

CRA RESOLUTION NO. 2016-12

A RESOLUTION OF THE CITY OF JACKSONVILLE BEACH COMMUNITY REDEVELOPMENT AGENCY ADOPTING ITS OPERATING BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2016 AND ENDING SEPTEMBER 30, 2017; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City and its Community Redevelopment Agency have worked in concert since 1993 to carry out the mandates of Florida Statutes Chapter 163, Part III and the provisions of the Downtown and South Beach Community Redevelopment Plans, as amended, and

WHEREAS, a key component of this cooperative arrangement has been the economical and efficient provision of administrative services at minimal cost to the Agency, and

WHEREAS, the CRA Administrator has submitted itemized estimates of the costs of operating the Community Redevelopment Agency, and has specified the use of tax increment trust funds for the thereof, the same having been duly considered by the Community Redevelopment Agency; and

WHEREAS, in order to more specifically comply with Chapter 189.016(4), Florida Statutes requiring the tentative budget to be posted on the special district's website at least 2 days before the budget hearing and the adopted budget to be posted within 30 days after adoption; and

WHEREAS, the City of Jacksonville Beach Community Redevelopment Agency met in open meeting on August 10, 2016, to review and consider said budget and redevelopment program management arrangement; and

WHEREAS, the City of Jacksonville Beach Community Redevelopment Agency set forth the revenue estimate and appropriations for the total Community Redevelopment Agency budget for Fiscal Year 2016-2017 in the amount of \$1,834,044, subdivided as follows: Downtown - General = \$646,176, Downtown - Community Policing = \$1,054,539, and South Beach = \$133,329).

NOW, THEREFORE, BE IT RESOLVED BY THE JACKSONVILLE BEACH COMMUNITY REDEVELOPMENT AGENCY THAT:

SECTION 1. ADOPTION OF THE BUDGET. The fiscal year 2016-2017 operating budget as depicted in the attached Exhibit A is hereby adopted.

SECTION 2. EFFECTIVE DATE. This Resolution shall take effect on October 1, 2016.

ADOPTED IN OPEN MEETING THIS 10th DAY OF AUGUST, A.D., 2016.

Frances Povloski, ACTING CHAIRPERSON

William C. Mann, ADMINISTRATOR

MEMORANDUM

TO: Bill Mann, CRA Administrator

FROM: Trish Roberts, Deputy City Manager

DATE: August 2, 2016

RE: Resolution 2016-12 – Adopting the Downtown and South Beach District Operating Budgets for FY2016-2017

ACTION REQUESTED

Adoption of Resolution 2016-12 – adopting the Downtown and South Beach District operating budgets for FY2016-2017.

BACKGROUND

The following provides background on the line items in the proposed budget with discussion of notable changes.

Downtown

The increase in payroll costs results from a decrease in the number of hours allotted for administrative support offset by the addition of a part-time construction coordinator. The construction coordinator was previously approved by the CRA to assist with the Downtown roadway and utility improvements (south of Beach Boulevard) through the duration of the project. The construction coordinator will continue to be important to the successful completion of the project by being a point of contact for residents and businesses in the affected construction area.

Operating expenses have increased to cover the costs associated with the additional level of service set for the grounds, trees, pavers and other improvements that have been added by the CRA to the downtown area. These costs result from goals of increasing the frequency of grounds and tree maintenance and improving the cleanliness of the pavers, sidewalks and other amenities located downtown that were established in the 2015 Downtown Action Plan.



Downtown Community Assisted Policing Effort (CAPE)

Downtown CAPE officers work closely with area businesses, residents and visitors, focusing on public safety and quality-of-life crimes. They are trained in crime prevention, provide code enforcement assistance, and responsible vendor training to businesses that serve alcoholic beverages.

One corporal and one police officer have been added to the staffing for the Downtown CAPE program. Starting in October, the Downtown CAPE program will consist of a sergeant, two corporals and eight police officers. The two additional positions will make it possible to create two groups of officers primarily responsible for providing services in the Downtown District, but whose efforts will be concentrated in the Central Business District.

SOUTH BEACH

The decrease in personnel costs results from a decrease in the number of hours allotted for administrative support. Operating expenses are essentially unchanged. The final payments on South Beach bonds will be made on September 30, 2016, with the resulting decrease in the debt service budgeted for 2017.

CAPITAL IMPROVEMENT BUDGETING POLICY

Historically, the CRA has amended its budget and allocated tax increment trust funds for specific capital projects at the start of the engineering and design process, and then adding construction dollars at a stage when the engineer's estimate is reasonably firm or, better yet, following the receipt of bids for the work. This policy helps to ensure that the Agency won't need to deal with augmenting project budgets on an on-going basis due to changes in the estimated or bid prices. Essentially, it's an effort to "get the numbers right the first time."

However, for planning purposes only, the City's 5-year capital improvement plan shows estimates for projects expected to be funded using tax increment funds. This process helps ensure that funds are available as projects move forward, and eliminates funding shortage "surprises".

