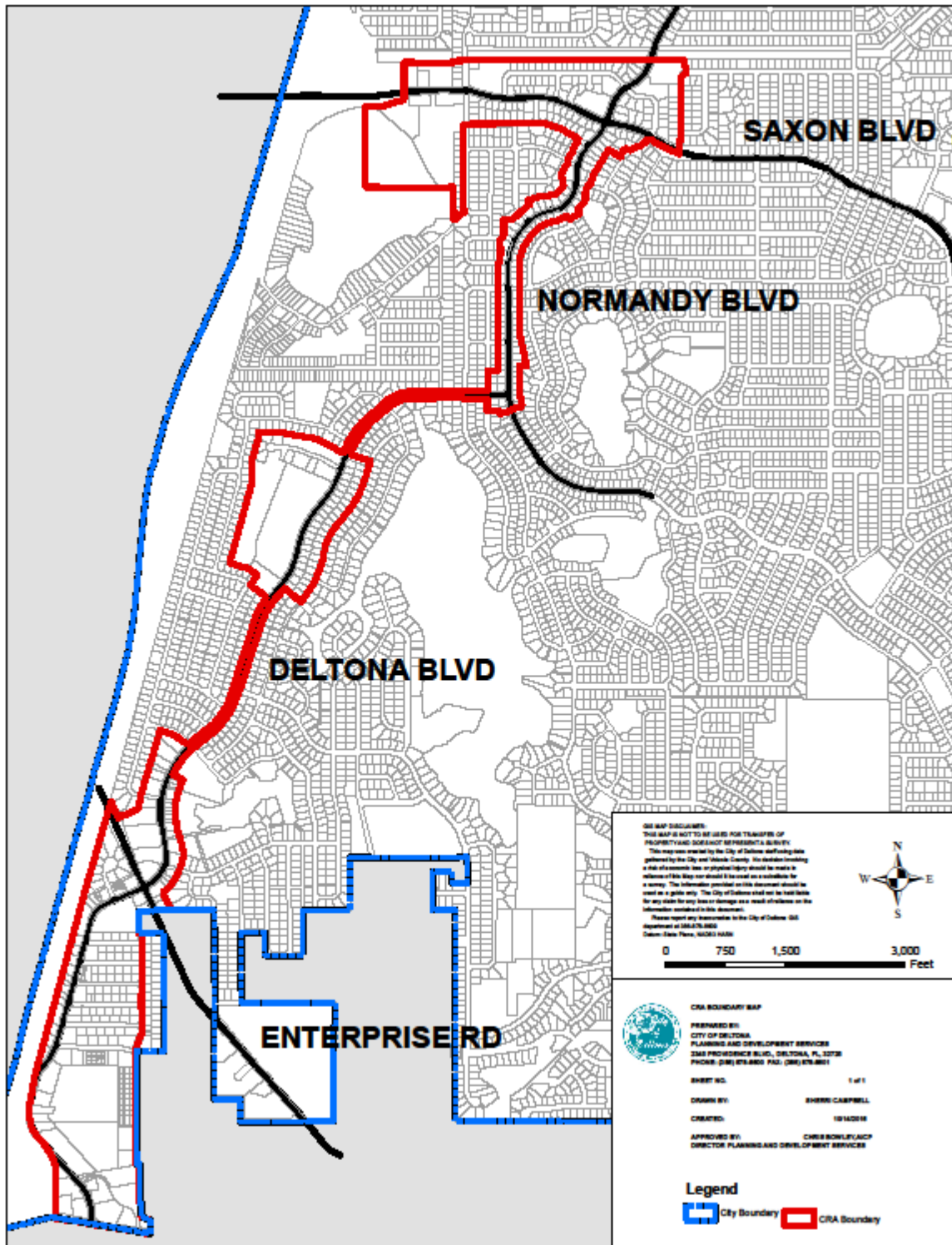
The CRA had no expenditures for 2019. The CRA improvements are planned to be funded through a “pay-as-you-go” arrangement whereby projects are paid for at the time of construction rather than relying on financing. Therefore, the CRA has been allowing funds to accumulate to use on future projects. Minor projects are under way at this time, and are included in the 19-20 budget cycle.

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

\$0

Achievement of Goals

The Southwest Deltona CRA is still relatively young and has expended very few funds. At this time, none of the goals have been realized as funding is being allowed to accumulate to enable the CRA to complete large capital projects. At this time small projects are beginning to move forward which will work towards the goals established in the CRA plan.



Southwest Deltona CRA Boundary Map

2017-2019 Proposed 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 - \$20,000

Spent \$0

Update: Staff have created a list of 8 areas in need of repairs and improvements and have engaged the services of the City's continuing services contractor to complete nearly \$20,000 in ADA compatible pedestrian improvements. Work will start in the second quarter of 2020.

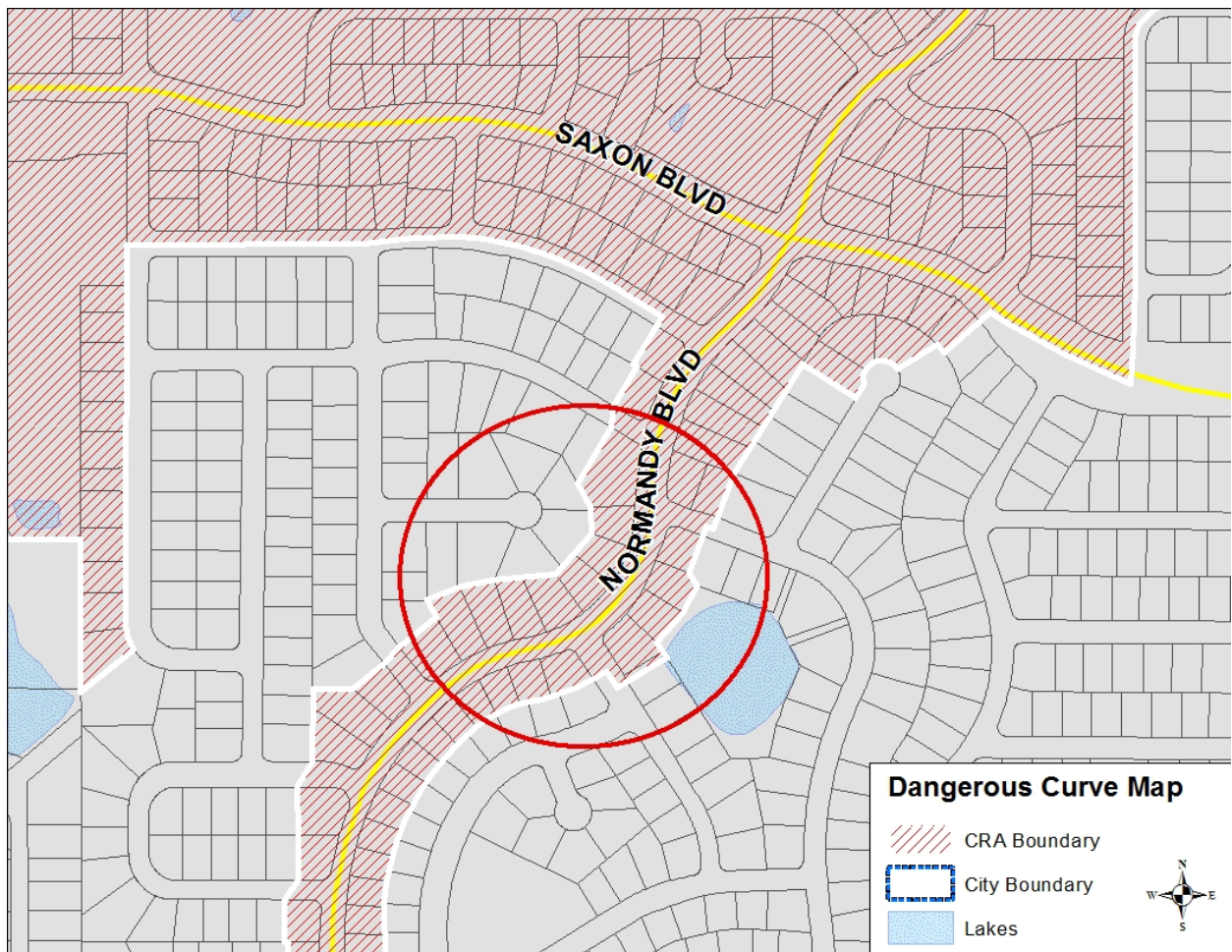
2. Pursue TPO grant for a feasibility study to straighten the dangerous curve on East Normandy Boulevard

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 good candidate for River2Sea TPO safety improvement feasibility study. If awarded the grant, The River2Sea TPO would fund the feasibility study and require a minimum of a 10% cash match from the City. The end result would be a study and report on the feasibility of the project as well as potential costs, and timeframes. See location map below.

Budgeted - \$7,500

Spent \$0

Update: City staff applied for a feasibility study for this project with the 2018 River 2 Sea TPO Call for projects. This study is ranked by the TPO and is awaiting funding. A budgeted amount of \$4000 should be carried forward.



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

A roundabout at the intersection of Deltona and Normandy Boulevards has long been suggested to eliminate the need for a stop light and improve traffic flow through this intersection. If awarded the grant, the River2Sea TPO would fund the feasibility study and require a minimum of a 10% cash match from the City. The end result would be a study and report on the feasibility of the project as well as potential costs, and timeframes. See sample illustration below.

Budgeted - \$7,500

Spent \$0

Update: City staff applied for a feasibility study for this project with the 2018 River 2 Sea TPO Call for projects. This study is ranked by the TPO and us awaiting funding. A budgeted amount of \$4000 should be carried forward.



2020-2021 Proposed Projects

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

The lighting proposed would be a pilot program testing solar powered LED lights at 11 under-lit intersections. CRA staff is proposing to pay for half of the lights using CDBG funds and half using CRA funds. The lights would be self-sufficient and would not require the City to continually pay Duke Energy for power and leasing of lights and poles. The lights, poles, and placement are estimated to cost \$2500 each.



The CRA currently has 4 bus shelters, 2 of which impede the sidewalk. Staff would like to move forward with replacing a shelter each year for the next 4 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 would like to allocate \$20,000 per year to this effort. This would include the shelter kits, concrete pad, surveying, and acquiring easements over private property as necessary.





