Community Redevelopment Agency
Tuesday, April 22, 2025 at 6:10 PM

City Commission Chambers
214 Sams Avenue, New Smyrna Beach, Florida 32168

1. CALL TO ORDER

A. Roll Call

2. PUBLIC PARTICIPATION

3. CONSENT AGENDA

4. OLD BUSINESS

5. NEW BUSINESS

5.A Consider the adoption of Resolution No. CRA 01-25: Adopting a Revised Budget and Re-Appropriating the CRA Fund Balance to Specific and Amended CRA Capital Projects for Fiscal Year 2024 - 2025.

5.B Consider the approval of a CRA Adaptive Reuse Opportunity Grant to Looking Good Properties LLC at 312 Mary Avenue.

6. REPORTS AND COMMUNICATIONS

6.A Annual Report FY 2023 - 2024

7. ADJOURNMENT

Pursuant to Florida Statutes 286.0105, if an individual decides to appeal any decision made by the board, agency or commission of the City of New Smyrna Beach with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Such person must provide a method for recording the proceedings.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's office in person or by mail at 210 Sams Avenue, New Smyrna Beach, Florida 32168, (386) 410-2630, prior to the meeting.

THE CITY OF NEW SMYRNA BEACH - CRA/ECONOMIC DEVELOPMENT

CONSIDER THE ADOPTION OF RESOLUTION NO. CRA 01-25: ADOPTING A REVISED BUDGET AND RE-APPROPRIATING THE CRA FUND BALANCE TO SPECIFIC AND AMENDED CRA CAPITAL PROJECTS FOR FISCAL YEAR 2024 - 2025.

April 22, 2025

Background:

Per Florida Statues 163 requirement to adopt the CRA Budget by Resolution and to reappropriate remaining funds to specific and amended CRA Capital Projects, the revised FY 24 - 25 Budget is provided in the attached documents.

Findings:

The revised revenues from the County and City TIF reflect the actuals that were received in January 2025. Further changes include the Appropriated Fund Equity or Balance Forward and interest earnings.

Therefore, the balance forward has also been re-appropriated to capital projects within the CRA District and listed in the CRA Plan as shown in Exhibit A of the attached.

Motion to approve Resolution CRA 01-25 adopting the revised FY2024-2025 Budget.

Fiscal Analysis:

Revised FY 2024 - 2025 CRA Budget equals $8,610,395

Strategic Plan Item:

No

Staff Report Created By: Samantha Bergeron - CRA / Economic Development Director

Attachments:

CRA Performance Measures FY 24 - 25.pdf
Res CRA 01-25 FY2024-2025 Adopt Revised Budget and Re-Appropriation.pdf

NEW SMYRNA BEACH
COMMUNITY REDEVELOPMENT AGENCY

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF NEW SMYRNA BEACH

FY 2024 – 2025 Performance Measures





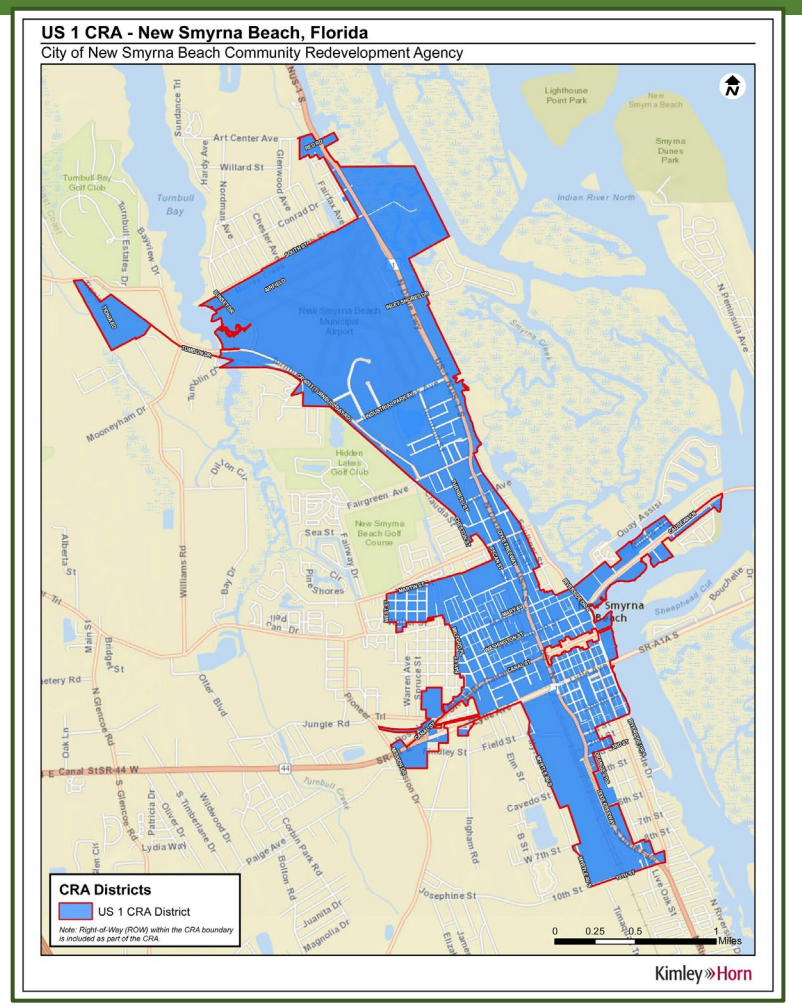


Goals & Objectives Analysis per F.S. 19.062

Community Redevelopment Agency of the City of New Smyrna Beach

- Established February 2015
- 2,170 parcels
- Totaling 2,002 acres
- 3.8 square miles

210 Sams Avenue
New Smyrna Beach, FL 32168
386-424-2160
https://www.cityofnsb.com/1286/Community-Redevelopment



Goal

TO ERADICATE BLIGHT CONDITIONS AS IDENTIFIED IN THE 2013 FINDING OF NECESSITY STUDY BASED ON F.S. 163.387

The following conditions were identified:

· Defective or inadequate roadway conditions and parking facilities

· Property valuations

· Faulty Lot Layout

· Unsanitary or Unsafe Conditions

· Deterioration of Site or Other Improvements

· Inadequate/Outdated Building Density Pattern

· Incidence of Crime

· Greater Number of Violations, Including Florida Building Code

· Diversity of Ownership or Defective/Unusual Conditions of Title

· Governmentally Owned Property with Adverse Environmental Conditions

· Inadequate provisions for ventilation, light, air, and open space

· Existing Conditions that Endanger Life/Property by Fire/Other Causes

CRA Plan – Goals & Objectives

1. Construct / Improve Public Facilities and Infrastructure

- Identify through the US 1 CRA Master Plan CIP public improvement projects for infrastructure including but not limited to
  - pedestrian safety improvements (e.g., sidewalks, pedestrian crossings, traffic calming measures),
  - stormwater,
  - streets and roadway facilities (i.e., improving unpaved/sub-standard roads and rights-of-way),
  - sanitary sewer installation (removal of septic tanks).
- Improvements to the Airport Industrial Park area including street and utility extensions
- Construction of parking facilities to facilitate (allow) for increased use of existing properties for buildings and other revenue generating options (versus provisions for site-specific, off-street parking); may include the construction of parking garages.
- Preserve, rehabilitate and augment existing community and civic structures and facilities, including historical preservation, adaptive reuse of existing structures; identify and preserve culturally significant structures within the CRA which can serve a broader segment of the community.
- Provide transit opportunities and improvements including the potential for a CRA/downtown trolley or circulator.
- Provide incentives for brownfield remediation and site improvements necessary to redevelop properties that are either undeveloped or underdeveloped due to existing site conditions and constraints (i.e., brownfield).
- Expand the CRA/City wayfinding signage program.
- Based on the limited amount of vacant properties available for development within the CRA, redevelopment of existing properties and better utilization of existing facilities will be necessary to achieve the City and CRA's long term buildout of residential and non-residential parcels.

CRA Plan – Goals & Objectives

2. Adopt Smart Growth Strategies for Land Use and Development

- Direct development towards existing infrastructure, adapt and reuse buildings, and engage in urban infill to meet development needs.
- Support infill development by creating flexibility in zoning, parking, and building codes. Zoning that encourages well planned compact mixed-use development can encourage reuse.
- Review and revise, as appropriate, the City's Land Development Regulations to support redevelopment efforts including the use of form based codes as compared to traditional zoning codes.
    - Establish minimum levels of development to complement the City's maximum levels to encourage increased areas of development and minimize low density and/or single use facilities.
    - In lieu of minimum development standards, provide development incentives to encourage additional density, intensity (non-residential), mix of uses (vertical and/or horizontal),
    - provision of public spaces, activated streets and pedestrian zones, or similar standards.
    - Create "neighborhood" development districts with standards similar to those of the Mixed Use District.
- Provide alternative design and development standards including road/right-of-way cross-sections supportive of urban development and redevelopment practices.
- Promote policies that prioritize and direct infrastructure spending and improvements to existing neighborhoods. Identify and fund projects that promote both City and County benefits.
- Work to keep valuable jobs downtown within easy access of residential areas; provide (retain) employment incubator spaces to support small business and personal services.
- Maintain and work to promote basic services in the Business Corridor district (post office, grocery store, bank, pharmacy, etc.).

CRA Plan – Goals & Objectives

3. Provide Value Added Financial Strategies by Incorporating Institutional Practices that Facilitate or Expedite Various Aspects of Development Projects.

- Make information about available development sites readily accessible to the public.
- Assist in helping with land assembly and title clearance in preparation for land development of available sites.
- Allow for the aggregation of specially targeted or multiple owner lots designated as underutilized or undersized to provide incentives for private investor redevelopment.
- Create/expand a business development program to aid, expand, or retain existing businesses and promote new business opportunities. Consider a small business administration loan program to aid small business startups in the community.
- Provide development related assistance through an "Opportunity Site Grant Program".
- Create a US 1 merchants association.

CRA Plan – Goals & Objectives

4. Provide and Improve Recreation Facilities and Public Spaces Through Partnerships and Interlocal Agreements with the Private Sector and Other Governmental Entities to Ensure they are Well Maintained, Accessible, Safe, and Inviting.

- Make special enhancement funds available to re-design and repurpose existing parks and public areas utilizing Crime Prevention through Environmental Design (CPTED).
- Identify and expand the development of neighborhood parks and community gathering spaces. This can include public improvements for parks, playgrounds, structures/facilities, parking areas, boat ramps and related infrastructure.
- Explore the potential re-use of existing County offices in downtown for other public-private use.
- Promote the senior center as an asset in the community through event planning and promotion

CRA Plan – Goals & Objectives

5. Expand the City's Neighborhood Planning Program, Including the Development of Neighborhood and / or Community Master Plans.

- Provide housing/neighborhood improvement programs aimed at assisting to stabilize existing neighborhoods.
- Encourage innovative design which integrates environmentally sound best practices (e.g., green building design, low-impact development, dual water systems, and xeriscape).
- Consider updates and amendments to the Comprehensive Plan and Zoning Code to expand the mixed use zoning area within the proposed US 1
- Community Redevelopment Area.
- Continue to evaluate building heights and other design features for modification, together with other implementation tools, as the CRA matures.
- Assist in the preparation of neighborhood overlay plans and sector plans to promote flexibility in design addressing building height, shared access, and parking facilities.
- Create an overlay district and a land use compatible area adjacent to the airport and FEC.
- Investigate joint marketing and zoning changes to the hotel/motel uses along US 1.

CRA Plan – Goals & Objectives

6. Establish Compatible Industries Adjacent to Commercial and Residential Districts.

- Limit Industrial uses to areas specifically classified as Industrial on the City of New Smyrna Beach's Future Land Use Map targeting the areas adjacent to the New Smyrna Beach Municipal Airport and the Tionia Industrial Park; industrial uses within the Business Corridor district should be prohibited.
- Develop standards of design and type of use which will minimize detrimental effects to the public health, safety, and welfare, and be in harmony with the objectives of this Master Plan.
- Promote and provide incentives for green industries within US 1 CRA.
- Improve commercial and industrial land use compatibility with nearby residential and phase out incompatible uses.
- Provide infrastructure improvements and business support services (infrastructure, wi-fi, etc.) which will assist in attracting and retaining businesses within the targeted industrial and business zones.

CRA Plan – Goals & Objectives

7. Incorporate Housing Revitalization Through Housing Maintenance Programs and Rehabilitation Services.

- Provide the development of housing diversity and affordable housing to residents of low to moderate income, including the elderly.
- Re-establish older neighborhoods through redevelopment and revitalization of the City's housing stock through improvements in safety, infrastructure, and housing partnerships.
- Promote programs and incentive for homeowners to rehabilitate their homes. Such incentives may include low interest loans or information on other funding sources for the repair of single and multi-family homes depending on the applicant's income and monthly budget.
- Coordinate with intergovernmental agencies such as Southeast Volusia County Housing Authority and Habitat for Humanity to assist low-income households with down payment and closing costs assistance.
- Institute incentives for private developers to finance the construction of affordable housing including density bonuses, tax abatement, and the reduction or waiving of building permit fees.
- Preserve and expand residential and non-residential incentives currently in use within the existing CRA. Look for a diversification of programs and projects throughout the entire new CRA.
- Explore a sustainable housing/new housing program to create opportunities within the community including rental assistance and holding rental rates steady.

CRA Plan – Goals & Objectives

8. Encourage community policing innovations designed to decrease crime by reducing opportunities for criminal activity through visible presence of law enforcement in the community, including community mobilization, neighborhood block watch, citizen patrol, bicycle or foot patrol, or intensified motorized patrol.

9. Investigate/implement a Community Benefit Agreement (CBA) program. CBA's are generally programs which aim to provide some form of benefit to residents of an affected community or neighborhood. Typically, these agreements require an additional condition for projects that receive agency funds, such as a requirement that area residents receive priority in construction employment for the project.

CRA Plan – Goals & Objectives

10. Establish a Unique Identity to Promote the Vision of the US 1 CRA Through Branding and Marketing Programs.

- Create a logo, identity package, and website which can be used to identify the new CRA while continuing to utilize promotional/branding material from the existing CRA, such as "The Loop."
- Establish a brand for the new CRA that may be used on literature, banners, gateways, and all types of promotional campaigns.
- Support festivals, exhibits, performances, and other special events designed to attract residents and visitors to the new US 1 CRA.
- Encourage consistent architectural and site design themes to promote a style or quality of new construction that would maintain the desired theme and scale of development in the US 1 CRA.
- Create a business recruitment package that is updated regularly with a listing of available properties, maps, building profiles, and information for current and planned events.
- Create formal joint marketing and business recruitment, expansion, and retention efforts with the Chamber of Commerce and Airport for the US 1 CRA.

Key Elements of the Goals & Objectives

- Gateways and Signage
- Connectivity and Safety for Pedestrians, Bicyclists, and users of Mass Transit
- Streetscape Improvements
- Transit Zones
- Parking and Access Management
- Stormwater Management Systems
- Low Impact Development (LID)
- Utilities
- Infrastructure
- Parks and Cultural Enhancements
- Affordable Housing

Florida Statute 189.0694

These new requirements aim to increase accountability and transparency for special districts by ensuring they have clear objectives and are regularly assessing their performance. The Annual Reporting requirement will provide stakeholders with insights into the effectiveness of special district programs and activities.

