



THE COMMUNITY REDEVELOPMENT AGENCY
FOR PORT ORANGE TOWN CENTER
REGULAR MEETING AGENDA

COUNCIL CHAMBERS – 5:00 PM – CITY HALL
MARCH 26, 2019

A. OPENING

1. Silent Invocation
2. Pledge of Allegiance
3. Roll Call

B. DISCUSSION/ACTION

4. Approval of Minutes - September 5, 2018
5. Port Orange Town Center CRA Annual Report - FY 2017/2018

C. PUBLIC COMMENTS

D. BOARD COMMENTS

E. ADJOURNMENT

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION MADE BY THE COMMUNITY REDEVELOPMENT AGENCY FOR PORT ORANGE TOWN CENTER WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE HE OR SHE MAY NEED TO ENSURE AT HIS OR HER OWN EXPENSE FOR THE TAKING AND PREPARATION OF A VERBATIM RECORD OF ALL TESTIMONY AND EVIDENCE OF THE PROCEEDING UPON WHICH THE APPEAL IS TO BE BASED.

NOTE: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE CITY CLERK FOR THE CITY OF PORT ORANGE, 1000 CITY CENTER CIRCLE, PORT ORANGE, FLORIDA 32129, TELEPHONE NUMBER 386-506-5563, CITYCLERK@PORT-ORANGE.ORG, AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR 5 DAYS PRIOR TO THE MEETING DATE. IF YOU ARE HEARING OR VOICE IMPAIRED, CONTACT THE RELAY OPERATOR AT 7-1-1 or 1-800-955-8771. UPON REQUEST BY A QUALIFIED INDIVIDUAL WITH A DISABILITY, THIS DOCUMENT WILL BE MADE AVAILABLE IN AN ALTERNATE FORMAT

IF YOU NEED TO REQUEST THIS DOCUMENT IN AN ALTERNATE FORMAT, PLEASE CONTACT THE CITY CLERK WHOSE CONTACT INFORMATION IS PROVIDED ABOVE.

TOWN CENTER CRA MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
SEPTEMBER 5, 2018

THE REGULAR MEETING of the TOWN CENTER CRA was called to order by Bob Ford at 6:59 p.m.

Roll Call:	Present:	Member Chase Tramont Member Drew Bastian Member Scott Stiltner Member Bob Ford Member Donald Burnette
	Absent:	Chairman Raymond Donadio Member Ben Talluto
	Also Present:	Jake Johansson, City Manager Margaret T. Roberts, City Attorney Deanna Massey, City Clerk's Office

DISCUSSION/ACTION

2. Approval of Minutes – March 20, 2018

Motion to approve the Minutes of March 20, 2018 was made by Member Burnette and Seconded by Member Stiltner. Motion carried unanimously by voice vote.

3. Resolution No. 18-1 – Port Orange Town Center CRA Tax Increment District FY19 Operating Budget

Member Stiltner read Resolution No. 18-1.

RESOLUTION NO. 18-1
TOWN CENTER

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY FOR PORT ORANGE TOWN CENTER, VOLUSIA COUNTY, FLORIDA; ADOPTING THE TENTATIVE TOWN CENTER TAX INCREMENT DISTRICT OPERATING BUDGET FOR FISCAL YEAR OCTOBER 1, 2018 THROUGH SEPTEMBER 30, 2019; SETTING FORTH ANTICIPATED SOURCES OF REVENUE IN THE ESTIMATED AMOUNT OF \$476,503; SETTING FORTH EXPENDITURES IN AN EQUIVALENT AMOUNT; PROVIDING FOR AMENDMENTS; PROVIDING FOR APPROPRIATION AND PROCEDURES; AND PROVIDING AN EFFECTIVE DATE.

Motion to approve Resolution No. 18-1 was made by Member Burnette and Seconded by Member Bastian. Motion carried 3-2 by roll call vote with Member Ford and Member Tramont voting no.

PUBLIC COMMENTS – There were none.

BOARD COMMENTS – There was nothing further.

ADJOURNMENT: 7:01 p.m.

Chairman Raymond Donadio



COMMUNITY REDEVELOPMENT AGENCY FOR PORT ORANGE TOWN CENTER

REQUESTED AGENCY MEETING DATE: 3/26/2019

Consent Item: Yes

SUBJECT: (B5) Port Orange Town Center CRA Annual Report - FY 2017/2018

DEPARTMENT: Community Development

RECOMMENDED MOTION: Move to accept the FY 2017/2018 Annual Report for the Port Orange Town Center Community Redevelopment Agency.

