

2021 CRA ANNUAL REPORT

Orange County Orange Blossom Trail CRA
submitted by Orange Blossom Trail
Development Board



2021 ANNUAL REPORT

COMMUNITY REDEVELOPMENT AGENCY

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Contact

Vanessa Pinkney | *Executive Director*
 Orange Blossom Trail Development Board/
 Community Redevelopment Agency

2800 S. Orange Blossom Trail
 Orlando, Florida 32805
 (407) 855.1705



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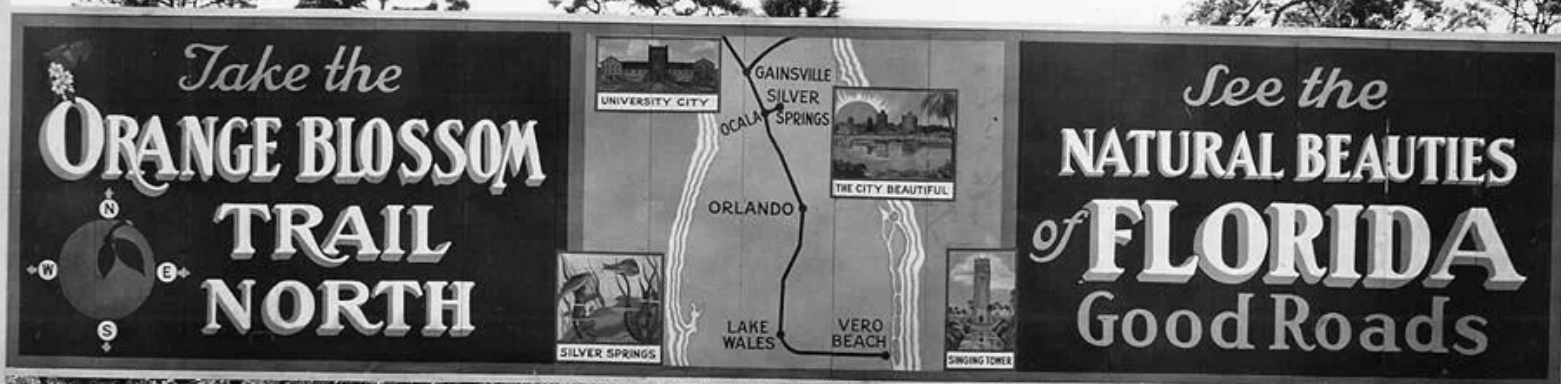
I. Introduction

Florida Statute Chapter 163.371 requires that the Orange County Community Redevelopment Agency (“OBTCRA”) file an annual report of its financial activities with the taxing authorities each year for the preceding fiscal year. This report has been prepared to meet these obligations and is filed for fiscal year 20/21 beginning October 1, 2020, and ending September 30, 2021. This report sets forth:

1. Organization and membership of the OBTCRA, its Board members and administration.
2. Introduction to the OBTCRA, its vision and background.
3. OBTCRA boundary and maps.
4. Financial reports, statement of liabilities, income/operating expenses, and certain other performance information.
5. An overview of public and private construction projects within the OBTCRA. In 2021, the Board presented and recommended to the OBTCRA and the City of Orlando the “Block

-n- Lock” block system which set the stage for a series of redevelopment activities throughout the OBTCRA area.

CRA’s are special independent districts formed to enhance blighted areas; promote development; and improve economic vitality by encouraging business owners, community stakeholders, and residents to invest in the community. The OBTCRA was developed as an example for this analysis. The OBTCRA was established in 1990; efforts to expand the OBTCRA are currently underway, with an expected adoption date of 2022 for the expanded area. As of year-end 2020, the OBTCRA brought in a total tax increment collection of \$109,369,800, with approximately \$130,335,200 in increment projected to be collected in 2021. Overall, the TIF within the OBTCRA is projected to grow at a compound annual growth rate (“CAGR”).

