

MINUTES

SPECIAL MEETING - COMMUNITY REDEVELOPMENT AGENCY BOARD (CRA)

February 24, 2010

Minutes of the Special Meeting of the Community Redevelopment Agency Board of The City of Daytona Beach, Florida, held on Wednesday, February 24, 2010, at 6:00 p.m., in the Commission Chambers, City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

1. Roll Call.

| | |
|-----------------------------------|-------------|
| Commissioner Cassandra Reynolds | Not Present |
| Commissioner Richard Shiver | Present |
| Commissioner Pamela Woods | Present |
| Commissioner Shiela McKay-Vaughan | Present |
| Commissioner Robert Gilliland | Present |
| Commissioner Derrick Henry | Present |
| Mayor Glenn Ritchey | Present |

Also Present:

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

2. Commissioner McKay-Vaughan led the invocation.

3. Commissioner Henry led the Pledge of Allegiance to the Flag.

It was moved by Commissioner Shiver to excuse the absence of Commissioner Reynolds. Seconded by Commissioner McKay-Vaughan. The motion passed 6-to-0 with the breakdown as follows:

| | |
|----------------------------|---------|
| Commissioner Reynolds | Excused |
| Commissioner Shiver | Yea |
| Commissioner Woods | Yea |
| Commissioner McKay-Vaughan | Yea |
| Commissioner Gilliland | Yea |
| Commissioner Henry | Yea |
| Mayor Ritchey | Yea |

4. AGENDA APPROVAL

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

No changes.

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

| | |
|----------------------------|---------|
| Commissioner Reynolds | Excused |
| Commissioner Shiver | Yea |
| Commissioner Woods | Yea |
| Commissioner McKay-Vaughan | Yea |
| Commissioner Gilliland | Yea |
| Commissioner Henry | Yea |
| Mayor Ritchey | Yea |

5. Action/Discussion - Selection of the E-Zone Master Plan Team

Reed Berger, Redevelopment Director stated it was his hope to discuss and conclude the selection process. He gave a brief presentation complete with timeline of how the project idea was started. After receiving 29 responses to the Request for Proposals (RFP) they have narrowed the selection to three candidates; EDAW/AECOM, Elkus Manfredi Architects and Morris Architects. He wanted to see where there were differences and would like the project built and not be one that sits on the shelf. He had another concern about bringing the cost factor down and he was hopeful that the finalists could help explain that more tonight. The revised study area boundaries have changed and the limited concept plans need clarification of which sites were being discussed for redevelopment. There were five sites; the Boardwalk Hotel Site, the City Parking Lot Site that the Hilton uses, the County Parking Lot Site, the Park Expansion Site and the Main Street Bridge Site. These are the five sites that he would like to see have more detail of what could be developed there. In the final selection process, Mr. Berger stated he would like to provide each presenter with 15 minutes, or it could be longer, for their overview of their ideas for the project. The Commission will have an opportunity to ask questions after each presenter and then the opportunity to vote as described by the City Clerk. He is looking forward to the whole process.

Mayor Ritchey thanked Mr. Berger and stated he framed the introduction very nicely. He asked the Commission to refrain from questions until all the presenters have spoken and that 15 minutes was a limited time to present and to hit the pertinent points.

Jennifer L. Thomas, City Clerk stated our first presenter is Morris Architects.

Walt Geiger, Principal, Morris Architects, 622 East Washington Street, Orlando, Florida stated there were two other members with him Doug Rutledge and Chris Harmon. Their firm MSI is a team of architects, landscape and planners. They had put together a great team that would be involved with putting together a proposal for the project. All of the team members were present and available to answer any questions the Commission might have at this time.

Doug Rutledge, Baker Leisure Group stated they believed that the cornerstone for any good plan is a thorough market analysis. They do a market analysis which consists of four initial things, the first being a data collection, second is to develop a market attraction analysis, also

they create a Strengths, Weakness, Opportunity and Threat (SWOT) analysis and recommendations which sets the platform for their recommendations. Finally, they come up with a cost benefit analysis which tells shareholders what the benefit is of this project, this is all part of a six months process.