SUMMARY: Pursuant to Chapter 163.356(3)(c), Florida Statutes, all CRAs are required to annually file a report of activities and a financial statement for the preceding fiscal year with the local governing body. The attached report has been provided to the Port Orange City Council in fulfillment of this requirement. The County of Volusia and Halifax Hospital, both of whom contribute to the Tax Increment Fund, have also been provided a copy of the Annual Report. Notice of availability of this report has been published in the Daytona Beach News Journal to meet legal advertising requirements, and a copy of the report has been posted on the City's website for review by the public.

ATTACHMENTS:

1.	FY17-18 PORT ORANGE TOWN CENTER CRA ANNUAL REPORT	FY17-18 PORT ORANGE TOWN CENTER CRA ANNUAL REPORT.pdf
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Penelope Cruz	Created/Initiated - 3/12/2019
Tim Burman	Approved - 3/13/2019
Lori Bockelman	Approved - 3/19/2019
Jake Johansson	Approved - 3/21/2019
Robin Fenwick	Final Approval - 3/21/2019

AGENCY ACTION: New
CONTINUATION DATE:

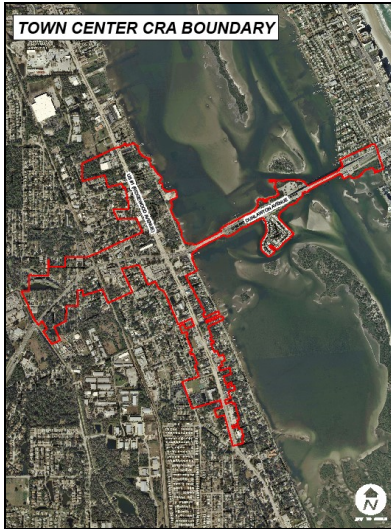
Follow up letter/action needed by: Department-**No**, Clerk's Office-**No**, or N/A-**No**

PORT ORANGE TOWN CENTER

Community Redevelopment Agency Port Orange, Florida

ANNUAL REPORT FY 2017/2018

THIS IS TOWN CENTER



The Port Orange Town Center CRA, outlined in red above, is approximately 271 acres in size and represents 1.35% of the City's total tax base.

The Port Orange Town Center Community Redevelopment District is comprised of three hundred and seven (307) parcels constituting two hundred seventy-one (271) acres of land situated within the eastern section of Port Orange. This area historically served as the commercial core of the City. The creation of the Port Orange Town Center Community Redevelopment District in 1998 was the first of many steps to be undertaken by the City to ensure that this historic area of the community remains a viable center of commercial and civic activity.

The vision for the “rebirth” of Town Center includes a strong emphasis on mixed-use development. The goal is to create a signature destination that reestablishes Port Orange’s image as a premier waterfront community. Port Orange Town Center is comprised of five Special Character Districts. These Special Character Districts are; Riverwalk, Causeway, Down Under, Dunlawton Village, and Ridgewood Avenue. Each of these districts have their own unique attributes and opportunities, but they all share the same vision of a revitalized “heart of Port Orange”; a unique place within the community that blends history, culture and public access to the water.

The 35-acre Riverwalk Project Area, located east of U.S. 1/Ridgewood Avenue and north of Dunlawton Avenue, has been the focal point for the redevelopment efforts and investment in Town Center.

Based on the Volusia County Property Appraiser’s Final Tax Roll data, there was \$321,427 increase in taxable value between 2017 and 2018. The 2018 total taxable value within the Port Orange Town Center CRA stands at \$43,581,216.

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

TOWN CENTER GOALS AND OBJECTIVES

GOALS

1. Develop five **Special Character Districts** recognizing that these areas are distinct in terms of uses and built environment;
2. Identify and **promote land uses and zoning** which are compatible with the special character districts and the overall POTC visions;
3. Introduce **mixed-use development** comprised of commercial, office and residential uses and active programming to draw people to POTC;
4. Develop a **coordinated design concept** for open space, streetscape, furniture and recreation facilities in a manner that emphasizes the nautical history and location of POTC;
5. Identify suitable locations for **housing** and promote a variety of dwelling types to complement the mixed-use nature of POTC;
6. Establish **architectural guidelines** to provide architectural consistency within the special character districts over time;
7. Provide for an **interconnected transportation network** which aims at balancing the needs of pedestrians, cyclists and vehicles;
8. Identify and **secure all feasible sources of funding**, including tax increment financing (TIF) revenues, that will aid in implementing the Redevelopment Plan throughout both short and long term; and
9. Identify and **offer an array of incentives to encourage redevelopment** and revitalization of POTC through realization of specific plan objectives over time.

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SPECIAL POINTS OF INTEREST:

- The Community Redevelopment Agency for Port Orange Town Center (“Town Center”) was created in 1998.
- The Riverwalk Project Area comprises 35 acres out of the total 271 acres in Town Center.
- The taxable values in Town Center have grown 47% since 1998.

