

**DOWNTOWN/BALLOUGH ROAD
REDEVELOPMENT AREA BOARD
MINUTES**

May 3, 2011

There was a meeting of the Downtown/Balough Road Redevelopment Area Board held Tuesday, May 3, 2011 at 12:00 p.m. in the City Hall Commission Chambers, 301 South Ridgewood Avenue, Daytona Beach, Florida. The following people were present:

Board Members

Mr. Al Smith, Chair
Mr. Bob Abraham
Mr. Harold Goodemote
Mr. Dan Harshaw
Mr. Steve Koenig
Mr. Larry Robinson
Ms. Cathy Washington

Board Members Absent

Mr. Bob Johnson
Mr. Scott Weidman

Staff Members Present

Mr. Reed Berger, Redevelopment Director
Mr. Jason Jeffries, Project Manager
Ms. Carrie Lathan, Assistant City Attorney
Ms. Cathleen Olson, Recording Secretary
Cpt. J. Hoffman, Police Department
Ofc. Daniel Garcia, Code Enforcement

1. Call to Order

Mr. Smith called the meeting to order at 12:08 pm.

2. Roll Call

Ms. Olson called the roll and noted members present as stated above.

3. Approval of the minutes: April 5, 2011

Mr. Koenig made a motion to approve the minutes of April 5, 2011. Mr. Harshaw seconded the motion and it was approved unanimously (7-0).

4. **Staff Report**

a. Police Department

Cpt. Hoffman outlined crime statistics for the preceding period, noting an overall 9% decrease in part-one crimes in the Downtown/Balough Road district, and a city-wide decrease of 15%. He stated that there had been one car-break behind a club and acknowledged issues with churches providing food for the homeless in parks, stating that he would be obtaining more information. He stated the prohibition of feeding the homeless in the Park was difficult to enforce because it was tied to the Land Development Code and not a City ordinance, which limited Police Department action.

b. Code Enforcement

Off. Garcia stated that he had sent out Code Enforcement statistics from the preceding month and asked for any questions or concerns.

Mr. Jeffries stated that Staff would be following up with information regarding the bus station on the corner Palmetto Avenue and International Speedway Boulevard, as well as addressing problems with sandwich boards.

5. **Discussion: Social Service Regulations**

Mr. Jeffries updated the Board on the discussion from the April 27th City Commission workshop regarding the regulation of social services in Redevelopment Areas. He outlined the key points from the discussion: remove all task force-proposed conditional uses in the Redevelopment Areas; return food pantries to a prohibited use; consider possible new additions to prohibited uses; restricting non-conforming uses from expanding; and identify all existing social services. He noted the charts included in the packet, signifying that 54% of social services in Volusia County are in Daytona Beach, and of those, 24% of the social services in Daytona Beach are in the Downtown area, noting that some were administrative offices not providing services on-location to individuals. He also outlined the list of currently prohibited social services as indicated on page ten of the packet, both Downtown and in other Redevelopment areas, as well as other proposed prohibited uses, and asked the Board for input on the list of existing and proposed prohibited uses.

Mr. Smith noted probable difficulty in prohibiting counseling services.

Mr. Chris Daun, 132 Pierce Avenue, recommended considering prohibiting bail bondsmen, clinics, internet gambling, pawn shops, beverage barns or drive-

through package liquors, and adult bookstores and/or entertainment, and also recommended establishing another definition of clinics.

Mr. Harshaw recommended consideration of prohibiting check cashing in stores.

Ms. Lathan noted the need to differentiate between primary and accessory uses.

Mr. Daun stated that based on population, there should only be 54 social service agencies in Daytona Beach, emphasizing the need to limit tax-exempt properties, noting \$208 million of tax-exempt properties Downtown. He recommended considering instituting a PILOT program, Payment In Lieu of Taxes, to recapture some funding from the tax-exempt properties.

Mr. John Nicholson, 413 N. Grandview Avenue, noted that non-profits were a small percentage of tax-exempt properties and emphasized the need to be careful of discouraging businesses.

6. Redevelopment Project Updates

Mr. Jeffries presented an overview of the 2010/2011 fiscal year revenue and expenditures for the Downtown Redevelopment Area, with a projected revenue of \$1.1 million, noting a breakdown of revenue in the attached charts. He also outlined the budget as related to the Downtown Capital Projects, including Riverfront Park beautification, Old Daytona improvements, Manatee Island improvements, Downtown streetscapes, neighborhood street enhancements, and West ISB streetscaping.

Mr. Koenig asked for clarification regarding the expenses versus the budget and allocated funds versus spent funds, and asked about the current amount of debt.

Mr. Jeffries stated that he would look into current debt and report back.

Mr. Goodemote asked how current expenditures compared to the budget.

Mr. Berger stated that 50% of value had been lost over the past three years, so significant funding would be cut out of the next budget.

Mr. Goodemote asked how Code Enforcement affected Redevelopment.

Mr. Jeffries noted that the Police Department and Code Enforcement service was enhanced in Redevelopment areas.

Mr. Berger noted that many Code officers had been lost in recent years, resulting in an overlap throughout the City.

Mr. Koenig expressed concern with debt services approaching 20% of annual revenue and asked if the City Commission had the ability to reduce debt from capital projects.

Mr. Berger stated that it had been addressed but had not proved effective.

Mr. Harshaw asked about the possibility of redirecting the \$300,000 in funds from Manatee Island elsewhere.

Mr. Koenig expressed his appreciation for the detailed information provided.

Mr. Jeffries provided a brief update for Downtown priorities, noting the LDC updates, business and residential incentives, the marketing plan implementation, the Riverfront Master Plan, and the Downtown Public Market.

Mr. Smith asked for updates on the Bob Gibbs study.

Mr. Jeffries stated that Mr. Gibbs' presentation was very well received by the City Commission and noted that Mr. Gibbs might be doing additional work in other areas of the City.

Mr. Berger noted that Mr. Gibbs' presentation was on the City website and would be represented at the Las Vegas retail show.

7. Public Comments

There were no public comments.

8. Board Comments

Mr. Koenig asked about the responsibility for the flower pots on Beach Street, emphasizing the need for attractive flowers in the pots.

Mr. Jeffries stated that the Grounds Maintenance section of Public Works was responsible for the flower pots.

9. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 1:18 pm.

Mr. Al Smith, *Chairman*

Ms. Cathleen Olson, *Recording Secretary*