

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47

**MINUTES OF THE
COMMUNITY REDEVELOPMENT AGENCY
SPECIAL MEETING OF MARCH 11, 2010
CITY HALL COMMISSION CHAMBERS,
210 SAMS AVE.
NEW SMYRNA BEACH, FLORIDA**

Vice-Chair Steve Dennis called the CRA meeting to order at 2:00 p.m.

Answering to roll call:

**Steve Dennis
Doug Hodson
Thomas Williams
James Kosmas**

Also present were Tony Otte, CRA Director; Claudia Soulie, Administrative Specialist and Mark Hall, CRA Attorney. Chair Linda DeBorde, Commissioners Cynthia Lybrand and Charles Belote as well as CRA Project Manager Michelle Martin and CRA Program Manager Noeleen Foster were absent.

Mr. Dennis announced that former Interim CRA Director Tony Otte had accepted the position of CRA Director. A round of applause ensued.

PUBLIC PARTICIPATION

In accordance with the City Commission Resolution #11-89, a three-minute limitation will be imposed unless otherwise granted by the CRA Commissioners.

Hearing no requests, Mr. Dennis closed the public participation portion of the meeting.

OLD BUSINESS

A. Riverside Park Improvement Plan – Scope of work

Mr. Otte stated that the Riverside Park project was included in the list of fundable projects in the Community Redevelopment Plan update and that, in addition to the reconstruction of the seawall and floating docks, City staff wished to have a plan developed for improvements to the entire park area. Mr. Otte continued that funds were allocated in the capital budget. Mr. Otte stated that City staff was in the process of trying to obtain possible grants and was asking the CRA fund a Scope of Services and Fee Estimate for a Riverside Park Master Plan from Quentin L. Hampton (QLH) in the amount of \$10,700.

Mr. Hodson made the motion to approve the Scope of Services and Fee Estimate for a Riverside Park Master Plan from Quentin L. Hampton in the amount of \$10,700, seconded by Mr. Williams. Motion carried on roll-call vote 4-0.

48 Mr. Williams inquired if there were any indications of what the plans were for Riverside
49 Park. Mr. Dennis felt that QLH was going to come up with a design and Mr. Otte agreed
50 with that statement.

51

52 B. Capital Improvements budget in the CRA Plan Update

53

54 Mr. Otte stated that the CRA approved the capital improvements budget to be included in
55 the CRA plan update at their special meeting on February 17, 2010 and that it was later
56 discovered that the amount of funding allocated for the West Canal Streetscape project
57 did not account for all of the change order amounts. Mr. Otte continued that in addition,
58 some funding that was taken from the operating budget needed to be restored to cover
59 costs that were unanticipated when the budget was approved last September.

60

61 Mr. Otte stated that the focus was on adjusting the capital budget to be included in the
62 CRA plan update and sending this package to the City Manager's office no later than
63 March 25 for inclusion on the April 13 City Commission agenda.

64

65 Mr. Otte handed out a revised Capital budget (see attached) to replace the sheet included
66 in the CRA agenda package and commented that:

67

- 68 • \$400,000 had to be added to the West Canal Streetscape Project to cover change
69 orders.
- 70 • The cost of the Julia and Faulkner Street parking lot had been reduced to \$5,000
71 for striping and car stops.
- 72 • \$200,000 had been added to the Development Assistance and Incentives Program.
- 73 • At this time it was not anticipated that funds for the Cormeth Parking
74 improvements would be needed, so funding had been eliminated.
- 75 • Funding for Washington Street, Esther Street Park and Wayfinding/signage had
76 been reduced
- 77 • Funding for the Dunn Property Demolition and Landscaping on both the
78 northwest and southwest corners had been added in the amount of \$65,000.
- 79 • The attached budget sheet had \$200,000 yet to be assigned.

80

81 Mr. Dennis inquired if any of those changes involved the Utilities Commission (UC). Mr.
82 Otte stated that after a recent meeting the UC agreed to pay a portion of a change order
83 for the West Canal Streetscape, however, meetings were still ongoing in regards to other
84 amounts in question.

