

City of Edgewater

Community Redevelopment Agency

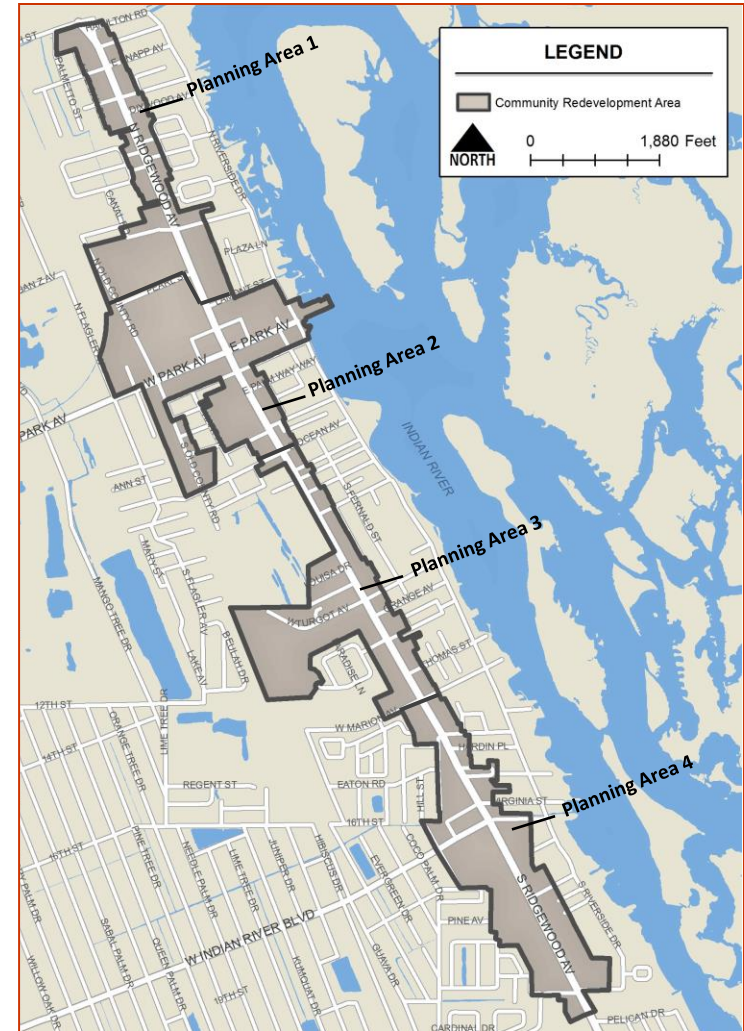
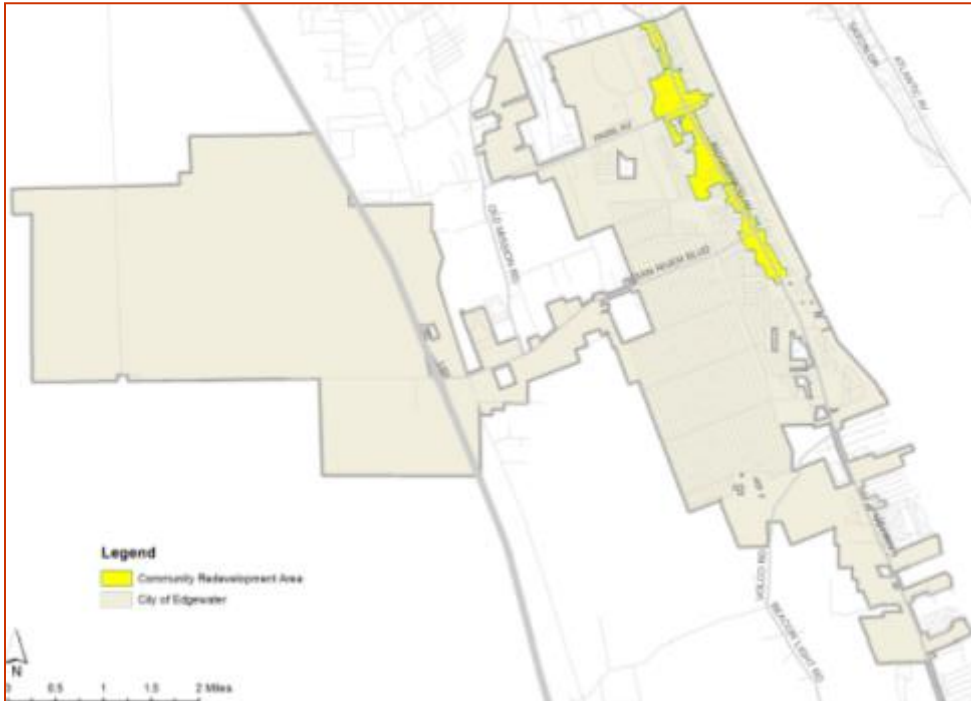
Annual Report FY 2022



