



**Community Redevelopment Agency  
Tuesday, February 9, 2021 at 5:00 PM**

**Brannon Center, 105 South Riverside Drive, New Smyrna Beach, Florida 32168**

**\*\* Please wear a mask to protect yourself and others during the meeting \*\***

**1. CALL TO ORDER**

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A. Roll Call

**2. PUBLIC PARTICIPATION**

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**3. CONSENT AGENDA**

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**4. OLD BUSINESS**

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**5. NEW BUSINESS**

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5.A Consider the approval of the US 1/Historic Westside Community Redevelopment Agency (CRA) Grant Programs.

5.B Consider the approval of the Duss Street Streetscape Project.

**6. REPORTS AND COMMUNICATIONS**

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**7. ADJOURNMENT**

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***There is a EnerGov Software Demo beginning at 5:45 PM. Assistant City Manager,***

***Brian Fields, will conduct the demonstration.***

Pursuant to Florida Statutes 286.0105, if an individual decides to appeal any decision made by the board, agency or commission of the City of New Smyrna Beach with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Such person must provide a method for recording the proceedings.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's office in person or by mail at 210 Sams Avenue, New Smyrna Beach, Florida 32168, (386) 410-2630, prior to the meeting.

**THE CITY OF NEW SMYRNA BEACH - CRA/ECONOMIC DEVELOPMENT**

**CONSIDER THE APPROVAL OF THE US 1/HISTORIC WESTSIDE COMMUNITY  
REDEVELOPMENT AGENCY (CRA) GRANT PROGRAMS.**

**February 9, 2021**

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**Background:**

It is the intent of the New Smyrna Beach US 1 Community Redevelopment Agency (the "CRA"), under Part III Community Redevelopment Act, Chapter 163, Florida Statutes, to provide assistance to owners or tenants of property located within the community redevelopment area in order to further the purposes of the CRA redevelopment plan by improving the visual and aesthetic appearance of structures and properties located in that area. Such assistance for external aesthetic improvements will be in the form of a financial reimbursement grants to qualified owners and/or tenants who apply to the CRA for such assistance.

The purpose of the grant programs is to establish the policies and procedures to be followed by the City/CRA in considering applications. The proposed programs include a small and large scale Commercial Façade/Property Improvement Grant and an Adaptive Re-use Opportunity Grant. If approved, the grants would encourage public and private investment by implementing certain redevelopment strategies outlined in the CRA Master Plan and would meet four primary objectives of the adopted CRA Master Plan.

Goal 1: Construct/Improve public facilities and infrastructure

Goal 2: Adopt Smart growth strategies for land use and development

This goal is achieved by directing development toward existing infrastructure, adapt and reuse buildings, and engage in urban infill to meet development needs.

Goal 3: Provide value-added financial strategies by incorporating institutional practices that facilitate or expedite various aspects of development projects.

This goal is achieved by creating and expanding a business development program to aid, expand, or retain existing businesses and promote new business opportunities.

Goal 4: Establish compatible industries adjacent to commercial and residential districts.

This goal is achieved in two ways. First, improving the commercial and industrial land use compatibility with nearby residential. Second, providing infrastructure improvement and business support services which will assist in attracting and retaining businesses within the targeted industrial and business zones.

**Findings:**

Staff recommends approval of the US 1/Historic Westside Community Redevelopment Agency (CRA) Grant Programs.

**Fiscal Analysis:**

The proposed budget for the US 1/Historic Westside CRA Commercial Facade/Property Improvement Grant Programs is \$500,000 (already approved by Resolution # 02-20).

Small Scale Commercial Facade/Property Improvement Grant Program is \$100,000.

Large Scale Commercial Facade/Property Improvement Grant Program is \$400,000.

The proposed budget for the Adaptive Re-Use Opportunity Grant Program is \$250,000 (Source: CRA Economic Development and Community Redevelopment Funding Assistance).