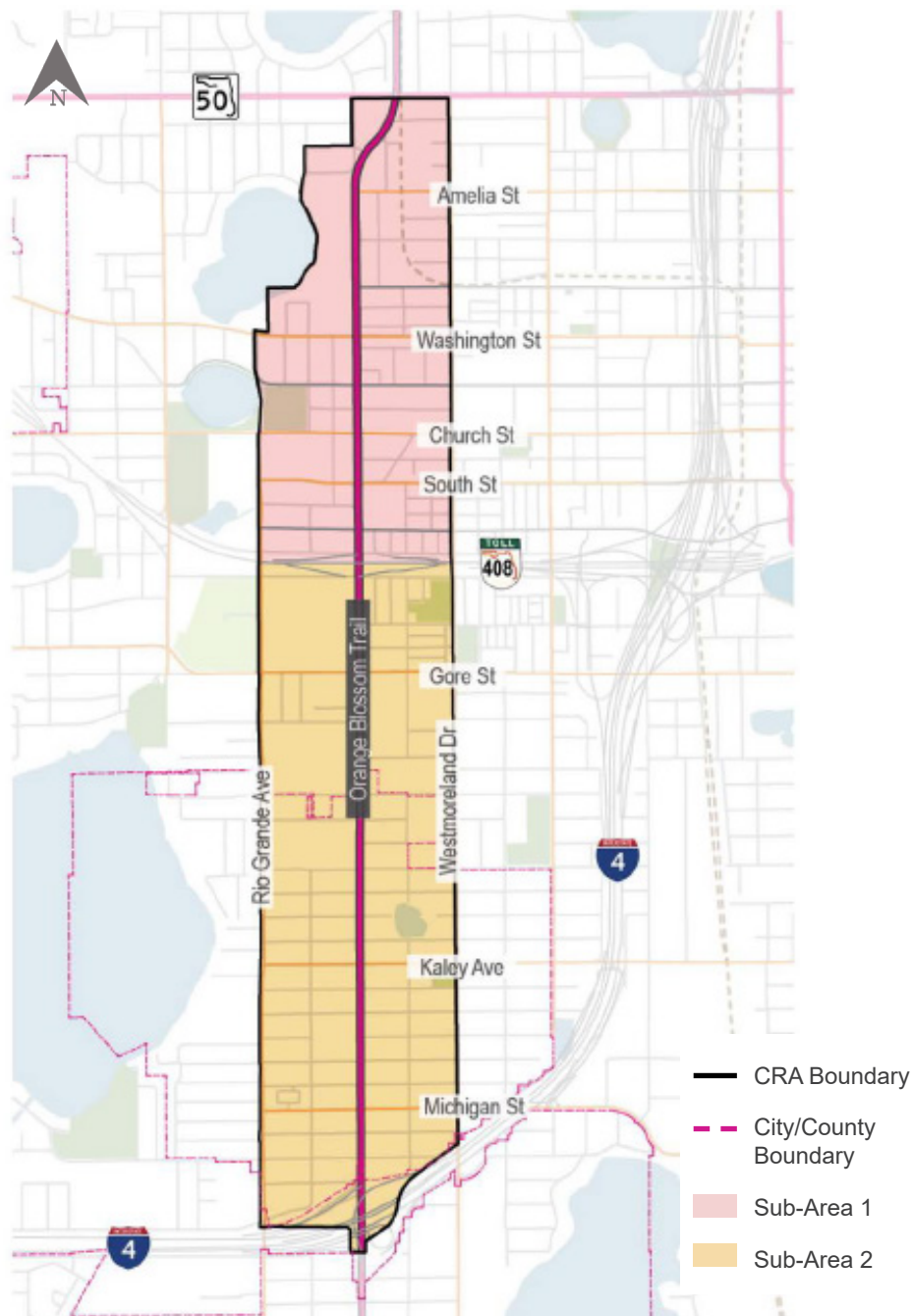


II. Background

On May 29, 1984, the OBTCRA went into an interlocal agreement between the City of Orlando, Florida, and the Orange Blossom Trail Development Board (the "OBTDDB") a Florida not-for-profit corporation. Subsequently, on April 9, 1990, the OBTCRA adopted Resolution 90-M-23 finding the existence of one or more slum and blighted areas in the City of Orlando and Orange County, Florida, finding a need

for a Community Redevelopment Agency. The CRA is generally located in the Holden Heights community, arts district, tourist, and sports complex core that generally stretches from West Colonial Drive to Interstate 4 and from the centerline of Westmoreland Drive to the west right-of-way line of Rio Grand Avenue. The described area is shown below.

