

City of Edgewater

Community Redevelopment Agency

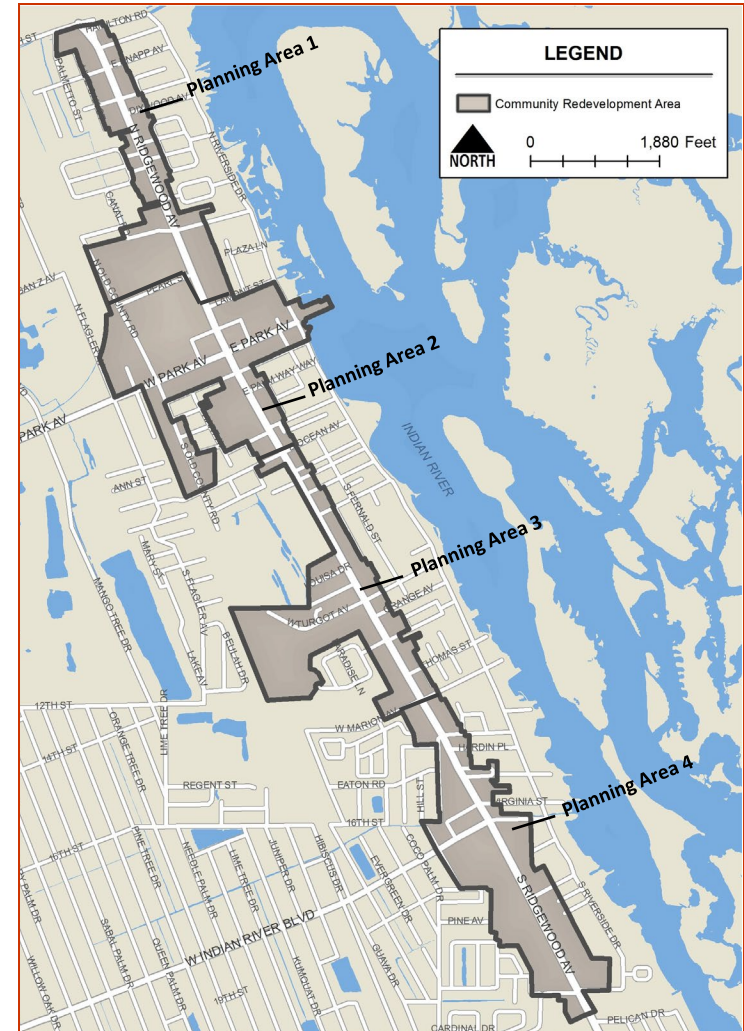
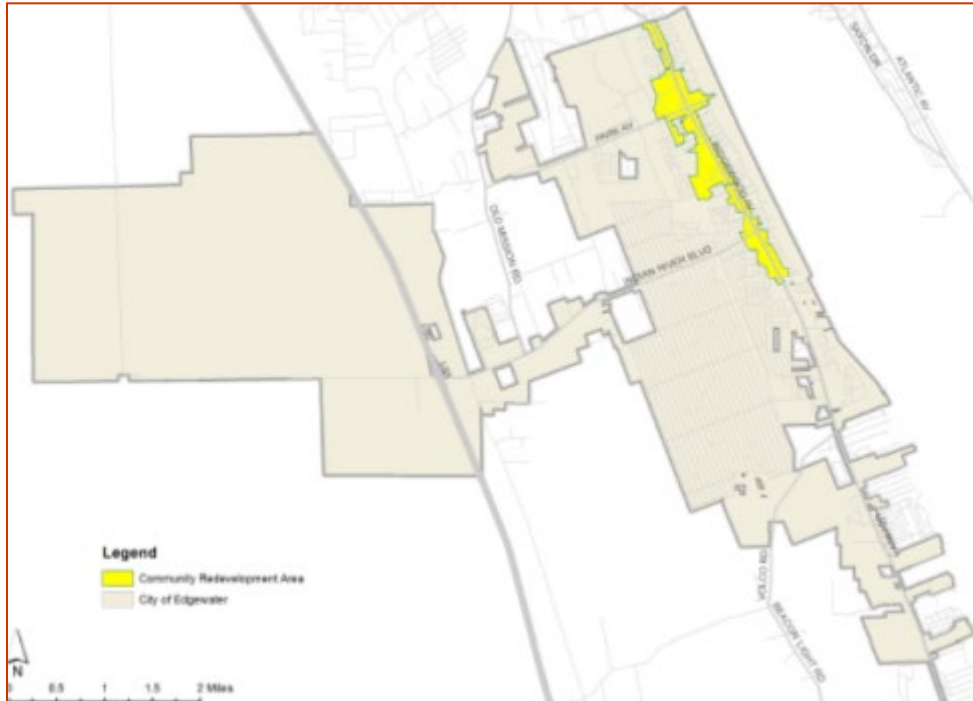
Annual Report FY 2021



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
City of Edgewater
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Governing Board Members:

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



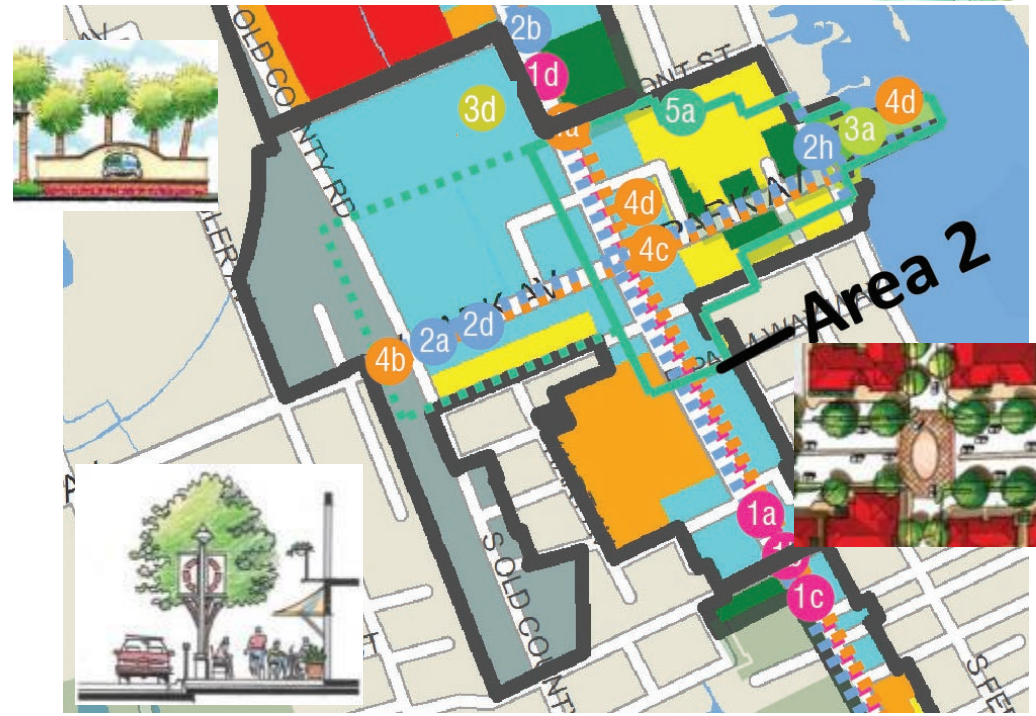
CRA Plan – Area 2

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

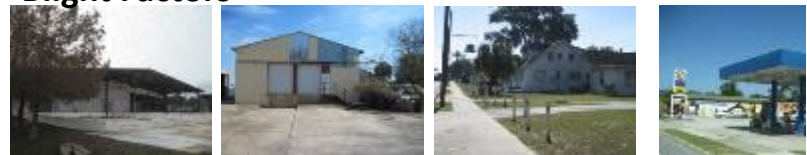


Key Capital Projects Include:

- 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

101 N Ridgewood Avenue – McCracken Properties



Before



After

Awarded \$4,825

429 N Ridgewood Avenue – Patricia Howell



Before



Awarded \$2,176.37

After



Before



After

Awarded \$5,000



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

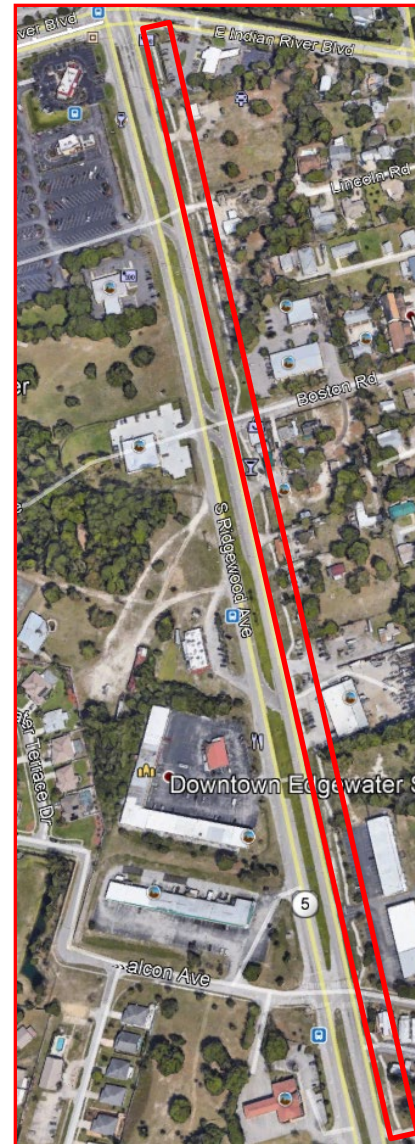
Capital Project – Water Main

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
- Cost : \$352,638.68



Financial Statement



	FY 2021	FY 2020	FY 2019	FY 2018	FY 2017	FY 2016	FY 2015	FY 2014
Revenues: (TIF)	\$315,360	\$209,055	\$154,233	\$112,081	\$41,146	\$9,398	\$0	\$0
Investment Earnings	<u>794</u>	<u>\$692</u>	<u>\$408</u>	<u>\$187</u>	<u>\$50</u>			
Total Revenues	<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	12,001.37		\$305	\$306	\$175			
Capital Outlay	<u>352,638.68</u>	<u>\$61,847</u>		<u>\$2,500</u>	<u>\$6,900</u>			
Total Expenditures	<u>364,640.05</u>	<u>\$61,847</u>	<u>\$305</u>	<u>\$2,806</u>	<u>\$7,075</u>			
Net Change in Fund Balances	(\$48,486)	\$147,900	\$154,336	\$109,462	\$34,121			
Beginning Fund Balance	<u>455,217</u>	<u>\$307,317</u>	<u>\$152,981</u>	<u>\$43,519</u>	<u>\$9,398</u>			
Ending Fund Balances	<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
Debt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Focus: Capital Projects to encourage redevelopment, access and infrastructure								Base Year

2021 Expense Detail



	FY 2021
<u>2021 Expenses Detail</u>	
Capital Project – Water Main East Indian River Blvd to S. Riverside Drive	\$352,638.68
Façade Grants	\$12,001.37
Total Expenses	\$364,640.05



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