**Strategic Plan Item:**

Yes

Staff Report Created By: Christopher Edwards

**Attachments:**

[Revised CRA Project Budget Summary.pdf](#)

[Draft CRA Grant Program Criteria VC Edits1.13.21.pdf](#)

CRA Project Name	CRA Project Description	CRA Project Status as of 11/23/2020	CRA Project Budget Allocation	CRA Project Budget Allocation Notes
<b>US 1 Median Landscaping Project</b>	Part of the Florida Dept. of Transportation (FDOT) Landscape Grant Project. Includes the CRA's US 1 corridor from 10 <sup>th</sup> St. to Industrial Way.	City Commission Approved in 2018, CRA will fund 100% of the city's matching requirement in 2021	\$200,000	Estimated total project cost is \$681,200; \$481,200 FDOT Landscape Grant <b><u>\$200,000 City Share funded by CRA</u></b> \$681, 200 <b>(\$50,000 for design cost, \$100,000 for CEI, and \$50,000 for contingency).</b>
<b>Duss Street Streetscape Project</b>	Historic Westside area project that meets the Master Plan objective # 4. The project proposes to provide pedestrian, parking, lighting, and private property improvements for the segment of right-of-way between Jefferson St. and Washington Street.	Amended project that needs CRA Board Approval	\$70,000	Estimated total project costs is \$70,000.
<b>Mary S. Howell Black History Museum Project</b>	The project aesthetically enhance exterior fencing of the Howell Black History Museum Shotgun House Exhibit at Pettis Park.	Funding request received from Howell Museum's Executive Director with quotes on cost of the project.	\$10,000	<b>Estimated total project cost is \$10,000</b> Other notes: CRA funds have already been used to complete the Museum's roof and exterior fence.
<b>Pettis Park Basketball Court Redevelopment Project</b>	The project consists of demolishing and replacing two existing non-standard basketball courts in Pettis Park with one high school regulation basketball court and two youth sized courts.	Under Construction	\$10,000	Estimated total project cost is \$140,000 \$ 93,460 CDBG \$ 36,540 General Funds <b><u>\$ 10,000 CRA</u></b> \$140,000 Total

CRA Project Name	CRA Project Description	CRA Project Status as of 11/23/2020	CRA Project Budget Allocation	CRA Project Budget Allocation Notes
<b>US 1/Historic Westside Façade and Property Improvement Grants</b>	Part of Master Plan Objective # 3 (Pg.20) that provides value added financial strategies by incorporating institutional practices that facilitate and expedite various aspects of development projects.	Needs CRA Board Approval	\$500,000	Estimated total project cost is \$500,000
<b>New Smyrna Beach Housing Authority Housing Development on Dimmick Street (Phase 2)</b>	Part of the Fourth Interlocal Agreement between the City, CRA, and Development Corp., the CRA is obligated to reimburse the cost of infrastructure and other construction-related capital improvement costs.	CRA Board Approved on November 17, 2020	\$143,000	Estimated total project costs is \$143,000 \$75,000 Phase 2 Duplex Development <u>\$68,000 Road Paving Project</u> <b>\$143,000</b> Per the 4 <sup>th</sup> Interlocal Agreement, no administrative or operational costs will be reimbursed.
<b>New Smyrna Beach Housing Authority (NSBHA) Greenlawn Terrace and Enterprise Homes Demolition and Disposition HUD Project</b>	The NSBHA/CRA project will fund the demolition and disposition of the Greenlawn Terrace and Enterprise Homes Sites.	CRA Board & City Commission Approved	\$425,625	<b>Estimated total project cost is \$425,625</b> <b>\$205,625 approved on 9/11/19</b> <b><u>\$220,000 approved during FY19/20</u></b> <b>\$425,625</b>
<b>Jefferson Street Parking Lot Project</b>	The project constructs a public parking lot at the corner of Jefferson and Duss St. D & W Paving, Inc. has been awarded the project for construction.	CRA Board and City Commission Approved November 17, 2020	\$282,607	Estimated total project costs is \$282,607 \$250,000 CRA original budgeted amount <u>\$32,607 Project's contingency amount</u> \$282,607  D&W Paving, Inc. bid \$264,707.73 on the project.

CRA Project Name	CRA Project Description	CRA Project Status as of 11/23/2020	CRA Project Budget Allocation	CRA Project Budget Allocation Notes
CRA Economic Development & Community Redevelopment Project Funding Assistance.	Funding assistance would be utilized to supplement CRA Board Approved and Amended CRA Economic Development and Community Redevelopment Projects.	Amended project that needs CRA Board Approval	\$509,510	N/A

