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**MINUTES OF THE  
CITY OF NEW SMYRNA BEACH  
COMMUNITY REDEVELOPMENT AGENCY  
MEETING OF JULY 7, 2010  
UTILITIES COMMISSION, 3<sup>RD</sup> FLOOR DEBERRY ROOM,  
200 CANAL STREET  
NEW SMYRNA BEACH, FLORIDA**

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

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14

**Answering to roll call:**

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19  
20

**Steve Dennis  
James Kosmas  
Cynthia Lybrand  
Charles Belote  
Doug Hodson**

21 Also present were CRA Director Tony Otte; CRA Project Manager Michelle Martin;  
22 CRA Coordinator Noeleen Foster; and CRA Attorney Mark Hall. CRA Chair Linda  
23 DeBorde and Administrative Specialist Claudia Soulie were absent. Commissioner  
24 Thomas Williams arrived at 2:05.

25  
26 Mr. Dennis informed the CRA that Chair DeBorde was not feeling well today, so he  
27 would be chairing the meeting.

28  
29  
30

**CONSENT AGENDA**

31 Mr. Belote suggested pulling item *B. Property Improvement Grant Change Order*  
32 *Request for 304 Flagler Ave.* from the consent agenda for discussion. All agreed.

- 33  
34  
35  
36
- A. Approval of Minutes: CRA Regular Meeting June 2, 2010
  - C. Commercial Revitalization Grant Application – 115 S. Orange Avenue

37 **Mr. Belote made the motion to approve the consent agenda items A. and C.,**  
38 **seconded by Mr. Kosmas. Motion carried on roll-call vote 5 –0.**

- 39  
40  
41
- B. Property Improvement Grant Change Order Request – 304 Flagler Avenue

42 Mr. Belote was concerned about approving the Change order request for 304 Flagler  
43 Ave., since all funds had to be approved by the CRA prior to work commencement.

44  
45 Ms. Foster elaborated which items were included in the original application, which items  
46 were added in the Change Order Request and what items had been completed.

48 **Mr. Belote made the motion to deny the Property Improvement Grant Change**  
49 **Order request for 304 Flagler Ave., seconded by Mr. Williams. Motion carried on**  
50 **roll-call vote 5 –1 with Ms. Lybrand casting the dissenting vote.**

51  
52 Ms. Foster stated that in order for the applicant to be reimbursed their originally approved  
53 \$5,000, they had to complete all work items listed in the original application. Ms. Foster  
54 continued that the applicant was not able to replace the garage door with French doors as  
55 applied for due to lack of funds, which would make the original application non-  
56 compliant with the grant guidelines and asked the CRA for direction.

57  
58 Mr. Dennis stated that the CRA had denied the present request as submitted today and  
59 suggested that staff meet with the applicant to possibly find a different solution and bring  
60 the item back at the next CRA meeting in August.

## 61 62 **PUBLIC PARTICIPATION**

63  
64 In accordance with the City Commission Resolution #11-89, a three-minute limitation will be imposed unless otherwise  
65 granted by the CRA Commissioners.

### 66 67 A. Presentation on the Proposed Business Incubator on Washington Street

68  
69 Gloria Hill Evans, part-owner of 533 Washington Street, stated that she and her siblings  
70 had been in touch with Mr. Otte about making the Washington Street building available  
71 for a proposed Business Incubator Program. Ms. Hill Evans gave a brief history of the  
72 structure and continued that during meetings with staff from the City of New Smyrna  
73 Beach/CRA and representatives from the Westside Community, it was mutually  
74 determined that the best way to establish a Washington Street Business District, would be  
75 to make proper use of the largest building on the block, which happened to be 533  
76 Washington Street. Ms. Hill Evans stated that the incubator project was currently listed in  
77 the CRA Master Plan update with an allocated budget of \$300,000.

78  
79 Ms. Hill Evans continued that she and her siblings supported the efforts of the Westside  
80 Community as well as the CRA. Ms. Hill Evans was hopeful that this would help to  
81 empower the Westside Community by coming together to find a common goal to  
82 revitalize the Community.

