Community Redevelopment Agency
Tuesday, September 8, 2026 at 5:00 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 minutes of the Community Redevelopment Agency meetings held on January 27, 2026, April 28, 2026, and July 28, 2026.

4. OLD BUSINESS

5. NEW BUSINESS

5.A Resolution No. CRA 04-26: Consider the adoption of Resolution No. CRA 04-26, which, if approved would approve the proposed Fiscal year 2026 - 2027 Community Redevelopment Agency of the City of New Smyrna Beach 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 MINUTES OF THE COMMUNITY REDEVELOPMENT AGENCY MEETINGS HELD ON JANUARY 27, 2026, APRIL 28, 2026, AND JULY 28, 2026.

September 8, 2026

Background:

The Community Redevelopment Agency 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 Minutes - January 27, 2026.pdf
Community Redevelopment Agency Minutes - April 28, 2026.pdf
Community Redevelopment Agency July 28, 2026.pdf

Community Redevelopment Agency
Tuesday, January 27, 2026, at 5:10 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, January 27, 2026, at the City Commission Chambers, 214 Sams Avenue, New Smyrna Beach, Florida 32168.

Vice Chair Jason McGuirk opened the meeting at 5:10 PM.

Present: Vice Chair Jason McGuirk, Member Valli Perrine, Member Lisa Martin, and Member Brian Ashley

Excused Absence: Chair Fred E. Cleveland

2. PUBLIC PARTICIPATION

3. CONSENT AGENDA

3.A Consider the adoption of the Community Redevelopment Agency meeting minutes from held on Tuesday, October 28, 2025.

No action was taken.

4. OLD BUSINESS

5. NEW BUSINESS

5.A Resolution No. CRA 01-26: Consider the adoption of a Resolution, which if adopted, would approve the Amended CRA Budget and re-appropriate CRA Funds for Specific CRA Capital Projects for Fiscal Year 2025 - 2026

Motion:
Member Martin moved to adopt Resolution No. CRA 01-26 which would approve the Amended CRA Budget and re-appropriate CRA Funds for Specific CRA Capital Projects for Fiscal Year 2025 – 2026. Member Perrine seconded the motion. The motion passed by unanimous vote.

5.B Consider the approval of a Community Redevelopment Agency of the City of New Smyrna Beach (CRA) Small-Scale Commercial Facade / Property Improvement 50-50 Matching Grant in the Amount of $19,625 to Cynthia Olsen, Owner, Food Solutions Holdings LLC Located at 109 N. Causeway, New Smyrna Beach

This item was withdrawn from the agenda.

5.C Consider the approval of an extension for Ronin Sushi Bar NSB LLC Large-Scale Commercial Facade / Property Improvement Grant at 115 Live Oak Street.

Motion:
Member Perrine moved to approve an extension for Ronin Sushi Bar NSB LLC Large-Scale Commercial Facade / Property Improvement Grant at 115 Live Oak Street. Member Martin seconded the motion. The motion passed by unanimous vote.

5.D Consider the approval of a Community Redevelopment Agency of the City of New Smyrna Beach (CRA) Large-Scale Facade / Property Improvement 50-50 Matching Grant in the Amount of $59,333.49 to Pardeep Lodia, President Deep Petroleum, Inc. located at 620 N. Dixie Freeway, New Smyrna Beach.

Motion:
Member Ashley moved to approve a Community Redevelopment Agency of the City of New Smyrna Beach (CRA) Large-Scale Facade / Property Improvement 50-50 Matching Grant in the Amount of $59,333.49 to Pardeep Lodia, President Deep Petroleum, Inc. located at 620 N. Dixie Freeway, New Smyrna Beach. Member Perrine seconded the motion. The motion passed by unanimous vote.

5.E Consider the approval of a Historic Home Preservation Facade / Property Improvement 50-50 Matching Reimbursement Grant Program in the Amount of $50,000 per Grant.