**FY 2020/2021 CRA Projects' Budget Total** **\$2, 150,742**

**CRA 2020/2021 Budget Funding Source**

CRA Approved Budget for FY 20/21 \$ 945,324

Estimated CRA Fund Balance for FY 19/20 \$ 1,205,418

**\$ 2,150, 742**



**COMMUNITY REDEVELOPMENT AGENCY**  
CITY OF NEW SMYRNA BEACH  
210 SAMS AVENUE  
NEW SMYRNA BEACH, FLORIDA 32168



### Overview of Proposed CRA Grant Programs

- **3 New CRA Grant Programs**
  1. **Adaptive Reuse Opportunity Grant**
    - **New Program based on old CRA's Opportunity Site Grant Program**
    - **Proposed Budget Allocation of \$250,000(budget source: CRA Contingency for CRA/Economic Development Projects-\$509,510 approved by Resolution 02-20)**
  2. **Small Scale Commercial Façade/Property Improvement Grant**
    - **Proposed Budget Allocation of \$100,000**
  3. **Large Scale Commercial Façade/Property Improvement Grant**
    - **Proposed Budget Allocation of \$400,000**

#### **Adaptive Reuse Opportunity Grant Strategy**

**PROPOSED BUDGET ALLOCATION \$250,000 (budget source: CRA Contingency for CRA/Economic Development Projects-\$509,510 approved by Resolution 02-20)**

- Proposes to identify CRA “underutilized” properties (throughout the CRA) as Adaptive Reuse Opportunity Grant Sites
- Incentivizes **desired uses** within CRA

#### **Adaptive Reuse Opportunity Grant Site Examples:**



Vacant commercial property next to Gary's Transmission





Commercial buildings for Sale and Lease (next to Volusia County Building)



Old gas station at corner of Washington/US 1

- Provides funds to incentivize revitalization of the US 1 commercial properties
  - o No cap on the amount awarded
- **Eligible Properties**
  - o Commercial or Industrial properties listed For Sale or Lease
  - o Can include vacant and existing buildings
  - o Must be within the CRA boundary (within city limits)
- **Eligible Property Uses**
  - o Economic Development Strategic Plan Industries
    - Aerospace
    - Aviation
    - Light Industry (including Manufacturing)
    - Technology
    - Creative Class, including High Tech
    - Corporate Headquarters
    - Professional Office
  - o Additional eligible property uses according
    - Healthcare/Medical Office
    - Retail Sales and Service
    - Restaurant
    - Hospitals
    - Pharmacies
    - Personal services

### **Proposed Adaptive Reuse Opportunity Grant Criteria**

- Site must be in a prominent location (having frontage on US 1 or in Historic Westside)
- Must be a value-added project within the CRA
- Each grant awarded through a negotiated grant agreement
- Amount of award contingent upon scope of the project and includes requests such as:
  - o Funds approved to renovate the exterior façade or property of an existing commercially utilized property
  - o Funds are granted on a reimbursement basis (following verification of payments and submittal of other documents such as Certificate of Occupancy, Lien Releases etc.)
  - o Grantee receives 50% of the documented expenditure for approved items in the project budget.
- In addition to grant funding, the agreements cover a list of other requirements
  - o Proposed façade must comply with city land development regulations
  - o Grant budgets are based on licensed contractor estimates
- Properties must have the following:
  - o A Phase 1 Environmental Site Assessment
  - o A concurrency analysis to ensure that there is capacity in various service to accommodate the project
  - o A conceptual plan for the project
  - o Applicant information (experience, credentials etc.)
  - o Extensive Financial analysis of the applicant's capacity to execute the project

### **Proposed Adaptive Reuse Opportunity Process**

- Once application is submitted, staff and CRA Attorney negotiate a list of “deal points” with the applicant that are then presented to the CRA Board for approval
- Once deal points are approved by the CRA Board, the CRA Attorney prepares a grant agreement following the approved deal points. Subsequently, the City Commission considers the grant agreement for approval.

### **Proposed Small Scale Commercial Façade/Property Improvement Grant Program: PROPOSED BUDGET ALLOCATION: \$100,000**

#### **Eligibility Criteria**

The Commercial Façade/Property Improvement Grant Program is open to existing commercial properties within the US 1/Historic Westside Community Redevelopment Area. The program encourages business and property owners to improve their existing commercial and business sites through exterior property improvements and landscaping.

- 1. Property must be within the boundaries of the Community Redevelopment Area within city limits.
- 2. Must be a commercial property with a legally conforming use (i.e. professional office, service, retail, and manufacturing, light industrial).
- 3. Improvements funded through the program must adhere to the Florida Building Code, City of New Smyrna Beach Land Development Regulations, and Landscape Regulations, and Volusia County environmental minimum standards (Chapter 50 VCC). Where nonconformities exist due to site limitations, the goal shall be to bring the property into compliance.
- 4. Improvements must support the CRA's Master Plan goals and objectives.
- 5. All applicants must possess a City of New Smyrna Beach Business Tax Receipt and a Volusia County Business Tax Receipt.
- 6. All applicants must be current with state, and local taxes and not have any outstanding tax liens imposed on the property.
- 7. All applicants (property owner or tenant) must not owe the city any money.

