

City of South Daytona

Community Redevelopment Agency 2010 Annual Report And Financial Statement

March 31, 2011



US1 Streetscape Project: Section A Beville Road to Big Tree Road Phase I – Undergrounding of Utilities/Decorative Lighting

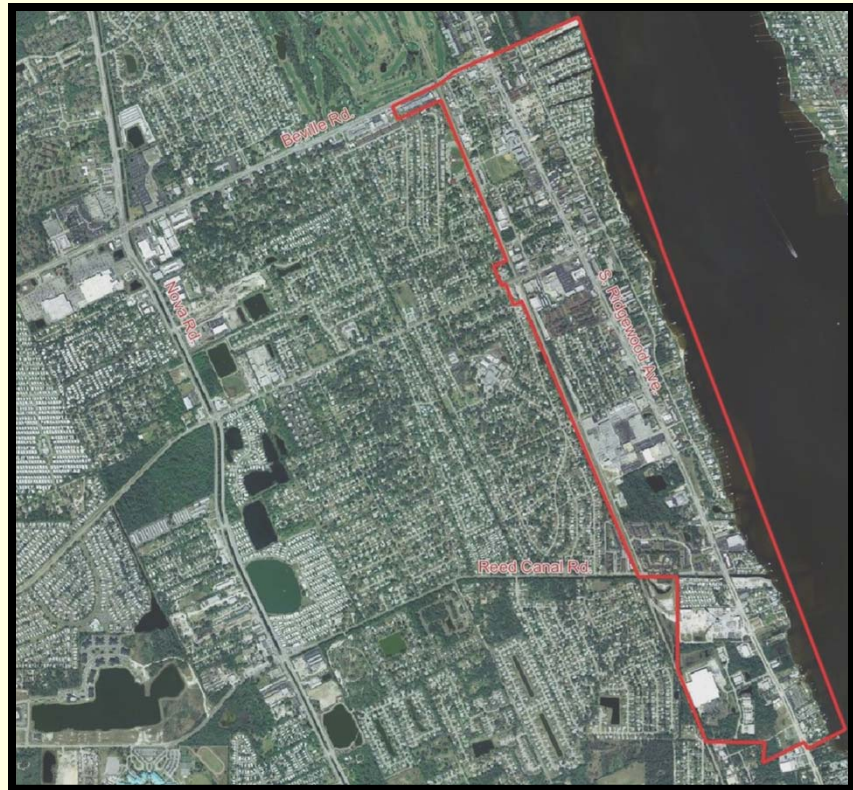
Community Redevelopment Agency Board Members and Redevelopment District Boundaries

Community Redevelopment Agency Board Members

Chairman George F. Locke, III
Vice Chairwoman Nancy Long
Brandon Young
Lisa O'Neal
Ralph G. Schoenherr

Redevelopment District Boundaries

The Community Redevelopment District encompasses approximately one-third of the City's land area and runs the entire length of the City from Beville Road to the South City limits and from the railroad track to the Halifax River.



Current Status of CRA Plan

- CRA created in 1997
- U.S.1 corridor public improvements
- Community policing & Code Enforcement
- Blight removed/land cleared
- U.S.1 development: International Hair Academy, Halifax Landing Condominium, retail centers, restaurants
- Sunshine Park Town Center planning
- Ongoing improvements along commercial corridor
- Plan updated in 2008

