

1 **MINUTES OF THE COMMUNITY REDEVELOPMENT AGENCY BOARD** of the City of Orange  
2 City, Florida, held on Tuesday, June 27, 2017 at 5:00 p.m., 201 N. Holly Avenue, Orange City.  
3

4 **1. CALL TO ORDER**

5  
6 The meeting was called to order at 5:00 p.m. by Mayor Blair and roll call was taken.  
7

8 **2. ROLL CALL**

9  
10 Council Member O'Connor Present  
11 Council Member Allebach Present  
12 Council Member Mahoney Present  
13 Council Member Pupello Present  
14 Council Member Robinson Present  
15 Vice Mayor O. William Crippen Present  
16 Mayor Gary A. Blair Present  
17

18 **3. DISCUSSION & ACTION**

19  
20 A. Review of façade grant applications  
21

22 Becky Mendez, Development Services Director, provided a detailed PowerPoint presentation of the  
23 Façade Improvement Grant Program (a copy of which is attached and becomes a permanent part of these  
24 minutes.) Ms. Mendez explained that in April the CRA Board directed staff to draft a Façade  
25 Improvement Grant Program for consideration. She stated that the proposed projects within the CRA  
26 area are eligible to receive a one-to-one dollar match for structural improvements made to the exterior  
27 façade of a building. The CRA Board annually will allocate a portion of the Tax Increment Financing  
28 (TIF) fund for the program not to exceed \$100,000 by year 2024.  
29

30 Ms. Mendez reported that the intent of the program is to eliminate blight and stimulate private  
31 investment by assisting property and business owners in the redevelopment of existing buildings  
32 within the CRA area. The improved property values will be realized by creating an aesthetically  
33 attractive downtown area that is a pleasant experience for shoppers, merchants and visitors.  
34

35 The Historic Preservation Board suggested that historically significant residential structures be  
36 eligible for façade improvement grant funds. The primary focus of these grants is improving blight  
37 conditions and encouraging economic redevelopment within the US 17/92 corridor. Staff does not  
38 recommend including residential structures in the eligibility requirements at this time due to the  
39 limited funds available and plan compliance. Staff is recommending a 25% limit on the total amount of  
40 grant award, if secondary improvements are allowed.  
41

42 Ms. Mendez explained the process for applications submitted to the Development Services department.  
43 Businesses need two bids for any architectural renderings, include coloring material samples and  
44 itemized project costs as well as all of the renovation costs, including any interior improvements.  
45

1 Ms. Mendez reported that the CRA board will adopt the proposed budget in September and it will go into  
2 effect in October.

3  
4 Council Member Pupello inquired about the criteria for the high visibility areas along US 17-92 and  
5 Graves Avenue. He suggested that a façade grant should help impact the visibility from the roads.

6  
7 Ms. Mendez stated that the wording in the draft grant program includes “location within high traffic high  
8 visibility area.”

9  
10 Council Member Mahoney asked if people could gain the system by the bids to get the approval and then  
11 come through with a lesser expenditure.

12  
13 Ms. Arrington replied that once the bid is awarded an agreement or a contract will be executed. The grant  
14 money is paid after the project is completed.

15  
16 Council Member Mahoney and Council Member Pupello voiced concerns about awarding overpriced  
17 bids. Ms. Arrington stated that language could be added to the application that addresses that concern.

18  
19 Ms. Mendez reported that the Historic Preservation board recommended that the façade improvement  
20 grants apply to residential buildings of historic significance located in the CRA district.

21  
22 Council Member O’Connor and Council Member Mahoney felt that the Façade Improvement Grants  
23 should be a commercial venture. Council Member Pupello, Council Member Allebach, Mayor Blair,  
24 Vice Mayor Crippen and Council Member Robinson remarked that residential properties in the historic  
25 district should be included in the CRA and be held to the same standards as commercial property owners.

26  
27 Ms. Mendez suggested that Council decide on target use and locations. She asked if the program should  
28 be designated to the US 17-92 area. Council decided to include all areas. Ms. Mendez asked if Council  
29 wanted to allow 25% of the grant to be used for secondary improvements such as lights, signage  
30 landscaping, etc. Council agreed.

31  
32 Ms. Mendez advised that staff is recommending a limited call for projects. Council agreed. Ms. Mendez  
33 reported that the City has a maximum of \$100,000 designated to the façade grants until 2024. This is  
34 only the City (TIF) Tax Increment Financing portion. A discussion ensued discussing the maximum  
35 individual cap amount.

