



EASTPORT BUSINESS CENTER COMMUNITY  
REDEVELOPMENT AGENCY  
REGULAR MEETING AGENDA

COUNCIL CHAMBERS – 6:30 PM – CITY HALL  
AUGUST 5, 2025

A. OPENING

1. Roll Call

B. PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE

C. DISCUSSION/ACTION

2. Approval of Minutes - March 18, 2025
3. Resolution No. 25-01 - Eastport Business Center CRA Tax Increment District FY 2025-2026 Operating Budget

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](mailto: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.



Motion to approve the minutes of August 6, 2024 as presented was made by Member Scott Stiltner and Seconded by Member Tracy Grubbs. Motion carried unanimously by roll call vote.

5. Eastport Business Center CRA Annual Report - FY 2023/2024

Motion to accept the Annual Report - FY 2023/2024 as presented was made by Member Scott Stiltner and seconded by Member Tracy Grubbs. Motion carried unanimously by roll call vote.

PUBLIC COMMENTS

There were none.

BOARD COMMENTS

There were none.

There being no further business brought before the Members of the Eastport Business Center Community Redevelopment Agency; the meeting adjourned at 6:41 p.m.

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Chairman Shawn Goepfert

Attest:

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Robin Fenwick, MMC  
City Clerk



# EASTPORT BUSINESS CENTER COMMUNITY REDEVELOPMENT AGENCY

AGENCY MEETING DATE: 8/5/2025

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**SUBJECT:** (C3) Resolution No. 25-01 - Eastport Business Center CRA Tax Increment District FY 2025-2026 Operating Budget

**DEPARTMENT:** Community Development

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**RECOMMENDED MOTION:** Move to approve Resolution No. 25-01.

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**SUMMARY:** Attached is the proposed operating budget for the Eastport Business Center CRA tax increment district for FY 2025-2026 (October 1, 2025 to September 30, 2026).

The CRA budget is considered prior to the City's formal budget hearings in September to ensure the CRA Board has sufficient time to review the proposal, provide input, and recommend any necessary adjustments before it is incorporated into the full City budget and adopted by the City Council.

The resolution is also written so that the revenues and expenditures are estimates that can be changed based on the final adopted millage rate and budget. Therefore, the tax increment can be adjusted to the final amount without requiring the CRA Board to reconsider the budget.

The Eastport CRA become debt-free in FY 2025, and beginning in FY 2026, its projected annual revenue is expected to be sufficient to cover all operating expenditures. Any revenue exceeding those expenditures will roll into the CRA's fund balance. The estimated fund balance at the end of FY 2025 is \$933,902 which may be allocated toward any project identified in the current Eastport CRA Plan, including roadway improvements, development incentives, and drainage and utility upgrades.

An application has been submitted to the Volusia-Flagler TPO for a feasibility study to realign Spruce Creek Road away from the Halifax Canal and widen it to a three-lane section between Dunlawton Avenue and Commonwealth Boulevard. The project also includes intersection improvements to better accommodate heavy truck traffic, enhance driver safety, and increase overall roadway capacity. Funding for the City's portion of the feasibility study, design, and construction will be provided through the CRA's fund balance.

There are currently four to five new private development projects either underway or proposed within the Eastport area. These projects are expected to attract targeted new businesses and support the expansion of existing businesses. To help facilitate their

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development, the CRA's fund balance could be used to provide incentives for projects that are completed and contribute meaningfully to the overall growth of Eastport.

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**ATTACHMENTS:**

1.	Eastport CRA Resolution No 25-01 w exhibit	Eastport CRA Resolution No 25-01 w exhibit.pdf
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Tim Burman	Created/Initiated - 07/17/2025
Tim Burman	Approved - 07/17/2025
Mark Simpson	Approved - 07/21/2025
Shannon Balmer	Approved - 07/24/2025
Wayne Clark	Final Approval - 07/24/2025

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RESOLUTION NO. 25-01

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, 2025, AND ENDING SEPTEMBER 30, 2026; PROVIDING FOR CONFLICTING RESOLUTIONS; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, Section 189.016(3), Florida Statutes requires that the governing body of each special district shall adopt a budget by resolution each fiscal year; and

**WHEREAS**, the Eastport Business Center Community Redevelopment Agency deems it is in the best interest to adopt the Annual Budget of the Eastport Business Center Community Redevelopment Agency for Fiscal Year beginning October 1, 2025, and ending September 30, 2026, as more particularly set forth hereinafter.

NOW, THEREFORE, BE IT RESOLVED BY THE EASTPORT BUSINESS CENTER COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA:

Section 1. Adoption. That the following is adopted as the Annual Budget of the Eastport Business Center Community Redevelopment Agency for Fiscal Year beginning October 1, 2025, and ending September 30, 2026, is hereby as set forth in **Exhibit "A"** attached hereto.

Section 2. Conflicting Resolutions. That all resolutions or parts thereof that conflict with this resolution are hereby rescinded or repealed.

Section 3. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected.

Section 4. This resolution shall become effective immediately upon adoption.

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CHAIRMAN SHAWN GOEPFERT

ATTEST:

\_\_\_\_\_  
Robin Fenwick, MMC, City Clerk

Adopted on the \_\_\_\_\_ day of \_\_\_\_\_

Reviewed and Approved: \_\_\_\_\_  
Shannon K. Balmer, Senior Assistant City Attorney

**EXHIBIT "A"**

**102 Eastport CRA  
FY2026 Total Requested Budget**

Revenue	
Intergovernmental Revenue	734,712
Appropriated Fund Balance	933,902
Miscellaneous Revenues	2,400
<b>Total revenues</b>	<b>1,671,014</b>
Operating Expenditures	
Contractual Services	5,500
Other Supplies and Expenses	8,593
<b>CRA Capital Initiatives</b>	<b>1,656,921</b>
<b>Total expenditures</b>	<b>1,671,014</b>
<b>Net change</b>	<b><u><u>0</u></u></b>