#### **Small Scale Commercial Façade/Property Improvement Grant Funding Guidelines**

The CRA is making available to eligible commercial properties within the US 1/Historic Westside Community Redevelopment Area a grant award **up to 50% of eligible project costs, with a \$25,000 maximum to assist in small scale commercial façade, site improvements and landscaping**. An agreement between the grantee and the US 1/Historic Westside CRA must be signed that will guarantee that any materials installed pursuant to the grant will not be removed or negatively altered (as determined by the US 1/HISTORIC WESTSIDE CRA) for five (5) years after installation, unless pre-approved by the US 1/HISTORIC WESTSIDE CRA, and that it will be maintained in accordance with the City of New Smyrna Beach's Land Development Regulations and Landscaping Requirements.

If these provisions are not met, the US 1/HISTORIC WESTSIDE CRA will have the right to require a return of any funds disbursed. (Grantee, with interest). Additionally, no work is to be undertaken without written approval from the US 1/HISTORIC WESTSIDE CRA. The program will not reimburse a grantee for work previously done, or already underway prior to the US 1/HISTORIC WESTSIDE CRA board's approval of the grant.

#### **Small Scale Property Improvement Grant Eligible Expenses**

##### **Eligible expenses include; but are not limited to:**

- Licensed Professional Design Costs (applicable once construction commences)
- Permitting cost associated with city codes
- Parking Lot – including the development or improvement of off-street private parking that provides a safe and pleasant environment for customers and/or clients and employees

- Public Right of Way improvements along a street and adjacent to the private development including paving, curb & gutters, storm drainage system, traffic signals, etc.
- Landscaping (including plant materials, native plants, sod, shade trees etc.)
- Dumpster enclosures (to enhance aesthetics)
  - Screening or landscaping around such enclosures
- Landscaping or masonry walls for buffering zones between non-residential and residential properties.
- Xeriscaping- to reduce or eliminate the need for irrigation
- Sidewalks, bike paths, and bus stops
- Exterior site lighting
- Underground and above ground utility improvements such as: potable water mains, sanitary sewer mains, irrigation lines, natural gas lines, electric utility lines, and stormwater drainage.

#### **Small Scale Property Improvement Grant Ineligible Expenses**

**These items include but are not limited to:**

- Installation of trash receptacles
- Replacement of existing materials and work associated with the City of New Smyrna Beach Code of Ordinances, Landscape Maintenance Requirements are not eligible either.

#### **A. The following exterior expenditures shall be eligible for Small Scale Commercial Façade Grant Funds:**

1. Exterior Renovations – including, but not limited to: painting, pressure cleaning, structural repairs, replacing architectural details, removing incompatible additions, repairing or replacing windows, door trims, porches, storefronts, etc., on the front, side and rear of buildings facing public entrance areas
2. Masonry work
3. Stucco
4. Electrical – any work directly related to the exterior of building or property such as window lighting, security lighting, or the illumination business or commercial signage
5. Exterior commercial or business signage

6. Awnings – including the removal of old awnings and the purchase and installation of new appropriate awnings
7. Roof replacement
8. Screening – including the screening of trash receptacles, air conditioning units, and utility equipment or other unsightly objects or areas with landscape material or in fencing material that compliments the building material
9. Design Assistance – licensed professional design services related to structural renovation
10. Permit Fees – including any permitting fees that are required by City Code
11. Signage – Assisting the removal of non-conforming signs and replacing with new, conforming signs

**B. The following exterior expenditures shall not be eligible for Small Scale Commercial Facade Grant Funds:**

1. Improvements that would increase existing building footprint.
2. Improvements made prior to grant approval
3. Interior renovations
4. Refinancing existing debts
5. Non-fixed improvements
6. Inventory/fixtures/equipment
7. Sweat equity – i.e., payment for applicant's own labor and performance for renovation or new construction work.
8. Business payroll
9. General periodic maintenance
10. Purchase of real property

**Proposed LARGE Scale Commercial Façade/Property Improvement Grant Program:**

**\*\*\*\*\*SAME GRANT CRITERIA AS SMALL SCALE, TOTAL BUDGET ALLOCATION INCREASES**

**PROPOSED BUDGET ALLOCATION: \$400,000**

**Eligibility Criteria**

The Commercial Façade/Property Improvement Grant Program is open to existing commercial properties within the US 1/Historic Westside Community Redevelopment Area. The program encourages business and property owners to improve their existing commercial and business sites through exterior property improvements and landscaping.