Figure 1. CRA Boundary Map



III. Governance

The Orange County Board of County Commissioners (BCC) serves as the Orange Blossom Trail Community Redevelopment Agency (governing board) and directs the activities of the CRA. Meet the Tri-party members:

Orange County Commissioners/OBT CRA		City of Orlando Commissioners	
Jerry L. Demings	Mayor	Buddy Dyer	Mayor
Nicole Wilson	Commissioner	Jim Gray	Commissioner
Christine Moore	Commissioner	Tony Ortiz	Commissioner
Mayra Uribe	Commissioner	Robert F. Stuart	Commissioner
Maribel Gomez Cordero	Commissioner	Patty Sheehan	Commissioner
Emily Bonilla	Commissioner	Regina Hill	Commissioner
Victoria P. Siplin	Commissioner	Bakari F. Burns	Commissioner

Orange Blossom Trail Development Board – OBTDDB/CRA

Bob Moser	President
Carolyn McClendon	Vice President
Tangia Hill-Smikle	Secretary Treasurer
Victoria P. Siplin	Commissioner/Board Member
Avery Donaudy	Board Member
Tasha Golis	Board Member
Lacey Nelson	Board Member
Jeff Robinson III	Board Member
Brandon Lee	Board Member

IV. Administration

The administration of the “Board” is responsible for accomplishing the daily activities of the CRA by recommending action items to the CRA for approval. The administration team consist of the following:

OBTDDB – Staff		Email
Vanessa Pinkney	Executive Director	vanessa.pinkney@OBTDDB.com
Roger Dixon	Project Manager	roger.dixon@OBTDDB.com
Jessica Darden	Program Manager	jessica.darden@OBTDDB.com
Marcia D. Davis	Executive Assistant	marcia.davis@OBTDDB.com

V. Vision

The overall vision is to create an environment where the historical commercial corridors along Orange Blossom Trail thrive; new residential opportunities are created in strengthen neighborhoods; the visual character is significantly enhanced; and both the resident population and business owners have a renewed sense of pride in the area.

VI. Implementation (Projects Overview & Accomplishments)

The OBTCRA is in its 32nd year of operation and has increased in value since its creation in 1990. The resulting Tax Increment Revenue allows for the continued expansion of public infrastructure and other programs that directly affects Orange County and the City of Orlando. The OBTCRA Redevelopment Plan addresses several issues including affordable housing for low and middle-income families, land use, economics, transportation, utilities, urban design, safe neighborhoods, recreational and community services and sustainability. Consequently, the OBTCRA continues to fund public improvements through available CRA funds. Some of the notable projects—both public and private—are indicated in the following pages.

Residential Redevelopment

In collaboration with the Orlando Regional Realtors Foundation, the OBTCRA endeavors to address “Housing for All” in the Holden Heights community. The OBTCRA currently owns five (5) residential lots reserved for affordable housing. They are contiguous to six (6) lots owned by the Orlando Regional Realtors Foundation. The OBTCRA will provide pre-construction costs for the eleven (11) lots. Through the donation of the lots and payment of the pre-construction costs, the OBTCRA will greatly reduce the cost of building new homes in the Holden Heights community. The goal of the project is to produce the maximum number of dwelling units on the lots. The OBT Housing Task Force is pursuing the opportunity to “test and demonstrate” Orange Code prior to the official adoption. The “Orange Code”, the County’s new code process, represents a radically simplified and sustainable way to govern how land is developed. It ensures sustainable land development that preserves the character of existing communities, celebrates Orange County’s diversity, and creates vibrant places to live, work, and relax.

