

City of Edgewater

Community Redevelopment Agency

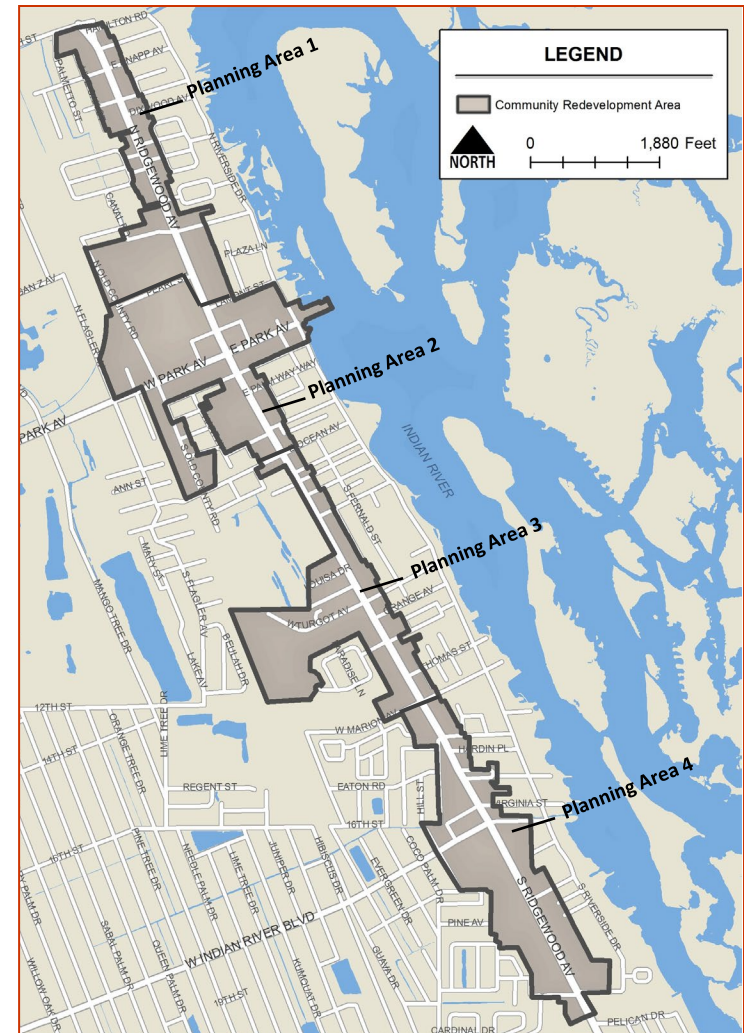
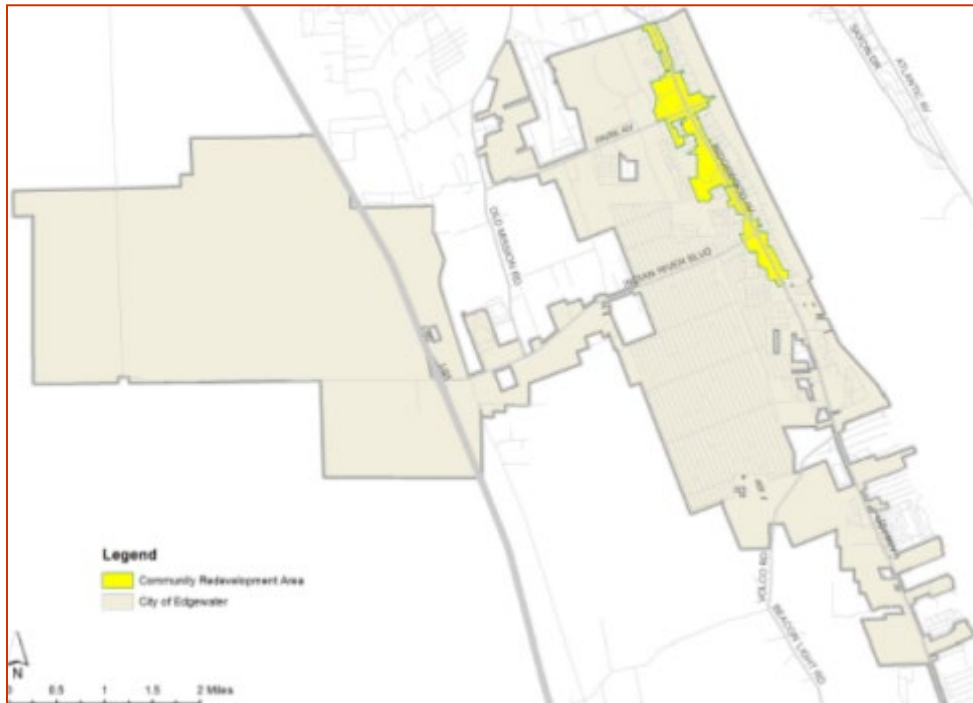
Annual Report FY 2023