Motion:
Member Martin moved to approve a Historic Home Preservation Facade / Property Improvement 50-50 Matching Reimbursement Grant Program in the Amount of $50,000 per Grant. Member Ashley seconded the motion. The motion passed by unanimous vote.

5.F Consider the approval of a Community Redevelopment Agency of the City of New Smyrna Beach (CRA) Large-Scale Commercial Façade/Property Improvement 50-50 Matching Grant in the amount of $100,000 to Dr. Abigail Adams, Owner of Grande Key Properties, LLC, located at 105 North Orange Street, New Smyrna Beach.

Motion:
Member Perrine moved to approve a Community Redevelopment Agency of the City of New Smyrna Beach (CRA) Large-Scale Commercial Façade/Property Improvement 50-50 Matching Grant in the amount of $100,000 to Dr. Abigail Adams, Owner of Grande Key Properties, LLC, located at 105 North Orange Street, New Smyrna Beach. Member Ashley seconded the motion. The motion passed by unanimous vote.

5.G Consider the approval of a Community Redevelopment Agency of the City of New Smyrna Beach (CRA) Large-Scale Commercial Façade/Property Improvement 50-50 Matching Grant in the amount of $88,050 to Dr. Abigail Adams, Owner of Grande Key Properties, LLC, located at 115 North Orange Street, New Smyrna Beach.

Motion:
Member Ashley moved to approve a Community Redevelopment Agency of the City of New Smyrna Beach (CRA) Large-Scale Commercial Façade/Property Improvement 50-50 Matching Grant in the amount of $88,050 to Dr. Abigail Adams, Owner of Grande Key Properties, LLC, located at 115 North Orange Street, New Smyrna Beach. Member Perrine seconded the motion. The motion passed by unanimous vote.

5.H Consider the approval of a Community Redevelopment Agency of the City of New Smyrna Beach (CRA) Large-Scale Commercial Façade/Property Improvement 50-50 Matching Grant in the amount of $70,650 to Dr. Abigail Adams, Owner of GKP Julia, LLC located at 310 Julia Street, New Smyrna Beach.

Motion:
Member Ashley moved to approve a Community Redevelopment Agency of the City of New Smyrna Beach (CRA) Large-Scale Commercial Façade/Property Improvement 50-50 Matching Grant in the amount of $70,650 to Dr. Abigail Adams, Owner of GKP Julia, LLC located at 310 Julia Street, New Smyrna Beach. Member Perrine seconded the motion. The motion passed by unanimous vote.

5.I Consider the approval of a Community Redevelopment Agency of the City of New Smyrna Beach Adaptive Reuse Opportunity 50-50 Matching Grant in the amount of $250,000 to Bernard Huckestein, owner of NSB Magnolia LLC located at 300 Magnolia Street, New Smyrna Beach for the construction of the Yardery of New Smyrna Beach (YNSB).

Motion:
Member Perrine moved to approve a Community Redevelopment Agency of the City of New Smyrna Beach Adaptive Reuse Opportunity 50-50 Matching Grant in the amount of $250,000 to Bernard Huckestein, owner of NSB Magnolia LLC located at 300 Magnolia Street, New Smyrna Beach for the construction of the Yardery of New Smyrna Beach (YNSB). Member Ashley seconded the motion. The motion passed by unanimous vote.

6. REPORTS AND COMMUNICATIONS

7. ADJOURNMENT

As there was no further business to discuss, Vice Chair McGuirk adjourned the meeting at 5:33 PM.

Community Redevelopment Agency
Tuesday, April 28, 2026, at 5:20 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, April 28, 2026, at the City Commission Chambers, 214 Sams Avenue, New Smyrna Beach, Florida 32168.

Chair Fred E. Cleveland opened the meeting at 5:33 PM.

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

Excused: 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, October 28, 2025.

