

Orange City CRA Annual Report

FY 2016-2017



City of Orange City Community Redevelopment Plan



ORANGE CITY COMMUNITY REDEVELOPMENT AGENCY

205 E. GRAVES AVE

ORANGE CITY, FL 32763

<http://www.ourorangecity.com>

OVERVIEW

In 2014, the City Council of Orange City, Florida established a Community Redevelopment Agency (CRA), in accordance with the Community Redevelopment Act of 1969, to implement a Community Redevelopment Plan to remove the conditions of slum and blight that exists within a large portion of the City's core and the adjacent historic district. The City Council serves as the CRA board and performs the legislative functions, governing duties and corporate responsibilities of the agency. The City Manager, or designee, serves as the director of the agency, performs the administrative duties and oversees the day to day operations of the agency. Several City departments, including Development Services, Finance, and Public Works, provide assistance in planning and implementing project activities that are designed to revitalize and restore the identified blighted areas.

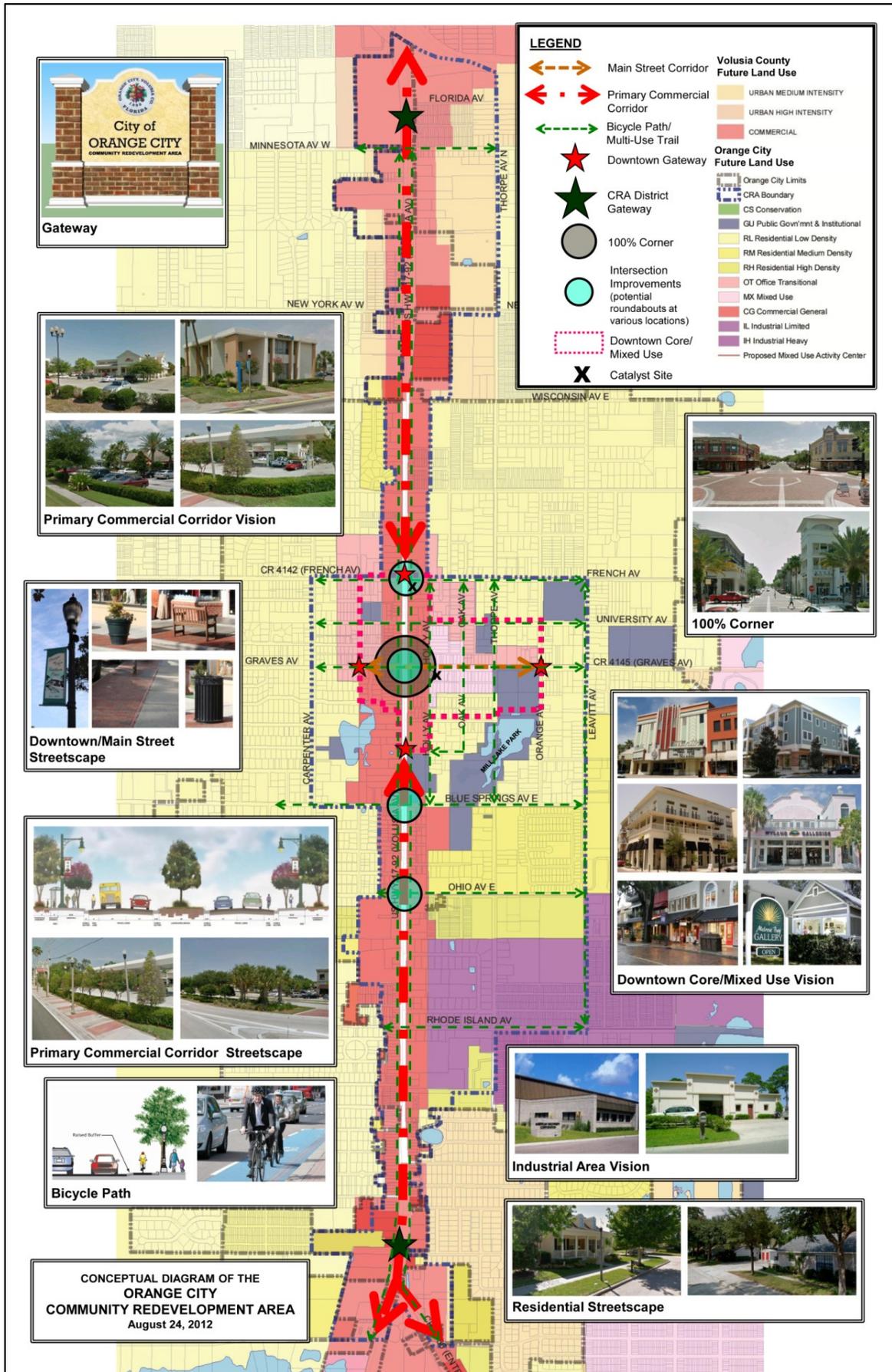
PURPOSE

As stipulated in Florida Statute chapter 163.356(3)(c), each Community Redevelopment Agency is required to file an annual report of activities for the preceding fiscal year. This report, which is being filed to comply with that requirement, includes a description of projects, activities and expenditures as well as a financial statement setting forth the assets, liabilities, income, and operating expenses of the Orange City CRA as of the end of fiscal year 2016-2017.

A VISION FOR REDEVELOPMENT

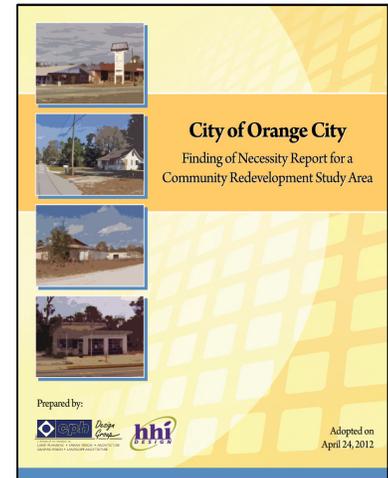
On April 24, 2012, the City Council of the City of Orange City adopted Resolution 670-12 determining that portions of the municipality contained blighted conditions as defined in the Community Redevelopment Act making a "Finding of Necessity" as required by Section 163.355, Florida Statutes and designating the Orange City Community Redevelopment Area as appropriate for community redevelopment.