The following redevelopment projects are anticipated in the City's 5-year capital improvement plan:

Downtown

- Phase 3C of the Downtown Vision Plan Infrastructure Improvement Program which will result in rebuilding the utility and traffic systems, alleyways and street ends in the area south of Beach Boulevard to 13th Avenue South and east of 3rd Street. This project is expected to continue over the next 4-5 years. Staff is exploring a storm water management concept that would permit a gravity flow system that will cost considerably less than the pumping system proposed earlier. The concept involves a cooperative arrangement with FDOT that is in the early stages of discussion. The current engineering consultant agreement will need to be modified once the drainage concept is approved.
- Phase 3D (the area east of 3rd Street, from 13th to 16th Avenue South) is not in the Downtown district; tax increment funds cannot be used to pay for this project. The City is planning to use ½ Cent Infrastructure Surtax dollars to pay for this portion of the project.
- An RFP for the construction of a new surface parking lot and storage facility for Downtown CAPE on CRA-owned land on the west side of North 2nd Street between 3rd and 4th Avenue North has been issued. Proposals are due on August 10.

Downtown CAPE

- A vehicle replacement program, previously approved by the CRA is included in the 5-year capital improvement plan.

South Beach

- Completion of the construction of Phase 3 of the South Beach Redevelopment Infrastructure Improvement Program between Jacksonville Drive and J. Turner Butler Boulevard.
- A drainage and roadway study to identify improvements to drainage and roadway needed to reduce localized flooding.
- The first phase of the South Beach Park skate park (site preparation) has been completed and the projects should begin construction in late FY2016. Construction is expected to be complete in FY2017.
- Installation of artificial turf may be considered for a heavily used multipurpose field in South Beach Park.

TAX INCREMENT REVENUE

The CRA can expect to receive tax increment revenue appropriations from Jacksonville and Jacksonville Beach totaling about \$5.8 Million for Downtown and \$3.8 Million for South Beach.

RECOMMENDATION

Adopt Resolution 2016-12, adopting the Downtown and South Beach District Operating Budgets for FY 2016-2017.

EXHIBIT A

Major Fund - Community Redevelopment Agency Combined Summary of Revenues and Expenditures

	Actual 2014	Actual 2015	Original Budget 2016	Proposed Budget 2017	Increase (Decrease)	% Change
Unrestricted/unassigned	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
All other balances	9,387,215	13,694,657	17,691,517	24,787,052	7,095,535	40.1%
Beginning Fund Balance	9,387,215	13,694,657	17,691,517	24,787,052	7,095,535	40.1%
Revenues						
Taxes	7,924,509	8,372,488	8,871,003	9,446,930	575,927	6.5%
Licenses & permits	-	-	-	-	-	0.0%
Intergovernmental	422	422	-	-	-	0.0%
Charges for services	-	1,501	-	-	-	0.0%
Fines & forfeitures	-	-	-	-	-	0.0%
Interest & other	135,553	182,366	165,000	165,000	-	0.0%
Transfers in	44,356	-	-	-	-	0.0%
Total Revenues	8,104,840	8,556,777	9,036,003	9,611,930	575,927	6.4%
Other Financing Sources	1,555,823	-				
Expenditures						
Personal Services	562,114	919,741	977,567	1,127,890	150,323	15.4%
Operating-Power	-	-	-	-	-	0.0%
Operating-All Other	151,368	152,482	266,789	643,154	376,365	141.1%
Capital Outlay	3,596,076	2,148,475	29,750	63,000	33,250	111.8%
Debt Service-Principal	965,465	620,799	646,881	-	(646,881)	-100.0%
Debt Service-Interest & Other	78,198	44,511	19,481	-	(19,481)	-100.0%
Grants to Others	-	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%
Total Expenditures	5,353,221	3,886,008	1,940,468	1,834,044	(106,424)	-5.5%
Other Financing Uses	-	673,909				
Change in Fund Balance	4,307,442	3,996,860	7,095,535	7,777,886	682,351	9.6%
Unrestricted/unassigned	-	-	-	-	-	0.0%
All other balances	13,694,657	17,691,517	24,787,052	32,564,938	7,777,886	31.4%
Ending Fund Balance	\$ 13,694,657	\$ 17,691,517	\$ 24,787,052	\$ 32,564,938	\$ 7,777,886	31.4%
Expenditures by Department:						
Executive & Legislative	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
Finance	-	-	-	-	-	0.0%
Planning & Development	-	-	-	-	-	0.0%
Community Redevelopment	4,796,533	2,975,575	1,062,493	779,505	(282,988)	-26.6%
Parks & Recreation	-	-	-	-	-	0.0%
Public Works	-	-	-	-	-	0.0%
Police	556,688	910,433	877,975	1,054,539	176,564	20.1%
Fire	-	-	-	-	-	0.0%
Beaches Energy Services	-	-	-	-	-	0.0%
Human Resources	-	-	-	-	-	0.0%
Non-Departmental	-	-	-	-	-	0.0%
Total Expenditures	\$ 5,353,221	\$ 3,886,008	\$ 1,940,468	\$ 1,834,044	\$ (106,424)	-5.5%
Expenditures by Fund:						
Downtown Tax Increment	2,210,819	1,732,426	1,131,870	1,700,715	568,845	50.3%
Southend Tax increment	3,142,402	2,153,582	808,598	133,329	(675,269)	-83.5%
Total Expenditures	\$ 5,353,221	\$ 3,886,008	\$ 1,940,468	\$ 1,834,044	\$ (106,424)	-5.5%