Motion:
Member Perrine moved to adopt Community Redevelopment Agency meeting minutes from held on Tuesday, October 28, 2025. Vice Chair McGuirk seconded the motion. The motion passed by unanimous vote.

4. OLD BUSINESS

4.A Correcting scrivener's error for Adaptive Reuse Opportunity Grant in the amount of $250,000 for Bernard Huckestein, owner of the NSB Magnolia

LLC located at 300 Magnolia Street which was approved by the CRA Board January 27, 2026.

Motion:
Member Martin moved to approve the scrivener's error for Adaptive Reuse Opportunity Grant in the amount of $250,000 for Bernard Huckestein, owner of the NSB Magnolia LLC located at 300 Magnolia Street which was approved by the CRA Board January 27, 2026. Member Perrine seconded the motion. The motion passed by unanimous vote.

5. NEW BUSINESS

5.A Resolution No. CRA 02-26: Consider the adoption of a Resolution, which if adopted, would approve the amended CRA Budget and Re-appropriate CRA Trust Funds for specific CRA Capital Projects for Fiscal Year 2025-2026.

Motion:
Member Martin moved to adopt Resolution No. CRA 02-26 which would approve the amended CRA Budget and Re-appropriate CRA Trust Funds for specific CRA Capital Projects for Fiscal Year 2025-2026. Member Perrine seconded the motion. The motion passed by unanimous vote.

5.B Consider the approval of a Community Redevelopment Agency of the City of New Smyrna Beach (CRA) Small-Scale Commercial Facade / Property Improvement 50-50 Matching Grant in the Amount of $14,500 to Trey Harshaw, owner of Harshaw LLC located at 121 N. Orange Street, New Smyrna Beach.

Motion:
Vice Chair McGuirk moved to approve a Community Redevelopment Agency of the City of New Smyrna Beach (CRA) Small-Scale Commercial Facade / Property Improvement 50-50 Matching Grant in the Amount of $14,500 to Trey Harshaw, owner of Harshaw LLC located at 121 N. Orange Street, New Smyrna Beach. Member Martin seconded the motion. The motion passed by unanimous vote.

5.C 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 $29,088.50 to Ryan Shank, manager, of CMRC LLC for a "Pups Patio Dog Park & Bar" located at 736 Canal Street, New Smyrna Beach

Motion:
Member Martin moved to approve 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 $29,088.50 to Ryan Shank, manager, of CMRC LLC for a "Pups Patio Dog Park & Bar" located at 736 Canal Street, New Smyrna Beach. Member Perrine seconded the motion. The motion passed by unanimous vote.

5.D Consider the approval of a Community Redevelopment Agency of the City of New Smyrna Beach (CRA) Small-Scale Commercial Facade / Property Improvement 50-50 Matching Grant in the amount of $15,652.38 to 511 Home Source Inc. located at 511 N. Orange Street, New Smyrna Beach.

Motion:
Member Perrine moved to approve a Community Redevelopment Agency of the City of New Smyrna Beach (CRA) Small-Scale Commercial Facade / Property Improvement 50-50 Matching Grant in the amount of $15,652.38 to 511 Home Source Inc. located at 511 N. Orange Street, New Smyrna Beach. Vice Chair McGuirk seconded the motion. The motion passed by unanimous vote.

6. REPORTS AND COMMUNICATIONS

6.A Director's Report

Samantha Bergeron, CRA/Economic Development Director, outlined a report.

7. ADJOURNMENT

As there was no further business to discuss, Chair Cleveland adjourned the meeting at 5:47 pm.

Community Redevelopment Agency
Tuesday, July 28, 2026, at 4:00 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, July 28, 2026, at the City Commission Chambers, 214 Sams Avenue, New Smyrna Beach, Florida 32168.

Chair Fred E. Cleveland opened the meeting at 4:00 PM.

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

2. PUBLIC PARTICIPATION

Cythina Sneizak 512 Yupon Avenue commented on item 5C a Large-Scale Commercial Facade / Property Improvement 50-50 Matching Grant in the Amount of $100,000 to Thomas and Reagan Sefcik.

