

County of Volusia

Community Redevelopment Areas Fiscal Year 2022 - 2023

Prepared in coordination with cities
By Growth & Resource Management





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Community Redevelopment Areas, Fiscal Year 2022-2023

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ANNUAL REPORTS (Links to city publications provided below)

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Volusia County Community Redevelopment Areas

FY 2023 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 2023, Volusia County had seventeen active CRAs - five in Daytona Beach; two in DeLand; one in Deltona; one in Edgewater; one in Holly Hill; one in New Smyrna Beach; one in Orange City; two in Ormond Beach; two in Port Orange; and one in South Daytona.

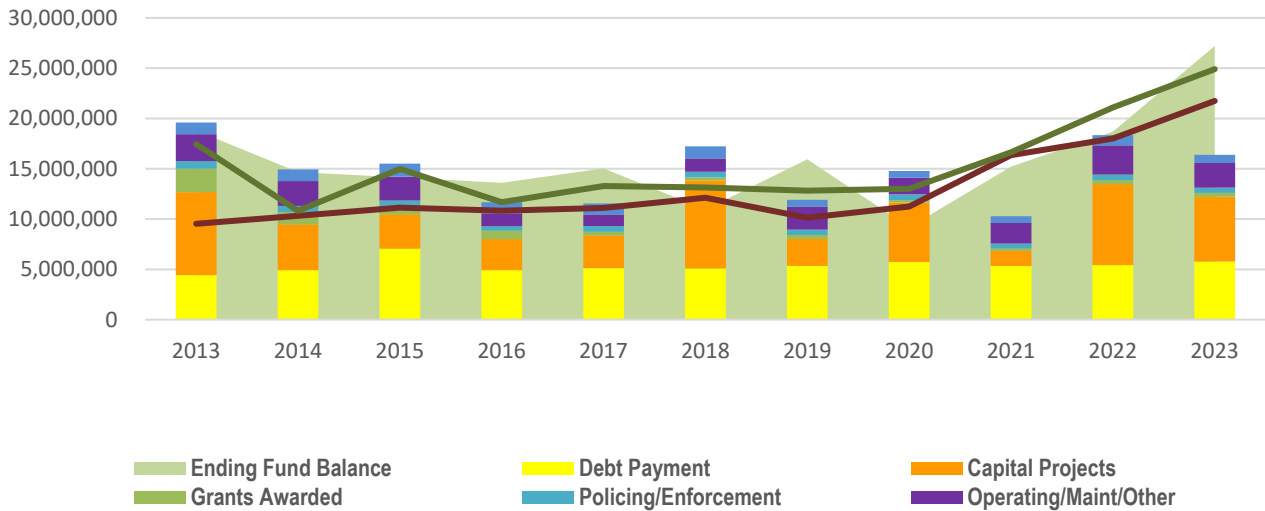
Combined Financial Analysis

Combined fund balance for all CRAs increased in FY 2023, largely due to the increase in TIF revenues. The combined total fiscal year-end 2023 fund balance was just over \$27M.

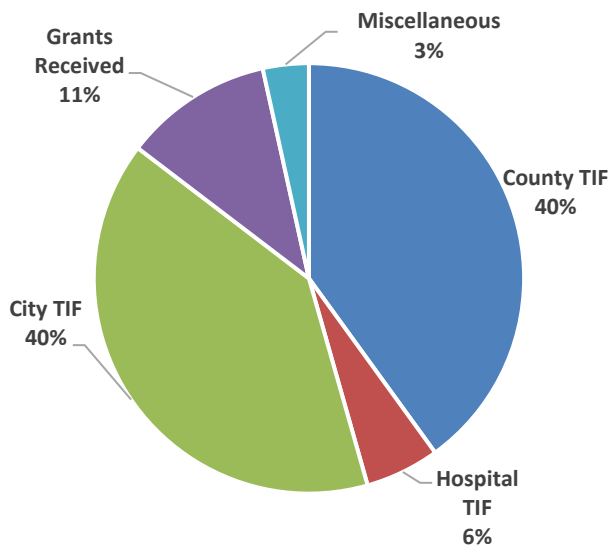
Combined TIF for all CRAs from all taxing authorities increased by 20% in FY 2023.

Since 2013, Volusia CRAs spent 75% of their total expenses on capital related items: \$55M for capital, \$59M in debt payments, and \$7M on grants awarded for property and façade improvements.

Combined Fund Balance, Revenues, and Expenses 2013-2023



2023 Revenues \$24,906,000



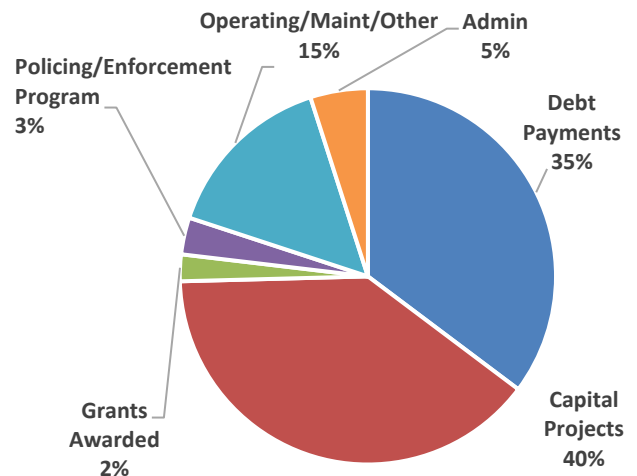
In 2023, 87% of all revenue was derived from tax increment financing (\$21M); 40% of that (\$9.8M) was contributed by the county.

Almost half (40%) of the county's TIF was provided to Daytona Beach's five CRAs, primarily (61%) to Main Street. Another 13% was provided to Holly Hill, and about 10% to both Ormond Beach and South Daytona.

Three-quarters of the expenditures in 2023 were capital related (\$57M in debt payments, \$64M for capital, and \$3M on grants awarded for property and façade improvements). Over half of the expenditures were in Daytona Beach's five CRAs, primarily in Downtown and Main Street.

Combined revenues exceed combined expenses by 8.5M.

2023 Expenses \$16,391



Volusia County

Summary for Seventeen CRAs

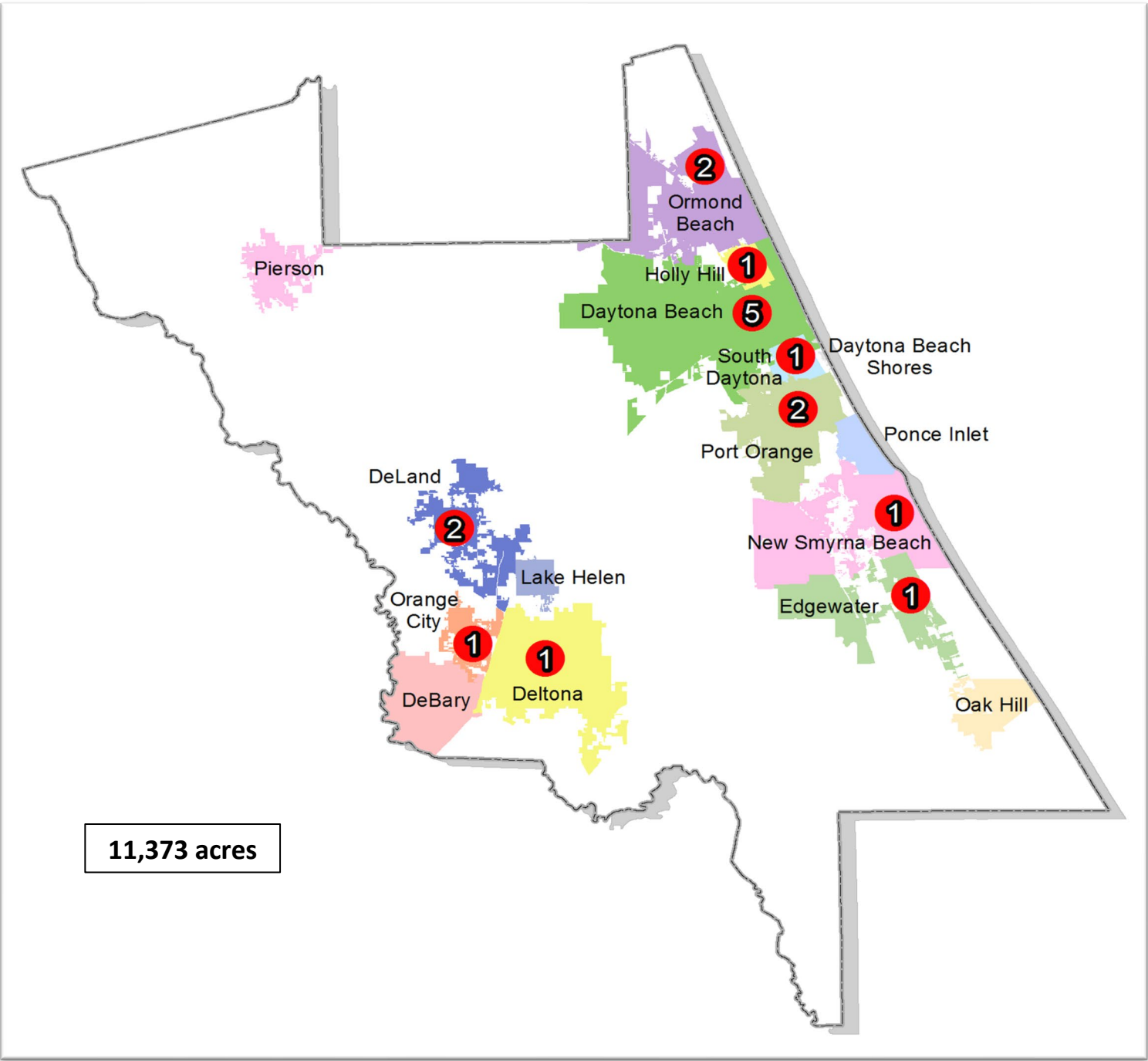
as of September 30, 2023

1991-2023 cumulative
county TIF contributions:
\$129,021,035

contact:
 Briana Peterson, Volusia County

Land acquisition and construction accomplishments examples:

- affordable housing
- streetscaping
- property acquisition
- property improvements
- utility improvements
- roadway improvements



2023		
Total for seventeen CRAs		
Total Debt (\$ x 000)		
initial date	from 2001 to 2020	
amount of initial debt	\$68,642	
balance	\$38,559	
maturity	from 2023 to 2036	
Personnel: 13.27 FTE (\$ x 000)	\$1,262	
Directors	2.65	
Project Manager	1.20	
Police	4.00	
AS	1.00	
Code	0.50	
Resource Director	1.00	
Admin Assist	1.00	
Executive Assistant	0.07	
Office Administrator	1.00	

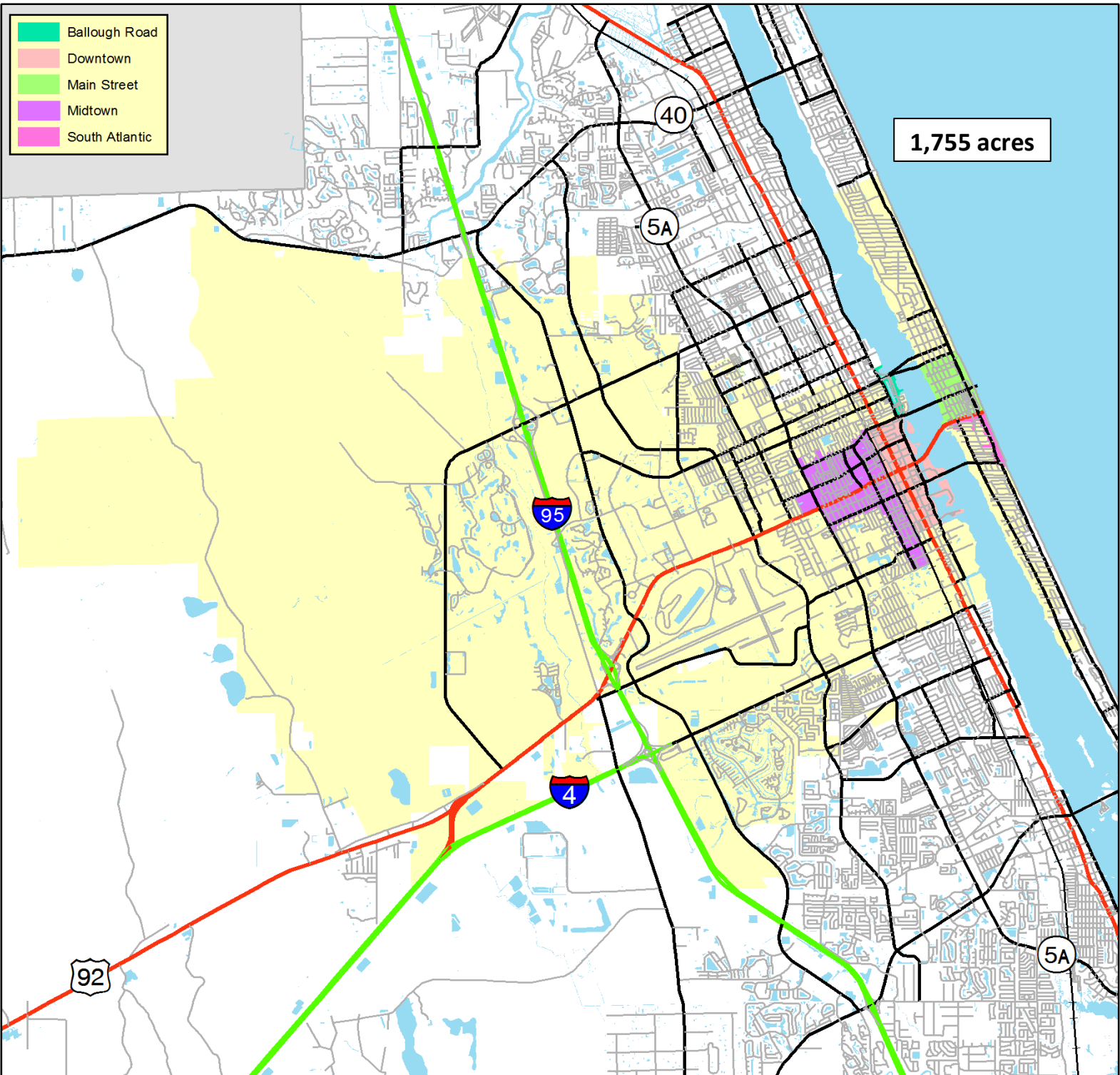
Primary expenditures in 2023
 capital projects, debt payments, and operating/maintenance

