



EASTPORT BUSINESS CENTER COMMUNITY
REDEVELOPMENT AGENCY
REGULAR MEETING AGENDA

COUNCIL CHAMBERS – 6:30 PM – CITY HALL
AUGUST 4, 2026

A. OPENING

1. Roll Call

B. PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE

C. DISCUSSION/ACTION

2. Approval of Minutes - March 17, 2026
3. Resolution No. 26-1 - Eastport Business Center CRA Tax Increment District FY 2026-2027 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, 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
REGULAR MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
MARCH 17, 2026

THE REGULAR MEETING of the EASTPORT BUSINESS CENTER
COMMUNITY REDEVELOPMENT AGENCY of the City of Port Orange was called to
order by Chairman Shawn Goepfert at 6:38 p.m.

Roll Call	Present:	Jonathan Foley Scott Stiltner Tracy Grubbs Shawn Goepfert Lance Green
	Also Present:	City Manager Wayne Clark City Attorney Matthew Jones Deputy City Clerk Amanda Bonin

2. Nomination of Chair

Motion to nominate Member Tracy Grubbs as Chairman was made by Member Scott Stiltner and seconded by Member Jonathan Foley. Motion carried unanimously by roll call vote.

3. Nomination of Vice Chair

Motion to nominate Member Lance Green as Vice Chair was made by Chair Tracy Grubbs and seconded by Member Scott Stiltner. Motion carried unanimously by roll call vote.

PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE

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

DISCUSSION/ACTION

4. Approval of Minutes

- a. August 5, 2025 - Regular Eastport CRA Meeting
- b. September 2, 2025 – Joint Special Meeting
- c. November 18, 2025 – Joint Special Meeting

Motion to approve the minutes of August

5, 2025, September 2, 2025, and November 18, 2025 as presented was made by Member Scott Stiltner and Seconded by Member Jonathan Foley. Motion carried unanimously by roll call vote.

5. Eastport Business Center CRA Annual Report - FY 2024/2025

Motion to accept the Annual Report - FY 2024/2025 as presented was made by Member Scott Stiltner and seconded by Member Shawn Goepfert. Motion carried unanimously by roll call vote.

6. Approval of the First Amendment to the BIK Economic Incentive Agreement Pursuant to the Eastport CRA Redevelopment Plan & Land Development Code (LDC) Chapter 20 – Targeted Businesses

Motion to approve the First Amendment to the BIK Economic Incentive Agreement and authorize the Chairman and Agency Clerk to sign the agreement, subject to approval by City Council was made by Member Scott Stiltner and Seconded by Member Shawn Goepfert. Motion carries 4-0-1 with Member Lance Green Abstaining.

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.

Chairman Tracy Grubbs

Attest:

Robin Fenwick, MMC
City Clerk



EASTPORT BUSINESS CENTER

COMMUNITY REDEVELOPMENT AGENCY

AGENCY MEETING DATE: 8/4/2026

SUBJECT: (C3) Resolution No. 26-1 - Eastport Business Center CRA Tax Increment District FY 2026-2027 Operating Budget

DEPARTMENT: Community Development

RECOMMENDED MOTION: Move to approve Resolution No. 26-1.

SUMMARY: Attached is the proposed operating budget for the Eastport Business Center CRA tax increment district for FY 2026-2027 (October 1, 2026 to September 30, 2027).

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 became debt-free in FY 2025, and beginning in FY 2026, annual revenue is 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 2026 is \$2,302,345, 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 three new private development projects (BIK Hydraulics, Sea Tow, and Platinum Powerboats) either underway or proposed within the Eastport area. These projects are expected to attract targeted new businesses and support the expansion of

existing businesses.

ATTACHMENTS:

1.	Resolution No. 26-01	Resolution No. 26-01.pdf
2.	Exhibit A EastportCRA	Exhibit A EastportCRA.docx

Penelope Cruz	Created/Initiated - 07/14/2026
Tim Burman	Approved - 07/14/2026
Sue Wang	Approved - 07/24/2026
Matthew Jones	Approved - 07/24/2026
Wayne Clark	Final Approval - 07/24/2026

RESOLUTION NO. 26-01

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, 2026, AND ENDING SEPTEMBER 30, 2027; 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, 2026, and ending September 30, 2027, 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, 2026, and ending September 30, 2027, 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.

CHAIRMAN TRACY GRUBBS

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
FY2027 Total Requested Budget**

Revenue	
Intergovernmental Revenue	709,825
Appropriated Fund Balance	
Miscellaneous Revenue	63,227
Total Revenue	773,052
Operating Expenditures	
Other Supplies and Expenses (<i>Audit Fee, Dues & Membership to Florida Redevelopment Association, and Advertising for CRA Meetings</i>)	8,920
Spruce Creek Road Widening Project (<i>Project identified in approved CRA Plan</i>)	714,132
BIK and Sea Tow Economic Incentive Agreements (<i>Incentive Program identified in approved CRA Plan</i>)	50,000
Total Expenditures	773,052
Net Change	-