The Redevelopment Area is confined to a specific area along and adjacent to US 17-92 (Volusia Avenue) within the City of Orange City in Volusia County, Florida. This area boundary was delineated due to blighted conditions, such as: underutilized land uses, faulty lot layouts, deteriorating buildings and site conditions, lack of pedestrian facilities, congested and unsafe roadways, and inadequate and deteriorating infrastructure along US 17-92 and surrounding parcels, as identified in the "Finding of Necessity Report". The declining nature of the business community along US 17-92 and the industrial areas within the peripheral, and the housing foreclosures also contribute to the blighted conditions within this area boundary. In addition, based on the 2010 census the City of Orange City has the lowest median household income (\$30,111.00 per household) of any other city in Volusia County, which further demonstrates the need for funding sources, such as the CRA, to direct funds to upgrade deteriorating infrastructure.



The adopted Orange City Community Redevelopment Plan addresses the blighted area conditions observed in the "Finding of Necessity Report" and creates a vision for a sustainable community with commercial/mixed-use areas that offer visitors, businesses and residents a high quality local destination; safe transportation network; pedestrian connections; public space/recreation facilities; and an adequate level of service and infrastructure.

Improvements within the Redevelopment Area benefits the overall west Volusia area by improving the environment adjacent to Blue Spring State Park; reducing septic systems to improve and protect water resources; reversing the declining urban form along US 17-92; and strengthening the commercial viability and overall community livability.



Financial Outlook

The CRA received its first contribution of increment revenue amount of \$50,735 in FY 14/15, which carried forward to FY 15/16. The CRA did not acquire any assets or liabilities.

In FY 15/16, the CRA generated \$80,378 in increment revenue, plus the FY 14/15 fund transfer for an ending revenue balance of \$131,113, which carried forward to FY 16/17. The CRA did not acquire any assets or liabilities.

In FY 16/17, the CRA generated \$77,720 in City increment revenue and \$62,789 in County increment revenue for a total of \$140,509. Including the FY 15/16 CRA and general fund transfer of \$26,656, the revenue balance totaled \$298,278.