		FY 2023	% total	FY 2022	% total	FY 2021	% total
Revenues (x 000)							
TIF	county TIF	\$9,890	39%	\$8,442	39%	\$7,567	44%
	hospital TIF	1,328	5%	1,177	6%	1,158	7%
	city TIF	10,526	42%	8,387	40%	7,624	46%
	subtotal	\$21,744	87%	\$18,006	85%	\$16,349	98%
NON TIF	grants received	\$427	2%	\$2,360	11%	\$50	0%
	miscellaneous	2,735	11%	728	3%	234	1%
	subtotal	\$3,162	13%	\$3,088	15%	\$284	2%
Total revenue		\$24,906	100%	\$21,094	100%	\$16,633	100%
Expenses (x000)							
CAPITAL	debt payments	\$5,778	35%	\$5,418	30%	\$5,326	43%
	capital projects	\$6,447	38%	\$8,063	43%	1,509	11%
	grants awarded	\$376	2%	\$376	2%	2,321	19%
	subtotal	\$12,601	77%	\$13,857	76%	\$9,156	74%
NONCAPITAL	policing/enforcement program	\$520	3%	\$570	3%	\$511	4%
	operating/maintenance/other	2,460	15%	2,898	16%	2,023	16%
	administration	810	5%	1,022	6%	681	6%
	subtotal	\$3,790	23%	\$4,490	24%	\$3,215	26%
Total expenses		\$16,391	100%	\$18,347	100%	\$12,371	100%
net change in fund balance		8,515		2,747		4,262	
Fund balance - ending		\$27,202		\$18,687		\$15,213	

Daytona Beach Summary for Five Daytona Beach CRAs

1991-2023 cumulative
county TIF contributions:
\$68,349,083

CRA board: city commission
contact: Ken Thomas, redevelopment director



2023	
Debt (\$ x 000)	
initial date	2001-2020
amount of initial debt	\$33,125
balance	\$24,108
maturity	2024-2031

Personnel: 2.12 FTE (\$ x 000)	\$472
1.20 project manager	
.50 redevelopment director	
.40 admin specialist	
.02 executive assistant	

**paid to city employees directly or through transfer*

Primary expenditures
-debt payments
-capital projects
-operating/maintenance

		FY 2023	% total	FY 2022	% total	FY 2021	% total
Revenues (x 000)							
TIF	county TIF	\$3,951	39%	\$3,512	46%	\$3,182	25%
	hospital TIF	\$619	6%	\$555	7%	540	4%
	city TIF	\$4,027	41%	\$3,320	44%	3,023	25%
	subtotal	\$8,597	87%	\$7,387	98%	\$6,744	56%
NON TIF	grants received	\$0	0%	\$0	0%	\$0	0%
	miscellaneous	1,304	13%	122	2%	5,303	44%
	subtotal	\$1,304	13%	\$122	2%	\$5,303	44%
Total revenue		\$9,901	100%	\$7,509	100%	\$12,048	100%
Expenses (x000)							
CAPITAL	debt payments	\$2,976	31%	\$2,893	36%	\$2,839	46%
	capital projects	4,951	50%	3,411	42%	276	4%
	grants awarded	118	1%	101	1%	2,216	35%
	subtotal	\$8,045	82%	\$6,405	79%	\$5,331	85%
NONCAPITAL	policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
	operating/maintenance/other	1,318	13%	1,249	15%	537	9%
	administration	493	5%	496	6%	435	7%
	subtotal	\$1,810	18%	\$1,745	21%	\$972	15%
Total expenses		\$9,855	100%	\$8,150	100%	\$6,304	100%
net change in fund balance		46		(641)		5,744	
Fund balance - ending		\$15,221		\$15,175		\$15,816	

Daytona Beach Ballough Road CRA 1985-2036

**1991-2023 cumulative
county TIF contributions:
\$1,991,398**

CRA board: city commission

contact: Ken Thomas, redevelopment director

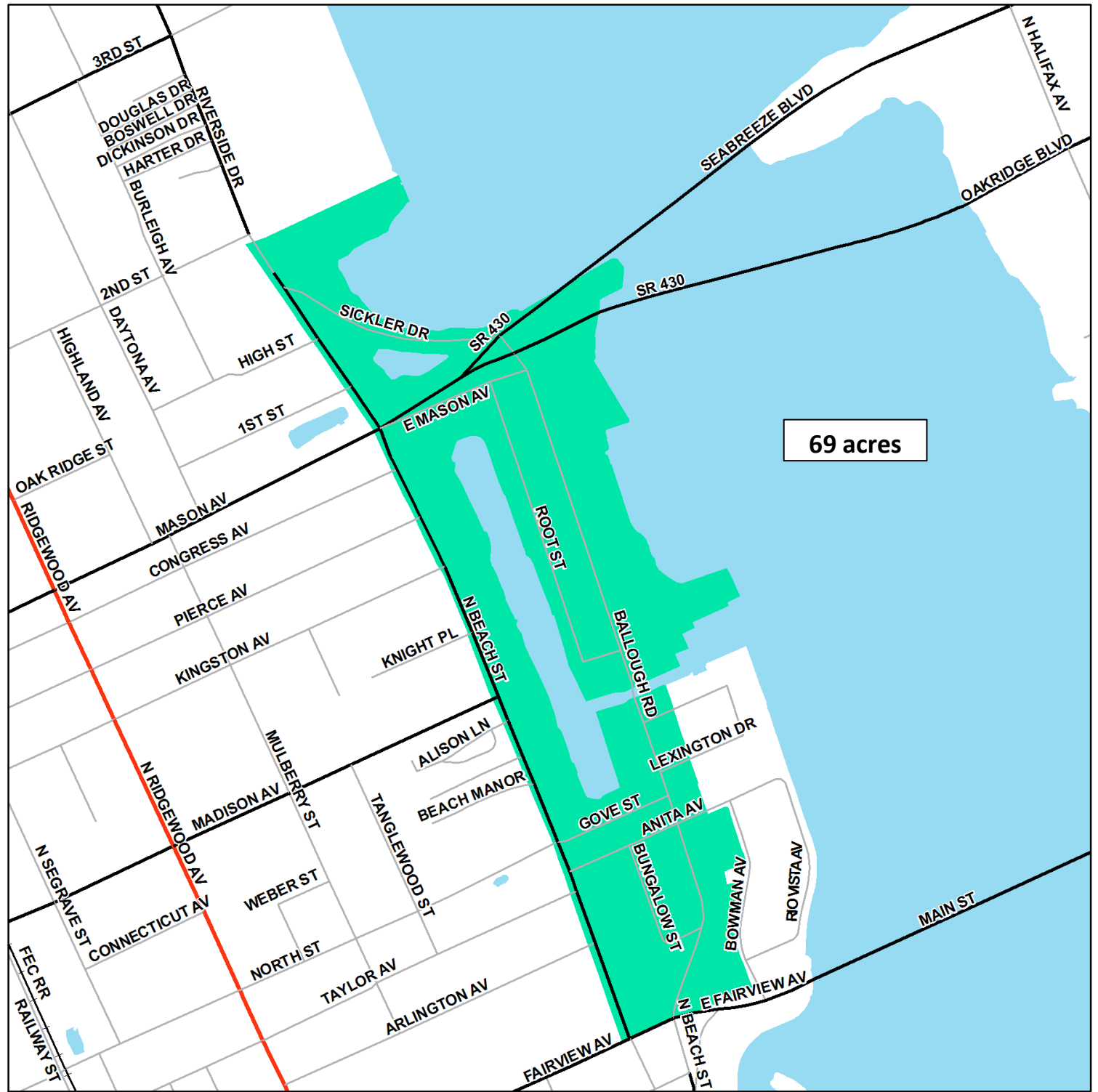
Land acquisition and construction

accomplishments since 1985 (\$ x 000):

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

Current focus of plan:

- industrial development
- roadway improvements
- infrastructure development



2023	
Debt (\$ x 000)	0
Personnel: 0.25 FTE (\$ x 000)	\$14*
.25 project manager	
*paid to city employees directly or through transfer	
Primary expenditures	
-operating/maintenance/other	

	FY 2023	% total	FY 2022	% total	FY 2021	% total
Revenues (x 000)						
county TIF	\$107	37%	\$101	46%	\$97	46%
hospital TIF	17	6%	16	7%	16	8%
city TIF	106	38%	92	43%	92	44%
TIF subtotal	\$230	83%	\$209	97%	\$206	99%
grants received	\$0	0%	\$0	0%	\$0	0%
miscellaneous	49	17%	6	3%	3	1%
NON TIF subtotal	\$49	17%	\$6	3%	\$3	1%
Total revenue	\$279	100%	\$215	100%	\$208	100%
Expenses (x000)						
debt payments	\$0	0%	\$0	0%		0%
capital projects	0	0%	0	0%	251	83%
grants awarded	0	0%	0	0%	0	0%
CAPITAL subtotal	\$0	0%	\$0	0%	\$251	83%
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other	46	49%	42	73%	36	12%
administration	49	51%	15	27%	15	5%
NONCAPITAL subtotal	\$95	100%	\$58	100%	\$50	17%
Total expenses	\$95	100%	\$58	100%	\$301	100%
net change in fund balance	184		157		(93)	
Fund balance - ending	\$1,822		\$1,638		\$1,480	

Daytona Beach
Downtown CRA
1982-2036

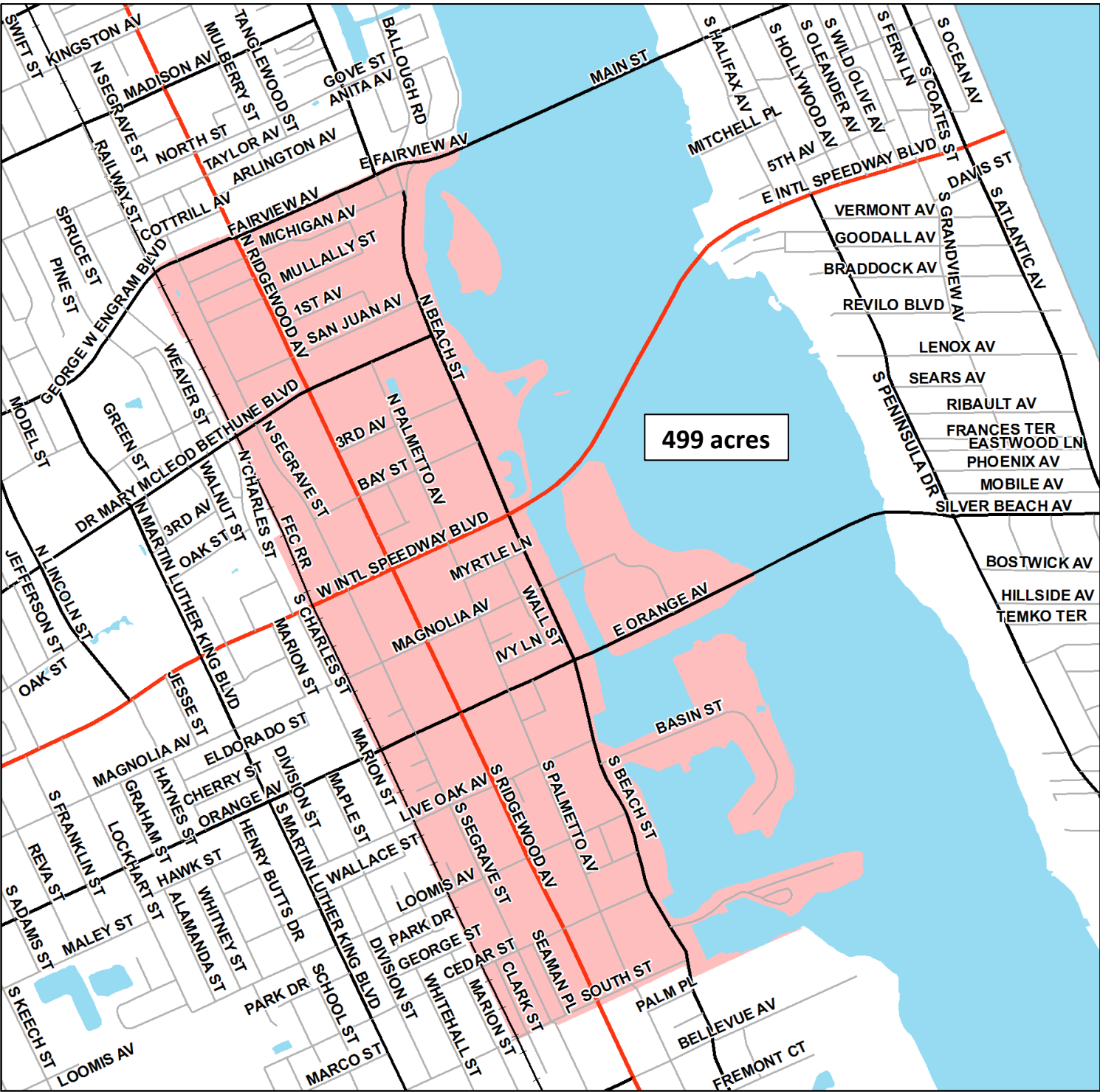
1991-2023 cumulative
county TIF contributions:
\$13,983,986

CRA board: city commission
contact: Ken Thomas, 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	1236
-Historic District improvements	408
-Jackie Robinson Ballpark	298
-Sweetheart Trail (Orange Ave.)	108
-Downtown waste enclosures	11
total:	\$7,584

Current focus of plan:

- establish new businesses
- expand existing businesses, affordable/market rate housing
- infrastructure development
- improve facades for exisiting businesses



2023	
Debt (\$ x 000)	
initial date	2009 (refinanced in 2017)
amount of initial debt	\$2,287
balance	\$928
maturity	2028
purpose	Magnolia streetscape
project status	complete
Personnel: .81 FTE (\$ x 000)	
.40 redevelopment director	\$157*
.40 admin specialist	
.01 executive assistant	
<i>*paid to city employees directly or through transfer</i>	
Primary expenditures	
-administration	
-debt payments	

		FY 2023	% total	FY 2022	% total	FY 2021	% total
Revenues (x 000)							
TIF	county TIF	\$886	40%	\$843	45%	\$567	45%
	hospital TIF	138	6%	133	7%	96	8%
	city TIF	992	45%	874	47%	539	42%
	subtotal	\$2,016	91%	\$1,850	100%	\$1,203	95%
NON TIF	grants received	\$0	0%	\$0	0%	\$0	0%
	miscellaneous	204	9%	5	0%	67	5%
	subtotal	\$204	9%	\$5	0%	\$67	5%
Total revenue		\$2,219	100%	\$1,854	100%	\$1,270	100%
Expenses (x000)							
CAPITAL	debt payments	\$234	13%	\$172	10%	\$173	6%
	capital projects	276	15%	180	11%	25	1%
	grants awarded	118	7%	101	6%	2,216	79%
	subtotal	\$628	35%	\$454	28%	\$2,414	86%
NONCAPITAL	policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
	operating/maintenance/other	1,037	58%	1,034	63%	274	10%
	administration	119	7%	159	10%	130	5%
	subtotal	\$1,156	65%	\$1,193	72%	\$404	14%
Total expenses		\$1,783	100%	\$1,647	100%	\$2,819	100%
net change in fund balance		436		208		(1,549)	
Fund balance - ending		\$1,482		\$1,046		\$839	

