

Community Redevelopment Agency
Regular Meeting
Council Chambers
November 20, 2019

Chair R. Henderson called the meeting to order at 5:04 p.m.

Planning Director Kelly Schultz called the roll. The following Board members were in attendance: Reynolds Henderson, Darius Paul, Cathy Mosley, and Joe Johnson. Also present were: City Manager Mell Smigielski, City Attorney Clay Adkinson, Planning Director Kelly Schultz and City Clerk Maryanne Schrader and Mayor Bob Campbell. Amber Davis Williams was excused.

2. Approval of Minutes

Motion by Board member K. Shultz and seconded by Board member C. Mosley to approve the minutes of October 23, 2019.

Vote: Reynolds Henderson, aye; Darius Paul, aye; Cathy Mosley, aye; Joe Johnson, aye; Kelly Shultz, aye. All ayes. Motion carried.

3. Citizens Comments

Chair R. Henderson asked if there were any citizen comments. No one came forward.

4. Presentation of Citizen-led FDOT-Complete Streets Project and Request Support

Chair R. Henderson introduced the project and passed around the street concept plan that included parallel parking, landscaping, sidewalks, a bike path and turn lanes. He said Tony Vallee is the architect on the project requested a resolution of support from the Board to send to the Council to get it on the TPO Priority list. He added there is no funding for the city or the county. It is about a 45-million-dollar project and covers four to five miles. He mentioned that if we can get it approved, the DOT may pay for it, so we may not need to do a feasibility study.

Discussion ensued regarding the traffic count, congestion and concern about going down from a four lane to a two-lane because of school bus traffic.

Raymond Thomas, citizen, asked about access to I-10, but he was told the plan did not extend to the interstate.

In reply to Board member J. Johnson, Chair R. Henderson replied that the plan would enhance economic value, as it gives walkability to the downtown area.

Mayor Campbell said that Hwy 90 at the intersection is scheduled to have turn lanes added to go back to four lanes. City Manager M. Smigielski added the project should begin spring 2020.

Board member J. Johnson said a walkway over Hwy 90 is a better solution. He added he supports the bike path but not doing away with four lanes because of traffic congestion.

Planning Director K. Schultz said a bike path reduces the carbon footprint. She added there is research that supports the economic vitality, but traffic is a concern, although it would be a huge improvement to the corridor.

Chair R. Henderson said DOT will have public hearings and workshops to listen to everyone's comments. He added the concept will improve the overall appearance and raise property values.

Board Member C. Mosely asked if they had data on how many people ride bikes. She said the concept needs more research. It would look nice, but she does not see the feasibility.

City Attorney Clay Adkinson asked whether the request for support was directed to DOT or TPO and Chair R. Henderson replied that it needs to get on the TPO priority list. Planning Director K. Schultz added that she would like to bring it to the community traffic team, as it improves the walkability of the area. She added there is also a bike path that runs through DeFuniak Springs, but it is not utilized now, so with the bike path going through the economic vitality is enhanced. She mentioned Chris Mitchell has the Bike Florida coming to Lake Fest with over 100 cyclists expected. She added the project for the community is an improvement.

In response to resident, R. Thomas, City Attorney Clay Adkinson said the letter of support should be confined to the CRA perspective, thus the Board could provide a letter of support to the Council asking that the Complete Streets project be placed on the TPO list stating the CRA recognizes the value of increasing property values, blight elimination and potential for the enhancement of community values subject to the findings and support of the Council.

Motion by Board member C. Mosely and seconded by Board member J. Johnson to write a letter of support to the TPO and authorize the Executive Director to sign it. All ayes. Motion carried.

City Attorney Clay Adkinson said he will review the letter of support.

Motion by Planning Director K. Schultz and seconded by Board Member J. Johnson authorizing Ms. Shultz to present the Complete Street concept plan to the Community Traffic Team along with the CRA Letter of Support.

Vote: All ayes. Motion carried.

Ms. Shultz added she wanted them to review the safety portion of the plan.

Anthony Vallee, architect, explained that DOT will do the actual design and provide public input on the idea of complete streets that will get the city back to a walkable community. He asked that the Board support the concept without specifics. The Board reiterated their concern that the loss of four lanes was a problematic design.

5. Update of Bids on Properties

City Manager M. Smigielski stated he is sending the Strategic Plan to all the taxing bodies and the Public Hearing is scheduled for the first meeting in December.

He mentioned that seven properties were on the bid list and we only received one bid on one piece of property. It met the minimum of \$2500. Discussion ensued on the bid process. City Attorney Clay Adkinson replied that the Council chose to sell the properties with a closed bid and reserved the right to reject any and all bids. He added the entire group of properties did not warrant the cost of doing an appraisal. He added the City has eschewed working with a realtor. Board member J. Johnson said the property must be marketed correctly to determine what it is worth. Board member J. Johnson offered that all realtors could be given the opportunity of doing a market analysis, let them list it and give them 90 days to sell them. He asked about the objective.

City Manager M. Smigielski said the purpose of selling the properties was to get seed money to give to the CRA to work with. The most expeditious and cheapest way of accomplishing that was to go out for bid and accept the bid at the appraised value. He replied that we only received one bid for one of the properties. Board member J. Johnson asked if they were going to list them again. City Attorney Clay Adkinson said the Council has the right to reject any and all bids. He added that we set a minimum reserve, so any bid under that would be rejected.

Mayor Campbell added that we do not pay realtor commissions. Board member J. Johnson said you could get the market analysis from the realtors and do an open listing and whoever sells it gets the commission.

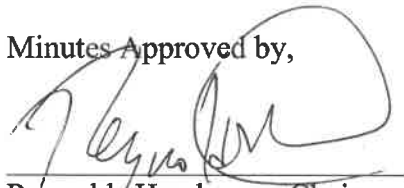
Motion by Board member J. Johnson and second by Board member K. Shultz to recommend to the Council to reject any and all bids and go out for either a CMA (Certified Market Analysis) or market appraisal. All ayes. Motion carried.

The Board also discussed the strategic plan, impact fees and capacity fees. City Attorney Clay Adkinson explained that the capacity fee gives direct money to the city. He said the impact fee is valid as new growth comes and cannot be used for maintenance, as it must be related to growth.

Motion by Board member K. Schultz and seconded by Board member C. Mosely to adjourn.

The meeting was adjourned at 6:21 p.m.

Minutes Approved by,



Reynolds Henderson, Chair



Minutes taken by Maryanne Schrader, City Clerk
Proper notice having been duly given