- **1. Property must be within the boundaries of the Community Redevelopment Area within city limits.**
- **2. Must be a commercial property with a legally conforming use (i.e. professional office, service, retail, and manufacturing, light industrial).**
- **3. Improvements funded through the program must adhere to the Florida Building Code, City of New Smyrna Beach Land Development Regulations, and Landscape Regulations, and Volusia County environmental minimum standards (Chapter 50 VCC). Where nonconformities exist due to site limitations, the goal shall be to bring the property into compliance.**
- **4. Improvements must support the CRA's Master Plan goals and objectives.**
- **5. All applicants must possess a City of New Smyrna Beach Business Tax Receipt and a Volusia County Business Tax Receipt.**
- **6. All applicants must be current with state, and local taxes and not have any outstanding tax liens imposed on the property.**
- **7. All applicants (property owner or tenant) must not owe the city any money.**

**Large Scale Commercial Façade/Property Improvement Grant Funding Guidelines**

The CRA is making available to eligible commercial properties within the US 1/Historic Westside Community Redevelopment Area a grant award **up to 50% of eligible project costs, with a \$100,000 maximum to assist in LARGE scale commercial façade, site improvements and landscaping.** An agreement between the grantee and the US 1/Historic Westside CRA must be signed that will guarantee that any materials installed pursuant to the grant will not be removed or negatively altered (as determined by the US 1/HISTORIC WESTSIDE CRA) for five (5) years after installation, unless pre-approved by the US 1/HISTORIC WESTSIDE CRA, and that it will be maintained in accordance with the City of New Smyrna Beach's Land Development Regulations and Landscaping Requirements.

If these provisions are not met, the US 1/HISTORIC WESTSIDE CRA will have the right to require a return of any funds disbursed. (Grantee, with interest). Additionally, no work

is to be undertaken without written approval from the US 1/HISTORIC WESTSIDE CRA. The program will not reimburse a grantee for work previously done, or already underway prior to the US 1/HISTORIC WESTSIDE CRA board's approval of the grant.

### **LARGE SCALE Property Improvement Grant Eligible Expenses**

#### **Eligible expenses include; but are not limited to:**

- Licensed Professional Design Costs (applicable once construction commences)
- Permitting cost associated with city codes
- Parking Lot – including the development or improvement of off-street private parking that provides a safe and pleasant environment for customers and/or clients and employees
- Public Right of Way improvements along a street and adjacent to the private development including paving, curb & gutters, storm drainage system, traffic signals, etc.
- Landscaping (including plant materials, native plants, sod, shade trees etc.)
- Dumpster enclosures (to enhance aesthetics)
  - Screening or landscaping around such enclosures
- Landscaping or masonry walls for buffering zones between non-residential and residential properties.
- Xeriscaping- to reduce or eliminate the need for irrigation
- Sidewalks, bike paths, and bus stops
- Exterior site lighting
- Underground and above ground utility improvements such as: potable water mains, sanitary sewer mains, irrigation lines, natural gas lines, electric utility lines, and stormwater drainage.

### **LARGE SCALE Property Improvement Grant Ineligible Expenses**

#### **These items include but are not limited to:**

- Installation of trash receptacles
- Replacement of existing materials and work associated with the City of New Smyrna Beach Code of Ordinances, Landscape Maintenance Requirements are not eligible either.

### **A. The following exterior expenditures shall be eligible for LARGE Scale Commercial Façade Grant Funds:**

11. Exterior Renovations – including, but not limited to: painting, pressure cleaning, structural repairs, replacing architectural details,



removing incompatible additions, repairing or replacing windows, door trims, porches, storefronts, etc., on the front, side and rear of buildings facing public entrance areas

12. Masonry work

13. Stucco

14. Electrical – any work directly related to the exterior of building or property such as window lighting, security lighting, or the illumination business or commercial signage

15. Exterior commercial or business signage

16. Awnings – including the removal of old awnings and the purchase and installation of new appropriate awnings

17. Roof replacement

18. Screening – including the screening of trash receptacles, air conditioning units, and utility equipment or other unsightly objects or areas with landscape material or in fencing material that compliments the building material