Figure 2. Housing Parcels

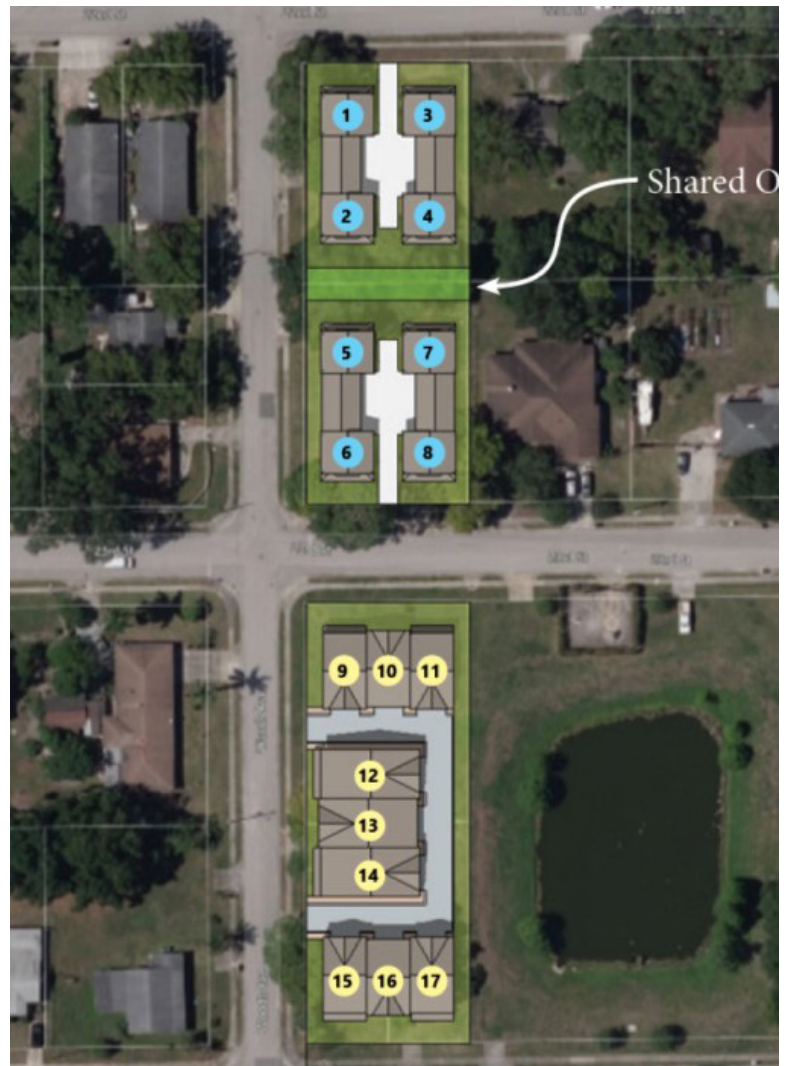


Figure 3. New Housing Developments



Figure 4. New Housing Developments



CRA Current Projects

Blue Diamond USA has developed a novel concrete-based building material technology “Block-n-Lock” that offers the opportunity to help reduce the cost of residential construction. The OBTCRA has provided gap funding for Blue Diamond to establish their manufacturing within the CRA.

The “Block-n-Lock” block system is a unique four-way interlocking pattern that creates a superior structure. Due to the interlocking design each block is 50% lighter than an original concrete masonry unit. No mortar is required between blocks. Easy interlocking headers for window and doors. Anyone from an unskilled worker to a disabled vet, or a family with children can build with this block.

The interlocking design cuts off any direct path eliminating the ability of fire penetrating the block. Less materials. Time and risk are significantly reduced. No framing means less waste and debris, minimizing the environmental impact.

Figure 5. Blue Diamond USA – Interlocking Block System



Infrastructure

The most significant investments in the CRA since the adoption of the original plan have been made to public facilities. These upgrades have included: 1) Jones High School, Orange County School Board spent over \$50 million on the complete reconstruction; 2) Camping World Stadium, \$200 million upgrades completed in 2016; 3) Holden Heights Neighborhood, Orange County Government committed \$26 million to install a sanitary sewer system, build new curbs, gutters, sidewalks, and reconstruct roads to significantly enhance the character of the area; Orlando Police Department Headquarters

Facility was funded at approximately \$41.5 million; and finally, Orlando Fire Department Station, \$4.9 million LEED-certified fire facility was built because of the Camping World Stadium improvements.

In 2014, “Phase I of the Orange Blossom Trail Roadway Enhancement Project” was completed from West Central Boulevard to West Gore Street on OBT. Upgraded LED lighting to the area is underway. Design of Phase IIA of the project which extends from West Gore Street to Interstate-4 has been completed.