Chris Harmon, Planning Director with MSI Design stated he was going to be giving a complete overview of the entire project process. The six month project has been divided into four major steps. First is to establish the ground work by interviewing stakeholders, preparing the framework plan and exploring concepts, developing and finding the Master Plan itself, and providing the implementation components that the City needs to advance the plan. He stated that the summary to all this material could be found in the material that was handed out to the Commission if they would like to look more in depth into it. The first month they will immerse themselves into Daytona Beach and the E-Zone study area. The critical components steering committee will work with the project throughout the six month period which he hoped would consist of several of the Commissioners. They will also conduct interviews during the first month as well as investigations. Throughout all of the steps they will be producing graphics, summary reports and materials they provide to the City to put out on the websites and out to the community. The second and third months are when they pull information together from the first step and start to work on the framework plans. Framework plans would include traffic analysis, infrastructure, streetscape plans, buffering of the neighborhoods, looking at development areas, the capacity of the land and how to put all of this together. Earlier during this process they will have a visioning meeting with the community which would be done by a public meeting where they will share different ideas to get feedback from the community.

Mr. Geiger stated that the process Chris just completed was the planning stage, there is also the process of feasibility studies and next comes the deliverables. In 2001 they did a project analysis for Downtown Ballough Road which was a very similar proposal to this one. Their group believed in embedding the community with accurate information so they could have authorship to the plan as well as the Commission and City Staff on the project, because they felt it was a very important part of any project.

Commissioner Gilliland commented asked Mr. Geiger to explain more of the process and give a summary of the products they would be using. The City would also have what is known as an event based that would be discussed later on down the road. He asked had this model been used or applied anywhere for a tourist, hospitality based City like Daytona Beach. Our City in the past has been overly relying on events and one of the things we would like to see is the City moving away from that model to where we are a bit more consistent year round with family type visitations.

Mr. Geiger replied he had lived in Orlando since 1979 and he grew up in Brevard County. As kids his family spent their summers in Daytona Beach because that was what you did as a family so he was very aware of the events. As a matter of fact, they have had those discussions as a team as how it is an event driven market and how you move away and position yourself. They as a team understood the necessity of establishing a family based brand and to flatten out that visitation while also capitalizing on some of those limited

special events where everything gets crowded and packed. In their history they had worked in regional parks and markets that had a very short period of time, which meant they had to be responsive to a summer crowd and event driven venues. Their team has worked a lot with the Chicago Navy Pier which is another facility that is driven by events especially during the winter months. That was just a short list of some of the things they had adopted into their strategies.

Mrs. Thomas introduced the next presenter, Elkus Manfredi Architects.

Mike Cohen, Architect at Elkus Manfredi Architects, stated Daytona Beach was a unique city and it already had a brand, name recognition, a great beach and a great city. They were there to talk about how to improve the current brand and how to take a part of the city to change it to make it better. He introduced his team Kevin Plenzler, from Fishkind and Associates, Glenn Herbert was from Bellomo-Herbert & Associates and Clay Henderson was from Holland & Knight. Mr. Henderson would be doing the community liaison work and the public interface. Chris Walsh, representing Elkus Manfredi would be doing the civil and site planning, infrastructure, roads and traffic. Three others who could not attend - Hank Fishkind, Mike Rubin who was a well-known entertainment consultant, and Sam Poole representing Berger Singerman was the zoning code expert. The other person on their team was Mitch Friedel with R. K. Futterman in New York who was a retail consultant. When they received the RFP they found it was written in a way that if they were asked to write the RFP themselves they might have written it exactly the same way. They were extremely comfortable with it so their proposal was a very reasonable cost at \$348,000. As Mr. Berger mentioned there was a revised proposal which removed some of the financial analysis from the proposal. They removed Mr. Fishkind's base financial analysis but they didn't remove the analysis of each of the alternate master plans that they would produce. The most recent e-mail asked them to put Mr. Fishkind back in. So their fee had not changed. Their proposal responded to the 11 tasks that were called out in the RFP. He wanted to give them a sense of the kinds of projects that their teams had been involved in. He presented a PowerPoint presentation. Mike Rubin worked on the re-do of Coney Island. This was a project called Pleasure Island and it was all about leveraging the development, getting the most that they could out of the development. The next project was the historic Pier 57 in New York. The next was The Grove in Los Angeles which they thought was a project not unlike what they would be doing here. It was 600,000 square feet of retail next to the farmer's market and a pedestrian-oriented development. The next one was the Americana at Brand in Glendale with 450,000 square feet with restaurants, cinemas, 340 residences, a city park and 3,400 cars parking garage.

