

MINUTES

SPECIAL MEETING - COMMUNITY REDEVELOPMENT AGENCY BOARD (CRA)

August 1, 2012

Minutes of the Special Meeting of the Community Redevelopment Agency Board of The City of Daytona Beach, Florida, held on Wednesday, August 1, 2012, at 6:00 p.m., in the Commission Chambers, City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

1. Roll Call.

Commissioner Patrick Henry	Present
Commissioner Cassandra Reynolds	Present
Commissioner Edith Shelley	Present
Commissioner Pamela Woods	Present
Commissioner Kelly White	Present
Commissioner Robert Gilliland	Present
Mayor Glenn Ritchey	Present

Also Present:

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

2. Commissioner Shelley led the invocation.

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

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

It was moved by Commissioner Gilliland to approve the minutes. Seconded by Commissioner Henry. The motion passed 7-to-0 with the breakdown as follows:

Commissioner Henry	Yea
Commissioner Reynolds	Yea
Commissioner Shelley	Yea
Commissioner Woods	Yea
Commissioner White	Yea
Commissioner Gilliland	Yea
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 7-to-0 with the breakdown as follows:

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

6. ADMINISTRATIVE ITEMS

6A. Adopted/Resolution No. CRA 12-12 approving the First Amendment to the contract with CPH Engineers, Inc., 500 West Fulton Street, Sanford, FL 32771, to provide streetscape design services for International Speedway Boulevard to U.S. 1 to A1A. This amendment provides for development of additional conceptual design options which will result in a preliminary design with cost estimates for both the U.S. 1 to Beach Street western corridor and the A1A to eastern terminus of the ISB Bridge eastern corridor. Funding was previously approved via Resolution CRA No. 11-12. No additional funding is required for approval of this amendment. City Clerk Thomas read the Resolution by title only. A RESOLUTION APPROVING THE FIRST AMENDMENT TO PROFESSIONAL SERVICES CONTRACT WITH CPH ENGINEERS, INC. FOR THE INTERNATIONAL SPEEDWAY BOULEVARD STREETScape PROJECT WITHIN THE DOWNTOWN AND MAIN STREET REDEVELOPMENT AREAS, PROVIDING FOR THE DEVELOPMENT OF ADDITIONAL CONCEPTUAL DESIGN OPTIONS AT NO ADDITIONAL COST; AUTHORIZING THE CHAIR AND CITY CLERK TO EXECUTE THE FIRST AMENDMENT; AND PROVIDING AN EFFECTIVE DATE.

John Nicholson, 413 North Grandview Avenue, Daytona Beach questioned why two City blocks are being left out. The question is are the two City blocks being left out completely or is Midtown going to pay for and design those two City blocks.

It was moved by Commissioner Gilliland to adopt the Resolution. Seconded by Commissioner Shelley. The Resolution was adopted 7-to-0 with the breakdown as follows:

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

- 6B. Adopted/Resolution No. CRA 12-13 approving the proposed amendments to the Midtown Redevelopment Plan adding goals, policies, and objectives related to the Midtown Master Plan. The Midtown Redevelopment Board recommended approval 9-0 at its July 10, 2012 Meeting. City Clerk Thomas read the Resolution by title only. A RESOLUTION APPROVING AMENDMENTS TO THE REDEVELOPMENT PLAN FOR THE MIDTOWN REDEVELOPMENT AREA TO ADOPT GOALS, OBJECTIVES, AND STANDARDS RECOMMENDED IN THE MIDTOWN MASTER PLAN PREPARED BY FLORIDA A & M UNIVERSITY SCHOOL OF ARCHITECTURE; INCORPORATING THE MIDTOWN MASTER PLAN AS AN APPENDIX; AND PROVIDING AN EFFECTIVE DATE.

John Nicholson, 413 N. Grandview Avenue, Daytona Beach stated just for the record since the CRA was not going to comment on issues that the community felt was important, he asked was the Midtown Redevelopment Area going to be a part of this City as a whole, or will they be a community all by themselves. He asked this question because of the issues brought up recently concerning the convenience stores and the automobiles. We need to fill in those vacancies, there are buildings in our community that have been vacant for 20 or 25 that need to be torn down and replaced. He felt that the projects requesting consideration to purchase that space at present will bring jobs as well as fit into the community, should be at the least considered and considered well because those jobs are definitely needed for the City as a whole. This project is in a very large CRA and those jobs will fit into the community and fit into it well.