85

86 **Mr. Hodson made the motion to approve the proposed capital budget for inclusion**
87 **in the Community Redevelopment Plan update as presented, seconded by Mr.**
88 **Williams. Motion carried on roll-call vote 4-0.**

89

90 Mr. Otte stated that this budget was based on the receipt of the required contribution from
91 the SEVHD and cautioned that these figures might be subject to change depending on the
92 outcome of the recent proceedings with the SEVHD.

93

94 Mr. Hall stated that the City Commission had approved the conflict resolution; the
95 dispute resolution process was moving forward and a joint meeting between the City
96 Commission and the SEVHD was being sought.

97
98 Mr. Williams suggested having Volusia County pay the SEVHD's TIF directly to the
99 CRA for the future payments. Mr. Hall stated he would make a note of this. Mr. Dennis
100 commented that the SEVHD was its own taxing district.

101
102 Mr. Kosmas inquired if the SEVHD was required to make further payments during this
103 whole process. Mr. Hall felt that the answer would be "no" and commented on the non-
104 payment penalty still accruing but that he would check with the litigation council to
105 confirm.

106
107 C. Proposed Flagler Ave Hotel - Update

108
109 Mr. Otte stated that he and Mr. Hall had had very informative and productive conferences
110 with the Hotel Developer and his attorney. Mr. Otte continued that CRA staff had
111 scheduled a phone conference with the Developer and Robert Charles Lesser and
112 Company (RCLCO), who was retained by the CRA to assist in providing an
113 economic/financial analyses of the proposed financial plan/team related to the hotel
114 development.

115
116 Mr. Otte continued that he had authorized Heffington and Associates to update their
117 previous review appraisal of the lots on Florida Ave. to reflect a more accurate fair
118 market value.

119
120 Mr. Dennis recognized Commissioner Hathaway, City Manager Brangaccio and various
121 City Staff and Ms. Hercheck from Bert Fish Medical Center.

122
123
124

125 **1. NEW BUSINESS**

126
127 A. Items due to Finance Department for FY 2010/11 Budget

128
129 Mr. Otte stated that there were several items that needed to be delivered to the Finance
130 Department in order to develop the draft budget for the next fiscal year, which will begin
131 on October 1, 2010. Mr. Otte continued that staff requested that the CRA choose a
132 Mission Statement and comment on the list of FY 2010 Accomplishments, Goals and
133 Objectives and Management Discussion so those documents could be forwarded to the
134 Finance Department.

135
136 *1. To enhance the economic potential of the New Smyrna Beach Community*
137 *Redevelopment Area through strategic and timely public investments that*
138 *advances the competitiveness and attractiveness of the area for the business*
139 *community, visitors and residents of the City."*

140

141 2. *To maintain and enhance the Retail and Service Centers that are the Character*
142 *amenity for the Entire City and Surrounding Region. To identify and Implement*
143 *Public Investments or Policy that will induce quality private investment response*
144 *in order to reach the desired character and economic potential of the area.*
145

146 Mr. Hodson suggested Mission Statement number 2 as he felt it was more explicit about
147 the CRA's goals and all agreed.
148

149 Mr. Kosmas inquired when the final version of the Community Redevelopment Plan
150 update would be adopted. Mr. Otte stated that he was planning on having it before the
151 City Commission at their April 13, 2010 agenda.
152

153 Mr. Dennis wanted to be sure that representatives from Volusia County and the SEVHD
154 were notified of any and all CRA meetings. Mr. Otte stated that they were on the list of
155 agenda recipients.
156

157 Mr. Dennis inquired if there were any additional comments from the CRA
158 Commissioners. There being none he submitted the documents to be included in the FY
159 2010/11 budget.
160

161 Mr. Dennis asked for an update on CRA Chair Linda DeBorde's condition. Mr. Otte
162 stated that he had visited her recently and that he felt she was making tremendous
163 progress.
164

165 Mr. Kosmas stated that he wanted the CRA to put an emphasis on form-based codes and
166 to be prepared with broad incentive programs once developers came to the area. Mr.
167 Kosmas felt that the Badcock building would be greatly suited to house a business
168 incubation center.
169