City of Edgewater

Community Redevelopment Agency

Annual Report FY 2019

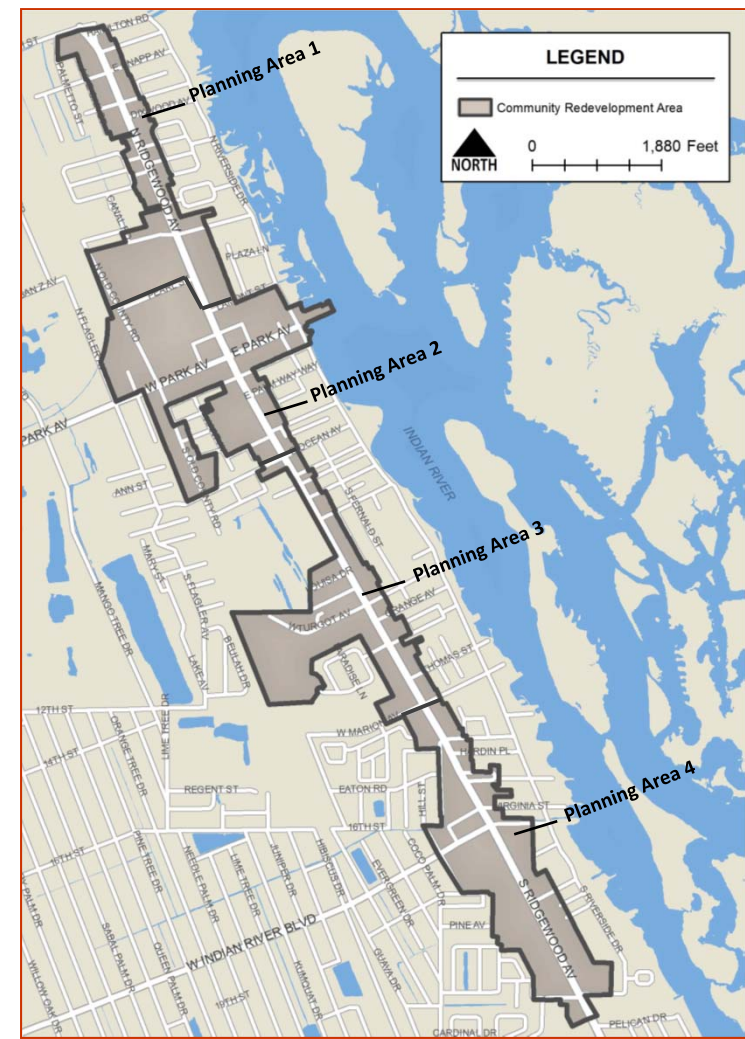
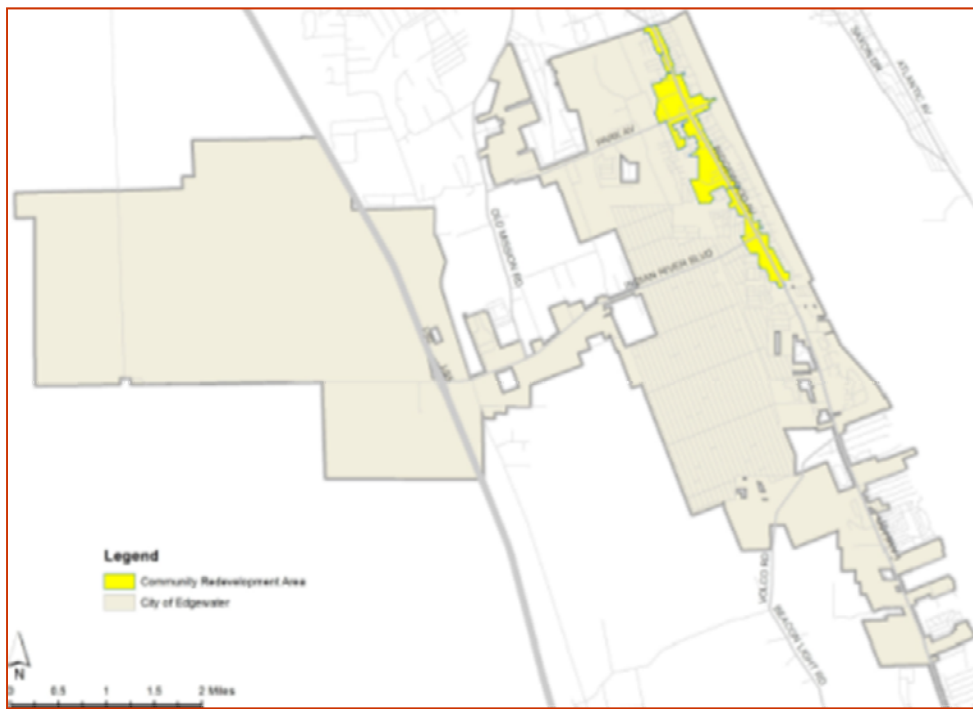


March 31, 2020

Redevelopment Area Boundaries



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



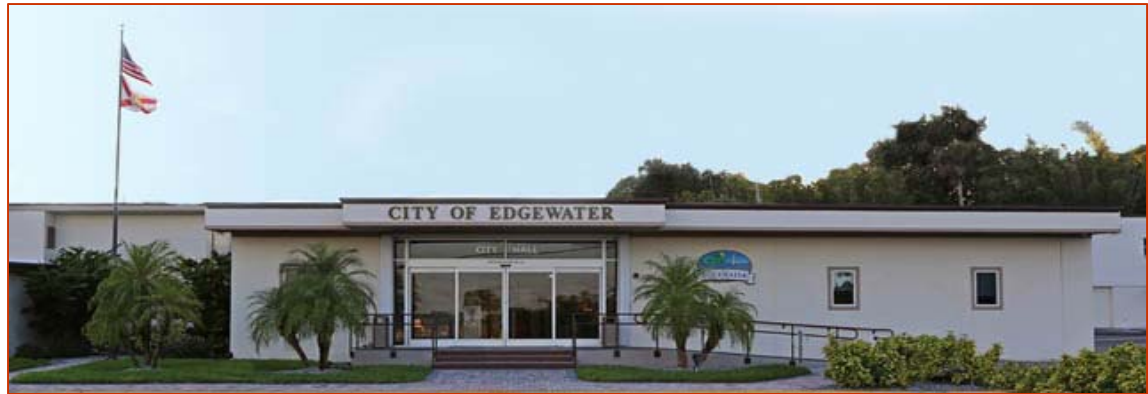
Process



- 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
URL: www.edgewatercra.org

Governing Board Members:

Back Row: Michael Thomas, Chair and Gary Conroy

Front Row: Kimberly Klein-Yaney, Christine Power
and Megan O'Keefe

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



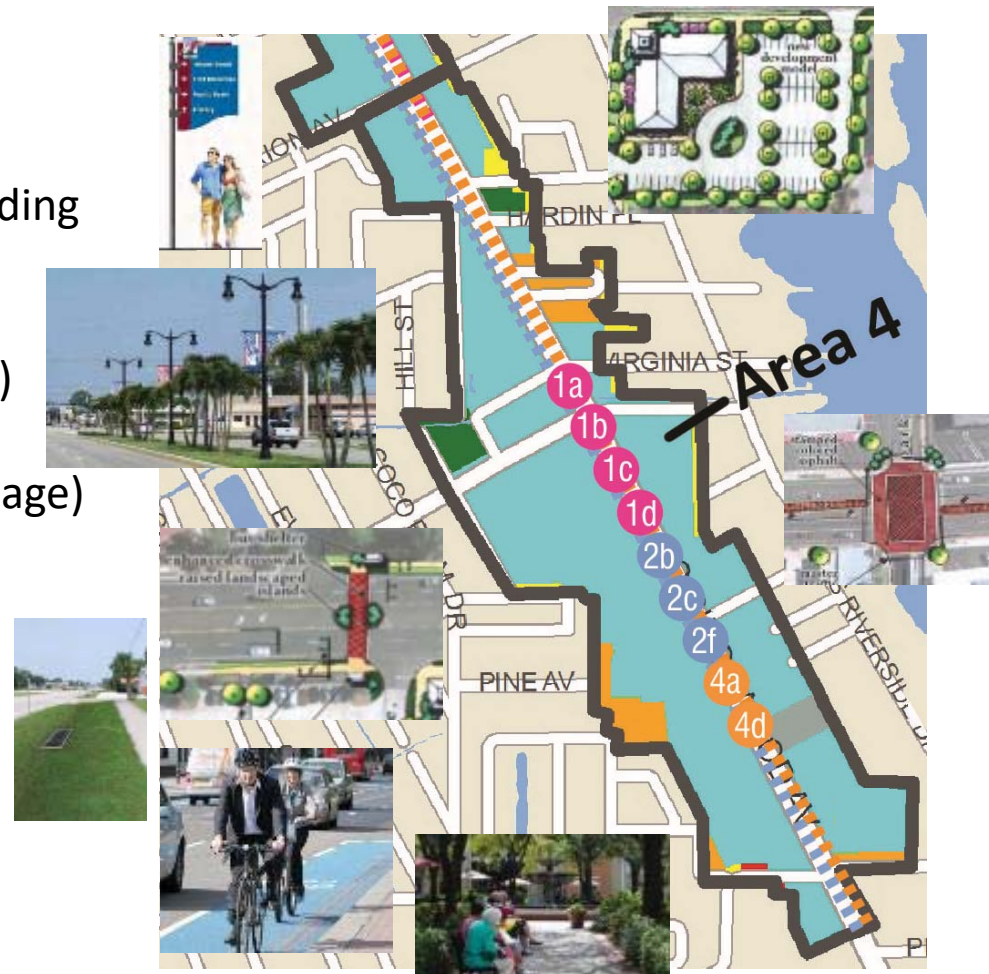
CRA Plan – Area 4

(Marion Avenue South) (Page 48 – 49)



Key Capital Projects Include:

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



Blight Factors



Financial Statement



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

2019 Expense Detail



	FY 2019
<hr/>	
DEO Special District Report & Fee	\$175
Legal Advertisement	\$130
Total Expenses	\$305





City of Holly Hill

Community Redevelopment Agency



2018 Annual Report

October 1, 2018—September 30, 2019



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Exhibit A.....	12

Overview

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

This reporting period is the nineteenth year that funds have been budgeted and the total annual budget is \$7,060,517. Holly Hill's CRA is classified as a dependent special district and is an entity of the City. The City Commission of the City of Holly Hill serves as the Redevelopment Agency and fulfills the legislative and governing obligations and responsibilities of the Agency.

This report is being filed concerning the annual redevelopment activities of the Holly Hill Community Redevelopment Agency for fiscal year 2016/17. The notice of this report was published in *The Daytona Beach News Journal* on *March 23, 2018*.

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

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

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

CRA Activities and Accomplishments

Capital Improvement Projects

Overhead to Underground Project (Phase III)

The Overhead to Underground Phase III continued through 2019 the installation of all needed conduits under US-1 for the all existing and future utilities are complete. Holly Hill street-lighting redesign is complete and permitted in cooperation with the Florida Department of Transportation to accommodate recent standard changes and concurrent signalized intersection and lighting improvements. In addition, Intelligent Transportation System (ITS) facility relocation is complete. Most of the work has been completed for Phase III, with the installation of the new street lighting remaining, and for the utility providers to move their cables into the new conduits.

US-1 Median Landscaping

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

Gateway Signs

Four gateway pedestal signs were installed to welcome people to Holly Hill. The signs were installed at the northern and southern city limits on US-1, and at the western city limit on LPGA Blvd and eastern city limit at the retention pond at the corner of N Beach Street and Mason Ave.

Shirley Heyman Pond and Riverside Dr Landscaping Improvements

The City has completed a Landscaping Project at the Shirley Heyman Pond @ the corner of N Beach Street and Mason Ave and along the west side Riverside Drive from Trio Ct to north of Monte Dr that included palms and shrubbery.





Property Improvement Grants

- **841 Ridgewood Avenue**
The property was awarded a matching grant for façade improvement: \$10,000.
- **1510 Ridgewood Avenue**
The property was awarded a matching demolition grant: \$10,000.
- **7210 Ridgewood Avenue**
The property was awarded a matching grant for pavement improvement: \$10,000.00.
- **1668 Ridgewood Avenue**
The property was awarded matching grants for signs and façade improvements: \$10,000.00.
- **322 Ridgewood Avenue**
The property was awarded matching grants for sign and façade improvements: \$8,145.00.
- **1717 Ridgewood Avenue**
The property was awarded a matching grant for a sign improvement: \$10,000.00.
- **411 8th Street**
The property was awarded a matching grant for façade improvement: \$5,522.50.



The program was created to encourage and assist residents and business owners within the Community Redevelopment Area to improve the aesthetic appearance of their properties and to create a sense of continuity along our premier city corridors. Applicants were eligible to receive a 50/50 matching grant for the purchase of painting materials and supplies up to \$5,000. Over 18 local participants took part in the limited-time program for a grand total overall investment of \$80,000, with the City of Holly Hill contributing \$35,000 in grants towards this amazing effort.