2011 Planned Redevelopment Projects

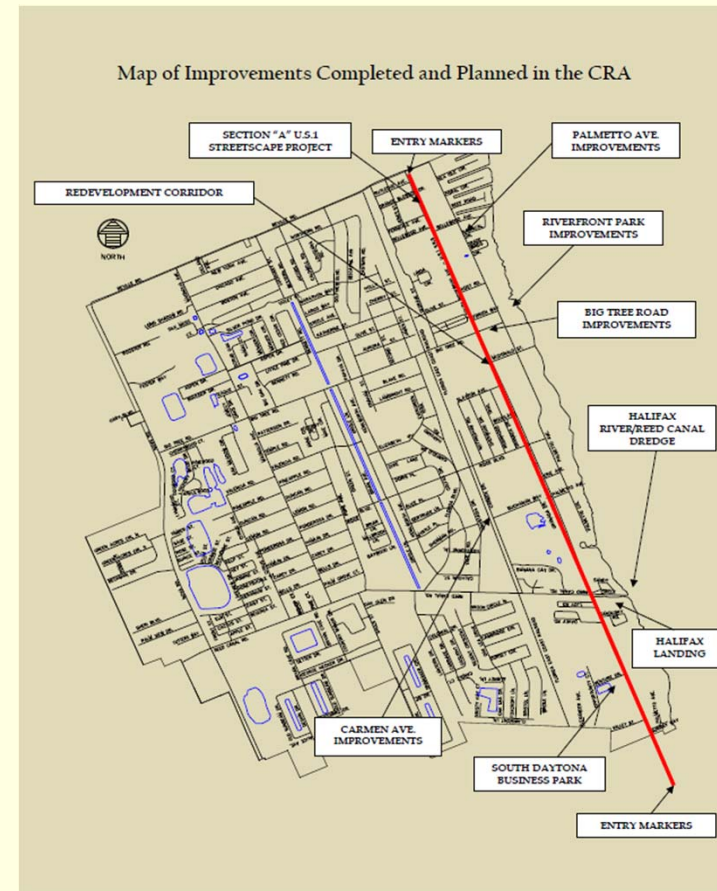
2011 Planned Projects:

US1 Corridor Redevelopment & US1 Streetscape Project:

- ☐ US1 Streetscape Section A Completion
- ☐ Incentive Development for Mixed-Use and Cluster Development

Waterfront Development:

- ☐ Public Access
- ☐ Dredging Projects
- ☐ Riverfront Park Improvements



2010 Accomplishments

Capital Projects and
Public Amenities Improvements



Private Catalyst Projects



Code Enforcement and Community Policing



Façade Grants and Green Initiatives

2010 Accomplishments Capital Projects

US1 Streetscape Project Status:

During 2009, Section A (Beville Road to Big Tree Road) Phase I of the US1 Streetscape was completed with redevelopment funds and FDOT LAP funding. Phase I included undergrounding of all utilities, removal of old utility poles and overhead wires and installation of decorative street lights along the corridor. The dramatic difference is pictured to the right.

The City of South Daytona has received \$4,244,655 from FDOT through the Volusia County TPO to complete Section A of the US1 Streetscape project. Elements to be completed in the next phase of construction include: roadway resurfacing, curb replacement, sidewalk improvements and landscaping. Construction is expected to begin by May 2011 with completion of the work by February 2012.



2010 Accomplishments Capital Projects

Public Access to Waterfront Status:

Riverfront Park Improvements:

- (1) Boat Parking/Public Access Expansion: This project was completed in April 2010. This project was funded by the Volusia County Port Authority Coastal Partnership Program, the Florida Inland Navigation District (FIND) Waterways Assistance Program and City of South Daytona funds. The project provides additional public access to the Halifax River and Intracoastal Waterway.
- (2) Boat Ramp Extension Project: This project was approved for funding in September 2010 and will be completed during 2011.



Reed Canal Dredging Status: The City obtained a St. Johns River Water Management District dredging permit during 2009. As of February 2011, Florida Wildlife Services completed their informal consultation with the Army Corps of Engineers. According to the Army Corps of Engineers an approved permit should be forthcoming by March 2011. Grant funding will be researched for the future dredging project.

2010 Accomplishments Private Projects

Sunshine Park Mall/Town Center Update:

During 2010 a new call center was opened at the mall. The Volusia County Economic Development Department was instrumental in assisting the mall owner in placing this new tenant in South Daytona. The call center has created approximately 200 jobs with an average salary of \$25,000 per job. The call center expects to double the amount of available positions by the summer of 2011.

