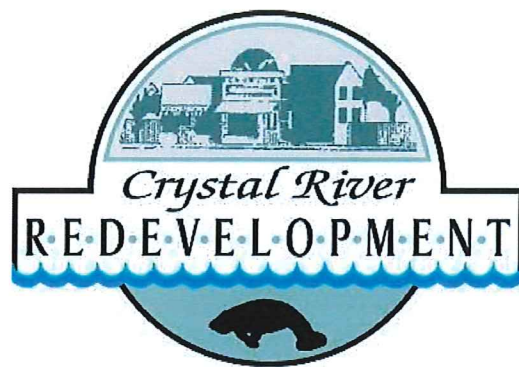


Community Redevelopment Agency



Agenda Packet
for
CRA Meeting
Monday, December 14th, 2015
6:00 p.m.



Agenda
Community Redevelopment Agency
Regular Meeting
Monday, December 14th, 2015 @ 6:00 p.m.
Council Chamber, City Hall

1. **CALL TO ORDER**
2. **ADOPTION OF AGENDA**
3. **PRESENTATIONS**
4. **UNFINISHED BUSINESS**
5. **APPROVAL OF CONSENT AGENDA**
 - A. *Approve Minutes of CRA Meeting held November 16th, 2015*
6. **PUBLIC INPUT**
7. **CRA ATTORNEY**
8. **CRA ADMINISTRATOR**
 - A. *Riverwalk Update*
 - B. *Hunter Springs Update*
 - C. *Proposed CRA Overlay District Update*
 - D. *Update on Mini-grants*
9. **COMMUNICATIONS**
10. **BOARD MEMBERS COMMENTS**
 - A. *Jim Farley, Chair*
 - B. *Mike Gudis*
 - C. *Paula Wheeler*
 - D. *Ken Brown*
 - E. *Robert Holmes, Vice Chair*
11. **PUBLIC INPUT**
12. **ADJOURNMENT**

Community Redevelopment Agency



Minutes of
Community Redevelopment Agency
Meeting held
Monday, November 16th, 2015
@ 6:00 p.m.



MINUTES
Community Redevelopment Agency
Regular Meeting
Monday, November 16th, 2015 @ 6:00 p.m.
Council Chamber, City Hall

1. **CALL TO ORDER:** The meeting was called to order at 6:00 p.m. by Chairman Farley.
2. **ADOPTION OF AGENDA:**
Board member Wheeler motioned to adopt the agenda and Board member Brown seconded the motion to adopt the agenda.

Motion carried 5-0.
3. **PRESENTATIONS:** No Presentations.
4. **UNFINISHED BUSINESS: No unfinished Business.**
5. **APPROVAL OF CONSENT AGENDA:**

Board member Gudis moved to approve the consent agenda and the motion was seconded by Vice Chairman Holmes.
 - A. *Approve Minutes of CRA Meeting held October 26th, 2015*

Motion carried 5-0.
6. **PUBLIC INPUT:** No public input.
7. **CRA ATTORNEY:** No CRA attorney input.
8. **CRA ADMINISTRATOR**
 - A. *Riverwalk Update:* CRA Administrator Burnell provided an update on the Riverwalk progress.
 - B. *Community Redevelopment Area Overlay District Overview:* CRA Administrator provided an overview of the Overlay process. **Motion to allow the city staff to move forward with the overlay was made by Vice Chairman Holmes and Board member Wheeler seconded the motion.**
The motion was opened to discussion.
The board members discussed the proposed motion.
Motion carried 5-0.
 - C. *Motion to Approve the Crystal River Boat Builders to be approved to co-locate behind the Heritage Museum:*
Board member Gudis expressed resident's concerns related to lost parking spaces.
Board member Brown made a statement about the boat builders location.
Board member Wheeler made a statement regarding the boat builders locating behind the city heritage museum.
Mr. Proffer, business owner, stated that he was against allowing the boat builders to co-locate at the heritage museum.
Mrs. Linda Proffer, stated that she was against allowing the boat builders to co-locate at the museum.
Sharon Padgett, Heritage museum, stated the board of the heritage museum's position.

John Grannon, president of historical society, and board member of museum council, present information on the position of the historical society.

Robert Corcoran, downtown business owner, presented his position on the allowing the boat builders co-locate.

Board member Brown made motion not to approve to co-locating behind the Heritage museum and Board member Gudis seconded the motion not to approve co-locating the boat builders at the Heritage Museum.

Motion carried 5-0.