New businesses opened or relocated to the CRA District:

- Red Pig Craft Brewery
- All Aboard Storage
- Simply Gina's Restaurant
- Frazee's Scratch Cookin'
- Speedway Custom Photo
- Wanda June's
- The Mozzarella Fellas
- Big Tony's Chop Shop
- Sisters Vintage Attic
- BOSS Screen Solutions



Existing Business expansion in the CRA

- Florida Health Care Plans (Medical)
 - Purchase of 1510 Ridgewood Avenue
 - Private re-investment: \$2.5 Million
 - Projected number of new jobs: 68
- Madden Ace Hardware (Retail)
 - Purchase of 241 Ridgewood Avenue
 - Private re-investment of \$1.2 Million
 - Projected number of new jobs: 23



Acquisition of Land

- None

Sale of Land

- None

CRA Master Plan Special Events For FY 2018-19

Fiscal 2018 - 2019

- Trunk or Treat, October 31st 2018
- Easter Egg Hunt, April 13th 2019
- Kids On The Hill Celebrating National Night Out August 6th 2019





Community Building

Holly Hill Police Officers assigned to the Community Development 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 in collecting toys for tots.

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

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

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

Brian M. Walker, AICP, CNU-A
Community Development Director
City Planner
City of Holly Hill
[1065 Ridgewood Ave.](http://1065RidgewoodAve.com)
[Holly Hill, FL. 32117](http://HollyHillFL.com)
[Direct Phone - 386-248-9424](tel:386-248-9424)
bwalker@hollyhillfl.org
www.hollyhillfl.org



Financial Data

CITY OF HOLLY HILL,
FLORIDA
COMMUNITY REDEVELOPMENT FUNDS
BALANCE SHEET
September 30, 2019
(UNAUDITED)

	Community Redevelopment Agency	Community Redevelopment Capital Projects Loan	Total All CRA Funds
Assets:			
Cash and cash equivalents	4,971,152	554,091	5,525,243
Receivables, net			
Accounts Receivable	1,648	-	1,648
Prepaid Expenses	-	-	-
Total assets	4,972,800	554,091	5,526,891
Liabilities and Fund Balances:			
Liabilities:			
Accounts payable and other liabilities	26,287	20,870	47,157
Deposits on Hand	-	-	-
Total liabilities	26,287	20,870	47,157
Fund Balances:			
Non-spendable:	-	-	-
Restricted	4,946,513	533,221	5,479,735
Committed	-	-	-
Assigned	-	-	-
Un-assigned	-	-	-
Total Fund Balances	4,946,513	533,221	5,479,734
Total Liabilities and Fund Balances	4,972,800	554,091	5,526,891

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

REVENUE/EXPENDITURE COMPARISON SCHEDULE
COMMUNITY REDEVELOPMENT AGENCY
For the Fiscal Year Ended September 30, 2019
CITY OF HOLLY HILL, FLORIDA

	Actual Amounts	FY 2018	(UNAUDITED) FY 2019
Revenue:			
Taxes:			
Current Ad Valorem Taxes (<i>§163.387(1)(a), F.S.</i>):			
City of Holly Hill (increment).....		<u>1,112,665</u>	<u>1,169,068</u>
Intergovernmental Revenue:			
Tax Increment Shared Revenues (<i>§163.387(1)(a), F.S.</i>):			
Volusia County.....		1,031,267	1,077,277
Halifax Hospital District.....		61,016	63,777
Port Authority District.....		14,992	16,698
Mosquito Control District.....		30,339	33,790
Other Intergovernmental Revenue.....		-	789,800
		<u>1,137,614</u>	<u>1,981,342</u>
Miscellaneous Revenue:			
Miscellaneous.....		1,348	51,150
Interest Earnings.....		<u>64,512</u>	<u>(11,427)</u>
Total revenue.....		<u>2,316,139</u>	<u>3,190,133</u>
Expenditures:			
Economic Environment:			
Administrative and overhead (<i>§163.387(6)(a), F.S.</i>):			
Personal services.....		80,670	83,085
Operating expenditures.....		120,813	107,735
Capital outlay (improvements).....		953,461	166,417
Capital outlay (land) (<i>§163.387(6)(c), F.S.</i>).....		-	-
Public Safety:			
Law Enforcement (<i>§163.387(6)(h), F.S.</i>):			
Personal services.....		294,955	294,428
Operating expenditures.....		36,360	35,761
Capital outlay.....		-	-

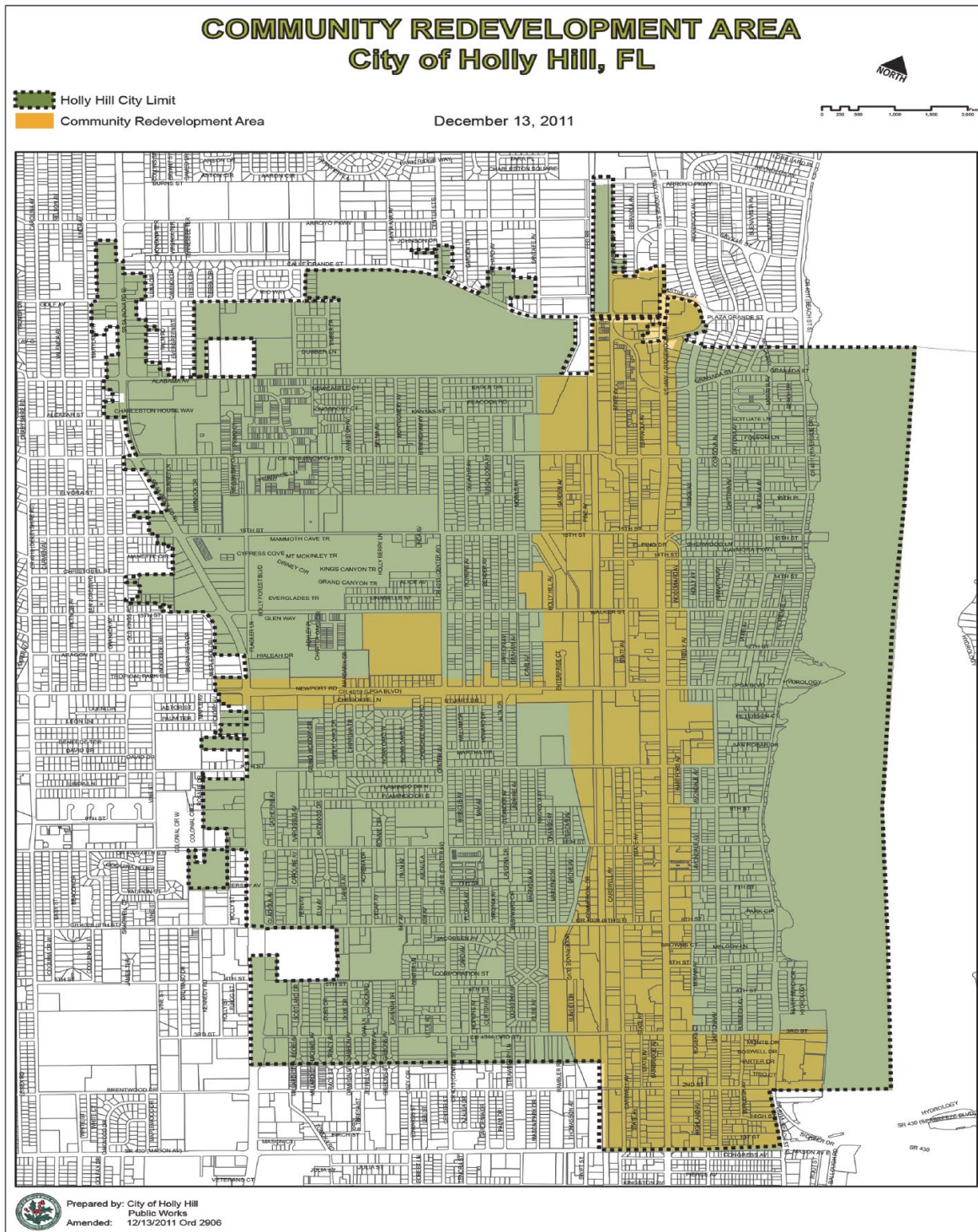
Grants and Aid (§163.387(6)(d), F.S.):		
Other.....	<u>57,151</u>	<u>130,141</u>
Debt Service:		
Principal.....	700,000	715,000
Other.....	<u>151,654</u>	<u>144,225</u>
Excess of revenue over (under)		
expenditures.....	<u>(78,925)</u>	<u>1,513,341</u>
Other Financing Sources (Uses):		
Transfer in.....	-	-
Transfer to Capital Project Fund		
(§163.387(6)(e), F.S.):	(447,898)	(1,563,000)
Appropriated fund balance.....	-	-
Total other financing sources (uses)	<u>(447,898)</u>	<u>(1,563,000)</u>
Excess of revenue and other sources over		
(under) Expenditures and other uses		
Net Change in Fund Balance.....	(526,823)	(49,659)

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

For the Fiscal Year Ended September 30, 2019
CITY OF HOLLY HILL, FLORIDA

Actual Amounts	(UNAUDITED)	
	FY 2018	FY 2019
Revenue:		
Miscellaneous:		
Sale of Fixed Asset	-	-
Interest	-	-
Miscellaneous	<u>10,662</u>	-
Total revenue	<u>10,662</u>	-
Expenditures:		
Current:		
Economic Environment:		
Administrative and overhead	-	-
Operating expenditures	-	706,062
Capital outlay	2,728,577	762,936
Grants and Aid	-	-
Grant Programs	-	-
Total expenditures	<u>2,728,577</u>	<u>1,468,998</u>
Excess of revenue over (under) expenditures	<u>(2,717,915)</u>	<u>(1,468,998)</u>
Other Financing Sources (Uses):		
Transfer in	<u>447,898</u>	<u>1,563,000</u>
Net change in fund balance	<u>(2,270,017)</u>	<u>94,002</u>

Exhibit A – Community Redevelopment Area Map



COMMUNITY REDEVELOPMENT AGENCY FUND (125)

To maintain and enhance the Retail and Service Centers that are the Character amenity for the Entire City and Surrounding Region. To identify and implement Public Investments or Policy that will induce quality private investment response in order to reach the desired character and economic potential of the area.

PERFORMANCE INDICATORS	FY 17-18 ACTUAL	FY 18-19 ACTUAL	FY 19-20 AMENDED	FY 20-21 PROPOSED
Total CRA Grants Awarded (not event related)*	0	0	0	All 0 unless The county resolution is amended – see narrative.
Number of Affordable Housing Units Constructed	0	0	2	2
CRA Projects not related to affordable housing	0	5	0	2

FY 2019-20 ACCOMPLISHMENTS

- After several years of discussion with Volusia County staff, City staff members are preparing to meet with County staff members in July to review a proposed revision to the Volusia County Council's Delegation of Authority that created the CRA. (This meeting continues the discussion from a similar meeting held in January, 2018.) The primary revision being requested by City staff would remove the existing requirement that all County contributed funds to the CRA would have to be matched by City contributed funds. This matching requirement in one section of the resolution effectively prohibits the use of City Contributed funds for façade/property improvement grants, which are specifically authorized in another section of the resolution. City of Edgewater officials have joined in with this request, since their County Council resolution contains the same language. The County resolution approved for the City of Orange City does not contain this prohibition. If the County Council approves the requested revision, County contributed funds would continue to be used only for capital projects as described in the County-approved ten year Capital Improvements Plan, and that Plan is also proposed to be updated. Several other revisions are also being requested, such as the elimination of the prohibition for using CRA funds for landscaping, which is preventing US 1 median improvements.
- CRA staff has worked with the Florida Department of Transportation (FDOT) staff and their engineering consultant when called upon for the design of improvements for US 1 in the area of Canal St. The previous CRA paid for plans for the enhancement of improvements to be

COMMUNITY REDEVELOPMENT AGENCY FUND (125)

constructed at the intersection of US 1 and Canal Street. At the time of the project's inception several years ago, City staff facilitated meetings on this project with area stakeholders. More recently, CRA funding for project enhancements was contributed in the amount of \$100,522, and construction is now well underway. It is anticipated that the project will be complete at the end of the 2020 calendar year.

