



EASTPORT BUSINESS CENTER COMMUNITY
REDEVELOPMENT AGENCY
REGULAR MEETING AGENDA

COUNCIL CHAMBERS – 6:30 PM – CITY HALL
MARCH 21, 2023

A. OPENING

1. Roll Call
2. Nomination of Chair
3. Nomination of Vice Chair

B. PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE

C. DISCUSSION/ACTION

4. Approval of Minutes
 - a. August 16, 2022 - Regular Eastport CRA Meeting
5. Eastport Business Center CRA Annual Report - FY 2021/2022

D. PUBLIC COMMENTS

E. BOARD COMMENTS

F. ADJOURNMENT

NOTICES – PURSUANT TO SECTION 286.0105 OF THE FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE EASTPORT BUSINESS CENTER COMMUNITY REDEVELOPMENT AGENCY WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC MEETING OR HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE CITY DOES NOT PREPARE OR PROVIDE SUCH A RECORD.



FOR SPECIAL ACCOMMODATIONS, PLEASE NOTIFY THE CITY CLERK'S OFFICE (PHONE: 386-506-5563) 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 OR HEARING DATE.



HELP FOR THE HEARING IMPAIRED IS AVAILABLE THROUGH THE ASSISTIVE LISTENING SYSTEM RECEIVERS CAN BE OBTAINED FROM THE CITY CLERKS' OFFICE.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), 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, 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 OR HEARING 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.

EASTPORT BUSINESS CENTER
COMMUNITY REDEVELOPMENT AGENCY
MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
AUGUST 16, 2022

THE REGULAR MEETING of the EASTPORT BUSINESS CENTER COMMUNITY REDEVELOPMENT AGENCY was called to order by Chairman Drew Bastian at 6:39 p.m.

Roll Call: Present: Member Reed Foley
Member Chase Tramont
Member Scott Stiltner
Member Donald Burnette
Chairman Drew Bastian

Also Present: Wayne Clark, City Manager
Matthew Jones, City Attorney
Robin Fenwick, City Clerk

B. PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE

There were no objections to the notice; therefore, the notice was accepted.

C. DISCUSSION/ACTION

4. Approval of Minutes – March 15, 2022

Motion to approve the Minutes of March 15, 2022 as presented was made by Member Don Burnette and Seconded by Member Scott Stiltner. Motion carried unanimously by roll call vote.

5. Resolution No. 22-1 – Eastport Business Center CRA Tax Increment District FY2022-2023 Operating Budget

Chairman Drew Bastian read Resolution No. 22-1.

RESOLUTION NO. 22-1

A RESOLUTION OF THE EASTPORT BUSINESS CENTER COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA, ADOPTING THE ANNUAL BUDGET FOR THE EASTPORT BUSINESS CENTER COMMUNITY REDEVELOPMENT AGENCY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; PROVIDING FOR CONFLICTING RESOLUTIONS; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING AN EFFECTIVE DATE.

Motion to approve Resolution No. 22-1 approving the Eastport Business Center CRA Tax Increment District FY2023 Operating Budget was made by Member Don Burnette and Seconded by Member Scott Stiltner. Motion carried unanimously by roll call vote.

D. PUBLIC COMMENTS – There were none.

E. BOARD COMMENTS – There were none.

The CRA Meeting adjourned at 6:41 p.m. by motion of Member Scott Stiltner and second of Member Chase Tramont.

Chair: _____



EASTPORT BUSINESS CENTER

COMMUNITY REDEVELOPMENT AGENCY

AGENCY MEETING DATE: 3/21/2023

SUBJECT: (C5) Eastport Business Center CRA Annual Report - FY 2021/2022

DEPARTMENT: Community Development

RECOMMENDED MOTION: Move to accept the FY 2021/2022 Annual Report for the Eastport Business 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 will be 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, will also be 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 will be posted on the City's website for review by the public.