19. Design Assistance – licensed professional design services related to structural renovation

20. Permit Fees – including any permitting fees that are required by City Code

21. Signage – Assisting the removal of non-conforming signs and replacing with new, conforming signs

**C. The following exterior expenditures shall not be eligible for LARGE Scale Commercial Facade Grant Funds:**

1. Improvements that would increase existing building footprint.
2. Improvements made prior to grant approval
3. Interior renovations
4. Refinancing existing debts
5. Non-fixed improvements



- 6. Inventory/fixtures/equipment**
- 7. Sweat equity – i.e., payment for applicant's own labor and performance for renovation or new construction work.**
- 8. Business payroll**
- 9. General periodic maintenance**
- 10. Purchase of real property**

DRAFT

## THE CITY OF NEW SMYRNA BEACH - CRA/ECONOMIC DEVELOPMENT

### CONSIDER THE APPROVAL OF THE DUSS STREET STREETScape PROJECT.

February 9, 2021

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#### **Background:**

It is the intent of the New Smyrna Beach US 1 Community Redevelopment Agency (the "CRA"), under Part III Community Redevelopment Act, Chapter 163, Florida Statutes, to provide assistance to owners or tenants of property located within the community redevelopment area in order to further the purposes of the CRA redevelopment plan by improving the visual and aesthetic appearance of structures and properties located in that area. The Duss Street Streetscape Project seeks to make aesthetic and infrastructure improvements along the Duss Street area between Jefferson Street and Washington Street.

The project's scope of work generally includes the following enhancements:

- 1.) Sidewalk that extends from Jefferson to Washington Street
- 2.) Curb and gutter (in front of Bethel Academy)
- 3.) A driveway apron (in front of Bethel Academy)
- 4.) New streetlight fixture facing Duss Street from existing utility pole
- 5.) 7 parallel parking spaces
- 6.) A white vinyl fence for the perimeter of Bethel Academy (would be installed toward the completion of the Bethel Academy expansion plans)
- 7.) A white vinyl fence for the perimeter of the Mary S. Harrell Black History Museum Exhibit House

If approved, this project would meet Goal 1 of the CRA Master Plan. Goal 1 strategically aims to construct/improve public facilities and infrastructure.

Staff recommends that the CRA Board approve the Duss Street Streetscape Project.

#### **Findings:**

Based on the project's proposed scope of work, the project is estimated to cost \$80,000. The subject project and budget allocations were approved by the CRA Board on December 8, 2020 through Resolution 02-20 (please see attached)

#### **Fiscal Analysis:**

The proposed Duss Street Streetscape Project is expected to cost \$80,000 and will be fully funded by the CRA.

Duss Street Streetscape Project -	\$70,000
Mary S. Harrell Black Heritage Museum Exhibit House Fence-	<u>\$10,000</u>

Total \$80,000

**Strategic Plan Item:**

No

Staff Report Created By: Christopher Edwards

**Attachments:**

[Bethel Baptist Church 312 Duss St Easement Letter\\_2.pdf](#)

[BHM Request for Streetscape Project.pdf](#)

[Revised CRA Project Budget Summary.pdf](#)

[Resolution No. CRA 02-20 CRA Re-Appropriation Project Budget.pdf](#)



*the perfect place  
for imperfect people...*

## Bethel Baptist Church

1407 Enterprise Avenue  
New Smyrna Beach, FL 32168

Telephone: 386-427-8889  
Fax: 386-957-3922

Website:  
[www.bethelnsb.org](http://www.bethelnsb.org)

Email:  
[bethelnsb@bethelnsb.org](mailto:bethelnsb@bethelnsb.org)

Pastor/Academy Administrator  
L. "Pete" Carter, Jr., Ph.D.  
[pcarter@bethelnsb.org](mailto:pcarter@bethelnsb.org)  
(386) 402-0304 – cellular

Director of Christian Education  
Angela C. Carter, MACE  
[acarter@bethelnsb.org](mailto:acarter@bethelnsb.org)  
(386) 402-0305 – cellular

Worship Service:

Sunday Worship..... 9:00 a.m.  
Sunday Youth Bible Study... 6:00 p.m.  
Wednesday Bible Study..... 6:00 p.m.



**Preschool**

Infants – 5 years old  
Before and After-School

312 N. Duss Street  
New Smyrna Beach, FL 32168  
**386-424-1330**

**K thru 12**

Accepting Step-up for Students  
& McKay Scholarship

November 18, 2020

RE: GRANTING OF EASEMENT TO CITY OF NEW SMYRNA BEACH

To whom it may concern,

This letter is being sent to request the necessary easement be granted to the city of New Smyrna Beach on the property located at 312 N. Duss Street.

