

MINUTES

SPECIAL MEETING - COMMUNITY REDEVELOPMENT AGENCY BOARD (CRA)

July 5, 2017

Minutes of the Special Meeting of the Community Redevelopment Agency Board of The City of Daytona Beach, Florida, held on Wednesday July 5, 2017 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 Dannette Henry	Present
Commissioner Paula Reed	Present
Commissioner Ruth Trager	Present
Commissioner Aaron Delgado	Present
Commissioner Kelly White	Present
Mayor Derrick Henry	Present

Also Present:

James V. Chisholm, City Manager
 Robert Jagger, City Attorney
 Letitia LaMagna, City Clerk

- 2. Commissioner Paula Reed led the invocation.
- 3. Commissioner Robert Gilliland led the Pledge of Allegiance to the Flag.
- 4. Approval of the minutes of the April 5, 2017 Regular Meeting of the Community Redevelopment Agency (CRA).

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

Commissioner Gilliland	Yea
Commissioner Henry	Yea
Commissioner Reed	Yea
Commissioner Trager	Yea
Commissioner Delgado	Yea
Commissioner White	Yea
Mayor Henry	Yea

5. AGENDA APPROVAL

No changes.

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

Commissioner Gilliland	Yea
Commissioner Henry	Yea
Commissioner Reed	Yea
Commissioner Trager	Yea
Commissioner Delgado	Yea
Commissioner White	Yea
Mayor Henry	Yea

6. ADMINISTRATIVE ITEMS

- A. Adopted/Resolution CRA 17-03 authorizing certain City-owned parcels of real property located within The City of Daytona Beach redevelopment areas be declared surplus property by the Community Redevelopment Agency to permit staff to promote the sale of these properties for the purpose of redevelopment. City Clerk LaMagna read the Resolution by title only. A RESOLUTION DECLARING CERTAIN CITY-OWNED PARCELS OF REAL PROPERTY LOCATED WITHIN THE MAIN STREET, SOUTH ATLANTIC, MIDTOWN, AND DOWNTOWN COMMUNITY REDEVELOPMENT AREAS TO BE SURPLUS; AUTHORIZING ISSUANCE OF A REQUEST FOR PROPOSALS FOR REDEVELOPMENT OF THE PARCELS; AND PROVIDING AN EFFECTIVE DATE.

Commissioner Ruth Trager asked if it would be prudent to wait for some of the property values to rise, as they have been in the past year, before they get rid of the surplus properties.

James Chisholm, City Manager, stated the action tonight was just declaring it surplus, they would come back to the Commission for approval before they dispose of it. That is just procedurally where they are.

Commissioner Trager asked since property values are rising, would it not be a good idea for us to consider that maybe this is not the best time for us to declare it surplus and get rid of it. She personally thinks that they should wait a year.

Mayor Derrick L. Henry answered we would always have that option not to sell it.

Commissioner Trager asked if they would have that option even if after they sent it out for an RFP, Request For Proposal.

Commissioner Kelly White asked that the Commissioners be walked through the process as it fits in the big picture.

Robert Jagger, City Attorney, stated they go out to RFP because they are required to do so by statute, these properties are in the redevelopment area. Following the RFP, the Commission can either award through the RFP process, or if there is no one submitting

proposals on the property, then they would go through an alternate process such as listing with a realtor, or going through an auction process. Whatever final arrangement is made, they will have to come back to the City Commission

Commissioner Trager asked so it does come back.

Mr. Jagger answered right.

Mayor Henry addressed Commissioner Trager and stated since property values are hot, it is actually a good time, and you don't want to consider selling when the market is depressed.

Commissioner Trager answered but it looks like we are on a roll, and I am hoping it will go higher. I would like us to get the best money we could for it.

Mayor Henry asked for any other questions.

Commissioner Aaron Delgado asked Mr. Jagger if they were required to sell the property within a certain period of time, and are there any other statutory requirements other than just to open it up to an RFP.

Mr. Jagger answered there is no specific statutory time requirements, but a logical read of the statutes requires that if you're going to sell through one of the alternate processes, either through a realtor or auction, that it be within a reasonable time frame of the original advertising.

Commissioner Delgado asked what is a reasonable time frame.

Mr. Jagger responded no court has actually looked at that particular aspect, but we certainly would not want to wait a year after advertising.

Commissioner Paula Reed asked if we were at the point of advertising, or putting it out for surplus.

Mr. Jagger answered when I say putting it out for advertising, I mean putting it out for an RFP.

Commissioner Reed responded right, I understand, are we there yet. This is just to move that it would be for surplus, and then when we put it out for an RFP it might be at its top value.

Mr. Jagger answered there would certainly be some time involved in that process.

Mr. Chisholm stated I am getting the sense that you don't want us to advertise it. The only specific action right now is to declare it surplus, correct.

Mr. Jagger answered that is correct.

Commissioner Reed stated that is what I understand, I think that is where the confusion is with Commissioner Trager, it is not for sale yet so we can get the highest market value.

Commissioner Trager stated in other words, we declare them surplus, someone offers to buy the lot, and then we can at that time offer to sell it to them.

Mr. Chisholm stated it would come back to you, even at that point.

Commissioner Trager answered thank you.

Mr. Chisholm asked the Commission if you don't want us to move with this, we don't have to. Our attempt here is to take properties that have been off the tax roll for a number of years, and put them back on the tax roll by allowing people to acquire them and fix them up and build value. That is all within the redevelopment area.

Commissioner White stated that in the notes of the strategy it stated that it would require a build to be owner occupied, and most of these are single family lots. The strategy of returning single family lots is in line with our long term goals. We would be able to collect taxes, utilities, and not have to mow and maintain them will probably save money in the long run. It will restore people living in the neighborhoods.

Commissioner Trager stated she liked the idea that a lot of this will be infill, building within the city instead of starting all over again.

Commissioner White stated that is a great point.

Mayor Henry stated that is not the sense that I'm getting, at least that is not my sentiment, if it is different, then we need to say it now.

Mr. Chisholm stated if you don't want us to advertise it, then tell us.

Commissioner White stated she was comfortable with the strategy outlined here.

Commissioner Delgado stated he moved to approve the declaration of surplus.

Mr. Chisholm stated we already have a motion on the floor, we moved beyond that with some of this discussion.

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

Commissioner Gilliland	Yea
Commissioner Henry	Yea
Commissioner Reed	Yea
Commissioner Trager	Yea
Commissioner Delgado	Yea
Commissioner White	Yea
Mayor Henry	Yea

7. COMMENTS/INQUIRIES FROM THE COMMUNITY REDEVELOPMENT AGENCY - CITY MANAGER AND CITY ATTORNEY REPORT.

No comments.

8. ADJOURNMENT

There being no further discussion or comments the meeting was adjourned at 6:14 p.m.


DERRICK L. HENRY
Chair

ATTEST:


LETITIA LAMAGNA
City Clerk

Adopted: August 2, 2017

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 cd of the meeting for \$2.00 at the City Clerk's office. Copies of the cds are only made upon request. The City is not responsible for any mechanical failure of the recording equipment.