



Spring Hill
Community Redevelopment Agency
“A City County Partnership”

MEETING AGENDA
October 24, 2022

CALL TO ORDER

PUBLIC HEARING

1. Resolution Approving FY 2022-2023 Spring Hill CRA Budget

CONSENT AGENDA

1. Approval of Minutes, Regular Meeting, September 19, 2022

PETITIONS AND REQUESTS FROM THE PUBLIC

DR. JOYCE M. CUSACK RESOURCE CENTER STAFF UPDATE

UNFINISHED BUSINESS

NEW BUSINESS

1. Consideration of Resolution Approving Spring Hill CRA Budget Amending FY 2021-2022
2. Discussion re: Reserve Allocations

BOARDMEMBER COMMENTS/CONCERNS

NEXT MEETING

1. Schedule Next Regular Meeting

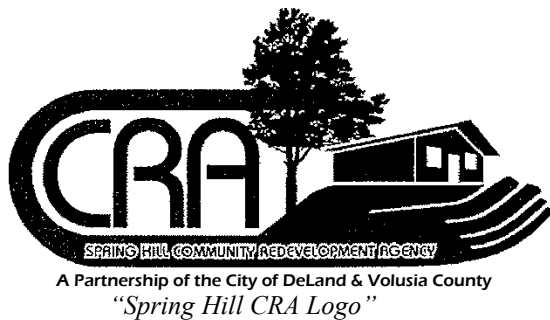
ADJOURNMENT

Meeting of October 24, 2022 – 6:00 PM
DeLand Commission Chambers – DeLand City Hall
120 South Florida Avenue - DeLand



Figure 1 - Spring Hill CRA Graphic Logo

Consent Item 1



Spring Hill

Community Redevelopment Agency

“A City County Partnership”

MEETING MINUTES

September 19, 2022

CALL TO ORDER

Chairman Apgar called the meeting to order at 6:00 P.M.

BOARD ATTENDANCE: Robert F. Apgar, Jessica Davis, Anthony Hill, Helen Woulard, Charles Paiva, Ben Johnson and Barbara Girtman

STAFF ATTENDANCE: Mike Grebosz, Kieu N. Moses, Julie Hennessy, Dan Stauffer and Rick Werbiskis

PUBLIC HEARING

1. Resolution Approving FY 2022-2023 Spring Hill CRA Budget

Mr. Grebosz highlighted the expenditures for the proposed budget. He discussed possible projects for the reserve budget that would be brought to the board at an upcoming meeting. Mr. Grebosz requested that the board members email him suggestions for upcoming projects that they would like to see completed. Mr. Johnson made a motion to approve the FY budget for 2022-2023 as proposed by staff. Mr. Paiva seconded the motion, which carried by a unanimous vote.

CONSENT AGENDA

1. Approval of Minutes, Regular Meeting, July 05, 2022

Mr. Paiva made a motion to approve the minutes from the July 05, 2022 meeting. Mr. Johnson seconded the motion, which carried by a unanimous vote.

PETITIONS AND REQUESTS FROM THE PUBLIC

There were no petitions and requests from the public.

DR. JOYCE M. CUSACK RESOURCE CENTER STAFF UPDATE

Mr. Grebosz reported the success of the Spring Hill TURN Festival.

BOARDMEMBER COMMENTS/CONCERNS

Ms. Davis reported her recent election win of 76%. She requested a list of participants/usage of current Spring Hill CRA programs.

Ms. Girtman reported her attendance at Spring Hill TURN Festival and would like to see more marketing for next year's event.

Chairman Apgar reminded the members to submit their project list to Mr. Grebosz.

NEXT MEETING

The next meeting is tentatively scheduled for October 24th, 2022 at 6:00 P.M.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 6:18 PM by Chairman Apgar.



Figure 2 - Spring Hill CRA Graphic Logo

Spring Hill Update (Verbal)



Figure 4 - Spring Hill CRA Graphic Logo

New Business Item 1

CITY OF DELAND, FLORIDA
REQUEST FOR COMMUNITY REDEVELOPMENT AGENCY ACTION
October 24, 2022

Department: Finance	Attachments:
Subject: Consideration of Resolution Approving Spring Hill CRA Budget Amending FY 2021-2022	[X] Resolution [X] FY 21-22 Spring Hill CRA Budget Amendment Details
Prepared by:	Approved by:
Dan Stauffer, Department Head	City Manager

SUMMARY/HIGHLIGHT:

The budget amendment proposed is detailed on the attached summary and recommended after review of actual expenditures. The amendment proposed is primarily an adjustment to reflect anticipated actual revenues and expenditures.

STRATEGIC PLAN FOCUS AREA/ACTION STEP: N/A

SUSTAINABILITY: N/A

FISCAL IMPACT:

The Resolution amends the Spring Hill CRA budget to reflect recommended changes with the impact to the fund itemized on the attached summary.

RECOMMENDATION:

Staff recommends the Spring Hill CRA adopt the Resolution amending the budget for FY 21-22 as presented.

BACKGROUND/DISCUSSION: N/A

RESOLUTION NO. 2022 - 04

A RESOLUTION OF THE SPRING HILL COMMUNITY REDEVELOPMENT AGENCY, AMENDING THE BUDGET FOR THE FISCAL YEAR 2021-2022; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary to amend the budget of the Spring Hill Community Redevelopment Agency for fiscal year 2021-2022; and

WHEREAS, the Spring Hill Community Redevelopment Agency desires to amend its budget for fiscal year 2021-2022 as more particularly set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE SPRING HILL COMMUNITY REDEVELOPMENT AGENCY:

Section 1. The budget of the Spring Hill Community Redevelopment Agency for fiscal year 2021-2022 is amended as follows:

Account Number	Account Description	Current Budget	Increase	Decrease	Revised Budget
REVENUES		462,298	0	0	462,298
EXPENDITURES		462,298	121,781	121,781	462,298
160-1600-552-100	OPERATING SUPPLIES	7,500	16,500	0	24,000
160-1600-663-000-SH2201	DIRT ROAD PAVING	0	105,247	0	105,247
160-9999-991-300	TRANSFER TO CAPITAL PROJECT FUND	11,954	34	0	11,988
160-9990-999-200	RESERVE CONTINGENCY	135,388	0	121,781	13,607

Section 2. In all other respects the budget of the Spring Hill Community Redevelopment Agency for fiscal year 2021-2022 is hereby ratified and confirmed as adopted by Resolutions 2021-03, 2022-01 and 2022-02.