3. CONSENT AGENDA

4. OLD BUSINESS

5. NEW BUSINESS

5.A Resolution No. CRA-03-26: Consider the adoption of a Resolution, which adopted, would approve the amended CRA Budget and Re-Appropriate CRA Trust Funds.

Motion:
Member Perrine moved to adopt Resolution No. CRA-03-26 which would approve the amended CRA Budget and Re-Appropriate CRA Trust Funds. Member Ashley seconded the motion. The motion passed by unanimous vote.

5.B Consider the approval of a Community Redevelopment Agency of the City of New Smyrna Beach (CRA) Small-Scale Commercial Facade / Property Improvement Grant in the Amount of $9,764 to Tara Brownlee Lyall, Manager of High Tide Real Estate Holdings LLC located at 306 Washington Street, New Smyrna Beach.

Motion:
Vice Chair McGuirk moved to approve the Community Redevelopment Agency of the City of New Smyrna Beach (CRA) Small-Scale Commercial Facade / Property Improvement Grant in the Amount of $9,764 to Tara Brownlee Lyall, Manager of High Tide Real Estate Holdings LLC located at 306 Washington Street, New Smyrna Beach. Member Martin seconded the motion. The motion passed by unanimous vote.

5.C 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 $100,000 to Thomas and Reagan Sefcik, owners of 106 Live Oak Street, New Smyrna Beach.

Motion:
Member Perrine moved to approve 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 $100,000 to Thomas and Reagan Sefcik, owners of 106 Live Oak Street, New Smyrna Beach. Member Ashley seconded the motion. The motion passed by 4-1 majority vote, with Member Martin voting no.

6. REPORTS AND COMMUNICATIONS

7. ADJOURNMENT

As there was no further business to discuss, Chair Cleveland adjourned the meeting at 4:30 pm.

THE CITY OF NEW SMYRNA BEACH - CRA/ECONOMIC DEVELOPMENT

RESOLUTION NO. CRA 04-26: CONSIDER THE ADOPTION OF RESOLUTION NO. CRA 04-26, WHICH, IF APPROVED WOULD APPROVE THE PROPOSED FISCAL YEAR 2026 - 2027 COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF NEW SMYRNA BEACH BUDGET.

September 8, 2026

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.

In the fiscal year budget 2024 - 2025, 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.

Findings:

See attached Exhibit for the detailed proposed budget

Fiscal Analysis:

The proposed FY 2026 - 2027 CRA Budget is $10,478,477. This total amount is less than last year's budget because capital projects have been in the works and CRA Trust Funds have been expended. Additionally, CRA Facade Grants that rolled over last year, were closed out and reimbursements were paid from the CRA Trust Funds.

Proposed Revenues:
County TIF 95% of 95%: $1,269,155
City TIF 95%: $1,935,456
Interest Earnings: $111,000
Balance Forward: $7,162866

Total Proposed Revenues: $10,478,477

Proposed Expenses:
Re-Development & Assistance Grants $3,334,116 (including Facade Grants that from 2025 and 2026 awaiting completion)
Other Grants & Aides $610,000
Capital Projects $6,534,361 (Including capital project approved last year currently underway)
Total Expenditures: $10,478,477

Strategic Plan Item:
No

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

Attachments:

2026 Volusia County TRIM - CRAs Proposed Assessments and Revenues August 2026.pdf
CRA of NSB Proposed Budget FY 2026-2027 r1.pdf
Res CRA 04-26 CRA Budget 2026-2027.pdf

VOLUSIA COUNTY PROPERTY APPRAISER
LARRY BARTLETT, JD, CFA
WE VALUE VOLUSIA

Volusia County Community Redevelopment Area (CRA)