83  
84 Ms. Hill Evans stated that the Hill Family asked that the CRA and possible participants of  
85 the program commit to:

- 86  
87 1. Involving local minority talents, women and handicapped business owners in the  
88 construction as well as maintenance of buildings in the Washington Street  
89 business district
- 90 2. Secure possible grants to be environmentally conscious (green construction)
- 91 3. Give preference to Construction Companies that have an Architect on staff
- 92 4. No free rent or leases (to increase pride and commitment by the business owners)
- 93 5. Prospective business owners need to attend all meetings and seminars during their  
94 first three (3) years of doing business in the district
- 95 6. Business owners should be open to having their books/financial reports inspected  
96 during their first year in business and accept advice

- 97 7. Business owners should agree to hiring 50% percent of their workforce from the  
98 Westside Community  
99 8. Business owners need to have all necessary permits and licenses prior to opening  
100 their business  
101 9. Business owners must sign a Code of Ethics for conduct and professionalism  
102

103 Ms. Hill continued that she had hardcopies of her powerpoint presentation that she would  
104 make available and thanked the CRA and staff for their time and interest.  
105

106 Mr. Kosmas was in favor of creating new businesses on the Westside that would draw  
107 more traffic to this side of town and recommended having the property owners of 533  
108 Washington Street make a continued commitment to strive to make this incubator project  
109 a success.  
110

111 A brief discussion ensued about possibly holding a workshop to gather more ideas on  
112 how to implement this project.  
113

114

## 115 **OLD BUSINESS**

116

### 117 **A. Parking Plan: Canal Street and Flagler Avenue**

118

119 Mr. Otte stated that this parking plan was called out as a separate scope of work and was  
120 invoiced separately from the CRA Master Plan update document. Mr. Otte continued that  
121 the study consisted of extensive data collection, analysis, and mapping for the existing  
122 and future parking demands in the Canal St and Flagler Ave areas and was delivered to  
123 the CRA office in June of 2009. Mr. Otte stated that the Plan had not been presented to  
124 the CRA and staff recommended adoption of the Parking Plan and authorization to pay  
125 the final invoice of \$6,750.00.  
126

127 Ms. Lybrand commented that the study was done in March and felt that the results would  
128 have been very different had it been done in June/July and that New Smyrna Beach  
129 probably had a larger parking deficit than indicated in this study.  
130

131 Ms. Adele Aletti, Gone Bonkers 314 Flagler Ave, commented that Flagler Ave was in  
132 desperate need of parking and she was hopeful that the monies created from the potential  
133 sale of the Florida Ave CRA properties would be invested into creating parking  
134 opportunities next to the Jessamine lot.  
135

136 Mr. Kosmas asked Ms. Aletti to elaborate why she felt that Flagler Ave. had a parking  
137 problem. Ms. Aletti stated that it was most apparent during the evening hours when  
138 people frequented the bars and restaurants in that area. Ms. Aletti felt that additional  
139 parking provisions should be made due to the potential increase in vehicular traffic that  
140 the proposed hotel on Flagler would bring.  
141

142 A brief discussion ensued about angular versus parallel on-street parking, the pros and  
143 cons and how other Cities handled their parking situations.  
144

145 The CRA agreed by consensus to pay the final invoice for the Parking Plan study if CRA  
146 staff was satisfied with the submitted materials.

147

148 **NEW BUSINESS**

149

150 Mr. Dennis asked the CRA if they agreed to have a representative from each group  
151 requesting Grants and Aids come forward to answer any questions, instead of having an  
152 in-depth presentation on each item. The CRA agreed.

153

154 A. Grants and Aids:

155

156 1. Friends of Canaveral - \$10,000

157

158 Ms. Pat Skrtic identified herself as the representative for the Friends of Canaveral and  
159 gave a brief summary of their event.

160

161 Mr. Belote inquired if this was a first-time event and if they anticipated for this to be  
162 recurring and Mr. Hodson asked if the requested \$10,000 included any out-of-State  
163 advertising, which Ms. Skrtic affirmed.

