

**City of South Daytona  
Community Redevelopment Agency (C.R.A.G.)  
Meeting Minutes  
September 9, 2024, at 6:00pm**

City Council Chambers, 1672 S. Ridgewood Avenue, South Daytona, Florida  
and Facebook Live ([www.facebook.com/CityOfSouthDaytona](http://www.facebook.com/CityOfSouthDaytona))

**Call to Order:** Chair William C. Hall called the City of South Daytona Community Redevelopment Agency Meeting to order at 6:00 pm.

**Roll Call/ Members Present:**

Chair William C. Hall	Member Brandon Young
Member Eric Sander	City Manager James L. Gillis, Jr.
Member Lisa O’Neal	City Attorney Wade Vose
Member Doug Quartier	

**Item 3. Approval of Minutes for South Daytona Community Redevelopment Agency – February 13, 2024.**  
Motion to approve by Member Doug Quartier. Second by Member Lisa O’Neal. Motion carried unanimously.

**Item 4. CRAG Resolution No. 2024-01.** A Resolution of the City of South Daytona, Florida Community Redevelopment Agency (CRA) adopting the Redevelopment Trust Fund Budget for the Fiscal Year beginning October 1, 2024 and ending September 30, 2025; prescribing the net sources of revenue in the estimated amount of \$3,724,075; setting forth operating expenditures and transfers in the amount of \$3,724,075; providing for severance; providing for conflicting resolutions; and providing an effective date. **First and only Reading. Public Hearing.**

*City Attorney Vose read the title of C.R.A.G Resolution 2024-01.*

City Manager Gillis explained the area which encompasses the Community Redevelopment Area. He said this special district has higher development standards and the district’s tax revenues must be exclusively utilized within it. He discussed the 2024-2025 proposed budget, which includes the continuation of infrastructure improvements, including the overhead utility line burial along US 1 from McDonald Avenue to Ridge Boulevard, the continuation of streetscape improvements on US 1, and a security wall installation at the Public Works storage yard on Segrave Street.

He concluded with a staff recommendation of approval of the FY 2024/2025 Redevelopment Trust Fund Budget.

Mayor Hall opened the Public Hearing. No comments were received. Mayor Hall closed the public hearing.

Motion to approve by Member Eric Sander. Second by Member Lisa O’Neal. Motion carried unanimously.

**Item 5.** Consideration of approving a Demolition Grant Request in an amount not to exceed \$6,391.50 for the removal of all structures, concrete, and debris at 1980 South Ridgewood Avenue.

City Manager Gillis discussed the property at 1980 South Ridgewood, owned by Kyfinn Properties LLC, which is set to become the home of Scooters Coffee, one of the nation’s fastest-growing brands. The new 664-square-foot building is scheduled to begin serving our community in 2025. This location is expected to employ 25-30 personnel throughout multiple shifts. Mr. Gillis said the property owners have pursued a demolition grant to partner with the City in removing a blighted building in the US 1 Overlay District.

The program reimburses potential property owners up to 50% of demolition costs based on the lowest price of three separate estimates. Mr. Gillis acknowledged a question from Member Sander regarding the asphalt removal.

City Manager Gillis concluded with a staff recommendation to fund the grant request with a maximum allocation of \$6,391.50 for the demolition project. Reimbursement will be made to the applicant upon completion of all the work and upon proof of payment for grant-related expenses for demolition. The site must also pass a final inspection by the Chief Building Official.


Joseph Young, 4597 S. Atlantic Avenue, Ponce Inlet, owner of Scooters Coffee, thanked the Council for the opportunity and acknowledged the assistance provided by staff members Josh McEnany and Laureen Kornel. He explained they have yet to close on the property but expect to soon, and the building will be demolished quickly following closing.

Motion to approve by Member Eric Sander. Second by Member Lisa O'Neal. Motion carried unanimously.

**Adjournment:** Chair William C. Hall adjourned the City of South Daytona Community Redevelopment Agency Meeting at 6:08 pm.

*Regular City Council Meeting followed.*

  
Becky Witte, Deputy City Clerk

  
Chair William C. Hall