

County of Volusia

Community Redevelopment Areas Fiscal Year 2020 - 2021

Prepared in coordination with cities
By Growth & Resource Management





COUNTY COUNCIL



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COUNTY CHAIR



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AT-LARGE



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DISTRICT 3



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DISTRICT 4



DR. FRED LOWRY
DISTRICT 5



GEORGE RECKTENWALD
COUNTY MANAGER



Community Redevelopment Areas, Fiscal Year 2020-2021

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ANNUAL REPORTS (Links to city publications provided below)

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Volusia County Community Redevelopment Areas

FY 2021 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 2021, 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 2021, largely due to the increase in TIF revenues and an overall decrease in spending. The combined total fiscal year-end 2021 fund balance was just over \$15M.

Combined TIF for all CRAs from all taxing authorities increased by 45% in FY 2021.

Since 2011, Volusia CRAs spent 75% of their total expenses on capital related items - \$57m in debt payments, \$64m for capital, and \$8m on grants awarded for property and façade improvements.

**Volusia County
Summary for Seventeen CRAs
as of September 30, 2021**

**1991-2021 cumulative
county TIF contributions:
\$110,224,838**

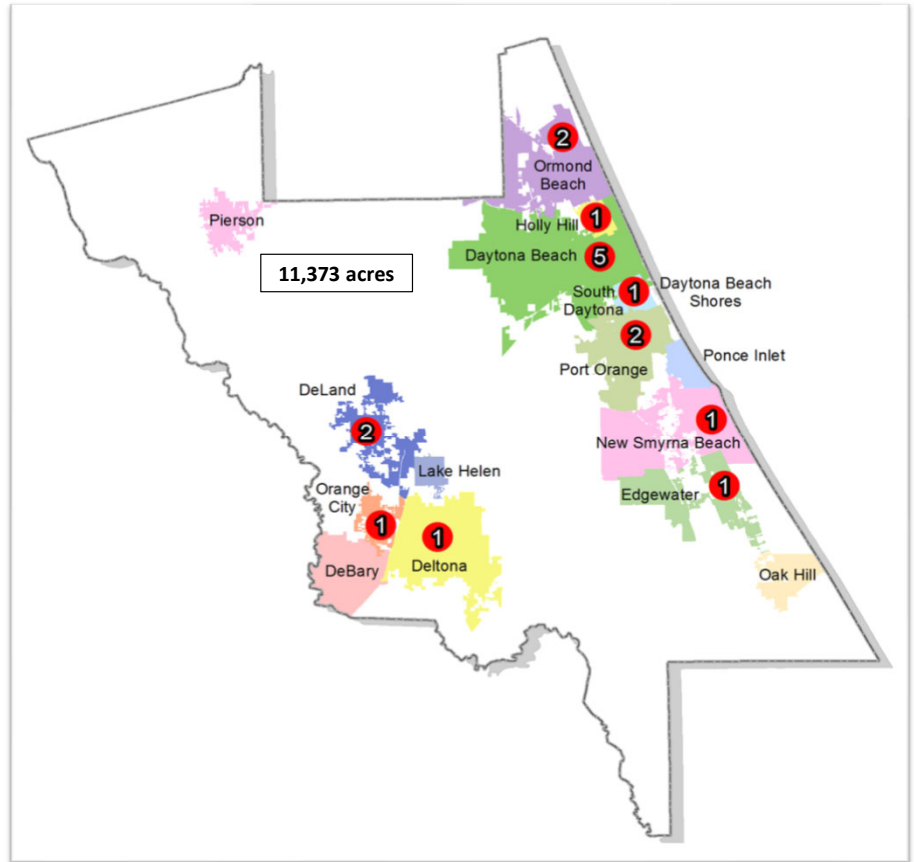
contact:

Briana Peterson, Volusia County

Land acquisition and construction accomplishments

examples:

- streetscaping
- property acquisition
- property improvements
- utility improvements
- roadway improvements



2021

Total for seventeen CRAs

Total Debt (\$ x 000)

initial date	from 2001 to 2020
amount of initial debt	\$65,397
balance	\$43,812
maturity	from 2023 to 2036

Personnel: 11 FTE (\$ x 000)

\$1,162

- 3.0 redevelopment director
- 1.0 redevelopment technician
- 3.5 community policing officers
- 1.0 admin specialist
- .5 code enforcement
- 1.0 resource center director
- 1.0 admin assistant i

Primary expenditures in 2021

Capital, debt payments, administration, operating and maintenance, and grants awarded

Revenues (x 000)

	FY 2021	% total	FY 2020	% total	FY 2019	% total
county TIF	\$7,567	44%	\$7,090	54%	\$6,457	49%
hospital TIF	1,158	7%	255	2%	218	2%
city TIF	7,624	46%	3,895	30%	3,464	27%
subtotal	\$16,349	98%	\$11,240	86%	\$10,139	79%

NON TIF

grants received	\$50	0%	\$1,270	10%	\$1,024	8%
miscellaneous	234	1%	497	4%	1,661	13%
subtotal	\$284	2%	\$1,767	14%	\$2,685	21%

Total revenue	\$16,633	100%	\$13,007	100%	\$12,824	100%
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Expenses (x000)

CAPITAL						
debt payments	\$5,326	43%	\$5,731	39%	\$5,352	45%
capital projects	1,509	11%	5,907	39%	2,683	22%
grants awarded	2,321	19%	245	2%	379	3%
subtotal	\$9,156	74%	\$11,883	80%	\$8,414	71%

NONCAPITAL

policing/enforcement program	\$511	4%	\$577	4%	\$538	5%
operating/maintenance/other	2,023	16%	1,643	11%	2,272	19%
administration	681	6%	674	5%	699	6%
subtotal	\$3,215	26%	\$2,894	20%	\$3,509	29%

Total expenses	\$12,371	100%	\$14,777	100%	\$11,923	100%
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net change in fund balance	4,262	(1,770)	901			
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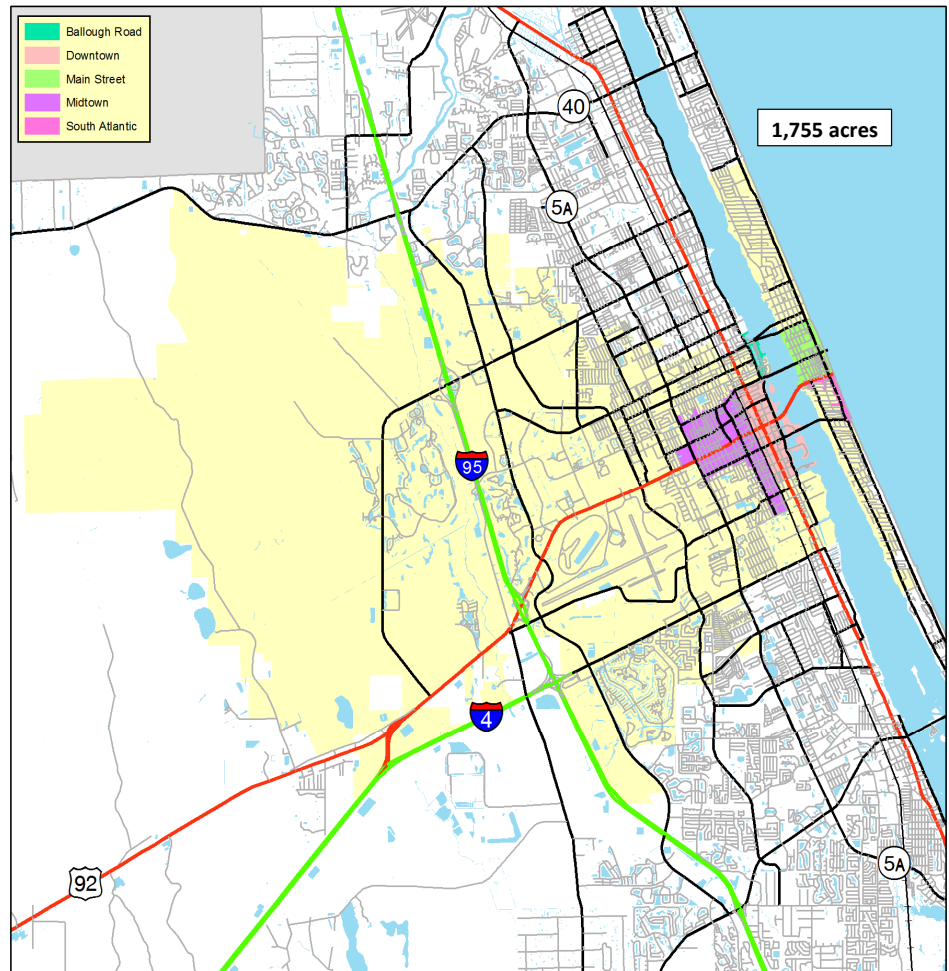
Fund balance - ending	\$15,213	\$9,181	\$15,940			
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Daytona Beach Summary for Five Daytona Beach CRAs

**1991-2021 cumulative
county TIF contributions:
\$60,512,347**

CRA board: city commission

contact: Ken Thomas, redevelopment director



2021			FY 2021	% total	FY 2020	% total	FY 2019	% total	
		Revenues (x 000)							
Debt (\$ x 000)		county TIF	\$3,182	45%	\$3,197	48%	\$3,039	47%	
initial date	2001-2020	TIF hospital TIF	540	8%	185	3%	171	3%	
amount of initial debt	\$29,084	city TIF	3,023	44%	3,049	47%	3,003	47%	
balance	\$24,516	subtotal	\$6,744	98%	\$6,430	98%	\$6,213	98%	
maturity	2024-2031								
		NON TIF grants received	\$0	0%	\$0	0%	\$0	0%	
		miscellaneous	108	2%	108	2%	114	2%	
		subtotal	\$108	2%	\$108	2%	\$114	2%	
Personnel: 3.01 FTE (\$ x 000)		\$321	Total revenue	\$6,853	100%	\$6,538	100%	\$6,327	100%
1.01 redevelopment director									
1.00 technician			Expenses (x000)						
1.00 admin specialist			CAPITAL debt payments	\$2,839	46%	\$2,896	64%	\$2,895	76%
*paid to city employees directly or through transfer			capital projects	276	4%	794	17%	54	1%
			grants awarded	2,216	35%	151	3%	116	3%
			subtotal	\$5,331	85%	\$3,841	84%	\$3,066	80%
Primary expenditures			NONCAPITAL policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
-debt payments			operating/maintenance/other	537	9%	316	7%	342	9%
-capital projects			administration	435	7%	406	9%	431	11%
			subtotal	\$972	15%	\$723	16%	\$773	20%
			Total expenses	\$6,304	100%	\$4,563	100%	\$3,839	100%
			net change in fund balance	549		1,975		2,488	
			Fund balance - ending	\$10,621		\$10,072		\$8,095	