170 Mr. Williams stated that the CRA had authorized staff at the last meeting to explore a
171 CRA / UCF Business Incubation Program partnership for New Smyrna Beach with
172 incubator location(s) to be determined. Mr. Otte informed the CRA that representatives
173 from the UCF Business Incubation Program might be available to make a presentation at
174 the April 7, 2010 CRA meeting. Mr. Otte continued that he had been in touch with the
175 Attorney for the Badcock building to remind him of their written commitment to keep the
176 building clean.
177

178 Mr. Otte commented that the Chief Building Official was putting together a three-part
179 ordinance that would speed up the time in which "violators" had to comply with code
180 enforcement regulations to bring their properties up to the City's requirements. Mr. Otte
181 stated that focus was put on several properties within the City and the CRA district.
182

183 Mr. Otte continued that he had been working with City staff in regards to the form-based
184 codes and that a Request for Proposal was being developed.
185

186 Mr. Kosmas felt that a pro-active City Commission was in place and he offered his time
187 and expertise to CRA staff to act as a liaison pertaining to the form-based codes.

188 Mr. Kosmas also commented on the Internet Café business on Canal Street that had
189 sheets hanging in the windows and felt that this was not representative of what the CRA
190 was trying to accomplish for Canal Street.

191

192 Mr. Williams stated that the CRA had received an extensive list from Pete Sechler about
193 available grants and Mr. Williams would like to see staff or an outside consultant check
194 into securing those grants.

195

196 Mr. Williams would also like to see some form of draft contract at the next CRA meeting
197 between the CRA and the Hotel Developer pertaining to the conveyance of the Florida
198 Ave. properties. Mr. Kosmas added that he felt strongly about using those properties as
199 an incentive if this was within the parameter of the enabling legislation, as the Hotel's
200 local economic stimulus and its impact on the ad valorem tax base would overshadow
201 any financial gain the CRA could achieve from selling those properties.

202

203 Mr. Hall stated that the review appraisal was being updated and RCLCO was brought on
204 board so that the CRA would be informed and feel confident in coming up with an
205 informed decision.

206

207 Mr. Dennis felt that Mr. Hall and Mr. Otte will serve the CRA well. Mr. Williams offered
208 his services pertaining to the proposed hotel.

209

210 Mr. Otte gave an update that staff was working diligently on getting the Dunn Lumber
211 property out to bid for demolition and continued that this was an intricate venture due to
212 the perceived contamination.

213

214 Hearing no further comments, Mr. Dennis entertained a motion to adjourn.

215

216 **ADJOURNMENT**

217

218 Mr. Williams made a motion to adjourn; all agreed. Meeting adjourned at 2:35 pm.

CRA Capital Budget

FY 2009/10	
Available for capital projects	13,903,562
capital projects	
West Canal Streetscape	1,000,000
Mary Ave Streetscape	1,600,000
South Orange Ave Streetscape	1,200,000
Julia and Faulkner parking lot	5,000
flagler dunes parking lot	58,000
chamber restoration project	200,000
development assistance and incentives	1,695,562
policy and partnership funding	200,000
marketing and promotion funding	500,000
flagler ave boardwalk and park	2,000,000
wayfinding and signage	300,000
cormeth parking	-
Washington street business district	300,000
Washington street improvements	1,000,000
north Atlantic avenue improvements	-
Esther street park and parking lot	935,000
medical services district improvements	1,000,000
flagler avenue and nearby streets parking	
north causeway improvements	
gateway landscaping and beautification *	65,000
sr44 crossing treatments	
medical district parking	
riverside park seawall and lighting	1,000,000
streetscape canal neighborhoods	
canal street parking	
myrtle ave infrastructure project	500,000
sr44 and west canal street gateway	
transit subsidy	
marina boardwalk expansion	
3rd avenue streetscape	
water taxi subsidy	
3rd ave gateway	
mainland splash park	
myrtle avenue traffic calming	
canal street underground	
Julia street parking	
Segways	
CRA Parking	51,400
Public Art	13,600
Contingency	200,000
Funds reallocated to operating budget	80,000
TOTAL	13,903,562
* Dunn demolition & landscaping	