

City of Holly Hill

Community Redevelopment Agency



2012 Annual Report

October 1, 2011—September 30, 2012

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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 sixteenth year that funds have been budgeted and the total annual budget is \$8,236,400. 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 2011/12. The notice of this report was published in *The Daytona Beach News Journal* on March 21, 2013.

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 31st 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

- 1200 Center Avenue
 - Re-established utility services to the existing structures including water, sewer, and electric.
 - Engineers: Quentin L. Hampton Associates, Dickens & Associates,
 - Contractors: A Electric Company of Flagler, McMahan Construction.
- Holly Hill Market Phase I
 - Phase I included a complete remodel to the west wing of a historic coquina building located at 101 2nd Street. The project included exposing the rafter ceilings, opening the floor plan to create a large gathering room, a small gathering room, and a catering kitchen.
 - Architect: DJ Design,
 - Contractor: T&T Contracting.
 - Project was completed in November 2011.
- Holly Hill Market Phase II
 - The project focus was to recreate a grand courtyard within the Market. New paver walkways, decorative column features, lighting, landscaping, irrigation, and drainage systems were installed.
 - Landscape/hardscape engineers: Zev Cohen,
 - Architect: DJ Design,
 - Surveyor: Myer Land Surveying,
 - Contractor: Bean Construction. .
 - Project completed in January 2011.
- Holly Hill Market Phase III
 - This project focused on the north and south wings of the Market. The project included full interior demolition, installation of new doors, windows, electrical and plumbing, floor slabs, and new digital monument sign.
 - Architect: DJ Design,
 - Contractor: Saboungi Construction.
 - This phase of the renovation was complete in June 2012.
- Holly Hill Market Phase IV
 - This portion of the renovation included a complete remodeling of the interior shell space in created Phase III. Improvements include ceilings, walls, electrical, fixture, and interior finish work.
 - Architect: DJ Design,
 - Contractor: Hall Construction.

- Phase IV was completed in December 2012.
- The new Market facility received an award from the Florida Planning and Zoning Association.
- CRA Lift Station Improvements 8, 28, 11A
 - Project improvements include the rehabilitation to three lift stations located within the Community Redevelopment Area with new pumps, electrical, and controls.
 - Engineer: Quentin L. Hampton Associates,
 - Surveyor: Myer Land Surveying,
 - Contractor: JD Weber.
 - Project commenced on May 23, 2012 and the anticipated completion date is May 2013.
- 2nd Street and US 1 Signal Mast Arm
 - Joint Participation Agreement with the Florida Department of Transportation has been approved to assist in funding this project. A \$150,000 grant received from the Florida Department of Transportation to convert the overhead wired traffic signal to signal mast arms. Balance of \$29,433.73 to be funded through the CRA.
 - Engineer: Traffic Engineering Data Solutions,
 - Contractor: Chinchor Electric.
 - Notice to proceed issued on February 14, 2013. The anticipated completion date is June 2013.

Property Improvement Grants

- 1750 Ridgewood Avenue
 - The owner of the Dog Dayz Inn was approved for a landscape grant in the amount of approximately \$5,800.00. The existing sod was replaced around the building and a "Dog Park" was created.
- 937 Ridgewood Avenue
 - The owner of the Kittles Key Shop was approved for a demolition grant in the amount of \$1,800.00. An old wooden structure was demolished behind the key shop. Additionally, the owner is in the process of replacing current sign with a new monument sign with grant assistance in the amount of \$3,750.00.
- 544 LPGA Boulevard
 - The owner, Snow Enterprises, was approved for a façade and awning grant in the amount of \$2,190.00 to assist with improvements including replacement of the siding and awning at the Kitchen and Bath Showroom.