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

**1991-2021 cumulative
county TIF contributions:
\$1,783,141**

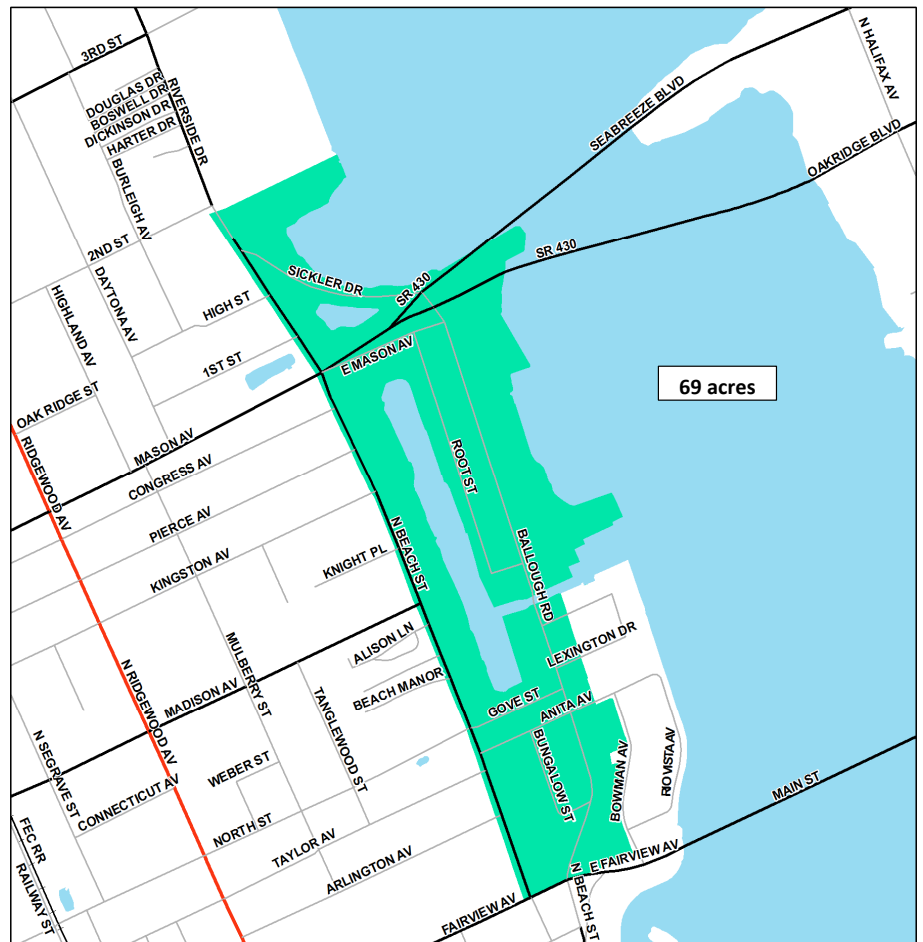
CRA board: city commission
contact: Ken Thomas, redevelopment director

**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:

- Completion of Sweetheart trail connections
- Support Daytona Design District



2021			FY 2021	% total	FY 2020	% total	FY 2019	% total	
		Revenues (x 000)							
Debt (\$ x 000)	0	TIF	county TIF	\$97	46%	\$101	48%	\$92	46%
		hospital TIF	16	8%	6	3%	5	3%	
		city TIF	92	44%	96	46%	91	46%	
Personnel: 0.01 FTE (\$ x 000)	13*		subtotal	\$206	99%	\$203	98%	\$188	96%
*paid to city employees directly or through transfer									
		NON TIF	grants received	\$0	0%	\$0	0%	\$0	0%
			miscellaneous	3	1%	5	2%	8	4%
			subtotal	\$3	1%	\$5	2%	\$8	4%
Primary expenditures			Total revenue	\$208	100%	\$208	100%	\$196	100%
-capital projects									
			Expenses (x000)						
		CAPITAL	debt payments		0%		0%	\$0	0%
			capital projects	251	83%	117	67%	36	34%
			grants awarded	0	0%		0%	0	0%
			subtotal	\$251	83%	\$117	67%	\$36	34%
		NONCAPITAL	policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
			operating/maintenance/other	36	12%	29	17%	54	52%
			administration	15	5%	28	16%	15	14%
			subtotal	\$50	17%	\$57	33%	\$69	66%
			Total expenses	\$301	100%	\$174	100%	\$105	100%
			net change in fund balance	(93)		34		91	
			Fund balance - ending	\$1,480		\$1,573		\$1,539	

**Daytona Beach
Downtown CRA
1982-2036**

**1991-2021 cumulative
county TIF contributions:
\$12,255,090**

CRA board: city commission

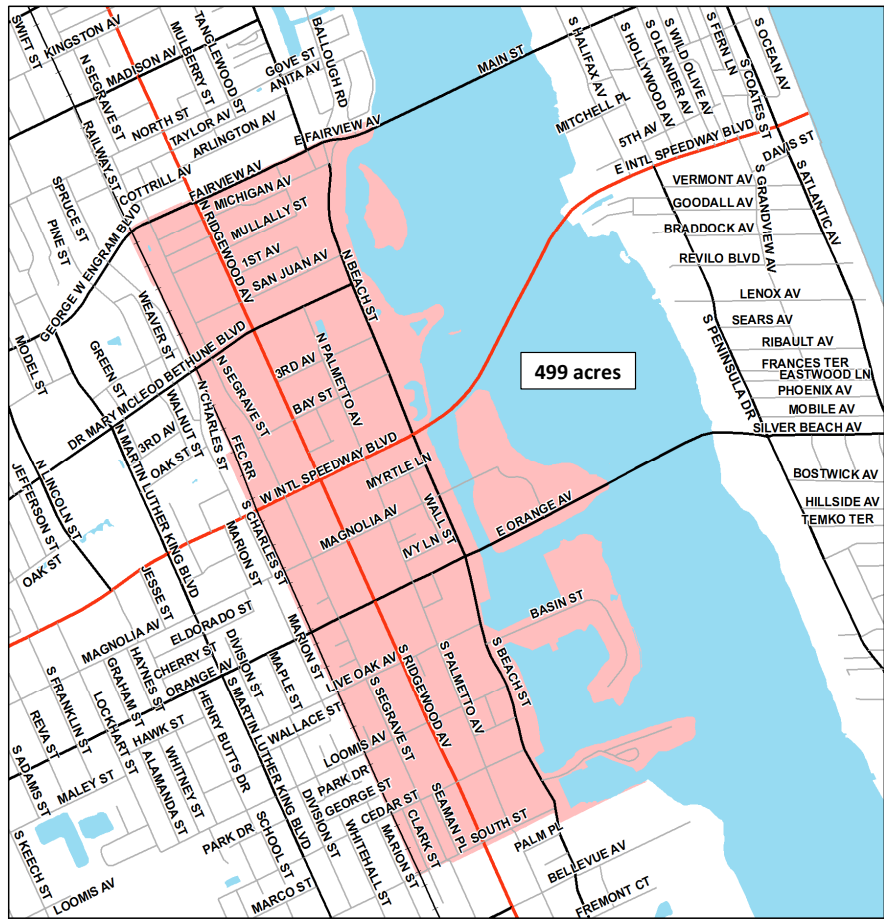
contact: Ken Thomas, redevelopment director

**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:

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



2021			FY 2021		% total		FY 2020		% total		FY 2019		% total	
			Revenues (x 000)											
Debt (\$ x 000)	bank loan		TIF	county TIF	\$567	45%	\$559	47%	\$521	46%				
initial date	2009			hospital TIF	96	8%	32	3%	29	3%				
amount of initial debt	\$2,287			city TIF	539	42%	529	45%	515	46%				
balance	\$1,197			subtotal	\$1,203	95%	\$1,120	95%	\$1,065	95%				
maturity	2028													
purpose	Magnolia streetscape		NON TIF	grants received	\$0	0%	\$0	0%	\$0	0%				
project status	complete			miscellaneous	67	5%	62	5%	61	5%				
				subtotal	\$67	5%	\$62	5%	\$61	5%				
Personnel: 1.00 FTE (\$ x 000)			\$117*	Total revenue		\$1,270	100%	\$1,182	100%	\$1,126	100%			
.57 redevelopment director			Expenses (x000)											
.40 admin specialist			CAPITAL	debt payments	\$173	6%	\$173	28%	\$172	33%				
0.03 technician				capital projects	25	1%	72	12%	22	4%				
*paid to city employees directly or through transfer				grants awarded	2,216	79%	121	19%	80	15%				
				subtotal	\$2,414	86%	\$366	59%	\$274	53%				
Primary expenditures			NONCAPITAL	policing/enforcement program	\$0	0%	\$0	0%	\$0	0%				
-administration				operating/maintenance/other	274	10%	132	21%	114	22%				
-debt payments				administration	130	5%	125	20%	129	25%				
				subtotal	\$404	14%	\$257	41%	\$242	47%				
			Total expenses		\$2,819	100%	\$623	100%	\$516	100%				
			net change in fund balance		(1,549)		559		610					
			Fund balance - ending		\$839		\$2,388		\$1,829					

**1991-2021 cumulative
county TIF contributions:
\$40,862,233**

		FY 2021	% total	FY 2020	% total	FY 2019	% total
Revenues (x 000)							
TIF	county TIF	\$2,089	47%	\$2,163	49%	\$2,117	48%
	hospital TIF	355	8%	125	3%	120	3%
	city TIF	1,985	44%	2,065	47%	2,092	48%
	subtotal	\$4,429	99%	\$4,354	99%	\$4,328	99%
NON TIF	grants received	\$0	0%	\$0	0%	\$0	0%
	miscellaneous	36	1%	37	1%	39	1%
	subtotal	\$36	1%	\$37	1%	\$39	1%
	Total revenue	\$4,464	100%	\$4,391	100%	\$4,367	100%
Expenses (x000)							
CAPITAL	debt payments	\$2,454	87%	\$2,511	89%	\$2,513	87%
	capital projects	0	0%	0	0%	0	0%
	grants awarded	0	0%	14	0%	34	1%
	subtotal	\$2,454	86%	\$2,525	89%	\$2,547	87%
NONCAPITAL	policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
	operating/maintenance/other	192	7%	122	4%	164	6%
	administration	172	6%	169	6%	193	7%
	subtotal	\$364	14%	\$291	11%	\$357	13%
Total expenses		\$2,818	100%	\$2,816	100%	\$2,904	100%
net change in fund balance		1,647		1,574		1,464	
Fund balance - ending		\$6,336		\$4,689		\$3,115	

