



# City of Holly Hill

## Community Redevelopment Agency



2018 Annual Report

October 1, 2017—September 30, 2018



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## Overview

The City of Holly Hill Community Redevelopment Agency (Agency) was established in 1993. The primary function the Agency is the redevelopment of a designated geographic district called the Community Redevelopment Area (CRA) that includes properties located between or near the Florida East Coast Railroad and Ridgewood Avenue or along Ridgewood Avenue, Mason Avenue or LPGA Boulevard (see attached Exhibit A).

This reporting period is the twentieth year that funds have been budgeted and the total annual budget is **\$6,484,600**. Holly Hill's CRA is classified as a dependent special district and is an entity of the City. The City Commission of the City of Holly Hill serves as the Redevelopment Agency and fulfills the legislative and governing obligations and responsibilities of the Agency.

This report is being filed concerning the annual redevelopment activities of the Holly Hill Community Redevelopment Agency for fiscal year 2017/18. The notice of this report was published in *The Daytona Beach News Journal* on *March 23, 2019*.

The Holly Hill Community Redevelopment Agency is required by the Community Redevelopment Act to submit a progress report of the year's community redevelopment activities, including a complete financial statement of assets, liabilities, income and expenses (FS 163.356(3) (c)). This report is due and must be reported to the governing body following the reporting year.

Additionally, FS 189.418 requires the governing body of the special district (Agency) to adopt a budget by resolution each fiscal year and under F.S. 163.387(8) provide each year an independent financial audit of its trust fund to each taxing authority that pays into the trust fund.

Based on this organization, the audit of the Agency's assets, liabilities, income, and expenses as required under FS 163.356(3) (c), is included with the City's Comprehensive Annual Financial Report (CAFR) for each fiscal year. The fiscal year CAFR is completed usually and accepted by the City Commission by March 31<sup>st</sup> of the following year. The CAFR is available for review and provided to each taxing authority upon completion and acceptance.

# CRA Activities and Accomplishments

## Capital Improvement Projects

### Overhead to Underground Project (Phase III)

The Overhead to Underground Phase III continues through 2018. this phase is installing the conduits under US-1 for the various utilities and install the cabling for FPL to transfer over the secondaries. Holly Hill street-lighting is being redesigned and permitted in cooperation with the Florida Department of Transportation to accommodate recent standard changes and concurrent signalized intersection and lighting improvements. In addition, Intelligent Transportation System (ITS) facility relocation. Most of the work has been completed for Phase III, with the installation of the new street lighting remaining, and for the utility providers to move their cables into the new conduits.

### US-1 Median Landscaping

The Florida Department of Transportation (FDOT) approved a Joint Project Agreement (JPA) for a Bold Landscaping Project on US-1 within the City limits of Holly Hill. The construction of the project has been completed and included new palms, crepe myrtles and irrigation along the center median of US-1.

### Gateway Signs

Three gateway pedestal signs were installed to welcome people to Holly Hill. The signs were installed at the northern and southern city limits on US-1, and at the western city limit on LPGA Blvd.





## **Property Improvement Grants**

- **254 Mason Avenue**  
The property was awarded a grant for signage, pavement and façade improvement. The matching grant reimbursement was \$4,600.
- **1501 Ridgewood Avenue**  
With the approval of the property owner, a tenant at this property was awarded sign grant for their new business. The matching grant reimbursement was \$572.44.
- **1410 Ridgewood Avenue**  
The property was awarded a grant for signage, pavement and façade improvement. The matching grant reimbursement was \$10,000.00.
- **360 Walker Street**  
The property was awarded a grant for pavement rebuilt and improvement. The matching grant reimbursement was \$7,710.00.
- **820 State Street**  
The property was awarded a grant for an abandon property for pavement rebuilt and improvement. The matching grant reimbursement was \$2,560.50.
- **621 Carswell Avenue**  
The property was awarded a grant for pavement rebuilt and improvement. The matching grant reimbursement was \$8,275.00.
- **1516 Ridgewood Avenue**  
A new investor purchased the property and was awarded a new sign grant. The matching grant reimbursement was \$8,392.50.
- **749 Ridgewood Avenue**  
The property was awarded a sign grant to replace an outdated model. The matching grant reimbursement was \$7,478.00.
- **745 Ridgewood Avenue**  
The property was as awarded a sign grant to replace an outdated model. The matching grant reimbursement was \$6,950.75.
- **233 Oak Ridge Street**  
The property was as awarded a sign grant. The matching grant reimbursement was \$437.50.
- **988 N. Beach Street**  
The property was as awarded a demolition grant for removal of a substandard structure. The matching grant reimbursement was \$3,750.