New Smyrna Beach

Established by Resolution 2014-164 CRA ID

Year Began: 2014 Year End: 2035 Prop.Appr Code: 103

CRA's Tax Base Information

	2025 Final Post VAB	2026 Preliminary Tax Roll	Change Over Prior Year	
			Change	% Change
CRA's Current Year Taxable Value	592,044,952	629,833,245	37,788,293	6.4%
- CRA's Base Year Taxable Value	190,264,372	190,264,372		
= CRA's Taxable Value or Incremental Value	401,780,580	439,568,873	37,788,293	9.4%
County Taxable @ Increment Factor of: 95% of 95%	362,606,973	396,710,908	34,103,935	9.4%
City Taxable @ Increment Factor of: 95%	381,691,551	417,590,429	35,898,878	9.4%
City's Total Taxable Value	7,542,277,548	7,919,343,996	377,066,448	5.0%
% CRA of City's Total Taxable Value	7.85%	7.95%		
CRA's New Construction Taxable Value	11,878,917	5,329,852	(6,549,065)	-55.1%
% of City's New Construction Taxable Value	11.03%	3.71%		
Parcel Count	2,519	2,514	(5)	

Breakdown of CRA Payments by Authority

	2025 Final Post VAB		2026 Preliminary Tax Roll		Change Over Prior Year	
	2025 Adopted Millage Rate	CRA Payment	2026 Proposed Millage Rate	CRA Payment	$ Change	% Change
Volusia County Portion						
Volusia County - General Fund Per NSB Res., Volusia County funds shall be "at a millage rate which does not exceed that of the city millage rate"	3.2007	1,160,596	3.2007	1,269,753	109,157	
Volusia County Fund Totals	3.2007	1,160,596	3.2007	1,269,753	109,157	
Hospital Portion						
City Portion						
New Smyrna Beach - Operating	4.6370	1,769,904	4.6370	1,936,367	166,463	
Total CRA						
CRA Millage Rate	7.8377	2,930,500	7.8377	3,206,120	275,620	9.4%

EXHIBIT A

Proposed Budget Fiscal Year October 1, 2026 - September 30, 2027

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	$629,626,461	Estimate based on last year
Less Base Year Tax Value	$190,264,372	
Equals Increment Value	$439,362,089	Estimate based on last year

	Revenues:		
	Description	**Amount**	**Notes:**
12530000.319101	County TIF (Millage 3.2007) 95% of 95%	$1,269,155	
12530000.319102	City TIF (Millage 4.637) X 95%	$1,936,367	
12530000.361101	Interest Earnings	$111,000	
12530000.389101	Appropriated Fund Equity	$7,162,866	(aka Balance Forward)
	Total Revenues	**$10,479,388**	

	Expenses:		
	Re-Development Assistance & Incentives		
Line Code #	Description	Amount	Comprehensive Plan Goals, Objectives and Policies
12555201.583006.27LSF	**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)
12555201.583006.26LSF	large Scale Grant - Grand Key Properties	$88,050	Large Scale Façade Grant approved Jan 31, 2026 - Roll Over to next fiscal year
12555201.583006.26LSF	Large Scale Grant - Grand Key Properties	$100,000	Large Scale Façade Grant approved Jan 31, 2026 - Roll Over to next fiscal year
12555201.583006.26LSF	Large Scale Grant - GKP JULIA LLC	$70,650	Large Scale Façade Grant approved Jan 31, 2026 - Roll Over to next fiscal year
12555201.583006.25LSF	Large Scale Grant - Amanda Prokop - NSB Chiropractic	$100,000	Large Scale Facade Grant approved July 22, 2025 - Roll Over to next fiscal year
12555201.583006.26LSF	Large Scale Grant - Thomas Sefcik	$100,000	Large Scale Facade Grant approved July 28, 2026 - Roll Over to next fiscal year
12555201.583006.27SCF	**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)
12555201.583006.26SCF	Small Scale Grant - High Tide Real Estate	$9,764	Small Scale Façade Grant approved July 28, 2026 - Rollover to next fiscal year
12555201.583006.26SCF	Small Scale Grant - 511 Home Source LLC	$15,652	Small Scale Façade Grant approved April 28, 2026 - Rollover to next fiscal year
12555201.583006.27ARG	**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)
12555201.583006.26ARG	ARO Grant - Magnolia LLC (The Yardery NSB)	$250,000	Adaptive Reuse Opportunity Grant approved Jan 27, 2026 - Rollover to next fiscal year
12555201.583006.25ARG	ARO Grant - Looking Good Properties	$250,000	Adaptive Reuse Opportunity Grant approved April 22, 2025 - Rollover to next fiscal year
12555201.583006.25ARG	ARO Grant - Wayne Gonzalez	$250,000	Adaptive Reuse Opportunity Grant approved May 27, 2025 - Rollover to next fiscal year
12555201.583006.27HHG	**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)
12555201.583006.27HCG	**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	**$3,334,116**	