EXHIBIT A

Downtown TIF Combined Summary of Revenues and Expenditures

	Actual 2014	Actual 2015	Original Budget 2016	Proposed Budget 2017	Increase (Decrease)	% Change
Unrestricted/unassigned	0	0	0	0	0	0.0%
All other balances	6,636,841	9,603,263	12,472,976	16,796,763	4,323,787	34.7%
Beginning Fund Balance	\$6,636,841	\$9,603,263	\$12,472,976	\$16,796,763	\$4,323,787	34.7%
Revenues						
Taxes	4,909,602	5,062,043	5,355,657	5,683,439	327,782	6.1%
Licenses & permits	0	0	0	0	0	0.0%
Intergovernmental	422	422	0	0	0	0.0%
Charges for services	0	0	0	0	0	0.0%
Fines & forfeitures	0	0	0	0	0	0.0%
Interest & other	29,881	115,778	100,000	100,000	0	0.0%
Transfers in	2,891	0	0	0	0	0.0%
Total Revenues	4,942,796	5,178,243	5,455,657	5,783,439	327,782	6.0%
Other Financing Sources	234,445					
Expenditures						
Personal Services	523,384	846,059	895,832	1,054,451	158,619	17.7%
Operating-Power	0	0	0	0	0	0.0%
Operating-All Other	123,327	123,197	206,288	583,264	376,976	182.7%
Capital Outlay	1,381,901	763,170	29,750	63,000	33,250	111.8%
Debt Service-Principal	177,825	0	0	0	0	0.0%
Debt Service-Interest & Other	4,382	0	0	0	0	0.0%
Grants to Others	0	0	0	0	0	0.0%
Transfers	0	0	0	0	0	0.0%
Total Expenditures	2,210,819	1,732,426	1,131,870	1,700,715	568,845	50.3%
Other Financing Uses		576,104				
Change in Fund Balance	2,966,422	2,869,713	4,323,787	4,082,724	(241,063)	-5.6%
Unrestricted/unassigned	0	0	0	0	0	0.0%
All other balances	9,603,263	12,472,976	16,796,763	20,879,487	4,082,724	24.3%
Ending Fund Balance	9,603,263	12,472,976	16,796,763	20,879,487	4,082,724	24.3%
Expenditures by Department:						
Executive & Legislative					0	0.0%
Finance					0	0.0%
Planning & Development					0	0.0%
Community Redevelopment	1,654,131	821,993	253,895	646,176	392,281	154.5%
Parks & Recreation					0	0.0%
Public Works					0	0.0%
Police	556,688	910,433	877,975	1,054,539	176,564	20.1%
Fire					0	0.0%
Beaches Energy Services					0	0.0%
Human Resources					0	0.0%
Non-Departmental					0	0.0%
Total Expenditures	2,210,819	1,732,426	1,131,870	1,700,715	568,845	50.3%
Expenditures by Fund:						
Downtown Tax Increment	2,210,819	1,732,426	1,131,870	1,700,715	568,845	50.3%
Southend Tax increment					0	0.0%
Total Expenditures	2,210,819	1,732,426	1,131,870	1,700,715	568,845	50.3%