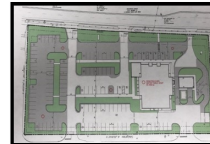
### New businesses opened or relocated to the CRA District:

- 7-11 Corporation
- All Aboard Storage
- Bruh Bruh's BBQ
- Joni's Bacon Snapz Café
- PatchStop
- Schagen Chiropractic
- Soundz Customs
- Vidacann
- Volusia County Property Appraisers
- Wellspring Wellness



### Existing Business expansion in the CRA

- Florida Health Care Plans (Medical)
  - Purchase of 1510 Ridgewood Avenue
  - Private re-investment: \$1.5 Million
  - Projected number of new jobs: 80



### Acquisition of Land

- None

### Sale of Land

- None

### CRA Master Plan Special Events For FY 2017-18

#### Fiscal 2017 - 2018

- Trunk or Treat, October 31<sup>st</sup> 2017
- Easter Egg Hunt, March 24<sup>th</sup> 2018
- Kids On The Hill Celebrating National Night Out August 7<sup>th</sup> 2018





## Community Building

Holly Hill Police Officers assigned to the Community Redevelopment Area (CRA) are each highly motivated individuals that seek innovative approaches to addressing targeted problems within the CRA. Daily they work hand-in-hand with our business owners to improve the safety and appearance of the business community. They host monthly community coffee events, neighborhood watch meetings, and attend all the Ribbon cuttings for new businesses.

These officers serve as ambassadors to popular events such as “Truck or Treat” and “National Night Out”. Additionally they partner with the “Boys and Girls Club” and local daycares to where they work directly with kids within our community.

The City has maintained its membership in the Florida Redevelopment Association. All the concepts, proposals, activities, improvements and projects contemplated and/or completed are consistent with the intent of the Community Redevelopment Plan adopted in May 1996 and updated in May 2005 and the Master Plan adopted in October 2007 and amended in January 2008 by the Community Redevelopment Agency.

For more information, please go online and access the City’s web site at [www.hollyhillfl.org](http://www.hollyhillfl.org). Any comments or questions are welcome and may be directed to the following contact:

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# Financial Data

CITY OF HOLLY HILL,  
FLORIDA

COMMUNITY REDEVELOPMENT FUNDS

BALANCE SHEET

September 30, 2018

(UNAUDITED)

	Community Redevelopment Agency	Community Redevelopment Capital Projects Loan	Total All CRA Funds
<b>Assets:</b>			
Cash and cash equivalents	\$5,650,730	\$4,550	5,655,280
Receivables, net			
Accounts Receivable	3,862	-	3,862
Prepaid Expenses	37	-	37
<b>Total assets</b>	<b>5,654,629</b>	<b>4,550</b>	<b>5,659,179</b>
<b>Liabilities and Fund Balances:</b>			
Liabilities:			
Accounts payable and other liabilities	\$106,337	\$117,450	223,787
<b>Total liabilities</b>	<b>106,337</b>	<b>117,450</b>	<b>223,787</b>
Fund Balances:			
Non-spendable:	37	-	37
Restricted	5,548,255	(112,900)	5,435,355
Committed	-	-	-
Assigned	-	-	-
Un-assigned	-	-	-
<b>Total Fund Balances</b>	<b>5,548,292</b>	<b>(112,900)</b>	<b>5,435,392</b>
<b>Total Liabilities and Fund Balances</b>	<b>\$5,654,629</b>	<b>4,550</b>	<b>\$5,435,392</b>

\*Subject to revision pending FRS provision of pension data related to GASB 68 implementation.



