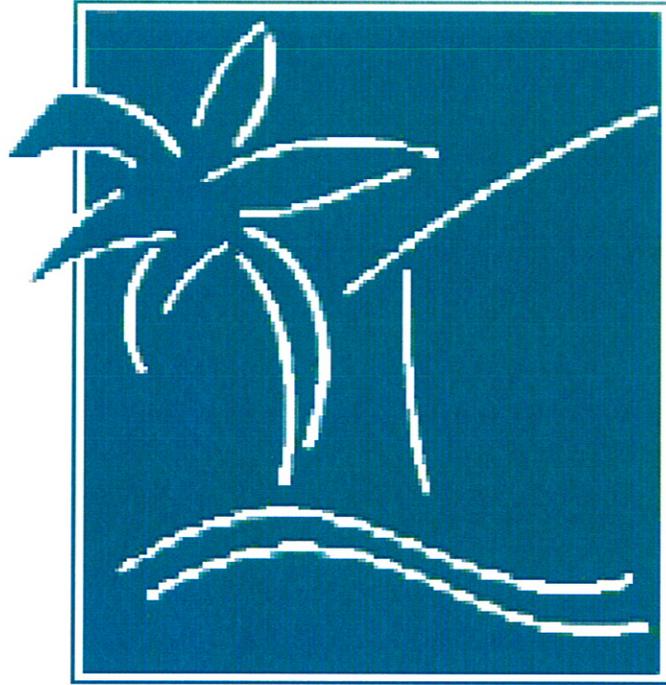


NEW SMYRNA BEACH



COMMUNITY REDEVELOPMENT

AGENCY

2008 ANNUAL REPORT

CITY OF NEW SMYRNA BEACH
CITY COMMISSION

SALLY MACKAY, MAYOR
JACK GRASTY, VICE MAYOR
LYNNE PLASKETT, COMMISSIONER
RANDY RICHENBERG, COMMISSIONER
JAMES HATHAWAY, COMMISSIONER

JOHN HAGOOD, CITY MANAGER

COMMUNITY REDEVELOPMENT AGENCY

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DOUGLAS HODSON
JAMES KOSMAS
THOMAS WILLIAMS
CYNTHIA LYBRAND
CHARLES BELOTE

STAFF

KEVIN FALL, CRA DIRECTOR
NOELEEN FOSTER, CRA COORDINATOR
MICHELLE MARTIN, PROJECT MANAGER
CLAUDIA SOULIE, ADMINISTRATIVE ASSISTANT

signage, and an entrance feature at the western end of the project. The project area extends from the Florida East Coast (FEC) railroad west to North Myrtle Avenue and, once complete, will complement the existing streetscape project completed in 1993 by the CRA on Canal Street from US 1 to Riverside Drive.

The canal is a historical remnant from the early development of the New Smyrna Beach area and exists under the present day main street, appropriately called Canal Street. A drainage system utilizing a canal liner has been designed to function inside the existing canal that runs under the sidewalk along the north side of the street. This portion of the work is fully funded by the State and is intended to stabilize the drainage system to improve storm water flow through the system and to protect adjacent properties.

The streetscape element of the project is intended to improve the aesthetic value and development appeal of the roadway through resurfacing, construction of new sidewalks and curbs, new pedestrian and roadway lighting, landscaping and new street furnishings such as trash cans, benches and bicycle racks. Once completed, West Canal Street will retain existing on-street parking and two-lane design, however bicycle lanes will also be provided. Additionally, all overhead utilities within the project area will be relocated underground.

The streetscape will also include the construction of an entrance feature (archway) similar to the existing coquina archway on east Canal Streetscape installed in 1993. The entrance feature will be enhanced with new landscaping, sidewalks, underground lighting and decorative fencing.

Additionally, a new parking lot located was constructed one block north of Canal Street, at the corner of Julia Street and Lewis Street, to provide both temporary and long term parking to support the redevelopment of the area.

Although a design-build contract was awarded in June of 2007, a variety of issues have delayed the project throughout the past year. These issues were primarily related to additional design work for the proposed canal liner, a complete design for the relocation of electrical facilities, and the resolution of several anticipated utility infrastructure conflicts (both private and public utilities). The design of the electrical facilities requires the procurement of permanent utility easements from many property owners. Although the easements requests were communicated with the affected property owners, none of the required easements had been executed as of September 30, 2008.

Final design approval and construction of the West Canal Streetscape and Drainage project is anticipated in 2009. The project is funded with federal funds (administered through the State) in the amount of \$2,161,577 and CRA tax increment funds in the amount of \$400,000.