HB 7013, which passed on April 26, 2024 makes several important changes to the laws governing special districts, including Community Redevelopment Agencies (CRA's). The bill revises Florida Statute 189.0694 with the following requirements:

- All special districts must establish goals and objectives for each program and activity they undertake by October 1, 2024.
- Special districts are required to create performance measures and standards to determine if their goals and objectives are being achieved.
- An annual report must be published by December 1 of each year, which must include:
  - A description of the goals and objectives achieved
  - The performance measures and standard used to make this determination
  - A list of any goals and objectives that were not achieved

Performance Standards and Measurements

By December 1, 2025, and annually thereafter, the Community Redevelopment Agency of the City of New Smyrna Beach will post on the website as required by F.S. 189.0694.

To evaluate the successful achievement of the goals and objectives as outlined in this report, the CRA of the City of New Smyrna Beach will focus on the following performance measures:

1. Track the Taxable Value of the CRA District in comparison to the Base Year.
2. Determine the funds invested in improving public facilities and infrastructure.
3. Evaluate the number of façade grant projects and historical preservation grants completed and when available the economic impact of each (if applicable).
4. Track the investment in stormwater management
5. Track the investment in environmental remediation

CRA Budget FY 24 – 25 Revised

		Revised Budget Fiscal Year October 1, 2024 - September 30, 2025	
		Time: 2015 -2035	Board: City Commission
		2002 Acres	Registered Agent: Samantha Bergeron, CRA / Economic Development Director
			URL: https://www.cityofnsb.com/1286/Community-Redevelopment
	Current Year Taxable Value $ 535,253,8583		
	Less Base Year Tax Value $ 190,264,372		
	Equals Increment Value $ 344,989,486		
GL Line Code	**Revenues:**		
	Description	**Amount**	**Notes:**
12530000.319101	County TIF (Millage 3.2007) 95% of 95%	$991,467	including adjustment of $847.44 overpayment for 2023)
12530000.319102	City TIF (Millage 4.637) X 95%	$1,511,982	
12530000.361101	Interest Earnings	$100,000	
12530000.361103	Interest on Investments	$11,000	
12530000.389101	Appropriated Fund Equity	$5,998,125	(aka Balance Forward)
	Total Revenues	**$8,612,574**	

CRA Budget FY 24 – 25 Revised

	Expenses:		
	Re-Development Assistance & Incentives		
NOTES	**Description**	**Amount**	**Comprehensive Plan Goals, Objectives and Policies**
12555201.583006.XXXX	Large Small Scale Commercial Façade / Property Improvement Grant Program	$600,000	Program will assist eligible businesses / commercial property owners located within the CRA District with exterior commercial facade improvements (up to $100,000 per applicant). (Approximately 10 Projects) (CRA Plan pages 20, 21 & 77 Goal 4 Commercial / Industrial Development)
12555201.583006.XXXX	Small Scale Commercial Façade / Property Improvement Grant Program	$200,000	Program will assist eligible businesses / commercial property owners located in the CRA District with exterior commercial facade improvements (up to $20,000 per applicant). (Approximately 10 projects) (CRA Plan pages 20, 21 & 77 Goal 4 Commercial / Industrial Development)
12555201.583006.XXXX	Adaptive Reuse Opportunity Grant Program	$1,000,000	Program will assist business / commercial property owners located CRA District with Adaptive Reuse Based Commercial Façade / Property Improvements. Awards up to $250,000 per eligible applicant. (Approximately 4 projects) (CRA Plan page 20)
12555201.583006.XXXX	Historic Home Preservation Grant Program	$200,000	Program will assist owner-occupied homeowners with exterior improvements to their single-family historic home in the CRA's Historic Districts. Home must be included on the Historic Registry. Awards up to $50,000 per eligible applicant. (CRA Plan pages 21, 35 & 77 Goal 5 Residential and Neighborhoods & page 81 Accessibility Goal - Housing)
12555201.583006.XXXX	Historic Preservation Commercial & Not-for-Profit Grant Program	$100,000	Funds will assist non-profits within CRA District with commercial façade / property improvements. Awards up to $50,000 per eligible applicant. (Approximately 2 projects) (CRA Plan page 19)
	Subtotal Development Assistance & Incentives	$2,100,000	

CRA Budget FY 24 – 25 Revised

	Expenses - Other Grants and Aids		
12555202.583006.XXXX	NSB Housing Grant Phase 2	$460,000	Funding will assist Housing Authority with a Florida Housing Finance Corporation 9% low income housing tax credit program application for Phase 2 of Greenlawn Manor (CRA Plan pages 20, 21 & 77 Goal 5 Residential and Neighborhoods & page 81 Accessibility Goal - Housing)
12555202.583006.XXXX	Live Oak Housing Demolition or Infrastructure Development Assistance Funding	$150,000	Funds will be used to assist with the demolition or infrastructure costs associated with redeveloping 40 units of lost public housing in the Historic Westside Neighborhood (CRA Plan pages 20, 21 & 77 Goal 5 Residential and Neighborhoods & page 81 Accessibility Goal - Housing)
	Subtotal Other Grants and Aids	$610,000	

CRA Budget FY 24 – 25 Revised

Capital Project #	Expenses - Capital Projects		
12555203.563203.XXXX	NSB Airport infrastructure & Beautification Project	$1,000,000	Funds will be used for infrastructure (high speed internet to tower) (sewer line), new signage, landscaping and additional infrastructure as needed to improve public infrastructure at the Airport (CRA Plan pages 19,78,79, 81, 82)
12555203.563203.XXXX	Pettis Park Improvement Project	$100,000	Funds will be utilized for lighting improvements to Pettis Park (CRA Plan pages 20, 23, 35 and 82 Recreation and Open Space)
12555203.563203.XXXX	Public Infrastructure Improvement Project	$800,000	Funds will be utilized to assist with external government grants to improve public infrastructure within the CRA District and Airport (CRA Plan page 19 and 82 Sanitary Sewer, Potable Water, Solid Waste, Drainage, and Natural Groundwater Aquifer Recharge Element)
12555203.563203.XXXX	LED Light Conversion Sports Complex	$2,300,000	Funding will provide for a conversion to LED lights for the existing halogen light fixtures, creating safer, and more cost efficient sports fields. (Goal 1 Construct / Improve Public facilities and infrastructure; goal 4 Provide and improve recreation facilities) (Page 19, 20)
12555203.563203.XXXX	Community Development Block Grant	$50,000	Funding will assist in the completion of eligible and approved CDBG projects that have an average allocation from HUD (Through Volusia County) of $100,000. If a CDBG project exceeds the County's allocation, CRA funding would assist with covering the additional cost. (CRA Plan pages 20, 21 & 77 Goal 5 Residential and Neighborhoods)
12555203.531099.XXXX	Environmental Remediation of 1292 Turnbull Bay Road	$139,000	Funding will assist in the completion of Brownfield remediation and clean up of this site. (Page 37and 46 environmental quality, community services and facilities, Meets qualifying conditions of government owned properties with adverse environmental conditions)
12555203.549099.XXXX	Stormwater Management - Dredge Stormwater System between Tenth Street and US1 behind McDonald's	$25,000	Funding will enhance the stormwater management of the area and remove sediment thus allowing for better stormwater drainage (Page 19, 25 - 26)
12555203.549099.XXXX	Stormwater Management - Dredge Between Turnbull Bay Bridge and Railroad trussell	$168,252	Funding will enhance the stormwater management of the area and remove sediment thus allowing for better stormwater drainage (Page 19, 25 - 26)
12555203.563203.XXXX	Rocco Park LED Retrofit	$80,000	Funding will provide for a conversion to LED lights for the existing halogen light fixtures, creating safer, and more cost efficient parking lot. (Goal 1 Construct / Improve Public facilities and infrastructure; goal 4 Provide and improve recreation facilities) (Page 19, 20)
12555203.563203.XXXX	Skate Park Lighting	$240,322	(Goal 1 Construct / Improve Public facilities and infrastructure; goal 4 Provide and improve recreation facilities) (Page 19, 20)
12555203.563203.XXXX	New Playground @ Sports Complex	$500,000	(Goal 1 Construct / Improve Public facilities and infrastructure; goal 4 Provide and improve recreation facilities) (Page 19, 20)
12555203.531099.XXXX	Smith Street Remediation and Redevelopment for a Parking Lot	$500,000	Funding will assist in the completion of Brownfield remediation and clean up of this site formerly owned and operation by the Utilities Commission. Redevelop this site for a parking lot(Page 37and 46 environmental quality, community services and facilities, Meets qualifying conditions of government owned properties with adverse environmental conditions. page 19, 24)
	Subtotal Capital Projects	$5,902,574	
	Total Expenses	**$8,612,574**	

Governing Board



Governing Board Members 24 – 25 (left to right) Vallie Perrine, Lisa Martin, Fred Cleveland (Chair), Jason McGuirk and Brian Ashley

The Community Redevelopment Agency consists of five members; the City Commissioners.

Contact: Samantha Bergeron,
CRA / Economic Development Director
City of New Smyrna Beach
210 Sams Avenue, New Smyrna Beach, FL 32168
Phone: 386-424-2160
E-mail: sbergeron@cityofnsb.com
URL: https://www.cityofnsb.com/1286/Community-Redevelopment

RESOLUTION NO. CRA 01-25

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF NEW SMYRNA BEACH ADOPTING A REVISED BUDGET AND REAPPROPRIATING THE CRA FUND BALANCE TO SPECIFIC AND AMENDED CRA CAPITAL PROJECTS FOR FISCAL YEAR 2024-2025; PROVIDING FOR CONFLICTING RESOLUTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The Community Redevelopment Agency of the City of New Smyrna Beach (CRA) was created pursuant to Chapter 163, Part III, Florida Statutes (the "Community Redevelopment Act") establishing the conditions and procedures for the establishment of community redevelopment areas and agencies; and

WHEREAS, the Community Redevelopment Agency of the City of New Smyrna Beach is a dependent special district under Chapter 189, Florida Statues (2006), known as the Uniform Special District Accountability Act (the "Special District Act"); and

WHEREAS, the Special District Act requires all special districts, including dependent special districts, such as the Community Redevelopment Agency of the City of New Smyrna Beach, to adopt a budget for each fiscal year by resolution and any amendments or revisions; and

WHEREAS, Florida Statute 163.387 (7) (d) requires any money remaining in the Community Redevelopment Agency (CRA) trust fund at the end of each fiscal year to be re-appropriated pursuant to the next annual budget adopted by the Community Redevelopment Agency; and

WHEREAS, the Community Redevelopment Agency of the City of New Smyrna Beach has proposed the re-appropriation of the remaining funds in the fiscal year 2023 – 2024 CRA Fund Balance to specific and amended CRA Capital Projects for the fiscal year 2024 – 2025 budget.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF NEW SMYRNA BEACH, FLORIDA AS FOLLOWS:

SECTION 1. ***Authority.*** The Community Redevelopment Agency of the City of New Smyrna Beach has the authority to adopt this Resolution pursuant to the Special District Act.

SECTION 2. ***Adoption of Budget***. The governing body of the Community Redevelopment Agency of the City of New Smyrna Beach does hereby approve and adopt a revised Budget for the Community Redevelopment Agency of the City of New Smyrna Beach for Fiscal Year 2024–

2025 and the re-appropriation of the remaining funds to specific and amended CRA Capital Projects for Fiscal Year 2024-2025. A copy of the budget is attached hereto and incorporated herein as **Exhibit "A"**.

SECTION 3. ***Severability.*** If any section, subsection, sentence, clause, phrase or portion of this Resolution is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining potion hereto.

SECTION 4. ***Conflicting Resolutions.*** That all resolutions or parts thereof that are in conflict with this resolution are hereby rescinded or repealed.

SECTION 5. ***Effective Date.*** This resolution shall take effect immediatley upon its final adoption.

APPROVED AS TO FORM AND CORRECTNESS:

Carrie Avallone

CARRIE AVALLONE
City Attorney

DATE: 4/16/2025

EXHIBIT "A"

NEW SMYRNA BEACH
COMMUNITY REDEVELOPMENT AGENCY

Revised Budget Fiscal Year October 1, 2024 - September 30, 2025
Time: 2015 -2035 Board: City Commission
2002 Acres Registered Agent: Samantha Bergeron, CRA / Economic Development Director
URL: https://www.cityofnsb.com/1286/Community-Redevelopment

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	Expenses:		
	Re-Development Assistance & Incentives		
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12555201.583006.XXXX	Small Scale Commercial Façade / Property Improvement Grant Program	$200,000	Program will assist eligible businesses / commercial property owners located in the CRA District with exterior commercial facade improvements (up to $20,000 per applicant). (Approximately 10 projects) (CRA Plan pages 20, 21 & 77 Goal 4 Commercial / Industrial Development)
12555201.583006.XXXX	Adaptive Reuse Opportunity Grant Program	$1,000,000	Program will assist business / commercial property owners located CRA District with Adaptive Reuse Based Commercial Façade / Property Improvements. Awards up to $250,000 per eligible applicant. (Approximately 4 projects) (CRA Plan page 20)
12555201.583006.XXXX	Historic Home Preservation Grant Program	$200,000	Program will assist owner-occupied homeowners with exterior improvements to their single-family historic home in the CRA's Historic Districts. Home must be included on the Historic Registry. Awards up to $50,000 per eligible applicant. (CRA Plan pages 21, 35 & 77 Goal 5 Residential and Neighborhoods & page 81 Accessibility Goal - Housing)
12555201.583006.XXXX	Historic Preservation Commercial & Not-for-Profit Grant Program	$100,000	Funds will assist non-profits within CRA District with commercial façade / property improvements. Awards up to $50,000 per eligible applicant. (Approximately 2 projects) (CRA Plan page 19)
	Subtotal Development Assistance & Incentives	$2,100,000	

	Expenses - Other Grants and Aids		
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	Subtotal Other Grants and Aids	$610,000	
Capital Project #	**Expenses - Capital Projects**		
12555203.563203.XXXX	NSB Airport infrastructure & Beautification Project	$1,000,000	Funds will be used for infrastructure (high speed internet to tower) (sewer line), new signage, landscaping and additional infrastructure as needed to improve public infrastructure at the Airport (CRA Plan pages 19,78,79, 81, 82)
12555203.563203.XXXX	Pettis Park Improvement Project	$100,000	Funds will be utilized for lighting improvements to Pettis Park (CRA Plan pages 20, 23, 35 and 82 Recreation and Open Space)
12555203.563203.XXXX	Public Infrastructure Improvement Project	$800,000	Funds will be utilized to assist with external government grants to improve public infrastructure within the CRA District and Airport (CRA Plan page 19 and 82 Sanitary Sewer, Potable Water, Solid Waste, Drainage, and Natural Groundwater Aquifer Recharge Element)
12555203.563203.XXXX	LED Light Conversion Sports Complex	$2,300,000	Funding will provide for a conversion to LED lights for the existing halogen light fixtures, creating safer, and more cost efficient sports fields. (Goal 1 Construct / Improve Public facilities and infrastructure; goal 4 Provide and improve recreation facilities) (Page 19, 20)
12555203.563203.XXXX	Community Development Block Grant	$50,000	Funding will assist in the completion of eligible and approved CDBG projects that have an average allocation from HUD (Through Volusia County) of $100,000. If a CDBG project exceeds the County's allocation, CRA funding would assist with covering the additional cost. (CRA Plan pages 20, 21 & 77 Goal 5 Residential and Neighborhoods)
12555203.531099.XXXX	Environmental Remediation of 1292 Turnbull Bay Road	$139,000	Funding will assist in the completion of Brownfield remediation and clean up of this site. (Page 37and 46 environmental quality, community services and facilities, Meets qualifying conditions of government owned properties with adverse environmental conditions)
12555203.549099.XXXX	Stormwater Management - Dredge Stormwater System between Tenth Street and US1 behind McDonald's	$25,000	Funding will enhance the stormwater management of the area and remove sediment thus allowing for better stormwater drainage (Page 19, 25 - 26)
12555203.549099.XXXX	Stormwater Management - Dredge Between Turnbull Bay Bridge and Railroad trussell	$168,252	Funding will enhance the stormwater management of the area and remove sediment thus allowing for better stormwater drainage (Page 19, 25 - 26)
12555203.563203.XXXX	Rocco Park LED Retrofit	$80,000	Funding will provide for a conversion to LED lights for the existing halogen light fixtures, creating safer, and more cost efficient parking lot. (Goal 1 Construct / Improve Public facilities and infrastructure; goal 4 Provide and improve recreation facilities) (Page 19, 20)
12555203.563203.XXXX	Skate Park Lighting	$240,322	(Goal 1 Construct / Improve Public facilities and infrastructure; goal 4 Provide and improve recreation facilities) (Page 19, 20)
12555203.563203.XXXX	New Playground @ Sports Complex	$500,000	(Goal 1 Construct / Improve Public facilities and infrastructure; goal 4 Provide and improve recreation facilities) (Page 19, 20)
12555203.531099.XXXX	Smith Street Remediation and Redevelopment for a Parking Lot	$500,000	Funding will assist in the completion of Brownfield remediation and clean up of this site formerly owned and operation by the Utilities Commission. Redevelop this site for a parking lot(Page 37and 46 environmental quality, community services and facilities, Meets qualifying conditions of government owned properties with adverse environmental conditions. page 19, 24)
	Subtotal Capital Projects	$5,902,574	
	Total Expenses	**$8,612,574**	

THE CITY OF NEW SMYRNA BEACH - CRA/ECONOMIC DEVELOPMENT

CONSIDER THE APPROVAL OF A CRA ADAPTIVE REUSE OPPORTUNITY GRANT TO LOOKING GOOD PROPERTIES LLC AT 312 MARY AVENUE.