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 24th day of October, 2022.

Robert F. Apgar
Mayor-Commissioner

ATTEST:

Michael Grebosz
Spring Hill CRA Administrator

FY 21-22 Budget Amendment Details

ACCOUNT	Account Description	Increase	Decrease	Description
SPRING HILL COMMUNITY REDEVELOPMENT TRUST FUND				
REVENUES		0	0	
EXPENDITURES		121,781	121,781	
160-1600-552-100	OPERATING SUPPLIES	16,500		increase appropriation for TURN Festival
160-1600-663-000-SH2201	DIRT ROAD PAVING	105,247		increase appropriation for paving of dirt roads
160-9999-991-300	TRANSFER TO CAPITAL PROJECT FUND	34		increase transfer for City Website Redevelopment
160-9990-999-200	RESERVE CONTINGENCY		121,781	net offset



Figure 5 - Spring Hill CRA Graphic Logo

New Business Item 2

CITY OF DELAND, FLORIDA
REQUEST FOR COMMUNITY REDEVELOPMENT AGENCY ACTION
October 24, 2022

Department: Finance	Attachments:
Subject: Discussion re: Reserve Allocations	[]
	Prepared/Approved by:
Michael Grebosz, CRA Administrator City Manager	

SUMMARY/HIGHLIGHT:

The Spring Hill CRA has generated additional revenue due to the increase in property values over the past year and that unallocated revenue needs to be designated toward specific projects within the CRA that align with the redevelopment plan. The amount of money available is approximately \$600,000.

At this time, staff is seeking direction from the Board as to see how the Board desires to allocate the reserves. Staff has come up with a list of potential options with estimated costs, to see if any would be of interest to the Board for staff to pursue. Additional project ideas that the Board may have outside of the list provided by staff can also be considered, so long as the project is consistent with the redevelopment plan.

As a brief overview, the redevelopment plan broadly outlines six focus areas that include: redevelop the CORE of Spring Hill, effectively provide infrastructure and services, attract investment and create value through public and private partnerships and initiatives, provide a safe and attractive environment, provide job opportunities, training and skill enhancement opportunities.

Potential Allocation Options:

- Increase funding to exterior grant program
 - Current program: 75% of the costs for projects totaling \$4,000 & 50% of the costs for projects exceeding \$4,000 will be reimbursed to the owner/applicant
 - Suggestion: increase % CRA match and/or increase the total amount awarded
 - Cost: Additional \$10,000-\$20,000
- Implement new grant program(s):
 - CRA Connection Assistance – Funding to connect property owners to city sewer
 - Cost: \$40,000 (5 connections @ \$8,000 each)
 - Business Assistance - A matching grant program designed to encourage small businesses to locate, expand or redevelop in the CRA
 - Cost: \$50,000 and up
 - Down Payment Assistance – provide a certain amount of funds to encourage homestead ownership of home sites in the CRA
 - Cost: \$50,000 and up (5 @ \$10,000 each)

- Free Ride to Employment Program, where CRA would pay for:
 - Rides to/from job training programs
 - Rides to/from job interviews
 - Rides to/from the first two weeks of employment
 - Cost: TBD, funding could be on a first come first serve basis based upon an annual allocation
 - Applicants would need to show proof of transportation issue and proof of need for ride assistance and need to establish a proximity range
- Accelerate final phase of Spring Hill Sewer line install
 - Cost: \$15 Million for completion
 - Phase 4A \$9.1 million
 - Phase 4B \$4.3 million
 - Phase 4C \$1.4 million
- Increase funding to TURN Festival
 - Cost: \$10,000 for more entertainment and additional food vendors
- Create a special event waiver process to encourage new community building events inside the CRA
 - Cost: TBD, amount would be set by CRA
 - Typical event could cost \$1,000 on up per event in city costs based upon footprint and event type
- Purchase additional property in CORE area
 - Cost: varies based upon appraised values (\$20,000 and up)
- 910 S. Adelle Enhancement Project
 - Cost: art wall decking and with landscaping: \$40,000
- Streetscape
 - Cost: rough estimate of a minimum of \$800,000 for a segment of road (Clara from Beresford to Green)
- Roads/Sidewalks
 - Create a reserve to help fund additional road resurfacing projects/road quality projects and/or sidewalk installation/repair
 - Cost: TBD - prior road estimates were around \$150,000 per lane mile

FISCAL IMPACT:

The fiscal impact is to be determined, currently the CRA has approximately \$600,000 in total reserves that could be allocated toward initiatives.

RECOMMENDATION:

Staff is seeking direction from the Board on what project (or projects) to move forward with the allocation of funds toward.

BACKGROUND/DISCUSSION: In December of 2020, the Spring Hill CRA performed a similar exercise where unallocated reserves were allocated to several project areas. At that time the three areas identified were: Road Paving, Sidewalks, and Street Lighting additions. Since that time staff has worked with our CRA partners at Volusia County to perform numerous road paving and sidewalk improvements within the CRA.

ITEM SUMMARY:

Discussion re Reserve Allocation.