

MINUTES
REGULAR MEETING – PLANNING BOARD
March 27, 2014

Minutes for the Regular Planning Board Meeting for the City of Daytona Beach, Florida, held on Thursday, March 27, 2014 at 6:00 p.m., in the Commission Chambers, City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

Board Members Present:

Robert Hoitsma, Chair
Tony Barhoo
Michael Benedict
Tim Davis
Jeff Hurt
Larry Moore
Cathy Washington, Vice Chair

Board Members Absent:

Pat Drago
Ned Harper
James Neal

Staff Members Present:

Richard Walton, Planning Director
Reed Berger, Redevelopment Director
Dennis Mrozek, Principal Planner
Elizabeth Matej, Senior Planner
Marianne Pulaski, Planning Technician
Carrie Avallone, Assistant City Attorney
Becky Groom, Board Secretary

1. **Call to Order Minutes**

Chairman Hoitsma called the meeting to order at 6:00 p.m.

2. **Roll Call**

Ms. Washington called the roll and noted members present as stated above.

3. **Approval of the Minutes**

Approval of the Minutes – February 27, 2014

Board Motion:

Mr. Hurt made a motion to approve the February 27, 2014, minutes. Mr. Barhoo seconded the motion.

Board Action:

The motion was approved 7-0.

4. **Large Scale Comprehensive Plan Amendment – Tarragona Shoppes, DEV2013-124**

Staff Presentation:

Elizabeth Matej, Senior Planner, presented the staff report which is included in the packet. This is a request to change the Future Land Use Map designation from Office Transition to Low Intensity Commercial and a request to amend the text of the neighborhood policy for property located at 1145 International Speedway Boulevard.

Applicant Presentation:

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, spoke representing the applicant, Paul Holub. Mr. Merrell referred to a hand-out regarding Future Land Use and stated he is requesting a text amendment to the Low Intensity Commercial designation which allows retail and restaurant use. Mr. Merrell referred to copies of a map he distributed to Board members from the Comprehensive Plan that identifies neighborhoods. Mr. Merrell stated the neighborhood has boundaries of significant roadways, i.e., International Speedway Blvd., Clyde Morris Boulevard, Bellevue Avenue, and Nova Road. Mr. Merrell stated to limit the retail/restaurant along International Speedway Blvd. to no more than 50% of the gross floor area is important.

Mr. Merrell stated that Mr. Holub appeared before the Planning Board in 2012 with a similar request for this property but without the limitation of the square footage on the restaurant/retail use. Mr. Merrell stated that at that time, the request was denied. Mr. Merrell stated in 2013, the property was rezoned from Residential to Office/Professional but he has not been able to market the property. Mr. Merrell stated this request is a compromise.

Mr. Merrell stated he has met with members of the neighborhood as well as representatives from the School District and Votran. Mr. Merrell stated letters of support are included in the packet for the project.

Board Comments:

Mr. Moore referred to the staff report and stated the last sentence of the third paragraph states “the Future Land Use Map amendment results in retention of a degree of office uses as provided under the existing Office Transition Future Land Use designation” and asked what would be considered a “degree” on 2.47 acres.

Mr. Merrell stated to a degree would be at least 50%, which is referenced in the application.

Ms. Washington stated that when this request was made previously, the School Board commented on placing an eatery close to the high school and asked the School Board’s feeling on this request.

Mr. Merrell stated he met with representatives from the School District and discussed the Votran bus stop that is used by school students as well as the crossing of ISB since many students go to Daytona State as well. Mr. Merrell stated he will continue to have conversations with the school district.

Mr. Moore stated he thought liquor sales were a concern of the School District.

Mr. Merrell stated the issue of liquor sales will be discussed when the PCD is presented.

Public Comments:

Fred Favorite, 100 Tarragona Way, stated he attended the homeowners meeting that was attended by Mr. Holub and stated he is not opposed to the project because he has seen other developments completed by Mr. Holub and feels this would be an asset to the neighborhood.

Larry McDermott, 1016 Belair, stated he is Chairman of the Economic Advisory Board but is not in attendance to speak as a member of the Board. Mr. McDermott stated the company he works for, Intercoastal Bank, has financed this property but he is not speaking as a bank representative. Mr. McDermott stated Mr. Holub started developing in the mid-1980’s in Ormond Beach and Port Orange and the project still look good.