9. **COMMUNICATIONS:** Board member Brown talked about the trolley around town.

Board member Gudis asked about the negotiations on property near Hunter Springs Park.

10. **BOARD MEMBERS COMMENTS**

A. *Jim Farley, Chair:* Pass

B. *Mike Gudis:* Pass

C. *Paula Wheeler:* Pass

D. *Ken Brown:* Pass

E. *Robert Holmes, Vice Chair :* Pass

11. **PUBLIC INPUT:**

Phil Jannarone asked why the boat builders item did not go to the planning board.

CRA Administrator Burnell stated that the item may have to go to the planning commission. The staff needed to know if the suggested site was acceptable.

Kevin Mulligan, Crystal River Boat Builders, made an apology for possibly not following proper chain of command with the various agencies. Mr. Mulligan stated that the builders appreciated the consideration thus far. Mr. Mulligan asked for continued help in finding a suitable location.

Mayor Farley stated that the city would do their best to help with finding a suitable location.

12. **ADJOURNMENT:** Chairman Farley adjourned the meeting at 6:50 p.m.

COMMUNITY REDEVELOPMENT AGENCY
Agenda Item Summary

Meeting Date: December 14, 2015

Agenda Item Number: 8A

Requested Motion: No motion requested. Discussion only on Riverwalk Project Development.

Summary:

The City Manager wishes to give the CRA Agency an update on the Riverwalk progress.

Staff Recommendation: Not applicable – discussion only

Funding Information:

Project Cost: Not applicable – discussion only


Funding Source:

Amount Available:

Finance Department Approval: _____

Approvals:

Originating Department



CRA Administrator

CRA Attorney (if applicable)

Attachments:

CRA Action:

Approved _____ Denied _____ Deferred _____ Other _____

COMMUNITY REDEVELOPMENT AGENCY
Agenda Item Summary

Meeting Date: December 14, 2015

Agenda Item Number: 8B

Requested Motion: None, informational only

Summary: Staff would like to update the Council on the status of the improvements to Hunter Springs Park.

Staff Recommendation: Continue preparing to send plans out for public bidding.

Funding Information:

Project Cost: N.A.

Funding Source: N.A.

Amount Available: N.A.

Finance Department Approval: _____

Approvals:



Originating Department



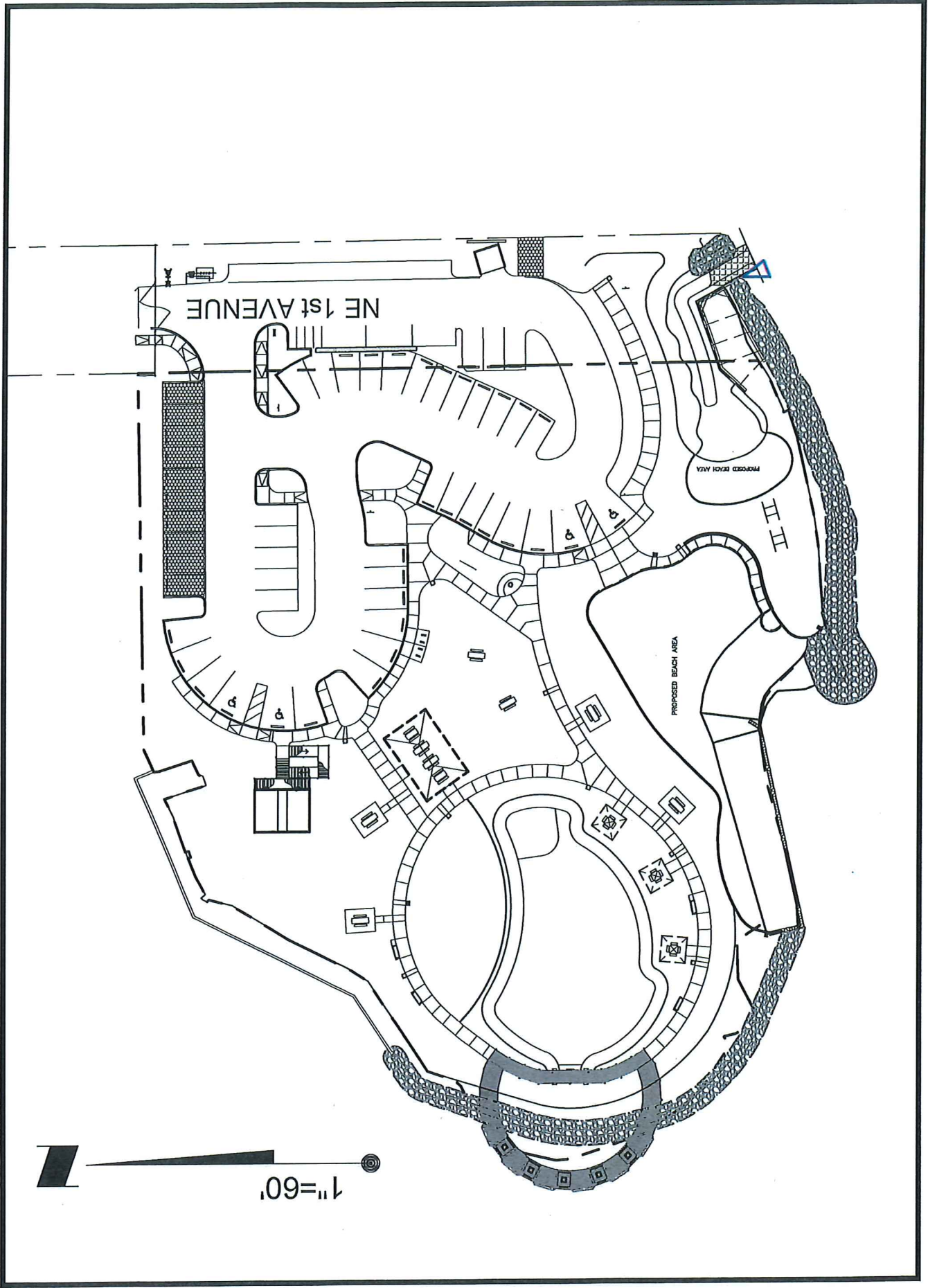
City Manager

City Attorney (if applicable)