FLAGLER AVENUE BOARDWALK

The Flagler Avenue Boardwalk, located at the eastern terminus of Flagler Avenue, is one of the most popular and widely used projects constructed by the CRA in the City. The Boardwalk provides free parking, public restrooms and showers, and a pedestrian promenade enjoyed by visitors and residents of the City. The site also provides facilities for staff and equipment of the Volusia County Beach Management Division.

The Boardwalk was reconstructed by the CRA in 2000 and has since encountered significant levels of deterioration. Adverse weather conditions (hurricanes and noreasters), patronage, time and the extreme high saline environment have contributed to the decline of the facilities and have resulted in unsafe conditions.

Due to the continued deterioration of the sub surface/foundation of the Flagler Avenue Boardwalk facilities, the CRA issued a Request for Qualifications (RFQ) to solicit professional coastal engineering assistance to provide for the design of remedial improvements to the Flagler Avenue Boardwalk foundation, seawall and sub structure. The design contract is intended to determine the extent, and cause of, the deterioration and to create permit ready design alternatives to provide a long-term construction solution. Upon conclusion of the RFQ process, the City awarded a contract to Halcrow Inc., for the design of the improvements to the sub surface, foundation and seawall at the Flagler Avenue Boardwalk. The project is targeted for completion within twelve (12) weeks from notice to proceed, however the contract had not been negotiated and/or executed as of September 30, 2008. The CRA has appropriated \$200,000 of tax increment funds in the adopted CRA 2008 budget.

ESTHER STREET PARK AQUISITION

The CRA partnered with the New Smyrna Beach City Commission in a successful grant application from the Florida Communities Trust to purchase property at the eastern terminus of Esther Street. The City had secured funding from the Florida Communities Trust in the amount of \$2,700,000, and the CRA provided funding in the amount of \$1,325,000 to meet the total acquisition cost of \$4,400,000.

The Esther Street Park project is intended to relieve localized flooding and drainage failures experienced by the surrounding residential area during heavy storm events. The acquisition of this property enables a design that will provide storm water collection and retention thereby resulting in the removal of ninety percent (90%) of the pollutants prior to its reaching the Indian River. Other project elements include off street parking, dune restoration, marine turtle habitat enhancement, and a multi-use trail.

MARY AVENUE STREETSCAPE

The Mary Avenue Streetscape project is intended to serve as a “demonstration project” for the CRA in the west side neighborhood area. The existing conditions along Mary Avenue are not unlike similar residential streets in the west side neighborhoods; substandard public right of way, historic trees, buildings and structures at or adjacent to right of way, lack of sidewalks and/or safe designated pedestrian/bicycle areas.

Improvements to Mary Avenue will create an attractive gateway, particularly with the intersecting commercial corridor (US 1), and provide on street parking, new pedestrian and roadway lighting, sidewalk upgrades and a bicycle path. The CRA utilized the assistance of local residents and community members in the overall development of the final design for the Mary Avenue Streetscape project.

The remaining element of the project is the coordination with the Florida East Coast (FEC) Railway to develop re-construction plans for the existing railroad crossing. The total cost of the project is estimated at \$1,600,000 and is fully funded with tax increment revenues in the adopted CRA 2008 budget. Due to the required coordination with the FEC, project construction is slated to begin in 2009.

SOUTH ORANGE STREETSCAPE & PARKING LOT IMPROVEMENTS

The South Orange Streetscape and Parking Lot Improvements project will provide an upgrade to an existing storm water system (to alleviate prolonged flooding) and an upgrade to aging infrastructure elements such as, including repaving, new curbs and gutters, sidewalks, landscaping, lighting, and burying of secondary electric lines.

The project will also include “bump-outs” at the intersections and new landscaping within the project area, to calm traffic and add aesthetic value to the street. Coordination continues to occur with the Utilities Commission staff to include water line improvements as well.

The CRA will also reconstruct the existing Orange Street Parking area with a paved and striped surface that will maximize the public parking capacity of the site. Design work for the South Orange Streetscape and the Orange Street Parking Lot is nearing completion. The project is fully funded with tax increment revenues and is targeted for construction to begin in 2009. The total cost of the project is estimated at \$1,100,000.

PROPERTY IMPROVEMENT GRANT PROGRAM

The CRA has grant programs to provide financial assistance to property owners to invest in their properties: the Residential and Non Residential Property Improvement Grant Programs.

The Residential Property Improvement Grant was initiated in 2007 to provide assistance in improving the exterior appearance of residential structures and encourage investment in residential neighborhoods within the Community Redevelopment Area. The objective of this grant program is to encourage investment in residential neighborhoods that exist within the District. The appearance of homes plays an important role in creating a positive image of the overall area while improving the quality of life in the community.