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

**1991-2023 cumulative
county TIF contributions:
\$45,382,077**

CRA board: city commission

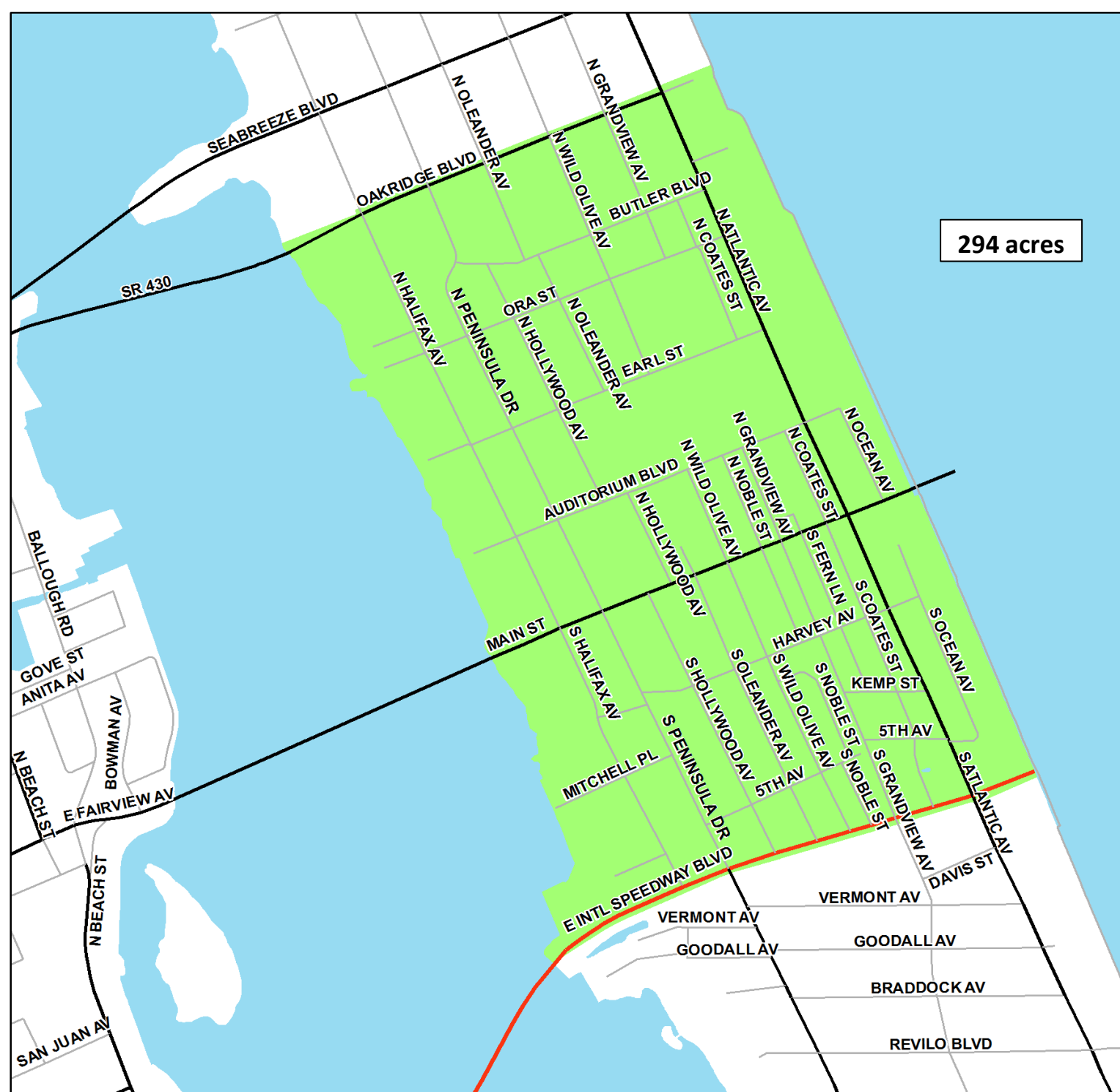
contact: Ken Thomas, redevelopment director

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 beautification
- property acquisition and development
- streetlighting and infrastructure improvements



2023	
Debt (\$ x 000)	revenue bonds
initial date	2020 (2011 refinanced)
amount of initial debt	\$24,385
balance	\$17,345
maturity	2031
purpose	public infrastructure/amenities for Hilton/Ocean Walk and Shoppes
project status	complete
Personnel: .80 FTE (\$ x 000)	\$144*
.20 redevelopment director	
.60 project manager	
<i>*paid to city employees directly or through transfer</i>	

Primary expenditures

- capital projects
- debt payments

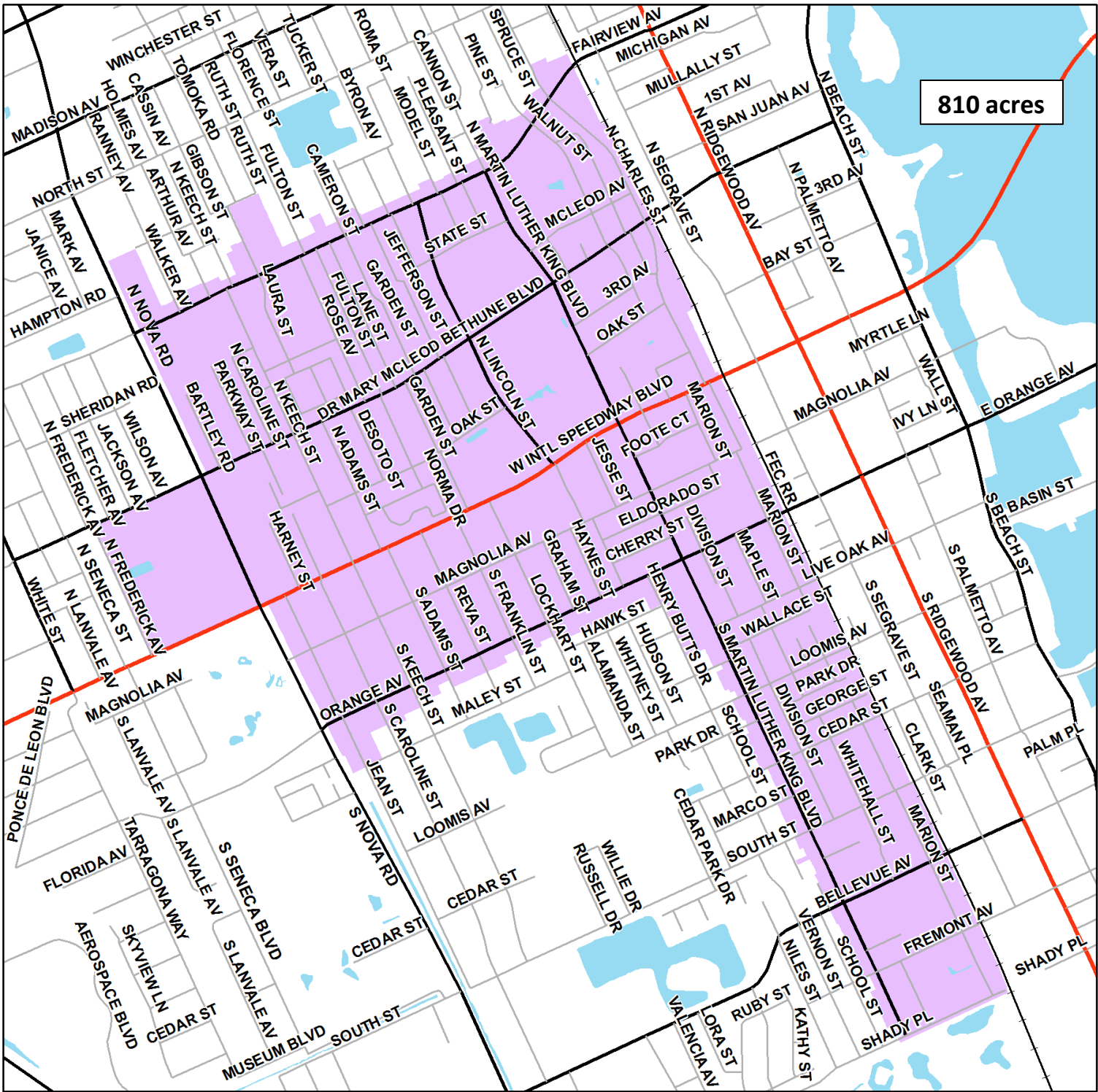
		FY 2023	% total	FY 2022	% total	FY 2021	% total
Revenues (x 000)							
TIF	county TIF	\$2,415	40%	\$2,105	47%	\$2,089	22%
	hospital TIF	378	6%	332	7%	355	4%
	city TIF	2,383	39%	1,926	43%	1,985	21%
	subtotal	\$5,176	85%	\$4,363	98%	\$4,429	46%
NON TIF	grants received	\$0	0%	\$0	0%	\$0	0%
	miscellaneous	910	15%	79	2%	5,231	54%
	subtotal	\$910	15%	\$79	2%	\$5,231	54%
Total revenue		\$6,086	100%	\$4,442	100%	\$9,659	100%
Expenses (x000)							
CAPITAL	debt payments	\$2,508	36%	\$2,508	41%	\$2,454	87%
	capital projects	4,042	58%	3,183	52%	0	0%
	grants awarded	0	0%	0	0%	0	0%
	subtotal	\$6,550	94%	\$5,691	93%	\$2,454	86%
NONCAPITAL	policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
	operating/maintenance/other	164	2%	154	3%	192	7%
	administration	238	3%	243	4%	172	6%
	subtotal	\$401	6%	\$397	7%	\$364	14%
Total expenses		\$6,951	100%	\$6,088	100%	\$2,818	100%
net change in fund balance		(866)		(1,646)		6,842	
Fund balance - ending		\$9,019		\$9,884		\$11,531	

<p>1997-2023 cumulative county TIF contributions: \$4,956,077</p>
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Land acquisition and construction accomplishments since 1997 (\$ x 000):	
-streetscaping	\$444
-redevelopment site acquisition	367
-Orange/MLK street construction	13
-Cypress Park fence	10
total:	<hr/> \$834

2023	
Debt (\$ x 000)	
initial date	bank loan 2023
amount of initial debt	\$6,453
balance	\$5,835
maturity	2036
purpose	revitalize abandoned/dilapidated properties
project status	in progress

Primary expenditures
-debt payments



			FY 2023	% total	FY 2022	% total	FY 2021	% total
Revenues (x 000)								
TIF	county TIF		\$388	41%	\$354	46%	\$312	47%
	hospital TIF		62	7%	56	7%	53	8%
	city TIF		393	41%	324	42%	296	45%
	subtotal		\$842	88%	\$734	96%	\$661	100%
NON TIF	grants received		\$0	0%	\$0	0%	\$0	0%
	miscellaneous		112	12%	30	4%	2	0%
	subtotal		\$112	12%	\$30	4%	\$2	0%
	Total revenue		\$954	100%	\$764	100%	\$663	100%
Expenses (x000)								
CAPITAL	debt payments		\$234	23%	\$213	69%	\$212	58%
	capital projects		633	62%	0	0%	0	0%
	grants awarded		0	0%	0	0%	0	0%
	subtotal		\$867	85%	\$213	69%	\$212	58%
NONCAPITAL	policing/enforcement program		\$0	0%	\$0	0%	\$0	0%
	operating/maintenance/other		67	7%	18	6%	34	9%
	administration		87	9%	78	25%	116	32%
	subtotal		\$154	15%	\$97	31%	\$150	42%
Total expenses		\$1,021	100%	\$310	100%	\$363	100%	
net change in fund balance			(68)		454		301	
Fund balance - ending		\$1,716		\$1,784		\$1,329		

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

**2000-2023 cumulative
county TIF contributions:
\$2,035,546**

CRA board: city commission

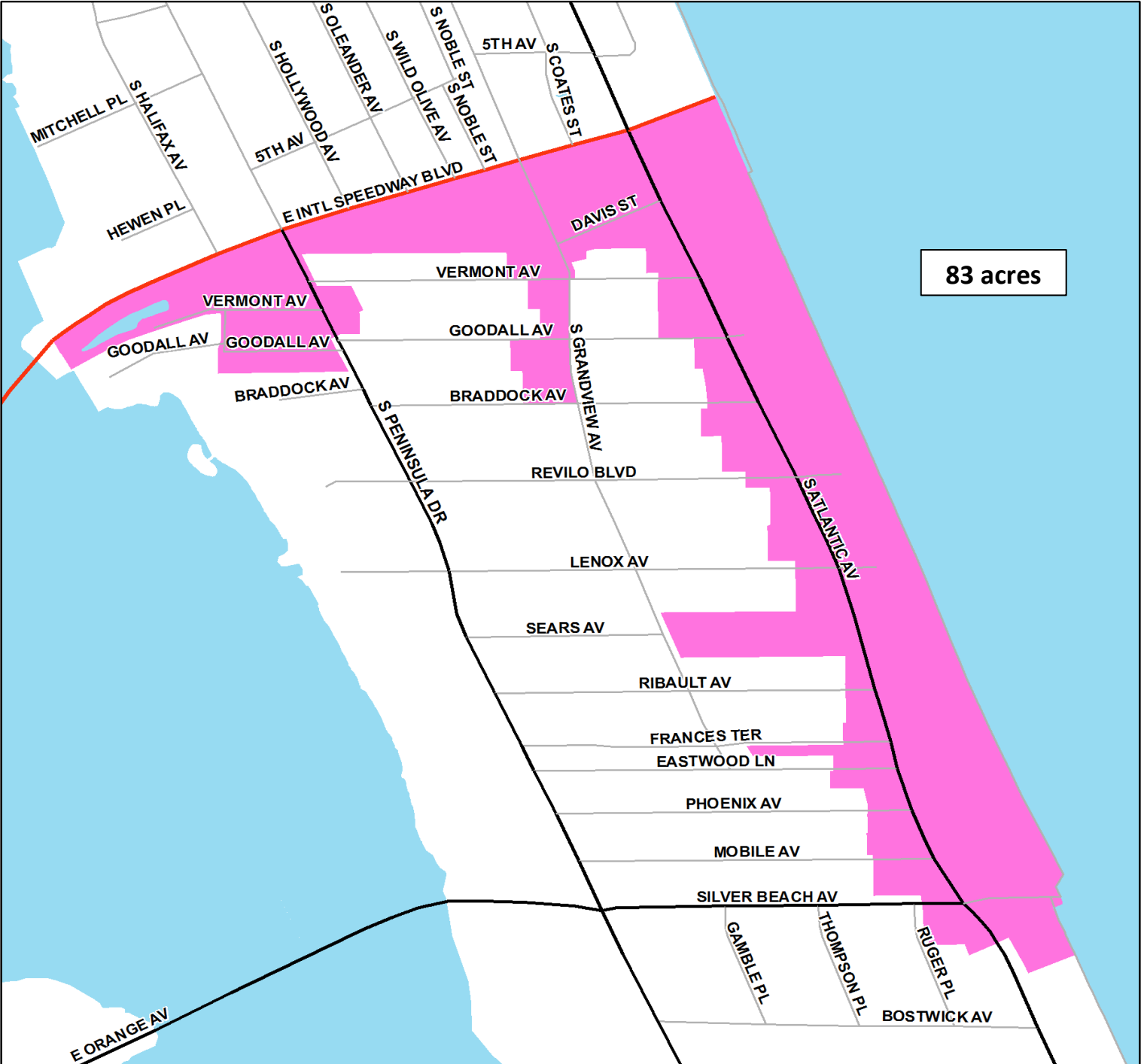
contact: Ken Thomas, redevelopment director