April 22, 2025

Background:

On April 13, 2021 the CRA Board and City Commission approved the program guidelines, target area, and budget allocations for the CRA Commercial Facade / Exterior Property Improvement 50-50 Matching Grant Programs. The Adaptive Reuse Opportunity Grant Program is designed to encourage innovative and value-added changes of use for underutilized commercial and industrial properties with commercial frontage within the CRA District.

In January 2025, Looking Good Properties LLC purchased the property located at 312 Mary Avenue with plans to redevelop the property to build a 4,800 sq. ft. building consisting of 4 separate units.

Findings:

The redevelopment of this property will include extensive improvements to this site. The demolition of the structure has already been completed. The new building will include four spaces that will range from 1,050 sq. ft. to 1,300 sq. ft. The building is planned to have a common space through the center providing for four ADA compliant restrooms and two mechanical rooms. The representative Brent Merilson has been working with the City's Building and Planning Departments; we had a pre-application meeting on January 29, 2025. Since then, Mr. Merilson has been working to create engineered drawings for the new site plan, construction drawings and will soon submit.

The applicant has contacted three General Contractors and received bids from each:
The Patrick Company $1,300,000.00
Greene Construction Inc. $ 747,600.00
Sunstate Constructors $728,300.00

The Eligible Expenditures Include: (Exterior Only)
Painting $19,756
Roof $8,400
Awnings / Canopies $26,880
Decorative Exterior Facade $11,760
Exterior Doors & Windows $98,560
Landscaping $23,520

Irrigation $11,200
Parking Lot $8,900
Professional Design Assistance $21,280
Exterior Lighting $9,744
Exterior Walls $47,040
Signage $14,560
Fencing $28,000
Public Utilities and Infrastructure $25,000
Exterior Security Features $5,000
Total $515,300

Motion to approved Adaptive Reuse Opportunity Grant for Looking Good Properties for 312 Mary Avenue not to exceed $250,000

Fiscal Analysis:

The Adaptive Reuse Opportunity Grant, not to exceed $250,000 will be charged to the CRA's Development and Incentives Account number 12551502-583003. In the FY 2024 - 2025, the budgeted amount for the ARO Grant program is $1,000,000.

Strategic Plan Item:

No

Staff Report Created By: Samantha Bergeron - CRA / Economic Development Director

Attachments:

Adaptive Reuse Opp Grant Application-Looking Good Properties.pdf
Before Photos 312 Mary Ave.pdf
Conceptual Plans Looking Good Properties - 312 Mary Ave.pdf
ARO Grant Agreement - Looking Good Properties.pdf

COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF NEW SMYRNA BEACH
210 SAMS AVENUE
NEW SMYRNA BEACH, FLORIDA 32168

Adaptive Reuse Opportunity 50-50 Matching Grant Program Overview

Awards up to $250,000 (as funds are available)

PROGRAM DESCRIPTION:

The Adaptive Reuse Opportunity 50-50 Matching Grant Program (up to $250,000) awards grant funds for EXTERIOR ONLY improvements to commercial businesses and properties that are located within the Community Redevelopment Agency's District.

These improvements can include, but are not limited to facade painting, parking lot resurfacing, signage, landscaping, etc. Maximum CRA grant awards cannot exceed $250,000 per applicant. The Adaptive Reuse Opportunity (ARO) Grant was created to encourage desired changes of use (permissible by New Smyrna Beach Land Development Regulations) through the redevelopment of commercial buildings and properties that are for sale or lease with commercial frontage within the CRA District. The program allows the CRA to fund grant recipients or grantees on a reimbursement basis for 50% of the cost to enhance commercial facades and property improvements up to $250,000.

For example: For a CRA Grant Recipient to receive $250,000, the applicant must spend $500,000. Once the required documentation has been submitted for approval and the project obtains regulatory approval, the $250,000 is reimbursed to the recipient.

To be considered, commercial property or business owners within the CRA district / area must submit a completed application accompanied by at least (3) estimates from licensed general contractors. Other estimates may be acceptable depending upon the type of improvement proposed; please contact the CRA department regarding your specific proposal to determine if quotes from other licensed businesses or companies would be accepted prior to obtaining the estimates.

PROGRAM RULES:

The following rules are intended to inform a potential grant applicant of the extent and scope of the program. The purpose of the program is to encourage commercial property owners to upgrade their properties by improving the external appearance of their business and to encourage businesses to invest in the growth of their business within the CRA District. The result will halt deterioration, stabilize property values, improve, and upgrade the appearance of the area, and facilitate and encourage redevelopment activity within the targeted area of the CRA.

1. The program is available only for commercial property located within the CRA District. **Click the link below to see if your address is in the CRA Grants' Targeted Area:** https://www.cityofnsb.com/1364/US-1-CRA-Grant-Program-Details

2. All proposed exterior improvements using CRA funds must be approved by the CRA Board before proceeding.

3. The program is for commercial properties and businesses only. Residentially zoned properties are NOT eligible (this includes multi-family units, apartment buildings and duplexes). The property owner must be the applicant. However, if the property is currently leased to a tenant, then the Application and Agreement must be jointly executed by both the owner and the tenant.

Eligible Properties include:

- Commercial and Industrial Properties

Eligible Businesses include:

- Aerospace
- Aviation
- Light Industry (including Manufacturing)
- Creative Class, including High Tech
- Professional Office
- Healthcare
- Retail
- Restaurant

4. Eligible exterior Commercial Façade/Property Improvements for this program include:

- Painting
- Shutters
- Roof Repair
- Awnings/canopies
- Decorative exterior facade improvements
- Exterior doors/windows
- Landscaping around the building
- Irrigation
- Parking lot re-paving, re-sealing, re-striping
- Exterior lighting
- Patio or decks connected to the building
- Exterior wall repairs (e.g., stucco, brick or wood repairs and replacement)
- ADA improvements
- Signage
- Fencing (excluding chain link, barbed wire, and wood panels)
- Demolition of structure and (re)sodding of vacant property

- Public utilities and infrastructure required for business or commercial property
- Professional Design Assistance
- Exterior Security Features

Ineligible expenses include:

- Installation of trash receptacles
- Where a property is not currently in compliance, landscape material and work required to come into compliance with the City of New Smyrna Beach's Code of Ordinances or Land Development Regulations.
- Improvements made prior to grant approval
- Interior renovations
- Non fixed improvements
- Inventory or equipment
- Sweat equity (i.e., payment for applicant's own labor and performance for renovation or new construction work.
- Business payroll
- General periodic maintenance

5. All work must be done in compliance with applicable City of New Smyrna Beach Building Codes and Land Development Regulations. All contractors must be licensed in Florida. Please contact the City of New Smyrna Beach Development Services Department at (386) 410-2800 regarding the proposed work to schedule a Pre-Application Meeting prior to submitting an Adaptive Reuse Opportunity Grant Application.

6. Grant funds will be reimbursed exclusively for approved work, approved change orders and only for work that has been performed after the grantee has received notification that the Grant Application has been approved by the CRA Board. Any work completed prior to receiving grant approval is ineligible for reimbursement.

7. The Commercial Façade/Property Improvement Grant Program is only available to applicants who have not previously participated in the program

APPLICATION PROCESS:

1. An applicant seeking a project grant may secure an application from the New Smyrna Beach Community Redevelopment Agency (CRA) located at 210 Sams Avenue, New Smyrna Beach, FL 32168, phone (386)-279-2497 or download the application from Community Redevelopment | New Smyrna Beach, FL - Official Website (cityofnsb.com)

2. The CRA will administer the Adaptive Reuse Opportunity Grant Program and funding. In addition to the appropriate City of New Smyrna Beach building inspections, the CRA will inspect the work to determine the satisfactory completion of the work.

3. Applicants may not have any outstanding City of New Smyrna Beach liens against their property. If an Applicant has an outstanding City of New Smyrna Beach lien against the property, the grant will not be awarded until the complete satisfaction of the lien.

4. Application to this Program is not a guarantee of funding. Funding is at the sole discretion of the New Smyrna Beach CRA Board). Applications will be scored, ranked and presented to the CRA Board for final approval. The total available program funding is subject to change.

5. Once an application is deemed complete and meets all of the criteria, the applicant will also sign an agreement and affidavit. The application, support documents, agreement and affidavit will be submitted by the CRA Director to the CRA Board for the next available CRA Board meeting for approval. Work cannot begin prior to approval. Any work started prior to approval is not eligible for reimbursement.

REIMBURSEMENT PROCESS:

1. Grant Payments — Subject to the terms and conditions of the Grant Agreement, reimbursement will be made within approximately ninety (90) days from the CRA receiving the following:

a) Detailed invoices, copy of processed or cancelled check and proof of payment for Eligible Reimbursable Costs

b) Building Department Inspection forms and completed final inspections.

2. Alternatively, it is within the CRA/Economic Development Director's discretion to authorize that partial grant payments be issued on a draw schedule to facilitate the timely completion of some of the approved projects.

3. Site Visits — CRA staff will conduct a site visit before grant payment is made to verify that the business is in operation. Staff may also conduct unannounced site visits periodically to ensure compliance with the terms of the grant agreement. Staff will complete a final inspection prior to issuing final payment.

4. Reporting — by accepting the grant, the applicant agrees to comply with any reporting procedures deemed necessary by CRA staff to verify that the required job positions are properly fulfilled and maintained. Reporting may include, but is not limited to, payroll records, work schedules, and reporting forms.

5. The CRA will release funds to the client on a reimbursement basis at the completion of the entire project.

6. The CRA staff will perform monitoring exercises at least once a year to record the applicant's compliance with the grant's requirements. The monitor will formally report the applicant's level of compliance to the CRA Director and will also report any corrective action plans that the applicant has committed to implementing to achieve the

agreed upon compliance goals in the grant agreement. Staff will review the documents provided. If everything is in order, the project will be declared completed and process payment to the applicant for the amount allowed by the Grant Agreement.

I have read, understand, and accept the program overview and guidelines set forth above for the Adaptive Reuse Opportunity 50-50 Matching Grant Program.

312 Mary Ave — New Smyrna Beach, FL 32168

Property Address — City, State, Zip Code

John Wyatt

Applicant Name **(Please Print)**

Applicant Signature

NEW SMYRNA BEACH
COMMUNITY REDEVELOPMENT AGENCY

Adaptive Reuse Opportunity Grant Program Application

1. APPLICANT

Name: John Wash dba Looking Good Properties, LLC

Address: 800 Formosa Ave.

City, State: Winter Park, FL

Zip Code: 32789 Phone Number: 407-342-8900

E-mail: PFGYMMAN@GMAIL.COM

2. BUILDING TO BE IMPROVED/PROPERTY INFORMATION

Owner: Looking Good Properties, LLC

Address: 312 Mary Ave

City, State: New Smyrna Beach, FL

Zip Code: 32168

3. OWNER TYPE:

☐ Individual ☐ Partnership ☑ LLC

☐ Sole Proprietorship ☐ Corporation ☐ Non-Profit

4. OWNER OF PROPERTY (if not the applicant)

Name: _____

Address: _____

City, State: _____

Zip Code: _____ Phone Number: _____

E-mail: _____

5. PROJECT INFORMATION

Project Description

New build.

Mixed use 4800 sq ft storefronts

4 individual spaces ranging from 1050 sqft to 1300 sq ft

Build outs and potential uses could include retail, medical offices, professional offices, small business, cafe.

Select all applicable ambitioned improvements in the property.

IMPROVEMENT	COST	IMPROVEMENT	COST
☒ Painting	$19756	☒ Exterior lighting	$ 97441
☐ Shutters		☐ Patio or decks connected to the building	
☒ Roof Repair	$ 84000	☒ Exterior wall repairs (e.g. stucco, brick or wood repairs and replacement)	$ 47040
☒ Awnings/canopies	$ 26880	☐ ADA improvements	
☒ Decorative exterior facade improvements	$ 11760	☒ Signage	$ 14560
☒ Exterior doors/windows	$ 98560	☒ Fencing (excluding chain link, barbed wire, and wood panels)	$ 28000
☒ Landscaping around the building	$ 23520	☒ Demolition of structure	$ 12000
☒ Irrigation	$ 11200	☒ Public Utilities and Infrastructure relative to business or commercial property	$ 25000
☒ Parking lot repaving, resealing, restriping	$ 89000	☒ Exterior Security Features	$ 5000
☒ Professional Design Assistance	$ 21280	**ESTIMATED TOTAL IMPROVEMENT COST**	$ 527300.00

Name of **LICENSED** General Contractor for the Project: Sunstate Constructors

Address of General Contractor: 2830 Needle Palm Dr.

City, State Edgewater, FL Zip Code 32141

Phone Number of General Contractor: 386-295-8484

Email for General Contractor: sunstateconstructors@gmail.com

Estimated Total Project Cost: $1,300,000 Grant Amount Requested: $250,000

6. **SOURCES OF FUNDING**
CASH

7. **APPLICATION AGREEMENT**

I (we), the applicant(s) understand that the intent of this application is only for purposes of prequalifying for an Adaptive Reuse Opportunity Program 50-50 Matching Grant and does not guarantee acceptance or approval and no commitment is hereby made on the part of either the applicant or the Community Redevelopment Agency of the City of New Smyrna Beach (CRA).