Over the last year, there has been considerable progress made in developing the Eastport CRA according to the CRA plan. Some of the notable projects in FY22 include:

- **Pioneer Arms Corporation:** In September 2022, a site plan was approved for the new headquarters facility for Pioneer Arms Corporation. The facility will be located at 4455 Eastport Parkway and will include a +/- 20,000 square-foot building with office space and a manufacturing and shipping area. Pioneer Arms Corporation is currently located in the Eastport CRA but wants to expand its business and remain in Port Orange. According to Pioneer Arms Corporation, currently there are 15 employees and with the new facility the company anticipates adding up to 175 new employees over the next several years. Construction is anticipated to begin in late 2023 or early 2024 on the facility.
- **Oak Street Industrial Park:** The Oak Street Industrial Park project was completed. The 11.9-acre complex is located on the north side of Oak Street, between Dairy Court and the FEC Railroad tracks and consists of 19 industrial warehouse buildings that range in size from 4,400 square feet to 8,900 square feet. These buildings will support a variety of uses including storage, commercial and industrial services, fleet base uses, offices, and limited manufacturing uses.
- **Stor-it Self-Storage:** In June 2022, a site plan was approved for (10,500 sq.ft.) a multi-tenant commercial building (10,500 square-feet) and self-storage facility (94,000 square-feet) on a vacant commercial property located at 720 Dunlawton Avenue, on the south side of Dunlawton Avenue, between Spruce Creek Road and the Florida Health Care building. Site construction began in October 2022 and is anticipated to be completed in early 2024.

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- St. Johns River to Sea (SJR2C) Loop: Design for the segment of St. Johns River to Sea (SJR2C) Loop multi-use trail that will go through the Eastport Business Center CRA along Spruce Creek Road began in 2022 and is anticipated to be completed in 2023. The Port Orange segment will be part of the larger FDOT SUN Trail (Shared-Use Nonmotorized) Regional System and will use a combination of existing and new sidewalks in the McDonald Road/Sixth Street/Spruce Creek Road/Nova Road rights-of-way and then connect with Ridgewood Avenue and continue south toward New Smyrna Beach along US-1. A major portion of the trail will be within the Eastport CRA, and it could lead to possible redevelopment opportunities related to trail use in the CRA.
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ATTACHMENTS:

1.	FY 21-22 Eastport CRA Annual Report	FY 21-22 Eastport CRA Annual Report.pdf
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Penelope Cruz	Created/Initiated - 3/1/2023
Tim Burman	Approved - 3/2/2023
John McKinney	Approved - 3/3/2023
Shannon Balmer	Approved - 3/14/2023
Wayne Clark	Approved - 3/15/2023
Tracee Cody	Final Approval - 3/15/2023



ANNUAL REPORT FY 21/222

Eastport Business Center CRA

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THIS IS EASTPORT

The Eastport Business Center Community Redevelopment Area (CRA) is situated within the eastern portion of Port Orange, west of and adjacent to the Florida East Coast Railroad. This area historically served as the industrial core of the city.

The creation of the Eastport Business Center CRA in 1995 was the first of many steps to be undertaken by the city to diversify its tax base, bolster Eastport's image and desirability as a major employment center, and increase opportunities for higher-wage manufacturing and industrial jobs within the city.

Eastport is comprised of two hundred and twenty-three (223) tax parcels constituting approximately two hundred seventy (270) acres of land. The original base year taxable value within Eastport as of the day the CRA was created was \$13,693,302. Based on the latest Volusia County Property Appraiser's Final Tax Roll data, there was a **\$12,278,598** increase in taxable value between 2021 and 2022. The 2022 total taxable value within Eastport Business Center CRA is **\$52,674,800**.

Eastport is also a Tax Increment Financing (TIF) District, which is a dependent special district of the City of Port Orange. The Eastport Tax Increment Financing (TIF) District targets ad valorem tax revenues to this area to fund infrastructure improvements and other programs as outlined in the Eastport Business Center CRA Redevelopment Plan to ensure that Eastport remains a viable economic center for decades to come.