- CRA funds contributed to two projects at the Mary S. Harrell Black Heritage Museum in previous fiscal years – for a new fence and a new roof – and a capital project is included in next year's budget for a sidewalk in the Right of Way in front of the Museum and the adjacent day care business.
- The CRA has an on-going program to contribute funding to add affordable housing to the rental units managed by the New Smyrna Beach Housing Authority. 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 previous CRA
 - A new duplex opened in July, 2019 on Dimmick St at Julia St
 - A duplex planned for construction adjacent to the duplex on Dimmick St
 - Funding for a planned, new 80 unit senior housing development to replace 45 existing units.
- CRA funds have been contributed to several projects in Pettis Park: upgrading the tennis court area to create two pickle ball courts completed in 2018; the refurbishment of the basketball courts, anticipated in the last quarter of 2020; and, once the CRA Ten Year Capital Project Budget is revised, a new public parking lot to serve Pettis Park.
- The City has been granted FDOT funding for median improvements on US 1 and SR 44. The US 1 portion was planned to be matched by CRA funds, which would only be available if the County resolution is revised to allow landscaping – one of the revisions being requested as noted in the first paragraph above.
- City staff had prepared some reports on septic tanks in the Historic Westside area, and those reports need to be reviewed and updated to prepare for future projects.

COMMUNITY REDEVELOPMENT AGENCY FUND (125)

2020-20 GOALS & OBJECTIVES

- Continued implementation of the US 1/Historic Westside CRA program as provided by the Master Plan and the Ten Year CRA Capital Improvements Plan, including affordable housing development in the Historic Westside neighborhood – a duplex planned for the property adjacent to the existing duplex on Dimmick St that opened in July, 2019. Staff hopes that the revision requests noted above can receive approval by the County Council.
- Non-affordable housing projects referenced above are the improvements to the Pettis Park basketball courts, and the sidewalk on the West side of Duss St South of Jefferson St.
- Continued work to establish an updated list of homes that have septic tanks. City staff will meet with the Health Department to make sure their list is accurate. Efforts will then be made to connect the residences on septic to the central wastewater system.

City of Orange City
Community Redevelopment Agency (CRA)
FY 18/19 Annual Report



March 24, 2020

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 2018-2019.

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 \$139,215 in City increment revenue and \$130,322 in County increment revenue. Other revenue included a \$152,849 transfer-in from fund balance and \$276,538 in debt proceeds from the State Revolving Fund (SRF) loan. The transfer-in from fund balance was necessary due to the timing in which debt proceeds were received. As of September 30, 2019, the total expenditure amount was \$752,925, which included \$10,971 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.

It is anticipated that the CRA will generate \$442,394 in increment revenue in FY 19/20, along with a \$358,528 transfer-in from fund balance. As part of carryforward, an additional \$1,304,190 was budgeted for anticipated debt proceeds from the State Revolving Fund (SRF). Planned expenditures include approximately \$12,250 in personal services, \$20,000 for façade grants, and \$109,988 for SRF debt service repayment. An additional \$1,304,190 was appropriated for the Holly Avenue streetscape improvement project as part of carryforward. As of March 2020, there is approximately \$600,000 in available funds for the next CRA capital improvement project.

CRA ACHIEVEMENTS FOR FY 18/19

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 is scheduled to be complete in May 2020.

Festivals and Events

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

LOOKING FORWARD- FY 19/20

The City's first CRA capital improvement project began construction in FY 18/19, and we look forward to the grand opening scheduled for May 2020! The majority of the annual tax increment revenue will go towards the 20-year debt payment. The CRA Board will work towards prioritizing the next capital improvement project before the end of the fiscal year. The Board may look for ways to strengthen community participation in the Façade Improvements grant program, as only one award has been paid since its creation in FY 16/17.



North Mainland (Ormond Crossings CRA)

FY 2019 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 and Deputy Mayor

Susan Persis, City Commissioner, Zone 3

Rob Littleton, City Commissioner, Zone 4

Ormond Crossings Vision



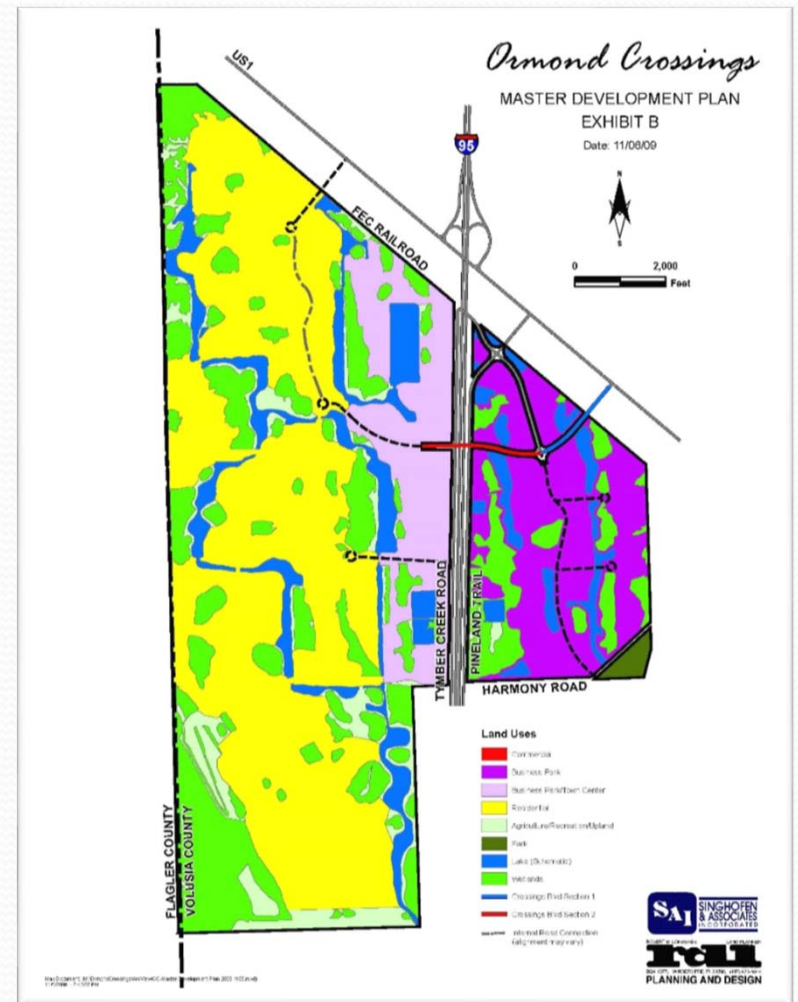
A joint City/County vision that is an example of “Smart Growth.”

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, 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 9.30.19: \$221,567
- Construction of Crossing Boulevard to include a bridge spanning FEC rail right-of-way from US 1 to the 1st roundabout (segment 1).
- To be constructed 5 years after final plat of Phase 1A.
- County contribution: Limited to \$4,000,000 or 10 years from date of commencement, whichever first occurs.
- City contribution: Limited to \$8,000,000

Ormond Crossings Current Status

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

Ormond Crossings Current Status

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

Ormond Crossings Current Status

Security First Insurance opened and are operating in their new Headquarter facility.



In Summary.....

- Positive movement towards developing Ormond Crossing has begun with the sale of Tomoka Holdings, LLC to the Ford Properties.
- Security First purchased 48 acres within Ormond Crossings and completed construction of a 130,000 square foot office building employing over 400. The company can build up to 275,000 square feet total and could be the catalyst for further development of the area.

Ormond Beach Downtown CRA

FY 2019 Annual Report



Board Members

- City Commission is the acting body for the CRA.



Bill Partington, Mayor

Dwight Selby, City Commissioner, Zone 1

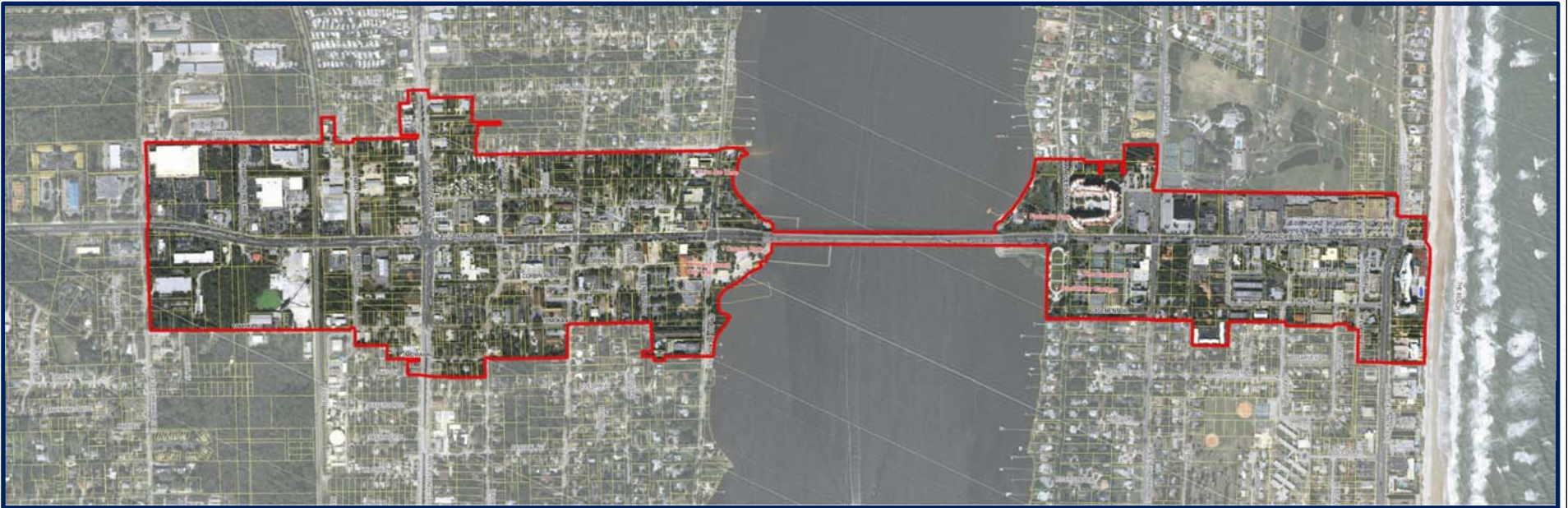
Troy Kent, City Commissioner, Zone 2 and Deputy Mayor

Susan Persis, City Commissioner, Zone 3

Rob Littleton, City Commissioner, Zone 4

Ormond Beach Downtown CRA Area

Specific Committee Ideas



2019 Updated Master Plan

- 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.



Success of the 2006 Master Plan

1. Capital projects within the CRA.

- ☐ Rockefeller Park Improvements.
- ☐ Vining Court Streetscape
- ☐ Underground utility lines.
- ☐ Granada Boulevard streetscape and medians.
- ☐ Lincoln Avenue park and stormwater improvements.
- ☐ Wayfinding.
- ☐ Thompson Creek streetscape improvements.

2. Stimulation of redevelopment on private property.

- ☐ 67 approved grants with a grant amount of \$2,181,394 and a permit value of \$11,248,299.

3. Partnership with Ormond MainStreet.

- ☐ Volunteer organization that works with all Downtown stakeholders.
- ☐ Supports economic and business development.
- ☐ Performs events and promotions to highlight the Downtown.

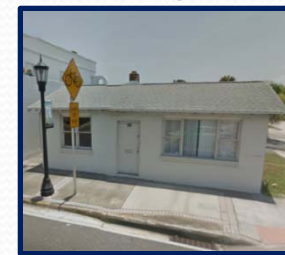
4. Legislative changes to implement the master plan.

- ☐ Comprehensive Plan amendments to support mix use, create Transportation Concurrency Exception Area, and appropriate Floor Area Ratios.
- ☐ Amended the Land Development Code to create form base code.