Hemis Ivey, 314 S. Franklin Street, Daytona Beach stated he was Chairman of the Midtown Redevelopment Board, and was present tonight to speak on behalf of the Midtown board. He thanked the CRA for finally bringing the Master Plan before the board and suggested instead of saying adopting the goals, adopt the Master Plan with revisions and knowing that revisions are going to come forth. The board is trying to move both plans through the systems simultaneously so when the Clarion report comes out they can be in line with the remaining parts of the City. He requested when the CRA votes that they would vote to adopt the complete Master Plan not just the goals but the Plan itself is adopted with revisions to come forth.

Pastor Victor Gooden, 809 Pelican Bay Drive, Daytona Beach stated he was at a point where divisiveness is not an answer to bring this City together and Midtown is a part of The City of Daytona Beach and it's not an island all by itself. He stated the same equities that are afforded to the other CRAs in our City should be given to Midtown as well. In reference to the question Mr. Nicholson asked earlier, "is Midtown going to be a City all by itself" he didn't see the CRA body doing something as irresponsible or ludicrous as that. He suggested cutting out the divisiveness and treating Midtown fairly, treat everybody the way they should be treated and in doing so get the job done.

Johnnie Ponder, 885 Maley Street, Daytona Beach stated she was a little disturbed about the Midtown Area considered as being separate. Midtown is a part of Daytona Beach and we will continue to be a part of Daytona Beach and just because we want things a little bit different does not mean we're not a part of Daytona Beach because after all this is our home. She was 54 years old and lives in Midtown and was concerned about all of Daytona Beach not just Midtown. Without the core of our City, the rest of the City is nothing. As a member

of the Midtown Board she was requesting the Master Plan be adopted and the policies and procedures can come later.

Mayor Ritchey stated the Master Plan was presented individually and collectively, and everyone on the CRA has viewed that as being a very large thought out plan. On the other hand Mr. Ivey made a very pertinent comment when he said "as we move forward" there can be things that are unanticipated and things that can happen. We will absolutely work towards making the agreement happen but he wanted the people to understand that it's a work in progress and that things can and will occur so we as a body need to sit down and work through when that time arises. Everything will depend on the dollars that will be available when that time comes, and in that spirit he was going to be supporting adopting this Master Plan on tonight, with the understanding there could be further conversations where it is said we are working toward those goals without altering that goal. After making his comments he opened the floor to the Commission for their comments.

Commissioner Reynolds asked Mayor Ritchey if she could hear from Reed Berger, Redevelopment Director for The City of Daytona Beach, because she had a couple of questions to ask.

Commissioner Reynolds asked when the Master Plan would be adopted by the CRA and the City Commission and is this just a step toward that action being taken.

Mr. Berger stated this is one step to recognize the Master Plan is indeed a part of the Redevelopment Plan. The same process as with any other plan that is to be included in the Master Plan for example he used the Riverfront Park Plan, E-Zone Plan are all to be included in the Redevelopment Plan particularly if they had to deal with funding. Obviously several other steps had to take place such as changing the Master Plan and the Land Development Code (LDC). The rewrite proposal is moving forward as well.

Commissioner Reynolds asked if he was saying those changes would have to be addressed before we can accept/adopt the Master Plan.

Mr. Berger stated not adopt, he was not saying that had to be done before the CRA could adopt the Plan. The board can bring the Master Plan before the Commission and the Master Plan can be adopted before addressing any changes, which is the exact same thing that was done with the plan for the E-Zone.

Commissioner Reynolds asked if the board could do that on tonight; the reason she asked was because this is something that has been going on for quite some time, so she did not understand why this has not been accomplished. As the Mayor stated all of the plans have changes because they are fluent documents. And as of right now, Midtown is the only redevelopment area without an adoptive plan.

Commissioner Woods asked Ms. Hartman if she could clarify this for the board because in the resolution it says this being attached as an appendix to the plan; she was not clear because she thought that was what the CRA was doing on tonight.