FY 17/18 REDEVELOPMENT ACTIVITIES UPDATE

Implementation of the plans, projects and programs identified in the POTC Redevelopment Plan is largely dependent on available revenues. During FY 2017/2018, the POTC CRA operated with an adopted budget of \$478,411. Of that amount, 93% went towards debt service obligations. This left a very limited amount of funding for plan implementation.

Development projects completed, under construction, or under review during FY 17/18:

1. Blue Ribbon Pools (3670 Ridgewood Avenue) – redevelopment of an former car wash/auto care site for a pool supply business
2. DJ's Deck outdoor seating area (67 Dunlawton Avenue) – construction of a palm thatched pavilion over the existing outdoor seating area
3. Jimmy Hula's (65 Dunlawton Avenue) - ±3,700 square-foot restaurant, along with associated site improvements
4. Dunlawton Village (415 Dunlawton Avenue) – construction of a +/- 5,570 square-foot multi-tenant office building at the Gaff's Realty Company site
5. Angler's Cove Planned Unit Development (3626 S. Peninsula Drive) – a gated waterfront development with five single-family homes and a multi-slip boat dock
6. Hunter Building (59 Dunlawton Avenue) – renovation of an existing ± 5,560 square foot building and site improvements
7. Riverwalk Park Trail (Phase 2) - 20-foot wide trail and associated hardscape, landscape, lighting, and utility improvements is currently under construction along in central portion of Riverwalk, along the shoreline of the Halifax River between Ocean Avenue and Herbert Street
8. Kid City Child Care (4530 Ridgewood Avenue) – redevelopment of an existing vacant building as the regional office location for Kid City Child Care (office location only)

In December 2017, the City adopted regulations for a three-year pilot program for Ridgewood Corridor Targeted Businesses to encourage redevelopment of the corridor. The program applies to all properties along the Ridgewood Corridor, including those in the CRA. The program allows for site improvements to be waived if there is no increase in the size of the existing principal structure. The only upgrades required are those related to accessibility, Building and Fire Code requirements. This pilot program runs until January 31, 2021.



Blue Ribbon Pools



DJ's Deck



Jimmy Hula's

TIF Revenues may only be spent on redevelopment plans, projects and programs, as identified in the adopted CRA Plan.

TAX INCREMENT FINANCING

Tax Increment Financing, often referred to as "TIF", is a financial method employed to target ad valorem tax revenues to an area that has been designated for redevelopment. Upon creation of a TIF district, a base year for property values within the district is established. Growth in the taxable value of property within the district over time is then applied to the current ad valorem millage rate, resulting in the tax increment revenue. This increment revenue is then deposited into a special Trust Fund account and may only be spent on redevelopment activities that are identified in the adopted redevelopment plan. The ad valorem millage from Volusia County (including General Fund, Echo, Forever, Mosquito Control and Ponce Inlet Port Authority), the City of Port Orange Operating and Halifax Hospital comprise the tax increment millage in Town Center.

The FY 2017/2018 adopted budget for the Port Orange Town Center Fund (Fund #103), anticipated \$149,211 in TIF revenue. The City's unaudited figures show actual receipt of \$145,734 from TIF, \$94,861 in grants, and \$4,102 in miscellaneous income, for total revenues of \$244,697.

FINANCIAL STATEMENT & DEBT SERVICE



The 2007 Town Center TIF Bond Issue raised \$5.6 million in capital for redevelopment activities.

The Annual Financial Statement of each CRA in the State of Florida is required to set forth the Agency's assets, liabilities, income and operating expenses as of the end of the fiscal year. This information is presented on the following page. The Community Redevelopment Agency for Port Orange Town Center operates on an October 1st - September 30th fiscal year.

In 2007, the Agency pledged its tax increment revenues to support a \$5.6 million bond issue to fund redevelopment activities in Town Center. The majority of the bond proceeds were used to fund property acquisitions in the Riverwalk Project Area. The total debt service payment for the 2007 Town Center TIF Bond for FY 2017/2018 was \$402,374. This represents a payment of \$180,000 in Principal and \$219,623 in Interest plus \$2,751 in other bond related fees.