Sunshine Park Mall Property



The mall has a new director of commercial properties and the City will continue to work with the mall owner/staff to identify development opportunities in which we can partner. Major renovations for a Town Center are still on hold but the owner is planning on some smaller scale renovations and upgrades to the mall as the economy allows.

2010 Accomplishments Private Projects

Redevelopment of Vacant Properties and Private Development Status:

The Halifax Landing Condominium is the only newly constructed high-density condominium development on the riverfront. There is no demand for high-density residential development in the current economy. As a result, the City of South Daytona Community Development Department completed a Comprehensive Plan amendment to the future land use designation in the high-density zoned locations along the waterfront. The amendment allows vacant waterfront parcel owners to request at the local level, a more flexible mixed-use land use designation in those areas.

Additionally, during 2010 the City worked with Volusia County Economic Development staff to implement an Anchor Project Development resolution as a development incentive. The resolution was approved in February 2011 and will allow the City to extend approximately half of the existing CRA (from Ridge Boulevard to the South City limits) through 2050. Any future development agreements for the identified area will require County approval and must provide significant public improvements such as, but not limited to, public access to the waterfront.



2010 Accomplishments Code Enforcement

■ Code Enforcement:

■ Apartments/Condominium Units

- 928 units are located within the CRA boundaries which accounts for 73% of these types of units in the City of South Daytona

■ Rental Properties

- There are approximately 277 rental units in the CRA which accounts for 35% of the rental units in the entire City of South Daytona (787 total rental units)

■ Code Enforcement

- During 2010, there were a total of 3,572 code enforcement issues citywide with 580 (16%) of those taking place in the redevelopment district

■ Permitting, Plan Review and Inspections

- Citywide: 1,295 Permits; Value: \$7,277,351; Permit Fees: \$132,151.52
- CRA only: 350 Permits; Value: \$3,171,226; Permit Fees: \$40,366.45

2010 Accomplishments Community Policing

■ Community Policing:

■ Community Policing Staff Levels:

- Currently have 1 officer on each patrol shift for a total of 4 patrol officers in the CRA.
- 1 full-time and one part-time officer assigned as community crime prevention officers that work out of the police department and the Sunshine Park Mall Community Relations Office which are both located in the CRA.

■ Community Crime Prevention Officer Activities: (note – all listed activities are not funded with Redevelopment Trust Fund dollars but are part of an overall effort to make our CRA/City safer and provide outreach to our citizens)

- | | |
|---|---|
| • Annual Fishing Tournament | • Parks & Recreation Events (5K Race, Family Bicycle Day, Native American Festival) |
| • Bicycle Helmet Safety Program | • Patrol of Parks and Neighborhoods |
| • Citizens Alert | • School Advisory Committee |
| • Citizens Patrol | • Seniors vs. Crime Program |
| • Crime-Free Multi-Family Housing Program | • Sex Offenders Program |
| • Gun Safety Courses | • South Daytona Elementary Patrol/Presence |
| • Homeowner Association Meetings | • Santa for Seniors Council on Aging |
| • Kailynne Memorial Ride | • Toys for kids Christmas at CIT and SD Elementary |
| • Law Enforcement Torch Run | • White Cane Event |
| • Light the Night Halloween Event | • Various Community Events |
| • McGruff the Crime Dog | |
| • Night Out Against Crime | |

2010 Accomplishments Community Policing

Community Crime Information:

■ Calls for service in CRA :

- 2009 – 11,160 (31 calls per day)
- 2010 – 12,335 (34 calls per day)

■ Crime Levels Citywide:

- Aggravated Assault is up 53%
- Domestic Violence is up 11%
- Robbery is down 21.4%
- Shoplifting is up 40%

■ Number of Calls for Services Citywide:

- 2009 - 29,922 (82 calls per day)
- 2010 – 31,340 (86 calls per day)

■ Total Arrests in South Daytona:

- Fraud Arrests up 120%
- Drug Arrests up 62%
- DUI Arrests up 15%

Community Policing Outreach Activities



2010 Façade Grants Accomplishments

Façade Improvement Grants:

During 2010, Warner Christian Academy was the recipient of a CRA Façade Improvement Program Grant. Warner was provided with a matching grant for painting of the school buildings on their campus. The school received \$15,000 of Façade Improvement Grant funding and invested an additional \$84,000 of their own funding toward the improvements.