**Landscaped Medians
Underground Utility Lines**



Building Improvement Grant

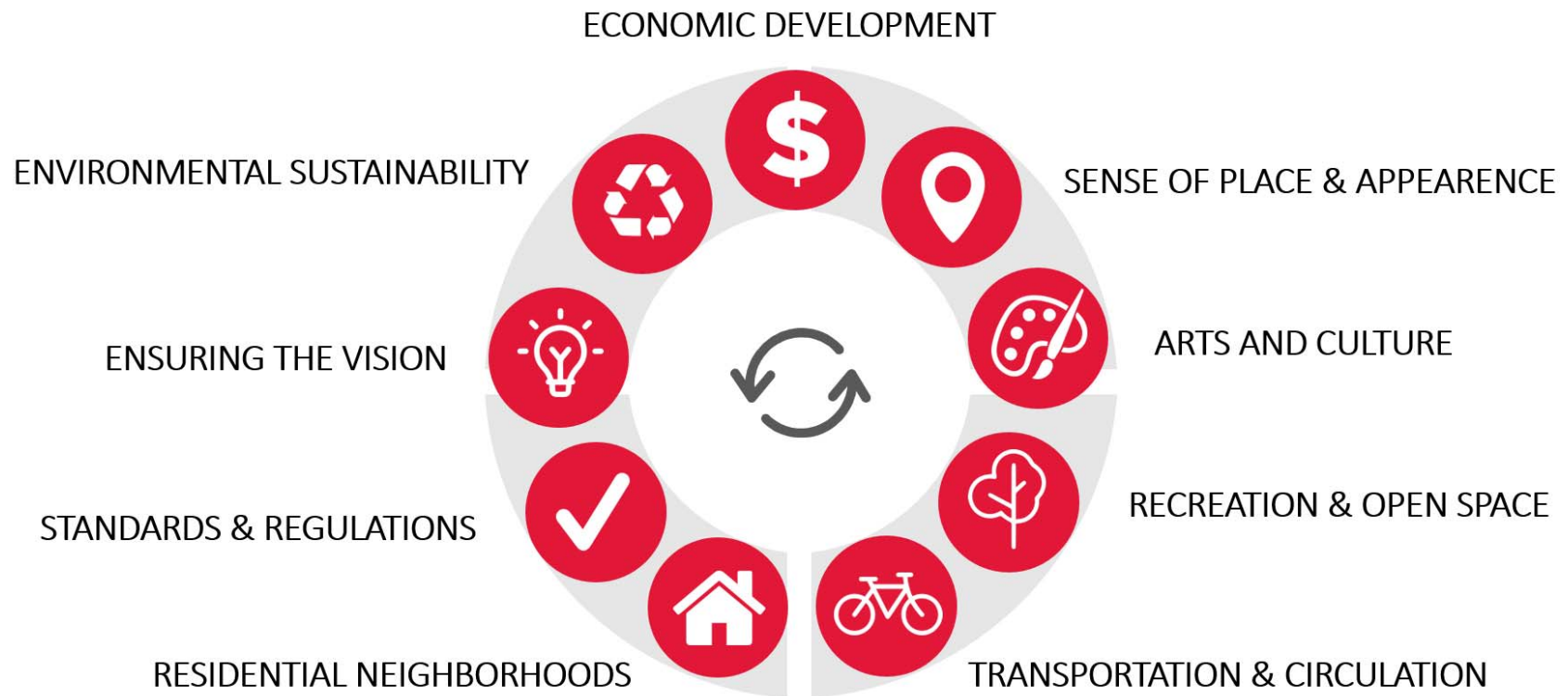


Before

After



2019 Master Plan themes



Comprehensive Annual Financial Report for 2019

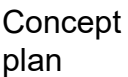
CITY OF ORMOND BEACH, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - REDEVELOPMENT TRUST FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2019

	<u>Budgeted Amounts</u>			<u>Variance with Final Budget - Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
REVENUES				
Intergovernmental	\$ 914,500	\$ 1,964,500	\$ 751,753	\$ (1,212,747)
Miscellaneous	1,500	1,500	16,906	15,406
Total revenues	916,000	1,966,000	768,659	(1,197,341)
EXPENDITURES				
Current:				
General government:				
Planning	85,000	60,000	60,981	(981)
Public works	181,076	181,076	183,045	(1,969)
Culture and recreation	183,100	183,100	183,100	-
Human services	200,000	183,000	100,450	82,550
Capital improvements	1,265,000	2,507,000	508,180	1,998,820
Total expenditures	1,914,176	3,114,176	1,035,756	2,078,420
Excess (deficiency) of revenues over expenditures	<u>(998,176)</u>	<u>(1,148,176)</u>	<u>(267,097)</u>	<u>881,079</u>
Other financing sources (uses)				
Transfers in	457,437	457,437	443,337	(14,100)
Transfers out	-	-	-	-
Total other financing sources (uses)	457,437	457,437	443,337	(14,100)
Net change in fund balance	<u>(540,739)</u>	<u>(690,739)</u>	<u>176,240</u>	<u>866,979</u>
Fund balance, beginning of year	1,657,875	1,657,875	1,657,875	-
Fund balance, end of year	<u>\$ 1,117,136</u>	<u>\$ 967,136</u>	<u>\$ 1,834,115</u>	<u>\$ 866,979</u>

Construction scheduled for 2020



Construction scheduled for 2020- 2021



Capital improvement, construction



Rockefeller Gardens Shade Structure

Memorial Gardens retaining walls



Ormond Beach MainStreet Events & Promotions



Ormond Beach
Celtic Festival



Ormond
Beach
Farmers
Market

Riverfest Seafood
Festival



Granada Grand Festival of the Arts



Taste of Ormond



Building improvement grants

Before



67 grants approved since 2005
\$2.18 million grants paid
\$11.2 million in permit value
(exterior value only)

Proposed



2019 grant award: 100 West Granada Boulevard

Other activities

Redevelopment of 48 West Granada Boulevard

Before



After



Downtown's first mural.
Mural regulations were
adopted on May 7, 2019

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 18/19

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 thirty-nine (139) 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 \$4,433,665 increase in taxable value between 2018 and 2019. The 2019 total taxable value within Eastport stands at \$37,180,889.

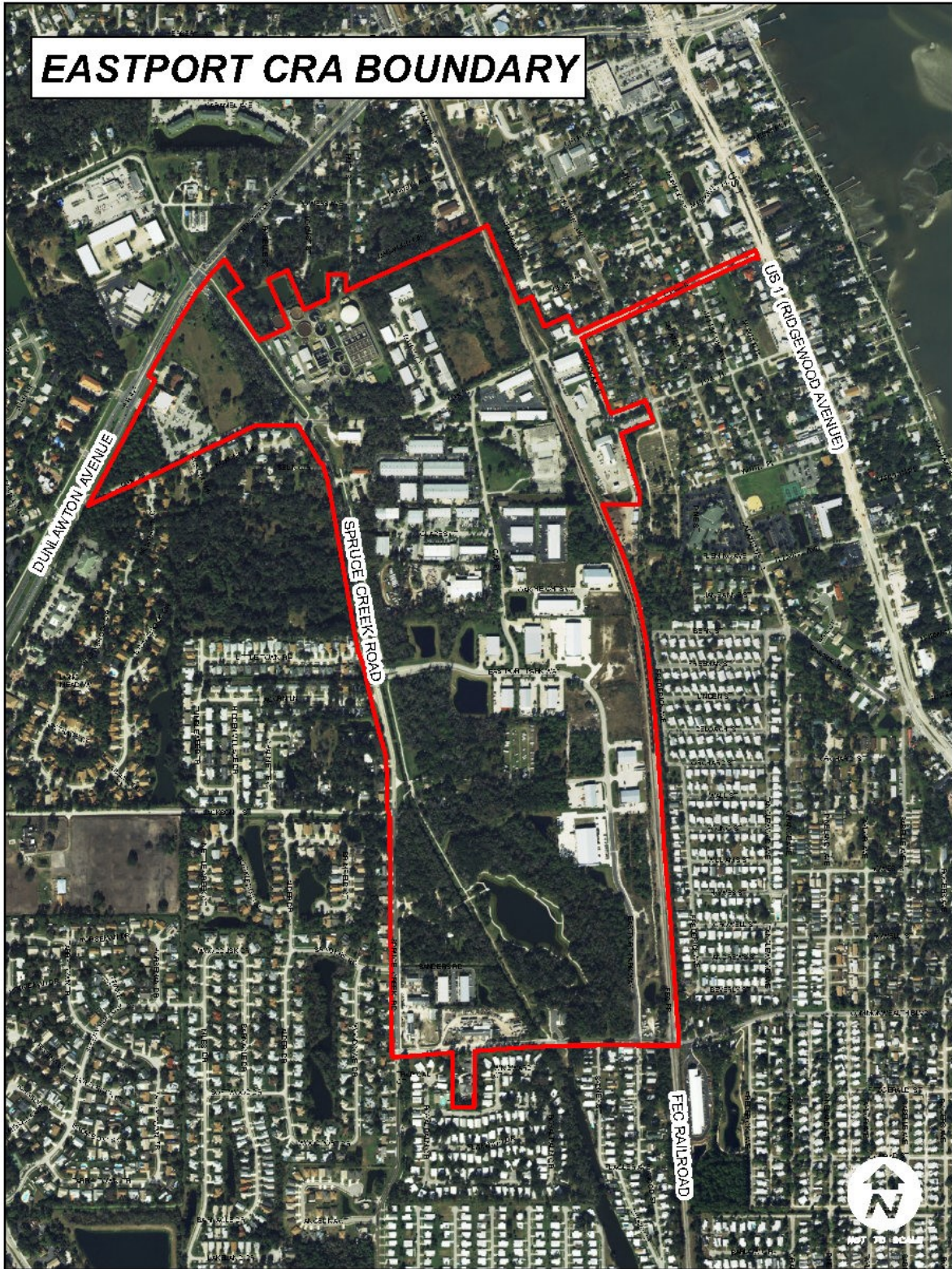
Eastport is also a Tax Increment Financing District, which is a dependent special district of the City of Port Orange. The Eastport Tax Increment Financing District targets ad valorem tax revenues to this area to fund infrastructure improvements and other programs as outlined in the Redevelopment Plan 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 **172%** 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:

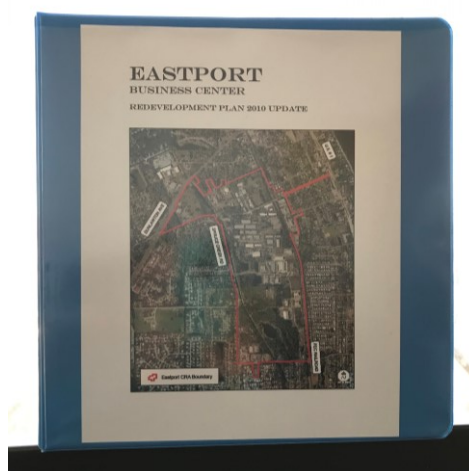
GOAL 1. Stimulate new development, redevelopment and investment;

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

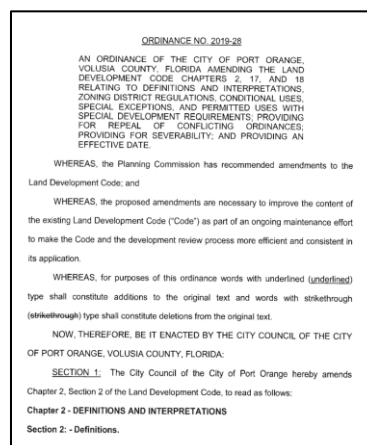
Implementation of the plans, projects and programs identified in the Eastport Redevelopment Plan is largely dependent on available revenues. During FY 2018/2019, the Eastport CRA operated with an adopted budget of \$207,733. Of that amount, 88% went towards debt service obligations. This left a very limited amount of funding for plan implementation.

Development projects completed, under construction, or under review between September 2018 and October 2019:

- Completion of a ±8,960 square-foot office/warehouse building, along with associated site improvements at 419 Oak Street.
- Staff worked with Volusia County Department of Aviation and Economic Resources to secure the relocation of Dairy Creations, LLC, to 4470 Eastport Parkway.
- The City closed on the sale of the last City-owned lot in the Eastport Business Park, located at 4500 Eastport Parkway (Lot 6). The new owner, US Glass Holdings, LLC, anticipates submitting a site plan to develop a ±5,000 square-foot office and manufacturing building in 2020.