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

**2000-2021 cumulative
county TIF contributions:
\$1,674,085**

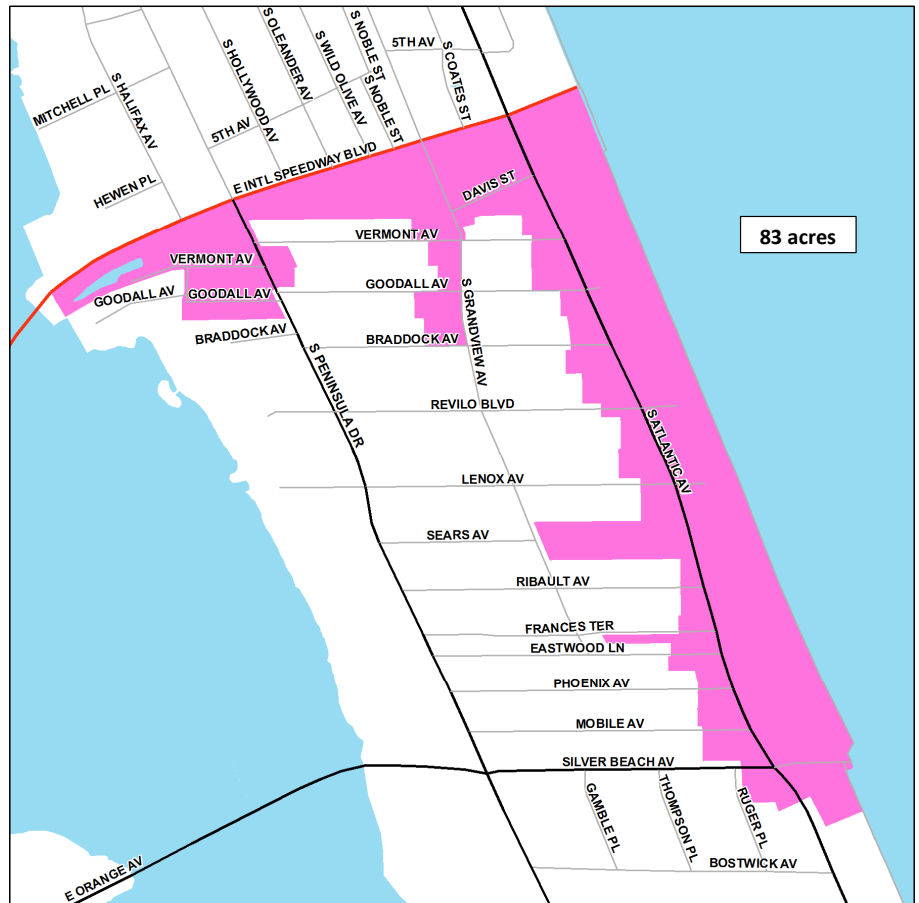
CRA board: city commission
contact: Ken Thomas, redevelopment director

**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



2021	
Debt (\$ x 000)	0
Personnel: 0.00 FTE (\$ x 000)	\$1,799*
*paid to city employees directly or through transfer	
Primary expenditures	
-operating/maintenance/other	

	FY 2021	% total	FY 2020	% total	FY 2019	% total
Revenues (x 000)						
county TIF	\$117	47%	\$97	49%	\$59	49%
hospital TIF	20	8%	6	3%	3	3%
city TIF	110	45%	92	47%	58	48%
TIF subtotal	\$246	100%	\$195	99%	\$120	100%
grants received	\$0	0%	\$0	0%	\$0	0%
miscellaneous	1	0%	1	0%	0	0%
NON TIF subtotal	\$1	1%	\$1	1%	\$0	0%
Total revenue	\$247	101%	\$196	100%	\$120	100%
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%
CAPITAL subtotal	\$0	0%	\$0	0%	\$0	0%
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other	2	45%	2	46%	0	100%
administration	2	55%	3	54%	0	0%
NONCAPITAL subtotal	\$3	100%	\$5	100%	\$0	0%
Total expenses	\$3	100%	\$5	100%	\$0	0%
net change in fund balance	244		191		120	
Fund balance - ending	\$636		\$392		\$201	

DeLand
Summary for Two
DeLand CRAs

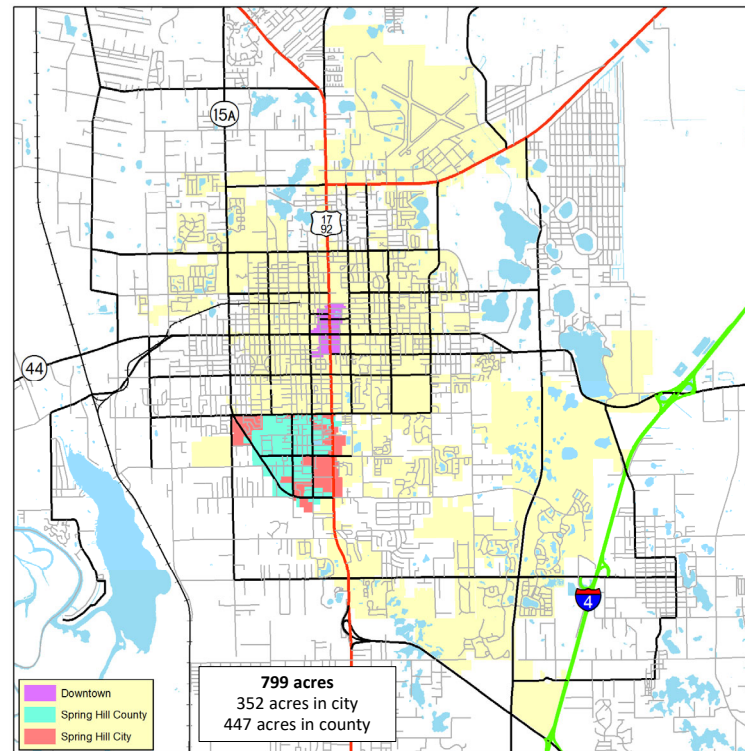
1991-2021 cumulative
county TIF contributions:
\$4,388,493

2 CRA boards:

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

contact:

Mike Grebosz, assistant city manager



2021	
Debt (\$ x 000)	\$1,013
Personnel: 2.00 FTE (\$ x 000)	\$107
<i>paid to city employees directly or through transfer</i>	
Primary expenditures	
capital projects-streetscaping and resource center	

	FY 2021	% total	FY 2020	% total	FY 2019	% total
Revenues (x 000)						
county TIF	\$394	29%	\$329	24%	\$184	10%
hospital TIF	90	7%	91	7%	64	4%
city TIF	331	24%	272	20%	193	11%
subtotal	\$815	60%	\$691	51%	\$442	25%
NON TIF						
grants received	\$50	4%	\$580	42%	\$140	8%
miscellaneous	88	6%	94	7%	1202	67%
subtotal	\$137	10%	\$674	49%	\$1,343	75%
Total revenue	\$953	70%	\$1,365	100%	\$1,784	100%
Expenses (x000)						
CAPITAL						
debt payments	\$0	0%	\$0	0%	\$0	0%
capital projects	222	33%	922	67%	200	23%
grants awarded	7	1%	23	2%	22	2%
subtotal	\$229	34%	\$944	69%	\$221	25%
NONCAPITAL						
policing/enforcement program	0	0%	0	0%	0	0%
operating/maintenance/other	453	66%	362	26%	607	70%
administration	0	0%	66	5%	44	5%
subtotal	453	66%	429	31%	651	75%
Total expenses	\$681	100%	\$1,373	100%	\$872	100%
net change in fund balance	271		(7)		912	
Fund balance - ending	\$1,661		\$1,390		\$1,397	

**DeLand
Downtown CRA
1984-2036**

**1991-2021 cumulative
county TIF contributions:
\$3,262,650**

CRA board:

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

contact:

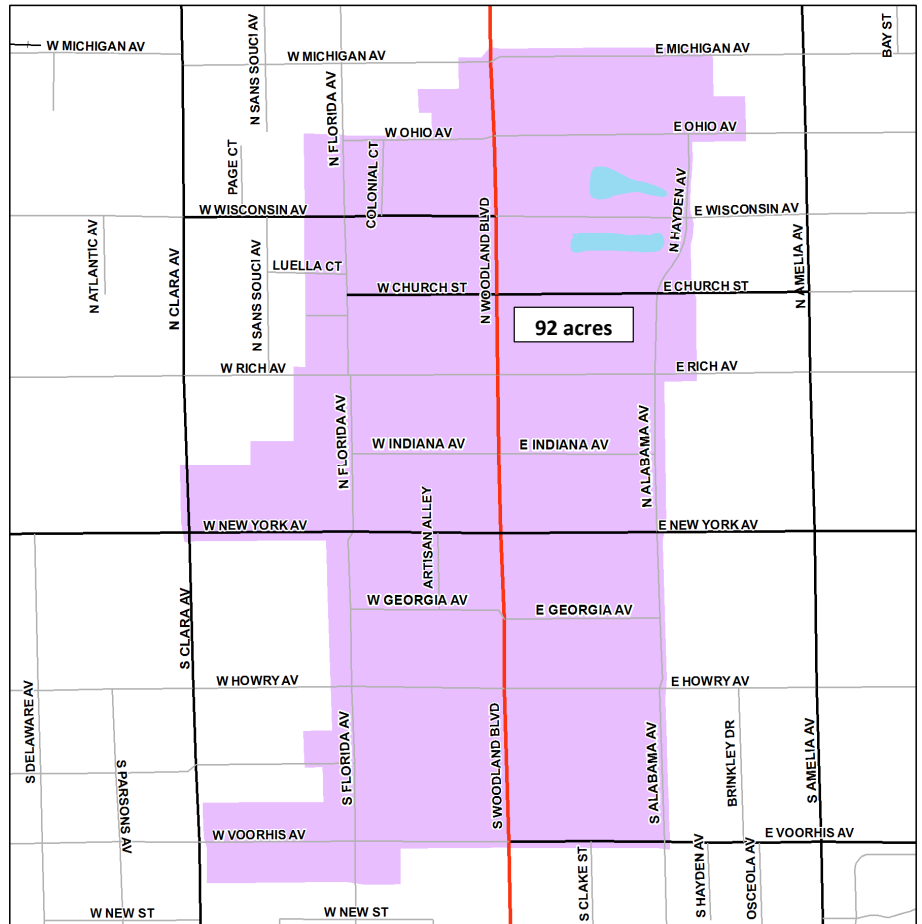
Mike Grebosz, assistant city manager

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

-streetscaping	\$2
-Fish Building improvements	0
-parking lot improvements	0
-parks	0
-utility box art	0
-street banner poles	72
-wayfinding signs	91
total:	\$167

Current focus of plan:

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



2021				FY 2021	% total	FY 2020	% total	FY 2019	% total	
			Revenues (x 000)							
Debt (\$ x 000)	revenue note		TIF	county TIF	\$212	34%	\$202	33%	\$155	15%
Amount of Initial Debt	\$500			hospital TIF	57	10%	65	11%	57	6%
Debt Balance	\$448			city TIF	255	42%	232	40%	180	18%
Debt Maturity	6/1/2034			subtotal	\$525	87%	\$500	85%	\$392	40%
Purpose	construction loan		NON TIF	grants received	\$0	0%	\$0	0%	\$0	0%
Project Status	not started yet			miscellaneous	78	13%	86	15%	581.315	60%
				subtotal	\$78	13%	\$86	15%	\$581	60%
				Total revenue	\$603	100%	\$586	100%	\$973	100%
			Expenses (x000)							
Personnel: 0.00 FTE (\$ x 000)	0*		CAPITAL	debt payments	\$0	0%	\$0	0%	\$0	0%
*paid to city employees directly or through transfer				capital projects	163	41%	1	0%	19	4%
				grants awarded	0.85	0%	20	7%	17	5%
				subtotal	\$164	41%	\$21	7%	\$35	10%
			NONCAPITAL	policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
Primary expenditures				operating/maintenance/other	237	59%	260	93%	329	90%
-Operating and maintenance				administration	0	0%	0	0%	0	0%
				subtotal	\$237	59%	\$260	93%	\$329	90%
			Total expenses		\$401	100%	\$281	100%	\$364	100%
			net change in fund balance		202		305		609	
			Fund balance - ending		\$1,272		\$1,070		\$765	