EXHIBIT A

Southend TIF Combined Summary of Revenues and Expenditures

	Actual 2014	Actual 2015	Original Budget 2016	Proposed Budget 2017	Increase (Decrease)	% Change
Unrestricted/unassigned	0	0	0	0	0	0.0%
All other balances	2,750,374	4,091,394	5,218,541	7,990,289	2,771,748	53.1%
Beginning Fund Balance	\$2,750,374	\$4,091,394	\$5,218,541	\$7,990,289	\$2,771,748	53.1%
Revenues						
Taxes	3,014,907	3,310,445	3,515,346	3,763,491	248,145	7.1%
Licenses & permits	0	0	0	0	0	0.0%
Intergovernmental	0	0	0	0	0	0.0%
Charges for services	0	1,501	0	0	0	0.0%
Fines & forfeitures	0	0	0	0	0	0.0%
Interest & other	105,672	66,588	65,000	65,000	0	0.0%
Transfers in	41,465	0	0	0	0	0.0%
Total Revenues	3,162,044	3,378,534	3,580,346	3,828,491	248,145	6.9%
Other Financing Sources	1,321,378					
Expenditures						
Personal Services	38,730	73,682	81,735	73,439	(8,296)	-10.1%
Operating-Power	0	0	0	0	0	0.0%
Operating-All Other	28,041	29,285	60,501	59,890	(611)	-1.0%
Capital Outlay	2,214,175	1,385,305	0	0	0	0.0%
Debt Service-Principal	787,640	620,799	646,881	0	(646,881)	-100.0%
Debt Service-Interest & Other	73,816	44,511	19,481	0	(19,481)	-100.0%
Grants to Others	0	0	0	0	0	0.0%
Transfers	0	0	0	0	0	0.0%
Total Expenditures	3,142,402	2,153,582	808,598	133,329	(675,269)	(1)
Other Financing Uses		97,805				
Change in Fund Balance	1,341,020	1,127,147	2,771,748	3,695,162	923,414	33.3%
Unrestricted/unassigned	0	0	0	0	0	0.0%
All other balances	4,091,394	5,218,541	7,990,289	11,685,451	3,695,162	46.2%
Ending Fund Balance	4,091,394	5,218,541	7,990,289	11,685,451	3,695,162	46.2%
Expenditures by Department:						
Executive & Legislative					0	0.0%
Finance					0	0.0%
Planning & Development					0	0.0%
Community Redevelopment	3,142,402	2,153,582	808,598	133,329	(675,269)	-83.5%
Parks & Recreation					0	0.0%
Public Works					0	0.0%
Police					0	0.0%
Fire					0	0.0%
Beaches Energy Services					0	0.0%
Human Resources					0	0.0%
Non-Departmental					0	0.0%
Total Expenditures	3,142,402	2,153,582	808,598	133,329	(675,269)	-83.5%
Expenditures by Fund:						
Downtown Tax Increment					0	0.0%
Southend Tax increment	3,142,402	2,153,582	808,598	133,329	(675,269)	-83.5%
Total Expenditures	3,142,402	2,153,582	808,598	133,329	(675,269)	-83.5%

Community Redevelopment Agency

The Jacksonville Beach Community Redevelopment Agency (CRA) is responsible for managing the City's two redevelopment districts: Downtown and South Beach. The Agency receives administrative, engineering and project management support from the City's Planning & Development and Public Works departments. Work in the two redevelopment districts is carried out in coordination with the appointed Community Redevelopment Agency board.

Authorized Positions	FY2015	FY2016	FY2017
Community Redevelopment Administrator	1	1	-

Community Redevelopment Program

The five-member Jacksonville Beach Community Redevelopment Agency (CRA) was established in 1978, pursuant to Chapter 163, Part III of the Florida Statutes. The CRA was created for the purpose of carrying out a community redevelopment program for the City. The Jacksonville Beach program consists of a variety of redevelopment activities in two districts: Downtown and South Beach.

Both Community Redevelopment District programs are funded from property tax revenues generated from within the two districts. The funds derived from the tax increments are held in separate trust funds administered by the Agency. The Downtown District generated \$5,371,564 for FY 2016 and the South Beach District generated \$3,512,714 for the same period.

Both districts are expected to continue fully funding their operations and planned projects for the foreseeable future. The Downtown District was debt-free as of FY 2014 and the South Beach TIF revenue bonds will be retired at the end of FY 2016.

Community Redevelopment Program Management

In FY 2015, to meet the increased workload, staffing for the management of the City's redevelopment programs was reorganized with a part-time administrator working out of the Planning and Development Division; and adding in-house engineering services to be provided by the City Engineer (25%) and Project Engineer (75%). The Redevelopment Administrator position is the responsibility of the Planning & Development Director. The FY 2017 budget includes 470 hours for additional administrative support.

Community Redevelopment Agency

Community Redevelopment Program Management (continued)

Salary and Benefits % Allocation by District:

Position	Department	Downtown	South Beach	Total
Community Redevelopment Specialist (part-time)	CRA	62%	38%	100%
Planning & Development Director	Planning & Development	15.5%	9.5%	25%
City Engineer		15.5%	9.5%	25%
Redevelopment Engineer	Public Works	46.5%	28.5%	75%
Construction Coordinator (part-time temporary)		78.7%	7.1%	85.8%

In addition, the CRA continues to provide funding for operating expenses related to carrying out community redevelopment efforts, including a proportionate share of internal services such as City Administration, Human Resources, Finance, Information Technology, and Purchasing. Funding for the redevelopment program administration provided by the City is further divided between the Downtown (62%) and South Beach (38%) Tax Increment Trust Funds. This division is roughly comparable to percentages of the total annual appropriations to the trust funds for each of the two districts.

This mutually beneficial cooperative arrangement will continue with the City supplying administrative and program management support and office space for work that will include, but not be limited to the following:

- General administrative oversight of the City's Community Redevelopment programs
- Internal service support – general City Administration, Finance and Accounting, Human Resource management, and Purchasing
- Engineering and planning services to advise and assist the CRA in attaining the objectives of the adopted plans for two Community Redevelopment districts
- Other special services, including legal services provided by the City Attorney or outside counsel in association with the City Attorney, may be required from time to time in managing the CRA activities.

Community Redevelopment Agency

FY 2016-2017 Budget Issues

Significant changes were made in the FY 2014-2015 budget to the manner in which the City and its CRA cooperatively manage the community redevelopment program. Among the factors that generated a need for fundamental changes were:

- The legal finding that the Jacksonville Beach redevelopment trust funds have been extended for 30 years from the date of adoption of a plan amendment and may both be extended for a total of 60 years from the date of adoption of the original redevelopment plans.