John Nicholson, 413 N. Grandview, stated the property has been vacant for a long time and he hopes something of quality will be built there. Mr. Nicholson stated he is concerned about a restaurant being located close to the school. Mr. Nicholson stated he feels the project should be approved but asked that the Board consider the neighbors.

Gary Kemmer, 1144 Cordova, stated he is concerned about having a restaurant next to his home. Mr. Kemmer stated he is concerned about the lack of green

space in the area and feels there should be large setbacks and green space in the area so they can be viewed by tourists. Mr. Kemmer stated there is a glut of retail and the Daytona One project will be a competition for this site. Mr. Kemmer stated he does not need a retail site inside his neighborhood.

Robert Kelly, President of the Daytona Highlands Homeowners Association, 1110 Loomis, stated the neighborhood association is opposed to a change in the Land Use Plan. Mr. Kelly stated the neighborhood is bordered by Tuscawilla Park and the museum site and there is a buffer between the neighborhood and Embry-Riddle. Mr. Kelly stated there is no other project similar to what is proposed bordering the neighborhood. Mr. Kelly stated he spoke with Saralee Morrissey of the School District and the school district remains concerned about the attraction of such a development to the students. Mr. Kelly stated the neighborhood has concerns about litter that may be generated from a restaurant at this site. Mr. Kelly stated the neighborhood is opposed to this project.

Ted Thompson, 1117 Cedar Street, stated any change to the plan that is currently in place is going in the wrong direction and stated he is opposed to this project. Mr. Thompson stated he submitted comments to the Board in writing.

Gene Wagner, 1135 Orange Avenue, stated he would like to see the neighborhood remain as a historical community. Mr. Wagner stated he is concerned about traffic impacts since many people will travel through the neighborhood to avoid ISB. Mr. Wagner stated he does not feel the area needs any more restaurants.

Phyllis Hogan, 1112 Balboa, stated she is the secretary for the Daytona Highlands Neighborhood Association and has lived in the Highlands since 1962 and considers the area scenic. Ms. Hogan stated she is opposed to the property being rezoned. Ms. Hogan stated in 2012, many of the current Board members voted against the proposed project. Ms. Hogan stated she feels Mr. Holub is Board shopping since there are several new members on the Planning Board as well as new City Commissioners. Ms. Hogan asked that the Board adhere to the previous determination.

Carol Bristow, 609 Tarragona Way, stated she is concerned about a restaurant being located at this site. Ms. Bristow stated she was an employee of Mainland High School and witnessed students leaving the school grounds. Ms. Bristow stated she is concerned about safety of students going to the bus stop. Ms. Bristow stated she is concerned about the sight distance for the ingress/egress of the proposed project. Ms. Bristow stated she is concerned about traffic intrusion in the neighborhood since many people will drive through the neighborhood to avoid ISB. Ms. Bristow stated the city spent money to move the archway and she does not want a building constructed there since the archway is designated historical. Ms. Bristow asked how the proposed retention pond will be maintained.

Roland Blossom, 1171 Orange Avenue, stated his home is at the west end of Orange Avenue which is next to the buffer zone between Embry-Riddle and Mainland High School. Mr. Blossom stated the neighborhood has been preserved since the 1920's and has not deteriorated by the intrusion of development. Mr. Blossom stated Mr. Holub knew the zoning that was in place when he purchased the property. Mr. Blossom stated many residents have lived there for 50 or 60 years and would like to preserve the neighborhood. Mr. Blossom stated the change that is being requested is not being requested by someone who has lived in the neighborhood for many years.

Roxanne Kelly, 1110 Loomis, stated she is concerned about additional automobile and pedestrian traffic that will be a result of a restaurant/retail use being developed on this site.

Mr. Merrell stated that he does not believe what is being proposed will detrimentally affect the neighborhood. Mr. Merrell stated many of the residents' concerns about traffic will be addressed during the site plan approval process. Mr. Merrell stated what is proposed will be a reduction in trips in comparison to what would be generated if the property was developed with the current zoning. Mr. Merrell stated he appears before the Planning Board almost every month and he cannot afford to "Board shop."