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

**2004-2021 cumulative
county TIF contributions:
\$1,125,843**

CRA board:

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

contact:

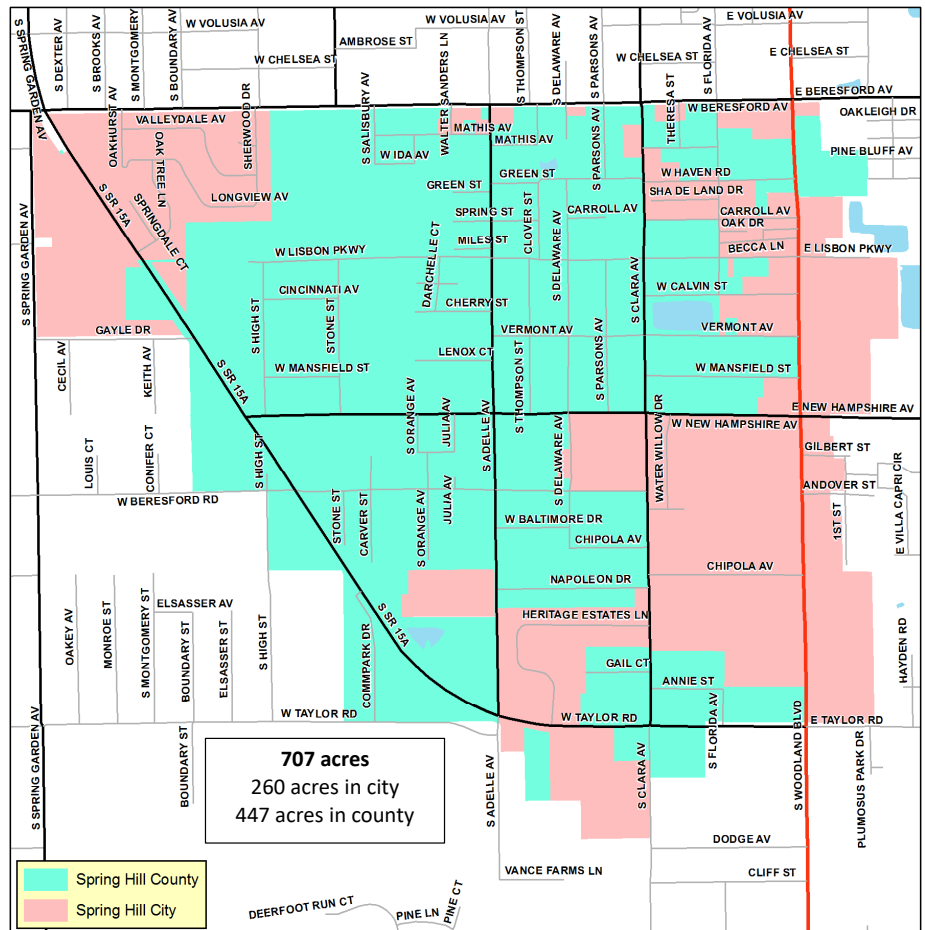
Mike Grebosz, assistant city manager

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

-building acquisition/improvement	\$0
-land acquisition	0
-new resource center	61
-lighting	0
total:	\$62

Current focus of plan:

-operation of Community Resource Center
-property improvement grants
-sewer connection grants



2021	
Debt (\$ x 000)	Revenue Note
Amount of Initial Debt	\$610
Debt Balance	\$565
Debt Maturity	6/1/2039
Purpose	20 yr loan-construction
Project Status	almost complete
Personnel: 2.00 FTE (\$ x 000)	\$107*
1.00 Spring Hill Center Director	
1.00 Admin Assistant I	

*paid to city employees directly or through transfer

Primary expenditures

-capital projects: Community Resource Center

Revenues (x 000)

	FY 2021	% total	FY 2020	% total	FY 2019	% total
TIF						
county TIF	\$182	52%	\$127	16%	\$30	5%
hospital TIF	33	9%	25	3%	7	1%
city TIF	76	22%	39	5%	13	2%
subtotal	\$290	83%	\$191	25%	\$50	6%
NON TIF						
grants received	\$50	14%	\$580	74%	\$140	17%
miscellaneous*	10	3%	8	1%	621	77%
subtotal	\$60	17%	\$588	75%	\$761	94%
Total revenue	\$350	100%	\$780	100%	\$811	100%

Expenses (x000)

CAPITAL						
debt payments	\$0	0%	\$0	0%	\$0	0%
capital projects	\$59	21%	\$921	84%	181	36%
grants awarded	\$6	2%	\$3	0%	5	1%
subtotal	\$65	23%	\$923	85%	\$186	37%
NONCAPITAL						
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other**	\$216	77%	\$102	9%	278	55%
administration	\$0	0%	\$66	6%	44	9%
subtotal	\$216	77%	\$168	15%	\$322	63%
Total expenses	\$281	100%	\$1,091	100%	\$508	100%
net change in fund balance	69		(312)		303	
Fund balance - ending	\$389		\$320		\$632	

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

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

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

**Deltona
Deltona CRA
2017-2036**

**2017-2021 cumulative
county TIF contributions:
\$283,158**

CRA board: city commission

contact: Ron Paradise, Director of Planning
and Development

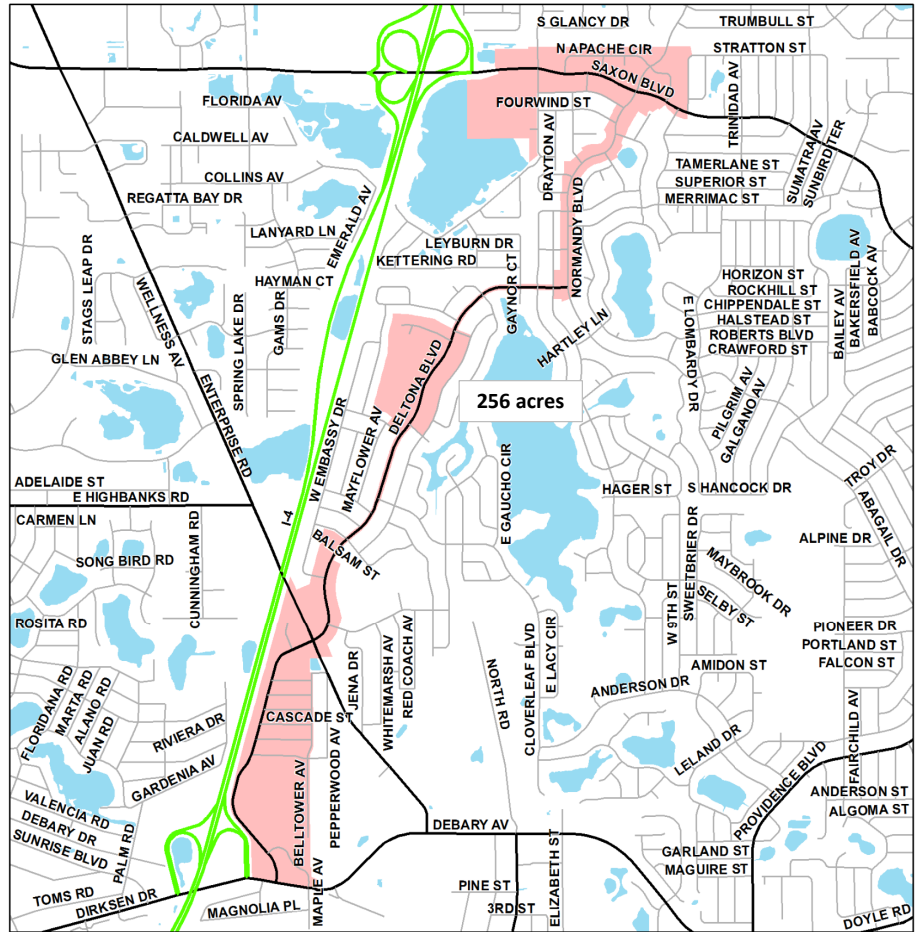
**Land acquisition and construction accomplishments
since 2017 (\$ x 000):**

N/A

total: \$0

Current focus of plan:

blighted conditions



2021			FY 2021	% total	FY 2020	% total	FY 2019	% total	
Debt (\$ x 000)	none	Revenues (x 000)							
		TIF	county TIF	\$109	39%	\$88	40%	\$51	40%
			city TIF	167	59%	131	58%	75	58%
			subtotal	\$276	99%	\$219	99%	\$126	99%
Personnel: 0.00 FTE (\$ x 000)	\$0	NON TIF	grants received	\$0	0%	\$0	0%	\$0	0%
			miscellaneous*	3	1%	3	1%	1	1%
			subtotal	\$3	1%	\$3	1%	\$1	1%
			Total revenue		\$279	100%	\$222	100%	\$127
Primary expenditures N/A		Expenses (x000)							
		CAPITAL	debt payments	\$0	0%	\$0	0%	\$0	0%
			capital projects	6	75%	0	0%	0	0%
			grants awarded	0	0%	0	0%	0	0%
			subtotal	\$6	75%	\$0	0%	\$0	0%
		NONCAPITAL	policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
			operating/maintenance/other	2	25%	0	0%	0	0%
			administration	0	0%	0	0%	0	0%
			subtotal	\$2	25%	\$0	0%	\$0	0%
		Total expenses		\$7	100%	\$0	0%	\$0	0%
net change in fund balance		272		222		127			
Fund balance - ending		\$701		\$429		\$207			