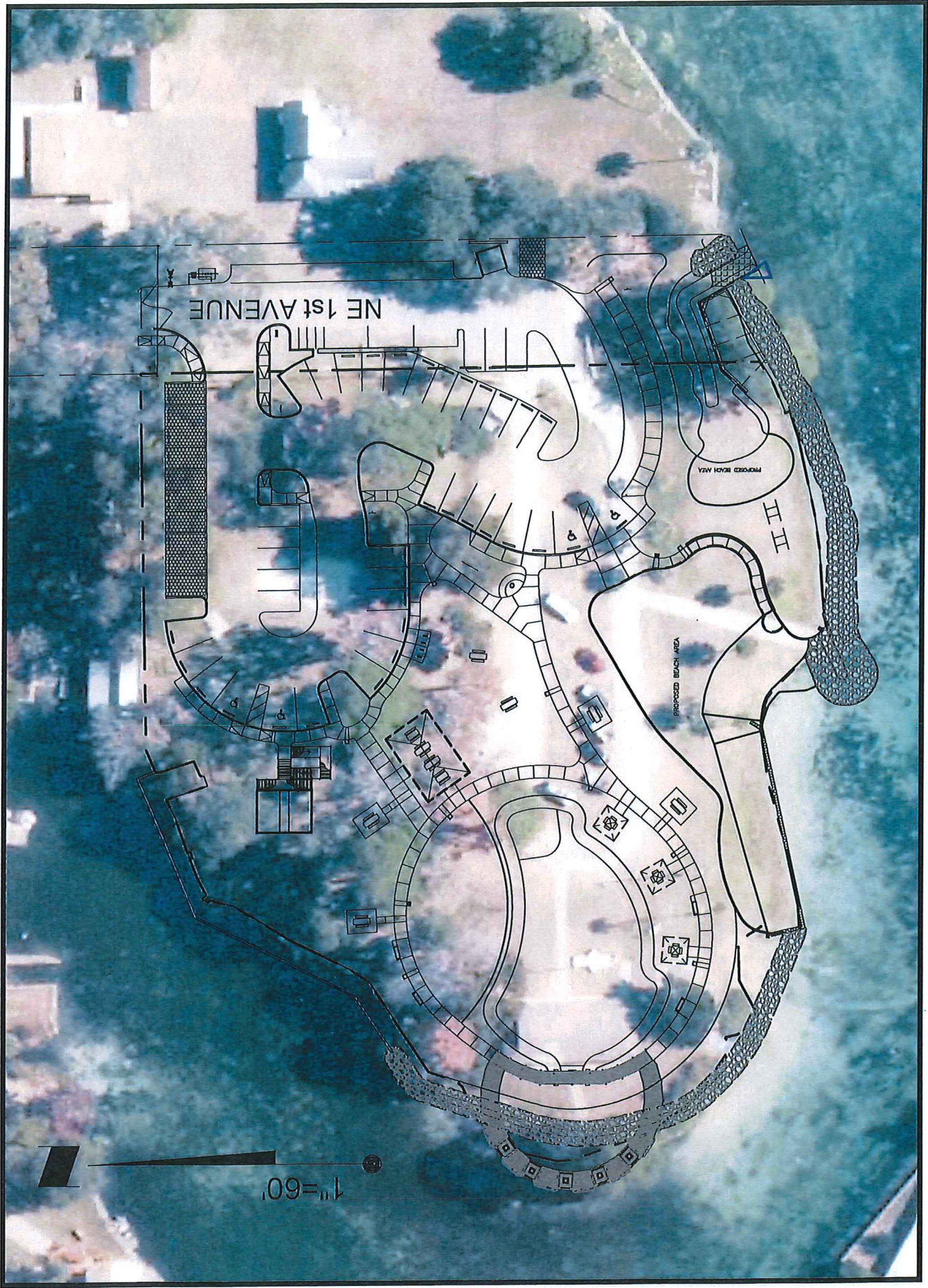
Attachments: None

Council Action:

Approved _____ Denied _____ Deferred _____ Other _____



HUNTERS SPRING PARK SITE PLAN



HUNTERS SPRING PARK SITE PLAN

COMMUNITY REDEVELOPMENT AGENCY
Agenda Item Summary

Meeting Date: December 14, 2015

Agenda Item Number:

8C

Requested Motion: NONE– Information only

Summary: Staff is currently working on the CRA Overlay District for the Downtown Commercial Waterfront (CW) area. The proposed overlay district will establish alternative land development requirements that require special attention to the waterfront and the proposed Riverwalk project.

Attached please find a map that identifies the boundaries of the CRA Overlay District for reference.

Staff Recommendation: N/A

Funding Information:

Project Cost:

Funding Source:

Amount Available:

Finance Department Approval: _____

Approvals: _____
Originating Department

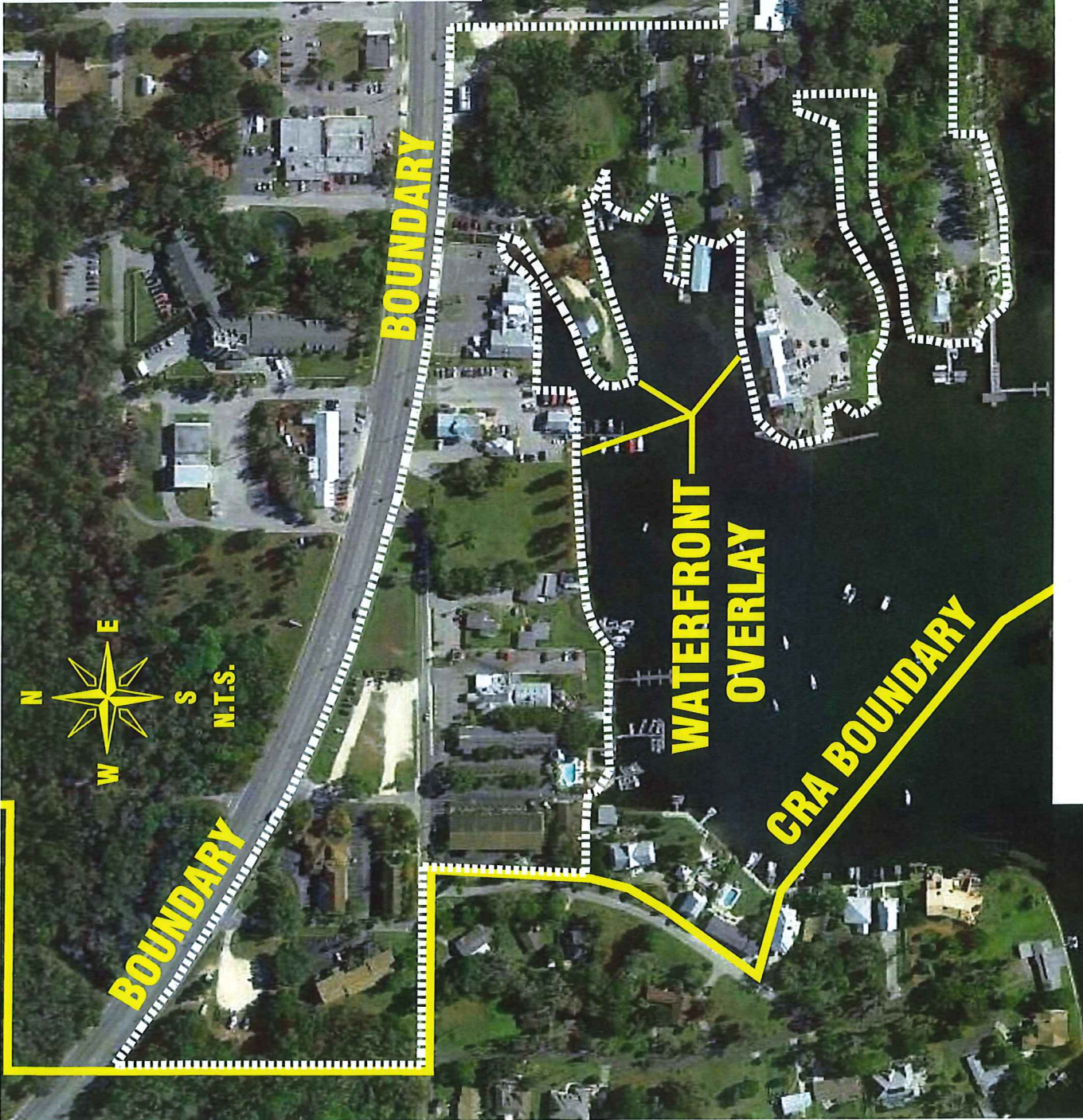
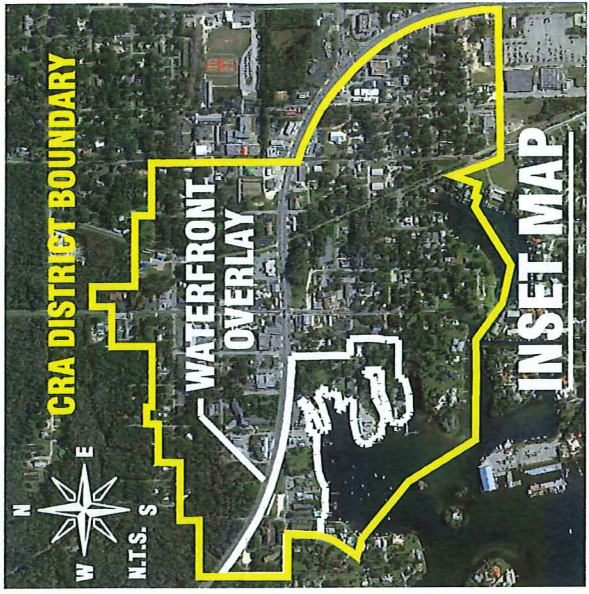

CRA Administrator

CRA Attorney (if applicable)

Attachments: Map

CRA Board Action:

Approved _____ Denied _____ Deferred _____ Other _____



CITY OF CRYSTAL RIVER

DOWNTOWN WATERFRONT DISTRICT OVERLAY

COMMUNITY REDEVELOPMENT AGENCY
Agenda Item Summary

Meeting Date: December 14, 2015

Agenda Item Number: 8D

Requested Motion: None

Summary: Attached you will find a total summary of all CRA Mini-grants that have been awarded since the program was updated in 2010.

To recap, the total contribution by the CRA to date has been \$70,755.19. The total value added to the CRA in upgrades amounts to \$171,883.94. In 2015 the CRA contribution to date (façade and sign grants) is \$8,667.50 and the total investment into the CRA is \$17,985.00.

Staff Recommendation: None

Funding Information:

Project Cost:

Funding Source:

Amount Available:

Finance Department Approval: _____

Approvals:  _____

CRA Administration

CRA Attorney (if applicable)

Attachments: None

CRA Board Action:

Approved _____ Denied _____ Deferred _____ Other _____

COMMERCIAL SITE IMPROVEMENTS

DATE	APPLICANT	EST. COST	FINAL COST	CRA SHARE
11/22/2010	ERNIE WOODS REALTY	\$5,453.00	\$5,453.00	\$2,500.00
5/9/2012	THE CELLI - EILEEN HURN	\$4,057.15	\$4,082.65	\$2,028.58
4/23/2013	COTTON CLUB	\$2,033.50	\$2,297.57	\$1,016.75
8/12/2013	FAT CATS	\$9,250.00	\$9,250.00	\$2,500.00
12/11/2013	CHARLOTTE REALTY	\$5,298.00	\$5,698.00	\$2,500.00
3/31/2014	FLIP FLOP YOGURT SHOP	\$2,256.00	\$2,256.00	\$1,128.00
6/11/2014	Authentic Taste of Philly	\$2,040.00	\$2,040.00	\$1,020.00
7/14/2014	CRYSTAL COVE B&B	\$5,000	\$5,000.00	\$2,500.00