Glenn Herbert, Bellomo-Herbert, stated he had been working with the City for 30 plus years with projects like Jackie Robinson Ball Park, Beach Street and the News-Journal Center. Here they had an opportunity to do something wonderful and uplifting. They wanted to be a part of it. They thought they brought a certain prospective to it that would be very beneficial.

Mr. Cohen stated he thought they had strong local firms who really knew Daytona Beach and they came with fresh eyes. They came with lots of master planning projects, lots of entertainment projects, and heavy retail projects. They understand what it took to be successful and that there needed to be a shared vision. They needed to develop a destination and financial partnerships. That was what they did. And they would love to do it for Daytona Beach.

Commissioner Shiver stated he asked how often they would report to the board.

Mr. Cohen stated they had a whole series of community visioning sessions and they had workshops that occurred before and after. It was their idea that they would not only be reporting to staff but they would also be reporting to the board. It was their intention that they report each step along the way. They wanted the board to be involved in the process.

Commissioner Shiver asked the degree of involvement in the projects he showed them that included City Walk and Pleasure Island.

Mr. Cohen stated the first few slides he showed were Mike Rubin's doing entertainment destinations. The rest of the slides were of their firm's doing the master plan and the architecture. They were planners, urban designers and architects. When they plan they also think about it in terms of the architecture and how they really got to do things in buildings.

Commissioner Woods asked how this plan was going to be different and get them to where they wanted to be. Mr. Cohen stated the issue was understanding working together to get to a conclusion that everybody supported.

Mr. Herbert stated they had a very ambitious and aggressive public participation program. They wanted everybody having a part in it and giving them an opportunity to see their ideas in the plan.

Commissioner McKay-Vaughan asked if she understood Mr. Cohen to say they were involved in the Beach Street design.

Mr. Herbert stated Bellomo-Herbert did the design.

Commissioner McKay-Vaughan stated she had heard nothing but good things about the design on Beach Street. She thought that should be noted. It had a sense of design that fit and she hoped it would continue. They don't particularly want Miami buildings here, they want Daytona Beach buildings. She asked if he would like to introduce his local team.

Mr. Cohen stated their financial analyst was Mr. Fishkind. Mr. Plenzler was there and he could give them a little bit about his firm. Clay Henderson was there from Holland & Knight. They were looking to Mr. Henderson to do the community liaison and public interface. They also realized in Mr. Henderson they had somebody who could also help them with the City/County interface which they think at some part in this there would be something to do there.

Kevin Plenzler with Fishkind & Associates stated they had been in Orlando for 25 years. They were very familiar with the State of Florida and more important they were very familiar with Daytona Beach. They were involved in the design and execution of the financing for the Adam's Mark Hotel that was now the Hilton. Less than a year ago they did some work with the Boardwalk group with their holdings adjacent to the Hilton. They were very familiar with the market dynamics of the area. Essentially one of the hallmarks of what they did was execute complex financings. They could come up with the plan but ideally it was where they would get the money to fund those great ideas. They had done that in Daytona Beach via the Hilton. They had done it in Flagler County with the bridge that went to Hammock Dunes. They did it in mid-town Miami creating a synthetic CRA and executing \$76 million of financing for a 4,000 residential unit project and 100,000 square feet of retail space in a hotel. They were currently doing that at the village of Gulfstream in Hallandale. Financing was one of the important things they bring to the table.

Clay Henderson, Holland & Knight stated what he would like to do for this project was to get involved with the stakeholder facilitation and visioning. The other thing would require building partnerships with the county and developing working relationships. He could do that. He was tired of those dusty reports on the shelf. It was time for them to quit planning and actually get some things doing.