**REVENUE/EXPENDITURE COMPARISON SCHEDULE  
COMMUNITY REDEVELOPMENT AGENCY**

For the Fiscal Year Ended September 30, 2018  
CITY OF HOLLY HILL, FLORIDA

	(UNAUDITED)	
Actual	FY	FY
Amounts	2017	2018
<b>Revenue:</b>		
Taxes:		
Current Ad Valorem Taxes		
(§163.387(1)(a), F.S.):		
City of Holly Hill (increment).....	<u>1,025,065</u>	<u>1,112,665</u>
Intergovernmental Revenue:		
Tax Increment Shared Revenues		
(§163.387(1)(a), F.S.):		
Volusia County.....	950,447	1,031,267
Halifax Hospital District.....	112,410	61,016
Port Authority District.....	13,811	14,992
Mosquito Control District.....	<u>27,950</u>	<u>30,339</u>
	<u>1,104,618</u>	<u>1,137,614</u>
Miscellaneous Revenue:		
Miscellaneous.....	766,302	1,348
Interest Earnings.....	<u>20,680</u>	<u>64,512</u>
Total revenue.....	<u>2,916,665</u>	<u>2,316,139</u>
<b>Expenditures:</b>		
Economic Environment:		
Administrative and overhead		
(§163.387(6)(a), F.S.):		
Personal services.....	77,613	80,670
Operating expenditures.....	142,956	24,310
Capital outlay (improvements).....	24,306	1,401,359
Capital outlay (land)		
(§163.387(6)(c), F.S.).....	-	-
Public Safety:		
Law Enforcement (§163.387(6)(h), F.S.):		
Personal services.....	302,341	294,955
Operating expenditures.....	22,385	132,861
Capital outlay.....	-	-
Debt Service(§163.387(6)(e), F.S.):		
Principal Retirement.....	-	700,000
Interest and fiscal charges.....	-	151,654

Grants and Aid (§163.387(6)(d), F.S.):		
Other.....	<u>20,629</u>	<u>57,151</u>
Total expenditures.....	<u>590,230</u>	<u>2,842,961</u>
Excess of revenue over (under)		
expenditures.....	<u>1,460,134</u>	<u>(526,822)</u>
Other Financing Sources (Uses):		
Transfer in .....	-	427,654
Transfer to Debt Service Fund		
(§163.387(6)(e), F.S.): .....	(847,100)	-
Appropriated fund balance.....	=	=
Total other financing sources (uses)	<u>(847,100)</u>	<u>427,654</u>
Net Change in Fund Balance.....	613,034	(99,168)

**REVENUE/EXPENDITURE COMPARISON SCHEDULE  
NONMAJOR COMMUNITY REDEVELOPMENT  
AGENCY DEBT SERVICE FUND**

For the Fiscal Year Ended September 30, 2018  
CITY OF HOLLY HILL, FLORIDA

Actual Amounts	(UNAUDITED)	
	FY 2017	FY 2018
Revenue:		
Miscellaneous:		
Interest earnings	<u>\$1,901</u>	<u>\$0</u>
Expenditures:		
Debt Service:		
Principal retirement	685,000	-
Interest payments	162,299	-
Bond Issuance Costs	<u>-</u>	<u>-</u>
Total expenditures	<u>847,299</u>	<u>-</u>
Excess of revenue over (under) expenditures	(845,398)	-
Other Financing Sources (Uses):		
Transfers in	<u>854,900</u>	<u>-</u>
Net change in fund balance	9,502	-

**REVENUE/EXPENDITURE COMPARISON SCHEDULE**  
**MAJOR COMMUNITY REDEVELOPMENT**  
**AGENCY CAPITAL PROJECTS FUND**

For the Fiscal Year Ended September 30, 2018  
CITY OF HOLLY HILL, FLORIDA

Actual Amounts	(UNAUDITED)	
	FY 2017	FY 2018
Revenue:		
Miscellaneous:		
Sale of Fixed Asset	\$552,120	\$-
Interest	17,822	-
Miscellaneous	=	<u>10,662</u>
Total revenue	<u>569,942</u>	<u>10,662</u>
Expenditures:		
Current:		
Economic Environment:		
Administrative and overhead		
Operating expenditures	748	-
Capital outlay	1,743,980	2,280,479
Grants and Aid	-	-
Grant Programs	=	=
Total expenditures	<u>1,744,728</u>	<u>2,280,479</u>
Excess of revenue over (under) expenditures	<u>(1,174,786)</u>	<u>(2,269,817)</u>
Other Financing Sources (Uses):		
Appropriated fund balance	=	=
Net change in fund balance	<u>\$(1,174,786)</u>	<u>\$(2,269,817)</u>

## Exhibit A – Community Redevelopment Area Map