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

FINANCIAL STATEMENT

Town Center	Audited FY17	Unaudited FY18
Assets:		
Equity in pooled cash	\$ 3,992	\$ 173,372
Receivables, net	\$ 543,843	\$ -
Prepaid items	\$ 5,670	\$ 5,669
Total	\$ 553,505	\$ 179,041
Liabilities:		
Accounts payable and accrued liabilities	\$ 64,709	\$ 19
Customer deposits	\$ 1,140	\$ 1,540
Deferred Revenue	\$ 1,978	\$ 1,289
Due to other funds	\$ 2,410,890	\$ 3,698,306
Total	\$ 2,478,717	\$ 3,701,154
Sources (Revenues):		
City TIF	\$ 52,470	\$ 57,551
County TIF	\$ 78,618	\$ 83,541
Halifax Hospital TIF	\$ 8,907	\$ 4,642
Property Tax Recovery	\$ 3,129	\$ -
State Grants	\$ 502,016	\$ 94,861
Miscellaneous (includes transfers)	\$ 9,928	\$ 4,102
Total	\$ 655,068	\$ 244,697
Expenditures:		
Contract Services Other	\$ 1,112	\$ -
Communication Services	\$ -	\$ -
Electrical Services	\$ 472	\$ 482
Water/Sewer / Utility	\$ 572	\$ 691
Drainage	\$ 267	\$ 455
Commercial Policy Insurance	\$ 5,383	\$ 5,670
Taxes, Licenses, and Fees	\$ 3,755	\$ -
Insurance 504	\$ -	\$ -
Transfer to 506 Bldg. Maint. Fund	\$ -	\$ -
Dues and Memberships	\$ 548	\$ 548
Other Operating Supplies	\$ -	\$ 8
Land	\$ -	\$ 1,219,416
Professional Svcs/Capital	\$ 544,874	\$ 167,383
Interest Internal Loans	\$ 39,566	\$ 44,486
Other Grants and Aid	\$ -	\$ 85
Transfer to 218 Town Center Bond	\$ 404,591	\$ 402,374
Total	\$ 1,001,140	\$ 1,841,598
Net change in fund balance	\$ (346,072)	\$ (1,596,901)
Fund balance - Beginning	\$ (1,579,140)	\$ (1,925,212)
Fund Balance - Ending	\$ (1,925,212)	\$ (3,522,113)

COMMUNITY REDEVELOPMENT AGENCY FOR PORT ORANGE TOWN CENTER

AGENCY BOARD

Mayor Donald O. Burnette
Vice-Mayor Chase Tramont
Council Member Drew Bastian
Council Member Scott Stiltner
Council Member—Bob Ford
Ben Talluto
Raymond M. Donadio, Jr., Chairman

City of Port Orange
1000 City Center Circle
Port Orange, FL 32129

Phone: 386-506-5671
Fax: 386-506-5699
e-mail: pcruz@port-orange.org

Staff support provided by:

M.H. Johansson, City Manager

Margaret Roberts, City Attorney

Lisa Pallante, Accounting Manager

Nadia Todor, Accountant II

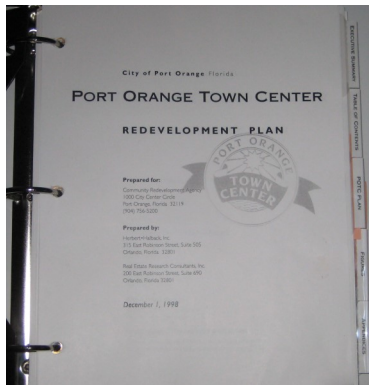
Tim Burman, Community Development Director

Penelope Cruz, Planning Manager

We're on the web!
www.port-orange.org

This Annual Report has been prepared in compliance with the requirements of Chapter 163.356(3)(c), Florida Statutes. The notice of the availability of this report has been published in the Daytona Beach News Journal. Additionally, the governing body of each special district is required under Chapter 163.387(8) to annually provide an independent financial audit of its trust fund to each taxing authority that pays into the trust fund. This audit of the Agency's assets, liabilities, income and expenses, as required under Chapter 163.356(3)(3) is included with the City's Comprehensive Annual Financial Report (CAFR) for each fiscal year.

REDEVELOPMENT PLAN & REDEVELOPMENT TRUST FUND PARTNERS



The Port Orange Town Center Redevelopment Plan is available for review on the City's web-site.

Center Redevelopment Tax Increment Trust Fund. All revenue derived from tax increment financing is deposited into the Trust Fund. All expenditures of TIF revenues must be consistent with the plans, projects and programs outlined in the adopted Community Redevelopment Plan for Port Orange Town Center.

The Town Center Redevelopment Plan was originally adopted in 1998.

Amendments to the Plan were adopted in 2007, 2014, and 2016 to facilitate redevelopment in the Riverwalk Project area.

The Redevelopment Plan will continue to be used to guide redevelopment activities throughout the entire Town Center Community Redevelopment Area until the sunset of the CRA in 2036.

Redevelopment plans, projects and programs are made possible through tax increment financing. The County of Volusia and Halifax Health, along with the City of Port Orange, contribute to the Port Orange Town



HALIFAX HEALTH