	Original Plan Adoption	Current Expiration Date	Maximum Expiration Date
Downtown District	January 19, 1987	April 20, 2044	January 18, 2047
South Beach District	June 15, 1987	April 17, 2041	June 14, 2047

- For FY 2015, the CRA agreed to fund the addition of a Redevelopment Project Engineer to help manage the heavy ever-increasing community redevelopment workload that had been borne by the Public Works Department at no cost to the Agency for many years. This decision was made after considering the fact that the City and CRA are embarking on one of the largest public infrastructure improvement projects ever undertaken in the City. The project involves the near total reconstruction of the water, sewer, and stormwater systems; and improvements, as needed, to all of the streets, street ends, avenues, and alleyways in the area of the Downtown Community Redevelopment District bounded by Beach Boulevard, the beach, 13th Avenue South, and South 3rd Street. This and other pending redevelopment projects created a need for expanded in-house engineering support.
- The on-going update of the current Downtown Community Redevelopment Plan (“The Downtown Action Plan”) and other City activities, such as the retail recruitment program, that relate to and involve the CRA are requiring greater involvement by City administrative staff.

Community Redevelopment Agency

Financial Summary – Community Redevelopment Agency (both districts, combined)

Resource Allocation	Actual 2015	Original Budget 2016	Proposed Budget 2017	Increase -Decrease	% Change
Personal Services	\$919,741	\$977,567	\$1,127,890	\$150,323	15.4%
Operating	\$152,482	\$266,789	\$643,154	\$376,365	141.1%
Capital Outlay	\$2,148,475	\$29,750	\$63,000	\$33,250	111.8%
Debt Service	\$665,310	\$666,362	\$0	-\$666,362	-100.0%
TOTAL	\$3,886,008	\$1,940,468	\$1,834,044	-\$106,424	-5.5%

The FY 2017 budget for the Department is decreased overall, primarily due to payoff of the remaining South Beach Redevelopment debt. Personal services were increased by the addition of a corporal and a police officer to the Downtown CAPE program. Operating expenses have increased by \$376,365 to provide enhanced levels of maintenance within the Downtown District including paver cleaning, tree maintenance, and other enhanced grounds upkeep. An increased level of service maintenance was added to the Downtown Plan in 2015. The addition of two members to the Downtown CAPE team requires the addition of two police vehicles, increasing the capital outlay budget. The manner in which tax increment revenues are budgeted for capital projects can affect the budget by creating significant changes in this department's budget. Reserved funds are earmarked or committed to such projects when they reach the final design stage.

Financial Summary by District

Resource Allocation	Actual 2015	Original Budget 2016	Proposed Budget 2017	Increase -Decrease	% Change
Downtown	\$1,732,426	\$1,131,870	\$1,700,715	\$568,845	50.3%
South Beach	\$2,153,582	\$808,598	\$133,329	-\$675,269	-83.5%
TOTAL	\$3,886,008	\$1,940,468	\$1,834,044	-\$106,424	-5.5%

Downtown Redevelopment District

The initial focus of the CRA was the rejuvenation of the Downtown District. The plan for the redevelopment of the Downtown District was adopted in January 1987, following the creation of the TIF District in 1984, and the implementation of the Haskell/Sleiman Plan in 1995. In 2007,

Community Redevelopment Agency

the Downtown Plan was amended to incorporate the Vision Plan prepared with the assistance of the consulting firm, Glatting Jackson Kercher and Anglin (now AECOM, Inc.).

The redevelopment effort to date has been centered on improvements to the public infrastructure: Downtown Vision Plan Utility and Streetscape Project, Latham Plaza and Parking Lot, SeaWalk Pavilion, Oceanfront Park, Downtown Action Plan, Jacksonville Beach Fishing Pier, 3rd Street Landscaped Medians, and the SeaWalk Reconstruction to facilitate private investments in the area.

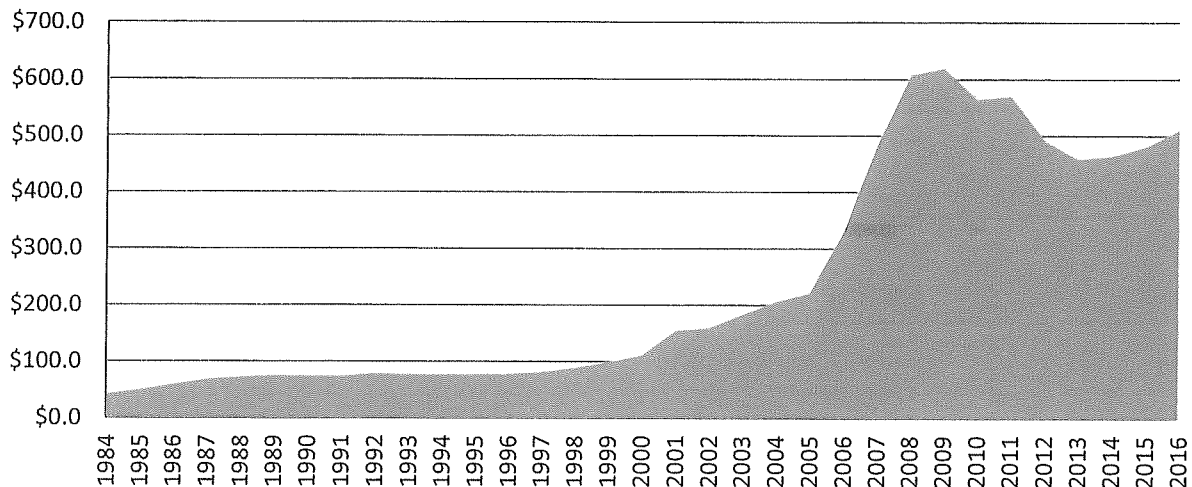
Community Redevelopment-Recent Program Accomplishments-Downtown