- 515 LPGA Boulevard
 - The owner of Townsend Signs was approved for a sign, landscape and façade in the amount of approximately \$10,600.00. A new sign and awnings were installed, removal and replacement of landscaping, and façade improvements to the front of the building.
- 400 Ridgewood Avenue
 - The owner of the property located at 400 Ridgewood Avenue requested a special exception to allow auto sales. The City Commission approved the requested use and required the owner to bring the property into compliance with City regulations. Through the grant program the applicant was approved for a sign, landscape, façade and awning grants. A total of \$24,999 was approved in grant funding for this property.
- 360 Walker Street
 - The owner of the Great Outdoors Storage facility was approved for a signage grant. The grant funds approved for the new sign total \$5,000.00. The applicant is currently obtaining estimates to improve the landscaping as well.
- 929 – 935 Ridgewood Avenue
 - The owner of this small strip center was approved for a sign and façade grant in the amount of approximately \$4,700.00. The applicant is also considering future landscape improvements.

Land Acquisitions

- 1200 Center Avenue: Revisions were proposed to the CRA boundary to remove vacant property located on Parque Drive at the north city limits and include 1200 Center Avenue within the CRA boundary. This revision was approved by the Volusia County Council on September 8, 2011. The boundary was formally revised and adopted in late 2011. (see Exhibit B). 1200 Center Avenue was acquired on January 12, 2012 for \$1,500,000 and the CRA boundary amendment was adopted on July 12, 2011 by Holly Hill City Commission on September 8, 2011 by the Volusia County Council. Ordinance 2906 received final approval by the City of Holly Hill on December 13, 2011.
- 140 Riverside Drive: This property was acquired April 2, 2012 for \$300,000. Demolition of the existing structure and sodding of the lot have been completed.

- 621 Ridgewood Avenue: This property was acquired November 30, 2011 for \$350,000. Currently, site plan and stormwater plans are underway as well as design plans for the interior of the existing building.

CRA Master Plan Special Events Sponsorship for 2013

- Sonic Car Show: Second Tuesday of Every Month
- Bike Week 2013: March 7-17, 2013 (10-day event)
- Easter Egg Hunt: March 23, 2013
- Hot Rods on the Hill: June 16-17, 2013
- Biketoberfest: October 17-20, 2013 (3-day event)
- Trunk-or-Treat: October 31, 2013

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. Any comments or questions are welcome and may be directed to the following:

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City of Holly Hill
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Holly Hill, FL 32117-2807
(386)248-9431
ggaliano@hollyhillfl.org

Financial Data

CITY OF HOLLY HILL, FL
COMMUNITY REDEVELOPMENT FUNDS
BALANCE SHEET
9/30/2012 (Unaudited)

	Community Redevelopment Agency	Community Redevelopment Debt Service	Community Redevelopment Capital Projects Loan	Total All CRA Funds
Assets:				
Cash and cash equivalents	4,158,339	229,945	-	4,338,284
Receivables, net				
Accounts Receivable	-	-	-	-
Due from other funds	-	-	-	-
Total assets	4,158,339	229,945	-	4,338,284
Liabilities and Fund Balances:				
Liabilities:				
Accounts payable and other liabilities	417,343	259	-	417,602
Due to other funds	-	-	-	-
Total liabilities	417,343	259	-	417,602
Fund Balances:				
Reserved for:				
Encumbrances	-	-	-	-
Debt service	-	229,686	-	229,686
Unreserved, special revenue fund	3,740,996	-	-	3,740,996
Total fund balances	3,740,996	229,686	-	3,970,682
Total liabilities and fund balances	4,158,339	229,945	-	3,970,682

CITY OF HOLLY HILL, FLORIDA
REVENUE/EXPENDITURE COMPARISON SCHEDULE
COMMUNITY REDEVELOPMENT AGENCY

For the Fiscal Year Ended September 30, 2012 (Unaudited)