Redevelopment Area Boundaries



- 400 acres
- 2.8 % of total City area
- Focus Ridgewood Avenue (US-1)



Process



- May 5, 2014 Resolution 2014-R-08 Finding of Necessity
- November 20, 2014 Volusia County Council Resolution 2014-159
- January 14, 2015 Planning & Zoning Board Community Redevelopment Plan consistent with Comprehensive Plan.
- March 2, 2015 Resolution 2015-R-08 Create CRA (Agency)
- March 2, 2015 Resolution 2015-R-09 Appoint Governing Body
- March 2, 2015 Resolution 2015-R-10 Adopting CRA Plan
- March 2, 2015 Ordinance 2015-O-04 Establish CRA Trust Fund (First Reading)

Governing Board

City Council



Contact: Samantha Bergeron
Director Parks & Recreation
Economic Development / Redevelopment Coordinator
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Governing Board Members 2022:

Back Row: Michael Thomas Chair, Jonah Powers

Front Row: Megan O'Keefe , Gigi Bennington, and

Christine Power



Primary Objectives: (pages 50 – 58)

1. **Road Network Infrastructure**
2. **Road Network Connectivity**
3. **Stormwater Management**
4. **Utilities**
5. **Parks and Open Spaces**
6. **Beautification**
7. **Infill Development** (When Feasible Land Acquisition of Critical Properties to Facilitate Development)
8. **Historic Preservation** (When Feasible Creation of Direct Plan for Purchasing Specific Buildings)
9. **Funding**



Community Objectives: (pages 58 – 60)

- 1. Code Enforcement and Maintenance**
 - a. Encourage Neighborhood and Business Stabilization
 - b. Special Maintenance Standards
- 2. Business Support**
 - a. Create Façade Grant Program
 - b. Target Strategic Development Projects
 - c. Job Support Programs
 - d. Purchase Required Land for Parking Lots in Coordination with Developing Public Spaces, New Developments

CRA Plan – Area 1

(North Limit to Lamont Street) (Page 40-41)



Key Capital Projects Include:

- Enhanced Pedestrian Crosswalks
- Enhanced Transit Stops
- Improved Utilities
- Stormwater Management Strategy & Improvements
- Pedestrian Lighting, Traffic Lights & Signage
- Wayfinding Signage
- Downtown Edgewater Redevelopment Concept



Blight Factors



CRA Plan – Area 2

(Lamont Street to Ocean Avenue) (Page 44 – 45)



Key Capital Projects Include:

- Park Avenue Enhancement Plan (Network Connectivity, Median Landscaping, Intersection & Public Realm Improvements, Joint Storm Water, Property Assemblage)
- Enhanced Pedestrian Crosswalks
- Extend East Central Florida Regional Rail Trail to the Indian River
- Riverwalk Improvements
- George R. Kennedy Memorial Park Improvements
- Park Ave – (Cross Section Improvements, Landscape, Signage, & Design Standards)
- Gateway (Destinations & Public Facilities)
- Wayfinding Signage
- Downtown Edgewater Redevelopment Concept



Blight Factors



CRA Plan – Area 3

(Ocean Avenue to Marion Avenue) (Page 46 - 47)



Key Capital Projects Include:

- Enhanced Pedestrian Crosswalks (Including Ridgewood Avenue)
- Enhanced Transit Stops
- Improve Utilities (Including Ridgewood)
- Ridgewood Avenue – Future Phase (Pedestrian Lighting, Traffic Lights, Signage)
- Wayfinding Signage