I (we) certify that to the best of my (our) knowledge, all the information in this application and all information furnished in support of this application is true and correct. Any property assisted under this program will not be used for any illegal or restricted purposes. Any intentionally false or fraudulent statement or supporting documents will constitute cancellation of my (our) application. The CRA is hereby authorized to verify any of the information provided and to inspect the property prior to approval.

I authorize the City of New Smyrna Beach and the Community Redevelopment Agency of the City of New Smyrna Beach (CRA) or its agents to take photos of myself and myself and business to be used to promote the program.

JOHN WASH
Applicant Name **(Please Print)**

Applicant Signature 3-24-25 Date

Applicant Name **(Please Print)**

Applicant Signature Date

Property Owner Authorization Form

****_To be completed only if the applicant is a tenant_****

The undersigned owner of the existing building located at:

_____

Address

Certifies that:

_____

Applicant

Operates a business at the above location. The undersigned agrees to permit the Applicant and his licensed contractors or agents to implement the improvements listed on the Adaptive Reuse Opportunity Program 50-50 Matching Grant Application. I understand and agree that neither the Community Redevelopment Agency of the City of New Smyrna Beach (CRA) nor the City of New Smyrna Beach assume responsibility or liability to me or any other part for any action or failure of any contractor or other third party and in no way guarantee any work to be done or material to be supplied. In consideration of the Adaptive Reuse Opportunity Program Grant to complete exterior property improvements of the commercial property, the undersigned hereby waives and releases any claim against the City of New Smyrna Beach and the Community Redevelopment Agency of the City of New Smyrna Beach (CRA) arising out of the use of said funds for the purposes set forth in the Application. The undersigned agrees to hold the city and the CRA harmless for charges, damages, claims, or liens arising out of the Applicant's participation in the Adaptive Reuse Opportunity Grant Program.

_____

Property Owner Name

_____

Property Owner Signature Date

STATE OF FLORIDA COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ (numeric date) day of _____ (month), _____ (year), by _____ (name of person acknowledging).
(Seal)

_____

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: _____

OR Produced Identification: _____

Type of Identification Produced: _____

NEW SMYRNA BEACH
COMMUNITY REDEVELOPMENT AGENCY

THIS AGREEMENT is entered into this _____ day of _____ 20____, by and between the Community Redevelopment Agency of the City of New Smyrna Beach ("CRA") and

JOHN WASH
("Applicant").

WHEREAS, Applicant has made application for a grant with the CRA under the CRA Adaptive Reuse Opportunity Program Grant; and

WHEREAS, Community Redevelopment Agency of the City of New Smyrna Beach (CRA) has approved said application.

IT IS HEREBY AGREED AS FOLLOWS:

1. Applicant agrees to complete the Project consistent with the application submitted to CRA, which is attached to this Agreement and made a part hereof as Exhibit "A".

2. In consideration of Applicant satisfactorily completing the Project, CRA will reimburse Applicant the approved amount of $_____, (in no event shall CRA pay more than $250,000.00).

IN WITNESS WHEREOF, the parties hereto have executed this Agreement effective the date first stated above.

APPLICANT:

By: _____

Print Name: JOHN WASH

By: _____

Its: _____
"Applicant"

Community Redevelopment Agency of the City of New Smyrna Beach (CRA) Board

_____
Chairperson

NEW SMYRNA BEACH
COMMUNITY REDEVELOPMENT AGENCY

APPLICATION CHECKLIST

Every application package must include ALL of the following items before it will be processed and considered for approval.

☐ TAB 1: Written detailed description of the improvements to be done to the property

☒ TAB 2: W9 Form (attached)

☒ TAB 3: Copy of Business Tax Identification

☐ TAB 4: Copy of Occupational Licenses

☒ TAB 5: Copy of Warranty Deed,

☐ TAB 6: Copy of Lease (if applicable),

☒ TAB 7: Copy of Property Appraisal Records (paid property taxes)

☒ TAB 8: Plans or sketches (if applicable)

☒ TAB 9: Rendering of completed project (needed for presentation purposes)

☒ TAB 10: Site plan and plant list for landscape projects

☒ TAB 11: Third-party cost estimates from three (3) Florida licensed contractors

☒ TAB 12: Estimated timeline or project schedule

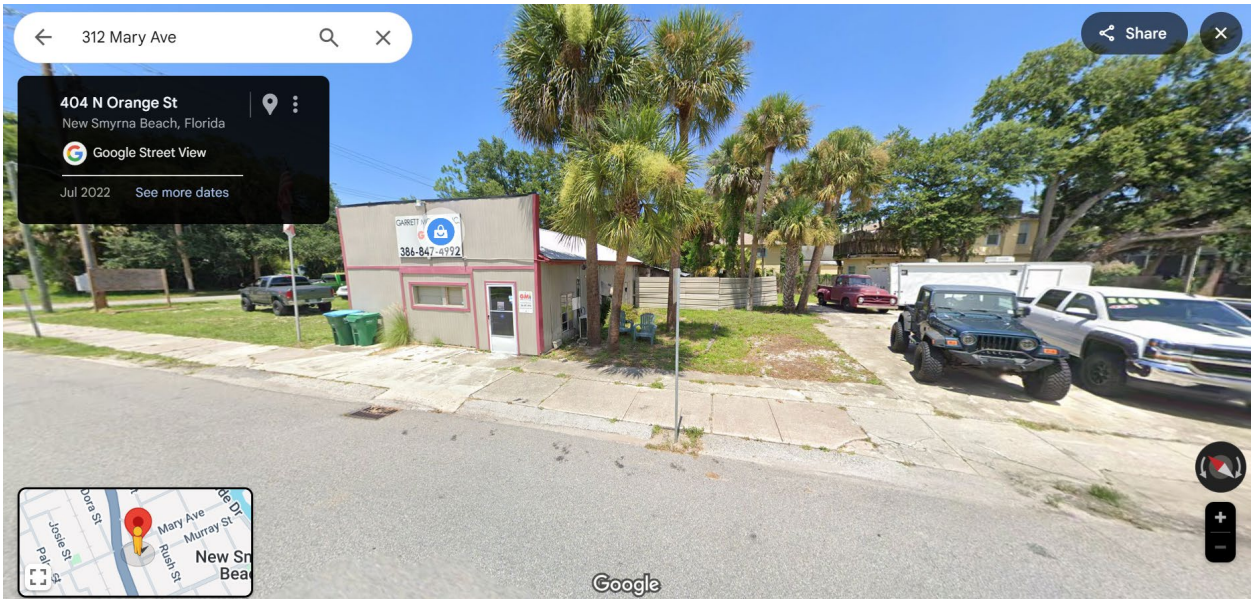
☒ TAB 13: Evidence of financial ability to pay for the project (approved loan, cash account, line of credit, etc.)

☒ TAB 14: Completed Application

☒ TAB 15: Completed Checklist

ALL DOCUMENTS ALONG WITH COMPLETED APPLICATIONS SHOULD BE PROPERLY LABELED AND INSERTED INTO A MULTI PART PRONGED FOLDER. PARTIAL SUBMISSIONS WILL NOT BE REVIEWED OR ACCEPTED.

312 Mary Avenue (Before)





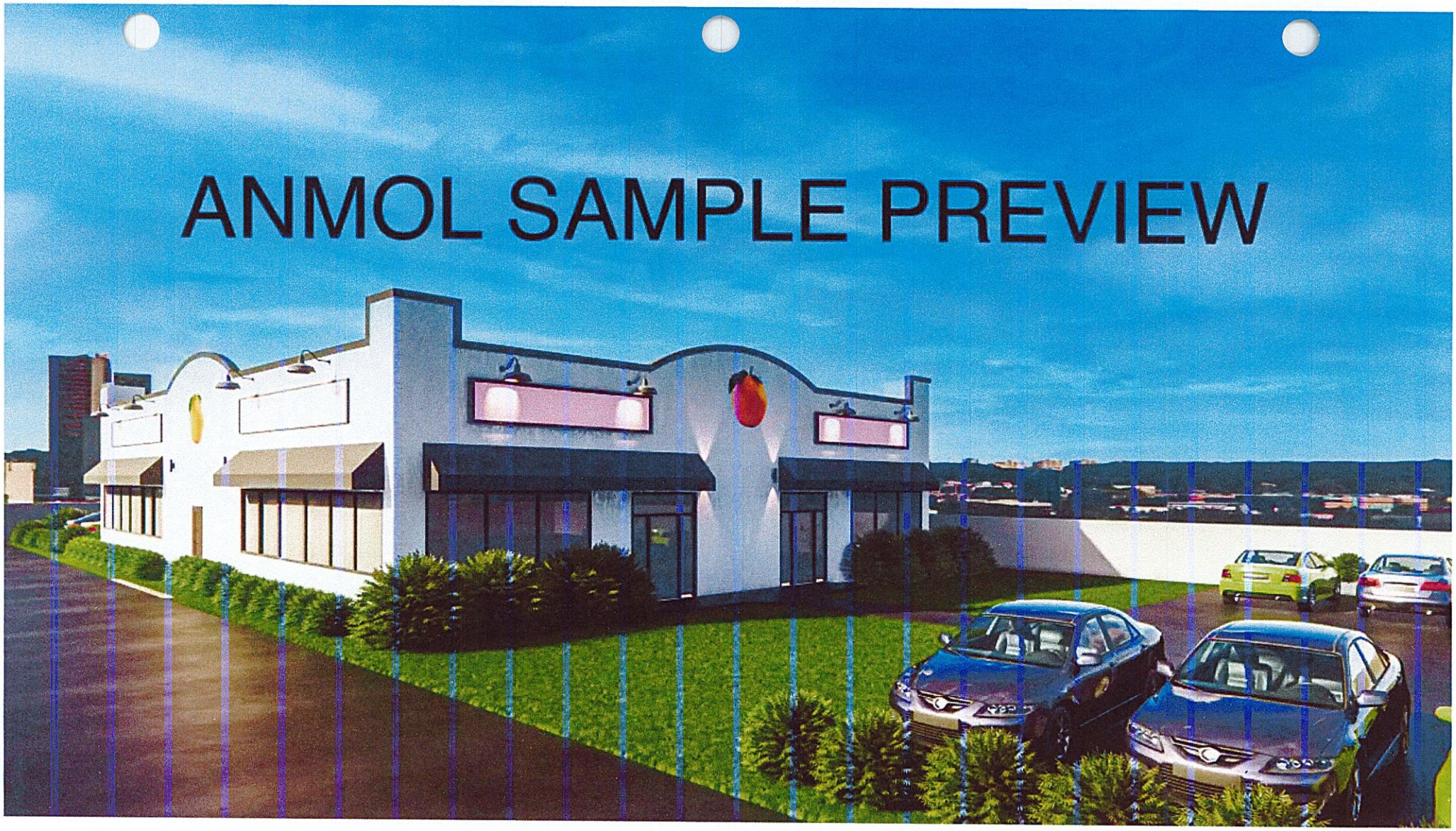
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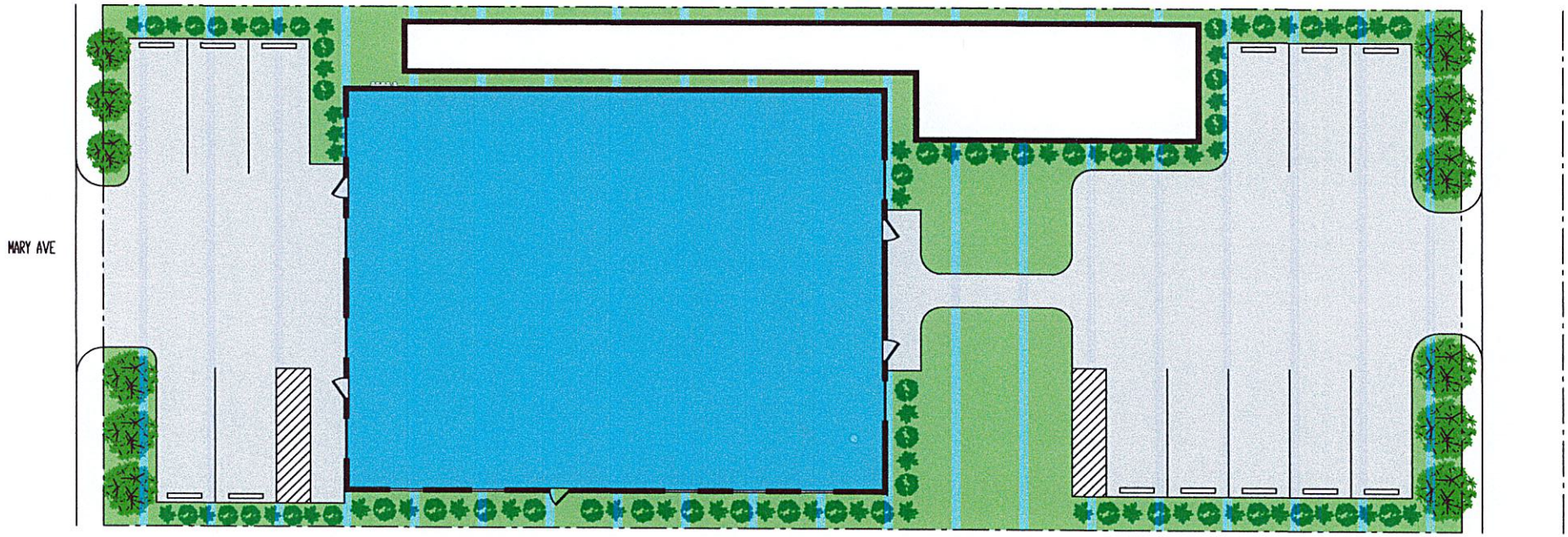



DO NOT
ENTER


ANMOL SAMPLE PREVIEW


ANMOL SAMPLE PREVIEW


ANMOL SAMPLE PREVIEW


MARY AVE
NORTH ORANGE ST

LANDSCAPE LEGEND

	QTY	SPECIES
	12	ROBELLINI PALM
	48	CLUSIA
	48	PODOCARPUS

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF NEW SMYRNA BEACH ADAPTIVE REUSE OPPORTUNITY (ARO) GRANT AGREEMENT

This agreement is entered into this 22 day of April, 2025 by and between the City of New Smyrna Beach Community Redevelopment Agency, a Section 163.357, Fla. Stat., agency ("**GRANTOR**") and **Looking Good Properties, LLC** ("**GRANTEE**"), a Florida Profit Corporation.

RECITALS

WHEREAS, **GRANTOR** has established an Adaptive Reuse Opportunity Grant Program to further the Community Redevelopment Area (CRA) of the City of New Smyrna Beach Master Plan and encourages the adaptive reuse of commercial properties by assisting in the cost of exterior commercial façade/property improvement projects within the CRA District / Area; and

WHEREAS, **GRANTEE** is the owner of a property and President of a proposed new business located at **312 Mary Avenue, New Smyrna Beach, FL 32168** and has made application for a grant under the Adaptive Reuse Opportunity Grant Program for **painting, roof, awnings / canopies, decorative exterior façade improvements, landscaping, irrigation, parking lot, professional design assistance, exterior lighting, exterior walls replacement, signage, fencing, public utilities, exterior security features**; and

WHEREAS, **GRANTOR** has evaluated the application against the program criteria and finds that the proposed improvements to be made by **GRANTEE** satisfy the program criteria and will provide a great benefit to the CRA.