164

165 Mr. Kosmas was in favor of the CRA financially assisting this type of event.

166

167 **Ms. Lybrand made the motion to approve the Grants and Aids application for**  
168 **Friends of Canaveral in the amount of \$10,000, seconded by Mr. Kosmas. The**  
169 **motion carried on a roll call vote 6 – 0.**

170

171 2. Canal Street Historic District - \$20,000

172

173 Ms. Flare Elliott, business owner at 421 Canal Street and member of the Canal Street  
174 Historic District merchant association (CSHD) stated that she would do her best to  
175 represent the CSHD, as she did not anticipate having to do so.

176

177 Mr. Belote clarified that this association was formerly known as “Mainstreet, Inc”.

178

179 Mr. Hodson asked if the requested \$20,000 included any out-of-State advertising, which  
180 Ms. Elliott affirmed.

181

182 **Ms. Lybrand made the motion to approve the Grants and Aids application for**  
183 **Canal Street Historic District in the amount of \$20,000, seconded by Mr. Kosmas.**  
184 **The motion carried on a roll call vote 6 – 0.**

185

186 Mr. Hall asked to speak and stated that Mr. Trey Sizemore with Thadcon had to leave  
187 the meeting due to a family medical emergency and asked that item 6F be moved to the  
188 August 4<sup>th</sup>, 2010 CRA meeting. Mr. Hall inquired if there was anybody in the audience  
189 wanting to speak on this agenda item. There being nobody, a motion was made to defer  
190 the topic.

191

192 **Mr. Hodson made the motion to defer the agenda item 6F - *W Canal Streetscape***  
193 ***Project – Archaeological Requirements to the August 4<sup>th</sup>, 2010 CRA meeting at the***

194 **respondent's request; seconded by Mr. Belote. Motion carried on a roll call vote 6 -**  
195 **0.**

196

197

198

3. Gallery Group of Flagler Avenue - \$15,000

199

200 Ms. Jenny Norado, owner of the TaDa Gallery and President/Treasurer of the Gallery  
201 Group of Flagler Ave. identified herself as the group's representative.

202

203 Mr. Belote clarified that this group was part of the Merchants of Flagler Ave., Inc. and  
204 that applicants three and four were different divisions of the same entity.

205

206 Ms. Norado stated that her group operated completely independent of the Merchant  
207 Group other than being under their insurance umbrella for cost-saving reasons.

208

209 Mr. Dennis inquired if the group filed their own tax returns to which Ms. Norado  
210 responded that they did not.

211

212 Mr. Belote stated that an organization's tax return should be part of the application  
213 process, to give the CRA a better insight in the activities of the organization. Mr. Belote  
214 asked for the application to better reflect who the actual applicant is.

215

216 Mr. Kosmas asked Mr. Belote for clarification on his comment about this group being a  
217 different division of the same entity. Mr. Belote stated that his original concern was that  
218 the application listed a separate corporate entity with separate officers, which was not the  
219 case.

220

221 Ms. Lybrand inquired if this group needed to file for a fictitious name and if the approval  
222 of the grant application should be made contingent upon proof of filing, which Mr. Belote  
223 affirmed.

224

225 Mr. Dennis reiterated that all funds could only be used by the Gallery Group of Flagler  
226 Ave and were not to be comingled with those of the Flagler Merchants for the indicated  
227 projects.

228

229 **Ms. Lybrand made the motion to approve the Grants and Aids application for**  
230 **Gallery Group of Flagler Avenue in the amount of \$15,000 contingent that they**  
231 **supply proof of having filed for a fictitious name; seconded by Mr. Williams. The**  
232 **motion carried on a roll call vote 6 – 0.**

233

234

235

4. Merchants of Flagler Hospitality Group - \$52,175

236

237 Ms. Elaine Stathakis, Chair of the Merchants of Flagler Hospitality Group stated that  
238 their request included seven (7) different events that would give people a reason to come  
239 Flagler Ave as a family.

240

241 A brief discussion ensued about the CRA paying 50% of the cost for the Fireworks prior  
242 to the event.

243

244 Mr. Williams inquired how the \$52,175 was derived and Ms. Stathakis stated that there  
245 were seven events at \$6,525 each plus an additional \$6,500 upfront payment for the New  
246 Year Fireworks.

