

Community Redevelopment Agency
Regular Meeting Minutes
Council Chambers
August 26, 2020
5:00 P.M.

Community Redevelopment Agency Board members: Reynolds Henderson, Darius Paul, Cathy Mosley, Susan Bakalo, Planning Director Kelly Schultz, and City Manager Mell Smigielski. Mayor Campbell, Deputy City Manager Carisse LeJeune, Councilmember K. Crystal and City Clerk Maryanne Schrader was also in attendance. Board member Joe Johnson was excused.

Chair R. Henderson called the Community Redevelopment Agency meeting to order at 5:01 p.m.

2. Approval of Minutes - Chair R. Henderson asked for a motion to approve the minutes.

Motion by Board Member C. Mosley and seconded by Board Member D. Paul to approve the minutes of July 22, 2020. All ayes. Motion carried.

3. Citizen Comments - Chair R. Henderson asked if there were any public comments. No one came forward.

4. Florence Park Update -

Deputy City Manager Carisse LeJeune stated the CRA mentioned an interest in the Parks system and had discussed Master Planning. She explained Florence Park is in the Historic District, and we have a grant opportunity to turn it into an ADA compliant park. We are partnering with ARC and working to put together a plan with the City Beautification and Tree Board, and that Board has been visiting all the parks to get an idea on mastering planning on what we think the city should be like. Chris Mitchell is the staff liaison. She asked whether the CRA wanted to partner with the City Beautification and Tree Board, as it reflects the quality of life for the city, as well. Quality of life enhancements help attract business to the city. She suggested a workshop could be done with both the CRA and the City Beautification and Tree Board.

In response to Chair Henderson on the overall park plan, Deputy City Manager C. LeJeune explained the overall plan fits in with economic development. Florence Park will be more of an intergenerational park with amenities that appeals to generations within the family. She mentioned incorporating themes, such as including pickle ball, chess and non-amplified entertainment.

In response to Board member C. Mosely on how many parks we have, Chris Mitchell replied that we have about eight to ten parks. Many are very tiny, such as Henry Park which is between the Depot and Visitor's Center. We have four major parks. He explained the City Beautification and Tree Board originated with the Tree City USA designation. The Board oversees spending \$2 per capita on improvements throughout the city annually. He explained the designation of the Florida Main Street Association in 2015, created a vision that led to the CRA. He suggested carrying the theme for parks as a quality of life.

Chris Mitchell mentioned they are applying for FRDAP grants, so it may not cost any money for the CRA.

Board member C. Mosely asked about board inclusion. Deputy City Manager C. LeJeune responded the staff is being more collaborative with the Boards and agencies, as many overlap each other. She added the Master Plan overlaps across different agencies. The Master Plan is an Economic Development leg. One of the pieces is a Bike Master Plan. The plan immortalizes the vision of what the city will be, so we need input from all.

Board member K. Schultz added regarding economic development, that some cities are known for Little League Parks, horse arenas, etc. and the theme is the economic engine for the city.

Deputy City Manager C. LeJeune said a workshop will be set up. The tree board is taking inventory of all the parks and afterward we will come together to make a decision. She added it is a way to get citizen engagement.

Chair R. Henderson said the Cultural Arts Alliance may also be interested.

Motion by Board Member C. Mosely and seconded by Board Member D. Paul to partner with the City Beautification and Tree Board. All ayes. Motion carried.

Deputy City Manager C. LeJeune reminded the Board to send their priority list in as this will help identify what will fit the grant. The CDBG grant closes October 5th, so there is a deadline.

Chair R. Henderson noted the CRA cannot spend money on city buildings. We have to recraft the list on what we want to see get done. He added we need to determine which ones we want to start on, as we need a plan for when we start receiving money.

Deputy City Manager C. LeJeune will re-send the material to the Board.

Board Member C. Mosely asked which ones apply and asked her to highlight the ones they can use. She will send it and correlate the plan with the CDBG material.

5. Surplus Property Update -

City Manager M. Smigielski distributed a memo and the property list. He stated the City Attorney suggested the process by setting a minimum reserve price for each property based on the appraisal value and overall cost, advertise using yard signage, city website, newspaper ad, social media and a notice to Emerald Coast Association of Realtors to circulate, and all offers to be received in a sealed format and the accepted bid must be a set amount to escrow until closing.

City Manager M. Smigielski added the ad will go out next week with a three-week turnaround.

In response to Chair R. Henderson, City Attorney Clay Adkinson responded that a Board member could bid as it is a sealed bid, and he does not think it is an ethical impropriety since it is sealed. He added to use their discretion.

Motion by Board Member C. Mosely and seconded by Board Member D. Paul to recommend to Council to adopt the process. All ayes. Motion carried.

6. Code Enforcement Update

Code Enforcement Officer Chris Strawn came forward and said violations are going fine. He asked about getting two dumpsters, stating a couple of people are going to need them. He added that the CRA was going to purchase the two dumpsters, and County would drop off, as the individuals he is citing does not have a way to get rid of the items.

Chair R. Henderson said the CRA does not have the money yet, so the Board will consider it when they have money.

Discussion ensued about the need for the city to obtain dumpsters, and the County letting us use one, if one is available. He added the County only has six. C. Strawn said the dumpsters cost about \$5,000 each.

City Manager M. Smigielski added we loan them to city businesses, but we do not have extra.

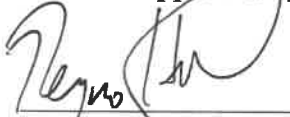
C. Strawn mentioned we have been authorized another code enforcement officer.

In response to the Council wanting Code Enforcement to become more pro-active, City Attorney C. Adkinson said the ordinance change has not come back to Council yet.


Motion by Board Member C. Mosely and seconded by Board Member D. Paul to adjourn. All ayes. Motion carried.

Chair R. Henderson adjourned the meeting at 5:28 p.m.

Minutes Approved by,



Reynolds Henderson



Maryanne Schrader, City Clerk