NOW THEREFORE **GRANTOR** AND **GRANTEE** AGREE AS FOLLOWS:

SECTION 1. IMPROVEMENTS. **GRANTEE** agrees to: **painting, roof, awnings / canopies, decorative exterior façade improvements, landscaping, irrigation, parking lot, professional design assistance, exterior lighting, exterior walls replacement, signage, fencing, public utilities, exterior security features of the business located at 312 Mary Avenue, New Smyrna Beach, FL 32168**, as more particularly described in **Exhibit A**, attached hereto and incorporated herein, and in accordance with the following conditions:

(a) **GRANTEE**. agrees that it will execute a deed restriction recorded in the Volusia County Public Records, eliminating Pawn Shop, Boat, Motor, and Boat Trailer Sales and Service, Car Rental and Leasing, and Automobile Sales, Recreation Vehicle Sales, and Trailer Sales New and Used, including all vehicles with two wheels or more, from any future use of the property, in perpetuity.

(b) **GRANTEE** agrees that it is required to obtain all necessary permits to proceed with the proposed exterior improvements and that all work must comply with the City's Land Development Regulations, the Florida Building Code, and any other applicable City, County, State or Federal regulations.

(c) **GRANTEE** agrees that the work involved for the proposed exterior commercial façade/property improvements must begin within one hundred fifty days **(150) calendar days** of the date of last execution of this Agreement and that failure to begin work in that time frame may result in the proposed improvements being deemed ineligible for grant reimbursement.

(d) **GRANTEE** agrees and understands that all work eligible for reimbursement must be completed and approved by staff on or before **December 31, 2026.**

(e) **GRANTEE** agrees that the CRA/Economic Development Director may approve a maximum of two (2) grant extensions for a total of an additional 240 days. Any additional grant extensions shall require approval of the Community Redevelopment Agency.

SECTION 2. REIMBURSEMENT. GRANTEE understands that the maximum eligible amount for the aforementioned improvements, **painting, roof, awnings / canopies, decorative exterior façade improvements, landscaping, irrigation, parking lot, professional design assistance, exterior lighting, exterior walls replacement, signage, fencing, public utilities, exterior security features,** total eligible costs which must be a minimum of $500,000, not to exceed $250,000, and that this is a reimbursement grant. Based on the cost estimates provided by **GRANTEE** during the initial grant application totaling **$ 515,300.00** the maximum eligible grant award to **GRANTEE** is **$250,000,** subject to the following conditions:

(a) **GRANTEE** understands and agrees that it shall incur all project costs and may receive reimbursement from **GRANTOR** only after the Section 1, "Improvements" have been completed in a professional and workman-like manner and completed in substantial conformity with the approved plans, design drawings and specifications, as detailed in **Exhibit A**, and consistent with

the terms of this Agreement. **GRANTEE** agrees that the project shall be deemed complete only after final inspection and approval by the CRA/Economic Development Department and the Development Services Director or designee. Such inspection will only be performed after the **GRANTEE** tenders the following to **GRANTOR**:

1) An executed and notarized contractor statement showing the full cost of the work, as well as each separate component amount due to the contractor and each subcontractor involved in furnishing labor, materials or equipment; and

2) Proof of payment for eligible reimbursable costs (e.g., detailed invoices and copies of processed or cancelled checks); and

3) Proof that all required local, state and federal permits were secured; and

4) Proof that all work passed the requisite inspections; and

5) Final lien waivers from all contractors and subcontractors.

No later than 30 days after approval, **GRANTOR** shall issue a check to the **GRANTEE** for an amount up to the maximum eligible grant award as demonstrated by the proof of payment.

(b) **GRANTOR** reserves the right to deny any reimbursement payment should the final inspection reveal that the work performed was not completed in a professional or workman-like manner or was not completed in substantial compliance with the approved plans, design drawings and specifications, as detailed in **Exhibit A**, and consistent with the terms of this Agreement. **GRANTOR** shall notify **GRANTEE** of any such findings in writing and sent via certified mail to Looking Good Properties, LLC, 800 Formosa Avenue, Winter Park, FL 32789

(c) **GRANTEE** agrees that it is within the CRA/Economic Development Director's discretion to authorize partial grant payments based upon a draw schedule to facilitate the timely completion of approved projects, but in no event will the partial payments add up to an amount more than the maximum eligible grant award.

SECTION 3. INTERIM INSPECTIONS. GRANTEE agrees that the CRA/Economic Development Department shall periodically review the progress of the exterior commercial façade/property improvements. Such inspections shall not replace any permit inspection by the City's Development Services Department. **GRANTOR** agrees that the CRA/Economic Development Department shall notify **GRANTEE** of any work which does not appear to be in

conformance with the approved plans, design drawings, and specifications. Such deficiencies shall be immediately remedied by the **GRANTEE**. **GRANTEE** agrees that failure to cure deficient or improper work may result in denial of any reimbursement payment request.

SECTION 4. ALTERATIONS. GRANTEE agrees not to alter, modify or remove the improvements made in accordance with this Agreement without the written permission of **GRANTOR** for a period of five years.

SECTION 5. MAINTENANCE. GRANTEE agrees to maintain the improvements made in accordance with this Agreement for a period of five years. **GRANTEE** agrees that if it does not maintain the improvements made in accordance with this Agreement for a period of five years, it shall reimburse **GRANTOR** all grant monies received under this Agreement for any exterior commercial façade/property improvements that have not been maintained. **GRANTEE** also agrees that if within the five-year maintenance period the exterior improvements are damaged by such things as automobiles, wildlife, acts of nature, or stolen, it shall notify **GRANTOR** and provide documented proof of such damage. **GRANTEE** agrees and understands that it shall repair or replace any of the exterior improvements that are damaged or stolen within the five-year maintenance period at its sole expense.

SECTION 6. FUTURE SALE. GRANTEE agrees that if the commercial property is to be listed for sale or lease within five years of the grant funds being awarded, **GRANTEE** or its authorized representative must notify the CRA in writing via certified mail within five calendar days prior to listing and either provide **GRANTOR** with reimbursement of the maximum eligible grant award prior to sale or lease or condition the sale or lease upon the new owner or tenant entering into this Agreement for the remainder of the five-year term.

SECTION 7. RELEASE AND INDEMNIFICATION. GRANTEE agrees that it releases **GRANTOR** from, and agrees that the **GRANTOR** shall not be liable for, and agrees to indemnify and hold harmless the **GRANTOR** and its officials, officers, employees and agents from and against, any and all losses, claims, damages, liabilities or expenses, of every conceivable kind, character and nature whatsoever arising out of, resulting from or in any way directly or indirectly connected with the Adaptive Reuse Opportunity Grant Program. **GRANTEE** further agrees to pay for or reimburse the **GRANTOR** and its officials, officers, employees and agents for any and all costs, reasonable attorneys' fees, liabilities or expenses incurred in connection with

investigating, defending against or otherwise in connection with any such losses, claims, damages, liabilities, or causes of action directly or indirectly connected with the Adaptive Reuse Opportunity Grant Program, including those incurred on appeal. **GRANTOR** shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action.

SECTION 8. OTHER WORK. Nothing herein is intended to limit, restrict or prohibit GRANTEE from undertaking any other work in or about the subject premises which is unrelated to the Adaptive Reuse Opportunity Grant provided for in this Agreement.

WITNESSES:

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF NEW SMYRNA BEACH

_____ **BY:** _____

Print Name: _____ **FRED E. CLEVELAND**, Mayor and Chairman

_____ **ATTEST:**

Print Name: _____ _____

KEVIN COWPER, City Manager

STATE OF FLORIDA

COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by **FRED E. CLEVELAND**, as the Chairman, Community Redevelopment Agency of the City of New Smyrna Beach and **KEVIN COWPER** the City Manager of the City of New Smyrna Beach. They are personally known to me.

_____

NOTARY PUBLIC

Notary Seal

LOOKING GOOD PROPERTIES LLC

WITNESSES:

Print Name: Julie Parker

BY: _____

Brent Merilson, Manager

Print Name: Catie Adams

ATTEST: _____

STATE OF FLORIDA

COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 3 day of April, 2025, by **CONTACT NAME, TITLE, COMPANY NAME.** He is personally known to me or has produced Drivers License as identification.

_____

NOTARY PUBLIC

Notary Seal

Notary Public State of Florida
Jennifer Christine Fryer
My Commission HH 607706
Expires 10/29/2028

THE CITY OF NEW SMYRNA BEACH - CRA/ECONOMIC DEVELOPMENT

ANNUAL REPORT FY 2023 - 2024

April 22, 2025

Background:

Per F.S. 163.371 not later than March 31 of each year thereafter, a community redevelopment agency shall file an annual report with the county or municipality that created the agency and publish the report on the agency's website

Findings:

Director Samantha Bergeron submitted the Annual Report to Volusia County, Florida Commerce Department of Special District Accountability and Florida Redevelopment Association. The Annual Report is also on the CRA page of the website.

Fiscal Analysis:

N/A

Strategic Plan Item:

No

Staff Report Created By: Samantha Bergeron - CRA / Economic Development Director

Attachments:

CRA of NSB Annual Report FY 23 - 24.pdf
CRA Performance Measures FY 24 - 25.pdf

NEW SMYRNA BEACH
COMMUNITY REDEVELOPMENT AGENCY

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF NEW SMYRNA BEACH

Annual Report FY 2023 - 2024







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NEW SMYRNA BEACH
COMMUNITY REDEVELOPMENT AGENCY

Vision

The New Smyrna Beach community identified in its previous CRA master plans and its Economic Development Plan, the community values and critical issues; a framework that combines traditional planning principles and land development practices through planning directives aimed at:

- Creating a distinct community image, unique identity, and recognized City character.
- Uniting the community together through the development of a central community core, neighborhood centers, and gathering spaces.
- Establishing land development patterns that integrate the City's commercial core, commercial corridors including US 1, neighborhoods, civic areas, and public spaces.
- Uniting the community through an integrated, multimodal transportation system in concert with the Florida Department of Transportation and Volusia Transportation Planning Organization.
- Meeting the public services and infrastructure capacity needs for today and the future.
- Establishing sustainable land development practices, traditional master planning strategies, and identifiable architectural design standards.

The US 1 CRA Plan and the Community's Vision, established throughout the planning process, provide the necessary framework to enable the community to evolve and develop over time to improve its quality of life and enhance its character. The City has identified numerous assets that can serve as catalysts for economic development and neighborhood stabilization. The City has undertaken numerous efforts towards this end, and the US 1 CRA Master Plan will help the City achieve its Vision and provide the framework for change in the community. Building off of previous City successes, a goal of this CRA Master Plan is to activate the streets through attractive, viable uses that draw residents and visitors out of the car and off the main thoroughfare, stabilize neighborhoods through public infrastructure, improved housing and buildings, provide employment opportunities through primary and secondary jobs creation, and encourage redevelopment and reinvestment in the community by the private sector.

Purpose

The purpose of the US 1 CRA is to act as a tool for the City to stimulate economic recovery and to improve local conditions by reinvestment in the community. Kimley-Horn and Associates, Inc., with support from its team members, Urbanomics, Inc., Traffic Engineering Data Solutions, Inc. (TEDS), and AECOM, have prepared the 2014 US 1 CRA Master Plan. The 2014 Plan presents the Vision for the CRA that was developed with consideration of the inventory and analysis of existing conditions within the City and the study area defined through the Finding of Necessity ("Blight Study") process. Portions of this Master Plan included components previously identified and/or provided as part of the US 1 CRA Finding of Necessity Report to provide consistency and continuity in the CRA and Master Planning approach.

Key Elements of the CRA Plan include projects that facilitate:

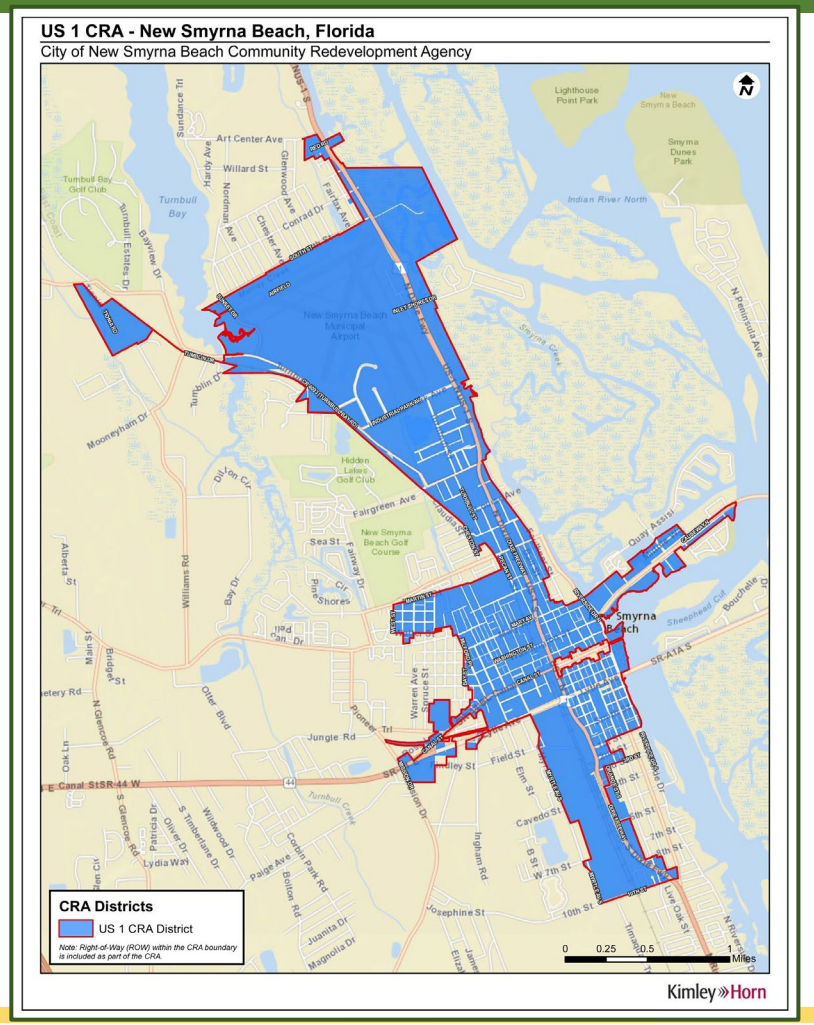
- Capitalize Economic Potential of the Airport
- Improvements / Expansion of Parks, Playgrounds, Parking Areas, Boat Ramps and Other Public Facilities
- Pedestrian Safety Enhancements/Improvements and Streetscapes
- Preservation of Critical Historic Structures
- Utility Improvements
- Property Rehabilitation/Remediation
- Wayfinding Signage and Entry Way Signage
- Stormwater Management
- Support Affordable Housing Initiatives

Only the City of New Smyrna Beach and Volusia County taxing authorities are requested to participate. Note: the US 1 CRA Master Plan contemplated a maximum 40-year build-out; however, it is understood based on the Volusia County Resolution 2014-164 (Delegation of Authority), the duration of the US 1 CRA will be for 20 years.