Roadway upgrades include signalization upgrades at OBT & West Michigan Street; a major intersection, and stamped concrete inlays along the sidewalk to continue the brick pattern installed in Phase I. To complement design

upgrades, the green light poles will be painted black to match Church Street and Interstate-4. This provides for a more uniform look and standard paint application. The nearly \$2.5 million project will begin in 2023.

Figure 6. Phase 1 Roadways



Woods Avenue Improvements

Woods Avenue is currently a 16-foot-wide paved section between Grand Street and Indiana Street with a closed drainage system and a dirt road from Indiana Street to Miller Avenue with an open drainage system. The proposed roadway improvements to Woods Street will be to upgrade to a 24-foot-wide pavement section to include a 5-foot sidewalk on either side of the street and the open drainage system will become a closed drainage system to accommodate the proposed roadway improvements.

Figure 7. Woods Avenue (Before)



Maker's Row

The OBTBD staff will be coordinating with the private, and public entities the create a strong “Maker's Row”, a maker's space. A maker's space is a collaborative workspace for making, learning, exploring, and sharing that uses high-tech to no tech tools. These spaces are open to kids, adults, and entrepreneurs and have a variety of maker equipment including 3D printers, laser cutters, CNC machines, soldering irons, and even sewing machines.

Figure 8. Inline Block Equipment Concept



VII. Financials

Below depicts the a five-year summary of (Revenue/Expenditures)

Fiscal Year	Revenue (\$)	Expenditures (\$)
2016/2017	358,741	263,812
2017/2018	453,185	210,237
2018/2019	598,465	292,152
2019/2020	754,468	284,468
2020/2021	993,828	296,139

The funding source for the Orange County Community Redevelopment Agency (OBT CRA) is Tax Increment Financing (TIF). TIF revenues are calculated based on the Orange County Property Appraiser's Office report that determine the taxable value of the OBT CRA district. The Annual TIF revenues captured by the Orange County Orange Blossom Trail Community Redevelopment Agency from 2011 to 2021 is illustrated on the following page.

Below depicts the Annual TIF Revenues captures by the Orange County Orange Blossom Trail Community Redevelopment Agency from 2011 to 2021.

