

City of DeBary
Regular Economic Development Advisory Committee Meeting
Thursday
February 20, 2003
6:00 PM

Florence K. Little Town Hall
12 Colomba Road

MINUTES

1. Call to Order - Chair Carol Lawrence

2. Roll Call

Members Present; Carol Lawrence, Tracy Good, Betty Gigantino, Donald E. Kitner, Dick Tosh, and Tom Donohoe.

Absent: Don Woodruff and Jane Wright.

Others Present: Mayor Rosamonda, Vice Mayor Coleman, Council Member Carson, City Manager Diamond, Assistant City Manager Yaskanich, and Chris Brown - Florida Redevelopment Association.

3. Approval of Minutes: December 3, 2002

Minutes were approved as submitted.

It was discussed that the City Council had reappointed the sitting Committee; that the Committee was instructed to select a member to sit as an alternate member; that Ordinance 05-00 stated that no person on the Committee could serve more than two consecutive full terms; that the City Council would review the Ordinance; that the Committee Chair and Vice Chair were not due to be appointed until the first meeting in March; that the status of the current Committee was uncertain; that the Committee would address any appointments at the March meeting; and that the current meeting would be for information and discussion.

4. Presentation of CRA: Chris Brown

Chris Brown, President of the Florida Redevelopment Association, reviewed examples of other cities that had implemented CRA's; that a CRA would begin with a find of a slum and blight based on certain statutory requirements; that a vision statement and any special programs had to be included as part of the redevelopment plan, such as street beautification and business loan programs; that the City had to approve the redevelopment plan and then submit it to the County; that a CRA board and a CRA trust fund had to be created; and that the statute contained specifics for designation of slum and blight areas. Mr. Brown reviewed that a CRA board could be composed of laypersons, a City Commission or a combination thereof; that an advisory board could also be created; and that a base year for assessed values for the district would be set for tax increment revenue calculations. There was a review of development in the City of Delray Beach since the implementation of a CRA; that property values and redevelopment had increased dramatically; that special events were implemented to

draw pedestrian traffic to the area; and that mixed-use zoning, land acquisition authority, affordable housing and business loan programs were included in the redevelopment plan to stimulate development.

It was discussed that the City of Deland had experienced similar progress with redevelopment; that upscale rental units could be developed; that improvements could be encouraged bringing higher rental values; that controls for improvement loans would be in the form of permitting, construction draw loans and similar controls; that occasional implementation of eminent domain proceedings might be needed; that marketing would be crucial to encourage participation; that there was a ten year curve for growth; that it was recommended that economic development programs be implemented immediately to encourage tax revenues; that elected officials should be involved with the process; that a bond issue for a key project could be critical; and that improvements could also be funded by grant funds.

There was further discussion of what types of incentives could be applied to businesses on Highway 17-92 to complement proposed development of the new Town Center area; that current Streetscape improvements were already funded; that special events could be focused in the area; that marketing would be needed; that special incentive programs should be targeted for Highway 17-92; that the CRA could be developed for that area; and that the size of the district for the CRA should be given careful consideration.

Mayor Rosamonda discussed comparisons with the City of Orlando; that residential areas were being added in Orlando to encourage development of services for those areas; that CRA's had been successful in many ways; that he did not want to see limitations of the areas to be included in the CRA district; that vacant parcels should be included as development moves north from Orlando and smaller commercial areas would be impacted; that additional grant funds could be pursued; that older residential areas could be improved; that relocation could be provided for qualifying businesses; that a Citizens Advisory Committee would be a viable option for a CRA; that development would continue to spread off of Highway 17-92 onto the side streets; that a wider area could be included; and that careful consideration of the Vision was needed.

There was further discussion that a CRA could be set up for a maximum of 40 years or less, if desired; that CRA revenue bonds would only require City Council vote as they were not ad valorem pledges; that the bonding authority would be governed by State Statute for the CRA; and that an opinion was needed by the City Attorney regarding current bonding issues pertaining to the City. The need for an RFP for a redevelopment study was discussed; that funds had been budgeted for the study by the City Council; and that it would be a time intensive process.

Vice Mayor Coleman remarked that the willingness of the County Council to participate in the CRA tax increment would have to be considered. Mayor Rosamonda noted that he had spoken with the County; that the County would not benefit from a CRA for 30 years; and that incentives might be provided to encourage County participation. It was also discussed that businesses should receive information and communication regarding the process and that there might be more than one area to be considered.

It was discussed that the status of the current Committee was uncertain; that a special meeting could be held for the redevelopment RFP; that a review of areas to be considered for inclusion in the CRA district could be done; and that a meeting could be held March 6, 2003. Mr. Brown was thanked for his presentation.

5. Economic Opportunity Fund

The Economic Opportunity Fund was discussed; that a recommendation for funding to the City Council was needed; that it would be discussed at the next meeting; and that salary criteria might need to include the value of benefit packages.

6. Strategic Plan Priorities

Strategic Plan priorities were proposed for discussion at the next meeting.

7. Other Business

There was discussion that Chair Lawrence had attended the meeting of the Eastern Florida Regional Planning Council approval of the County's Highway 472 DRI development of regional impact application; that Orange City was in opposition; that there had been changes to language regarding traffic requirements for Volusia County; and that it was in the planning stage.

5. Adjournment: The meeting adjourned at 8:25 PM.

**APPROVED May 1, 2003
ECONOMIC DEVELOPMENT ADVISORY COMMITTEE
CITY OF DeBARY**

Carol Lawrence, Chair