Commissioner Gilliland asked about the West Palm Beach project.

Mr. Cohen stated City Place.

Commissioner Gilliland asked where the money came from for that project.

Mr. Cohen stated the money for that project came directly from a developer who bought the land, brought the investment, had development partners, equity partners, and that was how it happened. In general a lot of projects happen that way. They get strong developers involved with strong connections who bring their money to the table and other people's money to the table.

Commissioner Gilliland stated the City didn't want something that was going to sit on a shelf. What had been missing in all those other plans was having those parties with investments. The first group said they had 24 people talk to them already about potentially partnering up and being involved in it. He had said they had projects where developers followed them.

Mr. Cohen stated in the proposal that was made in January, they listed the people who they had already talked to about this project which was a page and a half.

Commissioner Gilliland stated they lost him on the first proposal, second proposal, third, etc.

Mr. Cohen stated he went though that litany earlier because he was trying to say their proposal had been constant from the first day until now. They went directly to the task and the requirements of the initial proposal. In the middle they took Mr. Fishkind out and at the end they put him back in.

Commissioner Gilliland stated their proposal went for \$348,000 to \$328,000 and then back.

Mr. Cohen stated it did. When Mr. Fishkind came out \$20,000 of his fee came out and when he went back, \$20,000 went back in.

Mayor Ritchey stated he was going to make a comment that he hoped no one would take the wrong way. Sometimes to him local wasn't necessarily better. He thought it brought a bias and it could bring preconceived notions or opinions about an area. This was really about some out-of-the-box type of thinking. There had been some excellent projects that Mr. Cohen had been associated with. That response was not aimed at him or his company or anybody else. It was just that he didn't want to get caught up in saying that somebody who really knows the area could do a better job. He wanted to make sure they compare all of it on the face value of what was being offered and what was being presented and what could be brought to the community in something that didn't gather dust on a shelf.

Mr. Cohen stated that was why he made the comment earlier. He thought when they structured their team they were looking for components that were local. They had local attorneys. But the balance of their team was from other places. Their firm was a Boston-based firm. Mike Rubin was in Baltimore and others were in other places. What they were looking for was a balance between local knowledge and fresh ideas and fresh eyes. He had made that comment earlier and he thought Mayor Ritchey was right. The mix of it was the healthiest way to get there. It brought the most to the table.

Mayor Ritchey recessed the meeting at 7:25 p.m.

Mayor Ritchey reconvened the meeting at 7:35 p.m.

Mrs. Thomas introduced the final presenter, EDAW/AECOM.

Chris Corr, Chair of Planning Design and Development and Director of Real Estate strategy for AECOM. He told the Commission a little bit about AECOM and then talked about some of the factors they thought critical for success for the E-Zone. He then turned the presentation over to his colleague Todd Hill who talked more specifically about their approach to the project.

Todd Hill, Principal, AECOM stated it is really a four step process but before he got to that he wanted to talk about the team they have at AECOM; Rockwell Design, Zev Cohen located here in town and also Johnson Consulting who will address the convention/hotel financing. He stated real estate strategy is one of the largest pieces, urban design is important, public process is vital as well as all of the other things; entertainment, market analysis and land use regulations. He stated Chris is the Project Executive, he (Todd Hill) is the Principal in charge and will be the hands on point person leading the group. They also have a developer panel who are practicing professionals that would be available to vet their ideas, give critical feedback review and an honest assessment. They have a four step process:

1. Discovery
 - Inventory hard real estate assets
 - Inventory development rights
 - Interview Stakeholder
 - Determine market analogues
 - Perform market analysis
2. Visioning
 - Engage the
 - Investigate creative possibilities
 - Establish the Vision
3. Concept Master Plan
 - Refine and test ideas
 - Engage the infrastructure of the site from a physical and economic standpoint
4. Preferred Master Plan Development
 - Refine the Vision
 - Establish character of E-Zone
 - Develop land use, circulation & open space framework
 - Prepare economic feasibility analysis
 - Document prototypical Design Guidelines
 - Layout regulatory framework for implementation

What we think this is about is really a unique market based solution designed specifically for Daytona Beach built on community consensus inspiring and clearly articulated. He understands what the vision is and everyone embraces the same vision even the public. Feasible and sound economic principles would be the foundation of this approach and would be done over a six month period. The public is very important in this process and one of things we would do is besides the walkabout is use a format called "turning point software" which is real time and uses a clicker like this and lets us have the ability to capture real time responses from people. Everybody gets one of these things and you can get forty to fifty people responding to such as in this case, is beach access sufficient.

