Community Redevelopment Agency
Tuesday, September 9, 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

3.A Consider the adoption of the Community Redevelopment Agency meeting minutes from held on Tuesday, August 26, 2025.

4. OLD BUSINESS

5. NEW BUSINESS

5.A Resolution No. CRA 02-25: Consider the adoption of a Resolution, which, if approved would approve the Fiscal Year 2025 - 2026 Proposed CRA Budget

6. REPORTS AND COMMUNICATIONS

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 - CITY CLERK'S OFFICE

CONSIDER THE ADOPTION OF THE COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES FROM HELD ON TUESDAY, AUGUST 26, 2025.

September 9, 2025

Background:

The CRA held a meeting on Tuesday, August 26, 2025. The meeting minutes are attached for the board's review and adoption consideration.

Fiscal Analysis:

N/A

Strategic Plan Item:

No

Staff Report Created By: Sharon Taylor-Harding

Attachments:

Community Redevelopment Agency August 26, 2025 - MINUTES.pdf

Community Redevelopment Agency
Tuesday, August 26, 2025, at 6:10 PM

MINUTES

1. CALL TO ORDER

Having been duly advertised as required by law, the regular meeting of the Community Redevelopment Agency of the City of New Smyrna Beach, Florida, was held on Tuesday, August 26, 2025, at the City Commission Chambers, 214 Sams Avenue, New Smyrna Beach, Florida 32168.

Chair Fred E. Cleveland opened the meeting at 6:10 PM.

Present: Chair Fred E. Cleveland, Vice Chair Lisa Martin, Member Valli Perrine, Member Jason McGuirk, and Member Brian Ashley

2. PUBLIC PARTICIPATION

3. CONSENT AGENDA

3.A Consider the adoption of the Community Redevelopment Agency meeting minutes from held on Tuesday, July 22, 2025.

Motion:

Vice Mayor Martin moved to adopt the Community Redevelopment Agency meeting minutes from held on Tuesday, July 22, 2025. Member Perrine seconded the motion. The motion passed with a unanimous vote.

4. OLD BUSINESS

5. NEW BUSINESS

5.A Consider the approval of a Community Redevelopment Agency of the City of New Smyrna Beach (CRA) Large-Scale Commercial Facade / Property

Improvement 50-50 Matching Grant in the Amount of $96,238 to Carl Hodges, owner of The Magnolia Located at 403 Magnolia Street, New Smyrna Beach, FL.

Motion:

Vice Chair Martin moved to approve the Community Redevelopment Agency of the City of New Smyrna Beach (CRA) Large-Scale Commercial Facade / Property Improvement 50-50 Matching Grant in the Amount of $96,238 to Carl Hodges, owner of The Magnolia Located at 403 Magnolia Street, New Smyrna Beach, FL. Member Perrine seconded the motion. The motion passed with a unanimous vote.

6. REPORTS AND COMMUNICATIONS

7. ADJOURNMENT

As there was no further business to discuss, Chair Cleveland adjourned the meeting at 6:32 pm.

THE CITY OF NEW SMYRNA BEACH - CRA/ECONOMIC DEVELOPMENT

RESOLUTION NO. CRA 02-25: CONSIDER THE ADOPTION OF A RESOLUTION, WHICH, IF APPROVED WOULD APPROVE THE FISCAL YEAR 2025 - 2026 PROPOSED CRA BUDGET

September 9, 2025

Background:

Florida Statutes Chapter 189.016(3) requires Community Redevelopment Agencies to adopt by resolution, each fiscal year, a special district (CRA) budget at least at the level of detail required for the annual financial report. A copy of the resolution prepared to comply with this requirement, and the CRA budget is attached. There are several other requirements in this law, including the posting of the CRA budget on the city website, and the inclusion of certain information in the CRA budget such as sources of revenue. Staff has reviewed these requirements and believes that the requirements have been met.

In the first 10 years (2015-2025) of the 20-year CRA, all expenditures must be within the US 1 corridor or Historic Westside neighborhood, which is the policy being followed by the City of New Smyrna Beach Community Redevelopment Agency in compliance with Volusia County Resolutions 2014-164 and 2020-161.

Last fiscal year, the CRA Board added funding for capital projects included in the CRA Master Plan as well as opened up CRA Facade Improvement Grant opportunities for all eligible properties within the CRA District.

Motion to approve Resolution CRA No. 02-25

Findings:

The proposed fiscal year 2025 - 2026 CRA Budget is attached as Exhibit A of the Resolution.

Fiscal Analysis:

FY 25 - 26 Proposed Budget is balanced.

Proposed Revenues:
County TIF $1,138,230
City TIF $1,735,796

Earnings & Interest $111,000
Balance Forward $7,224,043
Total Revenues: $10,209,070

Expenditures:
Development & Assistance Grants $3,344,552 (including Facade Grants that from last year awaiting completion)
Other Grants & Aides $610,000
Capital Projects $6,254,548 (Including capital project approved last year currently underway)
Total Expenditures: $10,209,070

Strategic Plan Item:
No

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

Attachments:

Res CRA 02-25 Adopting CRA Budget 2025-2026.pdf

RESOLUTION NO. CRA 02-25

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF NEW SMYRNA BEACH ADOPTING THE ANNUAL BUDGET FOR THE COMMUNITY REDEVELOPMENT AGENCY FOR FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; PROVIDING FOR CONFLICTING RESOLUTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

SECTION 1: ***Adoption.*** That the following is adopted as the Annual Budget of the Community Redevelopment Agency for Fiscal Year beginning October 1, 2025, and ending September 30, 2026:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

SECTION 2: ***Conflicting Resolutions***. That all resolutions or parts thereof that are in conflict with this resolution are hereby rescinded or repealed.