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**	
Line Code	Capital Projects		
12555203.563203.25SC4	LED Light Conversion Sports Complex	$675,810	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)
12555203.563203.25RPL	Rocco Park LED Retrofit	$72,500	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 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	$67,764	Rollover from last year (Goal 1 Construct / Improve Public facilities and infrastructure; goal 4 Provide and improve recreation facilities) (Page 19, 20)
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 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)
12555203.531099.26THA	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)
12555203.531099.26THA	AVCON Hanger Infrastructure CAS / Construction	$1,563,970	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)
12555203.549099.25DRE	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)
12555203.563203.25PSS	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)
12555203.563203.26CGA	City Gym Asbestos Remediation	$27,160	(Goal 1 Construct / Improve Public facilities and infrastructure; goal 4 Provide and improve recreation facilities) (Page 19, 20) Environmental Remediation and improvements to publicly owned properties (Page 37and 46 environmental quality, community services and facilities, Meets qualifying conditions of government owned properties with adverse environmental conditions. page 19, 24)
12555203.563203.25SCP	New Playground @ Sports Complex	$408,788	Rollover from last year (Goal 1 Construct / Improve Public facilities and infrastructure; goal 4 Provide and improve recreation facilities) (Page 19, 20)
1255203.563203.20AOB	Design and Build Docks on East Side of AOB Site	$287,100	(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	$500,000	Rollover from last year. 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 (Page 37and 46 environmental quality, community services and facilities, Meets qualifying conditions of government owned properties with adverse environmental conditions. page 19, 24)
12555203.549099.26SWR	Seawall Replacement Project Riverside Park	$1,007,667	(Goal 1 Construct / Improve Public facilities and infrastructure; goal 4 Provide and improve recreation facilities) (Page 19, 20)
12555203.563203.27MAP	Myrtle Ave Park Improvements	$500,000	(Goal 1 Construct / Improve Public facilities and infrastructure; goal 4 Provide and improve recreation facilities) (Page 19, 20) Environmental Remediation and improvements to publicly owned properties (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	**$6,535,272**	
	Total Expenses	**$10,479,388**	
			Updatd: Aug. 25, 2026

RESOLUTION NO. CRA 04-26

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

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:

Carrie Avallone

CARRIE AVALLONE
City Attorney

DATE: 8/27/2026

EXHIBIT A

Proposed Budget Fiscal Year October 1, 2026 - September 30, 2027

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	$629,626,461	Estimate based on last year
Less Base Year Tax Value	$190,264,372	
Equals Increment Value	$439,362,089	Estimate based on last year

	Revenues:		
	Description	**Amount**	**Notes:**
12530000.319101	County TIF (Millage 3.2007) 95% of 95%	$1,269,155	
12530000.319102	City TIF (Millage 4.637) X 95%	$1,936,367	
12530000.361101	Interest Earnings	$111,000	
12530000.389101	Appropriated Fund Equity	$7,162,866	(aka Balance Forward)
	Total Revenues	**$10,479,388**	