Redevelopment Area Boundaries

The Community Redevelopment Agency of the City of New Smyrna Beach

- 2,170 parcels
- Totaling 2,002 acres
- 3.8 square miles



The Process



- Volusia County Resolution 2014-164 Delegation of Authority to create the CRA
- Resolution 04-15 Finding of Necessity February 24,2015
- Resolution 05-15 Creating the Community Redevelopment Agency and Declaring the City Commission as the Governing Body February 24, 2015
- Ordinance 44-15 Adopting the CRA Master Plan May 18, 2025
- Volusia County Resolution 2020-161 Amending Capital Items and Use of County Contributed Funds September 29, 2020

Governing Board



Governing Board Members 23 – 24 (left to right) Vallie Perrine, Lisa Martin, Fred Cleveland (Chair), Jason McGuirk and Brian Ashley

Contact: Samantha Bergeron,
CRA / Economic Development Director
City of New Smyrna Beach
210 Sams Avenue, New Smyrna Beach, FL 32168
Phone: 386-424-2160
E-mail: sbergeron@cityofnsb.com
URL: https://www.cityofnsb.com/1286/Community-Redevelopment

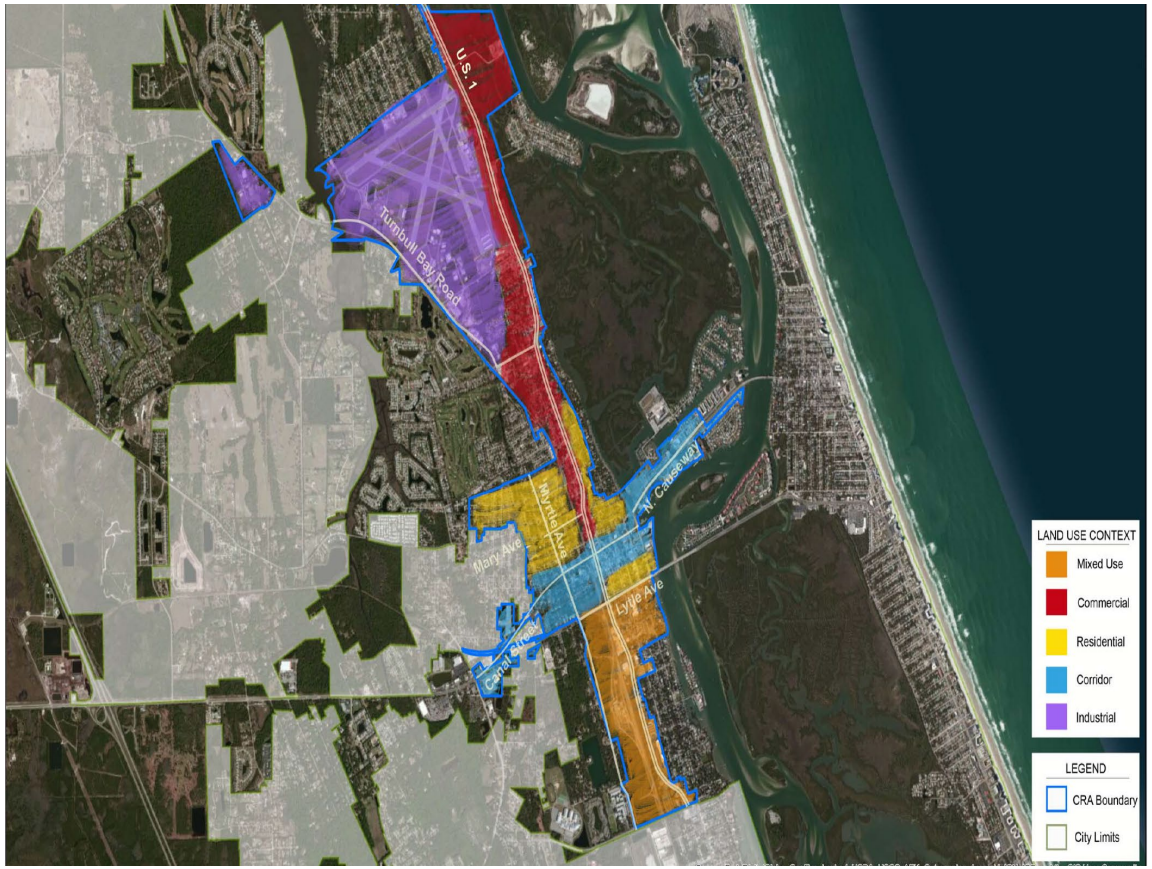
Primary Objectives

- Defining the US 1 Corridor CRA
- Addressing zoning and land use needs including possible adoption of an Overlay District(s)
- Updating the land development code, encouraging design and development standards aimed at promoting redevelopment and economic development
- Building on and expanding the City's cultural areas
- Implementing transportation enhancements, including multimodal improvements (pedestrian, bicycle, transit, and vehicular).
- Implementing and enhancing stormwater enhancements
- Creating/expanding the City's medical core campus
- Expanding industrial and employment center opportunities
- Identification of key streets and gateway areas
- Designing and constructing community gateway features
- Identifying key Opportunity Sites that will further foster and support redevelopment efforts
- Enhancing the City's character and quality of life through neighborhood stabilization and new employment opportunities
- Creating a range of obtainable housing opportunities and choices
- Supporting and encouraging the core industries within the community
- Expanding on those industries at the airport that are both aeronautical and non-aeronautical (including aeronautical support services)
- Balancing the need to protect natural resources with the need to provide economic opportunities
- Providing well-designed, functional, and cost-effective transportation, utility, and public services to workplaces, neighborhoods, communities, and centers of economic activity
- Identifying funding mechanisms for projects and programs

CRA Plan – Areas within the District

Areas Identified as High Potential

- North US1 & Airport
- Canal Street
- North Causeway
- Medical Center
- Historic West Side
- South US1



CRA Plan – Goals & Objectives

1. Construct / Improve Public Facilities and Infrastructure

- Identify through the US 1 CRA Master Plan CIP public improvement projects for infrastructure including but not limited to
  - pedestrian safety improvements (e.g., sidewalks, pedestrian crossings, traffic calming measures),
  - stormwater,
  - streets and roadway facilities (i.e., improving unpaved/sub-standard roads and rights-of-way),
  - sanitary sewer installation (removal of septic tanks).
- Improvements to the Airport Industrial Park area including street and utility extensions
- Construction of parking facilities to facilitate (allow) for increased use of existing properties for buildings and other revenue generating options (versus provisions for site-specific, off-street parking); may include the construction of parking garages.
- Preserve, rehabilitate and augment existing community and civic structures and facilities, including historical preservation, adaptive reuse of existing structures; identify and preserve culturally significant structures within the CRA which can serve a broader segment of the community.
- Provide transit opportunities and improvements including the potential for a CRA/downtown trolley or circulator.
- Provide incentives for brownfield remediation and site improvements necessary to redevelop properties that are either undeveloped or underdeveloped due to existing site conditions and constraints (i.e., brownfield).
- Expand the CRA/City wayfinding signage program.
- Based on the limited amount of vacant properties available for development within the CRA, redevelopment of existing properties and better utilization of existing facilities will be necessary to achieve the City and CRA's long term buildout of residential and non-residential parcels.

CRA Plan – Goals & Objectives

2. Adopt Smart Growth Strategies for Land Use and Development

- Direct development towards existing infrastructure, adapt and reuse buildings, and engage in urban infill to meet development needs.
- Support infill development by creating flexibility in zoning, parking, and building codes. Zoning that encourages well planned compact mixed-use development can encourage reuse.
- Review and revise, as appropriate, the City's Land Development Regulations to support redevelopment efforts including the use of form based codes as compared to traditional zoning codes.
    - Establish minimum levels of development to complement the City's maximum levels to encourage increased areas of development and minimize low density and/or single use facilities.
    - In lieu of minimum development standards, provide development incentives to encourage additional density, intensity (non-residential), mix of uses (vertical and/or horizontal),
    - provision of public spaces, activated streets and pedestrian zones, or similar standards.
    - Create "neighborhood" development districts with standards similar to those of the Mixed Use District.
- Provide alternative design and development standards including road/right-of-way cross-sections supportive of urban development and redevelopment practices.
- Promote policies that prioritize and direct infrastructure spending and improvements to existing neighborhoods. Identify and fund projects that promote both City and County benefits.
- Work to keep valuable jobs downtown within easy access of residential areas; provide (retain) employment incubator spaces to support small business and personal services.
- Maintain and work to promote basic services in the Business Corridor district (post office, grocery store, bank, pharmacy, etc.).

CRA Plan – Goals & Objectives

3. Provide Value Added Financial Strategies by Incorporating Institutional Practices that Facilitate or Expedite Various Aspects of Development Projects.

- Make information about available development sites readily accessible to the public.
- Assist in helping with land assembly and title clearance in preparation for land development of available sites.
- Allow for the aggregation of specially targeted or multiple owner lots designated as underutilized or undersized to provide incentives for private investor redevelopment.
- Create/expand a business development program to aid, expand, or retain existing businesses and promote new business opportunities. Consider a small business administration loan program to aid small business startups in the community.
- Provide development related assistance through an "Opportunity Site Grant Program".
- Create a US 1 merchants association.

CRA Plan – Goals & Objectives

4. Provide and Improve Recreation Facilities and Public Spaces Through Partnerships and Interlocal Agreements with the Private Sector and Other Governmental Entities to Ensure they are Well Maintained, Accessible, Safe, and Inviting.

- Make special enhancement funds available to re-design and repurpose existing parks and public areas utilizing Crime Prevention through Environmental Design (CPTED).
- Identify and expand the development of neighborhood parks and community gathering spaces. This can include public improvements for parks, playgrounds, structures/facilities, parking areas, boat ramps and related infrastructure.
- Explore the potential re-use of existing County offices in downtown for other public-private use.
- Promote the senior center as an asset in the community through event planning and promotion

CRA Plan – Goals & Objectives

5. Expand the City's Neighborhood Planning Program, Including the Development of Neighborhood and / or Community Master Plans.

- Provide housing/neighborhood improvement programs aimed at assisting to stabilize existing neighborhoods.
- Encourage innovative design which integrates environmentally sound best practices (e.g., green building design, low-impact development, dual water systems, and xeriscape).
- Consider updates and amendments to the Comprehensive Plan and Zoning Code to expand the mixed use zoning area within the proposed US 1
- Community Redevelopment Area.
- Continue to evaluate building heights and other design features for modification, together with other implementation tools, as the CRA matures.
- Assist in the preparation of neighborhood overlay plans and sector plans to promote flexibility in design addressing building height, shared access, and parking facilities.
- Create an overlay district and a land use compatible area adjacent to the airport and FEC.
- Investigate joint marketing and zoning changes to the hotel/motel uses along US 1.

CRA Plan – Goals & Objectives

6. Establish Compatible Industries Adjacent to Commercial and Residential Districts.

- Limit Industrial uses to areas specifically classified as Industrial on the City of New Smyrna Beach's Future Land Use Map targeting the areas adjacent to the New Smyrna Beach Municipal Airport and the Tionia Industrial Park; industrial uses within the Business Corridor district should be prohibited.
- Develop standards of design and type of use which will minimize detrimental effects to the public health, safety, and welfare, and be in harmony with the objectives of this Master Plan.
- Promote and provide incentives for green industries within US 1 CRA.
- Improve commercial and industrial land use compatibility with nearby residential and phase out incompatible uses.
- Provide infrastructure improvements and business support services (infrastructure, wi-fi, etc.) which will assist in attracting and retaining businesses within the targeted industrial and business zones.

CRA Plan – Goals & Objectives

7. Incorporate Housing Revitalization Through Housing Maintenance Programs and Rehabilitation Services.

- Provide the development of housing diversity and affordable housing to residents of low to moderate income, including the elderly.
- Re-establish older neighborhoods through redevelopment and revitalization of the City's housing stock through improvements in safety, infrastructure, and housing partnerships.
- Promote programs and incentive for homeowners to rehabilitate their homes. Such incentives may include low interest loans or information on other funding sources for the repair of single and multi-family homes depending on the applicant's income and monthly budget.
- Coordinate with intergovernmental agencies such as Southeast Volusia County Housing Authority and Habitat for Humanity to assist low-income households with down payment and closing costs assistance.
- Institute incentives for private developers to finance the construction of affordable housing including density bonuses, tax abatement, and the reduction or waiving of building permit fees.
- Preserve and expand residential and non-residential incentives currently in use within the existing CRA. Look for a diversification of programs and projects throughout the entire new CRA.
- Explore a sustainable housing/new housing program to create opportunities within the community including rental assistance and holding rental rates steady.

CRA Plan – Goals & Objectives

8. Encourage community policing innovations designed to decrease crime by reducing opportunities for criminal activity through visible presence of law enforcement in the community, including community mobilization, neighborhood block watch, citizen patrol, bicycle or foot patrol, or intensified motorized patrol.

9. Investigate/implement a Community Benefit Agreement (CBA) program. CBA's are generally programs which aim to provide some form of benefit to residents of an affected community or neighborhood. Typically, these agreements require an additional condition for projects that receive agency funds, such as a requirement that area residents receive priority in construction employment for the project.

CRA Plan – Goals & Objectives

10. Establish a Unique Identity to Promote the Vision of the US 1 CRA Through Branding and Marketing Programs.

- Create a logo, identity package, and website which can be used to identify the new CRA while continuing to utilize promotional/branding material from the existing CRA, such as "The Loop."
- Establish a brand for the new CRA that may be used on literature, banners, gateways, and all types of promotional campaigns.
- Support festivals, exhibits, performances, and other special events designed to attract residents and visitors to the new US 1 CRA.
- Encourage consistent architectural and site design themes to promote a style or quality of new construction that would maintain the desired theme and scale of development in the US 1 CRA.
- Create a business recruitment package that is updated regularly with a listing of available properties, maps, building profiles, and information for current and planned events.
- Create formal joint marketing and business recruitment, expansion, and retention efforts with the Chamber of Commerce and Airport for the US 1 CRA.

Key Elements of the CRA Master Plan

- Gateways and Signage
- Connectivity and Safety for Pedestrians, Bicyclists, and users of Mass Transit
- Streetscape Improvements
- Transit Zones
- Parking and Access Management
- Stormwater Management Systems
- Low Impact Development (LID)
- Utilities
- Infrastructure
- Parks and Cultural Enhancements
- Affordable Housing

FY 2023 – 2024 Projects

- Mary Tot Lot
- Mary Avenue Sewer Project
- Mary S. Harrell Black Heritage Museum GAP Grant
- New Visions Business Park Façade Grant
- Cristal Clear (Bowman Center) Façade Grant
- NSB Housing Authority Greenlawn Manor Affordable Housing Project Completion

Capital Project 2023 – 2024 – Mary Avenue Septic to Sewer Project $18,172

- Approved at the December 12, 2023 CRA Board Meeting. Phase I Engineering expected to cost a total of $79,950.
- Engineering shows that there is sewer in place in this area available to the previously identified properties.
- Includes private properties: 805, 809, 811 and 813 Mary Avenue
- (Page 19 CRA Master Plan)





Cultural / Historical Enhancement Project 2023 – 2024 – Mary S. Harrell Black Heritage GAP Grant $39,133

Approved June 27, 2023, a gap grant to supplement additional project costs associated with the development of a new Museum Annex facility at 314 Duss Street to assist with additional exterior improvements in combination with a State of Florida Department of State African American Cultural and Historical Grant. Cost $39,133. (Page 20 CRA Master Plan)



Redevelopment / Business Investment Project 2023 – 2024
New Visions Business Park - $77,330



Before



After

Approved November 14, 2023 for a Large-Scale Commercial Façade Exterior Improvement 50-50 Matching Grant for 310 & 318 N. Dixie Freeway. (Page 20 CRA Master Plan)

CRA NEW SMYRNA BEACH COMMUNITY REDEVELOPMENT AGENCY

Redevelopment / Business Investment Project 2023 – 2024 – Reuse Opportunity Grant $250,000



Before





After

Approved February 14, 2023 for a Adaptive Reuse Opportunity Grant Façade / Exterior Only 50-50 Matching Grant up to $250,000 Grant to Cristal Clear for 501 S. Dixie Freeway. Project completed May 2024 - the Bowman Center. (Page 20 CRA Master Plan)

CRA
NEW SMYRNA BEACH
COMMUNITY REDEVELOPMENT AGENCY

Affordable Housing Project 2023 – 2024 Completed and Opened July 12, 2024 - $425,625







Greenlawn Manor Senior Housing Development Project (Phase I) celebrated its grand opening and ribbon cutting July 12, 2024. In October 2021, the CRA awarded a **$425,625 Affordable Housing Grant to the New Smyrna Beach Housing Development Corporation (NSBHDC)** development. Greenlawn Manor Apartments provides 80 affordable housing units for seniors in need at 911 Oleander St. in the city's Historic Westside. The $23 million development, funded by a **U.S. Department of Housing and Urban Development** Low Income Housing Tax Credit, represents the single biggest affordable housing boost in city history, itself nearly matching the 91 units built since the New Smyrna Beach **Housing Authority** was established in 1950. (page 20 CRA Master Plan)

Ongoing Projects

- **Davis Bros Warehouse Project** located at 708 N. Dixie Freeway is underway. This project was awarded an **Adaptive Reuse Opportunity Grant of up to $250,000** on February 27, 2024 by the CRA Board. Extended 240 days on February 5, 2025.