Paul Holub, 675 N. Beach Street, stated he has been looking for tenants for the property since he purchased it in 2011 and he has not been successful. Mr. Holub stated he has a tenant that is an eye doctor and a retail dentist that is considering the site but he does not have enough tenants to fill it. Mr. Holub stated school buses will be dropping off and picking up students at 7:30 a.m. and 2:30 p.m. which will be off-peak times for his center. Mr. Holub stated parents will be able to drop off and pick up students at his parking lot and he has conveyed this to the school district. Mr. Holub stated the ingress/egress will require FDOT approval and he will comply. Mr. Holub stated the traffic will enter from ISB and will not enter from the neighborhood. Mr. Holub stated he met with Saralee Morrissey of the School District and there were three concerns: pedestrian safety when students cross ISB to go to Daytona State College; the bus stop; and students leaving the campus to go to the proposed center. Mr. Holub stated he met with Votran and has agreed to build a bus stop with a canopy and bench for the students. Mr. Holub stated he and Ms. Morrissey will be meeting with FDOT to discuss pedestrian safety concerns. Mr. Holub stated students are not permitted to leave the school campus unless they are at a Junior or Senior grade level and are not allowed to leave by foot. Mr. Holub noted that if the students do leave the school, they will not have to cross ISB to get to the center. Mr. Holub stated this project will be his flagship building and will be nicer than anything he has built. Mr. Holub stated the tenants will be national tenants and will be new businesses coming to the area. Mr. Holub stated the landscaping will including 90 trees and 2,300 plants and shrubs. Mr. Holub stated he has no plans for a bar or pool hall. Mr. Holub stated his properties are maintained and he is not concerned about

litter. Mr. Holub stated that Cordova Road in back (of the property) is a 70 foot right-of-way and there is vegetation that has been there for 30 to 40 years. Mr. Holub stated he is talking with the city about not installing a sidewalk at the rear of the property in order to save the trees at the rear of the property. Mr. Holub asked that the Planning Board approve the amendment and he stated he will continue to work with the neighborhood and the School District.

Mr. Moore stated the project has been before the Board two times before and this is the same plan except for the 50% reduction. Mr. Moore stated he feels Office/Transition is the correct designation and he has difficulty in changing that. Mr. Moore stated he is concerned about traffic. Mr. Moore stated this affects one of the oldest neighborhoods in the city and he doesn't take that lightly. Mr. Moore stated he sees pros and cons for the project.

Mr. Barhoo stated he agrees with Mr. Moore and is concerned about traffic and safety issues. Mr. Barhoo stated the project is vacant and what is proposed would bring revenue but he has concerns.

Ms. Washington stated she voted against the project twice before but noted the 50% reduction makes a big difference. Ms. Washington stated she agrees with the residents in not wanting an encroachment into their neighborhood but it appears that Mr. Holub has tried to accommodate the neighbors. Ms. Washington stated something has to go on the property and she cannot see it continuing to be a desolate area. Ms. Washington stated that she is pleased that the school board is willing to meet and discuss the project.

Mr. Benedict stated he was not on the Board when the project was previously reviewed. Mr. Benedict stated it looks like there has been compromise. Mr. Benedict stated the project could create a commercial border and people do not tend to drive through neighborhoods when there is a path to follow. Mr. Benedict stated he likes the idea of a nice commercial development.

Chairman Hoitsma stated that he likes the fact that the size has been reduced and the key will be to see what can be done when the site plan is presented.

Board Motion:

A motion was made by Mr. Hurt, seconded by Mr. Benedict, to approve the staff recommendation for Large Scale Comprehensive Plan Amendment – Tarragona Shoppes, DEV2013-124.

Board Action:

The motion was approved 6-1 (Mr. Moore voted no).

5. **Rezoning, Planned Master Development, 2nd Amendment – Embry Riddle Aeronautical University Research Park East (f.k.a. Embry-Riddle Aeronautical University Technology Park), DEV2013-107 (Quasi Judicial Hearing)**

Dennis Mrozek, Principal Planner, presented the staff report which is included in the packet. Mr. Mrozek stated the request is to rezone 77.5 acres of land on the east side of Clyde Morris Blvd. and south of Bellevue. Mr. Mrozek stated the existing land use is General Industrial and is zoned Planned Master Development. Mr. Mrozek stated that staff recommends approval.

Applicant’s Presentation:

Rob Merrell, 149 S. Ridgewood Avenue, stated what is proposed is an update to what was previously approved by the Planning Board and noted there are no significant changes. Mr. Merrell stated the work on the driveway and entrance that is currently being done is consistent with what was previously approved.