247

248 Mr. Williams asked staff if the total amount requested in this application was within the  
249 program guidelines. Ms. Foster stated that the CRA never established a maximum  
250 amount for this program.

251

252 Mr. Williams suggested that this group also file for a fictitious name.

253

254 **Mr. Williams made the motion to approve the Grants and Aids application for**  
255 **Merchants of Flagler Hospitality Group in the amount of \$52,175 contingent that**  
256 **they supply proof of having filed for a fictitious name; seconded by Mr. Hodson.**  
257 **The motion carried on a roll call vote 6 – 0.**

258

259 Mr. Kosmas stated that the Flagler Merchants were doing a great job in creating events  
260 that stimulated the economy and suggested that some of them be available to assist with  
261 the revitalization of the Westside community.

262

263

264 **B. CRA Public Art Program – Images 2011 Request For Assistance**

265

266 Ms. Nancy Lowden Norman, Director of Advancement for the Atlantic Center for the  
267 Arts (ACA) stated that she was hoping for the CRA's continued support of this event in  
268 the amount of \$7,500. Ms. Lowden Norman continued that the 2011 Festival marked the  
269 35<sup>th</sup> anniversary of IMAGES: A Festival of the Arts and stated that they wanted to do an  
270 exhibition of several art pieces purchased by the City throughout the years and that she  
271 had met with the Asst. City Manager as well as the Parks and Recreation Director.

272

273 Mr. Kosmas would like to have representatives from the ACA and the City of New  
274 Smyrna get together prior to the CRA's art purchase to determine where the art piece(s)  
275 may go and to provide that information to the public.

276

277 Ms. Lybrand suggested taking pictures of the art and posting them on the City's website.  
278 Ms. Lowden Norman duly noted those suggestions.

279

280 Mr. Otte stated that an inventory already existed and that he would follow up and report  
281 back at the next meeting.

282

283 Mr. Williams asked that a representative from the ACA be present when the art was  
284 being chosen, as in the past he and CRA staff had the honor to do so. Mr. Kosmas  
285 preferred that a layman pick out the art and was promptly volunteered, which he  
286 accepted.

287

288 **Mr. Williams made the motion to approve the Atlantic Center for the Art's request**  
289 **for Assistance for the Public Art Program in the amount of \$5,000 for the Patron's**  
290 **Program and \$2,500 for the Sponsorship of the Creative Education program,**  
291 **seconded by Mr. Hodson. The motion carried on a roll call vote 6 – 0.**

292 C. New Programs to assist in recruitment for spaces available for lease on Canal  
293 and Flagler Avenues

294  
295 Mr. Otte stated that there were over a half-dozen vacant commercial spaces now on Canal  
296 Street and that CRA staff had found a program used by the Delray Beach CRA that  
297 provided a rent subsidy for up to one-third of the business's monthly rent or \$500 per  
298 month, whichever was less, for 12 months. Mr. Otte continued that the 12 months could  
299 be anytime during the first 18 months of a multi-year lease and that the maximum total  
300 subsidy per business was \$6,000.

301  
302 Mr. Otte stated that this program was briefly discussed at a meeting of the Canal Street  
303 property owners with spaces for lease, and there was interest expressed in any program  
304 that would help fill the spaces.

305  
306 Mr. Otte continued that a specific amount could be allocated from the Development  
307 Assistance & Incentives in the CRA Master Plan Update and that staff was requesting  
308 discussion on this program, and if it was the CRA's desire, direction for bringing the  
309 program back to the August meeting for final approval.

310  
311 Mr. Bob Wiley, 223 Canal Street felt that such a program would be beneficial and that he  
312 was interested in having the guidelines refined.

313  
314 Ms. Flare Elliot, 421 Canal Street was in favor of such a program, but cautioned that this  
315 program should only be viewed as an incentive to attract new businesses to Canal Street  
316 instead of a subsidy and that the business should already be financially viable.

317  
318 Mr. Williams felt that the rent needed to be "fair market" rent.