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

-redevelopment site acquisition	\$2,790
total:	<u>\$2,790</u>

Current focus of plan:

- underground utilities study
- property acquisition along Atlantic Ave

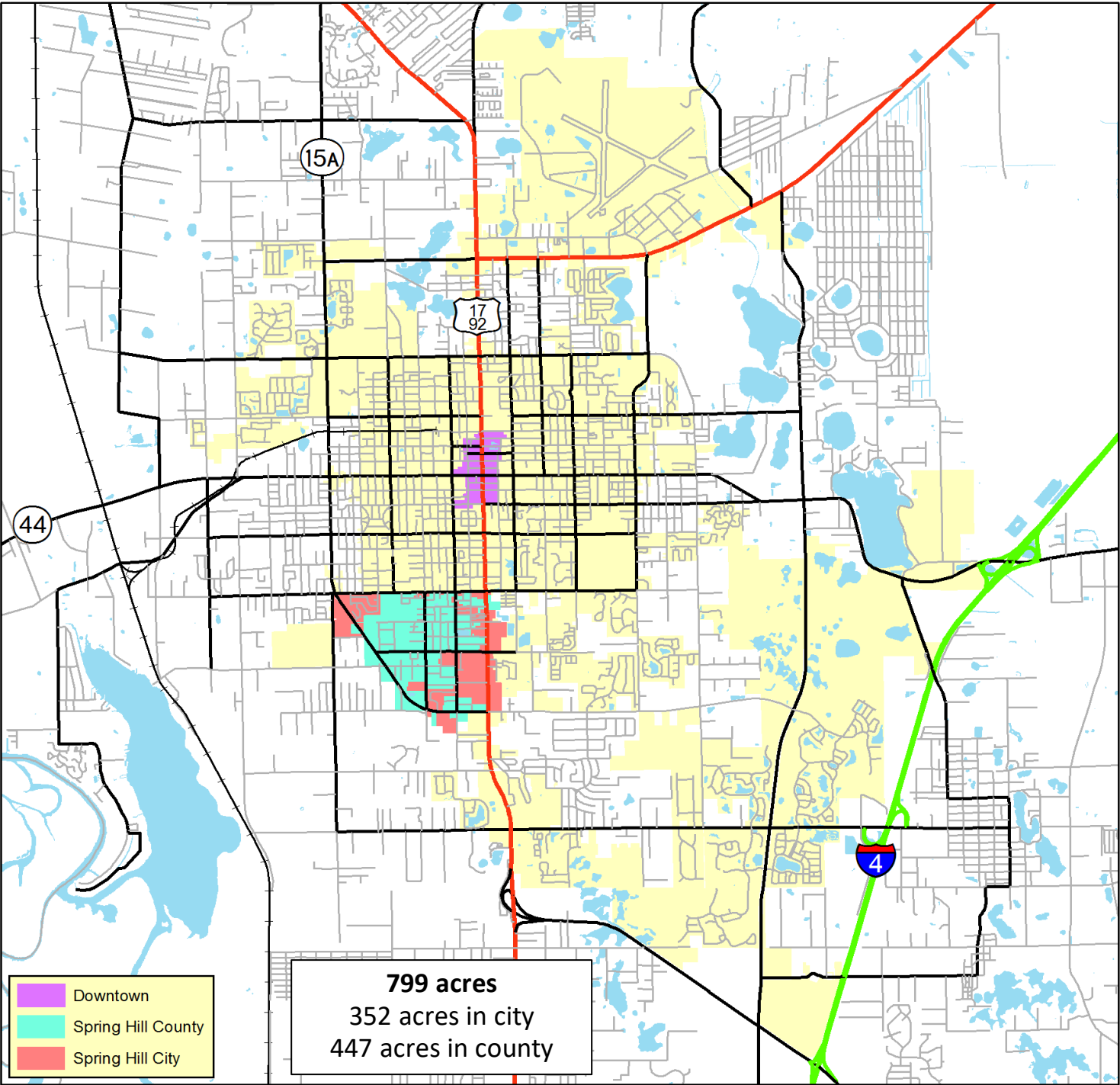


2023			FY 2023	% total	FY 2022	% total	FY 2021	% total	
		Revenues (x 000)							
Debt (\$ x 000)	0	county TIF	\$156	43%	\$109	47%	\$117	47%	
		hospital TIF	24	7%	18	8%	20	8%	
		city TIF	153	42%	104	44%	110	45%	
Personnel: 0.00 FTE (\$ x 000)	\$0	subtotal	\$333	92%	\$231	99%	\$246	100%	
<i>*paid to city employees directly or through transfer</i>									
		grants received	\$0	0%	\$0	0%	\$0	0%	
		miscellaneous	31	8%	3	1%	1	0%	
		subtotal	\$31	8%	\$3	1%	\$1	1%	
Primary expenditures		Total revenue		\$364	100%	\$234	100%	\$247	101%
-operating/maintenance		Expenses (x000)							
		debt payments	\$0	0%	\$0	0%	\$0	0%	
		capital projects	0	0%	47	100%	0	0%	
		grants awarded	0	0%	0	0%	0	0%	
		subtotal	\$0	0%	\$47	100%	\$0	0%	
		policing/enforcement program	\$0	0%	\$0	0%	\$0	0%	
		operating/maintenance/other	4	84%	0	0%	2	45%	
		administration	1	16%	0	0%	2	55%	
		subtotal	\$5	100%	\$0	0%	\$3	100%	
		Total expenses		\$5	100%	\$48	100%	\$3	100%
net change in fund balance				359		186		244	
Fund balance - ending				\$1,181		\$822		\$636	

DeLand
Summary for Two
DeLand CRAs

1991-2023 cumulative
county TIF contributions:
\$5,506,912

2 CRA boards:
mayor, city commissioners
county council members
area residents and business owners
contact:
Mike Grebosz, assistant city manager



2023	
Debt (\$ x 000)	\$1,810
Debt Balance	\$1,637
Personnel: 3.00 FTE (\$ x 000)	\$113
<i>paid to city employees directly or through transfer</i>	

Primary expenditures
-capital projects
-operating/maintenance
-Spring Hill Resource Center

		FY 2023	% total	FY 2022	% total	FY 2021	% total
Revenues (x 000)							
TIF	county TIF	\$653	28%	\$465	20%	\$394	43%
	hospital TIF	112	5%	85	4%	90	8%
	city TIF	553	24%	377	16%	331	34%
	subtotal	\$1,318	57%	\$928	40%	815	85%
NON TIF	grants received	\$31	1%	\$36	2%	50	3%
	miscellaneous	948	41%	130	6%	88	12%
	subtotal	\$980	43%	\$166	7%	137	15%
Total revenue		\$2,298	100%	\$1,094	48%	\$953	100%
Expenses (x000)							
CAPITAL	debt payments	\$0	0%	\$0	0%	0	0%
	capital projects	27	4%	330	38%	222	38%
	grants awarded	0	0%	0	0%	7	0%
	subtotal	\$27	4%	\$330	38%	229	38%
NONCAPITAL	policing/enforcement program	0	0%	0	0%	0	0%
	operating/maintenance/other	658	96%	544	62%	453	62%
	administration	0	0%	0	0%	0	0%
	subtotal	658	96%	544	62%	453	62%
Total expenses		\$685	100%	\$874	100%	\$681	100%
net change in fund balance		1613		220		271	
Fund balance - ending		\$3,494		\$1,882		\$1,662	

DeLand Downtown CRA 1984-2036

**1991-2023 cumulative
county TIF contributions:
\$3,723,419**

CRA board:

mayor, 4 city commissioners

2 Downtown CRA residents/business owners

contact:

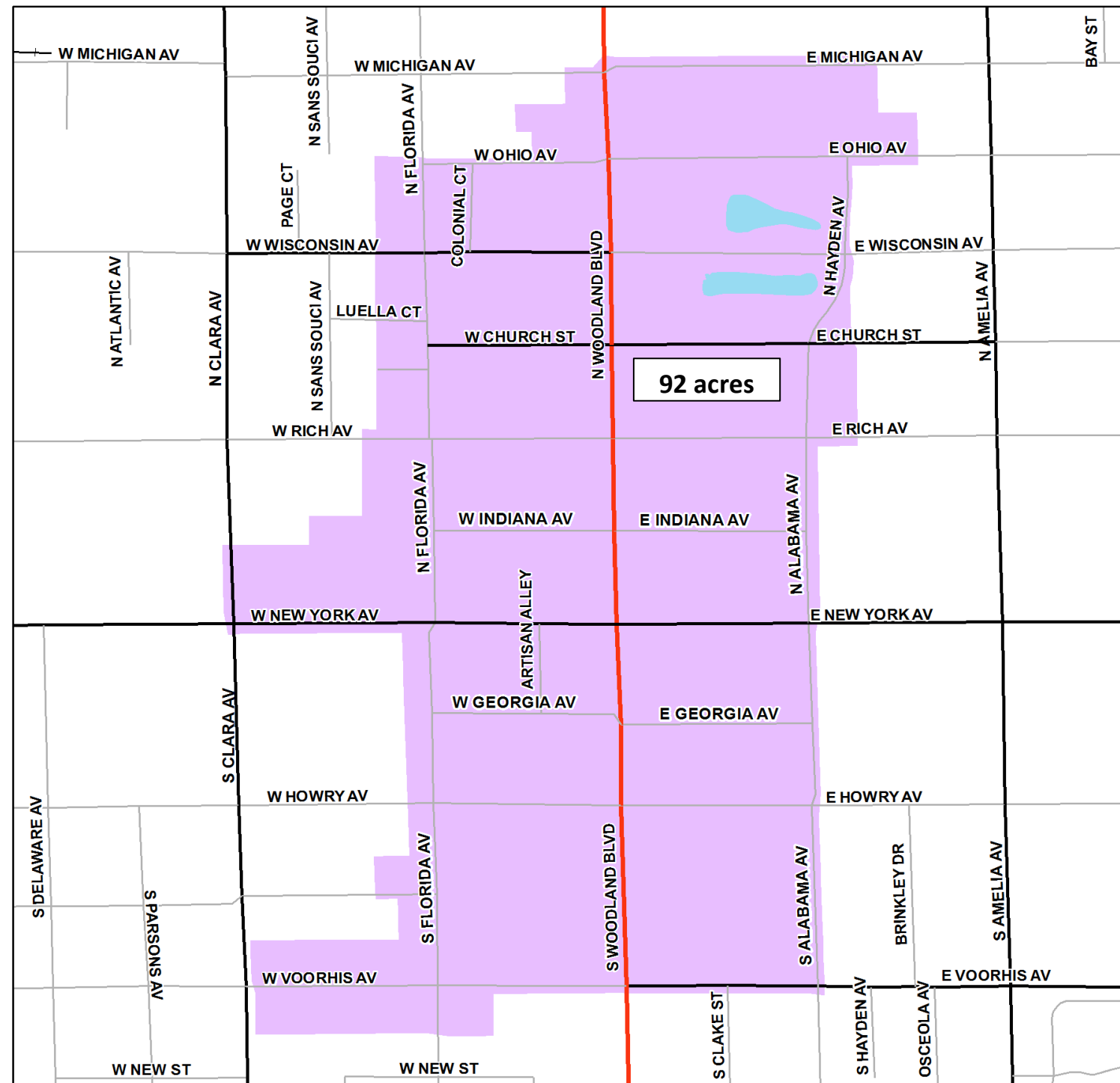
Mike Grebosz, assistant city manager

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

-streetscaping	\$57
-Fish Building improvements	126
-parking lot improvements	0
-parks	20
-utility box art	0
-street banner poles	72
-wayfinding signs	123
-asbestos removal fire station #81	2
total:	\$401

Current focus of plan:

- maintaining assessts
- redevelopment of old jail
- W Voorhis streetscape
- Sunflower/Painter Pond update
- additional permanent parking and overflow site
- supporting MainStreet DeLand Association



2023

Debt (\$ x 000)	revenue note
Amount of Initial Debt	\$500
Debt Balance	\$409
Debt Maturity	6/1/2034
Purpose	construction loan for
Project Status	not started yet
	revenue note
Amount of Initial Debt	\$700
Debt Balance	\$700
Debt Maturity	6/1/2033
Purpose	Voorhis Ave streetscape
Project Status	not started yet

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

**paid to city employees directly or through transfer*

Primary expenditures

-Operating and maintenance

	FY 2023	% total	FY 2022	% total	FY 2021	% total
Revenues (x 000)						
TIF	county TIF	\$244 15%	\$217 33%	\$212 34%		
	hospital TIF	50 3%	53 8%	57 10%		
	city TIF	305 20%	259 40%	255 42%		
	subtotal	\$599 40%	\$529 82%	\$525 87%		
NON TIF	grants received	\$0 0%	\$0 0%	\$0 0%		
	miscellaneous	903 60%	114 18%	78 13%		
	subtotal	\$903 60%	\$114 18%	\$78 13%		
Total revenue	\$1,502	100%	\$643	100%	\$603	100%
Expenses (x000)						
CAPITAL	debt payments	\$0 0%	\$0 0%	\$0 0%		
	capital projects	15 4%	220 40%	163 41%		
	grants awarded	0 0%	0 0%	0.85 0%		
	subtotal	\$15 4%	\$220 40%	\$164 41%		
NONCAPITAL	policing/enforcement program	\$0 0%	\$0 0%	\$0 0%		
	operating/maintenance/other	406 96%	335 60%	237 59%		
	administration	0 0%	0 0%	0 0%		
	subtotal	\$406 96%	\$335 60%	\$237 59%		
Total expenses	\$422	100%	\$555	100%	\$401	100%
net change in fund balance	1081		89		202	
Fund balance - ending	\$2,441		\$1,361		\$1,272	

