

## AGENDA

A meeting of the South Daytona **Community Redevelopment Agency** will be held on Monday September 13, 2021, at **6:00 p.m. in the Council Chambers at City Hall**, 1672 S. Ridgewood Avenue, South Daytona, Florida.

### A. OPENING

1. Call to order
2. Roll Call
3. Approval of Minutes – August 10, 2021

### B. REGULAR AGENDA

4. CRAG Resolution No. 2021-01. A Resolution of the City of South Daytona, Florida Community Redevelopment Agency (CRAG) adopting the Redevelopment Trust Fund Budget for the Fiscal Year beginning October 1, 2021 and ending September 30, 2022; prescribing the net sources of revenue in the estimated amount of \$2,019,549; setting forth operating expenditures and transfers in the amount of \$2,019,549; providing for severance; providing for conflicting resolutions; and providing an effective date. **First and only Reading. Public Hearing.**

### C. ADJOURNMENT

*Regular City Council Meeting to follow.*

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the board, agency, or council with respect to any matter considered at such meeting or hearing, the person will need a record of the proceedings and, for such purposes, may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based. The City does not prepare or provide a verbatim record of the proceedings.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with a disability needing a special accommodation to participate in the meeting should contact the Deputy City Clerk's Office no later than 72 hours prior to the proceedings. The Deputy City Clerk can be reached by mail at 1672 South Ridgewood Avenue, South Daytona, Florida 32119 or by telephone at (386) 322-3011 or by email at [bwitte@southdaytona.org](mailto:bwitte@southdaytona.org).

**City of South Daytona  
Community Redevelopment Agency  
Meeting Minutes  
Tuesday, August 10, 2021 at 6:00pm**

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

**Present:**

Chair William C. Hall

Member Eric Sander

Member Lisa O'Neal

Member Brandon Young

City Manager James L. Gillis, Jr.

**Not Present:**

Member Doug Quartier

*Deputy City Clerk Witte noted the absence of Member Quartier who is home sick and we wish him the best.*

**Approval of Minutes for Community Redevelopment Agency Meeting – June 8, 2021.**

Motion to approve by Member Lisa O'Neal. Second by Member Brandon Young. Motion carried unanimously.

**Item 4: Consideration of approving a modification to the Demolition Grant for 2919 South Ridgewood Avenue increasing the City's cost share from \$3,600 to \$7,337.50 due to asbestos being found in the building while being demolished that must be mitigated.**

*Read by Attorney Wade Vose.*

City Manager Gillis discussed the demolition grant program requirements and explained that this grant was awarded at the June 8, 2021 CRAG meeting. Unfortunately, when Samsula Demolition began the project, the contractor discovered asbestos in the structure which was not anticipated. He said in the future an asbestos report will be required prior to bringing a grant application before this Board. He requested the Board approve the modified grant award.

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

**Item 5: Consideration of approving the Community Redevelopment Area (CRA) Targeted Business Program.**

*Read by Attorney Wade Vose.*

City Manager Gillis introduced Community Redevelopment Director Patty Rippey.

Community Redevelopment Director Patty Rippey explained that under the Council's leadership and the City Manager's guidance, staff continues to develop tools to improve the quality of our business districts, especially the Community Redevelopment Area. She said the proposed Targeted Business

Program is another tool for staff to incentivize targeted businesses to locate in the City's CRA. Staff believes that the following proposed types of businesses will elevate the quality and increase the long-term success of businesses locating in the CRA, she explained. Redevelopment Director Rippey elaborated financial, professional, medical offices, food related businesses, such as sit-down restaurants, coffee shops, grocery, information technology industries and "high-tech" manufacturing where zoning permits, eco-tourism, marine-related, sports-related, corporate headquarters and targeted businesses that assemble land are the targeted business. She explained the proposed incentives which include up to \$50,000 for new construction projects located on US1; projects located on major intersections are prioritized; up to \$25,000 (50% matching grant) for substantial capital improvements to building and property; up to \$15,000 (50% matching grant) for minor improvements such as landscaping and irrigation system; payment of fees including sewer and water impact fees, review fees associated with land use & zoning changes and plan review (fees will be paid with CRA funds); consideration of adjusted setback requirements for planned commercial developments based on building design and parking configuration provided in concept plan; as well as waiver of site improvements if the business does not increase the footprint of the building. She noted the building must still meet ADA accessibility, building, property, and fire code requirements and site improvements will always be encouraged and incentivized.