- The City adopted amendments to the Land Development Code (LDC) to allow auto sales as a permitted use in the Commercial Industrial zoning district, which makes up much of the CRA, to create opportunities for vacant sites or buildings within the CRA to attract more potential tenants.



- The St. Johns River to Sea (SJR2C) Loop Project Development and Environment (PD&E) Study was conducted to develop a route for a multi-use trail from South Daytona Beach to New Smyrna Beach. In Summer 2019, it was decided that the trail would for the most part use 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 2018/19 adopted budget for the Eastport Tax Increment Fund (Fund #102), anticipated \$120,910 in TIF revenue. The City’s unaudited figures show actual receipt of \$204,949 from TIF, and \$9,704 in miscellaneous income for total revenues of \$214,653.



**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 2018/19 was \$182,163.



FINANCIAL STATEMENT

Eastport	Port Orange Audited FY18	Port Orange Unaudited FY19
Assets:		
Equity in pooled cash	\$ 298,593	\$ 324,742
Receivables - Net	\$ -	\$ -
Prepaid items	\$ 5,586	\$ 5,855
Total	\$ 304,179	\$ 330,597
Liabilities:		
Accounts payable and accrued liabilities	\$ -	\$ -
Customer deposits	\$ -	\$ -
Deferred Revenue	\$ -	\$ -
Due to other funds	\$ -	\$ -
Total	\$ -	\$ -
Sources (Revenues):		
City TIF	\$ 76,229	\$ 83,787
County TIF	\$ 113,280	\$ 114,743
Halifax Hospital TIF	\$ 6,422	\$ 6,419
Miscellaneous (includes transfers)	\$ 1,752	\$ 9,704
Total	\$ 197,683	\$ 214,653
Expenditures		
Commercial Policy Insurance	\$ 5,484	\$ 5,586
Advertising Expense	\$ -	\$ -
Operating Supplies/Postal Service	\$ -	\$ -
Insurance 504	\$ -	\$ -
Transfer to 506 Bldg. Maint. Fund	\$ -	\$ -
Dues and Memberships	\$ 548	\$ 485
Other Grants & Aid	\$ -	\$ -
Professional Services	\$ -	\$ -
Transfer to 217 Eastport Note	\$ 177,066	\$ 182,163
Total	\$ 183,098	\$ 188,234
Net change in fund balance	\$ 14,586	\$ 26,419
Fund balance - beginning	\$ 289,593	\$ 304,179
Fund Balance - Ending	\$ 304,179	\$ 330,598

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 Marilyn Ford

Council Member Scott Stiltner

Vacant

Vacant

Staff support provided by:

M.H. Johansson, City Manager

Matt Jones, City Attorney

Lupe Reyna-Coffin, Budget Manager

Darlene Barnett, Budget Analyst

Kevin Fall, Cap Improvements/Revenue Coordinator

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



ANNUAL REPORT FY 18/19

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 and seven (307) parcels constituting two hundred seventy-one (271) acres of land situated within the eastern section of Port Orange. This area historically served as the commercial core of the City. The creation of the Port Orange Town Center Community Redevelopment 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 \$2,239,256 increase in taxable value between 2018 and 2019. The 2019 total taxable value within the POTC CRA stands at \$45,836,467.

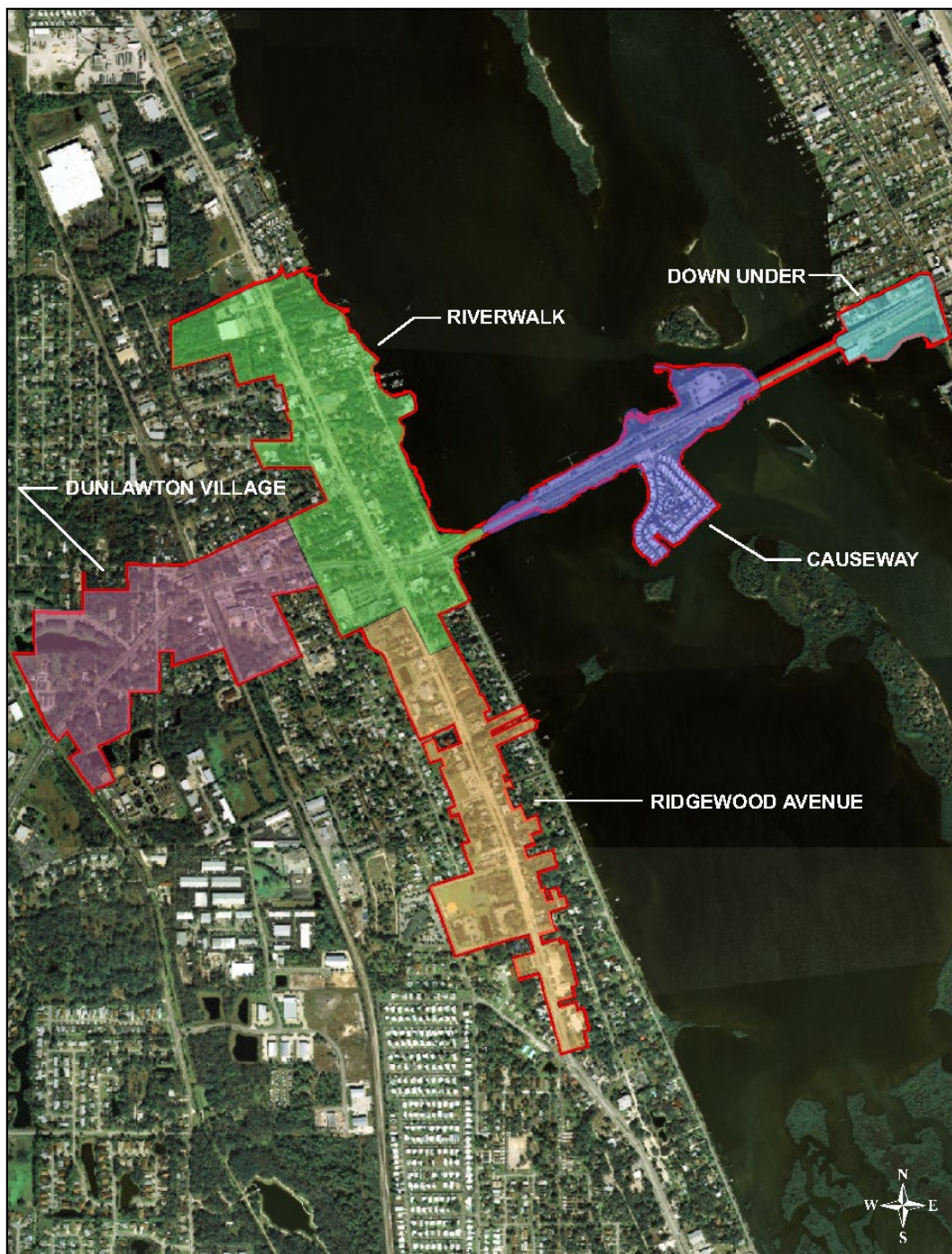
The County of Volusia and Halifax Hospital participate in the Tax Increment Trust Fund and are valued partners in the City’s redevelopment efforts.

The Port Orange Town Center CRA, outlined in red on page 4, is approximately 271 acres in size and represents 1.32% 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 55% 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 2018/2019, the POTC Community Redevelopment Agency (CRA) operated with an adopted budget of \$479,503. Of that amount, 93% went towards debt service obligations, leaving very limited amount of funding for plan implementation.

Development projects completed, under construction, or under review between September 2018 and October 2019:

- **Jimmy Hula's** (65 Dunlawton Avenue) - ±3,700 square-foot restaurant, along with associated site improvements
- **Dunlawton Village** (415 Dunlawton Avenue) – construction of a ±5,570 square-foot multi-tenant office building at the Gaff's Realty Company site, and construction of a ±2,763 square-foot office building for Gaff's Realty, along with associated site improvements
- **Riverwalk Park Trail** (Phase 2) - A 940-foot-long, 20-foot-wide paver/concrete walkway, including landscaping, stormwater, walk lights, and site furnishings (benches, trash cans, bike rack, bollards), along the shoreline of the Halifax River between Ocean Avenue and Herbert Street. The trail was built by Halifax River Partners, LLC, as required by the Riverwalk Master Development Agreement.
- **Dunlawton Street Lighting**— This project that began in 2019 and consists of removing all the white walk lights along both sides of Dunlawton Avenue between Spruce Creek Road and Ridgewood Avenue and installing new LED streetlights along this segment and at the Spruce Creek Road/Dunlawton Avenue and Ridgewood Avenue/Dunlawton Avenue intersections.

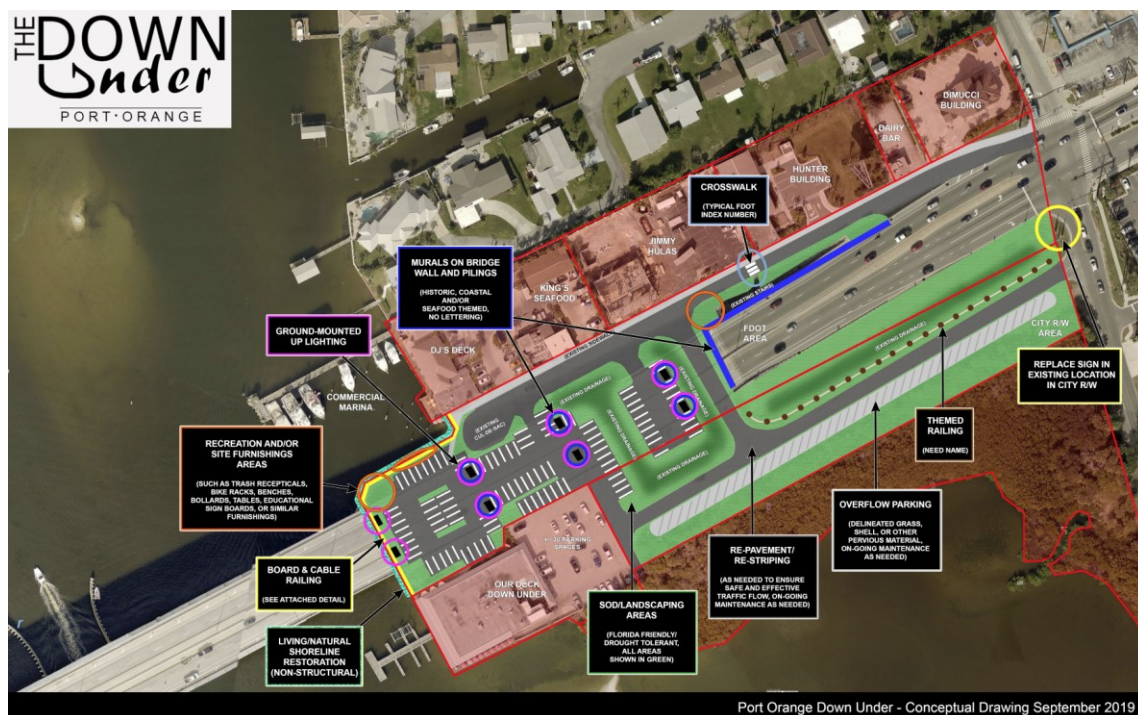


Targeted Business Program

In December 2017, the City adopted regulations for a three-year pilot program for Ridgewood Corridor Targeted Businesses to encourage redevelopment of the corridor. The program applies to all properties along the Ridgewood Corridor, including those in the CRA. The program allows for site improvements to be waived if there is no increase in the size of the existing principal structure. The only upgrades required are those related to accessibility, Building and Fire Code requirements. This pilot program runs until January 31, 2021. Two targeted businesses that have utilized the program are located within the Port Orange Town Center CRA: Waters Edge Dental and La Cantina Cocina Mexican Restaurant.

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.



