

New Smyrna Beach City Commission Meeting – Oct. 26 2021

[Watch the Oct. 26 City Commission Meeting](#)

(Click on the topic you want to view and the video will advance to that section.

[Index of past NSB City Commission Meetings](#)

Commissioner Michael Kolody was excused from this meeting.

The City Commission unanimously approved a \$425,625 Community Redevelopment Agency (CRA) grant award to the New Smyrna Beach Housing Authority. The money will fund infrastructure improvements for Phase 1 of the Greenlawn Manor Senior Housing Development Project.

In 2018, the city and Housing Authority recognized its existing 126 housing units were rapidly aging, and that the Authority could no longer rely on federal Housing and Urban Development Program funding to maintain them. As a result, the Housing Authority decided to use the Low Income Housing Tax Credit program and select a consultant and co-developer to build new, affordable rental housing. The Authority's co-developer partner is the New Smyrna Beach Redevelopment Partners.

Total development costs for the housing units amount to about \$22.7 million. Funding for the project will come from the CRA grant, about \$15.2 million in 9 percent Low Income Housing Tax Credit equity, a \$6 million conventional loan, a \$450K seller's note from the New Smyrna Beach Housing Authority and \$600,000 in deferred developer fees.

City Commissions voted unanimously to award a \$662,662 construction contract for a new SR-44 traffic signal to Traffic Control Devices, LLC. That company was the lowest responsive bidder on a new signal for Fire Station No. 50.

In addition to the traffic signal, work will include extending an existing, eastbound left-turn lane, reconfiguring an existing median opening, signs, striping, communication facilities and related improvements.

The City Commission voted 4-0 to approve the idea of seeking grant funding to buy property occupied by Baker Aviation at 333 South St., New Smyrna Beach.

The property and buildings (hangars) currently are owned by heirs of George Baker, a businessman who purchased this site from the City more than 30 years ago. One of the Baker heirs contacted the city's airport office to find out if city officials would be interested in buying back the property.

The current business of Baker Aviation is owned and operated by Curtis Boulware, who leases access to the airport via a "through the fence" agreement as the property and buildings are privately held. With the city's purchase, this property would become part of the airport with open access and Baker Aviation would commercially lease the buildings and property from the city.

The property owners recently had an appraisal done that valued the aviation site at \$2.7 million. It is developed with a large aircraft hangar, apron, and connector taxiway. The Florida Department of Transportation (FDOT) has conditionally offered to help the city acquire the site. It is believed FDOT's first step would be offering \$100,000 of "seed money" to obtain necessary surveys, appraisals, and consultant services. Once that's

done, FDOT would create a second grant for the aviation parcel. The maximum amount of FDOT funding is estimated at \$2,240,000 (80 percent), with the remaining 20 percent, or \$560,000, coming from the city's Airport Fund. It's unknown if the Federal Aviation Administration (FAA) will provide any money for the property's purchase.

The City Commission had the first reading and public hearing of an ordinance that would create a new chapter in the city's Comprehensive Plan called "Chapter 4 - Property Rights Element," as required by Florida Statutes.

City Attorney Carrie Avallone said the mandate from the Legislature "will not allow you to proceed with any other Comprehensive Plan amendments until you do this."

State officials passed a law earlier this year that orders local governments to add a "property rights element" to their Comprehensive Plan, a document that provides a framework for local development. The new law is intended to ensure that private property rights are considered in local decision-making.

The second reading and public hearing for the ordinance will be Nov. 9.

City Commissioners voted unanimously to elect their colleague, Zone 3 Commissioner Jason McGuirk, as Vice Mayor. He will serve a one-year term starting Nov. 9.

The City Commission voted 4-0 to award a Duss Street Streetscape Construction Contract to Sparks Concrete, LLC for its low bid of \$103,430 to do the work. The scope of work includes repaving an existing parking area and installing a new, 5-foot-wide concrete sidewalk. The Utilities Commission also will install three new LED light poles and an existing light pole will be removed.

City Commissioners also unanimously approved two CRA grant awards. One \$32,920 award went to Due East Marine, LLC to resurface and re-stripe the business' parking lot that it shares with NAPA Auto Parts at 1180 N. Dixie Freeway.

The second grant award for \$11,671 was given to JARS Holding New Smyrna Inc., for a project involving improvements to the building façade and sign at 646 N. Dixie Freeway. JARS Holding consists of two businesses: Assisted Living Made Simple and Southeast Pool Supply and Chemical Inc.

###