Edgewater Edgewater CRA 2015-2035

**2015-2021 cumulative
county TIF contributions:
\$374,131**

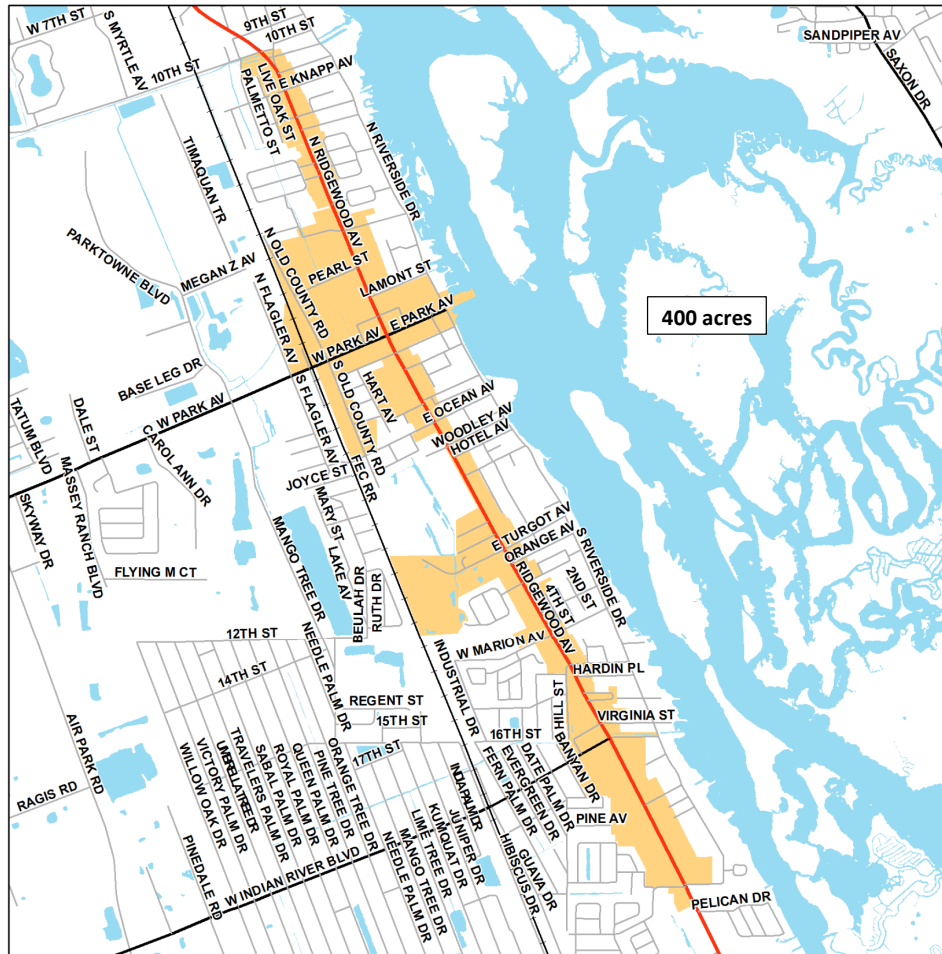
CRA board: city council
contact: Samantha Bergeron,
parks & recreation director

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

Property demolition	\$7
total:	\$7

Current focus of plan:

- capital projects
- façade grants



2021			FY 2021		FY 2020		FY 2019		
			% total		% total		% total		
Debt (\$ x 000)	none	Revenues (x 000)							
		TIF county TIF	\$137	43%	\$92	44%	\$69	45%	
		TIF city TIF	178	56%	117	56%	85	55%	
		subtotal	\$315	100%	\$209	100%	\$154	100%	
Personnel: 0.00 FTE (\$ x 000)	\$0	grants received	\$0	0%	\$0	0%	\$0	0%	
		miscellaneous*	1	0%	0	0%	0	0%	
		NON TIF subtotal	\$1	0%	\$0	0%	\$0	0%	
		*paid to city employees directly or through transfer							
Total revenue			\$316	100%	\$209	100%	\$154	100%	
Primary expenditures	capital projects	Expenses (x000)							
		CAPITAL debt payments	\$0	0%	\$0	0%	\$0	0%	
		CAPITAL capital projects	353	97%	62	100%	0	0%	
		CAPITAL grants awarded	12	3%	0	0%	0	0%	
		CAPITAL subtotal	\$365	100%	\$62	100%	\$0	0%	
		NONCAPITAL policing/enforcement program	\$0	0%	\$0	0%	\$0	0%	
		NONCAPITAL operating/maintenance/other	0	0%	0	0%	0	0%	
		NONCAPITAL administration	0	0%	0	0%	0	0%	
		NONCAPITAL subtotal	\$0	0%	\$0	0%	\$0	0%	
		Total expenses							
		net change in fund balance			(48)		147		154
		Fund balance - ending			\$405		\$453		\$306

Holly Hill Holly Hill CRA 1995-2026

**1995-2021 cumulative
county TIF contributions:
\$15,167,112**

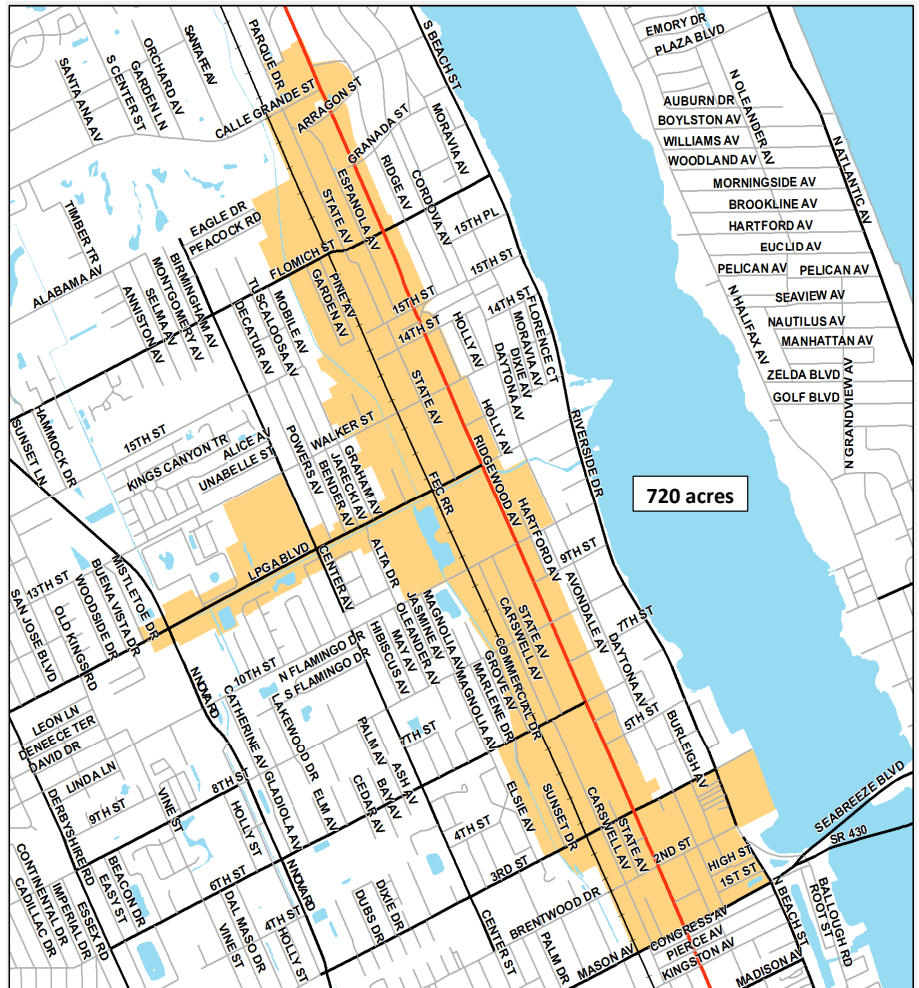
CRA board: mayor, city commission
contact: John Cox, Economic Director/CRA Coordinator

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
-Pictona	\$1,721
total:	\$10,688

Current focus of plan:

- infrastructure improvements
- property improvements
- underground utilities
- completion of Pictona Phase II
- sewer extension



2021		
Debt (\$ x 000)	note	refunding note
initial date	2013	2005 (2012 refinanced)
amount of		
initial debt	\$5,000	\$6,331
balance	\$2,110	\$1,885
maturity	2026	2026
purpose	utilities under-grounding	water/sewer improvements, The Market improvements, middle school acquisition and improvements
project status	in-progress	complete

Personnel: 4.50 FTE (\$ x 000) \$241*
1.00 CRA director
2.00 community policing officers
0.5 Code Enforcement Officer
**paid to city employees directly or through transfer*

Primary expenditures

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

		FY 2021	% total	FY 2020	% total	FY 2019	% total
Revenues (x 000)							
TIF	county TIF	\$1,169	44%	\$1,164	37%	\$1,128	35%
	hospital TIF	198	7%	67	2%	64	2%
	city TIF	1,254	47%	1,176	37%	1,169	36%
	subtotal	\$2,621	99%	\$2,407	76%	\$2,361	73%
NON TIF	grants received	\$0	0%	\$498	16%	\$834	26%
	miscellaneous	25	1%	260	8%	27	1%
	subtotal	\$25	1%	\$757	24%	\$860	27%
Total revenue		\$2,647	100%	\$3,164	100%	\$3,221	100%
Expenses (x000)							
CAPITAL	debt payments	\$854	54%	\$857	24%	\$859	27%
	capital projects	0	0%	1,906	54%	929	30%
	grants awarded	71	5%	55	2%	131	4%
	subtotal	\$925	59%	\$2,818	80%	\$1,920	61%
NONCAPITAL	policing/enforcement program	\$181	12%	\$280	8%	\$322	10%
	operating/maintenance/other	248	16%	310	9%	821	26%
	administration	83	5%	46	1%	83	3%
	recreation*	138	9%	61	2%		
	subtotal	\$651	41%	\$698	18%	\$1,226	39%
Total expenses		\$1,576	100%	\$3,515	98%	\$3,146	100%
net change in fund balance		1,070		(351)		75	
Fund balance - ending		\$6,230		\$5,160		\$5,511	

*new division

**New Smyrna Beach
CRA
2015-2035**

**2015-2021 cumulative
county TIF contributions:
\$1,346,101**

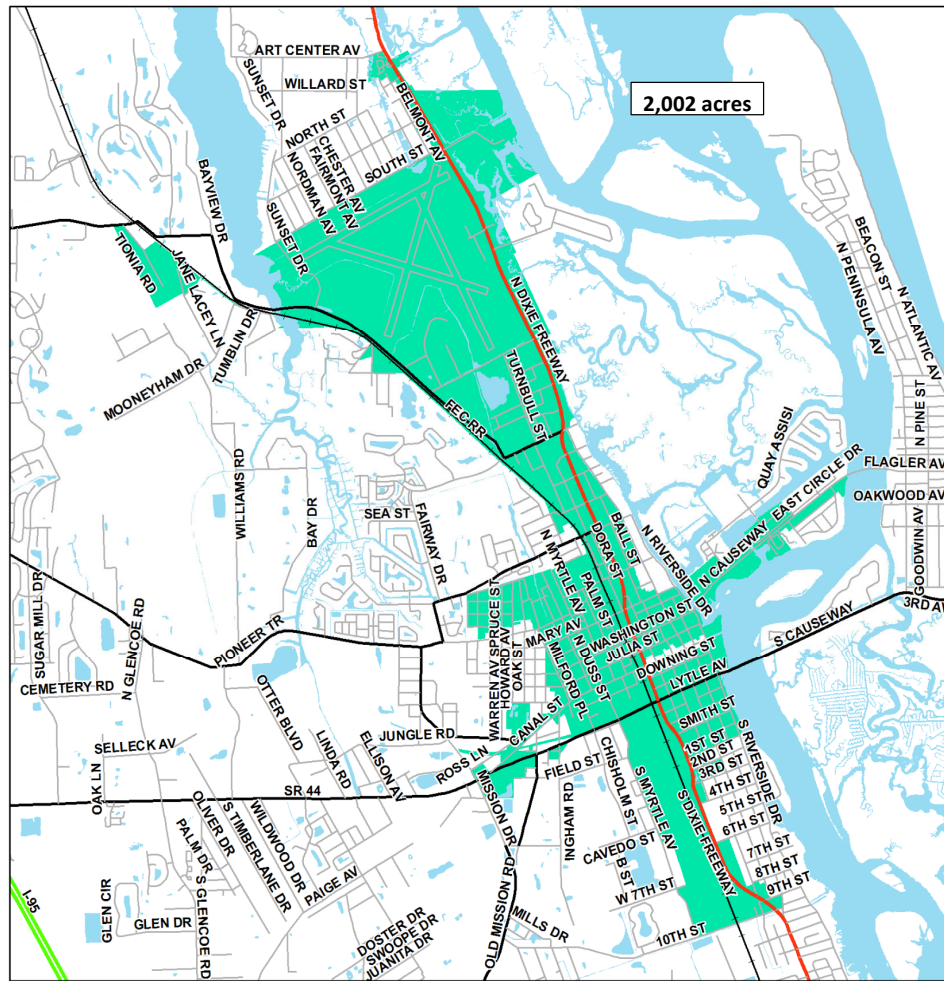
CRA board: city commission
contact: Christopher Edwards,
CRA/economic development director

