

**Jacksonville Beach
Community Redevelopment Agency**



**ANNUAL REPORT
October 1, 2019 – September 30, 2020**

Jacksonville Beach Community Redevelopment Agency Annual Report

October 1, 2019 – September 30, 2020

Agency Members

Art Graham, Chairman

Frances Povloski, Vice Chair

Gary Pateau

Jeffrey Jones

David McGraw

Mayor and City Council

Chris Hoffman, Mayor

Councilman Phil Vogelsang

Councilman Keith Doherty

Councilwoman Georgette Dumont

Councilman Cory Nichols

Councilwoman Sandy Golding

Staff

William C. Mann, AICP, FRA-RP
Administrator

Staff

Mike Staffopoulos, City Manager

Chris Ambrosio, City Attorney

Jacksonville Beach Community Redevelopment Agency Annual Report

October 1, 2019 – September 30, 2020

PURPOSE OF THE REPORT

This annual report is prepared pursuant to the provisions of Florida Statutes, Chapter 163.356(3)(c) and Chapter 163.387(8).

ACCOMPLISHMENTS

Downtown

Activities of the Jacksonville Beach Community Redevelopment Agency (CRA) in the City's Downtown Redevelopment District during this fiscal year continued to focus on the implementation of the adopted Downtown Vision and its associated Infrastructure Improvement Program. The CRA authorized and funded the following project during the FY19/20 fiscal year, utilizing Downtown Redevelopment District Tax Increment Trust Funds:

- Appropriated \$10,310,730 of unencumbered funds to the design and construction of Phase 3C, Projects 2 through 5 of the Downtown Vision Plan - Infrastructure Plan, the construction of 25 replacement dune walkover structures and 15 replacement, extended beach stormwater outfall structures, and to the construction/implementation the Dix.Hite + Partners ' Bicycle Parking, Lighting, Wayfinding Signage, Site Furnishings and Art Master Plans (Res. No. 2019-04).
- Appropriated \$40,260.00 (\$36,600.00 quoted price, plus 10% contingency) for the purchase of two radio transmission antennas and a system monitoring computer, plus \$11,393.00 for the purchase of a three-year service and monitoring agreement, to enhance the reliability and performance of the video surveillance camera system installed in the Downtown Community Redevelopment Area (Res. No. 2020-02).

Dix.Hite + Partners consultants, selected during FY 15/16 to prepare a "Downtown Vision Plan-Implementation and Management Plan," continued work in FY19/20 on the initial design and construction document production for a new Pier Entryway Area Plan for the public Atlantic Ocean fishing pier located at 4th Avenue North.

Shepard, Smith, Kohlmyer, & Hand, P.A. consultants were authorized by the CRA Board to consolidate the Downtown Redevelopment Plan and its amendments. This Downtown Redevelopment Plan Consolidation was presented to the CRA Board on August 24th, 2020.

South Beach

The major actions in FY 19/20 of the Community Redevelopment Agency (CRA) in South Beach related to infrastructure work and facilities maintenance. The CRA authorized and funded the following projects during the 19/20 fiscal year, utilizing South Beach District Tax Increment Trust Funds:

- Appropriated \$8,113,388 of unencumbered funds to continued work on Phase 2C of the JTB/Marsh Landing Parkway stormwater project, to improvements to an existing stormwater pond in the South Beach Parkway Shopping Center, to future Phase 4 project work recommended in the recently completed Ocean Terrace Area-wide Drainage study, and to improvements and maintenance for the City's South Stormwater Basin Outfall Channel (Res. No. 2019-05).
- Appropriated \$28,132.00 (\$24,462.00 plus \$3,670.00 (15%) Contingency) for the design of a multipurpose bicycle and pedestrian path as part of the overall work scope of the Ocean Terrace Drainage Improvements project (Res. No. 2020-01).
- Appropriated \$8,672.00 for the design of additional curbing and gutter along the south side of Jacksonville Drive, between Grande Boulevard and America Avenue and to add a stormwater drainage inlet on the southeast corner of Jacksonville Drive and America Avenue as part of the overall work scope of the Ocean Terrace Drainage Improvements project (Res. No. 2020-04).

COMMUNITY REDEVELOPMENT AGENCY STAFFING

Since 1993, the Jacksonville Beach Community Redevelopment Agency has operated under the supervision of the City's Director of Planning and Development, who also serves as the part-time CRA Administrator. Various City departments provided ancillary services to the Agency through internal service accounts, e.g., city administrator, finance, personnel services, purchasing, and information systems. In addition, the Jacksonville Beach Public Works Department has provided supervision and inspection services on capital improvement projects at no cost to the Agency since its inception in the late 1970's. Over time, the CRA workload has expanded to where the City can no longer provide low or no cost assistance. Therefore, in August 2014, as part of the review and approval of the Agency's 2014-2015 annual budget by the City Council, a new staffing plan was authorized.