In FY 16/17, the CRA expenses totaled \$287,908. The expenditures included \$9,509 for personal services (allocating 0.08 FTE for the program administrator) and \$278,399 in capital expense for design engineering of the S. Holly Avenue streetscaping and utility line extension project. The CRA did not acquire any assets of liability.

It is anticipated that the CRA will generate \$225,579 in increment revenue in FY 17/18, with little or no carry over from FY 16/17. The CRA Board approved a \$20,000 expenditure to fund the Façade Improvement Grant Program, \$11,259 in personal service for the administrator, and the remaining to be used towards SRF loan payment for construction of the S. Holly Avenue streetscaping and utility line extension project.

CRA ACHIEVEMENTS FOR 2016-2017

CAPITAL IMPROVEMENT PROJECTS:

Mill Lake Park Phase I, II and III

Orange City continued to actively support and participate in the Mill Lake Park project located in the heart of the CRA area. Phase I opened on January 7, 2015 and includes walkways, sidewalks, picnic pavilions, an interactive fountain and a children's splash pad and pervious



parking. Phase II excavation and grading of the adjacent 16-acre was completed, transforming an unsightly former FDOT pond into a beautiful 16-acre lake with fountain and four aerators installed to reduce nutrient loading from stormwater to Blue Springs watershed. Phase III extends park amenities around the circumference of the lake include a 12 foot wide 0.8 mile long concrete multi-use path and additional park benches, water fountains, pavilions, picnic benches and pervious parking. The Grand Opening ceremony was held in January 2017. The total project costs of approximately \$6.0 million was funded through various revenue sources and grants. No CRA tax increment revenue was used.

Drinking Water Quality Improvements

The City completed six drinking water quality improvement projects along the 17/92 corridor at an approximate construction value of \$2.2 million, which were funded by various revenue sources and grants. No CRA tax increment revenue was used.

Coleman Park ADA Playground

The Grand Opening ceremony for this project was held on August 12, 2017 at a construction cost of \$67,037, which was funded with CDBG funds.

W. French Avenue sidewalk

The French Avenue sidewalk, known as "Little French" is approximately 5,500 in linear feet and connects the City's Valentine Park to state road 17-92. Design began in January 2016. Construction drawings and bid documents were approved by the Florida Department of Transportation via the Local Agency Program (LAP) in late 2017 with an estimated construction cost of \$667,969. Construction will begin in June 2018. No CRA tax increment revenue was used.

S. Holly Avenue-CRA Capital Improvement Project Priority

The City prepared engineered drawings for the S. Holly Avenue Streetscape and Urban Design project this year. The project includes streetscape, on-street parking, pedestrian crossings, and other urban improvements on South Holly Avenue between Graves Avenue and Blue Springs Avenue. It also provides gravity sewer and reclaimed water services and improves stormwater drainage in the area. The project was ranked the top priority as the CRA’s first capital improvement project. The City secured a SRF loan for construction, which should begin in late 2018.



Festivals and Events

The City's downtown area is very active with events scheduled monthly. In Dickinson Park there is a farmers market every Friday. Also at Dickinson the City sponsors a movie in the park on the first Friday of the month. In addition, the City holds events to attract people to the downtown core including a Halloween Block Party with a pet costume contest, a light up event, a Christmas Village and Parade, National Night Out, Arbor Day Celebration, the Mayor's Fitness Challenge and Walk to School Events. Other events also occur in the CRA that are not sponsored by the City, including University High School's homecoming parade, the African American Heritage Festival and the Volusia Baptist Church's Journey Through Christmas which attracts over 5,000 visitors.



LOOKING FORWARD- FY 2017-2018

In FY 2016-2017, the CRA Board established a list of priority projects based on the redevelopment plan and the community involvement process held with CRA stakeholders. As described, the S. Holly Avenue streetscape, urban design and utility extension capital improvement project ranked priority number one. The CRA Board also funded the first year of the Façade Improvement Grant program. Looking forward to FY 2017-2018, the S. Holly Avenue project will move into construction phase and the Board will look for ways to strengthen community participation in the Façade Improvements grant program.