

2006 Florida Cities of Excellence Awards Program ▶

Category (Please check one) See Award Criteria for more information. Please print or type. One nomination per page.

Name of Municipality Nominated _____
Nominated by _____
(Name of City/Town/Village)

✓ *City Spirit*
Name of Municipality Nominated City of Deland
Nominated Project Spring Hill Community Redevelopment Agency
Nominated by City of Deland
(Name of City/Town/Village)

Name of Individual Nominated _____
Nominated by _____
(Name of City/Town/Village)

Name of Individual Nominated _____
Nominated by _____
(Name of City/Town/Village)

Name of Individual Nominated _____
Title _____ Department _____
Nominated by _____
(Name of City/Town/Village)

Name of Individual Nominated _____
Nominated by _____
(Name of City/Town/Village)

Name of Individual Nominated _____
Nominated by _____
(Name of City/Town/Village)

Name of Individual Nominated _____
Nominated by _____
(Name of City/Town/Village)

Name of Individual Nominated _____
Nominated by _____
(Name of City/Town/Village)

Name of Individual Nominated _____
Nominated by _____
(Name of City/Town/Village)

[OVER]

Please print or type.

Name Michael Grebosz
Title Special Projects Coordinator
Government City of Deland
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E-mail Address greboszm@deland.org

This nomination has been voted on and approved by a majority of the city council/commission.

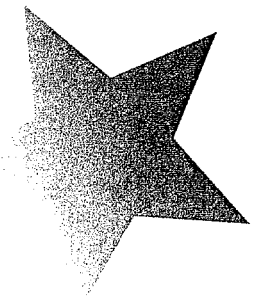
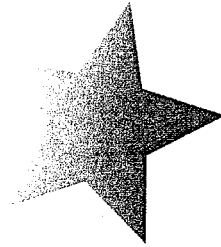
Signed Julie A. Hennessey
City Clerk

The judges will use the narrative and supportive information to select the award winners. Nominators/nominees are asked not to contact the judges directly.

In the narrative, please be clear and concise, using the Award Criteria to support the selection of your nominee. Please type (or print in black ink), up to 1,200 words, double-spaced on white 8-1/2" x 11" paper.

Up to 10 pages of supportive information (newspaper clippings, photographs, letters from constituents, etc.), on 8-1/2" x 11" paper (single-sided) may be provided. Please do not include videotapes, DVDs, CDs or Power-Point presentations.

Submit nominations by **August 18, 2006:**
Florida League of Cities, Inc.
Attn: Florida Cities of Excellence
301 S. Bronough Street, Suite 300 (32301)
P.O. Box 1757
Tallahassee, FL 32302-1757





City Spirit Award
Spring Hill Community Redevelopment Agency

Program Background

City Spirit is the theme that describes the efforts of to the City of DeLand and its partners to redevelop a historic African American neighborhood in both the unincorporated and incorporated area on the south-end of DeLand. For two decades the City of DeLand, the Chamber of Commerce and Stetson University worked collectively to make incremental improvements to this blighted neighborhood. After a failed annexation attempt in June 2003, the City and County joined forces to create in 2004 the first joint City/County Community Redevelopment Agency to improve the quality of life in Spring Hill.

Spring Hill, despite being predominately in the unincorporated area, has always identified itself as being part of DeLand. However, this neighborhood of 2,212 residents, has a median income level of \$21,633 with 37.4 percent of residents living in poverty, and 36.3 percent without a high school diploma. These figures place Spring Hill significantly below many benchmarks set forth by the State. The area has limited public utilities and services, stagnant property values, a high crime rate and incompatible adjacent land uses. Many residences had become run-down rental properties and crack houses.

Program

After many years of attempting to address the issues in Spring Hill, the City and the County realized that a partnership was needed to effect real change. This partnership which includes the City, County, State of Florida, Stetson University, and the DeLand Area Chamber of Commerce has brought about unprecedented programs and redevelopment activities over the past two years that has fostered a new hope in the neighborhood for a better quality of life.

The partnership began shortly after the failed annexation attempt with each of the partners bringing resources and ideas to the table that could be immediately implemented. The Spring Hill Community Redevelopment Agency, established in 2004, put together its redevelopment plan in

2005. This plan included installation of sanitary sewer, development of affordable housing, and development of a permanent community resource center. This redevelopment plan was developed through community meetings, interviews and surveys. As a result the community has a plan that includes the input from all stakeholders and will guide the CRA Board's redevelopment efforts.

The County and City agreed to use significant portions of their Community Development Block Grant and Weed and Seed Program funding to establish the Spring Hill Community Resource Center. This is a facility located in the heart of Spring Hill that provides residents access to key resources such as human services, job training and recruitment, a literacy programs for youths and adults.

Within the Spring Hill Community Resource Center, The Central Florida Community Development Corporation (CFCDC) a non-profit organization offers many services to the residents of Spring Hill to help them get ahead and live the American dream. Such programs include credit counseling, homeownership education, homebuyer assistance, housing development, and rental housing. Also the CFCDC provides economic services such as business counseling, technical assistance, business education, micro-loans, incubator assistance, credit counseling and public/private ventures to potential, new start-up, or fledgling businesses.

Stetson University established the "Micro Loan" program to help minority business entrepreneurs get new businesses started by providing not just loans but assistance in establishing their new business. A local bank is working with the Spring Hill CRA to provide home loans to residents that meet certain established guidelines. During this same time the County of Volusia established a new park in the heart of Spring Hill and the DeLand Breakfast Rotary paid for and built new basketball courts for the park. The Community Resource Center staff put together the first ever neighborhood pride event called "TURN" (To Unite Rebuild and Network). The first event occurred in September 2004 only days after hurricane Francis blew through because the community was determined to have the event, despite the devastation, as a sign of new hope.

Since 2004, the City of DeLand has been working to install sanitary sewer lines in Spring Hill. Thanks to opportunities obtained by the efforts of our local legislative delegation, the City will complete the entire Adelle Avenue sewer project this year, which will serve nearly 100 residents.

This project also includes streetscaping for neighborhood beautification as part of the gateway to the "new" Spring Hill.

Program Achievements

This past fiscal year, the CRA realized its first real gain in property values; the key success measure of a community redevelopment district. Overall the property values in Spring Hill have increased \$29.5 million of which \$18.5 million was this past year. This equates to \$326,000 in revenue for FY 06/07. This new revenue will significantly enhance the Board's ability to fund redevelopment activities.

The Florida Redevelopment Association awarded the Spring Hill CRA Board with the Roy F. Kenzie Award for its work on the redevelopment plan. This year the City will complete the Adelle Avenue sewer and streetscape project and Phase II of the Spring Hill Park was completed.

The CFCDC through a contract with the Spring Hill CRA has formed a non profit corporation that will be community based to promote the redevelopment of Spring Hill and to promote positive activities in Spring Hill such as community events and to increase community awareness of the programs and opportunities offered through or in conjunction with the Spring Hill CRA.

Additionally, the Central Florida Community Development Corporation has begun putting together parcels for redevelopment to be used for commercial and affordable housing projects. Overall, the City Spirit that DeLand has shown through its partnerships has begun to bear fruit and restore hope in this once impoverished community.