

**City of South Daytona
Community Redevelopment Agency
Meeting Minutes
Thursday, March 9, 2021 at 6:05pm**

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

Call to Order: Chair William C. Hall called the City of South Daytona Community Redevelopment Agency Meeting to order at 6:05 pm.

Roll Call:

Present:

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

Not Present:

Member Lisa O'Neal

City Manager Gillis noted that Member Lisa O'Neal had a family emergency and regrets that she could not attend the meeting.

Approval of Minutes for South Daytona Community Trust –October 13, 2020.

Motion by Member Doug Quartier to approve the minutes for the October 13, 2020 meeting.
Second by Member Eric Sander. Motion carried unanimously.

Item 4: Consideration of approving the 2020 Community Redevelopment Annual Report which highlights the accomplishments, activities and projects that occurred this past year in our Community Redevelopment Area.

City Manager Gillis introduced Community Redevelopment Director Patty Rippey to present the annual report. Redevelopment Director Patty Rippey discussed the 2020 Taxable Value within the CRA, recapped the 2020 Financial Statements and Budget, noted the accomplishments and the 2021 Planned Activities. Accomplishments included the private catalyst projects of Majestic Gardens Assisted Living Facility (ALF), and the Enclave at 3230 Apartment Complex, façade improvement grants at 333 Beville Road and 2644 S. Ridgewood Avenue, as well as some community engagement activities. Ms. Rippey noted that new businesses have opened even during this ongoing pandemic and some are thriving. 2021 plans include additional septic to sewer conversions, land use amendments, as well as new entry way markers on S. Ridgewood Avenue. Ms. Rippey also commented that we are awaiting a final site plan submittal for a townhome/condo project on the river as well as a Master Development Agreement amendment for an 8-story apartment complex with a marina adjacent to Erga Mini Storage on US 1.

Motion to approve by Member Doug Quartier. Second by Member Brandon Young. Motion carried unanimously.

Item 5: Consideration of approving the creation of a Demolition Grant Program designed to offer an incentive to property owners for the removal of unmarketable or blighted commercial structures within our Community Redevelopment Area (CRA).

City Manager Gillis introduced Community Redevelopment Director Patty Rippey who discussed the proposal with the board. She noted that this type of program is commonly utilized in Community Redevelopment Areas to eliminate slum and blight. The program proposed would be a four-step procedure beginning with a staff pre-application process, submittal of application, review and approval from the CRAG board as well as the City Council and concluding with funding or reimbursement for the project. The award amounts would be for 50% of the project cost with a maximum of \$15,000.

Member Young asked if this was a request from the business community or another tool to utilize. Ms. Rippey answered that it is both and that development opportunities will arise with the use of this program.

Chair Hall asked if there are certain properties that would be contacted to offer this program in which Ms. Rippey replied that there are several that could make a significant impact within the CRA and future development. Chair Hall noted that he was originally not in favor of such a grant but now sees the importance and impact it can make. Chair Hall thanked Community Redevelopment Director Rippey for the proposal.

Member Sander asked if they need to set a cap or limit the grant. Ms. Rippey said that they plan to work within the allotted budget which will limit the number of applications and noted that each application would be reviewed and approved by this body.

Member Young asked if limiting per parcel or owner would be beneficial and Ms. Rippey explained that each application would be reviewed as an overall project and be scrutinized for the quality of the development.

Motion to approve by Member Eric Sander. Second by Member Doug Quartier. Motion carried unanimously.

Adjournment: Chair William C. Hall adjourned the City of South Daytona Community Redevelopment Agency Meeting at 6:22 pm.

Becky Witte, Deputy City Clerk

Chair William C. Hall