

MINUTES

SPECIAL MEETING - COMMUNITY REDEVELOPMENT AGENCY BOARD (CRA)

January 20, 2016

Minutes of the Regular Meeting of the Community Redevelopment Agency Board of The City of Daytona Beach, Florida, held on Wednesday January 20, 2016 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 Paula Reed	Present
Commissioner Ruth Trager	Present
Commissioner Pamela Woods	Present
Commissioner Kelly White	Present
Commissioner Robert Gilliland	Present
Mayor Derrick Henry	Present

Also Present:

James V. Chisholm, City Manager
Marie Hartman, City Attorney
Letitia LaMagna, City Clerk

2. Commissioner Reed led the invocation.
3. Commissioner Henry led the Pledge of Allegiance to the Flag.
4. Approval of the minutes of the December 16, 2015, Quarterly Meeting and the January 6, 2016, Special Meeting of the Community Redevelopment Agency Board.

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 Henry	Yea
Commissioner Reed	Yea
Commissioner Trager	Yea
Commissioner Woods	Yea
Commissioner White	Yea
Commissioner Gilliland	Yea
Mayor Henry	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 Reed. The motion passed 7-to-0 with the breakdown as follows:

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

6. CITIZENS

6A. John Nicholson, 413 North Grandview Avenue, Daytona Beach, wondered why we weren't going out for grant funds for the clock tower. He commented on the diversity issue on the next agenda.

Mike Pastore, 400 Fremont Avenue, Daytona Beach, commented on affordable workforce housing.

Marjorie Johnson, 122 South Keech Street, Daytona Beach, commented on various issues in the City.

Mayor Henry commented on the message that scrolls across the screen during public speaking.

James V. Chisholm, City Manager, commented on the hiring of Dr. Durham and that it was solely his decision and had nothing to do with the Mayor or the Commission.

7. ADMINISTRATIVE ITEMS

- A. Adopted/Resolution CRA No. 16-03 approving the First Amendment to the Daytona Beach Convention Hotel & Condominiums Utility and Off-Site Improvement Agreement with Protogroup, Inc., 120 Garden Street North, Palm Coast FL 32137. The amendment requires certain infrastructure improvements prior to issuance of a Certificate of Occupancy for the Hotel proposed to be constructed in Phase 2. City Clerk LaMagna read the Resolution by title only. A RESOLUTION APPROVING THE FIRST AMENDMENT TO THE AGREEMENT WITH PROTOGROUP, INC., THE CITY OF DAYTONA BEACH, AND THE COMMUNITY REDEVELOPMENT AGENCY PROVIDING FOR REIMBURSEMENT OF CONSTRUCTION COSTS FOR CERTAIN PUBLIC IMPROVEMENTS IN CONNECTION WITH DEVELOPMENT OF A CONVENTION HOTEL AND CONDOMINIUMS ON PROPERTY LOCATED AT 422 AND 500 NORTH ATLANTIC AVENUE A PORTION OF WHICH IS WITHIN THE MAIN STREET REDEVELOPMENT AREA; AUTHORIZING THE MAYOR, AS CRA CHAIR, AND CITY CLERK TO EXECUTE THE FIRST AMENDMENT; AND PROVIDING AN EFFECTIVE DATE.

John Nicholson, 413 North Grandview Avenue, Daytona Beach, encouraged the Commission to allow the developers to build in the fashion they want. He encouraged the Commission to grant the waivers and loans needed.

Commissioner Trager asked why they were building the garage first.

Reed Berger, Redevelopment Director, stated it was a financing issue for them. They are going to put their money in first and this is what the bank is requiring of the applicant.

Clay Ervin, Zev Cohen & Associates, 330 Interchange Boulevard, Ormond Beach, Florida 32174, stated the financing package is tied into them having enough capital; not only cash flow but the land and structure. That will help them stabilize the loan for the hotel. They are trying to push this forward as fast as they can. The financing for the Condo portion is based on contracts and that would have slowed down the financing for the hotel.

Commissioner Trager asked what they are going to do with the garage while the hotel is being built.

Mr. Ervin stated the goal is to have the hotel going almost immediately after. We would like concurrent construction.

Commissioner Trager asked if they would rent out the garage if it didn't run concurrent.

Mr. Ervin stated no. The main goal is to get it going fast.

Commissioner Trager asked how big the garage is going to be.

Mr. Ervin stated he believed it would be six stories.

Commissioner Trager stated it seems like it was taking too long.

Mr. Ervin stated he shares her frustration.

Marjorie Johnson, 122 South Keech Street, Daytona Beach, stated her concerns about the lag time on projects.

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

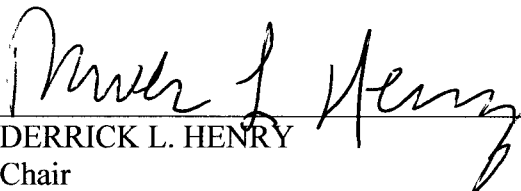
Commissioner Henry	Yea
Commissioner Reed	Yea
Commissioner Trager	Yea
Commissioner Woods	Yea
Commissioner White	Yea
Commissioner Gilliland	Yea
Mayor Henry	Yea

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

No discussion.

9. ADJOURNMENT

There being no further discussion or comments the meeting was adjourned at 6:26 p.m.


 DERRICK L. HENRY
 Chair

ATTEST:


 LETITIA LAMAGNA
 City Clerk

Adopted: February 3, 2016

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.