

DOWNTOWN REDEVELOPMENT BOARD
MINUTES
Tuesday, December 5, 2017

A meeting of the Downtown Redevelopment Board was held Tuesday, December 5, 2017, at 12:00 p.m. in the Commission Chambers, 301 S. Ridgewood Avenue, Daytona Beach, Florida. The following people were present:

Board Members Present

Mr. Buddy Budiansky, Chair
Dr. Kent Sharples, Vice Chair
Ms. Quanita May
Mr. Scott Weidman

Board Members Absent

Ms. Sheryl Cook
Mr. Harold Goodemote
Mr. Michael Shewmaker
Ms. Cathy Washington (Planning Board Representative)

Staff Members Present

Mr. Reed Berger, Redevelopment Director
Mr. Jason Jeffries, Redevelopment Project Manager
Mr. Arthur Huggins, Assistant City Attorney
Ms. Becky Groom, Board Secretary

1. Call to Order

Mr. Budiansky called the meeting to order at 12:12 p.m.

2. Roll Call

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

3. Approval of Minutes – October 3, 2017

Board Action:

A motion was made by Ms. May, seconded by Mr. Weidman, to approve the minutes of the October 3, 2017, meeting as presented. The motion carried unanimously (4-0).

4. Redevelopment Project Updates

Mr. Jeffries stated there are 5 development sites at different phases in downtown but none had submitted plans to the City, except Brown & Brown, which had an incentive package approved.

Mr. Jeffries stated he was working on a parking strategy and was assessing different methods for implementation.

Mr. Budiansky asked if the incentive package that was approved for Brown & Brown has depleted all funds in the CRA budget that would be available for smaller tenants and landlords.

Mr. Berger stated there was still money available for grants but the funds were limited. Mr. Berger stated some funds were transferred for the Brown & Brown incentive package, including some funds from the grant funding source and some funds had been retained for grant funds for this year's budget. Mr. Berger stated a budget amendment was planned for January in order to draw some funds from last year's budget to replenish the grant funding source.

Mr. Jeffries stated there are at least 6 applications for grant funds and maybe up to 12.

Dr. Sharples stated the incentive package that was approved for Brown & Brown would not be paid out in one year and would be spread over several budget years.

Ms. May asked how many small businesses apply for the grant funds in one year.

Mr. Jeffries stated he did not have the figure but most of the grants were for improvements to the property.

Mr. Berger stated Zappi's was a good example of how several grant incentives were combined in order to help fund that one project.

Ms. May stated the grant program was a good concept and a good program to have.

Dr. Sharples asked about the status of the Salvation Army building.

Mr. Berger stated, in the past, there was no interest by the Salvation Army to sell the property; but the building experienced severe storm damage, so the Salvation Army would have to make a determination as to whether they would look at relocation instead of renovation.

Mr. Budiansky stated he believed there was a deed restriction on the Salvation Army property that the site must be used as a House of Worship.

Mr. Berger stated he believed that can be changed.

Public Comments:

There were no public comments.

5. Board Comments

Mr. Jeffries stated the terms of Harold Goodemote, Buddy Budiansky, and Scott Weidman were scheduled to expire on December 31, 2017. Mr. Jeffries stated under the Land Development Code guidelines, a Board member could only serve two consecutive terms and Mr. Goodemote and Mr. Budiansky had termed out. Mr. Jeffries stated Mr. Weidman was eligible for reappointment for another year if he desired to be reappointed. Mr. Jeffries stated right now he had one application and believed he would receive another.

Mr. Berger stated if there were not sufficient applications to replace the current Board members, the current Board members could continue to serve until a replacement was named.

Mr. Jeffries stated Mr. Shewmaker had not been in attendance for the last several meetings and staff had attempted to reach Mr. Shewmaker but had not been successful in contacting him.

Mr. Budiansky stated he believed Mr. Shewmaker had sold his business and moved from the area.

Mr. Berger stated if Mr. Shewmaker had moved from the area, he would no longer be eligible to serve.

Board Action:

A motion was made by Dr. Sharples, seconded by Mr. Weidman, to ask the City Commission to name a replacement for Michael Shewmaker. The motion carried unanimously (4-0).

6. Adjournment

There being no further business to come before the Board, the meeting was adjourned.



Buddy Budiansky, Chair



Becky Groom, Recording Secretary