Ms. Rippey provided an example of infill, redevelopment in Daytona Beach at 201 W. International Speedway Blvd. She said this example site is only .32 acre and surrounded by other commercial sites and a busy, main roadway. The site was developed by a local dentist and became a beautiful addition to the community, she explained. Redevelopment Director Rippey compared the example site in Daytona Beach to the parcel located at 1600 S. Ridgewood Avenue which is larger at .59 acre, zoned Business General Commercial and is in the CRA. The goal is to take properties like this in South Daytona and provide an incentive for a targeted business to build a beautiful new building that meets the CRA design guidelines and/or substantially improve an existing site, she explained. Staff asks that the board approve the program to provide another tool to improve the quality of our US1 commercial corridor, she concluded.

Member Brandon Young questioned the exclusion of drive through businesses.

Ms. Rippey replied that businesses with drive throughs are allowed within the CRA, but they are not targeted based on the Redevelopment Plan and the City's Comprehensive Plan which focuses on sit down restaurants and coffee shops.

Motion to approve by Member Lisa O'Neal. Second by Member Brandon Young. Motion carried unanimously.

**Adjournment:** Chair William C. Hall adjourned the City of South Daytona Community Redevelopment Agency Meeting at 6:09 pm.

*Regular City Council Meeting followed.*

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Becky Witte, Deputy City Clerk

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Chair William C. Hall

**City of South Daytona**  
**Redevelopment Department**

*Post Office Box 214960 • South Daytona, FL 32121 • (386) 322-3016 • Fax (386) 322-3029*



**Memorandum**

**To:** James L. Gillis, Jr., City Manager

**From:** Patty Rippey, Redevelopment Director

**Date:** August 23, 2021

**Subject:** Resolution 2021-01 Approval of FY 2021–2022 Community Redevelopment Area (CRA) Budget

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This memorandum serves to request approval of the FY 2021-2022 CRA budget by the Community Redevelopment Agency (CRAG). CRAG Resolution No. 2021-01, adopting the final budget for the CRA, attached hereto is the line-item detail for the operating and capital budget for the FY 2021-2022 Community Redevelopment Trust Fund.

**CRAG RESOLUTION NO: 2021- 01**

**A RESOLUTION OF THE CITY OF SOUTH DAYTONA, FLORIDA COMMUNITY REDEVELOPMENT AGENCY (CRAG) ADOPTING THE REDEVELOPMENT TRUST FUND BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; PRESCRIBING THE NET SOURCES OF REVENUE IN THE ESTIMATED AMOUNT OF \$2,019,549; SETTING FORTH OPERATING EXPENDITURES AND TRANSFERS IN THE AMOUNT OF \$2,019,549; PROVIDING FOR SEVERANCE; PROVIDING FOR CONFLICTING RESOLUTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Finance Director has prepared a budget for the Fiscal Year 2021-2022 Redevelopment Trust Fund budget and has submitted the same to the CRAG; and

**WHEREAS**, the proposed budget sets forth in detail all information required in accordance with Florida Statute, Chapter 189.016, and has been posted on the City's website at least two days prior to adoption; and

**WHEREAS**, the CRAG has made a study of the recommended budget and has made any desired adjustments; and

**WHEREAS**, the budget is available for public inspection in the Office of the City Clerk and on the Community Redevelopment Area (CRA) webpage on the City website.