319  
320 A brief discussion ensued about directing this program towards retail style businesses  
321 instead of offices and making sure that this was an incentive program instead of a  
322 subsidy.

323  
324 Mr. Otte stated that, in the spirit of filling vacant spaces, he had been in touch with  
325 Deborah Boyd from the Visitors Center to make a video of Canal and Flagler Streets to  
326 be displayed on the City's website and that this project was underway. Also, staff was  
327 working on compiling a list of available leasable spaces that would also be displayed on  
328 the City's website.

329  
330  
331 D. CRA Master Plan Projects:

- 332  
333 a. Review of Projects and Adjustments due to the Southeast Volusia  
334 Hospital District Exemptions  
335 b. Review of the current status of projects and funding  
336

337 Mr. Otte stated that on June 8, 2010 the City Commission approved the CRA Master Plan  
338 Update, including a list of capital projects with funding allocations in the amount of  
339 \$13,903,562, which was based on a revenue projection that included contributions from  
340 the Southeast Volusia Hospital District.

341 Mr. Otte informed that on June 22, 2010 the Southeast Volusia Hospital District was  
342 granted an exemption from making further contributions to the CRA and that the CRA  
343 now needed to review the list of project costs included in the Master Plan Update to make  
344 a recommendation to the City Commission for their budget discussions in August.

345  
346 Mr. Otte explained that the amount of funds available for Capital Projects without the  
347 Southeast Volusia Hospital District's contributions was \$11,925,133; therefore,  
348 \$1,978,429 had to be removed from the Capital Project list. Mr. Otte continued that all of  
349 the projects that were not yet subject to a construction contract could be reduced by about  
350 7 % to meet the reduced funding amount.

351  
352 Mr. Dennis pointed out that the Chamber Restoration project would not be eligible for  
353 reduction, as a matching ECHO grant was associated with this project.

354  
355 A brief discussion ensued about the streetscape projects for S. Orange Street and Mary  
356 Ave. being out for bid with results expected by July 27, 2010; receipt of possible federal  
357 grant funding for the Mary Ave. railroad crossing portion of the streetscape; and  
358 Riverside Park Seawall/lighting improvements and which type of replacement lights were  
359 being chosen.

360  
361 Mr. Dennis inquired about the status of the Esther Street Park improvements and the  
362 allocated funds. Mr. Otte stated that City staff was still in the process of working with the  
363 neighboring property owners; however, a survey and engineering plans of the seawall had  
364 to be obtained. Mr. Otte continued that planning staff suggested already going ahead with  
365 commissioning the survey, which would also aid in encumbering CRA funds.

366  
367 Mr. Belote questioned reducing the budgeted cost for projects that were already under  
368 contract. Mr. Otte stated that W. Canal Streetscape was the only contracted project.

369  
370 Mr. Kosmas was disappointed that the SEVHD was allowed to withdraw their  
371 contributions, but felt that they were still an important factor in this community. Mr.  
372 Kosmas continued that it needed to be understood that the CRA still had incentives  
373 available for any entities interested in relocating to this Medical District area.

374  
375 Mr. Otte followed up that the CEO for SEVHD had just recently suggested a streetscape  
376 for Andrews Street as well as renovations of the former Wachovia building.

377  
378 Mr. Dennis clarified that the Hospital District, and not the actual Hospital, was the  
379 funding entity

380  
381 A brief discussion ensued about implementation of items like sidewalks and wayfinding,  
382 listed in the CRA Plan update that would have a positive effect on the Medical District.

383  
384 Mr. Belote inquired about the timetable for submitting the CRA's budget to the City  
385 Commission. Mr. Otte stated that a proposed budget had been submitted and that the next  
386 regular City Commission meeting would be held in August. New Smyrna Beach Vice  
387 Mayor Lynne Plaskett informed that a budget workshop was scheduled for the end of  
388 July.

389

390 Mr. Otte stated that Volusia County would hold a budget meeting in August that he  
 391 needed to attend. Mr. Otte continued that he had had conversations with the City's  
 392 auditor in regards to following the correct procedures for the allocation of CRA funds.