The study area itself had one set of parameters and now they have received a newly revised version and part of it is gray. The gray area has been studied and is intact. They are focusing on seven different core areas that hinge off the spine of Main Street, including the Convention Hotel site, parking on Grandview Boulevard, Noble Street and on down to the river and the gateways. That enables us to change our scope considerably. When you get into documents like this, it's a lot of time and less area to do that so it changed our overall fee. The armature of Main Street and U.S. 1, there is also the neighborhood streetscape, the building forms from large scale to small scale, the concerns of the Seabreeze neighborhood and Surfside Village to the south. We are also very concerned about the interface between the neighborhoods. We would want access from the neighborhoods to the E-Zones and down to the beach. You have the best of both worlds with a drivable beach north and south

as well as the pedestrian beach. From a design standpoint, it's the public realm, the open spaces maybe at the nexus of Main Street and U.S. 1 where we will have events. These events will have to be able to accommodate huge peaks but also be designed for the normal day users of the community. With the Ocean Center being finalized and expanded, that creates more of a capacity for more hotels and we are all about implementing this project. They have many contacts ranging from hotels, restaurants and entertainment for consideration. He stated he would answer any questions.

Commissioner Shiver asked if they would be reporting to the Commission on a monthly basis.

Mr. Hill stated this is a quick rundown, it is in our response. We have stakeholder interviews and two site visits in the first month as well as a meeting with this board. There will be a public workshop and a walk around the site in the second month. We meet eight times over the course of six months.

Commissioner Woods stated she realized there will be a lot of meetings in the next six months. She asked about the studies that would be performed and how they would get the City to where it needs to be.

Mr. Hill stated that was the premise of their approach, we went overboard the first time out of the box. Their original vision for this project was a nine month process and there are many activities involved with it. It was very ambitious so they pulled that back and received clarification in the second meeting and the size of the study area was brought down to a more focused area. We are all about getting things implemented as a developer and a physical designer.

Mr. Corr stated there are three things programming, staging and contacts. He has been a developer for over 20 years and he is amazed on how many projects go to the market without a program. We want a program that is about a market that will consume it. As far as staging, we will be working close with you to see what parcels are ready to come to the market and when and into what users. Lastly are contacts which they have worldwide.

Commissioner Woods stated your original proposal was over \$1,000,000 and dropped to \$298,000. What will it do if Charles Johnson dropped back in it.

Mr. Hill stated it would be increased to \$318,000.

Commissioner McKay-Vaughan stated she did not hear too much about historic preservation. She asked Mr. Hill if he had prior experience with other cities and historic areas.

Mr. Hill stated absolutely. In the 3-D model shown tonight, we are very concerned with the scale of buildings and one of the biggest elements is the open, paved space. That is part of historic preservation too because of the texture and the scale of the buildings. We are very concerned on how that transitions into the adjacent neighborhoods. When he walked around

the City, Daytona Beach has a style of its own high energy Americana and an eclectic style.

Mr. Corr stated you have nostalgic visitors that come here for a reason and you would want to keep some of those elements for them.

Commissioner McKay-Vaughan stated when it is done; she did not want it to look like Miami, or San Francisco or somewhere else. She asked that Daytona Beach stay unique and proud.

Mr. Hill stated he worked with The Rockwell Group on Seminole Paradise and we collaborated to try to understand what the Seminole Tribe's vernacular was and how to apply it. You have to dig deep and be careful you don't do things that aren't culturally appropriate.

Mayor Ritchey stated congratulations to the firms for making it to the final selection process. He didn't think they could choose wrong, with whomever they go with. He opened up the floor for conversation.