**NOW, THEREFORE, BE IT RESOLVED THE CITY OF SOUTH DAYTONA, FLORIDA COMMUNITY REDEVELOPMENT AGENCY:**

**Section 1.** The amounts anticipated for the Redevelopment Trust Fund are as follows:

**FY 2021-2022 Redevelopment Trust Fund Budget Summary**

<b>Fund Balances brought forward:</b>	\$ 0
<b>Revenues:</b>	
Tax Increment Receipts	\$2,019,549
<b>Total Revenues and Fund Balances:</b>	<u>\$2,019,549</u>
<b>Appropriations:</b>	
Contingency	\$ 74,726
Personal Services	557,944
Operating Expenses	103,510
Capital Outlay	272,500
Debt Service	978,869
Aid to Private Organizations	<u>32,000</u>
Total	\$2,019,549
<b>Total Appropriations:</b>	<u>\$2,019,549</u>

**Section 2.** The Fiscal Year 2021-2022 Redevelopment Trust Fund budget setting forth both revenues and expenditures is hereby adopted and made part of this Resolution.

**Section 3.** The Redevelopment Trust Fund budget as adopted in the preceding section shall govern expenditures of the Community Redevelopment Agency for the fiscal year commencing October 1, 2021 and ending September 30, 2022 upon final adoption.

**Section 4.** *Repealer.* All prior resolutions, if any, which conflict with this Resolution are hereby repealed.

**Section 5.** *Severability.* If any section, subsection, sentence, clause, phrase or portion of this resolution, or application hereof, is for any reason held invalid or unconstitutional by any Court, such portion or application shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions or application hereof.

**Section 6.** *Effective Date.* This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** by the Community Redevelopment Agency of the City of South Daytona, Florida at regular meeting assembled this 13<sup>th</sup> day of September 2021.

Signed: The City of South Daytona,  
Florida Community Redevelopment  
Agency

\_\_\_\_\_  
William C. Hall, Chairman

Attest:

\_\_\_\_\_  
James L. Gillis, Jr.  
Executive Director

Certified as to form:

\_\_\_\_\_  
Wade Vose  
Legal Counsel

# CITY OF SOUTH DAYTONA



## NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 2022 FY 2021-2022 OPERATING AND CAPITAL BUDGET							FOR PERIOD 99
ACCOUNTS FOR:							
REDEVELOPMENT TRUST FUND	2020 ACTUAL	2021 ORIG BUD	2021 REVISED BUD	2021 ACTUAL	2021 PROJECTION	2022 REVIEW	COMMENT
12311 AD VALOREM TAXES							
12311 31114 TIF-MUNICI	-904,573.00	-1,038,250.00	-1,029,637.00	-1,029,637.00	-1,038,250.00	-1,071,743.00	
12311 31115 TIF-VOL CO	-651,494.97	-703,960.00	-722,022.00	-722,022.66	-703,960.00	-757,316.00	
12311 31116 TIF-P.AUTH	-10,827.47	-11,789.00	-11,659.00	-11,658.56	-11,789.00	-12,300.00	
12311 31117 TIF-MOSQUI	-21,911.34	-23,860.00	-23,595.00	-23,595.33	-23,860.00	-24,892.00	
12311 31118 TIF-HALIFA	-41,389.00	-45,120.00	-131,249.00	-131,249.00	-45,120.00	-138,712.00	
12311 31119 TIFVOLECHO	-23,309.92	-25,132.00	.00	.00	-25,132.00	.00	
12311 31120 TIFVOLFRVR	-13,079.04	-14,093.00	-13,937.00	-13,936.89	-14,093.00	-14,586.00	
TOTAL AD VALOREM TAXES	-1,666,584.74	-1,862,204.00	-1,932,099.00	-1,932,099.44	-1,862,204.00	-2,019,549.00	
12331 FEDERAL GRANTS							
12331 33170 CULTURE/RE	.00	-69,629.00	-94,087.00	.00	-69,629.00	.00	
TOTAL FEDERAL GRANTS	.00	-69,629.00	-94,087.00	.00	-69,629.00	.00	
12389 TRANSFER FROM RESERVES							
12389 38990 TRF/RESERV	.00	-8,416.00	-63,416.00	.00	-8,416.00	.00	
TOTAL TRANSFER FROM RESERVES	.00	-8,416.00	-63,416.00	.00	-8,416.00	.00	
12429 CONTINGENCY							
12429 90993 RES CONT	.00	11,978.00	16,361.75	.00	778.00	14,726.00	
12429 90994 OP CONTING	.00	50,000.00	50,000.00	.00	50,000.00	60,000.00	
TOTAL CONTINGENCY	.00	61,978.00	66,361.75	.00	50,778.00	74,726.00	
12515 COMMUNITY DEVELOPMENT							
12515 10120 SALARIES R	301,463.18	393,428.00	372,010.50	303,165.83	.00	368,744.00	
12515 10124 AUTOMOBILE	8,300.00	7,800.00	7,800.00	6,600.00	.00	7,200.00	
12515 10129 PHONE ALLO	3,453.75	3,585.00	3,585.00	2,432.50	.00	2,085.00	
12515 10140 OT	1,229.18	675.00	675.00	1,536.92	.00	1,220.00	
12515 10211 SOCIAL SEC	18,440.97	23,977.00	22,663.00	18,546.52	.00	22,820.00	
12515 10212 MEDICARE T	4,365.87	5,639.00	5,331.50	4,394.57	.00	5,369.00	
12515 10213 BOOTALLOW	.00	100.00	100.00	.00	.00	264.00	
12515 10220 FLORIDA RE	56,140.36	77,313.00	75,590.25	63,082.11	.00	75,272.00	
12515 10225 PENS EXP	173.47	179.00	179.00	130.92	.00	11.00	
12515 10231 LIFEINSURN	929.66	1,012.00	1,012.00	881.18	.00	1,031.00	
12515 10236 HEALTHINSR	36,892.11	61,703.00	54,456.50	34,796.84	.00	60,869.00	
12515 10237 DENTALINSR	2,298.14	3,904.00	2,121.50	2,203.73	.00	3,958.00	
12515 10241 WORKERS CO	3,962.53	6,864.00	6,908.00	4,332.52	.00	8,743.00	
12515 10245 STD-MOO	64.39	82.00	82.00	57.34	.00	58.00	

## NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 2022 FY 2021-2022 OPERATING AND CAPITAL BUDGET							FOR PERIOD 99	
ACCOUNTS FOR:			2020	2021	2021	2021	2021	2022
REDEVELOPMENT TRUST FUND			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	REVIEW COMMENT
12515 10271 HOLIDAY CT			100.00	111.00	111.00	97.09	.00	300.00
12515 30311 CONSULTING			875.00	6,000.00	6,000.00	4,987.50	6,000.00	6,000.00
12515 30313 LEGAL EXPE			10,377.50	12,400.00	12,400.00	9,782.60	12,400.00	13,400.00
12515 30320 AUDITOR FE			.00	.00	5,000.00	5,000.00	.00	.00
12515 30400 MILEAGE/PE			.00	800.00	770.86	.00	800.00	800.00
12515 30401 LODGING			.00	1,065.00	1,065.00	.00	1,065.00	1,200.00
12515 30402 REGISTRATI			283.13	1,250.00	1,250.00	.00	1,250.00	1,718.00
12515 30410 FREIGHT			.00	50.00	50.00	.00	50.00	50.00
12515 30419 COMM			253.63	312.00	312.00	252.00	312.00	336.00
12515 30429 UTIL SVC			592.00	720.00	720.00	480.82	720.00	756.00
12515 30441 EQUIPMENT			.00	1,535.00	1,535.00	.00	1,535.00	1,535.00
12515 30450 INSURANCE			13,305.86	17,076.00	17,076.00	17,003.17	17,076.00	17,657.00
12515 30462 MAINTENANC			.00	144.00	144.00	.00	144.00	144.00
12515 30464 MAINTENANC			.00	15,000.00	35,000.00	20,100.00	15,000.00	15,000.00
12515 30465 MAINTENANC			122,818.20	22,000.00	92,310.00	92,060.00	66,196.75	22,000.00
12515 30480 PROMOTIONS			.00	1,000.00	1,000.00	.00	1,000.00	1,000.00
12515 30492 OTHER CHGS			4,148.79	10,000.00	10,000.00	6,864.25	10,000.00	10,000.00
12515 30493 OTHER MISC			175.00	175.00	175.00	175.00	175.00	175.00
12515 30510 OFFICE SUP			95.20	250.00	250.00	128.07	250.00	250.00
12515 30514 MINOR OFFI			939.51	.00	.00	.00	.00	.00
12515 30541 BOOKS PUB,			11,706.40	11,489.00	11,957.00	11,957.00	11,489.00	11,489.00
12515 60633 MISC IMPRV			.00	35,000.00	35,000.00	62,404.00	35,000.00	.00
12515 60633 00541 US1CORIMPA			.00	.00	43,100.00	5,196.00	.00	50,000.00
12515 60633 00836 IMPROVEMEN			.00	2,500.00	2,500.00	1,125.00	2,500.00	2,500.00
12515 60633 00888 IMPROVEMEN			.00	.00	15,380.00	15,380.00	.00	120,000.00
12515 60633 00889 IMPROVEMEN			.00	.00	.00	.00	.00	100,000.00
12515 60634 IMPROVEMEN			.00	131,798.00	156,256.00	.00	131,798.00	.00
12515 60643 EQP-ADDTL			.00	7,570.00	7,599.14	7,599.14	7,570.00	.00
12515 70712 70001 PRINCAPIMP			632,919.06	431,283.00	431,283.00	431,319.35	431,283.00	439,563.00
12515 70712 70003 PRINCAPIMP			224,006.64	230,120.00	230,120.00	230,118.92	230,120.00	236,400.00
12515 70712 70004 P CRAG 34			188,376.01	198,820.00	198,820.00	98,068.90	198,820.00	209,845.00
12515 70722 70001 INTCAPIMP			49,331.12	33,090.00	33,090.00	29,983.32	33,090.00	16,302.00
12515 70722 70003 INTCAPIMP			79,842.40	72,364.00	72,364.00	65,257.36	72,364.00	49,689.00
12515 70722 70004 I CRAG 34			48,531.53	38,088.00	38,088.00	20,384.87	38,088.00	27,070.00
TOTAL COMMUNITY DEVELOPMENT			1,826,390.59	1,868,271.00	2,013,240.25	1,577,885.34	1,326,095.75	1,912,823.00
12559 OTHER ECONOMIC ENVIRONMENT								
12559 82000 GRANTS TO			1,053.00	10,000.00	10,000.00	9,872.00	10,000.00	32,000.00
TOTAL OTHER ECONOMIC ENVIRON			1,053.00	10,000.00	10,000.00	9,872.00	10,000.00	32,000.00
TOTAL REDEVELOPMENT TRUST FU			160,858.85	.00	.00	-344,342.10	-553,375.25	.00
TOTAL REVENUE			-1,666,584.74	-1,940,249.00	-2,089,602.00	-1,932,099.44	-1,940,249.00	-2,019,549.00
TOTAL EXPENSE			1,827,443.59	1,940,249.00	2,089,602.00	1,587,757.34	1,386,873.75	2,019,549.00
GRAND TOTAL			160,858.85	.00	.00	-344,342.10	-553,375.25	.00

\*\* END OF REPORT - Generated by Jason Oliva \*\*