- **Delegal LTD Park Center II** located at 1311 N. Dixie Freeway is underway The project was awarded a **Large-Scale Commercial Façade Grant up to $100,000.** Extended 240 days on September 11, 2024.



Ongoing Project – Mary Tot Lot $1,100

Approved June of 2023, in combination with CDBG Grant Funding. (Page 19 & 20 CRA Master Plan) Park & Cultural Enhancement Project.



Before



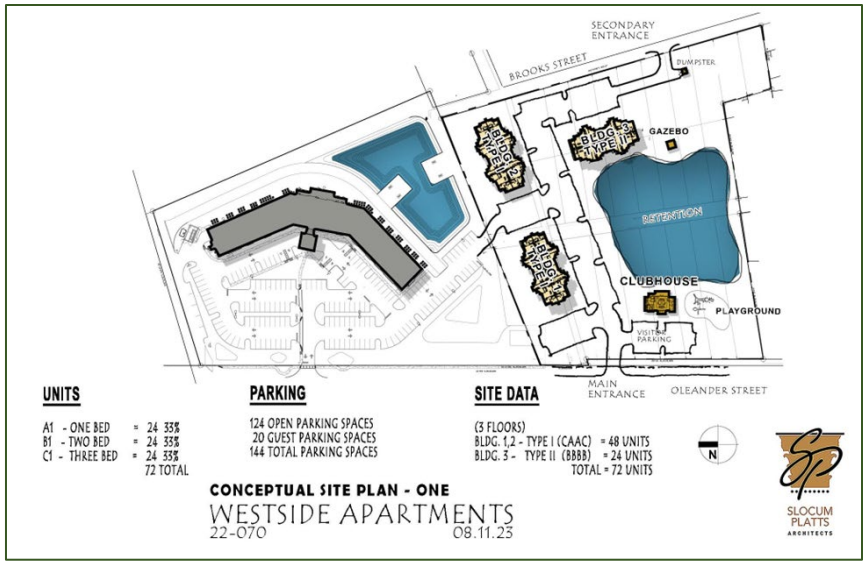
After

Ongoing Projects – Affordable Housing

On August 22, 2023, the CRA Board/City Commission approved a City of New Smyrna Beach Community Redevelopment Agency **$460,000** Grant to the New Smyrna Beach Housing Authority for a Westside Phase II Multifamily Housing Development Project submittal to the Florida Housing Finance Corporation 9% LIHTC Program.

The Westside Phase II application presents a plan to construct a new multifamily housing development project consisting of (3) three-story buildings with (24) units per building for a minimum total of 72 housing units and a clubhouse for recreational and other resident activities at 500 Brooks St. The project is calculated to cost approximately $27.6 million.

CRA funds will be utilized for development cost such as: development fees, hard and soft cost etc. If the project proceeds as proposed, an August 2023 Economic Impact Analysis report revealed an approximate $87.7 million-dollar economic impact to New Smyrna Beach.



New Projects Started

- **Blue Orange Holdings LLC** located at 540 N. Dixie Freeway is underway. This project was awarded an **Adaptive Reuse Opportunity Grant of up to $250,000** on September 24, 2024 by the CRA Board. Calculated Economic Impact of $3,229,346





FPL PoweringFlorida

Economic Impact

Report Owner : Ricardi Calixte | Last Modified By Ricardi Calixte @ 1:46:17 PM, 9/10/2024

Location: Volusia County, FL

Employment: 15

SAVE

Economic Indicators by Impact

Impact	Employment	Labor Income	Value Added	Output
Direct	15	$651,998	$1,493,846	$2,137,545
Indirect	4	$158,813	$275,910	$628,784
Induced	2	$128,013	$266,946	$463,017
TOTAL	**21**	**$938,824**	**$2,036,702**	**$3,229,346**

Tax Results

Impact	Sub County General	Sub County Special Districts	County	State	Federal	Total
Direct	$52,467	$59,408	$64,411	$212,372	$185,966	$574,626
Indirect	$2,884	$3,269	$3,544	$12,181	$41,882	$63,762
Induced	$4,002	$4,533	$4,914	$16,708	$35,281	$65,440
TOTAL	**$59,353**	**$67,210**	**$72,869**	**$241,261**	**$263,129**	**$703,828**

CRA NEW SMYRNA BEACH COMMUNITY REDEVELOPMENT AGENCY

Performance Measures F.S. 189.0694

- Taxable Value of properties within the CRA District will be used to measure the effectiveness of the CRA:
  - In 2015, the taxable value of properties in the CRA District equaled $190,264,372
  - In 2023, the taxable value of properties in the CRA District equaled $489,262,732
- Number of Affordable Housing units created will also be used to measure the effectiveness of the CRA:
  - 80 New Affordable Housing Units opened in May 2024. (Greenlawn Manor Senior Housing Development Project with NSB Housing Authority)
- Measure of the Investment in Historical, Cultural and Recreational Projects.
  - $1,100 Mary Tot Lot
  - $39,133 Mary S. Harrel Black Heritage Museum

NEW SMYRNA BEACH
COMMUNITY REDEVELOPMENT AGENCY

Financials – Revenues and Expenses

Revenues	FY 23 - 24	FY 22 - 23	FY 21 - 22	FY 20 - 21	FY 19 - 20	FY 18 -19	FY 17 - 18	FY 16 - 17	FY 15 - 16	FY 14 - 15
City TIF	$1,254,074	$874.402	$592,875	$482,263	$370,274	$298,117	$149,379	$77,525	$33,794	$0
County TIF	$916,343	$830,953	$563,227	$458,000	$351,713	$141,910	$77,525	$81,606	$35,573	$0
Intergovernmental & Grants	$0	$92,234	$0							
Investment Earnings	$207,421	$89,707	$9,924	$3,384	$10,906	$6,489	$1,934	$560	$99	
Miscellaneous	$6,431									
Total Revenues	$2,384,269	$1,887,296	$1,166,026	$943,647	$732,893	$587,765	$293,222	$159,131	$69,466	$0
Balance Forward	$4,090,128	$2,264,088	$1,914,259	$1,216,324	$568,431	$157,186	$157,186	$69,466		
Expenses										
Capital Projects	$18,172		$100,911	$239,300	$10,000	$67,623	$280,735	$51,77		$0
Culture, Historic & Recreation	$40,233	$61,256								
Economic Environment	$366,463		$465,286							
Operating / Maintenance / Other				$6,412	$75,000	$106,917	$14,468	$20,195		
Transfers			$250,000							
Total Expenses	$327,330	$61,256	$566,197	$245,712	$85,000	$174,540	$293,203	$71,972	$0	$0
Net Changes in Fund Balance	$1,998,534	$1,826,040	$349,829	$697,935	$647,893	$413,225	$0	$87,719	$69,466	
Ending Fund Balance	$6,088,662	$4,090,128	$2,264,088	$1,914,259	$1,216,324	$568,431	$157,186	$157,186	$69,466	
Number of Personnel	0	0	0	0	0	0	0	0	0	0
Debt	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Focus: Historic West Side and US 1 – Utilities pgs. 19, 20, 27 Parks pg. 20, Redevelopment / Business Investment (façade grants) pgs. 11, 20										Base Year

FY 2023 – 2024 Expense Detail

Expense Detail	FY 2023 - 2024
Capital Projects – Mary Avenue Septic to Sewer	$18,172
Culture & Recreation – Mary Tot Lot Improvements	$1,100
- GAP Grant to Mary S. Harrell Black Heritage Museum	$39,133
Economic Environment	$366,463
- Façade Property Grant to Cristal Clear (Bowman Center 501 S. Dixie)	$250,000
- Façade Property Grant to V-Park (310 & 318 N. Dixie)	$77,330
Total Expenses	$385,735
Focus: Historic West Side and US 1 – Utilities pgs. 19, 20, 27 Parks pg. 20, Redevelopment / Business Investment (façade grants) pgs. 11, 20	

Community Redevelopment Agency of the City of New Smyrna Beach 2023 – 2024 Annual Report

Conclusion

NEW SMYRNA BEACH
COMMUNITY REDEVELOPMENT AGENCY

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF NEW SMYRNA BEACH

FY 2024 – 2025 Performance Measures





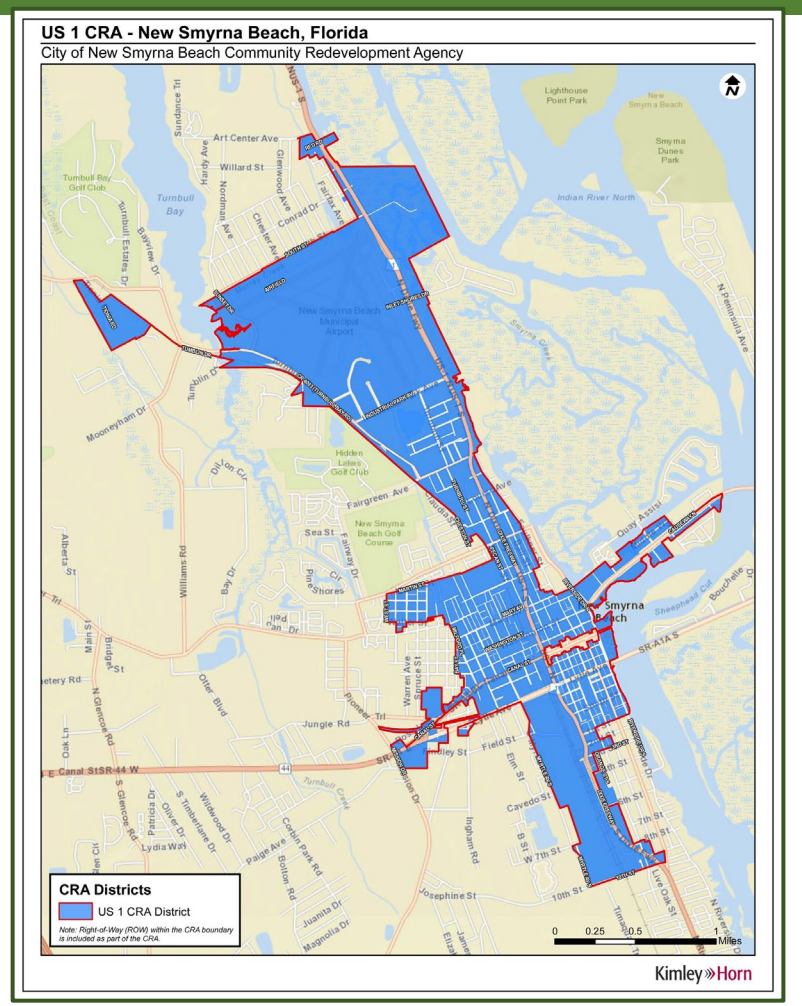


Goals & Objectives Analysis per F.S. 19.062

Community Redevelopment Agency of the City of New Smyrna Beach

- Established February 2015
- 2,170 parcels
- Totaling 2,002 acres
- 3.8 square miles

210 Sams Avenue
New Smyrna Beach, FL 32168
386-424-2160
https://www.cityofnsb.com/1286/Community-Redevelopment



Goal

TO ERADICATE BLIGHT CONDITIONS AS IDENTIFIED IN THE 2013 FINDING OF NECESSITY STUDY BASED ON F.S. 163.387

The following conditions were identified:

· Defective or inadequate roadway conditions and parking facilities

· Property valuations

· Faulty Lot Layout

· Unsanitary or Unsafe Conditions

· Deterioration of Site or Other Improvements

· Inadequate/Outdated Building Density Pattern

· Incidence of Crime

· Greater Number of Violations, Including Florida Building Code

· Diversity of Ownership or Defective/Unusual Conditions of Title

· Governmentally Owned Property with Adverse Environmental Conditions

· Inadequate provisions for ventilation, light, air, and open space

· Existing Conditions that Endanger Life/Property by Fire/Other Causes

CRA Plan – Goals & Objectives

1. Construct / Improve Public Facilities and Infrastructure

- Identify through the US 1 CRA Master Plan CIP public improvement projects for infrastructure including but not limited to
  - pedestrian safety improvements (e.g., sidewalks, pedestrian crossings, traffic calming measures),
  - stormwater,
  - streets and roadway facilities (i.e., improving unpaved/sub-standard roads and rights-of-way),
  - sanitary sewer installation (removal of septic tanks).
- Improvements to the Airport Industrial Park area including street and utility extensions
- Construction of parking facilities to facilitate (allow) for increased use of existing properties for buildings and other revenue generating options (versus provisions for site-specific, off-street parking); may include the construction of parking garages.
- Preserve, rehabilitate and augment existing community and civic structures and facilities, including historical preservation, adaptive reuse of existing structures; identify and preserve culturally significant structures within the CRA which can serve a broader segment of the community.
- Provide transit opportunities and improvements including the potential for a CRA/downtown trolley or circulator.
- Provide incentives for brownfield remediation and site improvements necessary to redevelop properties that are either undeveloped or underdeveloped due to existing site conditions and constraints (i.e., brownfield).
- Expand the CRA/City wayfinding signage program.
- Based on the limited amount of vacant properties available for development within the CRA, redevelopment of existing properties and better utilization of existing facilities will be necessary to achieve the City and CRA's long term buildout of residential and non-residential parcels.

CRA Plan – Goals & Objectives

2. Adopt Smart Growth Strategies for Land Use and Development

- Direct development towards existing infrastructure, adapt and reuse buildings, and engage in urban infill to meet development needs.
- Support infill development by creating flexibility in zoning, parking, and building codes. Zoning that encourages well planned compact mixed-use development can encourage reuse.
- Review and revise, as appropriate, the City's Land Development Regulations to support redevelopment efforts including the use of form based codes as compared to traditional zoning codes.
    - Establish minimum levels of development to complement the City's maximum levels to encourage increased areas of development and minimize low density and/or single use facilities.
    - In lieu of minimum development standards, provide development incentives to encourage additional density, intensity (non-residential), mix of uses (vertical and/or horizontal),
    - provision of public spaces, activated streets and pedestrian zones, or similar standards.
    - Create "neighborhood" development districts with standards similar to those of the Mixed Use District.
- Provide alternative design and development standards including road/right-of-way cross-sections supportive of urban development and redevelopment practices.
- Promote policies that prioritize and direct infrastructure spending and improvements to existing neighborhoods. Identify and fund projects that promote both City and County benefits.
- Work to keep valuable jobs downtown within easy access of residential areas; provide (retain) employment incubator spaces to support small business and personal services.
- Maintain and work to promote basic services in the Business Corridor district (post office, grocery store, bank, pharmacy, etc.).