Before



After



2010 Green Initiatives Accomplishments

Green Initiatives:

(not funded with Redevelopment Trust Funds but noteworthy)

- ☐ The State of Florida Energy Conservation Block Grant (EECBG) is funding several activities in coordination with the City of South Daytona including:
 - Solar hot water tank in the City of South Daytona Fire Department located with the CRA
 - Energy conservation classes are being held monthly at the Piggotte Community Center located in the CRA
 - LED lighting at the Reed Canal Park parking lot
 - Comprehensive Sustainability Action Plan
- ☐ Participate in Volusia County Inter-Local Sustainability Working Group
- ☐ South Daytona certified as Green Government (09.08.09); Green Mission Statement; Green South Daytona webpage on city website
- ☐ Ongoing energy usage monitoring with Eniscope installed by EKON Energy Management Group
- ☐ On-going efforts towards energy conservation

Orlando Sentinel Article: Grant funds new solar water heater for South Daytona firefighters

December 13, 2010 By Ludmilla
Lelis, Orlando Sentinel
SOUTH DAYTONA – City firefighters
now have solar-heated water at
the fire station, thanks to a
community grant that covers
energy efficiency and other
environmentally-friendly projects.
Solar-Fit Energy Management
Systems retrofitted the existing
120-gallon tank at the station at
1672 S. Ridgewood Ave., city
officials said. That included two
solar water heating panels, a solar
circulating pump, temperature
sensors, a control system and
necessary plumbing, insulation and
valves. The city had received a
larger grant for energy
conservation practices that
covered the \$4,600 cost to
convert the water heater.
[http://articles.orlandosentinel.com/
2010-12-13/news/os-south-daytona-
fire-solar-water-20101213#solar-
water-water-heater-grant-funds](http://articles.orlandosentinel.com/2010-12-13/news/os-south-daytona-fire-solar-water-20101213#solar-water-water-heater-grant-funds)



2011 Planned Activities in the CRA



**US1 Corridor
Redevelopment**

US1 Streetscape

**Waterfront
Redevelopment**

Financial Condition of CRA and the Redevelopment Trust Fund

Financial Condition of CRA & Redevelopment Trust Fund	
Assets	
Cash and Investments	\$417,874
Capital Assets	<u>\$6,568,092</u>
Total Assets:	\$6,985,966
Liabilities	
Accounts Payable	\$43,153
Notes Payable	<u>\$5,296,735</u>
Total Liabilities:	\$5,339,888
Net Assets	
Reserved for Encumbrances	\$2,876
Reserved for Redevelopment Projects	<u>1,643,202</u>
Total Net Assets:	\$1,646,078

Financial Condition of CRA and the Redevelopment Trust Fund

Statement of Revenues, Expenses and Changes in Net Assets Fiscal Year Ended September 30, 2010

Revenues	
Ad Valorem Taxes	\$1,885,686
Grants	25,000
Investment Earnings	<u>2,769</u>
Total Revenues:	\$1,913,455
Expenses	
Personal Services	\$107,402
Legal	25,436
Planning	39,936
Interest	238,727
Grants to Private Organizations	<u>15,000</u>
Total Expenses:	\$426,501
Transfers	
Transfers In	0
Transfers Out	<u>\$(1,197,196)</u>
Total Transfers:	\$(1,197,196)
Change in Net Assets:	\$289,758
Total Net Assets – Beginning:	\$1,356,320
Total Net Assets – Ending:	\$1,646,078