Specifically, the following City staffing plan was approved and, with the exception of an eliminated part-time Community Redevelopment Specialist position in 2016, remains in effect for CRA funding:

- CRA funding to pay twenty-five (25%) percent of the City Engineer's salary and benefits for work performed on Community Redevelopment.
- Authorize a Redevelopment Project Engineer's position within the City's Public Works Department – Water and Sewer Administration Division to work seventy-five (75%) percent of the time on Downtown and South Beach capital improvement projects.
- Eliminate current CRA funding of seventy-two (72%) percent of a Permit Specialist position.
- Allocate sixty-two (62%) percent of the salary and benefits of the above-referenced administrative and engineering support personnel to the Downtown Tax Increment District and thirty-eight (38%) percent to the South Beach Tax Increment District.
- Provide sufficient Downtown and South Beach Tax Increment District funds in the annual operating expense budgets as needed to fund costs directly related to the above City staff persons work on the two Community Redevelopment Programs.

The City and its CRA have now completed the fifth full fiscal year under this administrative arrangement. It was requested by the CRA in FY 2018/2019 to hire one additional staff person to assist them and the Director in the implementation of various Downtown and South end Plan initiatives, and to oversee the overall maintenance of CRA funded improvements in both districts. The CRA worked to create a job description and posting, however, that position was not filled during the 2019-2020 FY.

TAX INCREMENT DISTRICT STATUS

Both of the Jacksonville Beach Community Redevelopment Districts are designated as Tax Increment Districts. The Agency manages the tax increment trust funds that were set up pursuant to Chapter 163, Part III, Section 163.387, Florida Statutes.

The Downtown Redevelopment Tax Increment District was created following the adoption of a redevelopment plan first adopted on January 19, 1987, which was last amended on September 8, 2015. The South Beach TIF District was approved under a redevelopment plan adopted on June 15, 1987, and last amended on March 20, 2017. Under Chapter 163.387(2)(a), Florida Statutes, a redevelopment tax increment trust fund remains in place for a period not to exceed 60 years. The ending date of the TIF District is determined to be 30 years from the date that a community redevelopment plan was modified or amended, provided that the expiration date is not more than 60 years from the date of adoption of the original community redevelopment plan.

For the Downtown Community Redevelopment Area, the District's restricted fund balance at the close of the fiscal year was \$17,937,817, which represents unspent tax increment revenues

appropriated to specific ongoing or future redevelopment projects. Fund balance increased in the current year by \$1,350,108. Tax increment financing revenues received by the District in the current year increased as a result of increased property values within the District. The difference between the original budget and the final amended amount was a net increase of \$6,355,426 for capital projects and \$163,809 for other expenditures. Actual revenues were higher than the final budgeted revenues by \$434,898 and actual expenditures were under budget by \$2,377,062.

For the South Beach Community Redevelopment Area, the fund balance increased in the current year by \$1,206,265. Tax increment financing revenues received by the District in the current year increased as a result of increased property values within the District. Last year, 100% of tax increment revenue amount (\$4,431,388) was returned to the taxing authorities as part of the yearend fund balance appropriation. In FY 2019-2020, 47.4% (\$2,191,994) of the tax increment revenue was returned. Community redevelopment expenses increased by \$1,170,406, largely due to the timing of capital projects.

FINANCIAL INFORMATION

The tax increment trust monies for both the Downtown and South Beach Community Redevelopment Districts are primarily committed for capital projects for the betterment of the Districts. The information on the following two pages was taken from the current Jacksonville Beach *Comprehensive Annual Financial Report* (CAFR).

STATEMENT OF NET POSITION
 SEPTEMBER 30, 2020
 DOWNTOWN REDEVELOPMENT DISTRICT
 (A COMPONENT UNIT OF THE CITY OF JACKSONVILLE BEACH, FLORIDA)

Assets

Equity in Pooled Cash and Investments	\$ 18,791,028
Capital Assets	<u>6,819,056</u>

Total Assets	<u>25,610,084</u>
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Liabilities

Accounts Payable	285,133
Other Accrued Liabilities	<u>568,078</u>

Total Liabilities	<u>853,211</u>
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Net Position

Investment in Capital Assets	6,819,056
Restricted for Redevelopment Projects	<u>17,937,817</u>

Total Net Position	<u>\$ 24,756,873</u>
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STATEMENT OF NET POSITION
SEPTEMBER 30, 2020
SOUTHEND REDEVELOPMENT DISTRICT
(A COMPONENT UNIT OF THE CITY OF JACKSONVILLE BEACH, FLORIDA)

Assets

Equity in Pooled Cash and Investments	\$ 13,329,429
Assessments Receivable	1,432
Capital Assets, Net	<u>472,199</u>

Total Assets	<u>13,803,060</u>
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Liabilities

Accounts Payable	57,328
Other Accrued Liabilities	73,935
Due to Other Governments	<u>2,191,994</u>

Total Liabilities	<u>2,323,257</u>
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Net Position

Investment in Capital Assets	472,199
Restricted for Redevelopment Projects	<u>11,007,604</u>