Marie Hartman, City Attorney stated what is being done is the CRA is reviewing the plan for amendment of the redevelopment plan. First the CRA has to review the plan and make a recommendation to the City Commission and then within 15 days, notice has to be sent to the Taxing Authority who contributes to the Redevelopment Fund. After this meeting that notice will be sent out to the Taxing Authority and they have two weeks to review the plan amendment and afterwards the City Commission could act. After talking with Mr. Berger they concluded this could be wrapped up with the first meeting in September in order to meet the statutory notice requirements.

Mayor Ritchey stated the action being taken by the Commission on tonight enables those other actions to take place.

Commissioner Reynolds thanked Mayor Ritchey for his affirmation to her questions. She had spoken to Mr. Berger earlier concerning Bethune Cookman University and suggested some language.

Mr. Berger stated he did have that information with him and he would read that recommendation into the record. He referred the Commission to page 48 of their agenda packets to item 6B. Those are the programs and activities that we have listed, the suggestion here would be to add the #8, to be worded as follows: Innovative public non-profit private collaborative partnership to address Midtown social problems including but not limited to a community university partnership with Bethune Cookman University that may also address the areas "Town and Gown syndrome." He might suggest replacing the word center with issues.

Commissioner Reynolds stated that wording was acceptable.

Commissioner Shelley asked if that went before the Midtown Board.

Mr. Berger stated no, this is new.

Commissioner Reynolds stated this wording came from her. This was something that was discussed at the CRA meeting in January and to date, she had not seen it in there. She was offering this and hoping that the Commission would be supportive to adding this as an addendum to the plan for acceptance.

Mayor Ritchey asked Ms. Hartman if that was something the Commission could do without the Midtown Board recommendation.

Ms. Hartman stated yes it is.

Mayor Ritchey stated to Mr. Ivey that he was giving him the opportunity to speak to this issue at this time.

Hemis Ivey, Midtown Redevelopment Board Chairman stated he believed a couple of the seminars held by the Midtown Board, Commissioner Reynolds did bring that subject up, they were trying to work with Bethune Cookman University at the time to see if they would come in and agree to the "Town to Gown" concept. Now that they are under new leadership, he didn't see there being a problem.

Mayor Ritchey asked Mr. Ivey, as Chairman of that board, if he had any issue with the CRA taking action on that recommendation without being reviewed by the board members.

Mr. Ivey stated on this particular issue because we've discussed it previously, he personally did not have an issue with the board taking action on this recommendation. If the Mayor felt this should go back to the board and be discussed and then brought back he would do that as well. After reading it and discussing it with Bethune Cookman and they having an understanding that The City of Daytona Beach and Midtown is trying to partner with them in order to bridge a gap, he was sure there wouldn't be a problem from the Midtown Board.

Mayor Ritchey asked Ms. Hartman if the Commission took action supporting adding #8 and the language read by Mr. Berger and adopted it this evening and in the event the Midtown Redevelopment Board says "no we don't like that language" could it be brought back at a later date for the Commission to be amended and change the language.

Ms. Hartman stated tonight the CRA is making a recommendation to the City Commission which is a body that actually has the authority to amend the plan, so when it comes back to the Commission meeting after the month he can be removed at that point.

Commissioner Shelley asked would it be possible to, since it would be another month before this would come back to us; there will be a Midtown Board meeting in between where this could be a discussion item where we can get some input from the Midtown Board before the final adoption.

Mayor Ritchey stated he was comfortable with that decision.

Commissioner Shelley asked Mr. Berger if this was the way the E-Zone was done, because she could see some of the confusion this can cause. From her recollection the Commission adopted the E-Zone Plan and then it came before the CRA in this same format.

Mr. Berger stated yes, the CRA did adopt it after it was presented, then the community meeting was held and we went forward with the redevelopment plan.

Commissioner Shelley stated that is what causes the people concern; they want to know why hasn't this plan been adopted in the same manner, and then brought back to the board in the exact same way as previous plans. She asked Mr. McKitrick if he would address this issue.

Paul McKitrick, Deputy City Manager/Administrative Services stated his memory was a little sharper than Mr. Berger's. The Commission took action on the E-Zone Plan but they were very careful to accept it, not adopt it, so it was not adopted per say.

Commissioner Shelley stated the feelings are we accepted the plan other plans, so why not this board, which in actuality is true, we did accept the plans with the same semantics but we did not adopt the plans. She has served on the Planning Board for a very long time, and this is the very next step that needed to be taken to move this forward as soon as possible but in a proactive way.