Public Comments:

Jim Cameron, Daytona Beach Regional Chamber, stated the Chamber supports the development of the Embry-Riddle Research Park and feels the project will offer high paying jobs that are needed in the community.

Board Motion:

Mr. Hurt made a motion, seconded by Mr. Moore, to approve Rezoning, Planned Master Development, 2nd Amendment – Embry-Riddle Aeronautical University Research Park East (f.k.a. Embry-Riddle Aeronautical University Technology Park), DEV2013-107 (Quasi Judicial Hearing).

Board Action:

The motion was approved unanimously 7-0.

6. **Special Use Permit Amendment – Westside Congregation of Jehovah’s Witnesses, DEV2014-017 (Quasi Judicial Hearing)**

Dennis Mrozek, Principal Planner, presented the staff report which is included as part of the packet. Mr. Mrozek stated the request is to permit an expansion of an existing Special Use Permit and would allow overflow parking on the adjacent site. Mr. Mrozek stated that staff recommends approval with stated conditions.

Applicant’s Comments:

Bobby Ball, 300 Interchange Blvd., Ormond Beach, Florida, stated he is in attendance at the meeting on behalf of the applicant.

Mr. Barhoo stated the improvements to the property will be a plus.

Public Comments:

John Nicholson, 413 N. Grandview, stated church uses do not generate tax dollars for the city; however, this use will be an ideal solution to a problem that exists and will remove an eyesore.

Board Motion:

Mr. Hurt made a motion, seconded by Mr. Moore, to approve Special Use Permit Amendment – Westside Congregation of Jehovah’s Witnesses, DEV2014-017 (Quasi Judicial Hearing) with stated conditions.

Board Action:

The motion was approved unanimously 7-0.

7. **Rezoning, Residential Planned Unit Development Amendment – Gateway Village, DEV2014 -014 (Quasi Judicial Hearing)**

Dennis Mrozek, Principal Planner, presented the staff report which is included in the packet. Mr. Mrozek stated this is a request to extend the existing PUD agreement by five years to expire February 16, 2019. Mr. Mrozek stated the PUD was approved in February, 2007 and extended in 2009 for an additional 5 years. Mr. Mrozek stated that staff recommends approval.

Applicant Presentation:

Mark Dowst, 536 N. Halifax, spoke representing the applicant. Mr. Dowst stated the reason for the request to extend the agreement was due to lack of interest in the property. Mr. Dowst stated he feels this will be the last request for an extension since he has had some interest shown in the property.

Board Comments:

Ms. Washington asked if there is a limit to the number of extensions that can be requested.

Mr. Walton stated there is not a limit as long as the applicant goes through the public hearing process.

Public Comments:

There were no public comments.

Board Motion:

Mr. Hurt made a motion, seconded by Mr. Moore, to approve Rezoning, Residential Planned Unit Development – Gateway Village, DEV2014-014, (Quasi Judicial Hearing).

Board Action:

The motion was approved unanimously 7-0.

8. **Rezoning, Planned Redevelopment District – Screamers Park, DEV2013-100 (Quasi Judicial Hearing)**

Mr. Davis and Mr. Hurt have a Conflict of Interest on this item.

Reed Berger, Redevelopment Director, presented the report which is included in the packet. Mr. Berger stated this item was presented to the Main Street/South Atlantic Redevelopment Board at their meeting of December 11, 2013; and the motion to approve the project failed 2 to 4. Mr. Berger stated this project was presented to the Planning Board at their meetings of January 23, 2014 and February 27, 2014, and the item was continued at both meetings. Mr. Berger stated revisions were received from the applicant on March 7, 2014 that included elimination of one of the three rides and the addition of parking spaces on Ocean Avenue. Mr. Berger stated staff does not find this rezoning appropriate because:

- The use is not compatible with the RDB-5 zoning district since amusement rides are not permitted in that district;
- The request does not conform with the Comprehensive Plan which outlines the area for a large scale mixed use project; and
- The request does not conform to the Land Development Code and the applicant has requested waivers from the LDC.