The Property Improvement Grant Program was initiated in 1990 to assist local businesses and property owners in upgrading their properties by providing financial incentives to help offset the full cost of the improvements. The program is also intended to help guide individual site design to support the overall design themes contained in the CRA design guidelines and create an atmosphere to stimulate reinvestment, enhance new business growth, development and job opportunities within the District.

The CRA funded property improvement grants in the amount of \$43,161 in 2008.

GRANTS & AIDS

The CRA Board adopted a Grants and Aids Program in 2006 to assist existing businesses and organizations in generating positive regional publicity for the District and New Smyrna Beach and to help increase the flow of business and tourism dollars into the District. The Program criteria require the demonstration that the grant activity will generate positive regional attention to the area and will enhance the economic viability of the District.

In 2008, the CRA awarded grants in the amount of \$56,500 in the year of 2008.

CANAL STREET & US 1 LANDSCAPE LEASE

The CRA has negotiated a Landscape Lease Agreement with the Florida East Coast (FEC) Railway for the immediate southwest corner of US 1 and Canal Street in an effort to enhance this key entrance into historic downtown Canal Street. The corner has been vacant and neglected over the years and has been an eyesore for years. It is anticipated that the landscape plans and agreement will be executed and project construction will commence in 2009. The cost of the project, including the initial lease payment, is estimated at \$5,000, and includes landscaping, decorative archway entrance feature and connectivity to the existing sidewalk.

REDEVELOPMENT PLAN UPDATE

The CRA has approved funds to update its overall plan and evaluate its goals, objectives, and direction – including its Capital Improvement Plan and projected cost of projects, with an added emphasis on developing a financially sound redevelopment plan.

Additionally, the CRA will coordinate with local community partners including Volusia County and the Southeast Volusia Hospital District to provide solutions to further the redevelopment goals of the area, prioritize existing projects and lay the groundwork for the future of the CRA.

The CRA last updated its Redevelopment Plan in 1995. Since that time, a number of projects have been successfully implemented, including the Canal Street and Flagler Avenue Streetscapes, City Marina, Flagler Avenue Boardwalk, and various parks and parking facilities

This update will include all relevant elements including but not necessarily limited to existing conditions/base mapping, property/parcel information, existing and future land uses, existing codes and land use regulations, physical inventory, multi-modal transportation assessment and capital improvements planning. Additionally, in an effort to maximize the limited funds available to the CRA program, the CRA desires economic analyses to be completed that support the timing and validity of the Capital Improvements Plan.

With this plan update the CRA will continue to promote local economic development through coordinated efforts with the local business community in projects that enhance the overall economic climate of the CRA area. The project is funded with tax increment funds and is included in the 2008 CRA budget in the amount of \$120,000.

FINANCIAL CONDITION

The New Smyrna Beach Community Redevelopment Agency is in sound financial condition. The data presented in these pages shows the Agency's financial condition as of September 30, 2008 as reported in the City's Comprehensive Annual Financial Report. The balance sheet shows that the CRA has assets of over \$9.5 million to support annual operations and planned capital improvements. The CRA has a very limited current debt level, and all current debt is targeted for retirement in 2013.

CRA BALANCE SHEET SEPTEMBER 30, 2008

Assets:

Cash and Cash Equivalents	\$9,465,422
Petty Cash	\$ 150
Receivables - Parking	\$ 1,800
Receivables – Other Governmental Agencies	\$ 121,407
Prepaid Expenses	\$ 1,225
Prepaid Insurance Liability	<u>\$ 1,951</u>
Total	\$9,591,955

Liabilities and Fund Balances:

Accounts Payable and Other Current Liabilities	\$ 14,612
Construction Retainage	\$ 32,166
Deferred Revenue	\$ 121,407
Reserved for Encumbrances	\$2,058,620
Reserve for Prepaids	\$ 3,176
Reserve for Capital Projects	\$2,662,000
Reserved for Community Redevelopment Projects	<u>\$4,699,974</u>
Total	\$9,591,955

CRA STATEMENT OF REVENUE AND EXPENDITURES SEPTEMBER 30, 2008

Revenue:

Taxes	\$ 977,397
Intergovernmental	\$2,279,274
Miscellaneous	<u>\$ 209,979</u>
Total	\$3,466,650

Expenditures:

Economic Environment ¹	\$ 826,477
Other Financing Sources (Uses)	
Transfers In (Out)	<u>\$(-2,136,251)</u>

Excess Revenue over Expenditure and other uses \$ 503,922

Fund Balance, beginning of year \$8,919,849
Fund Balance, end of year \$9,423,770

¹ Expenditure for economic environment includes personal services, operating expenses and capital outlay.