During FY2016 the CRA, with assistance from City staff, continued its involvement in implementing the Vision Plan for the core of the Downtown area as follows:

- Construction has begun on the first section of a major utility and road reconstruction effort for the balance of Phase III which focuses on utility and road reconstruction south of Beach Boulevard. The initial project includes replacement of the water and sewer systems, connection of the stormwater management system to the Beach Boulevard stormwater vault, and reconstruction of all of the roadways, street ends, and alleys in the area between Beach Boulevard and 4th Avenue South from South 3rd Street to the oceanfront.
- The City's consulting engineers continue to work to resolve stormwater management issues in the remainder of the area south of 4th Avenue South to 13th Avenue South in advance of preparing final designs and phasing plans to complete the infrastructure improvements.
- Under the Downtown Action Plan, changes to the Outdoor Seating, Alcoholic Beverage, and Noise sections of the City's Code of Ordinances are being considered to help better manage the City's nighttime economy. Also in conjunction with the Downtown Action Plan, an RFQ was issued requesting services to assist the City in developing a plan to coordinate the design, phasing and placement of features such as public art (murals and sculpture), wayfinding signage, landscaping, street furnishings, lighting, bicycle parking and marketing/branding. A contract has been awarded.

Community Redevelopment Agency

Downtown Tax Increment District Total Assessed Valuation in Millions, 1984-2016



Infrastructure projects have increased the value of property in the Downtown Redevelopment District since its inception. Following the peak year of 2009, the assessed values declined as result of national real estate economic situation. However, this trend has now reversed as there was a slight increase in 2015.

Program Goals for FY 2017 – Downtown

- Complete construction of the roadway and utility improvements in the twelve block area east of 3rd Street between Beach Boulevard and 4th Avenue South.
- Complete the drainage study of the remainder of the area south of 4th Avenue South to 13th Avenue South in advance of preparing final designs and phasing plans required to complete the infrastructure improvements planned for the area.
- Develop a phasing plan based on the annual availability of tax increment trust funds to complete the work. This includes all of the streets, alleys and street ends between South 3rd Street and the oceanfront from 4th Avenue South to 13th Avenue South.
- Enhance funding for the *Downtown Community Policing Initiative* (Downtown CAPE) to ensure the safety of visitors to the Downtown Community Redevelopment District.
- Continue work to improve the livability of the Downtown area by implementing the recommendations that came out of the Downtown Action Plan process.

Community Redevelopment Agency

Financial Summary-Downtown Redevelopment

Resource Allocation	Actual 2015	Original Budget 2016	Proposed Budget 2017	Increase -Decrease	% Change
Personal Services	\$128,021	\$133,357	\$168,662	\$35,305	26.5%
Operating	\$72,930	\$120,538	\$477,514	\$356,976	296.2%
Capital Outlay	\$621,042	\$0	\$0	\$0	-
Debt Service	\$0	\$0	\$0	\$0	-
Grants	\$0	\$0	\$0	\$0	-
Transfers	\$0	\$0	\$0	\$0	-
TOTAL	\$821,993	\$253,895	\$646,176	\$392,281	154.5%

The 2017 budget increased with the addition of a coordinator to assist with construction south of Beach Blvd. Operating expenses increased to meet a higher level of service in the Downtown core.

Downtown Community Policing Innovations

The Downtown Community Policing Initiative, or Downtown CAPE, began a pilot project in November of 2006. The program initially consisted of two officers and was expanded to four officers in FY 2009. A fifth position, a corporal, was included in the FY 2014 budget. The five officers provided a concentrated presence in the Central Business District, but were authorized to provide police services throughout the Downtown Redevelopment District.

During FY 2014, the unit was expanded to nine officers and permanently integrated into the Downtown Community Redevelopment Plan. The unit became fully staffed and operational in FY 2015. Late in FY 2015, a supervisory sergeant and three additional patrol officers were added to the Downtown CAPE unit. The FY 2017 budget adds a police corporal and a police officer to enable the program to deploy two groups of officers throughout the downtown area, but primarily focused on the Central Business District.