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



Governing Board Members

2023: *(left to right)*

Debbie Dolbow, Gigi Bennington,
Diezel DePew (Chair), Charlotte
Gillis, and Jonah Powers



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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



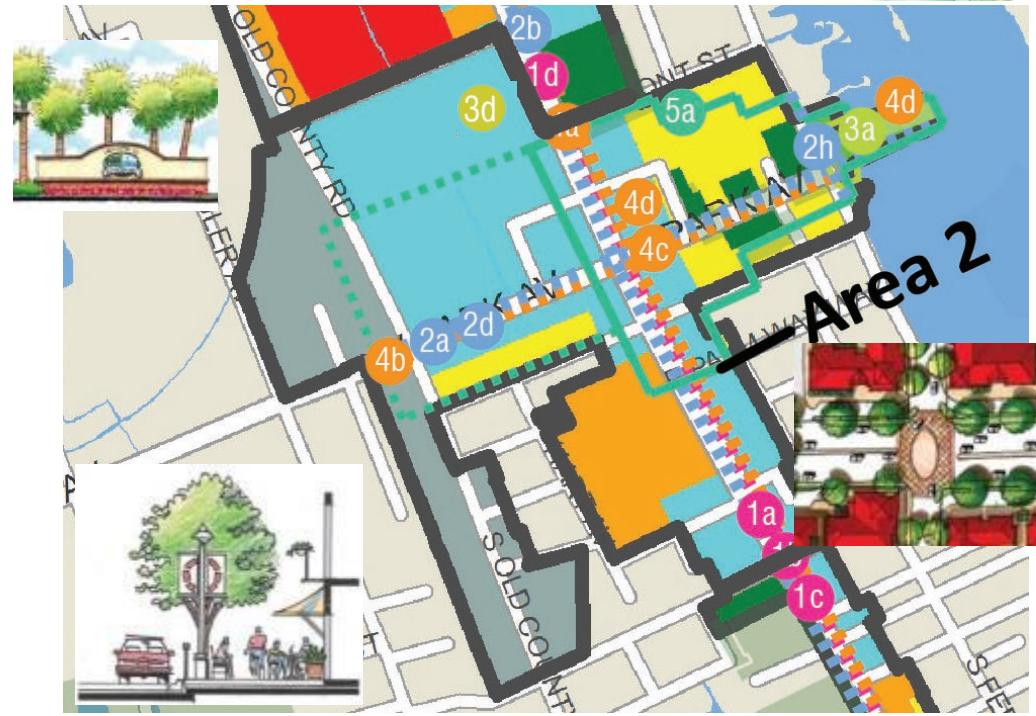
CRA Plan – Area 2

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

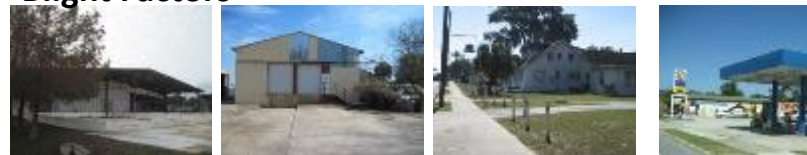


Key Capital Projects Include:

- 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



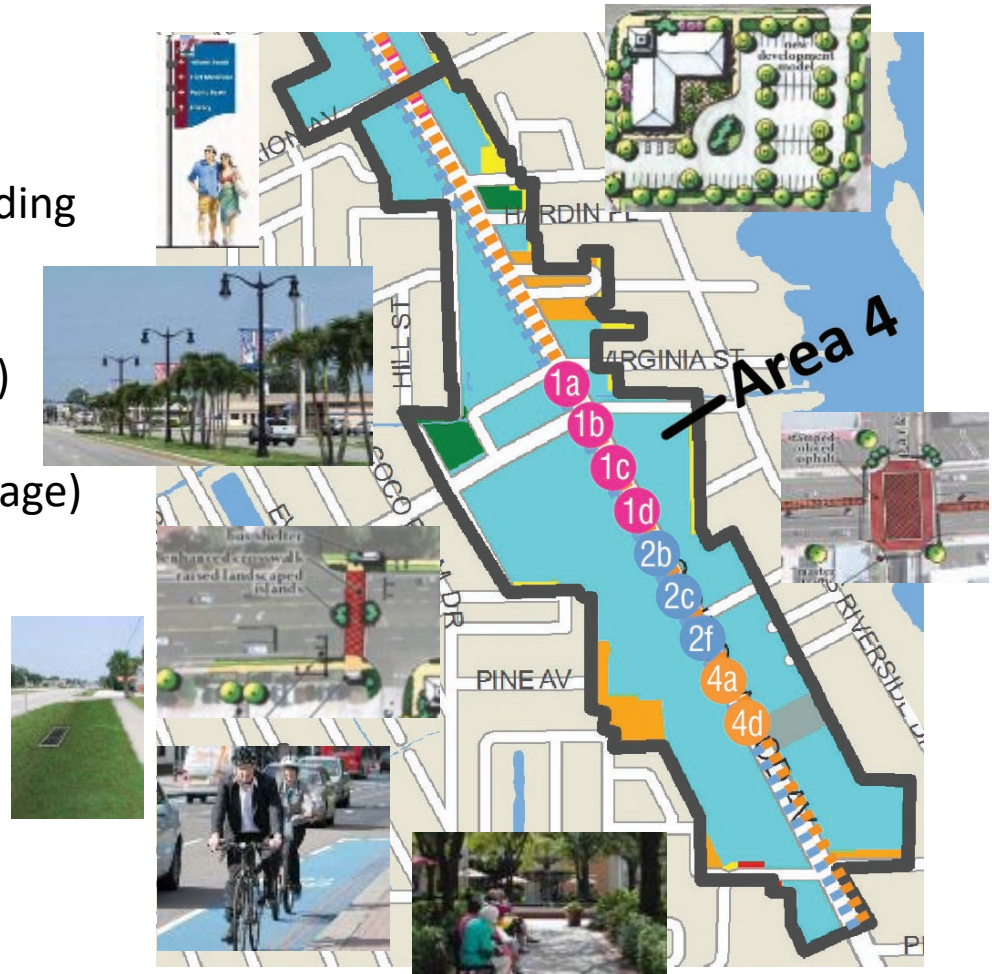
CRA Plan – Area 4

(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



Strategic Vision and CRA Plan Updates



March 2023 City Hired Canin & Associates now Kimley Horn to update the City's Vision Plan, Economic Development Plan and CRA Plan

April 1, 2023 – Community Outreach Event with Community Survey

April 13, 2023 – Individual Interviews with City Council

April 27, 2023 – Department Directors Meeting

May 18, 2023 – Community Visioning Forum

February 1, 2024 – Second Community Survey





Community Objective 2 – Business Support

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

CRA Plan Pages 58 & 59

Façade Grant – 103 S Ridgewood Avenue – Liddle Chiropractic



Before

Awarded \$5,000
Paid October 15, 2023

After

Façade Grant – 107 & 109 N Ridgewood Avenue – The Bake Shop & Wilkie's Pest Control (one parcel)



Before

Awarded \$22,225.34
Paid October 3, 2023

After



Primary Objective – Road Network Infrastructure pages 50 & 51

Improve Safety, Access, and Traffic Flow for internal and regional connectors

- a. January 24, 2019 Wells Fargo Deeded over most easterly portion of property to the City of Edgewater for access for southern parcels to E. Indian River Blvd.
- b. July 11, 2022, City, CRA and ALDI of Florida entered into a Memorandum of Understanding that ALDI would construct a driveway on City property allowing for access from three parcels to East Indian River Boulevard.

1825 S. Ridgewood Ave - ALDI



MOU \$83,649.00
Paid January 15, 2024

Financial Statement



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

Financial Statement



| | FY 2023 | FY 2022 | FY 2021 |
|--|--------------------|------------------|----------------|
| Revenues: (TIF) | \$408,244 | \$329,734 | \$315,360 |
| Investment Earnings | <u>\$5,683</u> | <u>\$117</u> | <u>\$794</u> |
| Total Revenues | <u>\$413,927</u> | <u>\$329,851</u> | <u>316,154</u> |
| Expenditures | | | |
| Community Development | | \$78,486 | \$12,001 |
| Capital Outlay | | <u>0</u> | <u>352,638</u> |
| Total Expenditures | | <u>\$78,486</u> | <u>364,640</u> |
| Net Change in Fund Balances | | \$251,365 | (\$48,486) |
| Beginning Fund Balance | <u>\$647,446</u> | <u>\$406,731</u> | <u>455,217</u> |
| Ending Fund Balances | <u>\$1,061,373</u> | <u>\$647,446</u> | <u>406,731</u> |
| Number of Personnel | 0 | 0 | 0 |
| Debt | \$0 | \$0 | \$0 |
| Focus: Capital Projects to encourage road network infrastructure, safety, access and traffic flow and business support | | | |

2023 Expense Detail



| Expense Detail | FY 2023 |
|--|----------------------------|
| <u>2023 Expenses Detail</u> | |
| Façade Grants (Paid Out in FY 2024) | \$0 |
| Road Network Infrastructure Capital Project (MOU with ALDI) | <u>\$0 (Paid in FY 24)</u> |
| Total Expenses | \$0 |
| Focus: | |
| (1) Capital Projects to encourage Road Network Infrastructure improving safety, access and traffic flow | |
| (2) Business Support Improvement Grants 50/50 Match to encourage private reinvestment and job creation opportunities | |