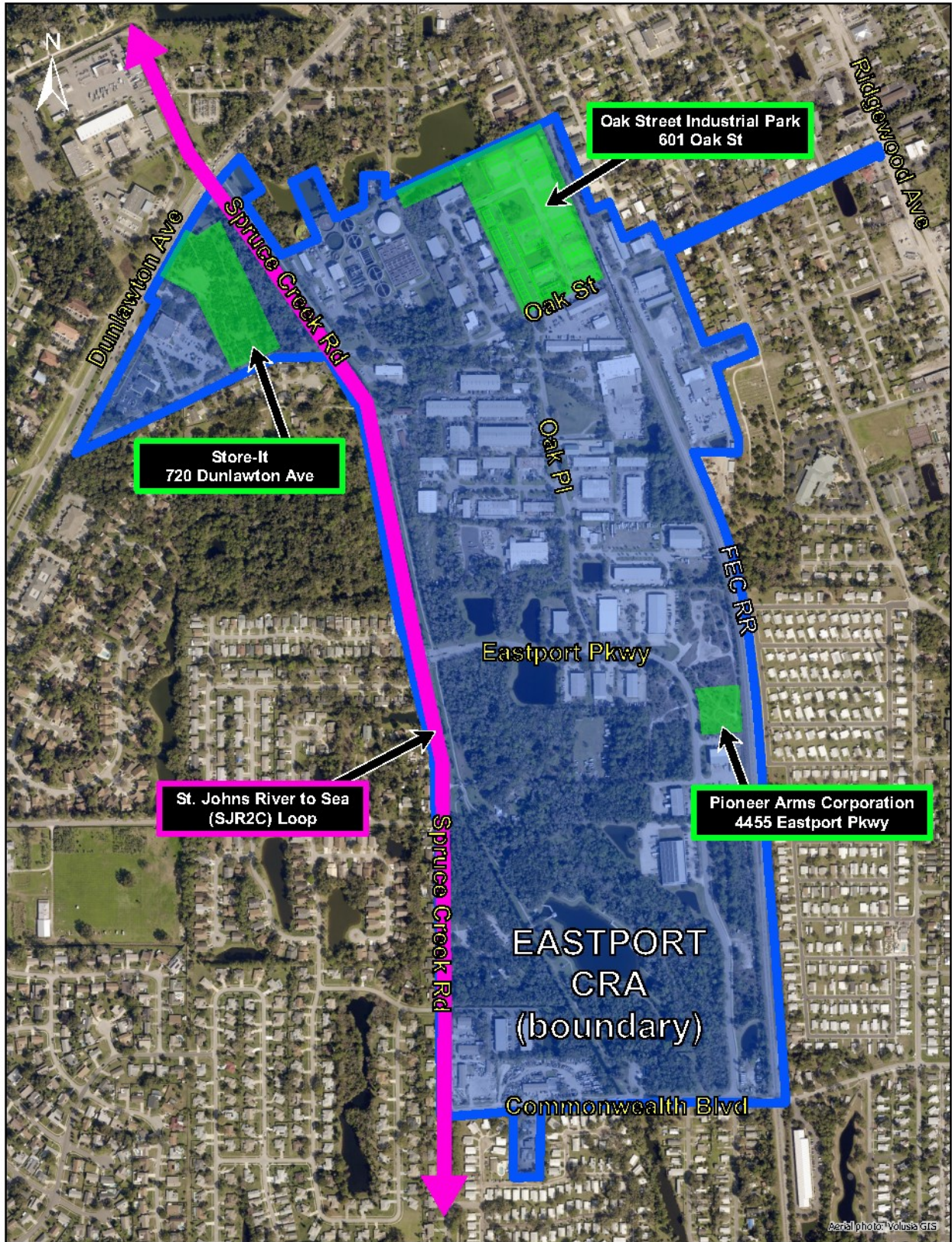
The County of Volusia and Halifax Hospital participate in the Tax Increment Trust Fund and are valued partners in the City's redevelopment efforts.

The Eastport Business Center CRA, outlined in red on page 4, is approximately 270 acres in size and represents 1.17% of the City's total tax base.

Points of Interest

- Eastport is home to many of the City's top manufacturers that do business throughout the country and around the globe.
- The Eastport Business Center CRA was created in 1995, with an original taxable value of \$13,693,302.
- The taxable value in the Eastport Business Center CRA has increased by \$38,981,498 or **285%** since the establishment of the CRA in 1995.

Eastport Business Center CRA Boundary and Redevelopment Activities



REDEVELOPMENT PLAN & GOALS

The Eastport Business Center Redevelopment Plan was originally adopted in 1995. In 2009 the Plan was updated, culminating with the adoption of the Eastport Business Center Redevelopment Plan - Update 2010. This updated Plan guides redevelopment activities in Eastport until the sunset of the CRA in 2036. The Redevelopment Plan establishes a series of goals, objectives, and policies designed to help Eastport maintain its position as an important industrial center within the community. The four (4) primary goals of the plan are:

GOAL 1. Stimulate new development, redevelopment, and investment.