**2004-2023 cumulative
county TIF contributions:
\$1,783,493**

707 acres
260 acres in city
447 acres in county

Spring Hill County
Spring Hill City

	FY 2023	% total	FY 2022	% total	FY 2021	% total	
Revenues (x 000)							
TIF	county TIF	\$410	51%	\$248	55%	\$182	52%
	hospital TIF	62	8%	33	7%	33	9%
	city TIF	248	31%	118	26%	76	22%
	subtotal	\$719	90%	\$399	89%	\$290	83%
NON TIF	grants received	\$31	4%	\$36	8%	\$50	14%
	miscellaneous*	45	6%	16	4%	10	3%
	subtotal	\$77	10%	\$52	11%	\$60	17%
Total revenue		\$796	100%	\$451	100%	\$350	100%
Expenses (x000)							
CAPITAL	debt payments	\$0	0%	\$0	0%	\$0	0%
	capital projects	\$12	4%	\$110	35%	\$59	21%
	grants awarded	\$0	0%	\$0	0%	\$6	2%
	subtotal	\$12	4%	\$110	35%	\$65	23%
NONCAPITAL	policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
	operating/maintenance/other**	\$252	96%	\$209	65%	\$216	77%
	administration	\$0	0%	\$0	0%	\$0	0%
	subtotal	\$252	96%	\$209	65%	\$216	77%
Total expenses		\$264	100%	\$319	100%	\$281	100%
net change in fund balance		532		132		69	
Fund balance - ending		\$1,053		\$521		\$389	

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

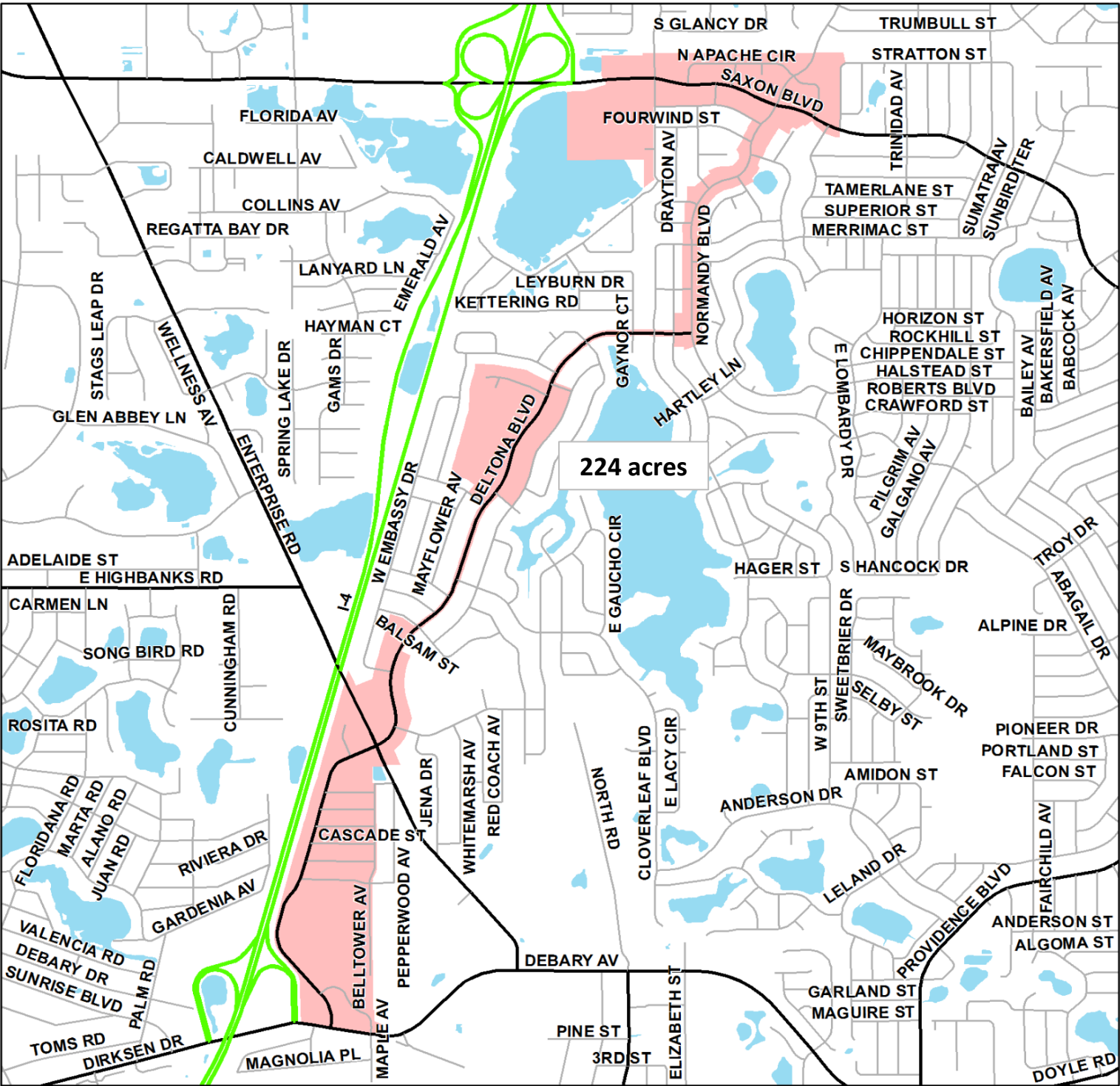
Deltona Deltona CRA 2017-2036

2017-2023 cumulative
county TIF contributions:
\$630,255

CRA board: city commission
contact: Rick Karl, deputy city manager

Land acquisition and construction accomplishments
since 2017 (\$ x 000):
N/A
total: \$0

Current focus of plan:
ADA sidewalk improvements
blighted conditions



2023			FY 2023	% total	FY 2022	% total	FY 2021	% total	
Debt (\$ x 000)	none	Revenues (x 000)							
		TIF	county TIF	\$192	35%	\$155	39%	\$109	39%
			city TIF	318	57%	239	59%	167	59%
			subtotal	\$510	93%	\$394	99%	\$276	99%
Personnel: 0.00 FTE (\$ x 000)	\$0	NON TIF	grants received	\$0	0%	\$0	0%	\$0	0%
			miscellaneous*	37	7%	4	1%	3	1%
			subtotal	\$37	7%	\$4	1%	\$3	1%
				Total revenue		\$547	100%	\$398	100%
Primary expenditures	capital projects	Expenses (x000)							
		CAPITAL	debt payments	\$0	0%	\$0	0%	\$0	0%
			capital projects	52	100%	70	100%	6	75%
			grants awarded	0	0%	0	0%	0	0%
			subtotal	\$52	100%	\$70	100%	\$6	75%
		NONCAPITAL	policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
			operating/maintenance/other	0	0%	0	0%	2	25%
			administration	0	0%	0	0%	0	0%
			subtotal	\$0	0%	\$0	0%	\$2	25%
				Total expenses		\$52	100%	\$70	100%
net change in fund balance		496		329		272			
Fund balance - ending		\$1,526		\$1,030		\$701			

Edgewater Edgewater CRA 2015-2035

**2015-2023 cumulative
county TIF contributions:
\$687,961**

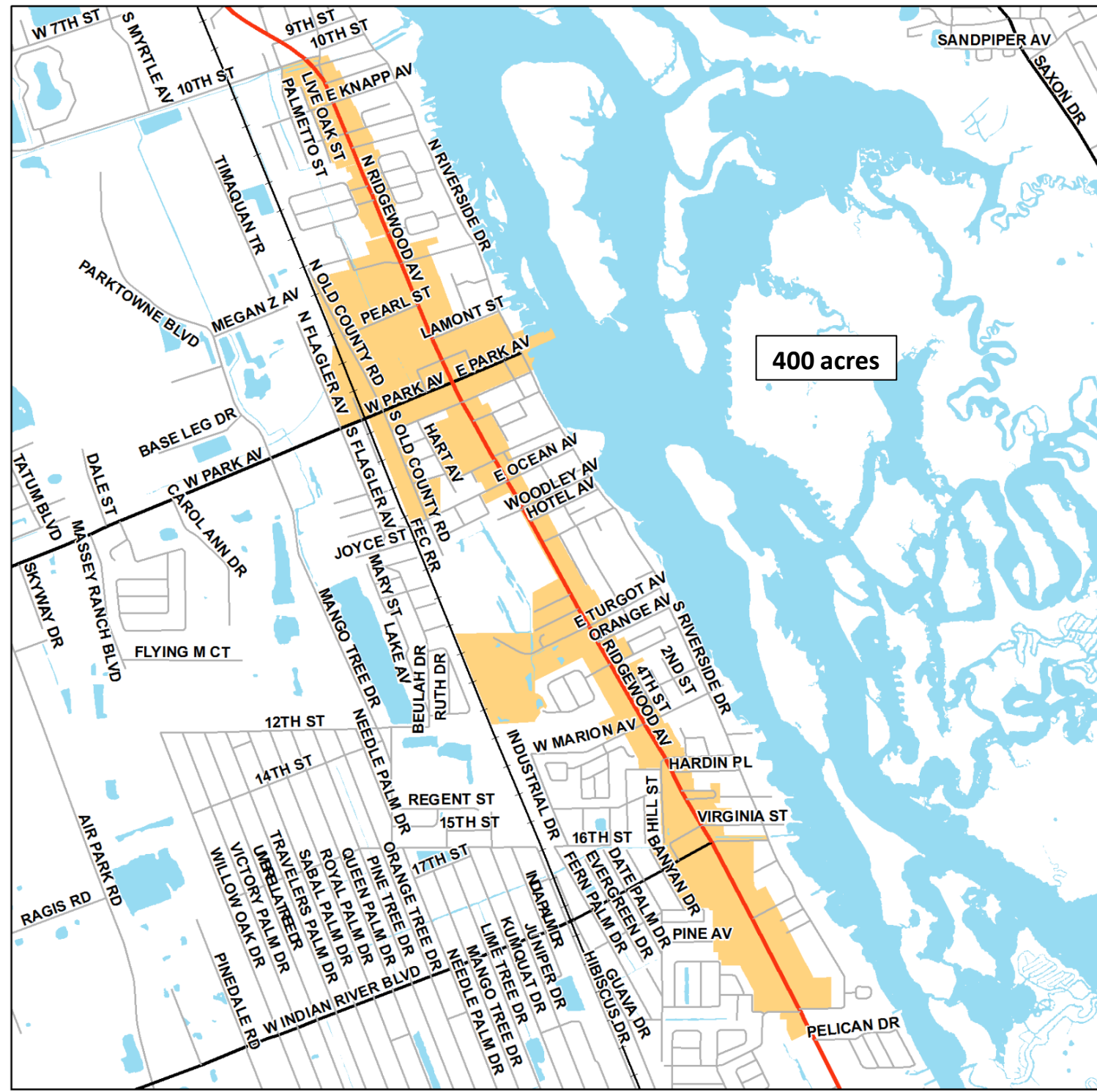
CRA board: city council
contact: Samantha Bergeron,
parks & recreation director

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

Property demolition	\$7
total:	\$7

Current focus of plan:

- capital projects
- façade grants



2023			FY 2023	% total	FY 2022	% total	FY 2021	% total	
Debt (\$ x 000)	none	Revenues (x 000)							
		TIF	county TIF	\$172	41%	\$142	43%	\$137	43%
			city TIF	237	57%	188	57%	178	56%
			subtotal	\$409	99%	\$330	100%	\$315	100%
Personnel: 0.00 FTE (\$ x 000)	\$0	NON TIF	grants received	\$0	0%	\$0	0%	\$0	0%
			miscellaneous*	6	1%	0	0%	1	0%
			subtotal	\$6	1%	\$0	0%	\$1	0%
			Total revenue		\$414	100%	\$330	100%	\$316
Primary expenditures capital projects		Expenses (x000)							
		CAPITAL	debt payments	\$0	0%	\$0	0%	\$0	0%
			capital projects	0	0%	11	12%	353	97%
			grants awarded	0	0%	78	88%	12	3%
			subtotal	\$0		\$89	100%	\$365	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%	\$89	100%	\$365	100%
net change in fund balance		414		241		(48)			
Fund balance - ending		\$1,060		\$646		\$405			

<p>1995-2023 cumulative county TIF contributions: \$17,702,002</p>

Land acquisition and construction accomplishments since 2007 (\$ x 000):	
-roadway improvements	\$472
-water and sewer system	\$3,535
-property acquisition	\$3,096
-The Market renovations	\$1,352
-streetscaping and landscaping	\$217
-bus transfer stations	\$261
-property improvements	\$196
-parking improvements	\$39
-Pictona	\$5,199
-YMCA signage	13
total:	\$14,380

2023		
Debt (\$ x 000)	note	refunding note
initial date	2013	2005 (2012 refinanced)
amount of		
initial debt	\$5,000	\$4,835
balance	\$1,295	\$1,155
maturity	2026	2026
purpose	utilities under-grounding	water/sewer improvements, The Market improvements, middle school acquisition and improvements
project status	in-progress	complete
Personnel: 3.50 FTE (\$ x 000)		\$252
1.00 CRA director		
2.00 community policing officers		
0.5 Code Enforcement Officer		
<i>*paid to city employees directly or through transfer</i>		

720 acres

			FY 2023	% total	FY 2022	% total	FY 2021	% total
Revenues (x 000)								
TIF	county TIF		\$1,289	38%	\$1,245	23%	\$1,169	44%
	hospital TIF		201	6%	197	4%	198	7%
	city TIF		1,462	43%	1,290	24%	1,254	47%
	subtotal		\$2,953	86%	\$2,732	51%	\$2,621	99%
NON TIF	grants received		\$270	8%	\$2,230	42%	\$0	0%
	miscellaneous		212	6%	406	8%	25	1%
	subtotal		\$482	14%	\$2,636	49%	\$25	1%
Total revenue			\$3,435	100%	\$5,368	100%	\$2,647	100%
Expenses (x000)								
CAPITAL	debt payments		\$853	27%	\$856	16%	\$854	54%
	capital projects		1,241	39%	3,692	67%	0	0%
	grants awarded		161	5%	185	3%	71	5%
	subtotal		\$2,255	71%	\$4,733	86%	\$925	59%
NONCAPITAL	policing/enforcement program		\$158	5%	\$161	3%	\$181	12%
	operating/maintenance/other		393	12%	362	7%	248	16%
	administration		126	4%	105	2%	83	5%
	recreation		239	8%	134	2%	138	9%
	subtotal		\$915	29%	\$763	14%	\$651	41%
Total expenses			\$3,170	100%	\$5,496	100%	\$1,576	100%
net change in fund balance			264		(128)		1,070	
Fund balance - ending								
			\$6,366		\$6,102		\$6,230	