Mr. Berger stated some parking is outlined on the revised plans but parking that would back out onto Ocean Avenue is prohibited in the LDC. Mr. Berger stated the proposed project is for a lot that is too small and is in the wrong zoning district. Mr. Berger stated the RDB-8 zoning area where the Daytona Lagoon is located or along the boardwalk where the Ferris wheel is located would be a more appropriate area for this type of project. Mr. Berger stated the Main Street/South Atlantic Redevelopment Area Board and staff both recommend to the Planning Board that this project not be approved.

Applicant Presentation:

Tom Sullivan, 301 E. Pine Street, Orlando, Florida, representing the applicant, Funtime Group, stated Funtime Group operates rides throughout the country and along I Drive in Orlando, Old Town in Kissimmee, and the current sling shot ride that exists in Daytona Beach. Mr. Sullivan stated Funtime has the property that is being considered under contract for purchase in order to provide a permanent site for the rides. Mr. Sullivan stated the existing site location is leased. Mr. Sullivan stated the existing sling shot ride would be removed as part of this project and would be replaced with a new sling shot ride and one additional ride.

Mr. Sullivan stated that since the presentation was made at the Main Street/South Atlantic Redevelopment Area Board meeting, the proposed project has been reduced from 3 to 2 rides and the café feature has been removed. Mr. Sullivan stated 9 parking spaces were added but staff did not agree with the location so the parking spaces were removed.

Mr. Sullivan stated that Page 2, section 3, of the staff report states F.E.C. (family entertainment centers) are permitted in the City's Comprehensive Plan and stated there is nothing in the staff report that requires the proposed project to be a certain size. Mr. Sullivan stated this is a significant project with a \$4 to \$5 million dollar investment.

Mr. Sullivan stated Item 5 on page 3 of the staff report states the applicant should have requested a PAE district. Mr. Sullivan stated when he initially met with staff, it was suggested that the applicant request a PRD and stated that a PAE requires a larger piece of property.

Parker Mynchenberg, 1729 Ridgewood Avenue, stated the property to the north of the proposed project is the Breakers Park parking lot, which is a metered lot. Mr. Mynchenberg stated the proposed project will provide revenue to the city through customers using the metered lot. Mr. Mynchenberg stated he feels having a year-round facility at this location will help to provide security for Breakers Park. Mr. Mynchenberg stated the city's pump station is on the northeast corner of the proposed project and to the east is the enclosed dumpster area for Joe's Crabshack. Mr. Mynchenberg stated there is a 7-11 located to the south.

Mr. Mynchenberg stated staff initially told him 12 parking spots would be needed for this project. Mr. Mynchenberg stated presentation to the Planning Board has been continued twice due to changes requested by staff. Mr. Mynchenberg stated the other amusements along the Boardwalk are not required to have parking.

Mr. Mynchenberg stated the pavers used in the proposed project would match the pavers along A1A and there would be an archway along A1A to tie the site into what exists on the beachfront.

Mr. Mynchenberg stated the existing Ferris wheel and go-kart track are located on property that is not much larger than the site that is proposed. Mr. Mynchenberg stated one ride and the café were removed from the project as a result of the comments received at the Main Street/South Atlantic Redevelopment Area Board meeting.

Richie Armstrong, 2830 Roccella Court, Kissimmee, Florida, stated his company, Funtime, has been operating in Daytona Beach since 2004. Mr. Armstrong stated he would like to invest in the property and make Daytona Beach a permanent home.

Public Comments:

John Nicholson, 413 N. Grandview, stated he is not opposed to the project but does not feel it should be located on this site. Mr. Nicholson stated he feels the rides may be a distraction to people driving on A1A.

Erin Thompson, 145 E. Rich Avenue, DeLand, Florida, spoke representing the Boardwalk at Daytona LLC. Ms. Thompson stated she is opposed to the project. Ms. Thompson stated if the existing ride is removed and relocated to another site, there will then be a vacant site which will be an eyesore. Ms. Thompson stated there are safety and aesthetic concerns with the proposed project concerns. Ms. Thompson stated parking is a concern and would impact parking that is used by existing businesses. Ms. Thompson stated there is a zone that has been created for this type of business and to change the plan and allow smaller development is in direct conflict with the direction the city wants to go. Ms. Thompson stated the existing business has other options, such as negotiations with the owner of the existing parcel to remain at that site.

Mr. Sullivan stated a neighborhood meeting was held and most who attended were not opposed to the project. Mr. Sullivan stated that Ms. Thompson represents Funtime's landlord at the current slingshot location so removal of the equipment from that site would not be in her client's best interest. Mr. Sullivan stated the site is a desirable location and there is no reason why another tenant would not lease the site.