Total Net Position	<u>\$ 11,479,803</u>
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REQUIRED SUPPLEMENTARY INFORMATION
GENERAL FUND
(DOWNTOWN REDEVELOPMENT TRUST FUND)
SCHEDULE OF REVENUE, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET ACTUAL (UNAUDITED)
YEAR ENDED SEPTEMBER 30, 2020
DOWNTOWN REDEVELOPMENT DISTRICT
(A COMPONENT UNIT OF THE CITY OF JACKSONVILLE BEACH, FLORIDA)

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Revenues				
Tax Increment Financing	\$ 6,833,952	\$ 6,833,952	\$ 6,843,019	\$ 9,067
Investment and Other Income	169,748	170,830	596,661	425,831
Total Revenues	<u>7,003,700</u>	<u>7,004,782</u>	<u>7,439,680</u>	<u>434,898</u>
Expenditures				
Community Redevelopment				
Personal Services	163,800	163,800	174,226	(10,426)
Operating Expenses	497,706	608,914	340,213	268,701
Total Community Redevelopment	<u>661,506</u>	<u>772,714</u>	<u>514,439</u>	<u>258,275</u>
Police:				
Personal Services	1,073,143	1,058,310	842,878	215,432
Operating Expenses	111,450	178,884	119,166	59,718
Total Police	<u>1,184,593</u>	<u>1,237,194</u>	<u>962,044</u>	<u>275,150</u>
Capital Outlay	101,300	6,456,726	4,613,089	1,843,637
(Total Expenditures)	<u>(1,947,399)</u>	<u>(8,466,634)</u>	<u>(6,089,572)</u>	<u>2,377,062</u>
Net Change in Fund Balance	<u>\$ 5,056,301</u>	<u>\$ (1,461,852)</u>	<u>\$ 1,350,108</u>	<u>\$ 2,811,960</u>

REQUIRED SUPPLEMENTARY INFORMATION
GENERAL FUND
(SOUTHEND REDEVELOPMENT TRUST FUND)
SCHEDULE OF REVENUE, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET ACTUAL (UNAUDITED)
YEAR ENDED SEPTEMBER 30, 2020
SOUTHEND REDEVELOPMENT DISTRICT
(A COMPONENT UNIT OF THE CITY OF JACKSONVILLE BEACH, FLORIDA)

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
Revenues				
Tax Increment Financing	\$ 2,426,176	\$ 2,426,176	\$ 2,435,550	\$ 9,374
Investment and Other Income	77,361	77,361	452,481	375,120
Total Revenues	<u>2,503,537</u>	<u>2,503,537</u>	<u>2,888,031</u>	<u>384,494</u>
Expenditures				
General Government:				
Personal Services	80,497	80,497	71,741	8,756
Operating Expenses	208,839	222,377	109,551	112,826
Capital Outlay	-	1,712,302	1,500,474	211,828
(Total Expenditures)	<u>(289,336)</u>	<u>(2,015,176)</u>	<u>(1,681,766)</u>	<u>333,410</u>
Net Change in Fund Balance	<u>\$ 2,214,201</u>	<u>\$ 488,361</u>	<u>\$ 1,206,265</u>	<u>\$ 717,904</u>

Appendix

Additional information has been provided pursuant recent changes in Florida Statutes relative to CRA reporting and is included as an Appendix A to this report.

Appendix
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2020 Community Redevelopment Agency Annual Report

Jacksonville Beach Community Redevelopment Agency

Florida Department of Economic Opportunity Special District Accountability Program ID 553

Registered Agent	Ms. Heather Ireland
Mailing Address	11 North Third Street, Jacksonville Beach, FL 32250
Office Address	11 North Third Street, Jacksonville Beach, FL 32250
Telephone	(904) 247-6231
Fax	(904) 247-6107
Email	hireland@jaxbchfl.net
Website	www.jacksonvillebeach.org
County(ies)	Duval
Local Governing Authority	City Jacksonville Beach
Date Created / Established	Monday, March 20, 1978
Creation Documents	City Ordinance 6950
Board Selection	Local Governing Authority Appoints
Authority to Issue Bonds	No
Revenue	Tax Increment Financing
Most Recent Update	Wednesday, October 03, 2018

Total number of Activities started	7
Total number of Activities completed	5
Current Year Taxable Value in CRA	\$ 1,040,564,595.00
Actual expended increment revenue	\$ 7,771,338.00
Base Year Taxable Value in CRA	\$ 48,790,640.00
Current Year Tax Increment Value	\$ 991,773,955.00
Total amount expended for low and middle income affordable housing	\$ -

The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

ACHIEVEMENT	CRA Resolution/ PLAN ITEM
Community Policing	2019-03 DT CAPE
Infrastructure	2019-03 DT
Infrastructure	2018-10 DT Infr.
Infrastructure	2018-1 DT Infra.
Infrastructure	2018-11 DT
Infrastructure	2018-12 ST Dix Hite
Infrastructure	2017-07 DT CAPE
Infrastructure	2020-02 DT Expand
Infrastructure	2017-08 SB Park
Infrastructure	2019-01; 2020-01,
Infrastructure	2019-02 SB
Infrastructure	2019-03 SB

Appendix
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2020 Community Redevelopment Agency Annual Report