New Smyrna Beach CRA 2015-2035

**2015-2023 cumulative
county TIF contributions:**
\$2,740,281

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

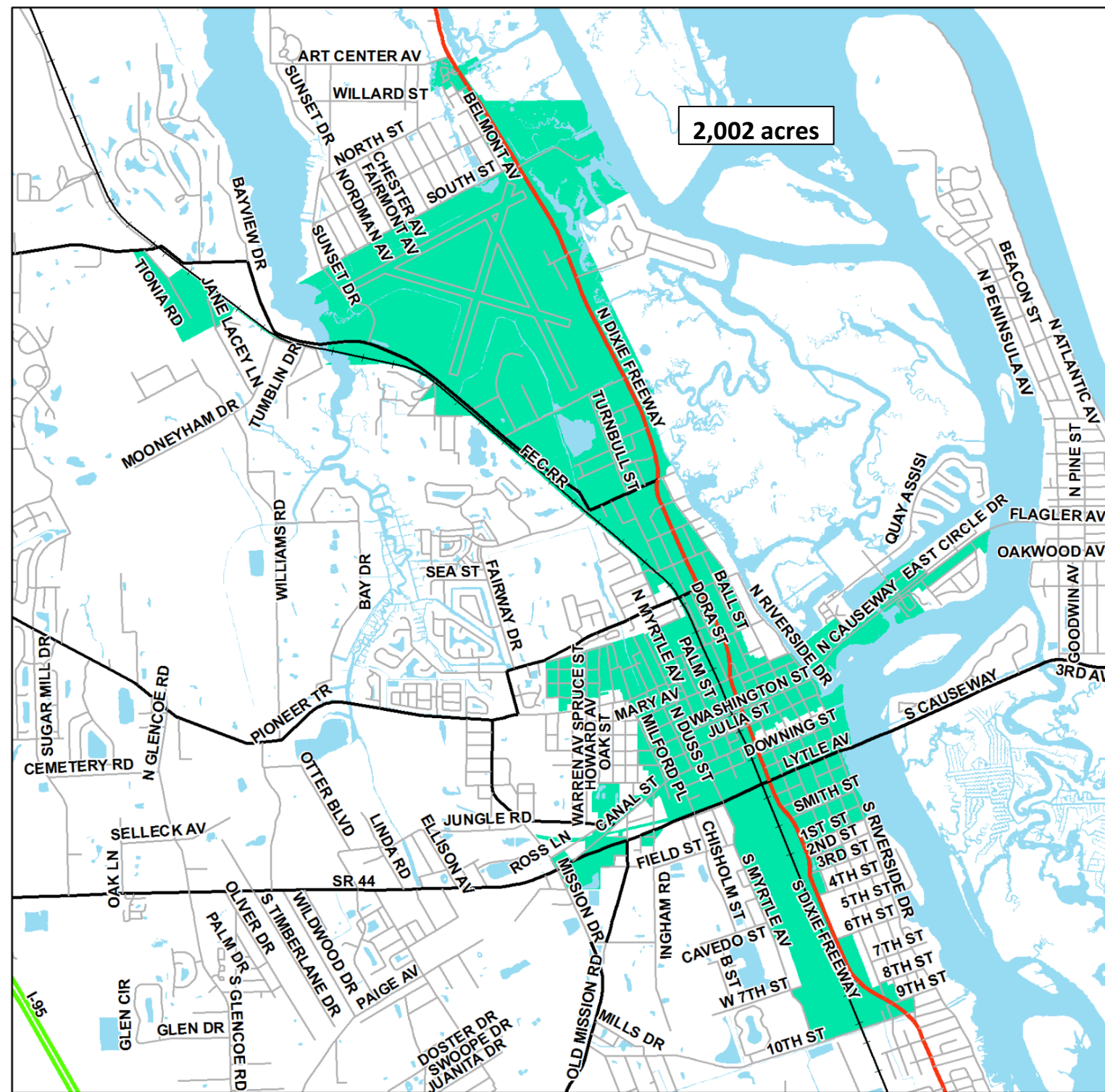
Land acquisition and construction accomplishments

since 2015 (\$ x 000):

Affordable Housing	\$426
Public Facilities/infrastructure	221
Public infrastructure	311
Commercial Façade/improvement grants	459
total:	• \$1,417

Current focus of plan:

affordable housing
public infrastructure/facility improvements
commercial façade/property improvement grants



			FY 2023	% total	FY 2022	% total	FY 2021	% total
2023								
Debt (\$ x 000)	none	TIF						
		county TIF	\$831	44%	\$563	48%	\$458	49%
		city TIF	874	46%	593	51%	482	51%
		subtotal	\$1,705	90%	\$1,156	99%	\$940	100%
Personnel: 0.0 FTE (\$ x 000)	\$0*	NON TIF						
		grants received	\$92	5%	\$0	0%	\$0	0%
		miscellaneous	90	5%	10	1%	3	0%
		subtotal	\$182	10%	\$10	1%	\$3	0%
		Total revenue	\$1,887	100%	\$1,166	100%	\$944	100%
		Expenses (x000)						
CAPITAL	debt payments		\$0	0%	\$0	0%	\$0	0%
	capital projects		0	0%	101	12%	239	97%
	grants awarded		61	100%	0	0%	0	0%
	subtotal		\$61	100%	\$101	12%	\$239	97%
NONCAPITAL	policing/enforcement program		\$0	0%	\$0	0%	\$0	0%
	operating/maintenance/other		0	0%	465	57%	6	3%
	administration		0	0%	250	31%	0	0%
	subtotal		\$0	0%	\$715	88%	\$6	3%
		Total expenses	\$61	100%	\$816	100%	\$246	100%
		net change in fund balance	1,826		350		698	
		Fund balance - ending*	\$4,090		\$2,264		\$1,914	

Primary expenditures
- grants

*paid to city employees directly or through transfer

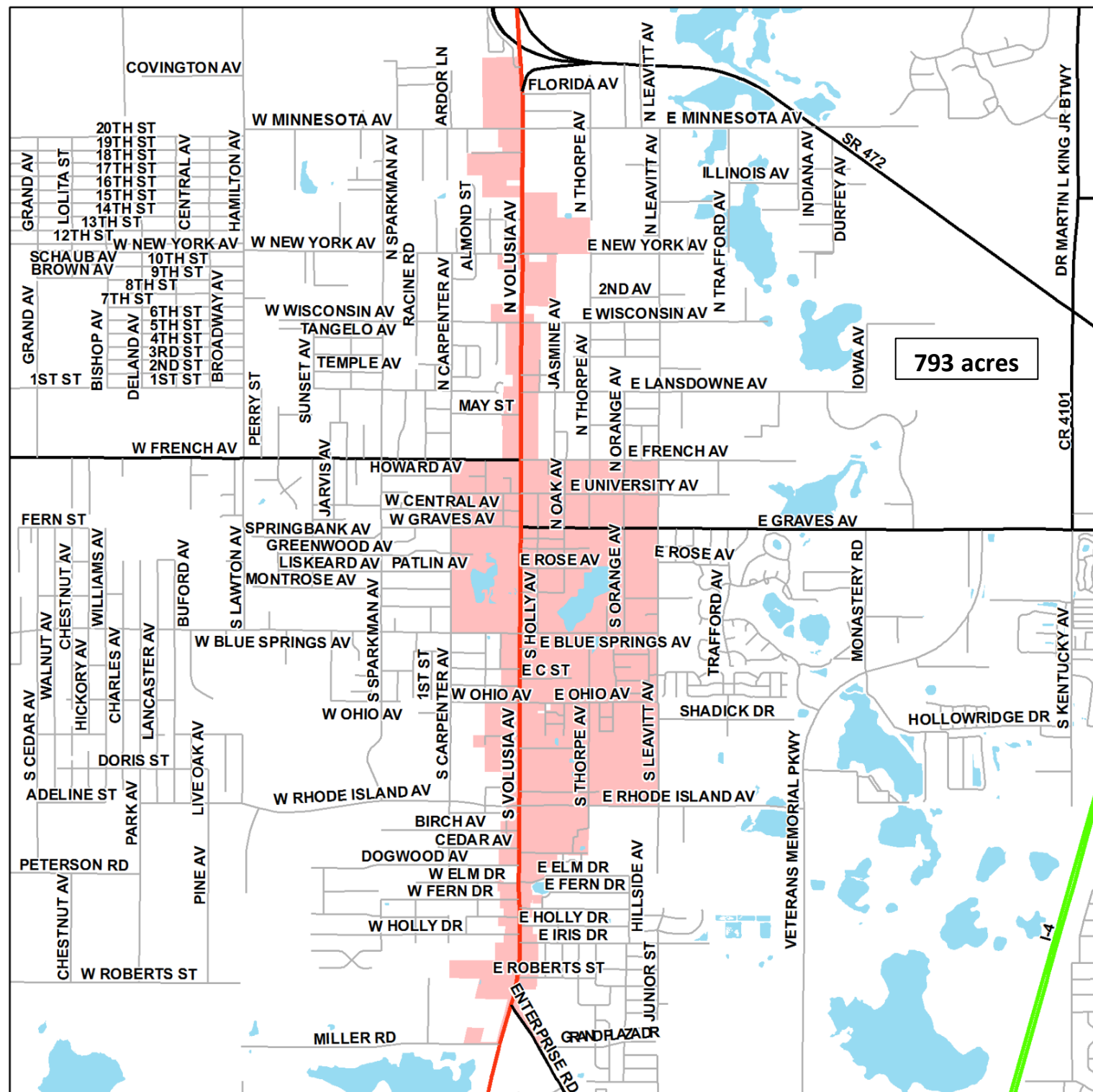
**2014-2023 cumulative
county TIF contributions:
\$1,300,828**

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

Current focus of plan:

- fund façade improvement grants program
- debt payment
- design wayfinding/gateway signs and septic
- design gateway/wayfinding signage

	2023
Debt (\$ x 000)	
initial date	2018
amount of initial debt	\$1,571
balance	\$1,354
maturity	2041
purpose	construction
project status	complete

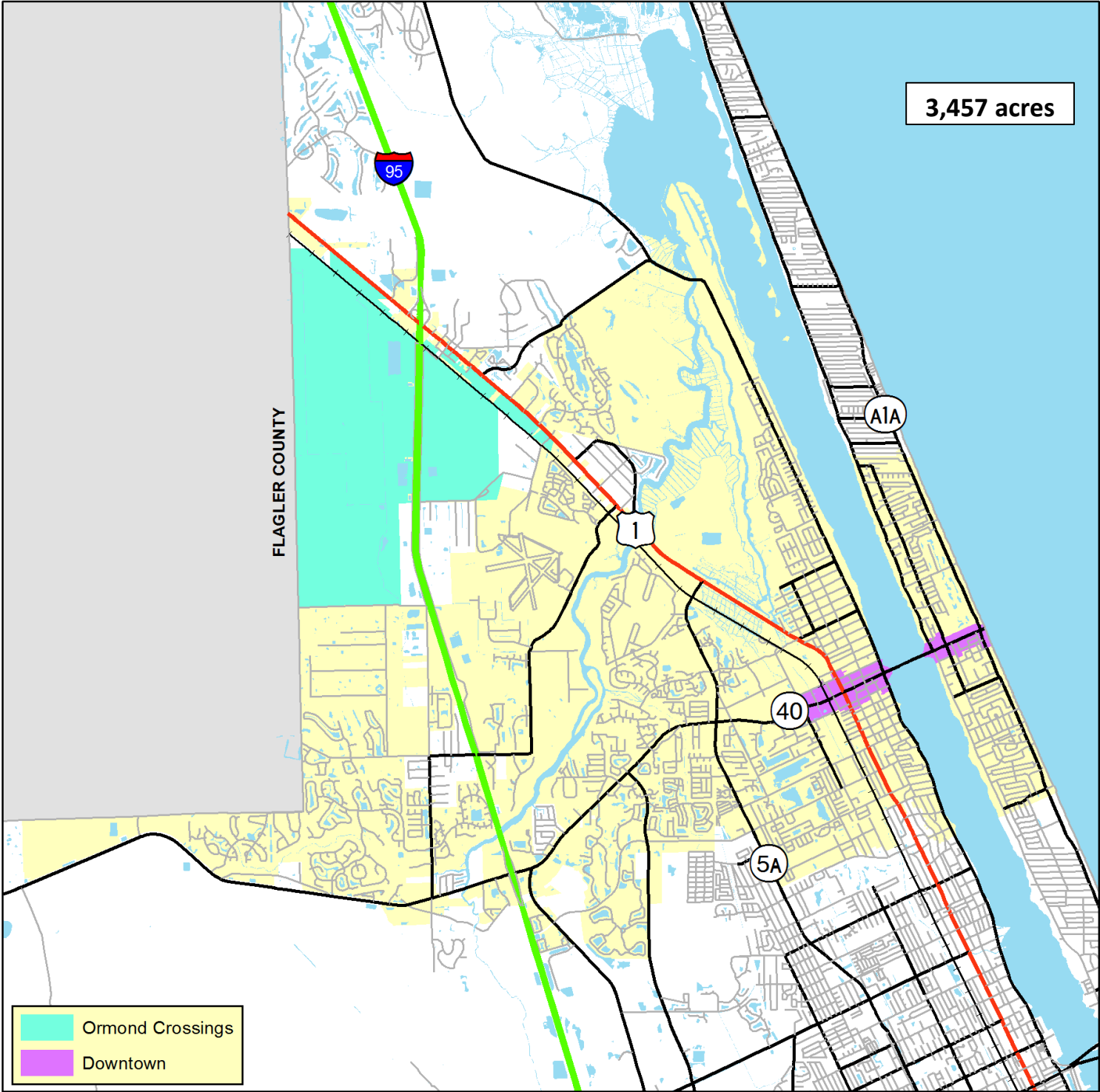


			FY 2023	% total	FY 2022	% total	FY 2021	% total
Revenues (x 000)								
TIF	county TIF		\$300	37%	\$250	40%	\$223	40%
	city TIF		501	63%	382	60%	338	60%
	subtotal		\$801	100%	\$631	100%	\$561	100%
NON TIF	grants received		\$0	0%	\$0	0%	\$0	0%
	miscellaneous		0	0%	0	0%	0	0%
	subtotal		\$0	0%	\$0	0%	\$0	0%
Total revenue			\$801	100%	\$631	100%	\$561	100%
Expenses (x000)								
CAPITAL	debt payments		\$0	0%	\$0	0%	\$0	0%
	capital projects		28	61%	237	94%	140	89%
	grants awarded		3	7%	0	0%	5	3%
	subtotal		\$32	69%	\$237	94%	\$145	92%
NONCAPITAL	policing/enforcement program		\$0	0%	\$0	0%	\$0	0%
	operating/maintenance/other		0	0%	0	0%	0	0%
	administration		14	31%	14	6%	12	8%
	subtotal		\$14	31%	\$14	6%	\$12	8%
Total expenses			\$46	100%	\$250	100%	\$157	100%
net change in fund balance			755		381		404	
Fund balance - ending			\$621		-\$134		-\$515	

Ormond Beach Summary for Two Ormond Beach CRAs

1991-2023 cumulative
county TIF contributions:
\$15,112,288

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



2023			FY 2023	% total	FY 2022	% total	FY 2021	% total		
Debt (\$ x 000)	none	Revenues (x 000)								
		TIF	county TIF	\$975	50%	\$952	54%	\$864	53%	
			hospital TIF	158	8%	157	9%	155	9%	
			city TIF	692	36%	645	37%	612	38%	
			subtotal	\$1,824	94%	\$1,754	100%	\$1,631	100%	
Personnel: 0.00 FTE (\$ x 000)		\$0*								
*paid to city employees directly or through transfer										
Primary expenditures		NON TIF	grants received	\$0	0%	\$0	0%	\$0	0%	
			miscellaneous	121	6%	8	0%	1	0%	
			subtotal	\$121	6%	\$85	5%	\$0	0%	
		Total revenue		\$1,945	100%	\$1,763	100	\$1,631	100%	
		Expenses (x000)								
		CAPITAL	debt payments	\$0	0%	\$0	0%	\$0	0%	
			capital projects	109	27%	1	0%	256	41%	
			grants awarded	0	0%	0	0%	0	0%	
			subtotal	\$109	27%	\$17	4%	\$256	41%	
		NONCAPITAL	policing/enforcement program	\$0	0%	\$0	0%	\$0	0%	
			operating/maintenance/other	291	73%	412	96%	373	59%	
			administration	0	0%	0	0%	0	0%	
			subtotal	\$291	73%	412	96%	\$373	59%	
Total expenses		\$400	100%	\$429	100%	\$629	100%			
net change in fund balance		1,546		1333		1,002				
Fund balance - ending		\$5,864		\$4,318		\$2,985				