393  
 394 Ms. Lybrand felt that the Flagler Avenue Boardwalk project should remain fully funded.

395  
 396 Mr. Randy McHenry, resident S. Riverside Dr. stated that the Assistant City Manager and  
 397 other City staff had been out to the Boardwalk to do an immediate repair assessment and  
 398 inquired about the status of this assessment.

399  
 400 Mr. Williams stated that the decision had been made to assess the seawall first to  
 401 determine if the Boardwalk structure may have to be moved in order to complete the  
 402 seawall repairs. Also, it was discussed to gather public input on how to proceed with a  
 403 possible redesign of the Boardwalk/park area.

404  
 405 Mr. Kosmas clarified that the CRA had specifically delayed repairs to the Boardwalk at  
 406 this point, as better determination of the condition of the seawall, substructure and  
 407 sidewalks had to be made first.

408  
 409 Ms. Adele Aletti was concerned that there were no funds allocated for Flagler Ave.  
 410 parking. Ms. Lybrand commented that funds were not anticipated at this time.

411  
 412 Mr. Kosmas suggested reducing the contingency to zero, fully fund the projects under  
 413 construction and then consider a reduction across the board.

414  
 415 A brief discussion ensued about which projects should remain fully funded, which should  
 416 be pro-rated (see below) and how the contingency for this particular budget came about.

417  
 418 Note: This table, except for the final column, was included in the July 7, 2010 CRA agenda package. The far right  
 419 column was created after the meeting as part of the Meeting minutes to reflect the CRA's directives.

<b>Recommendation</b>	<b>Estimated Budget</b>	<b>Reduce 7 % Across the Board</b>	<b>As per Direction of CRA Board at July 7, 2010 Meeting</b>
Development Assistance & Incentives	\$1,695,562	\$1,576,873	\$1,379,533
Policy & Partnerships	\$200,000	\$186,000	\$186,000
Marketing & Promotions	\$500,000	\$465,000	\$465,000
Flagler Avenue Boardwalk Park	\$2,000,000	\$1,860,000	\$2,000,000
Signage and Wayfinding	\$300,000	\$279,000	\$279,000
Cormeth Parking			
Washington Street Business District	\$300,000	\$279,000	\$279,000
Washington Street Improvements	\$1,000,000	\$930,000	\$930,000
North Atlantic Avenue Improvements			
Esther Street Park	\$935,000	\$869,550	\$869,550
Medical Services District Improvements	\$1,000,000	\$0	\$0
Flagler Avenue parking			

North Causeway Improvements			
Gateway Landscaping & Beautification	\$65,000	\$60,450	\$60,450
SR 44 Crossing Treatments			
Medical District Parking			
Riverside Park Seawall / Lighting	\$1,000,000	\$930,000	\$930,000
Streetscape Canal Neighborhoods			
Canal Street Parking			
Myrtle Avenue Infrastructure Project	\$500,000	\$465,000	\$465,000
West Canal Streetscape	\$1,000,000	\$930,000	\$1,000,000
Mary Avenue Streetscape	\$1,600,000	\$1,488,000	\$1,600,000
South Orange St Streetscape	\$1,200,000	\$1,116,000	\$1,200,000
Julia and Faulkner Parking Lot	\$5,000	\$4,650	\$0
Flagler Dunes Parking Lot	\$58,000	\$53,940	\$68,000
Chamber Restoration Project	\$200,000	\$186,000	\$200,000
CRA Parking	\$51,400	\$47,802	\$0
Public Art	\$13,600	\$12,648	\$13,600
Contingency	\$200,000	\$185,220	\$0
<b>TOTAL</b>	<b>\$13,823,562</b>	<b>\$11,925,133</b>	<b>\$11,925,133</b>
Funds reallocated to operating budget	\$80,000	\$0	\$0
<b>GRAND TOTAL</b>	<b>\$13,903,562</b>	<b>\$11,925,133</b>	<b>\$11,925,133</b>

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Mr. Otte stated that he discovered that the *Julia/Faulkner Parking* lot as well as *CRA Parking* referred to the same property and suggested reducing those amounts to zero as this parking lot was going to be placed on a list of city-owned properties which were subject to being offered as incentives to developers. The CRA agreed.