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 2018/2019 adopted budget for the Port Orange Town Center Fund (Fund #103), anticipated \$88,623 in TIF revenue. The City’s unaudited figures show actual receipt of \$150,052 from TIF and \$14,491 in miscellaneous income, for total revenues of \$164,544.



**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 2018/2019 was \$402,813. This represents a payment of \$190,000 in Principal and \$212,063 in Interest plus \$750 in other bond related fees.

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



FINANCIAL STATEMENT

Town Center	Port Orange Audited FY18	Port Orange Unaudited FY19
Assets:		
Equity in pooled cash	\$ 173,372	\$ 199,462
Receivables, net	\$ -	\$ -
Prepaid items	\$ 5,669	\$ 5,966
Total	\$ 179,041	\$ 205,428
Liabilities:		
Accounts payable and accrued liabilities	\$ 1,308	\$ 5,544
Customer deposits	\$ 1,540	\$ 1,540
Deferred Revenue	\$ -	\$ -
Due to other funds	\$ 3,698,306	\$ 4,023,306
Total	\$ 3,701,154	\$ 4,030,390
Sources (Revenues):		
City TIF	\$ 57,551	\$ 61,734
County TIF	\$ 83,541	\$ 83,589
Halifax Hospital TIF	\$ 4,642	\$ 4,729
Property Tax Recovery	\$ -	\$ -
State Grants	\$ 94,861	\$ -
Miscellaneous (includes transfers)	\$ 4,102	\$ 14,491
Total	\$ 244,697	\$ 164,544
Expenditures:		
Contract Services Other	\$ -	\$ 11,507
Communication Services	\$ -	\$ -
Electrical Services	\$ 482	\$ 485
Water/Sewer / Utility	\$ 691	\$ 691
Drainage	\$ 455	\$ 585
Commercial Policy Insurance	\$ 5,670	\$ 5,669
Taxes, Licenses, and Fees	\$ -	\$ -
Insurance 504	\$ -	\$ -
Transfer to 506 Bldg. Maint. Fund	\$ -	\$ -
Dues and Memberships	\$ 548	\$ 485
Other Operating Supplies	\$ 8	\$ -
Land	\$ 1,219,416	\$ -
Professional Svcs/Capital	\$ 167,383	\$ -
Interest Internal Loans	\$ 44,486	\$ 37,718
Other Grants and Aid	\$ 85	\$ 5,439
Transfer to 218 Town Center Bond	\$ 402,374	\$ 404,814
Total	\$ 1,841,598	\$ 467,394
Net change in fund balance	\$ (1,596,901)	\$ (302,850)
Fund balance - Beginning	\$ (1,925,212)	\$ (3,522,113)
Fund Balance - Ending	\$ (3,522,113)	\$ (3,824,962)

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 Marilyn Ford

Council Member Scott Stiltner

Raymond M. Donadio, Jr., Chairman

Stan Schmit, Vice-Chairman

Staff support provided by:

M.H. Johansson, City Manager

Matt Jones, City Attorney

Lupe Reyna-Coffin, Budget Manager

Darlene Barnett, Budget Analyst

Kevin Fall, Cap Improvements/Revenue Coordinator

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

City of South Daytona
Community Redevelopment Department

1672 S. Ridgewood Avenue • South Daytona, FL 32121 • 386/322-3016 • Fax 386/322-3018



March 17, 2020

Mr. George Recktenwald, County Manager
County of Volusia
Thomas C. Kelly Administration Center
123 W. Indiana Avenue
DeLand, Florida 32720

*C. S. Konchaw
M. Dyer
C. Ervin*



Subject: City of South Daytona Community Redevelopment Agency (CRA) Annual Report

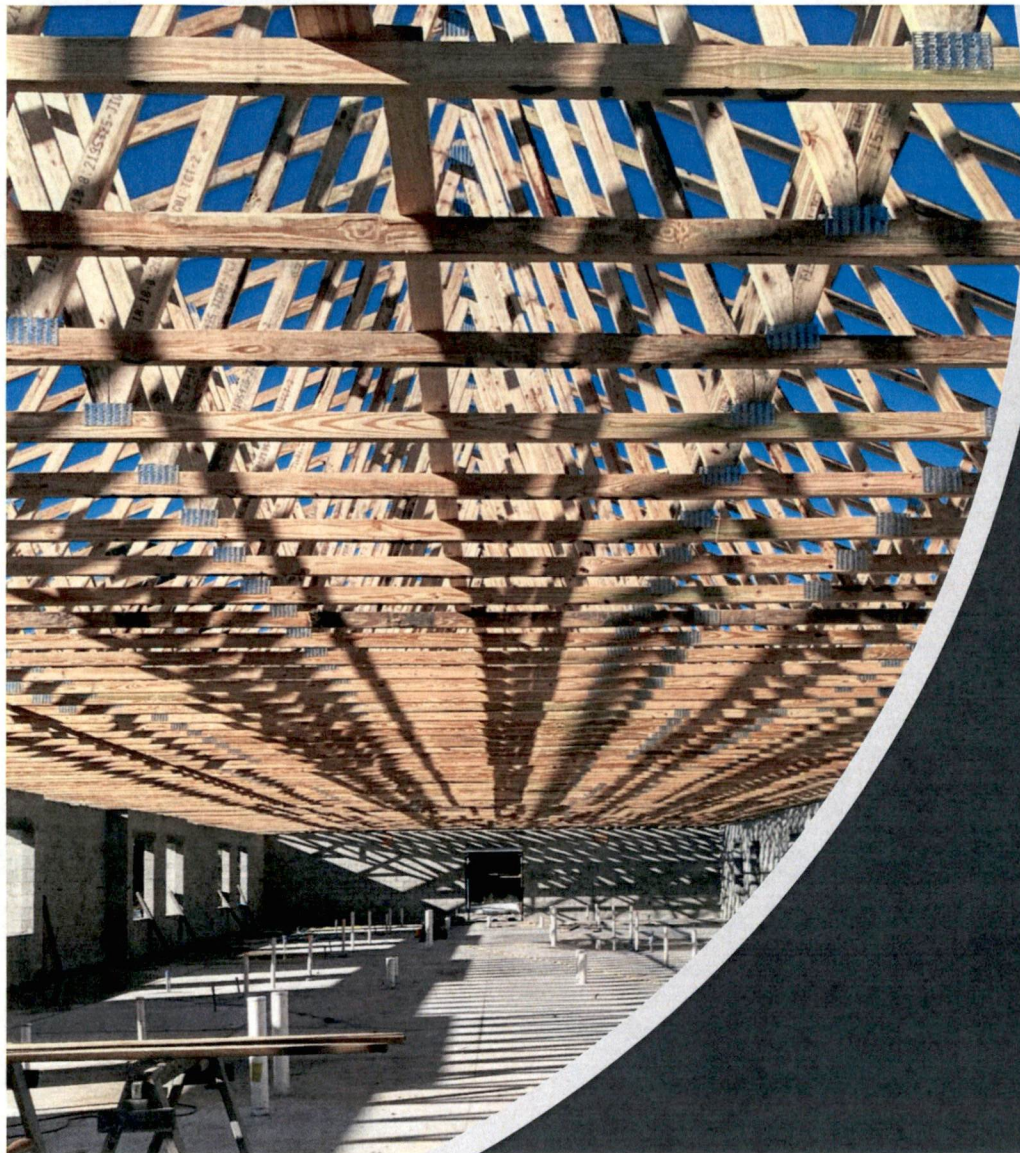
Dear Mr. Recktenwald:

Please find enclosed a copy of the City of South Daytona's CRA Annual Report for 2019. The annual submission of this report is required by Florida Statue 163.356 (3) (c). The report includes information from our most recent annual audit. The report is available at the City of South Daytona for public inspection and will also be available on the City website. Should you have any questions or require additional information please do not hesitate to contact me at (386) 322-3016.

Sincerely,

Patty Rippey
Redevelopment Director

C: James L. Gillis, Jr., City Manager, City of South Daytona



CITY OF SOUTH DAYTONA

COMMUNITY REDEVELOPMENT AREA (CRA)

REDEVELOPMENT, NEW DEVELOPMENT AND PUBLIC IMPROVEMENTS

CRA ANNUAL REPORT
MARCH 31, 2020

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ABOUT THE CRA



2019 ACCOMPLISHMENTS



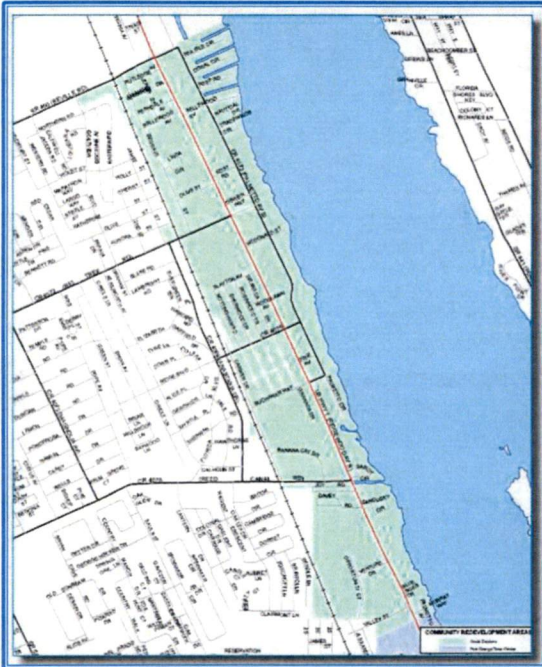
2020 PROJECTS PLANNED



DELEGATION OF AUTHORITY AND
PROGRAM CONTACT INFORMATION

ABOUT THE CRA

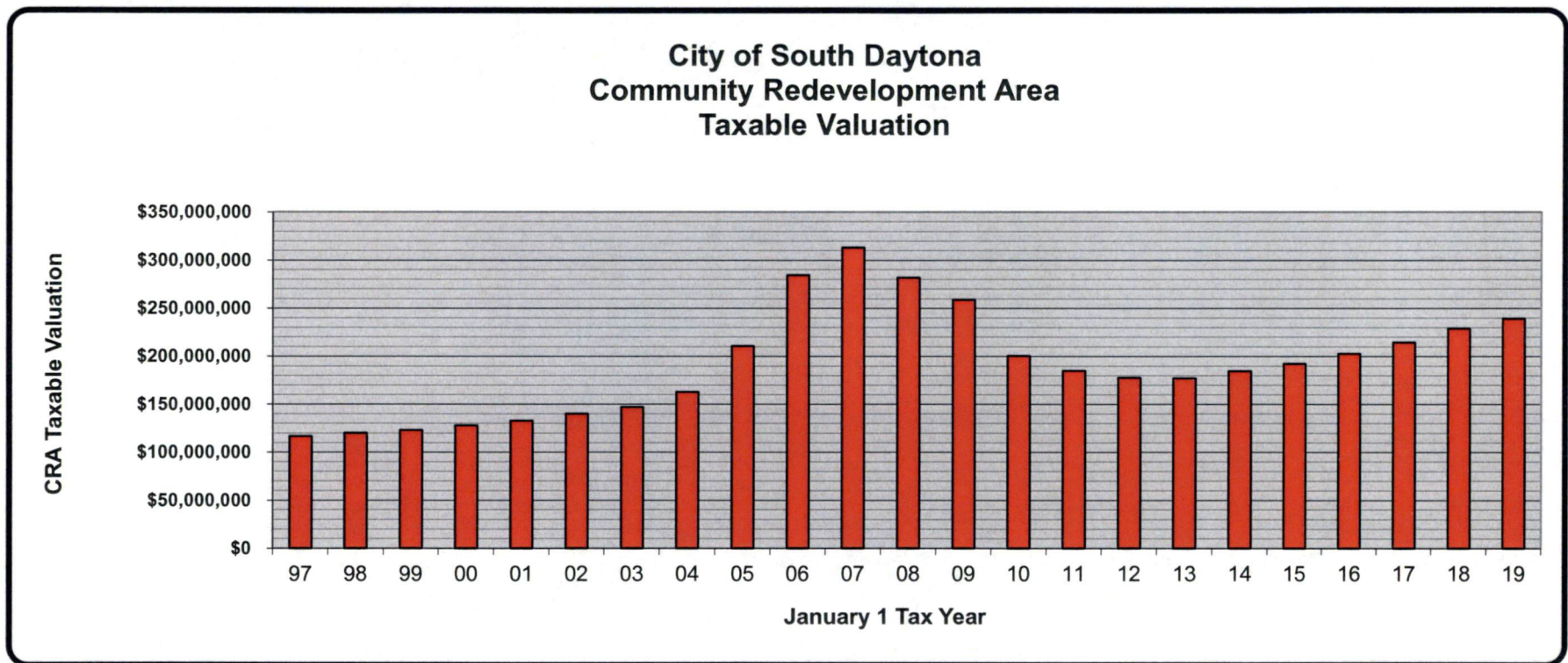
The CRA was established in 1997 to eliminate slum and blight. The CRA boundaries are highlighted in green on the map below. The CRA represents about one-third of the total City area.