CRA Plan – Goals & Objectives

3. Provide Value Added Financial Strategies by Incorporating Institutional Practices that Facilitate or Expedite Various Aspects of Development Projects.

- Make information about available development sites readily accessible to the public.
- Assist in helping with land assembly and title clearance in preparation for land development of available sites.
- Allow for the aggregation of specially targeted or multiple owner lots designated as underutilized or undersized to provide incentives for private investor redevelopment.
- Create/expand a business development program to aid, expand, or retain existing businesses and promote new business opportunities. Consider a small business administration loan program to aid small business startups in the community.
- Provide development related assistance through an "Opportunity Site Grant Program".
- Create a US 1 merchants association.

CRA Plan – Goals & Objectives

4. Provide and Improve Recreation Facilities and Public Spaces Through Partnerships and Interlocal Agreements with the Private Sector and Other Governmental Entities to Ensure they are Well Maintained, Accessible, Safe, and Inviting.

- Make special enhancement funds available to re-design and repurpose existing parks and public areas utilizing Crime Prevention through Environmental Design (CPTED).
- Identify and expand the development of neighborhood parks and community gathering spaces. This can include public improvements for parks, playgrounds, structures/facilities, parking areas, boat ramps and related infrastructure.
- Explore the potential re-use of existing County offices in downtown for other public-private use.
- Promote the senior center as an asset in the community through event planning and promotion

CRA Plan – Goals & Objectives

5. Expand the City's Neighborhood Planning Program, Including the Development of Neighborhood and / or Community Master Plans.

- Provide housing/neighborhood improvement programs aimed at assisting to stabilize existing neighborhoods.
- Encourage innovative design which integrates environmentally sound best practices (e.g., green building design, low-impact development, dual water systems, and xeriscape).
- Consider updates and amendments to the Comprehensive Plan and Zoning Code to expand the mixed use zoning area within the proposed US 1
- Community Redevelopment Area.
- Continue to evaluate building heights and other design features for modification, together with other implementation tools, as the CRA matures.
- Assist in the preparation of neighborhood overlay plans and sector plans to promote flexibility in design addressing building height, shared access, and parking facilities.
- Create an overlay district and a land use compatible area adjacent to the airport and FEC.
- Investigate joint marketing and zoning changes to the hotel/motel uses along US 1.

CRA Plan – Goals & Objectives

6. Establish Compatible Industries Adjacent to Commercial and Residential Districts.

- Limit Industrial uses to areas specifically classified as Industrial on the City of New Smyrna Beach's Future Land Use Map targeting the areas adjacent to the New Smyrna Beach Municipal Airport and the Tionia Industrial Park; industrial uses within the Business Corridor district should be prohibited.
- Develop standards of design and type of use which will minimize detrimental effects to the public health, safety, and welfare, and be in harmony with the objectives of this Master Plan.
- Promote and provide incentives for green industries within US 1 CRA.
- Improve commercial and industrial land use compatibility with nearby residential and phase out incompatible uses.
- Provide infrastructure improvements and business support services (infrastructure, wi-fi, etc.) which will assist in attracting and retaining businesses within the targeted industrial and business zones.

CRA Plan – Goals & Objectives

7. Incorporate Housing Revitalization Through Housing Maintenance Programs and Rehabilitation Services.

- Provide the development of housing diversity and affordable housing to residents of low to moderate income, including the elderly.
- Re-establish older neighborhoods through redevelopment and revitalization of the City's housing stock through improvements in safety, infrastructure, and housing partnerships.
- Promote programs and incentive for homeowners to rehabilitate their homes. Such incentives may include low interest loans or information on other funding sources for the repair of single and multi-family homes depending on the applicant's income and monthly budget.
- Coordinate with intergovernmental agencies such as Southeast Volusia County Housing Authority and Habitat for Humanity to assist low-income households with down payment and closing costs assistance.
- Institute incentives for private developers to finance the construction of affordable housing including density bonuses, tax abatement, and the reduction or waiving of building permit fees.
- Preserve and expand residential and non-residential incentives currently in use within the existing CRA. Look for a diversification of programs and projects throughout the entire new CRA.
- Explore a sustainable housing/new housing program to create opportunities within the community including rental assistance and holding rental rates steady.

CRA Plan – Goals & Objectives

8. Encourage community policing innovations designed to decrease crime by reducing opportunities for criminal activity through visible presence of law enforcement in the community, including community mobilization, neighborhood block watch, citizen patrol, bicycle or foot patrol, or intensified motorized patrol.

9. Investigate/implement a Community Benefit Agreement (CBA) program. CBA's are generally programs which aim to provide some form of benefit to residents of an affected community or neighborhood. Typically, these agreements require an additional condition for projects that receive agency funds, such as a requirement that area residents receive priority in construction employment for the project.

CRA Plan – Goals & Objectives

10. Establish a Unique Identity to Promote the Vision of the US 1 CRA Through Branding and Marketing Programs.

- Create a logo, identity package, and website which can be used to identify the new CRA while continuing to utilize promotional/branding material from the existing CRA, such as "The Loop."
- Establish a brand for the new CRA that may be used on literature, banners, gateways, and all types of promotional campaigns.
- Support festivals, exhibits, performances, and other special events designed to attract residents and visitors to the new US 1 CRA.
- Encourage consistent architectural and site design themes to promote a style or quality of new construction that would maintain the desired theme and scale of development in the US 1 CRA.
- Create a business recruitment package that is updated regularly with a listing of available properties, maps, building profiles, and information for current and planned events.
- Create formal joint marketing and business recruitment, expansion, and retention efforts with the Chamber of Commerce and Airport for the US 1 CRA.

Key Elements of the Goals & Objectives

- Gateways and Signage
- Connectivity and Safety for Pedestrians, Bicyclists, and users of Mass Transit
- Streetscape Improvements
- Transit Zones
- Parking and Access Management
- Stormwater Management Systems
- Low Impact Development (LID)
- Utilities
- Infrastructure
- Parks and Cultural Enhancements
- Affordable Housing

Florida Statute 189.0694

These new requirements aim to increase accountability and transparency for special districts by ensuring they have clear objectives and are regularly assessing their performance. The Annual Reporting requirement will provide stakeholders with insights into the effectiveness of special district programs and activities.

HB 7013, which passed on April 26, 2024 makes several important changes to the laws governing special districts, including Community Redevelopment Agencies (CRA's). The bill revises Florida Statute 189.0694 with the following requirements:

- All special districts must establish goals and objectives for each program and activity they undertake by October 1, 2024.
- Special districts are required to create performance measures and standards to determine if their goals and objectives are being achieved.
- An annual report must be published by December 1 of each year, which must include:
  - A description of the goals and objectives achieved
  - The performance measures and standard used to make this determination
  - A list of any goals and objectives that were not achieved

Performance Standards and Measurements

By December 1, 2025, and annually thereafter, the Community Redevelopment Agency of the City of New Smyrna Beach will post on the website as required by F.S. 189.0694.

To evaluate the successful achievement of the goals and objectives as outlined in this report, the CRA of the City of New Smyrna Beach will focus on the following performance measures:

1. Track the Taxable Value of the CRA District in comparison to the Base Year.
2. Determine the funds invested in improving public facilities and infrastructure.
3. Evaluate the number of façade grant projects and historical preservation grants completed and when available the economic impact of each (if applicable).
4. Track the investment in stormwater management
5. Track the investment in environmental remediation

CRA Budget FY 24 – 25 Revised

		Revised Budget Fiscal Year October 1, 2024 - September 30, 2025	
		Time: 2015 -2035	Board: City Commission
		2002 Acres	Registered Agent: Samantha Bergeron, CRA / Economic Development Director
			URL: https://www.cityofnsb.com/1286/Community-Redevelopment
	Current Year Taxable Value $ 535,253,8583		
	Less Base Year Tax Value $ 190,264,372		
	Equals Increment Value $ 344,989,486		

GL Line Code	**Revenues:**		
	Description	**Amount**	**Notes:**
12530000.319101	County TIF (Millage 3.2007) 95% of 95%	$991,467	including adjustment of $847.44 overpayment for 2023)
12530000.319102	City TIF (Millage 4.637) X 95%	$1,511,982	
12530000.361101	Interest Earnings	$100,000	
12530000.361103	Interest on Investments	$11,000	
12530000.389101	Appropriated Fund Equity	$5,998,125	(aka Balance Forward)
	Total Revenues	**$8,612,574**	

CRA Budget FY 24 – 25 Revised

	Expenses:		
	Re-Development Assistance & Incentives		
NOTES	Description	Amount	Comprehensive Plan Goals, Objectives and Policies
12555201.583006.XXXX	Large Small Scale Commercial Façade / Property Improvement Grant Program	$600,000	Program will assist eligible businesses / commercial property owners located within the CRA District with exterior commercial facade improvements (up to $100,000 per applicant). (Approximately 10 Projects) (CRA Plan pages 20, 21 & 77 Goal 4 Commercial / Industrial Development)
12555201.583006.XXXX	Small Scale Commercial Façade / Property Improvement Grant Program	$200,000	Program will assist eligible businesses / commercial property owners located in the CRA District with exterior commercial facade improvements (up to $20,000 per applicant). (Approximately 10 projects) (CRA Plan pages 20, 21 & 77 Goal 4 Commercial / Industrial Development)
12555201.583006.XXXX	Adaptive Reuse Opportunity Grant Program	$1,000,000	Program will assist business / commercial property owners located CRA District with Adaptive Reuse Based Commercial Façade / Property Improvements. Awards up to $250,000 per eligible applicant. (Approximately 4 projects) (CRA Plan page 20)
12555201.583006.XXXX	Historic Home Preservation Grant Program	$200,000	Program will assist owner-occupied homeowners with exterior improvements to their single-family historic home in the CRA's Historic Districts. Home must be included on the Historic Registry. Awards up to $50,000 per eligible applicant. (CRA Plan pages 21, 35 & 77 Goal 5 Residential and Neighborhoods & page 81 Accessibility Goal - Housing)
12555201.583006.XXXX	Historic Preservation Commercial & Not-for-Profit Grant Program	$100,000	Funds will assist non-profits within CRA District with commercial façade / property improvements. Awards up to $50,000 per eligible applicant. (Approximately 2 projects) (CRA Plan page 19)
	Subtotal Development Assistance & Incentives	$2,100,000	

CRA Budget FY 24 – 25 Revised

	Expenses - Other Grants and Aids		
12555202.583006.XXXX	NSB Housing Grant Phase 2	$460,000	Funding will assist Housing Authority with a Florida Housing Finance Corporation 9% low income housing tax credit program application for Phase 2 of Greenlawn Manor (CRA Plan pages 20, 21 & 77 Goal 5 Residential and Neighborhoods & page 81 Accessibility Goal - Housing)
12555202.583006.XXXX	Live Oak Housing Demolition or Infrastructure Development Assistance Funding	$150,000	Funds will be used to assist with the demolition or infrastructure costs associated with redeveloping 40 units of lost public housing in the Historic Westside Neighborhood (CRA Plan pages 20, 21 & 77 Goal 5 Residential and Neighborhoods & page 81 Accessibility Goal - Housing)
	Subtotal Other Grants and Aids	$610,000	

CRA Budget FY 24 – 25 Revised

Capital Project #	Expenses - Capital Projects		
12555203.563203.XXXX	NSB Airport infrastructure & Beautification Project	$1,000,000	Funds will be used for infrastructure (high speed internet to tower) (sewer line), new signage, landscaping and additional infrastructure as needed to improve public infrastructure at the Airport (CRA Plan pages 19,78,79, 81, 82)
12555203.563203.XXXX	Pettis Park Improvement Project	$100,000	Funds will be utilized for lighting improvements to Pettis Park (CRA Plan pages 20, 23, 35 and 82 Recreation and Open Space)
12555203.563203.XXXX	Public Infrastructure Improvement Project	$800,000	Funds will be utilized to assist with external government grants to improve public infrastructure within the CRA District and Airport (CRA Plan page 19 and 82 Sanitary Sewer, Potable Water, Solid Waste, Drainage, and Natural Groundwater Aquifer Recharge Element)
12555203.563203.XXXX	LED Light Conversion Sports Complex	$2,300,000	Funding will provide for a conversion to LED lights for the existing halogen light fixtures, creating safer, and more cost efficient sports fields. (Goal 1 Construct / Improve Public facilities and infrastructure; goal 4 Provide and improve recreation facilities) (Page 19, 20)
12555203.563203.XXXX	Community Development Block Grant	$50,000	Funding will assist in the completion of eligible and approved CDBG projects that have an average allocation from HUD (Through Volusia County) of $100,000. If a CDBG project exceeds the County's allocation, CRA funding would assist with covering the additional cost. (CRA Plan pages 20, 21 & 77 Goal 5 Residential and Neighborhoods)
12555203.531099.XXXX	Environmental Remediation of 1292 Turnbull Bay Road	$139,000	Funding will assist in the completion of Brownfield remediation and clean up of this site. (Page 37and 46 environmental quality, community services and facilities, Meets qualifying conditions of government owned properties with adverse environmental conditions)
12555203.549099.XXXX	Stormwater Management - Dredge Stormwater System between Tenth Street and US1 behind McDonald's	$25,000	Funding will enhance the stormwater management of the area and remove sediment thus allowing for better stormwater drainage (Page 19, 25 - 26)
12555203.549099.XXXX	Stormwater Management - Dredge Between Turnbull Bay Bridge and Railroad trussell	$168,252	Funding will enhance the stormwater management of the area and remove sediment thus allowing for better stormwater drainage (Page 19, 25 - 26)
12555203.563203.XXXX	Rocco Park LED Retrofit	$80,000	Funding will provide for a conversion to LED lights for the existing halogen light fixtures, creating safer, and more cost efficient parking lot. (Goal 1 Construct / Improve Public facilities and infrastructure; goal 4 Provide and improve recreation facilities) (Page 19, 20)
12555203.563203.XXXX	Skate Park Lighting	$240,322	(Goal 1 Construct / Improve Public facilities and infrastructure; goal 4 Provide and improve recreation facilities) (Page 19, 20)
12555203.563203.XXXX	New Playground @ Sports Complex	$500,000	(Goal 1 Construct / Improve Public facilities and infrastructure; goal 4 Provide and improve recreation facilities) (Page 19, 20)
12555203.531099.XXXX	Smith Street Remediation and Redevelopment for a Parking Lot	$500,000	Funding will assist in the completion of Brownfield remediation and clean up of this site formerly owned and operation by the Utilities Commission. Redevelop this site for a parking lot(Page 37and 46 environmental quality, community services and facilities, Meets qualifying conditions of government owned properties with adverse environmental conditions. page 19, 24)
	Subtotal Capital Projects	$5,902,574	
	Total Expenses	**$8,612,574**	

Governing Board



Governing Board Members 24 – 25 (left to right) Vallie Perrine, Lisa Martin, Fred Cleveland (Chair), Jason McGuirk and Brian Ashley

The Community Redevelopment Agency consists of five members; the City Commissioners.

Contact: Samantha Bergeron,
CRA / Economic Development Director
City of New Smyrna Beach
210 Sams Avenue, New Smyrna Beach, FL 32168
Phone: 386-424-2160
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