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

property acquisition and demolition	\$111
US 1 streetscaping and landscaping	112
Railroad St. improvements	0
Affordable housing	77
Pettis Park/Jefferson Ave. parking	343
total:	\$643

Current focus of plan:

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



		FY 2021	% total	FY 2020	% total	FY 2019	% total
Revenues (x 000)							
TIF	county TIF	\$458	49%	\$352	48%	\$283	48%
	city TIF	482	51%	370	51%	298	51%
	subtotal	\$940	100%	\$722	99%	\$581	99%
NON TIF	grants received	\$0	0%	\$0	0%	\$0	0%
	miscellaneous	3	0%	11	1%	6	1%
	subtotal	\$3	0%	\$11	1%	\$6	1%
Total revenue		\$944	100%	\$733	100%	\$588	100%
Expenses (x000)							
CAPITAL	debt payments	\$0	0%	\$0	0%	\$0	0%
	capital projects	239	97%	10	12%	68	39%
	grants awarded	0	0%	0	0%	0	0%
	subtotal	\$239	97%	\$10	12%	\$68	39%
NONCAPITAL	policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
	operating/maintenance/other	6	3%	75	88%	107	61%
	administration	0	0%	0	0%	0	0%
	subtotal	\$6	3%	\$75	88%	\$107	61%
Total expenses		\$246	100%	\$85	100%	\$175	100%
net change in fund balance		698		648		413	
Fund balance - ending*		\$1,914		\$1,216		\$568	

Primary expenditures
- capital projects
-affordable housing
-public infrastructure enhancements

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

Debt (\$ x 000) none

2021

**2014-2021 cumulative
county TIF contributions:
\$750,727**

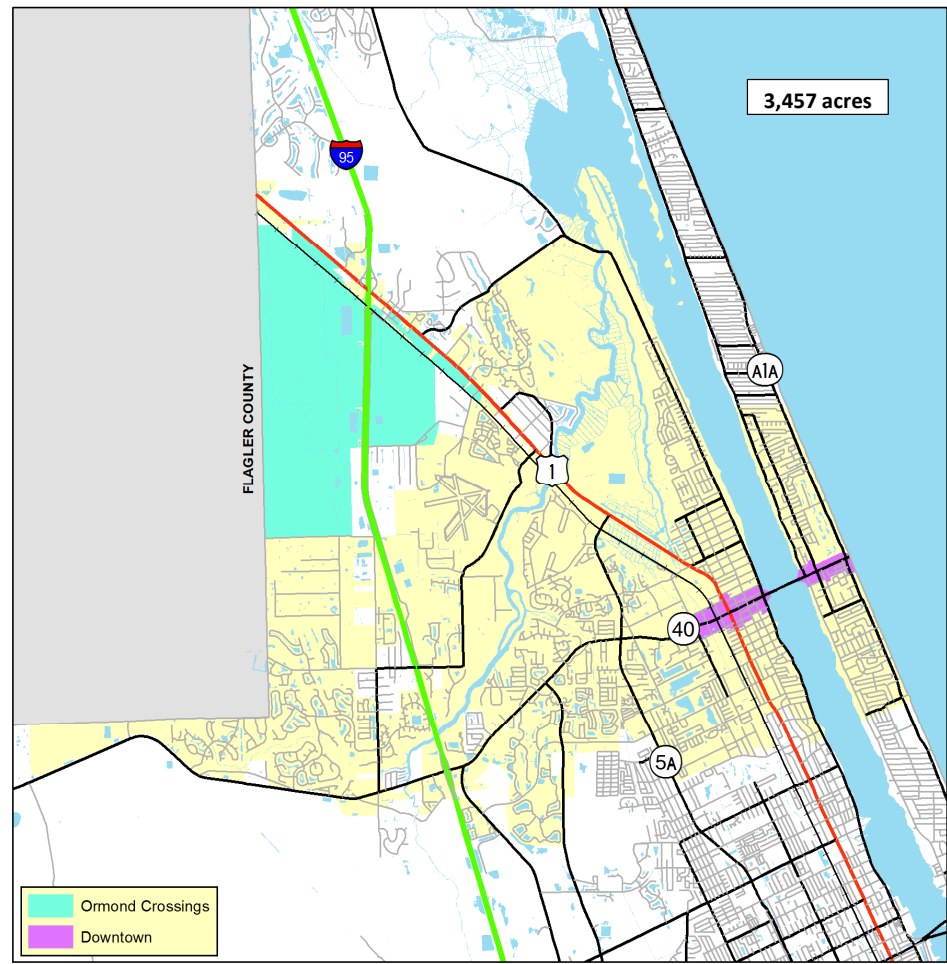
***Restated
CRA Audit
Ending Fund
Balance**

Ormond Beach Summary for Two Ormond Beach CRAs

**1991-2021 cumulative
county TIF contributions:
\$13,141,342**

CRA board: city commission

contact: Steven Spraker, planning director



2021			FY 2021	% total	FY 2020	% total	FY 2019	% total			
Debt (\$ x 000)	none	Revenues (x 000)									
		TIF	county TIF	\$864	53%	\$737	50%	\$705	54%		
			hospital TIF	155	9%	43	3%	41	3%		
			city TIF	612	38%	493	33%	479	37%		
		Personnel: 0.00 FTE (\$ x 000)		\$0*	subtotal	\$1,631	100%	\$1,273	86%	\$1,225	95%
*paid to city employees directly or through transfer											
		NON TIF	grants received	\$0	0%	\$192	13%	\$50	4%		
			miscellaneous	1	0%	9	1%	19	1%		
			subtotal	\$0	0%	\$201	14%	\$70	5%		
		Primary expenditures		Total revenue		\$1,631	100%	\$1,473	100%	\$1,294	100%
		- capital projects		Expenses (x000)							
		CAPITAL	debt payments	\$0	0%	\$0	0%	\$0	0%		
			capital projects	256	41%	1,147	74%	687	66%		
			grants awarded	0	0%	0	0%	100	10%		
			subtotal	\$256	41%	\$1,147	74%	\$788	76%		
		NONCAPITAL	policing/enforcement program	\$0	0%	\$0	0%	\$0	0%		
operating/maintenance/other	373		59%	399	26%	248	24%				
administration	0		0%	0	0%	0	0%				
subtotal	\$373		59%	\$399	26%	\$248	24%				
		Total expenses		\$629	100%	\$1,546	100%	\$1,036	100%		
		net change in fund balance		1,002		(73)		259			
		Fund balance - ending		\$2,985		\$1,983		\$2,056			

**Ormond Beach
Downtown CRA
1985-2036**

**1991-2021 cumulative
county TIF contributions:
\$12,934,295**

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

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

-streetscapes	\$160,871
-underground utilities	4,368
-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
total:	\$1,430,128



Current focus of plan:

- Cassen Park docks
- stormwater management

2020

Debt (\$ x 000) none

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

*paid to city employees directly or through transfer

Primary expenditures

- capital projects
- operating/maintenance/other

	FY 2021	% total	FY 2020	% total	FY 2019	% total
Revenues (x 000)						
county TIF*	\$750	55%	\$693	51%	\$664	56%
hospital TIF	128	9%	40	3%	38	3%
city TIF	507	37%	454	33%	443	37%
subtotal	\$1,386	100%	\$1,187	86%	\$1,145	94%
NON TIF						
grants received*	\$0	0%	\$192	14%	\$50	4%
miscellaneous	0	0%	7	1%	17	1%
subtotal	\$0	0%	\$199	14%	\$67	6%
Total revenue	\$1,386	100%	\$1,386	100%	\$1,212	100%
Expenses (x000)						
debt payments	\$0	0%	\$0	0%	\$0	0%
capital projects	256	41%	1,147	74%	687	66%
grants awarded	0	0%	0	0%	100	10%
subtotal	\$256	41%	\$1,147	74%	\$788	76%
NONCAPITAL						
policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
operating/maintenance/other	373	59%	399	26%	248	24%
administration	0	0%	0	0%	0	0%
subtotal	\$373	59%	\$399	26%	\$248	24%
Total expenses	\$629	100%	\$1,546	100%	\$1,036	100%
net change in fund balance	757		(160)		176	
Fund balance - ending	\$2,431		\$1,674		\$1,834	

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

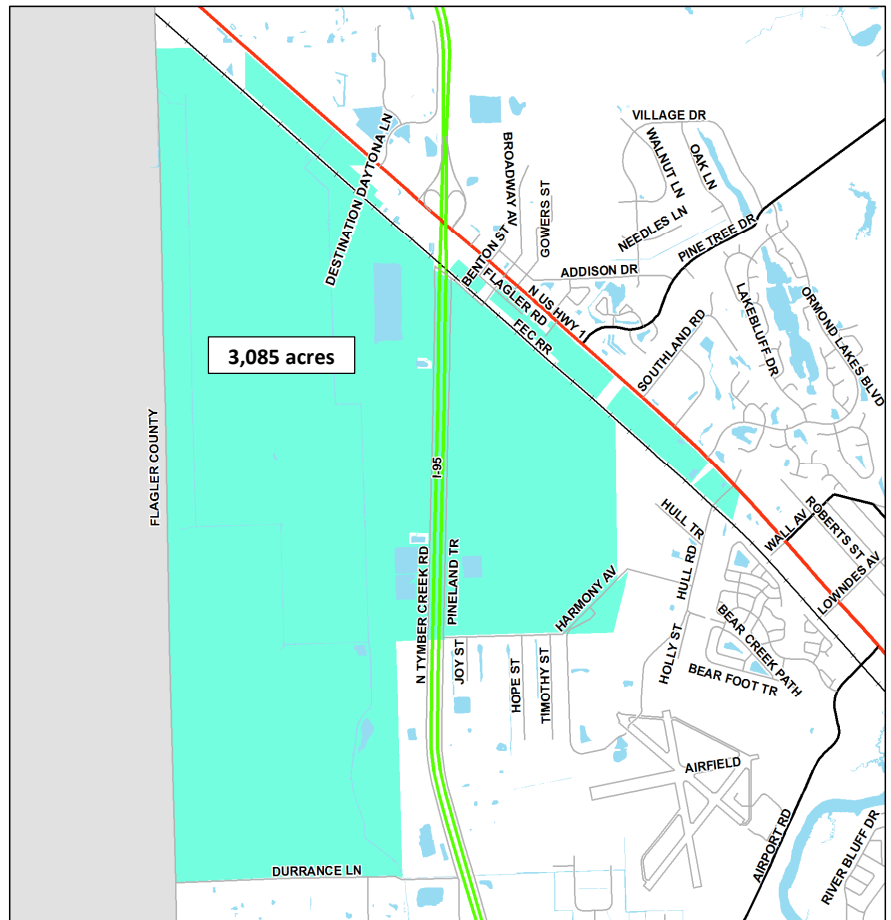
**2006-2021 cumulative
county TIF contributions:
\$207,047**