Financial Summary-Downtown Community Policing Innovations

Resource Allocation	Actual 2015	Original Budget 2016	Proposed Budget 2017	Increase -Decrease	% Change
Personal Services	\$718,038	\$762,475	\$885,789	\$123,314	16.2%
Operating	\$50,267	\$85,750	\$105,750	\$20,000	23.3%
Capital Outlay	\$142,128	\$29,750	\$63,000	\$33,250	111.8%
Debt Service	\$0	\$0	\$0	\$0	-
Grants	\$0	\$0	\$0	\$0	-
Transfers	\$0	\$0	\$0	\$0	-
TOTAL	\$910,433	\$877,975	\$1,054,539	\$176,564	20.1%

Funding for the nine police officers who comprise the Community Policing Initiatives ("Downtown CAPE") is authorized under Chapter 163, Florida Statutes. This financial information is also included in the Police Department's budget.

Community Redevelopment Agency

Downtown CAPE police officers patrol the core Downtown area and beachfront, interacting closely with business people, visitors and residents and focusing on quality-of-life crimes. The officers are trained in crime prevention and code enforcement. Additional information regarding their activities may be found in the Police Department section of this Budget and Business Plan.

Downtown FY 2017 and Future Budget Issues

- Planning and programming of available tax increment trust funds to ensure the continuation of construction of the streetscape, landscaping, and infrastructure improvements for Phase III of the Vision Plan work as described in the Downtown Community Redevelopment Plan Capital Improvement Plan that are now in the engineering design stage.
- Planning and programming of available tax increment trust funds to finance any program activities that might arise during the implementation of the redevelopment plan to address on-going quality of life issues and work toward implementation of the Downtown Action Plan, including, but not limited to:
 - Property Acquisition
 - Parking garage funding
 - Residential infrastructure
 - Expanded interlocal agreement
 - Enhanced maintenance levels of service within the Downtown District

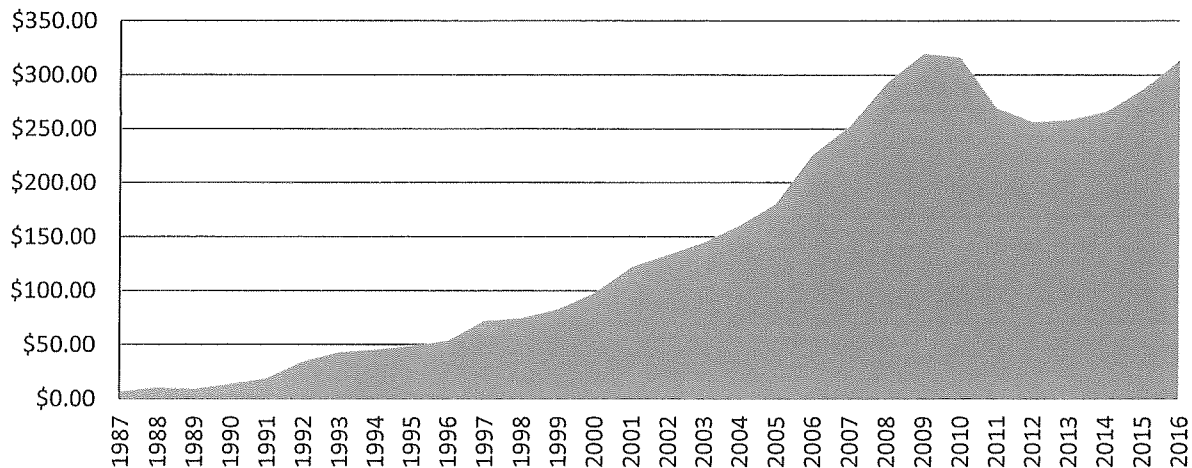
South Beach Redevelopment District

In November of 1985, the South Beach district was designated for redevelopment. A plan for the redevelopment of the area was adopted and a tax increment trust fund was established in June 1987.

Since the adoption of the South Beach redevelopment plan, six major public-private projects have been completed (Riptide, South Beach Regional Shopping Center, South Beach Parkway Shopping Center, Ocean Cay, South Beach Mixed Use Development, and Paradise Key). In addition to the projects involving private enterprises, numerous public infrastructure projects have been constructed to support the redevelopment activity in the district, including the construction of South Beach Parkway, Jacksonville Drive, and Marsh Landing Parkway. A listing of the significant public projects is appended at the end of this section. During FY 2015, the last major private development project, Ocean Terrace Single Family Homes, was approved to begin infrastructure construction; the project continues to develop.

Community Redevelopment Agency

South Beach Tax Increment District Total Assessed Valuation in Millions, 1987-2016



Public/private partnerships have resulted in projects that have increased the value of property in the South Beach Redevelopment District since its inception. From a peak of \$320.5 million in 2009, the assessed values declined through 2012, reflective of overall national economic conditions, but over the last four years have shown signs of steady recovery.