Ormond Beach Downtown CRA 1985-2036

1991-2023 cumulative
county TIF contributions:
\$14,566,899

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

Land acquisition and construction accomplishments since 2005:	
-streetscapes	\$160,871
-underground utilities	21,338
-Casements and Rockefeller Gardens	3,850
-LED streetlights	2,755
-building improvements	2,514
-Cassen Pier	1,073,910
-landscaped medians	63,258
-parking	846
-Granada beach approach	762
-public art and wayfinding signage	32,851
-bridge uplighting	71
-Memorial Gardens	81,720
-Master Plan Update	42
-New Britain Stormwater Design	2310
-MacDonald House	20
total:	\$1,447,118

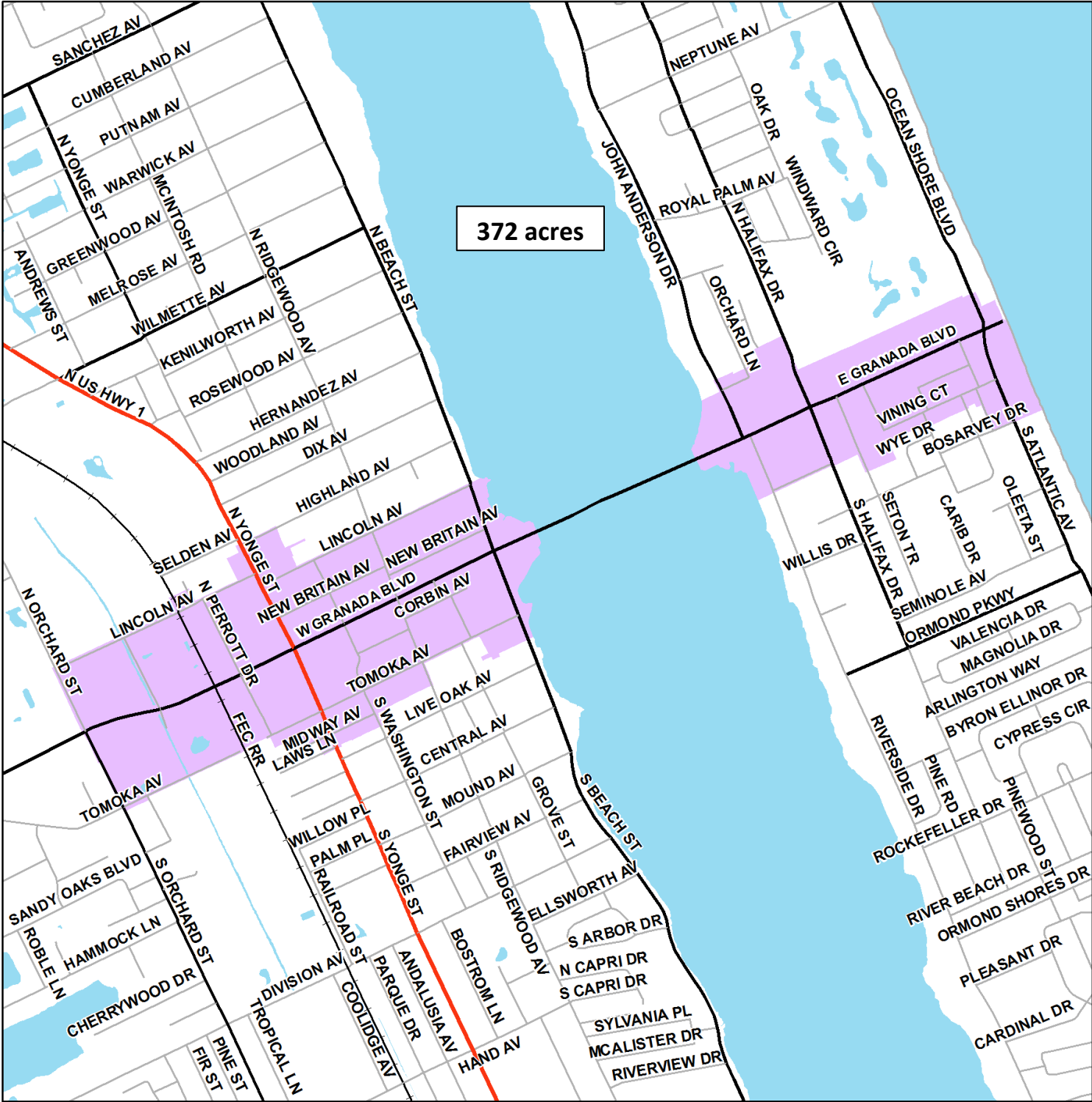
Current focus of plan:

- Cassen Park redesign
- underground utilities

2023	
Debt (\$ x 000)	none
Personnel: 0.00 FTE (\$ x 000)	\$0*
*paid to city employees directly or through transfer	

Primary expenditures

- capital projects
- operating/maintenance/other



	FY 2023	% total	FY 2022	% total	FY 2021	% total
Revenues (x 000)						
county TIF*	\$822	52%	\$810	56%	\$750	55%
TIF	hospital TIF	128	8%	128	9%	128
	city TIF	562	35%	524	36%	507
	subtotal	\$1,512	94%	\$1,462	100%	\$1,386
NON TIF	grants received*	\$0	0%	\$0	0%	\$0
	miscellaneous	98	6%	7	0%	0
	subtotal	\$98	6%	\$7	0%	\$0
Total revenue	\$1,610	100%	\$1,469	100%	\$1,386	100%
Expenses (x000)						
CAPITAL	debt payments	\$0	0%	\$0	0%	\$0
	capital projects	109	27%	17	4%	256
	grants awarded	0	0%	0	0%	0
	subtotal	\$109	27%	\$17	4%	\$256
NONCAPITAL	policing/enforcement program	\$0	0%	\$0	0%	\$0
	operating/maintenance/other	291	73%	412	96%	373
	administration	0	0%	0	0%	0
	subtotal	\$291	73%	\$412	96%	\$373
Total expenses	\$400	100%	\$429	100%	\$629	100%
net change in fund balance	1,210		1,039		757	
Fund balance - ending	\$4,680		\$3,470		\$2,431	

Ormond Beach
Ormond Crossings CRA
2006-2034

2006-2023 cumulative
county TIF contributions:
\$545,389

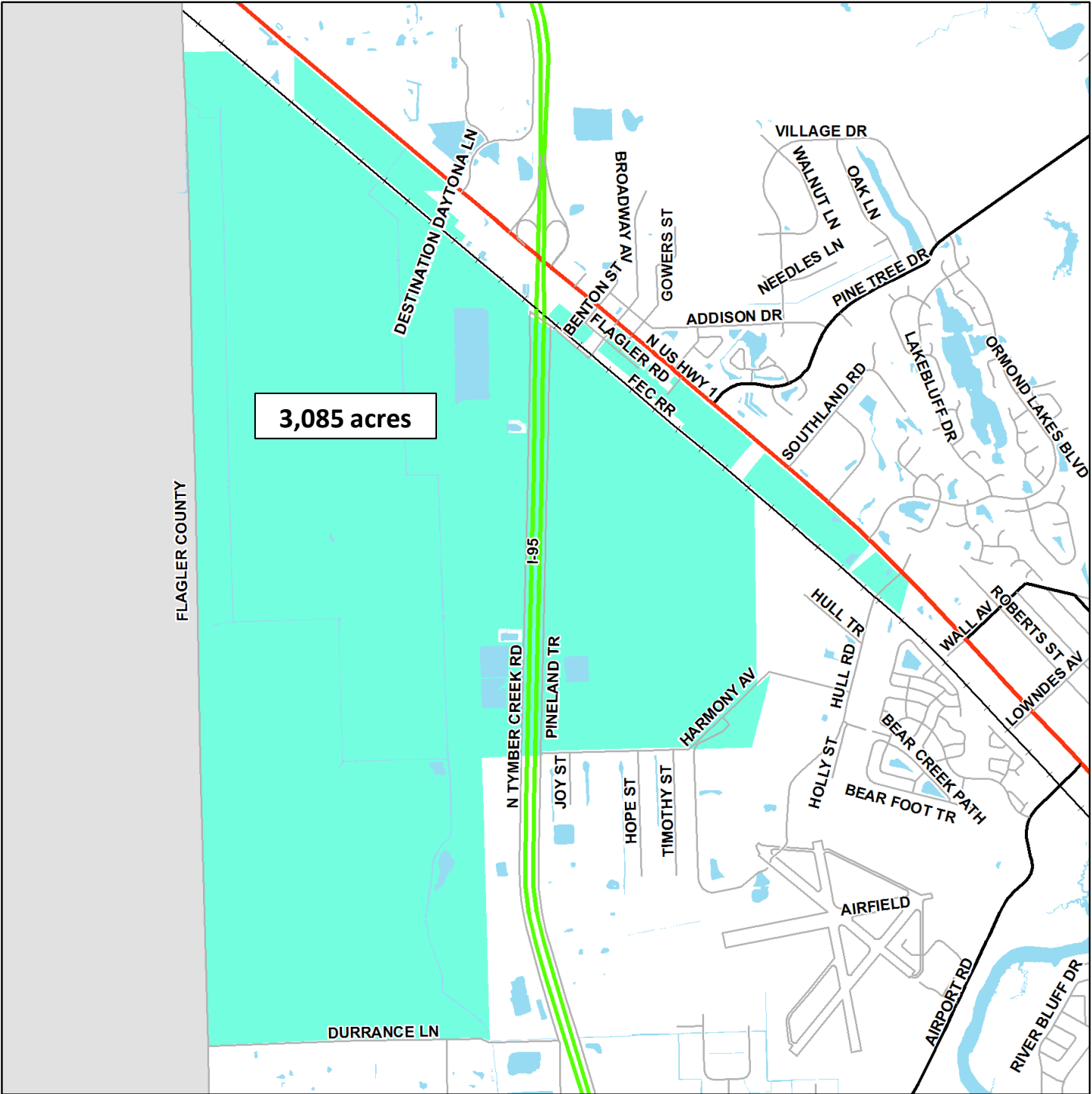
CRA board: city commission
contact: Steven Spraker, planning director

Land acquisition and construction
accomplishments since 2005 (\$ x 000):
n/a

total:

\$0

Current focus of plan:
-assist development as needed

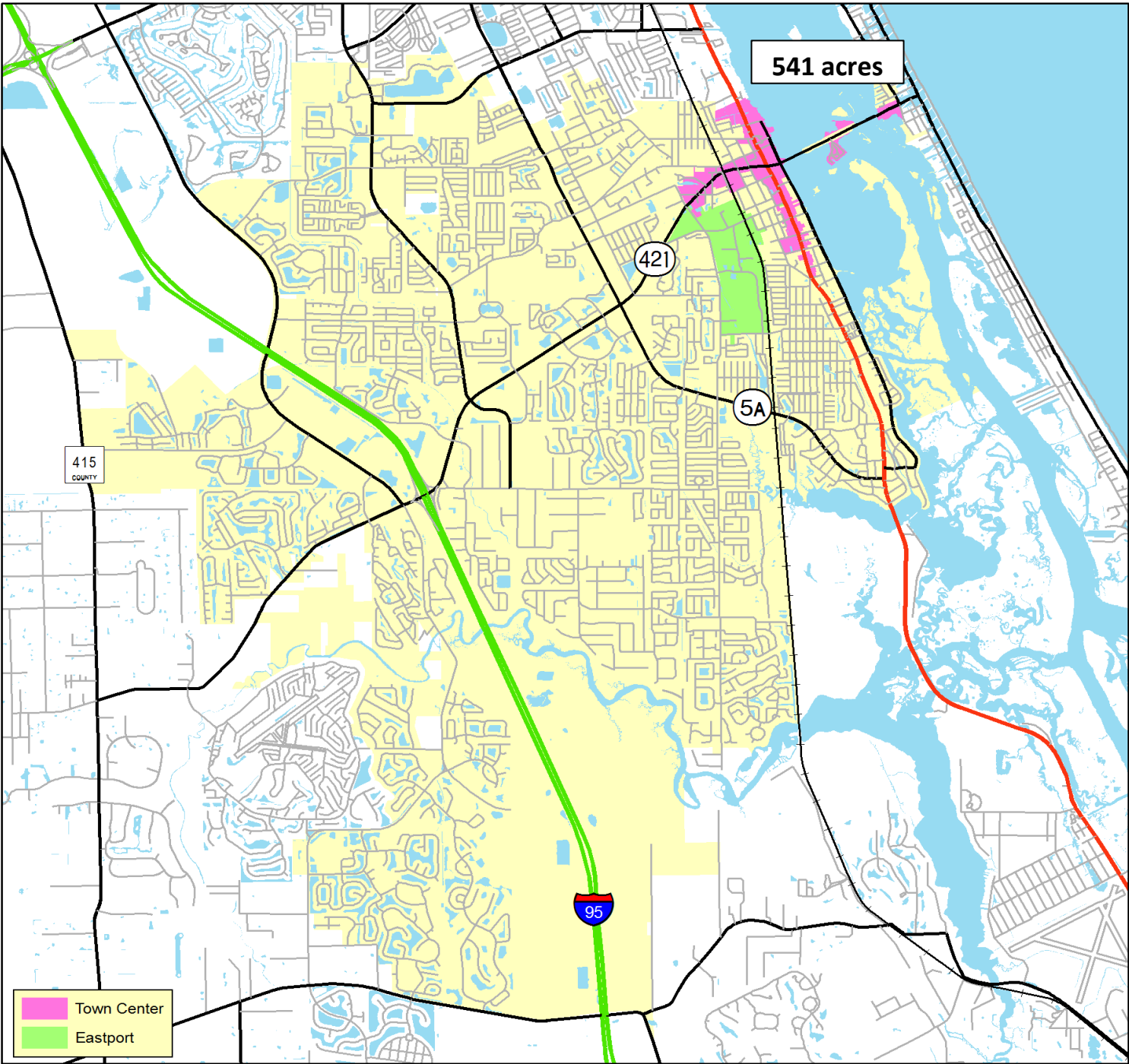


2023			FY 2023	% total	FY 2022	% total	FY 2021	% total	
		Revenues (x 000)							
Debt (\$ x 000)	none	TIF	county TIF	\$153	46%	\$142	48%	\$114	47%
			hospital TIF	30	9%	30	10%	26	11%
			city TIF	130	39%	121	41%	104	43%
			subtotal	\$313	93%	\$292	99%	\$245	100%
Personnel: 0.00 FTE (\$ x 000)		\$0*							
<i>*paid to city employees directly or through transfer</i>									
		NON TIF	grants received	\$0	0%	\$0	0%	\$0	0%
			miscellaneous	23	7%	2	1%	1	0%
			subtotal	\$23	7%	\$2	1%	\$0	0%
Primary expenditures		Total revenue		\$336	100%	\$294	100%	\$245	100%
-N/A		Expenses (x000)							
		CAPITAL	debt payments	\$0	0%	\$0	0%	\$0	0%
			capital projects	0	0%	0	0%	0	0%
			grants awarded	0	0%	0	0%	0	0%
			subtotal	\$0	0%	\$0	0%	\$0	0%
		NONCAPITAL	policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
			operating/maintenance/other	0	0%	0	0%	0	0%
			administration	0	0%	0	0%	0	0%
			subtotal	\$0	0%	\$0	0%	\$0	0%
		Total expenses		\$0	0%	\$0	0%	\$0	0%
		net change in fund balance		336		294		245	
		Fund balance - ending		\$1,184		\$848		\$554	