Actual Amounts	FY 2011	FY 2012
Revenue:		
Taxes:		
Current Ad Valorem Taxes (§163.387(1)(a), F.S.):		
City of Holly Hill (increment).....	<u>913,643</u>	<u>725,777</u>
Intergovernmental Revenue:		
Tax Increment Shared Revenues (§163.387(1)(a), F.S.):		
Volusia County.....	1,095,425	843,938
Halifax Hospital District.....	-	-
Port Authority District.....	-	-
Mosquito Control District.....	<u>-</u>	<u>-</u>
	<u>1,095,425</u>	<u>843,938</u>
Miscellaneous Revenue:		
Miscellaneous.....	255	3,880
Interest Earnings.....	<u>1,655</u>	<u>938</u>
	<u>1,910</u>	<u>4,818</u>
Total revenue.....	<u>2,010,978</u>	<u>1,574,533</u>
Expenditures:		
Economic Environment:		
Administrative and overhead (§163.387(6)(a), F.S.):		
Personal services.....	-	75,846
Operating expenditures.....	126,684	251,094
Capital outlay (improvements).....	50,864	1,688,993
Capital outlay (land) (§163.387(6)(c), F.S.).....	-	270,781

Public Safety:		
Law Enforcement (§163.387(6)(h), F.S.):		
Personal services.....	387,099	403,045
Operating expenditures.....	4,964	10,582
Capital outlay.....	-	24,984
Code Enforcement (§163.387(6)(a), F.S.):		
Personal services.....	-	-
Operating expenditures.....	-	-
Capital outlay (equipment).....	-	-
Grants and Aid (§ 163.387(6)(d), F.S.):		
Facade improvements.....	-	-
Total expenditures.....	<u>569,611</u>	<u>2,725,325</u>
Excess of revenue over (under)		
expenditures.....	<u>1,441,366</u>	<u>(1,150,792)</u>
Other Financing Sources (Uses):		
Transfer to Debt Service Fund		
(§163.387(6)(e), F.S.):	(470,500)	(497,808)
Transfer to General Fund		
(§163.387(6)(e), F.S.):	(0)	(0)
Appropriated fund balance.....		
	-	-
Total other financing sources (uses)..<	<u>(470,500)</u>	<u>(497,808)</u>
Excess of revenue and other		
sources over (under)		
Expenditures and other		
uses.....	970,866	(1,648,600)

CITY OF HOLLY HILL, FL
REVENUE/EXPENDITURE COMPARISON SCHEDULE
NONMAJOR COMMUNITY REDEVELOPMENT
AGENCY DEBT SERVICE FUND

For the Fiscal Year Ended September 30, 2012 (Unaudited)

	Actual Amounts	FY 2011	FY 2012
Revenue:			
Miscellaneous:			
Interest earnings.....		<u>30</u>	<u>22</u>
Expenditures:			
Debt Service:			
Principal retirement.....		232,357	120,141
Interest payments.....		238,097	115,005
Bond Issuance Costs.....		<u>0</u>	<u>27,909</u>
Total expenditures.....		<u>470,454</u>	<u>263,055</u>
Excess of revenue over (under)			
Expenditures.....		(470,424)	(263,033)
Other Financing Sources (Uses):			
Bond Issuance Costs.....		0	4,835,000
Payment to Refunded Bond Escrow.....		0	(5,069,884)
Transfers in.....		<u>470,500</u>	<u>497,808</u>
Net change in fund balance.....		76	(109)

CITY OF HOLLY HILL, FL
REVENUE/EXPENDITURE COMPARISON SCHEDULE
MAJOR COMMUNITY REDEVELOPMENT
AGENCY CAPITAL PROJECTS FUND

For the Fiscal Year Ended September 30, 2012 (Unaudited)

	Actual Amounts	FY 2011	FY 2012
Revenue:			
Miscellaneous:			
FRDAP Grant.....		-	-
Interest.....		<u>475</u>	<u>58</u>
Total revenue.....		<u>475</u>	<u>58</u>
Expenditures:			
Current:			
Economic Environment:			
Administrative and overhead			
Operating expenditures.....		66,369	-
Capital outlay.....		710,303	1,943,264
Grants and Aid		-	-
Grant Programs.....		=	=
Total expenditures.....		<u>776,672</u>	<u>1,943,264</u>
Excess of revenue over (under)			
expenditures.....		<u>(776,196)</u>	<u>(1,943,206)</u>
Other Financing Sources (Uses):			
Appropriated fund balance.....		=	=
Net change in fund balance.....		(776,196)	(1,943,206)