\$36,077.22

\$15,193.33

COMMERCIAL FAÇADE IMPROVEMENTS

DATE	APPLICANT	EST. COST	FINAL COST	CRA SHARE
8/25/2010	NATURE COAST MANAGEMENT	\$4,500.00	\$4,500.00	\$2,250.00
9/16/2011	KATHERINE TOLLE	\$1,750.00	\$1,750.00	\$875.00
5/1/2012	CRYSTAL RIVER CENTER - GYFTAKIS (3 BLD) \$2500/TENANT	\$13,986.00	\$13,986.00	\$6,993.00

10/5/2012	WOMANS CLUB	\$6,500.00	\$6,500.00	\$2,500.00
2/27/2013	PHYLLIS LYNCH	\$4,000.00	\$4,000.00	\$2,000.00
5/28/2013	ENSING PROPERTIES 469 NE 1ST	\$5,420.00	\$5,420.00	\$2,500.00
10/9/2013	HERITAGE ANTIQUE MALL	\$1,650.00	\$1,822.72	\$911.36
2/21/2014	FAT CATS	\$6,650.00	\$6,650.00	\$2,500.00
4/21/2014	WAYBRIGHT REAL ESTATE	\$14,997.00		
4/29/2014	CRYSTAL COVE B&B	\$3,500.00	\$3,500.00	\$1,750.00
5/9/2014	WANG (AJS CAFÉ)	\$11,400.00	\$11,400.00	\$2,500.00
8/21/2014	HUNTER SPRINGS APTS	\$7,100.00	\$7,500.00	\$2,500.00
6/8/2015	MAJESTIC MANATEE	\$3,595.00	\$3,595.00	\$1,797.50
6/8/2015	Kings Bay Lodge	\$5,250.00	\$5,650.00	\$2,500.00

\$76,273.72

\$31,576.86

COMMERCIAL SIGN IMPROVEMENTS

DATE	APPLICANT	EST. COST	FINAL COST	CRA SHARE
6/21/2011	WINE SHOP II	\$1,750.00	\$1,850.00	\$875.00
12/5/2011	MARY BETH OSTEEEN GENERAL STC	\$1,900.00	\$1,900.00	\$950.00
12/9/2011	USA TITLE	\$700.00	\$700.00	\$350.00
6/21/2012	CRYSTAL RIVER CENTER - GYFTAKIS (3 BLD) (\$1,000/TENANT)	\$8,675.00	\$8,675.00	\$3,000.00
7/30/2012	SOUTHERN B	\$2,000.00	\$2,000.00	\$1,000.00
12/7/2012	MEZMEREYES	\$1,920.00	\$1,920.00	\$960.00
4/3/2013	COTTON CLUB	\$2,170.00	\$2,170.00	\$1,085.00
4/3/2013	MULLET HOLE	\$4,346.00	\$4,100.00	\$2,050.00
5/28/2013	TEA HOUSE 650	\$954.00	\$900.00	\$450.00
8/8/2013	FRANKLIN ANDERSON GALLERY	\$1,000.00	\$850.00	\$425.00
12/3/2013	WOMAN'S CLUB	\$3,640.00	\$3,640.00	\$1,820.00
3/20/2014	FIRST BAPTIST CHURCH	\$10,830.00	\$11,579.00	\$2,500.00
12/2/2014	Heritage Village Cycles	\$1,908.00	\$1,800.00	\$900.00
5/11/2015	Waverly Florist	\$3,752.40	\$3,540.00	\$1,770.00
8/24/2015	All About Nature	\$3,400.00	\$3,400.00	\$1,700.00
9/14/2015	Captain's Cargo	\$1,800.00	\$1,800.00	\$900.00
9/28/2015	Southern Roots	\$1,050.00		
			\$50,824.00	\$20,735.00

DISTRESSED PROPERTIES

10/23/2012	CITGO	\$6,500.00	\$8,709.00	\$3,250.00
------------	-------	------------	------------	------------

GRAND TOTAL			\$171,883.94	\$70,755.19
--------------------	--	--	---------------------	--------------------

updated December 3, 2015