#### 36 37 **4. APPROVAL OF MINUTES**

- 38  
39 A. March 28, 2017 Regular Board Meeting  
40 B. April 25, 2017 Special Board Meeting

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42 **Vice Mayor Crippen moved to approve the minutes of the March 28, 2017,**  
43 **Regular Board Meeting and the April 25, 2017 Special Board Meeting**  
44 **minutes, seconded by Council Member Pupello and passed by a 7/0 roll**  
45 **call vote of the Orange City CRA Board.**

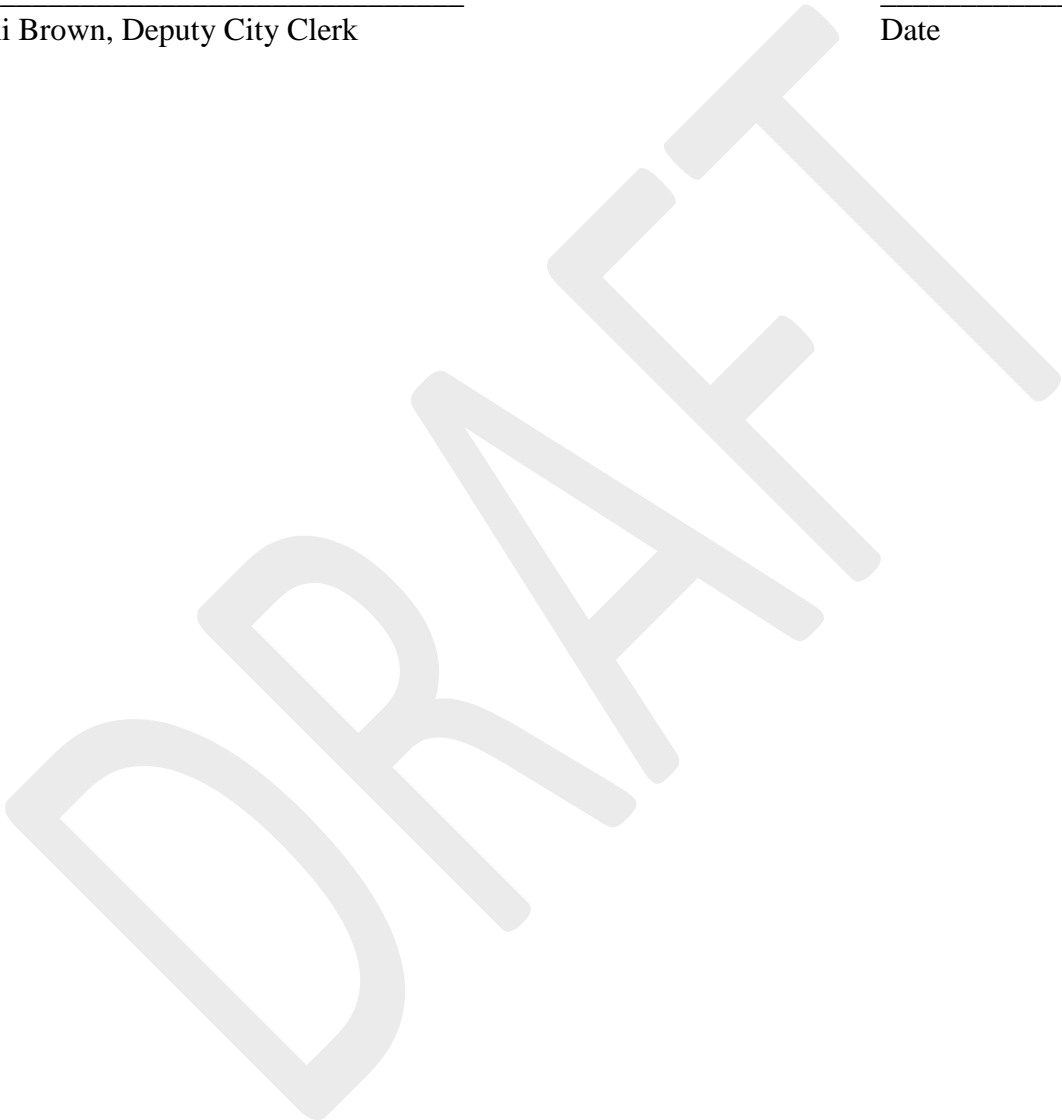
1 **5. Adjourn**

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3 There being no further business to discuss, the CRA Board Meeting was adjourned at 6:48 p.m.  
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5  
6 Respectfully Submitted

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8 \_\_\_\_\_  
9 Melani Brown, Deputy City Clerk

\_\_\_\_\_ Date



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