This easement request is being submitted and fully supported by the members of the Bethel Baptist Church in hopes of providing better and safer pedestrian walk area and parking area.

Should additional information be needed; feel free to contact me directly.

God Bless,

  
L. Carter Jr., Ph.D.  
Pastor/Administrator

**Praise**

**Worship**

**Fellowship**

**Discipleship**

**Evangelism**

# Mary S. Harrell Black Heritage Museum

*Funded and operated by the Black Heritage Festival*



314 N. Duss Street  
New Smyrna Beach, Florida 32168  
(386) 478-1934  
[www.blackheritagemuseum.org](http://www.blackheritagemuseum.org)

November 20, 2020

TO: Christopher Edwards  
210 Sams Avenue  
New Smyrna Beach, FL 32168

Dear Mr. Edwards,

The Board of Directors of the Mary S. Harrell Black Heritage Museum is requesting consideration from the City of New Smyrna Beach to install a sidewalk and parking apron along the front footage of 314 N. Duss Street.

This would make for better access to the museum and provide safety for the frequent access of children and parents to the Child Care Center at 312 N. Duss Street. Consideration for this proposal will be greatly appreciated. The easement for this installation is already provided.

Sincerely,

  
Jimmy Harrell  
Executive Director

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CRA Project Name	CRA Project Description	CRA Project Status as of 11/23/2020	CRA Project Budget Allocation	CRA Project Budget Allocation Notes
<b>US 1/Historic Westside Façade and Property Improvement Grants</b>	Part of Master Plan Objective # 3 (Pg.20) that provides value added financial strategies by incorporating institutional practices that facilitate and expedite various aspects of development projects.	Needs CRA Board Approval	\$500,000	Estimated total project cost is \$500,000
<b>New Smyrna Beach Housing Authority Housing Development on Dimmick Street (Phase 2)</b>	Part of the Fourth Interlocal Agreement between the City, CRA, and Development Corp., the CRA is obligated to reimburse the cost of infrastructure and other construction-related capital improvement costs.	CRA Board Approved on November 17, 2020	\$143,000	Estimated total project costs is \$143,000 \$75,000 Phase 2 Duplex Development <u>\$68,000 Road Paving Project</u> <b>\$143,000</b> Per the 4 <sup>th</sup> Interlocal Agreement, no administrative or operational costs will be reimbursed.
<b>New Smyrna Beach Housing Authority (NSBHA) Greenlawn Terrace and Enterprise Homes Demolition and Disposition HUD Project</b>	The NSBHA/CRA project will fund the demolition and disposition of the Greenlawn Terrace and Enterprise Homes Sites.	CRA Board & City Commission Approved	\$425,625	<b>Estimated total project cost is \$425,625</b> <b>\$205,625 approved on 9/11/19</b> <b><u>\$220,000 approved during FY19/20</u></b> <b>\$425,625</b>
<b>Jefferson Street Parking Lot Project</b>	The project constructs a public parking lot at the corner of Jefferson and Duss St. D & W Paving, Inc. has been awarded the project for construction.	CRA Board and City Commission Approved November 17, 2020	\$282,607	Estimated total project costs is \$282,607 \$250,000 CRA original budgeted amount <u>\$32,607 Project's contingency amount</u> \$282,607  D&W Paving, Inc. bid \$264,707.73 on the project.

CRA Project Name	CRA Project Description	CRA Project Status as of 11/23/2020	CRA Project Budget Allocation	CRA Project Budget Allocation Notes
CRA Economic Development & Community Redevelopment Project Funding Assistance.	Funding assistance would be utilized to supplement CRA Board Approved and Amended CRA Economic Development and Community Redevelopment Projects.	Amended project that needs CRA Board Approval	\$509,510	N/A

**FY 2020/2021 CRA Projects' Budget Total** **\$2, 150,742**

**CRA 2020/2021 Budget Funding Source**

CRA Approved Budget for FY 20/21 \$ 945,324

Estimated CRA Fund Balance for FY 19/20 \$ 1,205,418

**\$ 2,150, 742**



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**RESOLUTION NO. CRA 02-20**