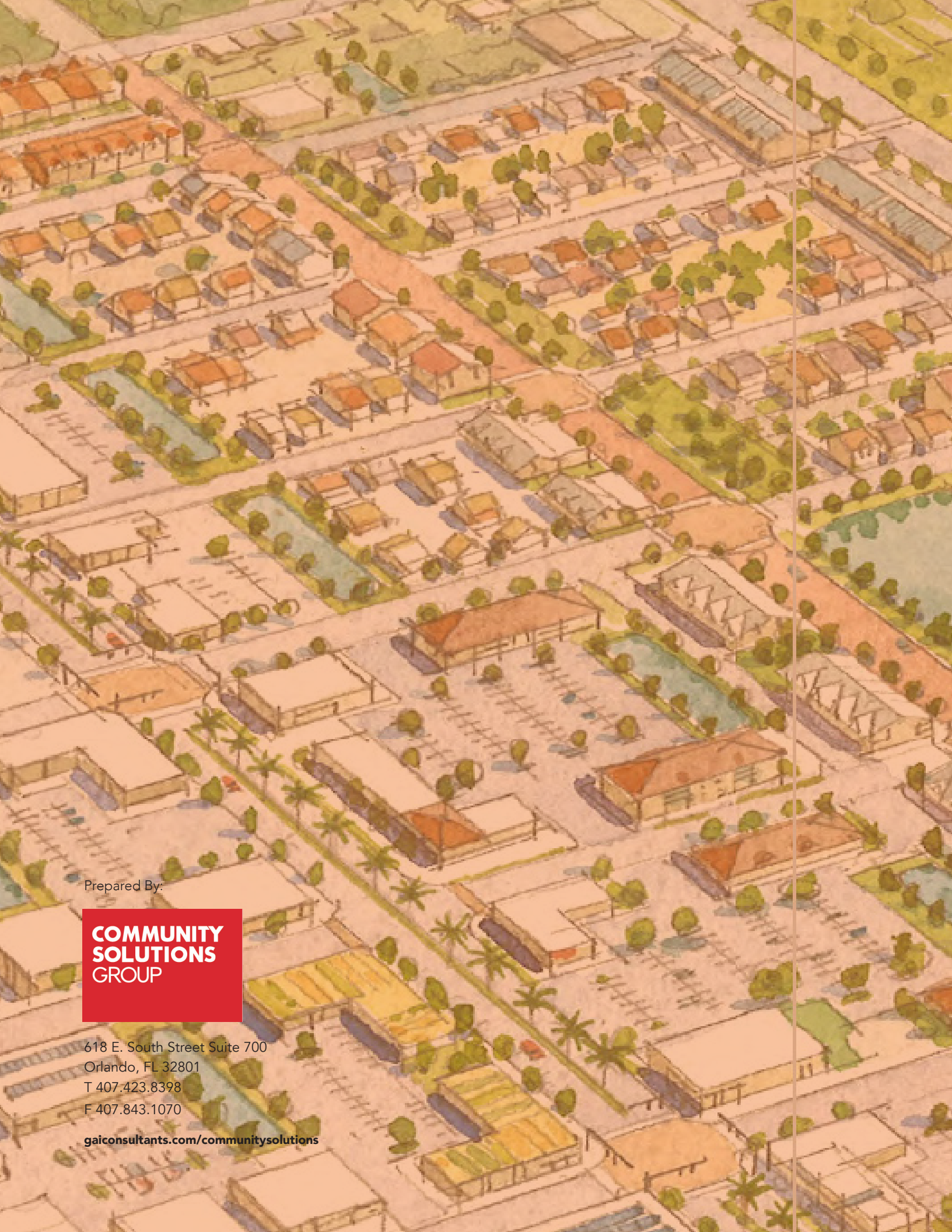
FYE	Total Taxable Value	Total Tax Increment	Tax Increment at 95%	Annual TIF Revenues		
				County	City	Total
Base 1990	\$118,499,361					
2011	\$147,983,000	\$29,483,600	\$28,009,400	\$124,200	\$117,600	\$241,800
2012	\$144,555,358	\$26,056,000	\$24,753,200	\$109,800	\$103,900	\$213,700
2013	\$141,189,992	\$22,690,600	\$21,556,100	\$95,600	\$90,500	\$186,100
2014	\$141,821,432	\$23,322,100	\$22,156,000	\$98,300	\$93,000	\$191,300
2015	\$147,520,930	\$29,021,600	\$27,570,500	\$122,300	\$136,200	\$258,500
2016	\$158,716,220	\$40,216,900	\$38,206,100	\$169,400	\$188,800	\$358,200
2017	\$169,037,617	\$50,538,300	\$48,011,400	\$212,900	\$237,200	\$450,100
2018	\$185,278,036	\$66,778,700	\$63,439,800	\$281,300	\$313,500	\$594,800
2019	\$200,623,196	\$82,123,800	\$78,017,600	\$346,000	\$385,500	\$731,500
2020	\$233,625,484	\$115,126,100	\$109,369,800	\$485,000	\$540,400	\$1,025,400
2021	\$255,694,292	\$137,194,900	\$130,335,200	\$578,000	\$644,000	\$1,222,000
			Total	\$2,622,800	\$2,850,600	\$5,473,400

VIII. Summary

The OBTCRA continues to build forward momentum through the 20/21 fiscal year as evidenced by an approximate **18 percent increase** in its TIF revenue from the prior tax year. The OBTCRA is a tool for the Orange County Community Redevelopment Agency, the City of Orlando, and property owners to help improve property values, business revenues, and economic growth within the OBTCRA. The OBTCRA strives to provide comprehensive support for the community, property owners and businesses. For more information, visit the OBNext web page at www.obtnext.com You can learn about:

- Attending upcoming Board meetings.
- Minutes and agendas from prior meetings.
- Financial information for the CRA; and
- Contact information on how the CRA can help you.

All OBTCRA Board meetings are open to the public and are held monthly—unless canceled due to no new business—at the Holden Heights Community Center 1201 20th Street Orlando Florida 32805. Please check the Orange Blossom Trail Development Board Calendar at www.OBNext.com for meeting dates. We encourage you to attend!



Prepared By:

**COMMUNITY
SOLUTIONS
GROUP**

618 E. South Street Suite 700
Orlando, FL 32801
T 407.423.8398
F 407.843.1070

gaiconsultants.com/communitysolutions