GOAL 2. Establish the area as a primary employment center offering full-time skilled labor positions.

GOAL 3. Promote business retention and assistance in expansion, renovation, and improvement efforts.

GOAL 4. Improve the physical condition to meet modern business park development criteria.

The Eastport Business Center Redevelopment Plan is available for review on the City's website. Eastport Business Center CRA Webpage: <https://www.port-orange.org/344/Eastport-Business-Center-CRA>

EASTPORT BUSINESS CENTER Redevelopment Plan 2010 Update



REDEVELOPMENT ACTIVITIES UPDATE

Implementation of the plans, projects, and programs identified in the Eastport Business Center Redevelopment Plan is largely dependent on available revenues. During FY 2021/2022, the Eastport CRA operated with an adopted budget of **\$250,171**. Of that amount, **95%** went towards debt service obligations, leaving a very limited amount of funding for plan implementation.

Development projects completed, under construction, or under review between September 2021 and October 2022 (See Page 4 for Location Map):

- Pioneer Arms Corporation** - A Development Order was issued in September 2022 for the new headquarters facility for Pioneer Arms Corporation. The new Pioneer Arms Corporation facility will be located at 4455 Eastport Parkway, and the headquarters facility will include a +/- 20,000 square-foot building with office space and a manufacturing and shipping area. Pioneer Arms Corporation is currently located in the Eastport CRA but wants to expand its business and remain in Port Orange. According to Pioneer Arms Corporation, they currently have 15 employees and anticipate adding up to 175 new employees at the new facility over the next several years.
- Oak Street Industrial Park** - Construction continued at the Oak Street Industrial Park. The Oak Street Industrial Park is an 11.9-acre complex located on the north side of Oak Street, between Dairy Court and the FEC Railroad tracks. Fifteen (15) of the 19 industrial warehouse buildings were completed by the end of September 2022 and the remaining four (4) buildings were completed by the end of 2022. The buildings in the Oak Street Industrial Park range in size from 4,400 square feet to 8,900 square feet. These buildings support a variety of uses including storage, boat, vehicle, and appliance, industrial services, construction services, fleet base, office, and limited manufacturing uses.



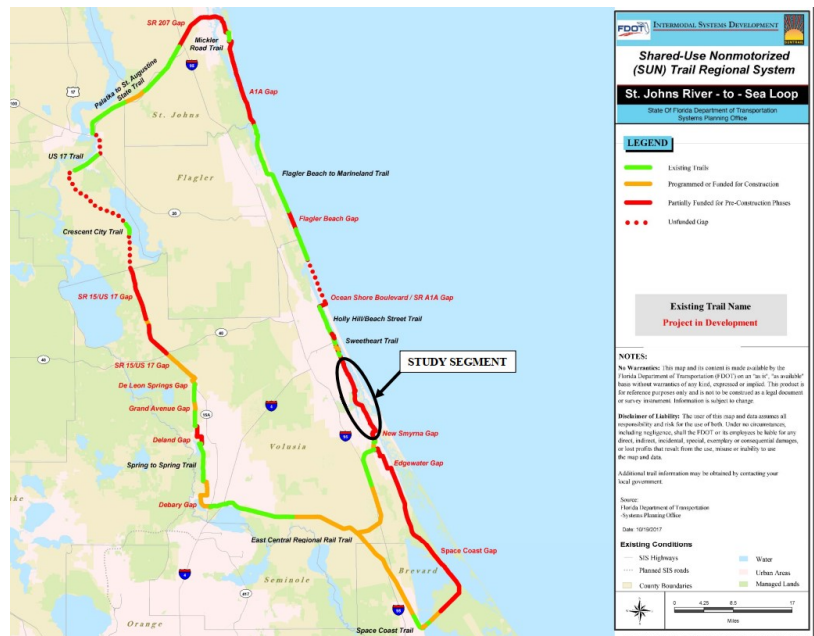
Location graphic and picture of Oak Street Industrial Park

- Stor-it Self-Storage** - A Development Order was issued in June 2022 for a multi-tenant commercial building and self-storage facility on a vacant commercial property located at 720 Dunlawton Avenue, on the south side of Dunlawton Avenue, between Spruce Creek Road and Florida Health Care building. The proposed project will include a two-story multi-

tenant building for retail and office uses along Dunlawton Avenue and a self-storage facility located behind the multi-tenant building. Site construction began in October 2022 and is anticipated to be completed by the end of 2023.