A brief discussion ensued about the North Atlantic Improvements not having any \$ amount associated with it and that the original funds had been budgeted for drainage and were than incorporated in the Esther Street Park improvements.

Ms. Aletti stated that she had been in contact with Mr. Otte about asking the CRA for assistance with the purchase of Christmas lights for Flagler Ave from the contingency budget and inquired how she should proceed now that the contingency funds had been reassigned. Mr. Dennis stated that she should send any and all requests to Mr. Otte.

**Mr. Belote made the motion to approve the estimated budget revisions as discussed in today's meeting, seconded by Mr. Kosmas. The motion carried on a roll call vote 6 – 0.**

E. Discussion of the Badcock Building

Mr. Otte stated that the new CRA Master Plan Update specifically called out two privately owned buildings for special consideration and that one of these was the Badcock building at the SE corner of US 1 and Canal St.

445 Mr. Otte recommended that the CRA direct staff to prepare a contract for funding an  
446 amount (to be specified by the CRA) from the “Development Assistance and Incentives”  
447 allocation in the CRA Master Plan Update towards the renovation of the Badcock  
448 building as a component of a project to purchase, renovate, and lease for commercial  
449 purposes. Mr. Otte continued that staff was also seeking direction on specific items such  
450 as the possible use of a portion of the space as an information center, artist work and  
451 display area, etc.

452

453 Mr. Otte introduced Ernie Johnson, a member of a group interested in purchasing the  
454 building to relocate their business and leasing out the remainder of the space. Mr.  
455 Johnson gave a brief history on how a retail business would attract other retail businesses  
456 and that he considered the Badcock Building to be a great spot for a retail location. Mr.  
457 Johnson continued that they had received a very positive response from potential tenants.  
458 Mr. Johnson further explained that they had just obtained a contract for the property and  
459 were in touch with the current property owners and CRA staff.

460

461 A brief discussion ensued about retail use versus non-retail use: how to potentially lay out  
462 the office space to best suite Canal Street; creating an area to display art/artist workshops  
463 and that any CRA incentives would be used to bringing the building to a condition of  
464 being attractive to new businesses.

465

466 Mr. Kosmas was in favor of having the developer create a program and an actual budget  
467 on how the CRA could best assist them in redeveloping the former Badcock building and  
468 bring that information back at the August 4<sup>th</sup>, 2010 CRA meeting. The CRA agreed by  
469 consensus.

470

471 Ms. Gloria Hill Evans, Washington Street project, inquired if the incentives proposed for  
472 the Badcock project could also include training for new entrepreneurs. Mr. Dennis stated  
473 that the CRA had not limited possible incentives to any particular purpose.

474

#### 475 F. W Canal Streetscape Project – Archaeological Requirements

476

477 Agenda item deferred to the August 4<sup>th</sup>, 2010 meeting per the respondent’s request (see  
478 motion under *New Business item A. 2.*)

479

### 480 **REPORTS AND COMMUNICATIONS**

481

#### 482 A. Director’s Report

483

484 Mr. Otte stated that all pertinent information was contained in his written Director’s  
485 report.

486

#### 487 B. CRA Attorney’s Report

488

489 Mr. Hall stated that, unless the CRA had questions, there was nothing new to report at  
490 this time.

491

492

493

494 C. Commissioner Report

495

496 Mr. Kosmas asked to be excused from the meeting at 4:32 pm.

497

498 Mr. Williams stated that the CRA attended a regional Mid Florida Redevelopment  
499 Association meeting in Holly Hill a few years back which he felt was very productive.

500 Mr. Williams inquired if staff knew of another opportunity where the CRA's could get  
501 together. Mr. Williams continued that the annual FRA meeting was coming up in  
502 October and asked for staff to distribute further information so that anyone interested in  
503 attending could make plans.

504

505 D. Correspondence - None

506

507 **ADJOURNMENT**

508

509 **A motion was made to adjourn; all agreed. Meeting adjourned at 4:37 pm.**