Blight Factors



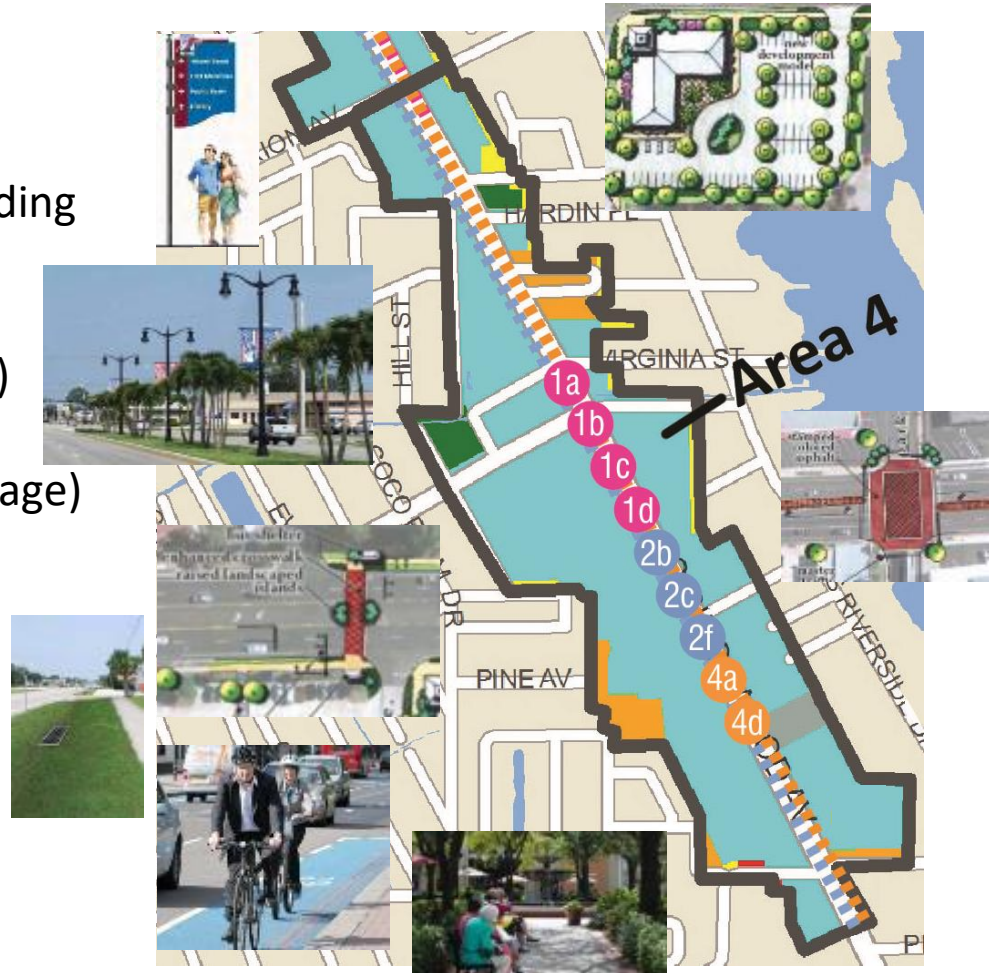
CRA Plan – Area 4

(Marion Avenue South) (Page 48 – 49)



Key Capital Projects Include:

- Enhanced Pedestrian Crosswalks (Including Ridgewood Avenue)
- Enhanced Transit Stops
- Improve Utilities (Including Ridgewood)
- Ridgewood Avenue – Future Phase (Pedestrian Lighting, Traffic Lights, Signage)
- Wayfinding Signage



Blight Factors





Community Objective 2 – Business Support

**Small Scale Improvement Façade Grants
(50/50 Matching)**

CRA Plan Pages 58 & 59

Façade Grant - 303 N Ridgewood Avenue – BGA Acquisitions



Awarded \$3,486

Before

After



Primary Objective – Infill Development page 57

Affordable Housing as a priority

On August 2, 2021 the CRA Board approved Resolution 2021-CRA-02 Adopting the amended budget to re-allocate funds to add a line item for affordable housing in the amount of \$75,000.

On September 13, 2021, the City Council approved the Interlocal Agreement between the City, CRA and the New Smyrna Beach Housing Authority Development Corporation which provided for funding to make necessary repairs to a multi-family property located at 115 W. Turgot, 117 W. Turgot Ave, 22 Marilyn Drive and 24 Marilyn Drive in Edgewater (parcel # 743315000030) in the amount of \$75,000. The property was purchased with Community Development Block Grant (CDBG) and State Housing Initiatives Program (SHIP) funds received from Volusia County. The Housing Development Goals are to provide these four apartments as part of their affordable housing program in Edgewater.

Façade Grant - 115 W. Turgot – NSB Housing Authority



Before

Awarded \$75,000

After



Deliver utilities needed to encourage the development / redevelopment effort of the Redevelopment Area.