	Expenses:		
	Re-Development Assistance & Incentives		
Line Code #	Description	Amount	Comprehensive Plan Goals, Objectives and Policies
12555201.583006.27LSF	**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)
12555201.583006.26LSF	large Scale Grant - Grand Key Properties	$88,050	Large Scale Façade Grant approved Jan 31, 2026 - Roll Over to next fiscal year
12555201.583006.26LSF	Large Scale Grant - Grand Key Properties	$100,000	Large Scale Façade Grant approved Jan 31, 2026 - Roll Over to next fiscal year
12555201.583006.26LSF	Large Scale Grant - GKP JULIA LLC	$70,650	Large Scale Façade Grant approved Jan 31, 2026 - Roll Over to next fiscal year
12555201.583006.25LSF	Large Scale Grant - Amanda Prokop - NSB Chiropractic	$100,000	Large Scale Facade Grant approved July 22, 2025 - Roll Over to next fiscal year
12555201.583006.26LSF	Large Scale Grant - Thomas Sefcik	$100,000	Large Scale Facade Grant approved July 28, 2026 - Roll Over to next fiscal year
12555201.583006.27SCF	**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)
12555201.583006.26SCF	Small Scale Grant - High Tide Real Estate	$9,764	Small Scale Façade Grant approved July 28, 2026 - Rollover to next fiscal year
12555201.583006.26SCF	Small Scale Grant - 511 Home Source LLC	$15,652	Small Scale Façade Grant approved April 28, 2026 - Rollover to next fiscal year
12555201.583006.27ARG	**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)
12555201.583006.26ARG	ARO Grant - Magnolia LLC (The Yardery NSB)	$250,000	Adaptive Reuse Opportunity Grant approved Jan 27, 2026 - Rollover to next fiscal year
12555201.583006.25ARG	ARO Grant - Looking Good Properties	$250,000	Adaptive Reuse Opportunity Grant approved April 22, 2025 - Rollover to next fiscal year
12555201.583006.25ARG	ARO Grant - Wayne Gonzalez	$250,000	Adaptive Reuse Opportunity Grant approved May 27, 2025 - Rollover to next fiscal year
12555201.583006.27HHG	**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)
12555201.583006.27HCG	**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	**$3,334,116**	

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**	
Line Code	**Capital Projects**		
12555203.563203.25SC4	LED Light Conversion Sports Complex	$675,810	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)
12555203.563203.25RPL	Rocco Park LED Retrofit	$72,500	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 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	$67,764	Rollover from last year (Goal 1 Construct / Improve Public facilities and infrastructure; goal 4 Provide and improve recreation facilities) (Page 19, 20)
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 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)
12555203.531099.26TIA	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)
12555203.531099.26TIA	AVCON Hanger Infrastructure CAS / Construction	$1,563,970	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)
12555203.549099.25DRE	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)
12555203.563203.25PSS	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)
12555203.563203.26CGA	City Gym Asbestos Remediation	$27,160	(Goal 1 Construct / Improve Public facilities and infrastructure; goal 4 Provide and improve recreation facilities) (Page 19, 20) Environmental Remediation and improvements to publicly owned properties (Page 37and 46 environmental quality, community services and facilities, Meets qualifying conditions of government owned properties with adverse environmental conditions. page 19, 24)
12555203.563203.25SCP	New Playground @ Sports Complex	$408,788	Rollover from last year (Goal 1 Construct / Improve Public facilities and infrastructure; goal 4 Provide and improve recreation facilities) (Page 19, 20)
1255203.563203.20AOB	Design and Build Docks on East Side of AOB Site	$287,100	(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	$500,000	Rollover from last year. 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 (Page 37and 46 environmental quality, community services and facilities, Meets qualifying conditions of government owned properties with adverse environmental conditions. page 19, 24)
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