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



2021	
Debt (\$ x 000)	none
Personnel: 0.00 FTE (\$ x 000)	\$0*
*paid to city employees directly or through transfer	
Primary expenditures	-N/A

	FY 2021	% total	FY 2020	% total	FY 2019	% total
Revenues (x 000)						
TIF county TIF	\$114	47%	\$44	50%	\$41	50%
hospital TIF	26	11%	3	4%	3	4%
city TIF	104	43%	39	44%	36	44%
subtotal	\$245	100%	\$86	98%	\$80	97%
NON TIF grants received	\$0	0%	\$0	0%	\$0	0%
miscellaneous	1	0%	1	2%	2	3%
subtotal	\$0	0%	\$1	2%	\$2	3%
Total revenue	\$245	100%	\$87	100%	\$83	100%
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	245		87		83	
Fund balance - ending	\$554		\$309		\$222	

Port Orange Summary for Two Port Orange CRAs

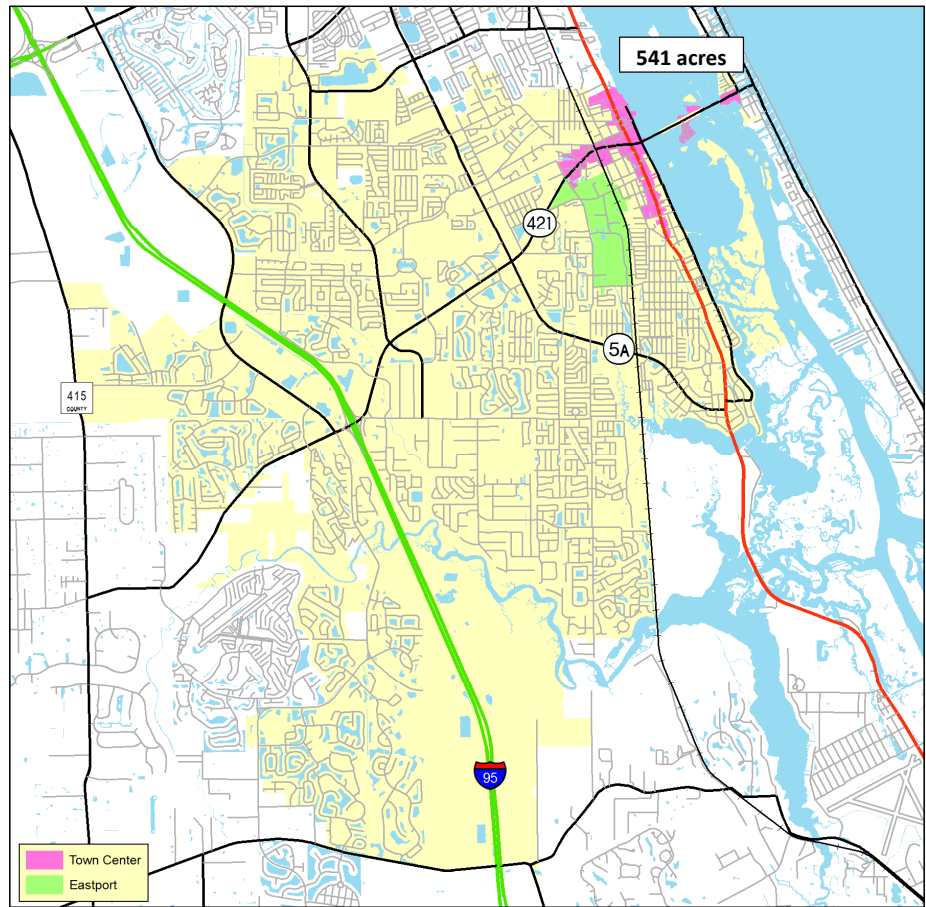
**1995-2021 cumulative
county TIF contributions:
\$3,862,947**

2 CRA boards:

city council

2 representatives from the district appointed by
council

contact: Penelope Cruz, principal planner



2021			FY 2021	% total	FY 2020	% total	FY 2019	% total
Debt (\$ x 000)		Revenues (x 000)						
initial date	2006-2019	county TIF	\$260	50%	\$233	54%	\$198	52%
amount of initial debt	\$12,388	TIF hospital TIF	44	9%	13	3%	11	3%
balance	\$9,468	city TIF	209	40%	171	40%	145	38%
maturity	2024-2036	subtotal	\$513	99%	\$417	97%	\$354	94%
		grants received	\$0	1%	\$0	1%	\$0	1%
		miscellaneous	5	1%	12	3%	24	6%
		subtotal	\$5	1%	\$12	3%	\$24	6%
Personnel: 0.00 FTE (\$ x 000)	\$0*	Total revenue	\$518	100%	\$429	100%	\$379	100%
<i>*paid to city employees directly or through transfer</i>		Expenses (x000)						
Primary expenditures	-debt payments	CAPITAL						
		debt payments	\$639	95%	\$699	97%	\$625	95%
		capital projects	0	0%	0	0%	0	0%
		grants awarded	0	0%	6	1%	5	1%
		subtotal	\$639	95%	\$705	98%	\$630	96%
Primary expenditures	-debt payments	NONCAPITAL						
		policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
		operating/maintenance/other	32	5%	15	2%	25	4%
		administration	0	0%	0	0%	0	0%
		subtotal	\$32	5%	\$15	2%	\$25	4%
		Total expenses	\$671	100%	\$720	100%	\$655	100%
		net change in fund balance	(152)		(290)		(276)	
		Fund balance - ending	(\$3,938)		(\$3,785)		(\$3,494)	

**Port Orange
Eastport CRA
1995-2036**

**1995-2021 cumulative
county TIF contributions:
\$1,862,852**

CRA board:

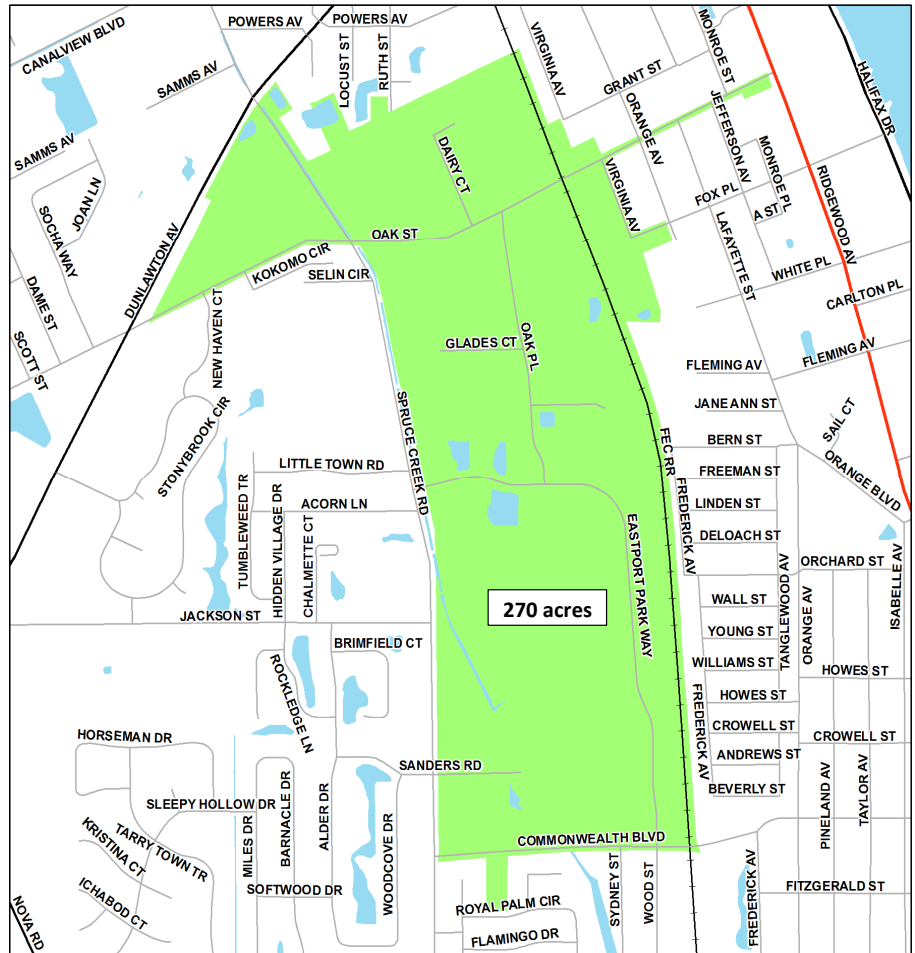
- city council
- 2 representatives from the district appointed by council
- contact:** Penelope Cruz, principal planner

**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



2021	
Debt (\$ x 000)	revenue bond
initial date	2006
amount of initial debt	\$2,500
balance	\$1,070
maturity	2024
purpose	business park infrastructure
project status	complete

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

**paid to city employees directly or through transfer*

Primary expenditures

- debt payments

Revenues (x 000)

TIF	county TIF	\$146	51%	\$137	54%	\$115	54%
	hospital TIF	25	9%	8	3%	6	3%
	city TIF	117	41%	101	40%	84	39%
	subtotal	\$289	100%	\$246	97%	\$204	95%

NON TIF	grants received	\$0	0%	\$0	0%	\$0	0%
	miscellaneous	1	0%	7	3%	10	5%
	subtotal	\$1	0%	\$7	3%	\$10	5%

Total revenue	\$289	100%	\$252	100%	\$214	100%
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Expenses (x000)

CAPITAL	debt payments	\$238	96%	\$241	97%	\$182	97%
	capital projects	0	0%	0	0%	0	0%
	grants awarded	0	0%	0	0%	0	0%
	subtotal	\$238	96%	\$241	97%	\$182	97%

NONCAPITAL	policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
	operating/maintenance/other	11	4%	6	3%	6	3%
	administration	0	0%	0	0%	0	0%
	subtotal	\$11	4%	\$6	3%	\$6	3%

