

Jacksonville Beach Community Redevelopment Agency



**ANNUAL REPORT
October 1, 2014 – September 30, 2015**

Jacksonville Beach Community Redevelopment Agency Annual Report

October 1, 2013 – September 30, 2014

Agency Members

Grady Kearsey, Chairman

Lynn Varnadoe

Cory Nichols

Francis Povloski

Rick Knight

Staff

Steven G. Lindorff, Administrator

Mayor and City Council

William C. Latham, Mayor

Councilwoman Chris Hoffman

Councilman Phil Vogelsang

Councilman Keith Doherty

Councilwoman Jeanell Wilson

Councilman Bruce Thomason

Councilman Lee Buck

Staff

Susan Erdelyi, City Attorney

George D. Forbes, City Manager

Jacksonville Beach Community Redevelopment Agency Annual Report

October 1, 2014 – September 30, 2015

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 Plan for the redevelopment of the core downtown area. In 2013, the CRA and City Council initiated a discussion that resulted in a process to prepare a "Downtown Action Plan" as a means to implement certain elements of the Vision Plan. This Action Plan was formally incorporated as an amendment to the Downtown Community Redevelopment Plan by the City Council on September 8, 2015, after being recommended for approval by the CRA on July 20, 2015.

The Downtown CRA District became debt-free with the final payment on the tax increment revenue bonds that were issued to finance earlier capital investment efforts.

Work continued throughout the fiscal year on the engineering design for Project #1 in Phase III-C of the Downtown Vision Plan Infrastructure Improvement Project. This project includes the total replacement of the water and sewer system, stormwater collection, and roadway and alley paving. The stormwater collection work includes connection to the Beach Boulevard stormwater vault which was previously constructed with tax increment funding in the mid-1990's. Project #1 will also include construction of a permanent restroom facility in Oceanfront Park and renovations to the SeaWalk Pavilion outdoor entertainment venue.

Other Downtown projects in various stages of design include construction of a new surface parking lot on North 2nd Street between 3rd and 4th Avenue North and replacement of a major water supply line on North 3rd Street (SR A1A) between 6th Avenue North and 9th Avenue North.

One new project was authorized this fiscal year utilizing Downtown Tax Increment Trust funds. The CRA amended Resolution 2014-08 to facilitate the performance of an Operational Analysis

of the Traffic Flow on Beach Boulevard between 4th Street and the oceanfront street-end (\$34,430.00).

South Beach

The major actions of the Community Redevelopment Agency (CRA) in South Beach related to roadway and infrastructure enhancements and improvements in South Beach Park. The following actions and projects were authorized by the CRA, with financing provided utilizing South Beach District Tax Increment Trust Funds:

- Completed work on Phase 1 of the South Beach Community Redevelopment Area Capital Improvement Program.
- Appropriated an additional \$83,428 from South Beach tax increment trust funds for the final design of the South Beach Parkway Traffic Safety Project. This project was originally funded \$117,867 for design in February 2014. The project will to add a southbound right turn lane onto South Beach Parkway between Jacksonville Drive and J.T. Butler Boulevard, and will modify the islands in the middle of the road at the shopping center entry driveway to reduce congestion and increase safety on that section of road. The CRA also purchased a property located at the southwest corner of South Beach Parkway and Jacksonville Drive that is needed to provide the additional right of way to accommodate a dedicated right turn lane onto J. Turner Butler Boulevard from South Beach Parkway (\$429, 865).
- Appropriated \$52,120 from South Beach tax increment trust funds for additional engineering design work associated with the Phase II – South Beach Parkway/Jacksonville Drive Re-Use Water/ Landscaping/ Stormwater Maintenance Manhole Project of the South Beach Capital Improvement Program. Specifically, this appropriation funds the design of improvements to the existing open stormwater canal connecting the stormwater piping north of Butler Boulevard to the stormwater pond and stilling basin south of Butler Boulevard.
- Appropriated \$49,531 for the performance of a comprehensive survey of the City-owned facilities in South Beach Park, and for preliminary design work for the elimination of the stormwater pond in the park to accommodate a skateboarding facility in the park.
- Appropriated \$299,380 to fund the construction of a new concrete access vault in the parking lot of the South Beach Regional Shopping Center for the City’s stormwater system which runs under that center.

COMMUNITY REDEVELOPMENT AGENCY STAFFING

Since 1993, the Jacksonville Beach Community Redevelopment had operated under the supervision of the City’s Director of Planning and Development, who served as the part-time CRA Administrator. Various City departments provided ancillary services to the Agency through in-

ternal 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 is approved for CRA funding:

- A temporary, part-time Community Redevelopment Specialist position to assist the City and CRA in planning, organizing, directing, coordinating and supervising city redevelopment programs.
- 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%) 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 Community Redevelopment program.

The City and its CRA have now completed the first full fiscal year under this administrative arrangement, and has found it to be very effective in developing and implementing the many capital investment projects proposed in the Downtown and South Beach Community Redevelopment Plans.

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 April 18, 2011. 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 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.

The amount of the tax increment in the Downtown Community Redevelopment Area was up slightly over the previous year. The amount of assessed valuation in the District increased from \$480.9 million to \$510.3 million, yielding an increment of \$468.0 million against the 1983 base year valuation. The Agency received \$5,062,043 in appropriations from the two taxing authorities – the City of Jacksonville Beach and the City of Jacksonville/Duval County – for the Downtown district.

For the South Beach Community Redevelopment Area, the contribution to the tax increment trust fund totaled \$3,310,445. The appropriation to the South Beach TIF from the two taxing authorities was based on an assessed valuation of \$313.7 million and an incremental valuation of \$307.2 million over the 1986 base year.

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*.