Summary of CRA Funded Operating and Capital Expenses for 2010

2010 Expenditures	
Capital Projects	
US1 Streetscape	<u>\$60,246</u>
Total:	\$60,246
Community Redevelopment	
Personal Services	\$107,402
Operating Expenses	<u>65,372</u>
Total:	\$172,774
Business Incentive Programs	
Warner Christian Academy – Façade Improvement Grant	<u>\$15,000</u>
Total:	\$15,000
Other Fund Transfers	
General Fund – Community Policing	<u>\$1,197,196</u>
Total:	\$1,197,196
Total Operating and Capital Expenditures:	\$1,445,216

Summary of CRA Funded Project Expenditures from 1997 - 2010

FY 1997 – 2010 Expenditures in CRA	
Capital Projects	
Carmen Avenue Landscape	\$14,172
Palmetto Avenue Landscape/Sidewalk	177,149
US1 Median Lighting	38,775
US1 Streetscape Project	5,677,652
US1 Sanitary Sewer Project	102,370
Traffic Impact Study	10,000
Grants to Private Organizations	
Grants for landscaping/façade improvements/sign compliance	\$384,873
Miscellaneous Improvements	
Purchase and Installation of Banner Poles	\$16,925
City Entrance Median Signs	24,866
Total Project Expenditures:	\$6,446,782

Taxing Authorities

Taxing Authority	FY 10 Millage Rate	FY 10 Increment Revenues
Volusia County	5.90250	\$723,706
City of South Daytona	5.77810	\$779,772
Halifax Hospital District	2.00000	\$303,326
Ponce Inlet Port Authority	0.09290	\$12,618
East Volusia Mosquito Inlet	0.20800	\$28,265
Volusia ECHO/Forever	0.26320	\$37,999
	Total:	\$1,885,686

Note: 10/1/2009 - 9/30/2010

Redevelopment & Operating Capital Budget for 2010 - 2011

2010 – 2011 Redevelopment & Operating Budget	
Community Development	
Personal Services	\$105,821
Operating Expenses	48,479
Debt Service	<u>472,847</u>
Total:	\$627,147
Business Incentive Programs	
Grants to Private Organizations	\$0
Other Fund Transfers	
General Fund	\$565,728
Total Operating and Capital Budget	\$1,192,875

CRA District Taxable Valuation

Fiscal Year	Tax Year	TIF Year	CRA Certified Final Valuation
1997-1998	1997	Base Year	\$116,601,454
1998-1999	1998	1	\$119,683,863
1999-2000	1999	2	\$122,819,371
2000-2001	2000	3	\$127,627,338
2001-2002	2001	4	\$132,649,698
2002-2003	2002	5	\$139,915,737
2003-2004	2003	6	\$146,914,507
2004-2005	2004	7	\$162,615,354
2005-2006	2005	8	\$210,518,991
2006-2007	2006	9	\$284,219,341
2007-2008	2007	10	\$312,911,716
2008-2009	2008	11	\$281,564,832
2009-2010	2009	12	\$258,508,023

For the second consecutive year, the CRA valuation has decreased mirroring valuation trends throughout the county, state, and nation. The amount of decrease below the prior year is \$23,056,809 or 8.2%. Moreover, the CRA valuation is now \$54,403,693 or 17.39% below the peak valuation of \$312,911,716 obtained in fiscal year 2007-2008. In conjunction with decreased valuations, tax increment receipts from participating taxing authorities have also decreased over the past two years from a high of \$2,146,978 in FY 2007-2008 to \$1,885,686 in FY 2009-2010. This decrease has limited funding available for redevelopment area programs such as landscape grants, façade improvement grants, and heightened community policing services. Devaluation of CRA parcels, along with other city properties, is expected to continue over the next few years further hampering redevelopment efforts.