- St. Johns River to Sea (SJR2C) Loop:** Design plans are anticipated to be complete in Fall 2023 for the segment of the St. Johns River to Sea (SJR2C) Loop multi-use trail that will go through the Eastport Business Center CRA along Spruce Creek Road. The Port Orange segment will be part of the larger FDOT's SUN Trail (Shared-Use Nonmotorized) Regional System and will use a combination of existing and new sidewalks in the McDonald Road/Sixth Street/Spruce Creek Road/Nova Road rights-of-way and then connect with Ridgewood Avenue and continue south toward New Smyrna Beach along US 1. A major portion of the trail will be within the Eastport CRA, and it could lead to possible redevelopment opportunities related to trail use in the CRA.



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 Eastport.

The FY 2021/2022 adopted budget for the Eastport Tax Increment Fund (Fund #102), anticipated \$289,338 in TIF, and \$2,400 in miscellaneous income, for anticipated total revenues of \$291,738. The City’s unaudited figures show an actual receipt of \$301,977 from TIF, and (\$4,904) in miscellaneous income, for total revenues of \$297,073. The negative miscellaneous income is due to the market loss of investment income.



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



FINANCIAL STATEMENT AND DEBT SERVICE

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 Eastport Business Center CRA operates on an October 1st - September 30th fiscal year. The Debt Service Schedule for the Eastport Business Center CRA is available from the City's Finance Department.

The initial \$2.5 million note, issued in 2006, has an interest rate of 3.922% and is projected to be paid off by September 2025. The majority of these funds were used for infrastructure improvements, including the construction of Eastport Parkway and extending potable water and sanitary sewer lines, to help create the Eastport Business Park. Master-planned stormwater improvements were also constructed.

The debt service payment for the 2006 Eastport TIF Note for FY 2021/2022 was \$235,101.



FINANCIAL STATEMENT

Eastport	Eastport Audited FY21	Eastport Unaudited FY22
Assets:		
Cash in Bank	\$ 160,846	\$ 309,664
Equity in pooled cash	\$ 215,403	\$ 93,428
Receivables - Net		\$ 24,173
Total	\$ 376,249	\$ 427,265
Liabilities:	-	-
Sources (Revenues):		
City TIF	\$ 117,318	\$ 124,485
Intergovernmental (County/Halifax Hospital)	\$ 171,344	\$ 177,492
Interest	\$ 753	\$ (4,904)
Miscellaneous (includes transfers)	\$ 2	\$ -
Total	\$ 289,417	\$ 297,073
Expenditures		
Operating/Maintenance/Other	\$ 10,507	\$ 10,708
Dues and Memberships	\$ 423	\$ 248
Transfer to Fund 217	\$ 238,043	\$ 235,101
Total	\$ 248,973	\$ 246,057
The net change in fund balance	\$ 40,444	\$ 51,016
Fund balance - Beginning	\$ 335,805	\$ 376,249
Fund Balance - Ending	\$ 376,249	\$ 427,265

Source: Finance Department, March 2023

TRUST FUND PARTNERS

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 Eastport Business Center 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 Eastport Business Center Redevelopment Plan.



Eastport Business Center CRA
Webpage: <https://www.port-orange.org/344/Eastport-Business-Center-CRA>

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.

EASTPORT BUSINESS CENTER COMMUNITY REDEVELOPMENT AGENCY

Agency Board

Mayor Donald O. Burnette

Vice-Mayor Reed Foley

Council Member Drew Bastian, Chair

Council Member Scott Stiltner, Vice-Chair

Council Member - Vacant

Vacant

Vacant

Staff support provided by:

Wayne Clark, City Manager

Matt Jones, City Attorney

Linda Truitt, Assistant Finance Director

Robin Burris, Budget Coordinator

Tim Burman, Community Development Director

Penelope Cruz, Planning Manager

Registered Agent's Name: Penelope Cruz

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