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**MINUTES OF THE  
COMMUNITY REDEVELOPMENT AGENCY  
MEETING OF SEPTEMBER 2, 2009  
DEBERRY ROOM 3<sup>RD</sup> FLOOR  
200 CANAL STREET  
NEW SMYRNA BEACH, FLORIDA**

**Chair Linda DeBorde called the CRA meeting to order at 2:00 p.m.**

**Answering to roll call:**

**Linda DeBorde, Chair  
Steve Dennis, Vice-Chair  
James Kosmas  
Douglas Hodson  
Cynthia Lybrand  
Charles Belote  
Thomas Williams**

Also present were Kevin Fall, CRA Director; Michelle Martin, CRA Project Manager; Noeleen Foster, CRA Coordinator; Claudia Soulie, Administrative Specialist and CRA Attorney Mark Hall.

**CONSENT AGENDA**

- A. Approval of Minutes - June 23, 2009 Special CRA Meeting
- B. Approval of Minutes – July 15, 2009 CRA Meeting

**Mr. Williams made the motion to approve above referenced minutes as written, seconded by Mr. Dennis. The motion carried on roll call vote 7 – 0.**

In the essence of time, as the CRA Commissioners were scheduled for another engagement at 3:00 pm today, Ms. DeBorde moved the Public Participation portion to the end of this meeting.

Mr. Fall elaborated on the planned guided bus tour with a representative from Glatting Jackson, the City Commission and members of the Public at 3:00 pm and suggested the CRA save any comments and ideas for the Special Workshop with the City Commission immediately following the bus tour.

**NEW BUSINESS**

- A. CRA Commercial Matching Revitalization Grant Program

47 Mr. Fall stated that the New Smyrna Beach Community Redevelopment Area contains a  
48 significant number of historic buildings. Mr. Fall continued that these structures reflected  
49 the history and heritage that help contribute to the distinctive character of the CRA area  
50 and felt that it was important for the City to “revitalize” the existence of historic  
51 buildings with more traditional commercial buildings to create diverse and unique  
52 business districts within the CRA area.

53

54 Mr. Fall elaborated that the primary objective of the CRA Commercial Matching  
55 Revitalization Grant program was to encourage revitalization and preservation of  
56 commercial buildings by offering limited financial and technical assistance. The program  
57 was intended to stimulate reinvestment in the CRA area, to preserve and renew the  
58 traditional retail business district and establish the CRA area as a location for convenient  
59 pedestrian oriented commercial activities.

60

61 Mr. Fall gave a summary of the project goals and suggested the CRA approve the  
62 proposed CRA Commercial Matching Revitalization Grant Program.

63

64 Mr. Dennis wanted to clarify that each grant application was only up to \$10,000.

65

66 Mr. Kosmas had concerns with the some of the verbiage and a brief discussion ensued  
67 about buildings with more than one (1) structure, residential to commercial use  
68 conversions, code related building improvements, duration of the construction project and  
69 changing the word “believe” to “can demonstrate” within the grant application.

70

71 **Ms. Lybrand made the motion to approve the CRA Commercial Matching**  
72 **Revitalization Grant Program, with the agreed upon verbiage changes, and a**  
73 **budgeted amount up to \$50,000, seconded by Mr. Williams. The motion carried on**  
74 **roll call vote 7 – 0.**

75

76 B. CRA Commercial Grant Program Application – 424 Canal Street

77

78 Mr. Fall stated that Richard Rosedale, the owner of property located at 424 Canal Street  
79 (former Romesco’s restaurant site), was leasing this property to a third party tenant for  
80 the operation of a restaurant facility.

81

82 Mr. Fall continued that the Owner/Tenant had submitted plans demonstrating the  
83 proposed re-use of the property and the City had determined that the application and  
84 proposed use were in compliance with the Land Development Regulations (LDR) of the  
85 City of New Smyrna Beach.

86

87 Mr. Fall mentioned that the Owner/Tenant had requested financial assistance from the  
88 CRA, for the construction of certain improvements required to comply with the LDR  
89 regulations.

90

91 Mr. Fall stated that it should be noted that contrary to Grant guidelines, the Owner/Tenant  
92 had already constructed certain improvements prior to CRA approval and staff  
93 recommended these costs be included as eligible project costs for the purpose of

94 providing matching funds. Mr. Fall continued that due to the extenuating circumstances  
95 surrounding this project, and considering the CRA had been actively working to create an  
96 acceptable solution to address this and similar future projects, CRA staff recommended  
97 that the project application for 424 Canal Street be granted exemption from the  
98 requirements to forgo the construction of project improvements until written approval of  
99 the specific project application by the CRA had been received.

100  
101 Mr. Fall recommended the CRA approve the application for a CRA Commercial  
102 Matching Revitalization Grant in an amount not to exceed \$10,000 for the 424 Canal  
103 Street redevelopment project.

104  
105 Mr. Hodson inquired if the restaurant was meeting the parking requirements. Mr. Fall  
106 stated that this was a first and second floor restaurant and arrangements had been made to  
107 allow parking for the first floor occupancy at this time. A brief discussion ensued about  
108 parking requirements.

109  
110 **Ms. Lybrand made the motion to approve the CRA Commercial Matching**  
111 **Revitalization Grant Program in the amount of \$7,700.00, seconded by Mr. Belote.**  
112 **The motion carried on roll call vote 7 – 0.**

113  
114 **PUBLIC PARTICIPATION**

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

117  
118 Emerson Cubas, 424 Canal Street stated that his family had been in business for well over  
119 12 years and they moved from California to New Smyrna because of its charm. Mr.  
120 Emerson continued that he and his family were eager to take part in whatever New  
121 Smyrna had to offer and becoming part of the Merchants Groups/Chamber of Commerce,  
122 etc. Mr. Emerson thanked the CRA Commissioners for their time and assistance.

123  
124 Mr. Williams asked that the CRA Attorney and City Attorney give the CRA their opinion  
125 about a letter submitted by Scott Simpson, City Attorney for South Daytona and  
126 suggested that this be presented as an agenda item at the next CRA meeting.

127  
128 Mr. Hall stated that his comments had been incorporated in a letter that the City Manager  
129 had produced.

130  
131 Mr. Kosmas felt that it might be in the CRA's best interest to wait and see if this letter  
132 accomplished its purpose, before the CRA should request a probably rather costly legal  
133 opinion.

134  
135 **ADJOURNMENT**

136  
137 **Mr. Dennis made the motion to adjourn, all agreed. Meeting adjourned at 2:45 pm.**