Commissioner Shiver stated that he was extremely impressed with these three teams. He joked it seems they have designed and built everything worthwhile that has ever been built.

Commissioner Woods stated they didn't get the financial piece from the first speaker Morris Architects.

An individual spoke from the audience \$385,000.

Commissioner Woods clarified that included the financial piece as well. It was pretty exciting to hear all the things they could present tonight for the City. We get pretty excited about what we can be, especially when people can be critical of our community. It's going to be difficult to pick one and she appreciates all the work and effort put into it.

Commissioner McKay-Vaughan stated that these companies deserve special thanks, because it has been a long process. She realizes when there are lapses in time it costs them money and they didn't mean to do that. We appreciate that you hung in there and the presentations were great.

Commissioner Gilliland thanked the companies and thought the presentations were great and the decision was going to be hard. He was very impressed with all groups with balancing the economic viability and the vision.

Commissioner Henry thanked Mr. Chisholm and the staff for the great job in selected the three finalists. It is clear we have a difficult decision, but he looks forward to working with the team that was chosen.

Mayor Ritchey thanked the Commissioners and thanked the companies for getting all the stakeholders involved. It was good to hear that you called it Daytona Beach and not Daytona. You have spent a lot of time and effort and you all have local flavor on your team.

He asked that balloting be explained.

Commissioner Gilliland asked what would be the outcome of tonight's vote.

James V. Chisholm, City Manager, stated tonight you would approve the ranking of the firms and the City will negotiate with the top ranked firm. If that falls through we will go with the second ranked firm and negotiate and so forth. If we are successful with the first ranked firm we will get the contract back to you as soon as possible.

Commissioner Woods asked if it could be as soon as next Wednesday.

Mr. Chisholm stated it was possible.

Commissioner McKay-Vaughan joked that City Attorney Hartman looked nervous.

Jennifer L. Thomas, City Clerk stated that the Commission had a ballot in front of them. You will be able to cast a first, second, and third choice. You will turn them in to Letitia and we will tally the votes.

The Commission took several minutes to vote and present their ballots to be tallied.

Mrs. Thomas stated she was ready to read the tallies for first choice:

Commissioner Woods – EDAW/AECOM
Commissioner Gilliland – Elkus Manfredi
Commissioner McKay-Vaughan – Elkus Manfredi
Mayor Ritchey – EDAW/AECOM
Commissioner Shiver – EDAW/AECOM
Commissioner Henry – Elkus Manfredi

Mrs. Thomas stated that it was a tie for the first place. She had prepared a tie ballot. The top two place holders are ...

Commissioner Woods stated that it was a tie and no one will change their vote.

Commissioner Gilliland asked what the second choice votes were.

Commissioner McKay-Vaughan asked if they could postpone the vote until Wednesday when Commissioner Reynolds would return.

Commissioner Woods stated she didn't see the presentations.

Commissioner McKay-Vaughan stated she didn't see the presentations but she has the book.

Mayor Ritchey stated let's go through the process.

Mrs. Thomas stated the two to break the tie would be EDAW/AECOM and Elkus Manfredi and someone would have to change their vote.

Commissioner Gilliland asked what the second place vote was again.

Mrs. Thomas read the second place vote:

Commissioner Woods – Elkus Manfredi
Commissioner Gilliland – EDAW/AECOM
Commissioner McKay-Vaughan – EDAW/AECOM
Mayor Ritchey – Elkus Manfredi
Commissioner Shiver – Morris Architects
Commissioner Henry – EDAW/AECOM

Mrs. Thomas stated that the second place votes Morris Architects received one, Elkus Manfredi, two, and EDAW/AECOM three.

Additional discussion took place on the dais regarding how to settle the tie.

Mayor Ritchey stated let's take one more try at voting for the first place winner.

Commissioner Woods stated she wanted to point out there was a difference in the cost, so if we were looking for going for the lowest cost, it is something we could look at.

Commissioner McKay-Vaughan stated good point.

The Commission took several minutes to vote and present their ballots to be tallied.