Mr. Berger stated this is an important step because it ties into everything we do from this point forward in terms of the Land Development Code (LDC) and the Comprehensive Plan (Comp. Plan).

Commissioner Shelley stated she sees this as adding a layer of protection as things moved forward in the Midtown Redevelopment Area, to say this is where we're headed and this is where we need to go.

Mr. Berger stated this shows all of the commitment you need to go out and market this and tell people we want your investment in our community.

Mayor Ritchey asked Mr. Berger which agenda item will this appear as, in the first meeting in the month of September.

Mr. Berger stated it would be easier to get there in September than to be completed by the end of this month.

Commissioner Gilliland stated the motion needed to be amended to add that to it and also since we are including Bethune Cookman University in that item, they also needed to be notified that at the meeting on September 5th we will be taking action on this item if they had comments or input they wanted to make as well.

Mayor Ritchey asked Mr. Berger if he would be the one to make that contact with Bethune Cookman University to show them the additional language.

Mr. Berger stated he could do that, yes sir I will precede with notifying Bethune Cookman.

Commissioner Reynolds stated she thought that was an excellent idea, but just for clarification she wanted to know if we were going to have Bethune Cookman notified they would be mentioned in the plan. The item just allows that action to be taken because it's needed, it doesn't have to be taken, she did not want it to be mistaken that the City was asking their approval.

Commissioner Shelley stated she was amending her motion. Commissioner Reynolds stated she was amending her second to the motion.

It was moved by Commissioner Shelley to adopt the Resolution as amended. Seconded by Commissioner Reynolds. The Resolution was adopted 7-to-0 with the breakdown as follows:

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

7. CITIZENS

John Nicholson, 413 N. Grandview Avenue, Daytona Beach, stated the speaker system at the Dickerson Center needs to be looked at. He questioned the Commission about exclusion of some roads, in reference to the first item on the agenda.

James V. Chisholm, City Manager, stated that no streets were being excluded. The projects come forward as the funds become available.

Mr. Nicholson stated there were two blocks in the Main Street area that had been excluded. He asked why the City would prefer a crematorium over a restaurant in Midtown.

Hemis Ivey, 314 S. Franklin Street, Daytona Beach, stated he is concerned about diversity with the Request for Proposals (RFP) and the old police station location. He has heard they are not being communicated with properly. He asked the Commission to reach out to Space Coast Law School.

Mayor Ritchey stated that they have had conversations with them recently. No one is being ignored.

Mr. Ivey stated he received a call as early as today. He's only communicating what was communicated to him.

Mayor Ritchey stated he understands but they have communicated recently, not weeks ago. He will look into it.

John Burch, 755 Berkshire Road, Daytona Beach, stated he is having issues with Permits and Licensing. They gave him a permit and took it back and he has been appearing before the Code Enforcement Board. He does feel he's being treated unfairly.

Mayor Ritchey asked Paul McKitrick, Deputy City Manager/Administrative Services, to come to the podium.

Paul McKitrick, Deputy City Manager/Administrative Services, stated a permit was pulled for about \$8,000 worth of work. An inspection was done and the scope of work for the permit was exceeded. What he needs to do is sit down with someone from Permits and Code Enforcement and find out the status.

Marjorie Johnson, 122 S. Keech Street, Daytona Beach asked when Dr. Martin Luther King, Jr. (MLK) Boulevard was going to be paved.

Mr. Chisholm stated he will have to look at where it is on the list to be paved.

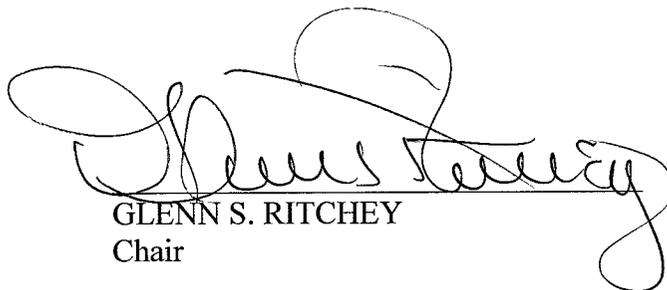
Commissioner White stated it is important to know that part of MLK has been paved.

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 6:38 p.m.



GLENN S. RITCHEY
Chair

ATTEST:



JENNIFER L. THOMAS
City Clerk

Adopted: September 19, 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.