

MINUTES

SPECIAL MEETING - COMMUNITY REDEVELOPMENT AGENCY BOARD (CRA)

July 18, 2012

Minutes of the Special Meeting of the Community Redevelopment Agency Board of The City of Daytona Beach, Florida, held on Wednesday, July 18, 2012, at 6:00 p.m., in the Commission Chambers, City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

1. Roll Call.

Commissioner Robert Gilliland	Present
Commissioner Patrick Henry	Present
Commissioner Cassandra Reynolds	Present
Commissioner Edith Shelley	Present
Commissioner Pamela Woods	Present
Commissioner Kelly White	Not Present
Mayor Glenn Ritchey	Present

Also Present:

James V. Chisholm, City Manager
Marie Hartman, City Attorney
Jennifer L. Thomas, City Clerk

It was moved by Commissioner Gilliland to excuse the absence of Commissioner White. Seconded by Commissioner Woods. The motion passed 6-to-0 with the breakdown as follows:

Commissioner Gilliland	Yea
Commissioner Henry	Yea
Commissioner Reynolds	Yea
Commissioner Shelley	Yea
Commissioner Woods	Yea
Commissioner White	Excused
Mayor Ritchey	Yea

2. Commissioner Shelley led the invocation.
3. Commissioner Gilliland led the Pledge of Allegiance to the Flag.

- 4. Adopted/Minutes of the Regular Meeting of the Community Redevelopment Agency Board of The City of Daytona Beach, Florida, held Wednesday, June 06, 2012, at 6:00 p.m., in the Commission Chambers, City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

It was moved by Commissioner Woods to approve the minutes. Seconded by Commissioner Gilliland. The motion passed 6-to-0 with the breakdown as follows:

Commissioner Gilliland	Yea
Commissioner Henry	Yea
Commissioner Reynolds	Yea
Commissioner Shelley	Yea
Commissioner Woods	Yea
Commissioner White	Excused
Mayor Ritchey	Yea

- 5. AGENDA APPROVAL

James V. Chisholm, City Manager read the Agenda changes:

No changes.

It was moved by Commissioner Gilliland to approve the Agenda. Seconded by Commissioner Reynolds. The motion passed 6-to-0 with the breakdown as follows:

Commissioner Gilliland	Yea
Commissioner Henry	Yea
Commissioner Reynolds	Yea
Commissioner Shelley	Yea
Commissioner Woods	Yea
Commissioner White	Excused
Mayor Ritchey	Yea

- 6. ADMINISTRATIVE ITEMS

- 6A. Adopted/Resolution No. CRA 12-11 approving the amended and restated agreement with W.C. Grand, LLC to provide 18 additional months to commence construction of a minimum of 15 townhomes and provide incentives for a homebuyer down payment program using part of the proceeds from the sale of the units. City Clerk Thomas read the Resolution by title only. A RESOLUTION APPROVING THE AMENDED AND RESTATED W.C. GRAND REDEVELOPMENT AGREEMENT WITH W.C. GRAND, LLC, AND THE CITY OF DAYTONA BEACH FOR THE SALE AND REDEVELOPMENT OF CITY OWNED PROPERTY LOCATED AT 516 SOUTH GRANDVIEW AVENUE IN THE SOUTH ATLANTIC REDEVELOPMENT AREA; EXTENDING THE TIME TO PURCHASE THE PROPERTY AND COMMENCE AND COMPLETE CONSTRUCTION; REDUCING THE PURCHASE PRICE IN EXCHANGE FOR DEVELOPER FUNDED DOWN PAYMENT INCENTIVES FOR NINE UNIT BUYERS; AUTHORIZING THE CHAIR AND CITY CLERK TO EXECUTE THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

John Nicholson, 413 North Grandview Avenue, Daytona Beach stated he hated to do this on this particular project because he liked it; he believed they will build this project but he didn't want to miss the opportunity to say we've had problems with flippers in the past. He hoped they realized we would not continue to do extensions on other properties unless they're really going to build and not do flipping. He just wanted to comment on flipping and said this is a great project.

Mayor Ritchey asked if there were any questions or comments from the Commission.

Commissioner Shelley asked Mr. Chisholm if he would give a review.

James V. Chisholm, City Manager stated this is a unique project that is on the Beachside in some of the areas we need to have reinvestment. It presents an opportunity that if it is successful, that we could use to explore in other areas that are somewhat distressed and the areas that can benefit from the incentives we can offer as a City to encourage redevelopment of those areas. It is not a template as such, but an example of a way the City can provide incentives to projects to move forward. You will see others similar to this come back to you in the future.

Commissioner Shelley asked Mr. Chisholm if she heard him earlier say this is not a template.

Mr. Chisholm responded no, he did say this is not a template, he said it is an example of what we can use as a template.

Commissioner Shelley stated she felt this was going to be an excellent project; one that will give the City the criteria to work with. They have to meet certain standards if the City was going to do a project such as this one. The qualifying process, if certain criteria are met, we can setup a qualifying purchaser rebate. She stated it was very important to her that criteria are established for something such as this.

Mr. Chisholm replied they were in agreement.

Mayor Ritchey asked if there were any questions or comments from the Commission, hearing none he called for the vote.

It was moved by Commissioner Woods to adopt the Resolution. Seconded by Commissioner Shelley. The Resolution was adopted 6-to-0 with the breakdown as follows:

Commissioner Gilliland	Yea
Commissioner Henry	Yea
Commissioner Reynolds	Yea
Commissioner Shelley	Yea
Commissioner Woods	Yea
Commissioner White	Excused
Mayor Ritchey	Yea

7. CITIZENS

John Nicholson, 413 North Grandview Avenue, Daytona Beach stated it has been almost five years since David left the Main Street CRA, and he wanted to know if he was going to be replaced. He commented that Jason does all sorts of things for Downtown and Charles does all kinds of things for Midtown so for five years there has been no one doing anything for Main Street. He said Main Street is paying the money but they are not receiving the services, and the position that was vacated by David five years ago is desperately in need to be filled. So far the work on Main Street is minor but it does need someone to step in and fill the position the liaison was doing on Main Street.

8. COMMENTS/INQUIRIES FROM THE COMMUNITY REDEVELOPMENT AGENCY – CITY MANAGER AND CITY ATTORNEY REPORT.

No comments.

9. ADJOURNMENT

There being no further discussion or comments the meeting was adjourned at 6:11 p.m.


GLENN S. RITCHEY
Chair

ATTEST:


JENNIFER L. THOMAS
City Clerk

Adopted: August 1, 2012

RECORD REQUIRED TO APPEAL: In accordance with Florida Statute 286.0105 if you should decide to appeal any decision the Community Redevelopment Agency Board makes about any matter at this meeting, you will need a record of the proceedings. You are responsible for providing this record. You may hire a court reporter to make a verbatim transcript, or you may buy a tape of the meeting for \$2.00 at the City Clerk's office. Copies of tapes are only made upon request. The City is not responsible for any mechanical failure of the recording equipment.