Exhibit A – Community Redevelopment Area Map

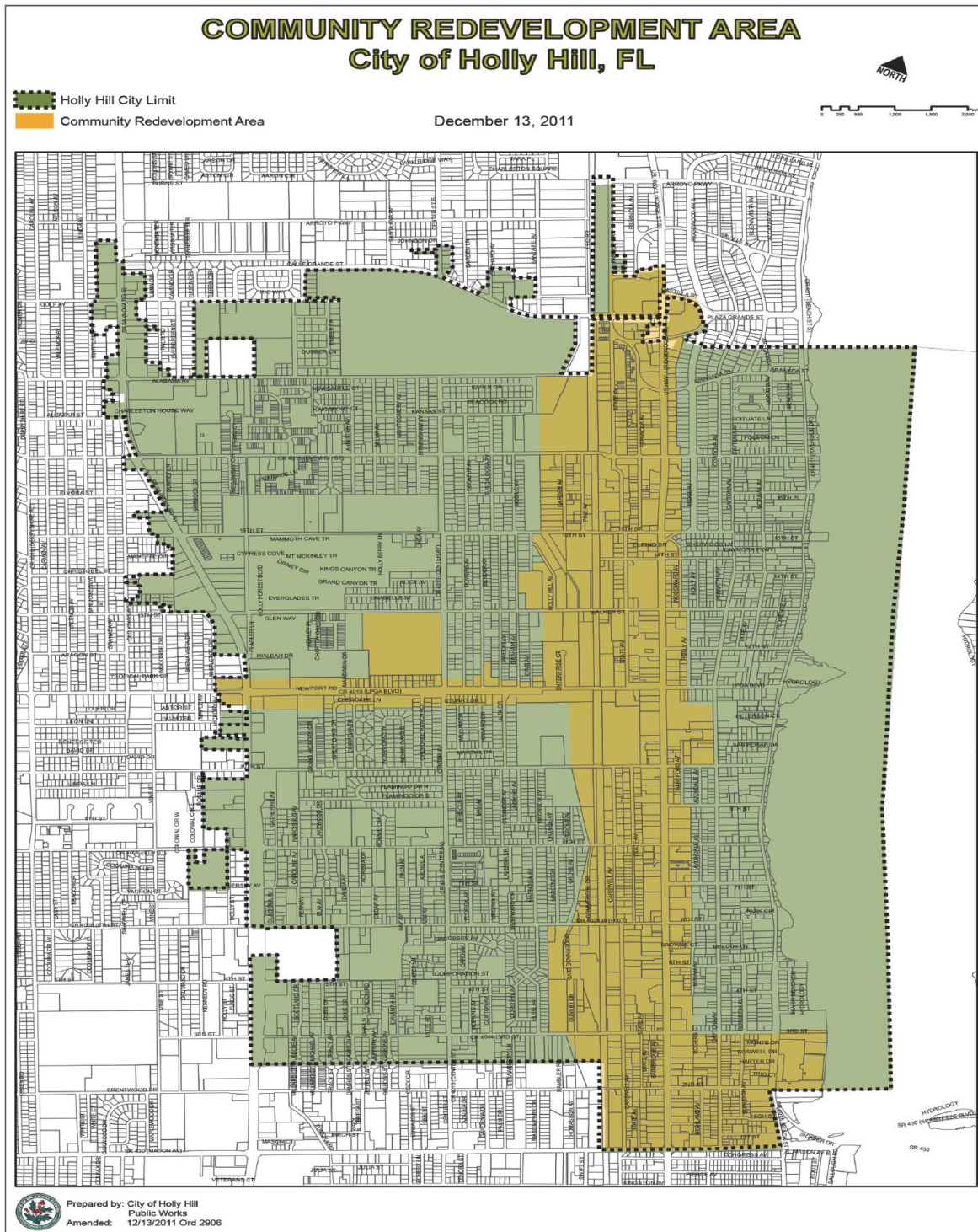


Exhibit B – Community Redevelopment Area Proposed Boundary Amendment Map