CRA REDEVELOPMENT MASTER PLAN

ASSETS	Halifax River Centralized location in the region Vacant lots for development along U.S.1 Industrial Park	A mall, could be redeveloped Well maintained traffic network Available infrastructure that accommodates local development
ISSUES	Visual Quality Finance/Funding Development Quality Public Safety	Land Use/Regulatory/Codes Economic Development Infrastructure
GOALS & OBJECTIVES	Create a unique identity that makes South Daytona a "Memorable Place" Develop a transportation system that supports community image and needs Promote a safe and attractive environment for residents, employees, visitors Attract investment/create value through coordinated public/private initiatives	
THE MASTER PLAN	Future Land Use Plan: CRA overlay district, Land Use and Zoning Improvements Amenity Program: Entry Markers, US1 Streetscape Enhancement, Sidewalk Improvements, Parks & Open Space, Revised Sign Guidelines Public Improvement Projects: US1 Streetscape, Sidewalk Linkages, Community Policing, Improvements to Roadways, Intersections, Parks & Open Space and Neighborhoods Private Catalyst Projects: Commercial & Residential Projects, Town Center	

CRA TAXABLE VALUES FROM BASE YEAR TO DATE





YEAR ENDING 9.30.2019 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 18 AUDITED	FY 19 AUDITED	FY 20 BUDGET
REVENUES:			
Property Taxes (TIF)			
Volusia County	\$ 564,925	\$ 608,064	\$ 665,467
City of South Daytona	722,415	826,721	905,691
Halifax Hospital District	35,019	37,887	41,440
Ponce Inlet Port Authority	8,604	9,921	10,857
East Volusia Mosquito Control	17,412	20,075	21,970
Volusia ECHO / Volusia Forever	26,905	31,973	34,989
Total Revenues:	1,375,280	1,534,641	1,680,414
EXPENDITURES			
Contingency	-	-	65,063
Personal Services	130,406	140,874	445,023
Operating Expenses	97,124	110,574	162,379
Capital Outlays	-	2,700	57,500
Debt Service	238,829	236,908	1,233,231
Grants to private organizations	9,793	5,000	10,000
Total Expenditures:	476,152	496,056	1,973,196
OTHER FINANCING SOURCES & USES			
Transfer From Reserves	-	-	292,782
Transfer Out	(693,830)	(952,450)	
Total other financing sources / uses:	(693,830)	(952,450)	292,782
NET CHANGE IN FUND BALANCE	205,298	86,135	(292,782)
FUND BALANCE BEGINNING	87,483	292,781	378,916
FUND BALANCE ENDING	292,781	378,916	86,134



FY 2019 - 2020 CRA BUDGET SUMMARY

SOUTH DAYTONA CRA REDEVELOPMENT TRUST FUND FY 2019 – 2020 BUDGET SUMMARY

FUND BALANCE BROUGHT FORWARD:	\$292,782
REVENUES:	
Tax Increment Receipts	<u>\$1,680,414</u>
TOTAL REVENUES AND FUND BALANCES:	\$1,973,196
APPROPRIATIONS:	
Contingency	\$65,063
Personal Services	\$445,023
Operating Expenses	\$162,379
Capital Outlay	\$57,500
Debt Service	\$1,233,231
Aid to Private Organizations (<i>Façade Improvement Grant</i>)	<u>\$10,000</u>
TOTAL APPROPRIATIONS:	\$1,973,196

2019 Accomplishments Future Land Use & Amenity Program



FUTURE LAND USE & AMENITY PROGRAM 2019 ACCOMPLISHMENTS:

LAND USE AMENDMENTS

- 3230 S. Ridgewood Avenue - Enclave Apartments Development Order amended to include new design, construction and amenities
- 3151 S. Ridgewood Avenue, - Condominiums/ Townhomes Development Order amended to permit adjustment in shoreline setback

U.S.1 STREETScape ENHANCEMENT

- 3230 S. Ridgewood Avenue – Enclave Apartments; CRA TIF Incentive Agreement cost share up to \$35,000 for installation of decorative sidewalk and streetlights

2019 Accomplishments Public Improvements



PUBLIC IMPROVEMENT PROJECTS 2019 ACCOMPLISHMENTS:

U.S.1 SEWER LINING PROJECT

- Type of Project: Infrastructure (*Maintenance*)
- Public Benefit: Reduce nutrients from entering groundwater and Halifax River and reduction of water/sewer expenditures by City
- Funding: **CRA TIF \$16,000**
- Interesting Note: the entire cost of the project was recovered within 29 days due to reduction in billing expenditure

SEPTIC TANK ABANDONMENT COVERSION TO SEWER

- Type of Project: Infrastructure
- Public Benefit: Reduce nutrients from entering groundwater and Halifax River
- Funding: DEP - \$900,000; SJRWMD - \$204,930; CDBG - \$48,000, City matching funds (*note: CRA TIF were not utilized in this project however the project does improve the infrastructure in the CRA and to the environment*)

2019 Accomplishments Private Catalyst and Private Improvement Projects

PRIVATE CATALYST PROJECT: #1: Assisted Living Facility

Type of Project: New Construction

Project Name: One Caring Family ALF

Project Address: 3130 Opportunity Court

Number of Units: 16-Bed Facility

Project Value: \$2,186,000

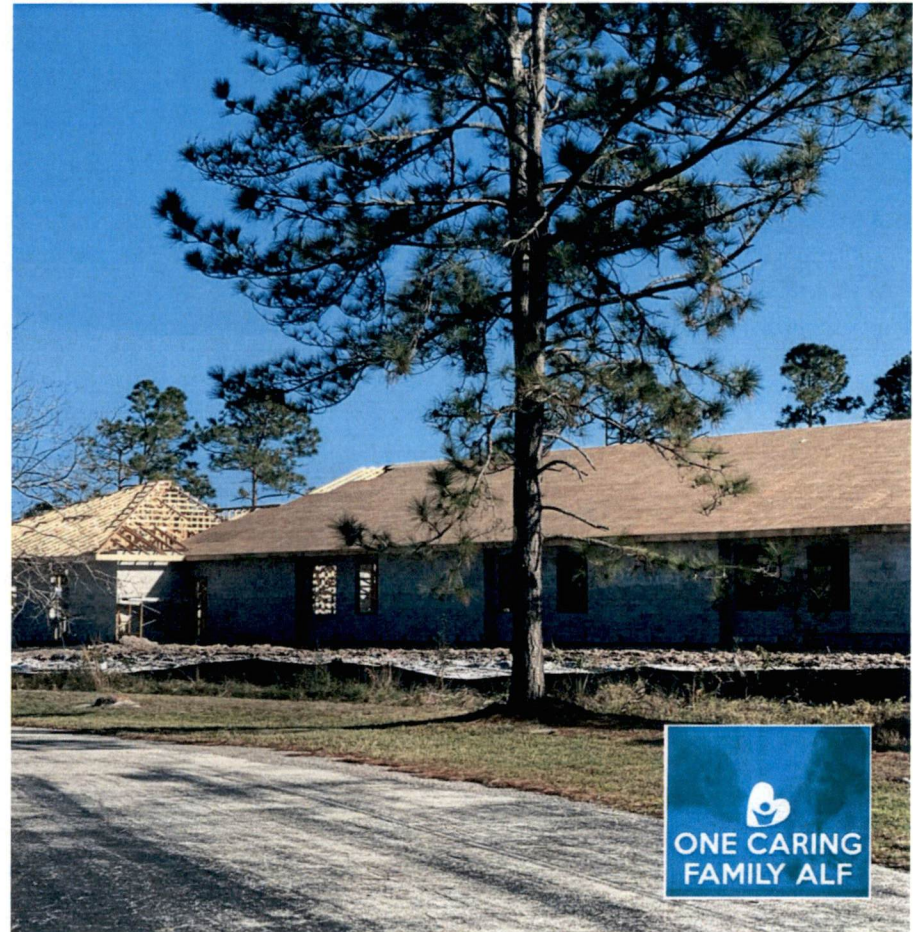
Permit Fees Collected: \$61,441

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 Est.: June 2020

CRA TIF: \$0



PRIVATE CATALYST PROJECT: #2: Apartment Complex

Type of Project: New Construction

Project Name: Enclave at 3230

Project Type: Luxury Apartment Complex

Project Address: 3230 S. Ridgewood Avenue

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

Project Value: \$35,365,906

Permit Fees Collected: \$104, 619

Employees: 2 office staff, 2 maintenance staff

Construction Start: November 2019

Construction Completion Est.: 22 months

Initial Occupancy in Phase I and II: October 2020

CRA TIF: \$35,000 committed through Incentive Agreement for installation of streetscape enhancement elements to include decorative sidewalks and streetlights





PROPERTY IMPROVEMENT PROJECT FAÇADE IMPROVEMENT GRANT PROGRAM 2019 ACCOMPLISHMENTS

Recipient: Kenneth Grant Inzpirations
Location: 2400 S. Ridgewood Avenue Suite 1D
*** New business locating in South Daytona ***

Type of Improvement: Wall sign
Business Owner Investment: \$2,106
CRA TIF (50% Grant Match) : \$1,053



Community Policing, Community Crime Prevention Officer and Police Outreach Activities

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 01/01/19 – 12/31/19:

- Zone SD01=5,737, Zone SD02=3,649, Zone SD03=9,646
- City wide total =19,032

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

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



New Businesses in the CRA

Back in Balance Chiropractic and Day Spa 2006 S. Ridgewood Avenue, Chiropractic Care and Spa

Bellissima Spa 2911 S. Ridgewood Avenue, Cosmetology Salon (Expansion)

Iron Axe Bar & Grill 2842 S. Ridgewood Avenue, Axe throwing and bar/restaurant

Red Room Hair & Tan 2027 S. Ridgewood Avenue, Beauty & Tanning Salon

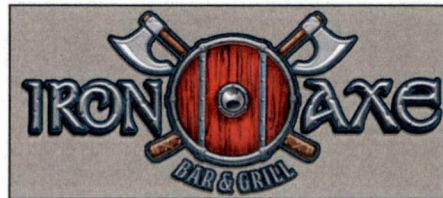
TG Southern Scoops 2025 S. Ridgewood, Ice Cream Café

Total Quality Logistics 2400 S. Ridgewood Avenue, Unit 39, Freight Broker Services

Your Rod & Reel Inc., 1980 S. Ridgewood Avenue, Live bait & tackle/fishing equipment store



TQL



PUBLIC IMPROVEMENTS

- ## LAND USE & AMENITIES

- ## PRIVATE CATALYST

- 17



CRA DELEGATION OF AUTHORITY & PROGRAM CONTACT INFORMATION

District Name, Registered Agent:

Community Redevelopment Agency of the City of South Daytona
Mr. James L. Gillis, Jr., City Manager
City of South Daytona
P.O. Box 214960, South Daytona, Florida 32121
County: Volusia County (Resolution 96-219 - Delegation of Authority)
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 Department Contact:

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