Port Orange
Summary for Two
Port Orange CRAs

1995-2023 cumulative
county TIF contributions:
\$4,469,188

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



2023		FY 2023		% total	FY 2022		% total	FY 2021		% total
Revenues (x 000)										
Debt (\$ x 000)	initial date	2006-2019	TIF	county TIF	\$327	48%	\$272	46%	\$260	50%
	amount of initial debt	\$12,388		hospital TIF	\$51	7%	44	8%	44	9%
	balance	\$8,409		city TIF	\$290	42%	219	37%	209	40%
	maturity	2024-2036		subtotal	\$668	98%	\$536	91%	\$513	99%
Personnel: 0.00 FTE (\$ x 000)		\$0*	NON TIF	grants received	\$0	1%	\$0	1%	\$0	1%
*paid to city employees directly or through transfer				miscellaneous	\$17	2%	53	9%	5	1%
				subtotal	\$17	2%	\$53	9%	\$5	1%
Total revenue					\$685	100%	\$589	100%	\$518	100%
Expenses (x000)										
CAPITAL	debt payments		CAPITAL	debt payments	\$468	93%	\$640	95%	\$639	95%
	capital projects			capital projects	\$0	0%	0	0%	0	0%
	grants awarded			grants awarded	\$0	0%	0	0%	0	0%
	subtotal			subtotal	\$468	93%	\$640	95%	\$639	95%
NONCAPITAL	policing/enforcement program		NONCAPITAL	policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
	operating/maintenance/other			operating/maintenance/other	\$12	2%	35	5%	32	5%
	administration			administration	\$25	5%	0	0%	0	0%
	subtotal			subtotal	\$37	7%	\$35	5%	\$32	5%
Total expenses					\$505	100%	\$675	100%	\$671	100%
net change in fund balance					181		(76)		(152)	
Fund balance - ending					(\$3,835)		(\$4,015)		(\$3,938)	

Port Orange Eastport CRA 1995-2036

1995-2023 cumulative
county TIF contributions:
\$2,219,996

CRA board:

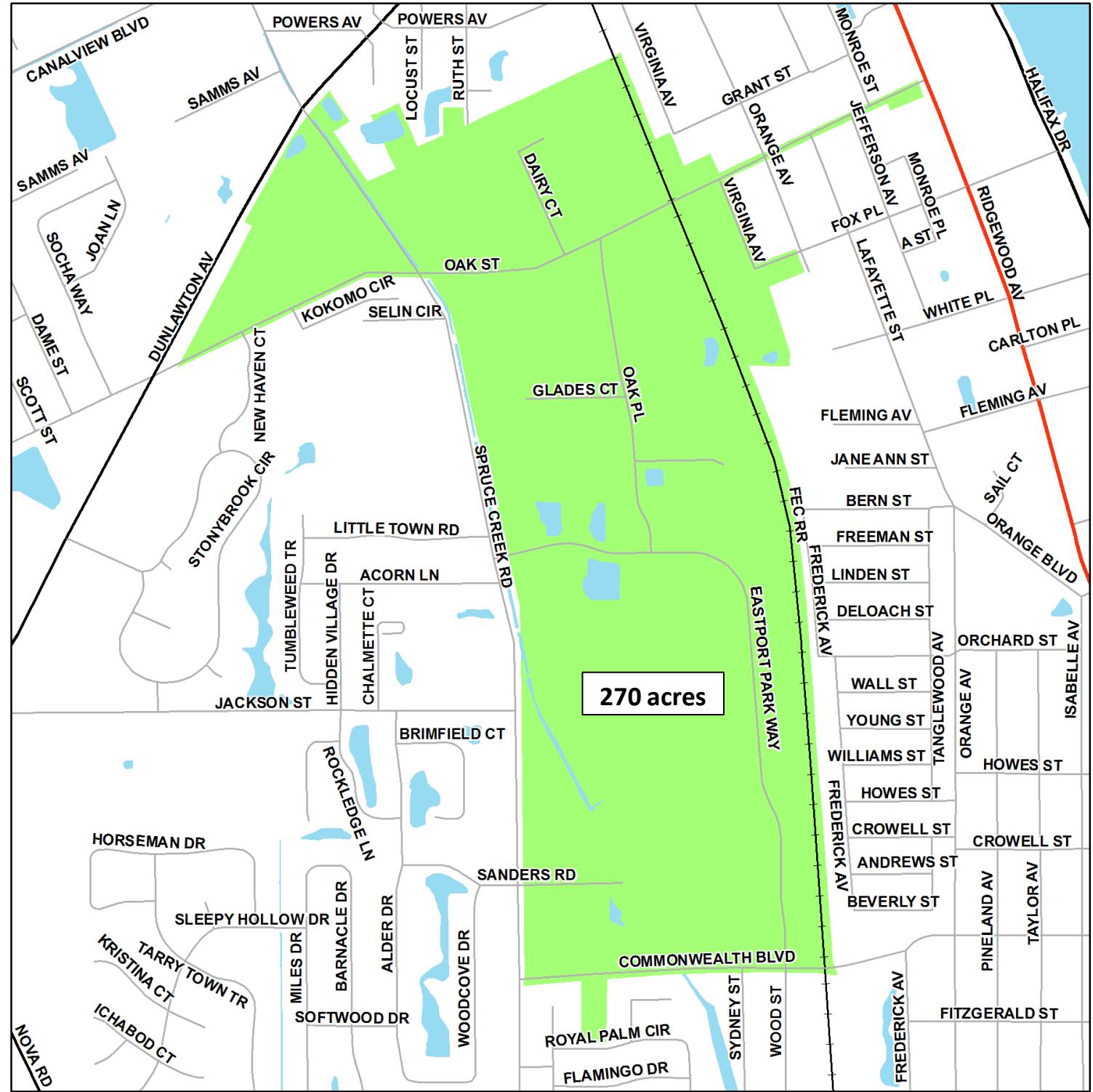
- city council
- 2 representatives from the district appointed by council
- contact:** Penelope Cruz, principal planner

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
- development of vacant lots



2023	
Debt (\$ x 000)	revenue bond
initial date	2006
amount of initial debt	\$2,500
balance	\$450
maturity	2024
purpose	business park infrastructure
project status	complete
Personnel: 0.00 FTE (\$ x 000)	\$0*
*paid to city employees directly or through transfer	

Primary expenditures -debt payments

	FY 2023	% total	FY 2022	% total	FY 2021	% total	
Revenues (x 000)							
TIF	county TIF	204	48%	\$153	52%	\$146	51%
	hospital TIF	31	7%	24	8%	25	9%
	city TIF	180	42%	124	42%	117	41%
	subtotal	415	97%	\$302	102%	\$289	100%
NON TIF	grants received	0	0%	\$0	0%	\$0	0%
	miscellaneous	12	3%	-5	-2%	1	0%
	subtotal	12	3%	-\$5	-2%	\$1	0%
	<hr/>						
Total revenue		427	100%	\$297	100%	\$289	100%
<hr/>							
Expenses (x000)							
CAPITAL	debt payments	237	95%	\$235	96%	\$238	96%
	capital projects	0	0%	0	0%	0	0%
	grants awarded	0	0%	0	0%	0	0%
	subtotal	237	95%	\$235	96%	\$238	96%
NONCAPITAL	policing/enforcement program		0%		0%	\$0	0%
	operating/maintenance/other	12	5%	11	4%	11	4%
	administration	0	0%	0	0%	0	0%
	subtotal	12	5%	\$11	4%	\$11	4%
<hr/>							
Total expenses		249	100%	\$246	100%	\$249	100%
<hr/>							
net change in fund balance		178		51		40	
<hr/>							
Fund balance - ending		605		\$427		\$376	

Port Orange
Town Center CRA
1998-2036

1998-2023 cumulative
county TIF contributions:
\$2,249,191

CRA board:

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

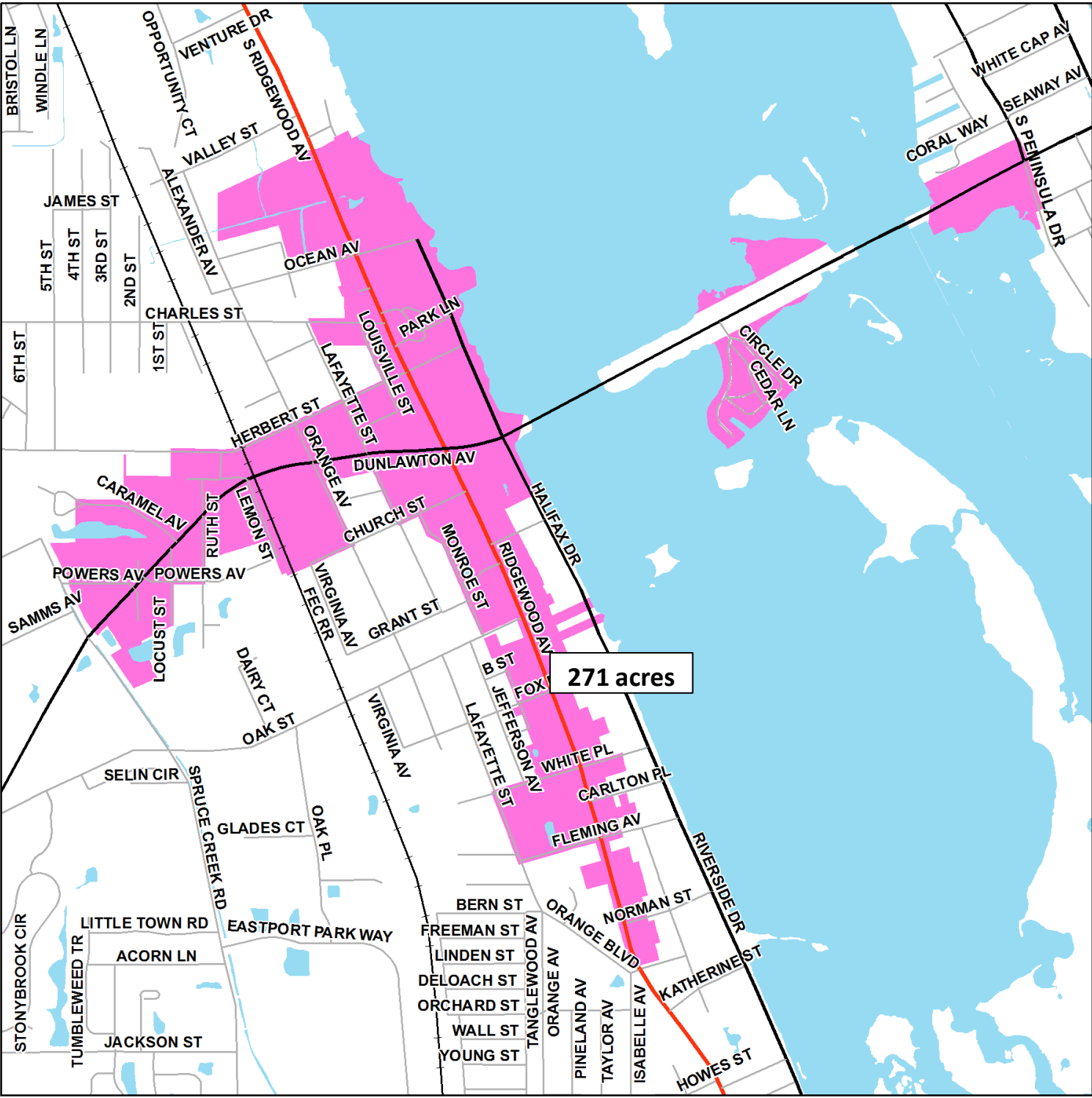
contact: Penelope Cruz, principal planner

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:

- Development of south Riverwalk area
- Ridgewood targeted businesses
- Down Under revitalization



2023									
Debt (\$ x 000)									
date	2019	2018	internal loans				2010	rev	bond
			2017	2016	2015	2012			
initial									
debt	\$	325	\$1,547	\$570	\$304	\$785	\$339	\$418	\$5,600
balance	\$	325	\$1,547	\$570	\$304	\$785	\$339	\$414	\$3,675
maturity	2025	2025	2025	2025	2025	2025	2025	2025	2036
purpose	supplement fund						prop -	land	
		prop							
		purchase					Cardwell	for	
							Funeral	River-	
							Home	walk	
							on US 1		
project									
status	n/a	n/a	n/a	n/a	n/a	n/a	done	done	

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

*paid to city employees directly or through transfer

Primary expenditures

-debt

		FY 2023	% total	FY 2022	% total	FY 2021	% total
Revenues (x 000)							
TIF	county TIF	\$123	48%	\$126	42%	\$114	50%
	hospital TIF	20	8%	19	7%	19	8%
	city TIF	110	43%	102	34%	91	40%
	subtotal	\$253	98%	\$247	83%	\$224	98%
NON TIF	grants received*	\$0	0%	\$0	-1%	\$0	-1%
	miscellaneous **	5	2%	52	17%	4	2%
	subtotal	\$5	2%	\$52	17%	\$4	2%
Total revenue		\$258	100%	\$299	100%	\$229	100%
Expenses (x000)							
CAPITAL	debt payments	\$231	91%	\$402	95%	\$401	96%
	capital projects		0%	0	0%	0	0%
	grants awarded		0%	0	0%	0	0%
	subtotal	\$231	90%	\$402	94%	\$401	95%
NONCAPITAL	policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
	operating/maintenance/other		0%	24	6%	21	5%
	administration	25	10%	0	0%	0	0%
	subtotal	\$25	10%	\$24	6%	\$21	5%
Total expenses		\$256	100%	\$426	100%	\$422	100%
net change in fund balance		2		(127)		(193)	
Fund balance - ending		(\$4,440)		(\$4,442)		(\$4,315)	