Total expenses	\$249	100%	\$247	100%	\$188	100%
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net change in fund balance	40	5	26
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Fund balance - ending	\$376	\$335	\$330
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Port Orange Town Center CRA 1998-2036

**1998-2021 cumulative
county TIF contributions:
\$2,000,095**

CRA board:

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

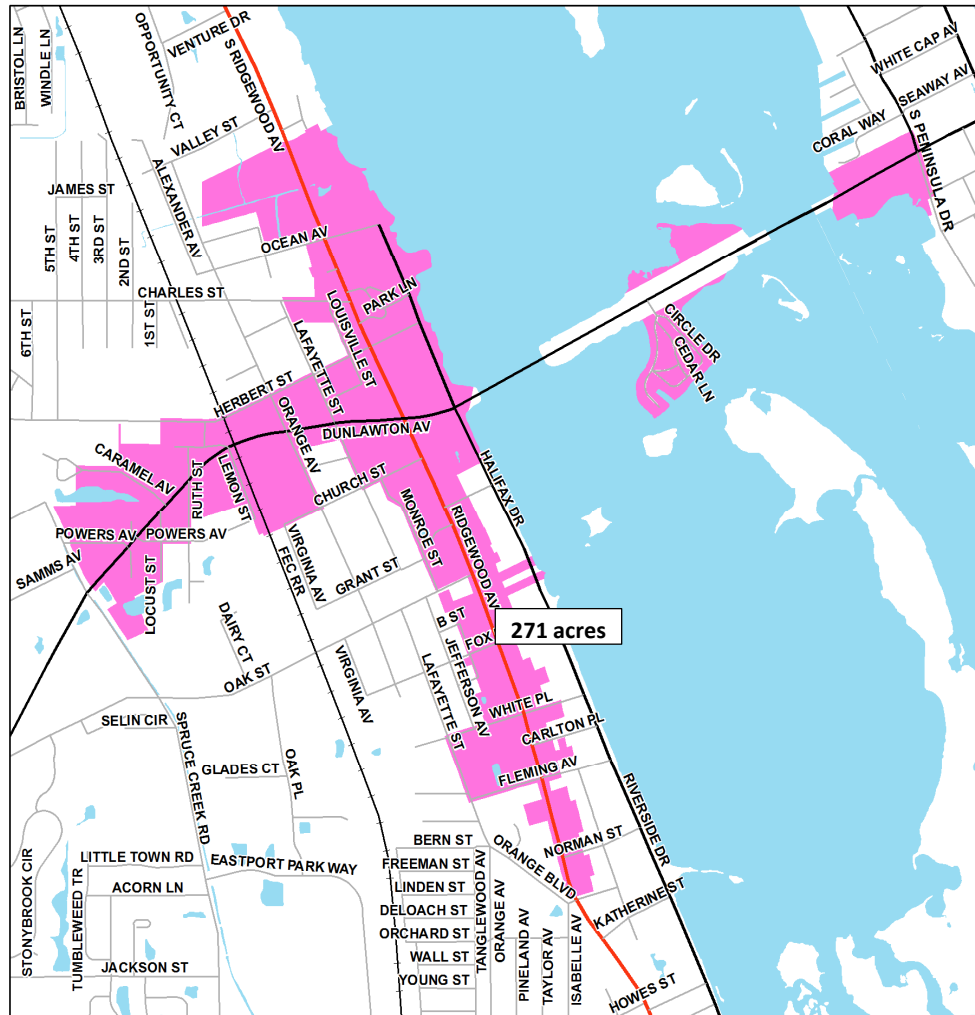
contact: Penelope Cruz, principal planner

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

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

Current focus of plan:

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



2021

Debt (\$ x 000)

internal loans							rev	bond
date	2019	2018	2017	2016	2015	2012	2010	2007
initial								
debt	\$ 325	\$1,547	\$570	\$304	\$785	\$339	\$418	\$5,600
balance	\$ 325	\$1,547	\$570	\$304	\$785	\$339	\$414	\$4,115
maturity	2025	2025	2025	2025	2025	2025	2025	2036
purpose	supplement fund						prop -	land
		prop					Cardwell	for
		purchase					Funeral	River-
							Home	walk
							on US 1	
project								
status	n/a	n/a	n/a	n/a	n/a	n/a	done	done

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

*paid to city employees directly or through transfer

Primary expenditures

-debt

Revenues (x 000)

		FY 2021	% total	FY 2020	% total	FY 2019	% total
TIF	county TIF	\$114	50%	\$96	54%	\$84	51%
	hospital TIF	19	8%	5	3%	5	3%
	city TIF	91	40%	70	40%	62	38%
	subtotal	\$224	98%	\$171	97%	\$150	91%
NON TIF	grants received*	\$0	-1%	\$0	-1%	\$0	-1%
	miscellaneous **	4	2%	5	3%	14	9%
	subtotal	\$4	2%	\$5	3%	\$14	9%
Total revenue		\$229	100%	\$176	100%	\$164	100%
Expenses (x000)							
CAPITAL	debt payments	\$401	96%	\$459	98%	\$443	96%
	capital projects	0	0%	0	0%	0	0%
	grants awarded	0	0%	6	1%	5	1%
	subtotal	\$401	95%	\$465	98%	\$448	96%
NONCAPITAL	policing/enforcement program	\$0	0%	\$0	0%	\$0	0%
	operating/maintenance/other	21	5%	8	2%	19	4%
	administration	0	0%	0	0%	0	0%
	subtotal	\$21	5%	\$8	2%	\$19	4%
Total expenses		\$422	100%	\$473	100%	\$467	100%
net change in fund balance		(193)		(297)		(303)	

South Daytona
South Daytona CRA
1997-2026*

*1997-2050 under certain development conditions

**1997-2021 cumulative
county TIF contributions:
\$10,443,480**

CRA board:

city commission

contact:

Patty Rippey, redevelopment director

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

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

Current focus of plan:

- pay down debt
- encourage economic development



	2021		
Debt (\$ x 000)	general fund loan	capital note	capital note
initial date	2015	2014	2006
amount of initial debt	\$3,163	\$3,750	\$3,000
balance	\$711	\$2,081	\$546
maturity	2023	2028	2024
purpose	US 1	US 1	US 1
project status	improve complete	improve complete	improve complete

Personnel: 2.50 FTE (\$ x 000)

1.00 redevelopment director

1.50 community policing officers

*paid to city employees directly or through transfer

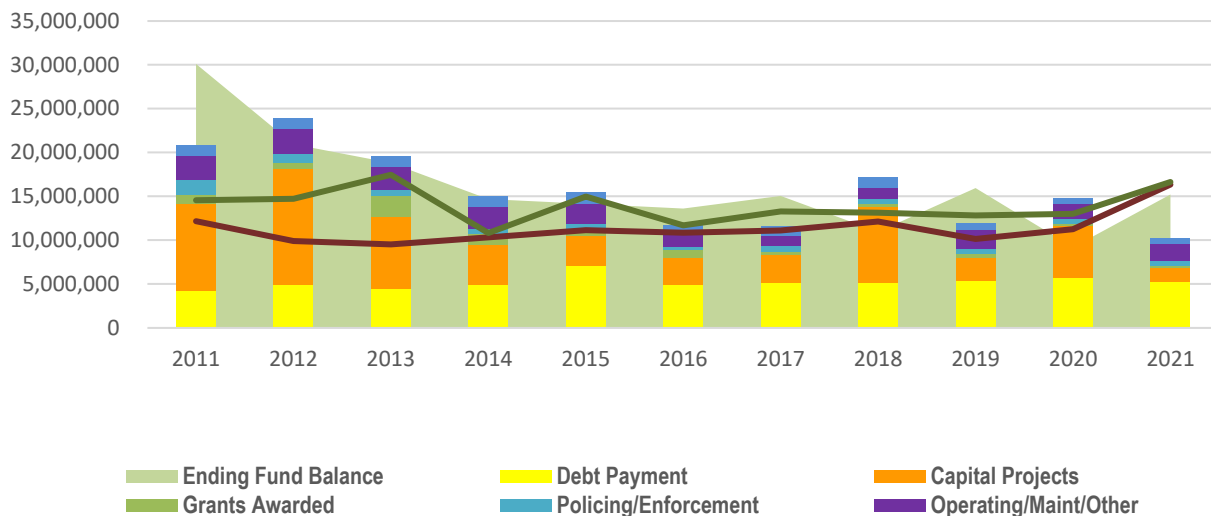
\$480

Primary expenditures

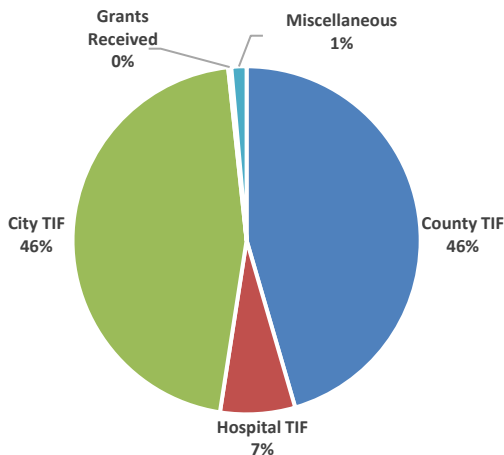
- debt payments

	FY 2021	% total	FY 2020	% total	FY 2019	% total
Revenues (x 000)						
county TIF	\$771	40%	\$721	43%	\$670	44%
hospital TIF	131	7%	41	2%	38	2%
city TIF	1,030	52%	905	53%	827	53%
subtotal	\$1,932	100%	\$1,667	100%	\$1,535	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	\$1,932	100%	\$1,667	100%	\$1,535	100%
Expenses (x000)						
debt payments	\$994	57%	\$1,223	67%	\$973	67%
capital projects	17	1%	0	0%	3	0%
grants awarded	10	1%	1	0%	5	0%
subtotal	\$1,021	59%	\$1,224	67%	\$981	68%
NONCAPITAL						
policing/enforcement program	\$330	19%	\$297	16%	\$216	15%
operating/maintenance/other	234	13%	166	9%	111	8%
administration	151	9%	144	8%	141	10%
subtotal	\$714	41%	\$607	33%	\$468	32%
Total expenses	\$1,735	100%	\$1,831	100%	\$1,448	100%
net change in fund balance	197		(164)		86	
Fund balance - ending	\$411		\$214		\$378	

Combined Fund Balance, Revenues, and Expenses 2010-2021



2021 Revenues \$16,633,000



In 2021, 99% of all revenue was derived from tax increment financing (\$16m); 46% of that (\$7.5m) was contributed by the county.

Almost half (42% of the county's TIF was provided to Daytona Beach's five CRAs, primarily (66%) to Main Street. Another 15% was provided to Holly Hill, and about 10% to both South Daytona, and Ormond Beach.

Three-quarters of the expenditures in 2021 were capital related (\$57m in debt payments, \$64m for capital, and \$8m 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 4m.

2021 Expenses \$12,371,000