SECTION 3: ***Effective Date.*** That this resolution shall take effect immediately upon its final adoption.

APPROVED AS TO FORM AND CORRECTNESS:

/s/CARRIE AVALLONE
City Attorney

DATE: **September 3, 2025**

Exhibit "A"

Community Redevelopment Agency of the City of New Smyrna Beach Proposed Budget FY 2025 -2026

Proposed Budget Fiscal Year October 1, 2025 - September 30, 2026

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	$584,634,903
Less Base Year Tax Value	$190,264,372
Equals Increment Value	$394,037,909

GL Line Code	Revenues:		
	Description	**Amount**	**Notes:**
12530000.319101	County TIF (Millage 3.2007) 95% of 95%	$1,138,230	
12530000.319102	City TIF (Millage 4.637) X 95%	$1,735,796	
12530000.361101	Interest Earnings	$100,000	
12530000.361103	Interest on Investments	$11,000	
12530000.389101	Appropriated Fund Equity	$7,224,043	(aka Balance Forward)
	Total Revenues	**$10,209,070**	
	Expenses:		
	Re-Development Assistance & Incentives		
Line Code #	**Description**	**Amount**	**Comprehensive Plan Goals, Objectives and Policies**
12555201.583006.26LSF	Large-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 6 Projects) (CRA Plan pages 20, 21 & 77 Goal 4 Commercial / Industrial Development)
12555201.583006.25LSF	The Magnolia Carl Hodges	$96,238	rollover from last year approved August 26, 2025
12555201.583006.25LSF	Amanda Prokop - NSB Chiropractic	$100,000	rollover from last year approved July 22, 2025
12555201.583006.25LSF	Victoria Marsh - 114 Live Oak St.	$98,284	rollover from last year approved July 22, 2025
12555201.583006.25LSF	DeLegal TTD (Park Center II)	$100,000	Rollover from last year
12555201.583006.25LSF	Ronin Sushi Bar	$100,000	Rollover from last year
12555201.583006.26SCF	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)
12555201.583006.26ARG	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)

12555201.583006.25ARG	ARO Grant - Air Specialists dba Davis Brother	$250,000	Rollover from last year
12555201.583006.25ARG	ARO Grant - Looking Good Properties	$250,000	Rollover from last year
12555201.583006.25ARG	ARO Grant - Wayne Gonzalez	$250,000	Rollover from last year
12555201.583006.26HHG	Historic Home Preservation Grant	$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)
12555201.583006.26HCG	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	$3,344,522	
Line Code #	**Other Grants and Aids**		
12555202.583006.25LOD	NSB Housing Grant Phase 2	$460,000	Rollover from last year 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) Resolution 40-23
12555202.583006.25NHG	Live Oak Housing Demolition or Infrastructure Development Assistance Funding	$150,000	Rollover from last year 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	
Capital Project #	**Capital Projects**		
12555203.563203.26ASS	ATCT Septic to Sewer Project (Design)	$174,513	Rollover from last year 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)
12555203.563203.26ASS	ATCT Septic to Sewer Project (Construction)	$300,000	Rollover from last year 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)
12555203.563203.25AIB	Airport Beautification Design	$45,000	Rollover from last year 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)

12555203.563203.25AIB	Airport Beautification Construction	$300,000	Rollover from last year 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)
12555203.563203.26THA	AVCON Hangar Infrastructure Design	$100,000	Rollover from last year 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)
12555203.563203.26THA	AVCON Hanger Infrastructure CAS / Construction	$1,166,010	Rollover from last year (NOTE: Project cost is $2,240,000) 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)
12555203.563203.26CDG	Community Development Block Grant	$50,000	Rollover from last year 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)
12555203.549099.25TBR	Stormwater Management - Dredge Between Turnbull Bay Bridge and Railroad trussell	$400,000	Funding will enhance the stormwater management of the area and remove sediment thus allowing for better stormwater drainage (Page 19, 25 - 26)
12555203.563203.25SC4	LED Light Conversion Sports Complex	$2,358,500	Rollover from last year 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)
12555203.563203.25PSS	Pettis Park Improvement Project	$100,000	Rollover from last year Funds will be utilized for lighting improvements to Pettis Park (CRA Plan pages 20, 23, 35 and 82 Recreation and Open Space)
12555203.563203.25RPL	Rocco Park LED Retrofit	$155,000	Rollover from last year 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)
12555203.563203.25SPL	Skate Park Lighting	$106,500	Rollover from last year (Goal 1 Construct / Improve Public facilities and infrastructure; goal 4 Provide and improve recreation facilities) (Page 19, 20)
12555203.563203.25SCP	New Playground @ Sports Complex	$499,025	Rollover from last year (Goal 1 Construct / Improve Public facilities and infrastructure; goal 4 Provide and improve recreation facilities) (Page 19, 20)
12555203.531099.25SSR	Smith Street Remediation and Redevelopment for a Parking Lot	$500,000	Rollover from last year
	Subtotal Capital Projects	$6,254,548	
	Total Expenses	**$10,209,070**	