Recent Program Accomplishments - South Beach

- ✓ Authorized the preparation of engineering plans and specifications for the following new capital improvement projects in the South Beach District:
 - Phase 2 of the Capital Improvement Plan including ***planting new, “Florida Friendly” landscaping in the medians on South Beach Parkway and Jacksonville Drive***. During the fiscal year, City staff added rehabilitation of the drainage canal south of Butler Boulevard and upgrading the stormwater pond behind the branch bank property on Marsh Landing Parkway. Design for this project is complete and the project will go out for bid later this year.
 - Reconstruction of the segment of South Beach Parkway from north of Jacksonville Drive through the intersection of Marsh Landing Parkway south of J. Turner Butler Boulevard has begun. This congestion management and traffic safety project includes installing a dedicated right turn lane to facilitate the free flow of southbound to westbound motorists entering Sanctuary Parkway and Butler Boulevard. The project is expected to be complete in the fall of 2016.

Community Redevelopment Agency

✓ Recent Program Accomplishments - South Beach (continued)

- A contract with a design/build firm has been awarded for the South Beach Park Skate Park. The project has been separated into three phases: (A) the pond abandonment and utility relocation; (B) skate park construction; and (C) general park improvements. The pond abandonment and utility relocation are currently underway.

Community Redevelopment-Program Goals for FY 2017 - South Beach

- Complete the construction of the projects described in the Accomplishments section above.
- Complete the construction of a skate park and new shade and picnic structures at South Beach Park.
- Prepare a scope of work and request for fee proposals to analyze the infrastructure and drainage improvement needs in the areas in the vicinity of Jacksonville Drive that were not redeveloped as part of the Ocean Terrace single-family residential subdivision project.

Budget Issues-South Beach

- Prepare a scope of services and request for fee proposal to undertake a detailed analysis of the stormwater management issues and other roadway and utility needs in the areas in the vicinity of Jacksonville Drive of that were not redeveloped as part of the Ocean Terrace single-family residential subdivision project.

Financial Summary-South Beach Redevelopment

Resource Allocation	Actual 2015	Original Budget 2016	Proposed Budget 2017	Increase -Decrease	% Change	<i>The 2017 budget decreased due to the retirement of the last South Beach Redevelopment debt.</i>
Personal Services	\$73,682	\$81,735	\$73,439	-\$8,296	-10.1%	
Operating	\$29,285	\$60,501	\$59,890	-\$611	-1.0%	
Capital Outlay	\$1,385,305	\$0	\$0	\$0	-	
Debt Service	\$665,310	\$666,362	\$0	-\$666,362	-100.0%	
Grants	\$0	\$0	\$0	\$0	-	
Transfers	\$0	\$0	\$0	\$0	-	
TOTAL	\$2,153,582	\$808,598	\$133,329	-\$675,269	-83.5%	

Community Redevelopment Agency

South Beach Community Redevelopment District – Public Infrastructure Improvements 1987-Present

- Installation of city standard water and sewer trunk lines in the South Beach Parkway corridor that initially brought these services to the land now occupied by the Rip Tide residential development. Ultimately, this helped open up the entire southwestern part of the City for development, including a hotel, offices, medical facilities, and apartments and condominiums in and around the Marsh Landing Business Park project.
- Paving of Williams Street and Osceola Avenue and construction of South Beach Parkway (formerly Coastal Highway Boulevard) and Jacksonville Drive, including the acquisition of the undeveloped lots between Rip Tide and Jacksonville Drive to provide needed right of way and prevent driveway access to South Beach Parkway.
- Construction of the master stormwater management system that is physically located in the South Beach District, but serves a large part of the southern part of the City. Components of the system include:
 - The Osceola retention pond adjacent to Ocean Cay.
 - The drainage canal between Osceola Avenue and the Paradise Key development.
 - Securing a permanent public drainage easement through Paradise Key.
 - Realignment of the FDOT drainage ways and installation of twin 72” drain pipes through the South Beach Regional Shopping Center site.
 - The installation of a 36” drain pipe in South Beach Parkway from Rip Tide to the South Beach Parkway retention basin.
- Land Acquisition for the Ocean Cay and Paradise Key subdivisions.
- Land acquisition and construction of South Beach Park which includes:
 - Providing land for the volunteer designed and built “Sunshine Park for Kids.”
 - Installation of facilities for recreational activities for all ages – tennis courts, beach volleyball, exercise trail, splash pad, basketball court, multi-use playfield, picnic shelters, and restrooms.
 - The South Beach Community Center Building that is available for community events and activities, and provides administrative space for the Parks and Recreation Department.

Community Redevelopment Agency

- Construction of the Fire Station No. 2 providing significantly improved response times for fire and emergency calls in the entire South Jacksonville Beach area, including the South Beach Redevelopment District.
- Construction of a complete sidewalk system on the major roadways within the District.
- Extension of a reuse water supply line from the Wastewater Treatment Plant to provide low cost irrigation water to the South Beach Park, South Parkway, and Jacksonville Drive.
- Reconstruction of the water and sewer systems and repaving of streets in the Williams Coastal Boulevard Heights and Jacksonville Beach Heights areas of the Redevelopment District.
- Acquisition of vacant residential lots between South Beach Park and Rip Tide and the construction of Sunshine Court to prevent direct driveway access onto South Beach Parkway and to allow for the future sale of the lots for residential redevelopment.