**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF NEW SMYRNA BEACH, FLORIDA, REAPPROPRIATING THE REMAINING FISCAL YEAR 2019-2020 CRA FUND BALANCE TO SPECIFIC AND AMENDED CRA CAPITAL PROJECTS FOR FISCAL YEAR 2020-2021; PROVIDING FOR CONFLICTING RESOLUTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Florida Statute 163.387(7)(d) requires any money remaining in the Community Redevelopment Agency (CRA) trust fund at the end of each fiscal year to be re-appropriated pursuant to the next annual budget adopted by the Community Redevelopment Agency; and

**WHEREAS**, the City of New Smyrna Beach, Florida, Community Redevelopment Agency has proposed the re-appropriation of remaining funds in the fiscal year 2019-2020 CRA fund balance to specific and amended CRA capital projects for fiscal year 2020-2021.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF NEW SMYRNA BEACH, FLORIDA:**

**SECTION 1: Adoption.** The remaining funds in the CRA trust fund from fiscal year 2019-2020 are hereby re-appropriated to specific and amended CRA capital projects for fiscal year 2020-2021 as follows:

**SEE EXHIBIT "A" ATTACHED HERETO  
AND BY REFERENCE MADE A PART  
HEREOF.**

**SECTION 2: Conflicting Resolutions.** That all resolutions or parts thereof that are in conflict with this resolution are hereby rescinded or repealed.

**SECTION 3: Effective Date.** That this resolution shall take effect immediately upon its final adoption.

**APPROVED AS TO FORM AND CORRECTNESS:**

  
\_\_\_\_\_  
**CARRIE AVALLONE**  
City Attorney

**DATE:** 12/1/2020

CRA Project Name	CRA Project Description	CRA Project Status as of 11/23/2020	CRA Project Budget Allocation	CRA Project Budget Allocation Notes
US 1 Median Landscaping Project	Part of the Florida Dept. of Transportation (FDOT) Landscape Grant Project. Includes the CRA's US 1 corridor from 10 <sup>th</sup> St. to Industrial Way.	City Commission Approved in 2018, CRA will fund 100% of the city's matching requirement in 2021	\$200,000	Estimated total project cost is \$681,200: \$481,200 FDOT Landscape Grant <b>\$200,000 City Share funded by CRA</b> \$681,200 <b>(\$50,000 for design cost, \$100,000 for CEI, and \$50,000 for contingency).</b>
Duss Street Streetscape Project	Historic Westside area project that meets the Master Plan objective # 4. The project proposes to provide pedestrian, parking, lighting, and private property improvements for the segment of right-of-way between Jefferson St. and Washington Street.	Amended project that needs CRA Board Approval	\$70,000	Estimated total project costs is \$70,000.
Mary S. Howell Black History Museum Project	The project aesthetically enhance exterior fencing of the Howell Black History Museum Shotgun House Exhibit at Pettis Park.	Funding request received from Howell Museum's Executive Director with quotes on cost of the project.	\$10,000	<b>Estimated total project cost is \$10,000</b> Other notes: CRA funds have already been used to complete the Museum's roof and exterior fence.
Pettis Park Basketball Court Redevelopment Project	The project consists of demolishing and replacing two existing non-standard basketball courts in Pettis Park with one high school regulation basketball court and two youth sized courts.	Under Construction	\$10,000	Estimated total project cost is \$140,000 \$ 93,460 CDBG \$ 36,540 General Funds <b>\$ 10,000 CRA</b> Total \$140,000

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**\$ 2,150, 742**



The Within and Foregoing Resolution No. CRA 02-20 as introduced and read before the City Commission of the City of New Smyrna Beach, Florida, at its CRA Regular Meeting held at the Brannon Center in said City on December 8, 2020. Motion was made by Commissioner Kolody, and seconded by Vice Mayor Sachs, that said Resolution be adopted.

A roll-call vote of the City Commission on said motion to adopt the Resolution resulted as follows:

MAYOR RUSSELL OWEN	Yes
VICE MAYOR MICHAEL KOLODY	Yes
COMMISSIONER JASON MCGUIRK	Yes
COMMISSIONER RANDY HARTMAN	Yes
COMMISSIONER JACOB D. SACHS	Yes

Whereupon, the Mayor of the City of New Smyrna Beach, Florida, has hereunto set his official signature, duly attested by the City Clerk, and has caused the Official Seal of said City to be hereunto affixed for the purpose of authenticity and as is required by law.



As Mayor of the City of New  
Smyrna Beach, Florida

(OFFICIAL SEAL)



As City Clerk of the  
City of New Smyrna Beach,  
Florida

RESOLUTION NO. CRA 02-20