Construct potable water lines and facilities connecting to the existing water system.

CRA Plan Page 53

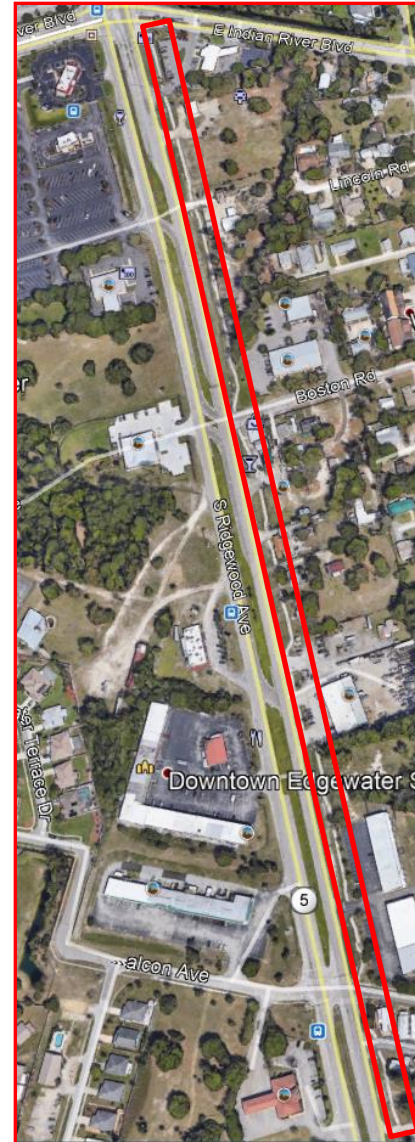
Capital Project – Water Main

US1 from E. Indian River Blvd. to S. Riverside Drive



Background:

- Extension of the water line from SR 442 to Riverside Drive on US1
- Project Not on City Capital Projects List
- Approved by CRA Board August 3, 2020
- Completed
- Final Payout : \$10,650



Financial Statement



	FY 2022	FY 2021	FY 2020	FY 2019	FY 2018	FY 2017	FY 2016	FY 2015	FY 2014
Revenues: (TIF)	\$329,734	\$315,360	\$209,055	\$154,233	\$112,081	\$41,146	\$9,398	\$0	\$0
Investment Earnings	<u>\$117</u>	<u>\$794</u>	<u>\$692</u>	<u>\$408</u>	<u>\$187</u>	<u>\$50</u>			
Total Revenues	<u>\$329,851</u>	<u>316,154</u>	<u>\$209,747</u>	<u>\$154,641</u>	<u>\$112,268</u>	<u>\$41,196</u>	<u>\$9,398</u>	<u>\$0</u>	<u>\$0</u>
Expenditures									
Community Development	\$78,486	\$12,001		\$305	\$306	\$175			
Capital Outlay	<u>0</u>	<u>352,638</u>	<u>\$61,847</u>		<u>\$2,500</u>	<u>\$6,900</u>			
Total Expenditures	<u>\$78,486</u>	<u>364,640</u>	<u>\$61,847</u>	<u>\$305</u>	<u>\$2,806</u>	<u>\$7,075</u>			
Net Change in Fund Balances	\$251,365	(\$48,486)	\$147,900	\$154,336	\$109,462	\$34,121			
Beginning Fund Balance	<u>\$406,731</u>	<u>455,217</u>	<u>\$307,317</u>	<u>\$152,981</u>	<u>\$43,519</u>	<u>\$9,398</u>			
Ending Fund Balances	<u>\$647,446</u>	<u>406,731</u>	<u>\$455,217</u>	<u>\$307,317</u>	<u>\$152,981</u>	<u>\$43,519</u>			
Number of Personnel	0	0	0	0	0	0	0	0	0
Debt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Focus: Capital Projects to encourage redevelopment, access and infrastructure, business support, affordable housing									Base Year

2022 Expense Detail



Expense Detail	FY 2022
<u>2022 Expenses Detail</u>	
Façade Grant	\$3,486
Affordable Housing Grant NSB Housing Authority	<u>\$75,000</u>
Total Expenses	\$78,486
Capital Project – Water Main East Indian River Blvd to S. Riverside Drive final payment	\$10,650

Focus:

- (1) Capital Projects to encourage redevelopment, access and infrastructure
- (2) Business Support Improvement Grants 50/50 Match to encourage private reinvestment and job creation opportunities
- (3) Infill Development (Affordable Housing)