Mrs. Thomas read the second place vote:

Commissioner Henry – Elkus Manfredi
Commissioner Gilliland – Elkus Manfredi
Commissioner McKay-Vaughan – Elkus Manfredi
Commissioner Woods – EDAW/AECOM
Commissioner Shiver – EDAW/AECOM
Mayor Ritchey – EDAW/AECOM

Mrs. Thomas stated it was again a tie.

Mayor Ritchey asked if there were any suggestions.

Mr. Chisholm stated they could negotiate with both of them.

Mayor Ritchey stated they could negotiate with both of them and have staff bring it back to us for a final vote.

Commissioner McKay-Vaughan asked if they will be bringing more information back, and she asked what that would be.

Mayor Ritchey answered that staff will negotiate with both firms and then bring contracts from both companies.

Commissioner McKay-Vaughan asked what then, and asked if there will there be additional discussion.

Mayor Ritchey stated yes and we will have an additional Commissioner here.

Commissioner McKay-Vaughan asked that someone work with Commissioner Reynolds to fill her in on what happened. She stated it was a bad position to put Commissioner Reynolds in, nevertheless ...

Mayor Ritchey asked if someone could frame a motion.

It was moved by Commissioner Woods to have staff negotiate with both winners and bring back to the Community Redevelopment Agency (CRA). Seconded by Commissioner Shiver. The motion passed 6-to-0 with the breakdown as follows:

| | |
|----------------------------|---------|
| Commissioner Reynolds | Excused |
| Commissioner Shiver | Yea |
| Commissioner Woods | Yea |
| Commissioner McKay-Vaughan | Yea |
| Commissioner Gilliland | Yea |
| Commissioner Henry | Yea |
| Mayor Ritchey | Yea |

Mayor Ritchey asked if there was anything else to bring before the Community Redevelopment Agency (CRA).

Commissioner Shiver stated that Manual Bornia went before the Main Street Redevelopment Board and we did that and got unanimous endorsement from them.

Commissioner McKay-Vaughan asked City Attorney if she ever found out if the meeting was publicly noticed, because she heard there were people who did not know about it.

Marie Hartman, City Attorney, stated she doesn't know personally what the notice was. The meeting was scheduled Friday afternoon.

Commissioner McKay-Vaughan stated that she received several calls about what was going on and the first time she saw it was Tuesday on the schedule.

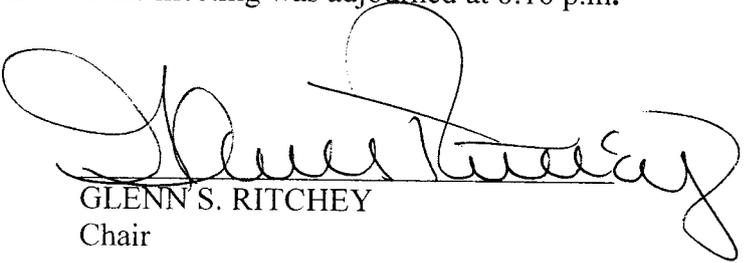
Mayor Ritchey asked Reed Berger to talk about the notification.

Reed Berger, Redevelopment Director, stated the notification was handled on Friday and it was officially posted Monday.

Commissioner McKay-Vaughan stated okay, but no one saw it on Monday. Maybe some people did, but she received several calls from people who said they did not see it on Monday and didn't see it until Tuesday and that is a little late for a Tuesday afternoon meeting especially at 3:00 p.m. That is a very inconvenient time. She's not impressed with how it was done, but thanked Mr. Berger for doing it.

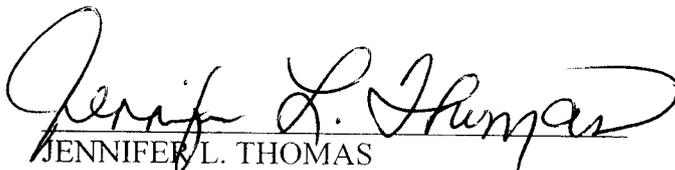
6. ADJOURNMENT

There being no further discussion or comments the meeting was adjourned at 8:16 p.m.



GLENN S. RITCHEY
Chair

ATTEST:



JENNIFER L. THOMAS
City Clerk

Adopted: April 21, 2010

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.