Board Comments:

Mr. Hurt stated he is a minority owner in Boardwalk LLC and asked if he would have a conflict in voting on this item.

Ms. Avallone recommended that Mr. Hurt abstain from talking and asked that he complete a Conflict of Interest form.

Ms. Avallone stated an affirmative vote of 6 members is required for approval of this item and asked Mr. Sullivan if he wanted to continue with a vote from the 5 members or request a continuance.

Mr. Sullivan stated he would like to continue with a vote from the Board.

Mr. Barhoo stated he has concerns about safety with the project being located so close to A1A and the project being located on this site.

Mr. Benedict stated he feels it is good to see someone wanting to invest in the Boardwalk since there hasn't been much investment in the area in a long time. Mr. Benedict stated he thought it was good that someone would want to get away from a monthly lease and purchase property for their business.

Ms. Washington stated she agrees with Mr. Benedict but has concerns about safety and the distraction the rides may be to traffic along A1A.

Chairman Hoitsma stated the problem with the project seems to be size and where it is located. Chairman Hoitsma stated the Planning Board relies on the recommendation of the Main Street/South Atlantic Redevelopment Board and that Board voted against the project.

Mr. Moore stated he is concerned about the size of the project at the proposed location. Mr. Moore stated that both staff and the Main Street/South Atlantic Redevelopment Board do not support this project.

Board Motion:

Mr. Benedict made a motion, seconded by Mr. Moore, to approve Rezoning, Planned Redevelopment District, Screamers Park, DEV2013-100 (Quasi Judicial Hearing).

Board Action:

The motion failed; 1 Yes (Mr. Benedict); 4 nay – (Mr. Barhoo; Ms. Washington; Mr. Moore; and Chairman Hoitsma; 2 abstained (Mr. Hurt and Mr. Davis).

9. **Other Business**

a. Downtown/Balough Road Redevelopment Area Board Report

Ms. Washington stated the Downtown/Balough Road Redevelopment Area Board met on March 4, 2014. Ms. Washington stated three requests were approved: Ivory Thai Kitchen; Wine Me Wine Bar; and Heart of Italy.

b. Midtown Redevelopment Area Board Report

Mr. Barhoo stated the Midtown Redevelopment Area Board meeting was held on March 11, 2014. Mr. Barhoo stated a request for location of a Dollar General along ISB was approved. Mr. Barhoo stated the Board was informed that the Salvation Army Streets Team has formed a streets team that will be assigned to Midtown.

c. Main Street/South Atlantic Redevelopment Area Board Report

Mr. Davis stated he attended the Main Street/South Atlantic Redevelopment Area Board Meeting March 12, 2014, and the item regarding the Boardwalk LLC was continued. Mr. David stated the board discussed bars that operate on Main Street that do not serve food and do not have kitchens.

d. Public Comments

John Nicholson, 413 N. Grandview, stated he has been trying to get Code Enforcement to visit Main Street Station regarding their lack of a kitchen. Mr. Nicholson stated two bars have opened on Seabreeze that do not have kitchens. Mr. Nicholson asked that the Board review submerged land that was discussed 11 years ago in the event it is brought up for discussion again. Mr. Nicholson stated floor to area ratio was another item the Board was to review. Mr. Nicholson asked that the parking requirements for the proposed Hard Rock Hotel project be reviewed.

e. Staff Comments

Mr. Walton asked Board members to update their contact information to make sure staff has the current information on file. Mr. Walton noted that the information that is provided to staff is what will be released to the public should contact information be requested.

Mr. Walton stated the TPO survey is in final draft and it will be provided to the Board as soon as he has the information.

Mr. Walton stated staff is still working on the final draft of the Land Development Code. Mr. Walton stated he is meeting with VCARD staff on March 28 regarding the draft. Mr. Walton stated he did not know when it will be finalized and distributed to the Board.

f. Board Comments:

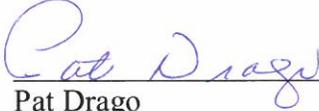
There were no Board comments.

Adjournment: The meeting adjourned at 8:57 p.m.



Robert Hoitsma, Chair

ATTEST:



Pat Drago
Secretary