

MINUTES
Community Redevelopment Agency
Regular Meeting
Monday, October 10th, 2016 @ 6:00 p.m.
Council Chamber, City Hall

1. **CALL TO ORDER** - Chairman Farley called the meeting to order at 6:00 p.m.
2. **ADOPTION OF AGENDA** - Motion to adopt the agenda was made by Board member Brown; seconded by Board member Gudis. Motion carried unanimously.
3. **PRESENTATIONS** -

A. Main Street Presentation- Business Status update – Board administrator Burnell provided an update business status related to a Main Street seminar that was held the week prior, Florida Main Street and Crystal River Main Street hosted Jon Schallert’s workshop, “Increasing Sales and Profits as a Destination Business”. The workshop was attended by approximately 135 people from the community. Mr. Schallert then went to businesses on Citrus Avenue owned by people in attendance. Administrator Burnell stated that Main Streets was also working with the City and the Economic Development Authority of Citrus County to get funds to business organizations, looking at mini-grants and possibly putting up a certain amount of money to assist businesses and the possibility of small loans for the purpose of refurbishing the businesses.

Administrator Burnell stated that Main Street’s grant application was submitted for the refurbishment of the old pump house/jail building and also Main Street is planning to open the pop-up museum in the old chamber of commerce building in November.

Board member Gudis provided further information to the board related to a Main Street meeting he had attended.

Board member Brown wanted to know if once the Pump house museum and the chamber museum are completed could they be connected with the Historical Museum.

Board member Houston pointed out that the chamber pop-up gallery is only a temporary exhibit.

4. **UNFINISHED BUSINESS** – None.
5. **APPROVAL OF CONSENT AGENDA** -
A. Approve Minutes of CRA Meeting held September 12th, 2016 - Motion to approve the consent agenda was made by Board member Gudis; seconded by Board member Holmes. Motion carried unanimously.
6. **PUBLIC INPUT**-None.
7. **CRA ATTORNEY**- Mr. Angeliadis provided an update on the CRA Overlay District Ordinance.
8. **CRA ADMINISTRATOR**-

- A. **Motion to approve a revision to the Community Redevelopment Agency Mini-Grant Program in order to assist in recovery of Hurricane Hermine. This revision will sunset on September 30, 2017 and revert to the existing Mini-Grant Program criteria.**

CRA Administrator Burnell provided an update on the agenda memo and reasoning for rewording the application and updating the criteria.

Background: [**Agenda Sheet**

Motion: Motion to approve a revision to the Community Redevelopment Agency Mini-Grant Program in order to assist in recovery of Hurricane Hermine. This revision will sunset on September 30, 2017 and revert to the existing Mini-Grant Program criteria.

Summary: City Staff had previously considered suspending only some of the criteria and categories to effectively deal with administration of the Mini-Grant Program. The existing mini-grant criteria was found to be difficult to apply to those in need of storm recovery assistance. The proposed revisions include a clearly defined need and added criteria that is consistent with the intent to assist in recovery from Hurricane Hermine.

Key items added:

Mini-Grant is for recovery efforts related to Hurricane Hermine

Insurance information

FEMA application information

Sunsets

Staff Recommendation: Requests Approval.

End of Agenda Sheet].

Motion to approve a revision to the Community Redevelopment Agency Mini-Grant Program in order to assist in recovery of Hurricane Hermine. This revision will sunset on September 30, 2017 and revert to the existing Mini-Grant Program criteria was made by Board member Houston; seconded by Board member Gudis. Motion carried unanimously

- B. *CRA Commercial Waterfront Overlay District Update* – CRA Administrator Burnell provided the Board with a brief update on the overlay district.

Background: [**Agenda Sheet**

Motion: None - Update regarding creation of the Commercial Waterfront Overlay District.

Summary: The CRA Board is working to begin the construction phase of the land portion of the Riverwalk before year's end. A necessary part of this process includes adoption of an ordinance on October 13, 2016 the CRA Board voted to recommend to the City Council adoption of an ordinance creating an overlay district within the Community Redevelopment District entitled the Downtown Commercial Waterfront Overlay District, along with proposed development criteria regulating development within this district. The final legal review of the draft ordinance is nearing completion so that it can be presented to the Planning Board for approval in October. The ordinance will then be presented to City Council for final adoption in November.

This agenda item is to inform the CRA Board of the current status and address any question they may have related to the final steps in establishing the Commercial Waterfront Overlay District.

Staff Recommendation: Staff is available to answer questions related to the Commercial Waterfront Overlay District.

End of Agenda Sheet].

Planning and Development Director Jackie Gorman provided a brief history of what has been completed thus far during Planning Commission meetings. Ms. Gorman provided area covered by the overlay district. Ms. Gorman provided an update on the stormwater treatment buy-in and requirements.

The overlay district would be along the path of the Riverwalk from Best Western to Kings Bay Park.

Board member Houston asked is the overlay is dependent/contingent on the approval of the property owners buying in to the Riverwalk.

Board members discussed whether the Overlay District benefits should be contingent on property owners granting easements for the Riverwalk.

Board member Brown asked if the fire department can handle building height of 65 feet.

Administrator Burnell stated that the City intends to purchase a ladder truck for the fire department within two years because there is only one in the County.

Board member Gudis asked why certain other properties were not included in the overlay.

Ms. Gorman provided a brief review of why the overlay was formulated as spot zoning.

Administrator Burnell requested a follow up on the contingency of zoning that is dependent on easements related to the Riverwalk.

Board member Holmes stated that there are pros and cons to having the overlay contingent on the signing of easements for the Riverwalk.

Board member Gudis added input on the granting of easements to property owner being contingent for overlay district benefits.

C. *Riverwalk Update* -

Background: [**Agenda Sheet**

Motion: None – Staff would like to update the Council on the River Walk project.

Summary: Staff will provide the Council with an update on the River Walk project.

Staff Recommendation: Proceed with bidding of landward portion and design of water front portion.

End of Agenda Sheet].

Administrator Burnell provided a brief update on the Riverwalk progress, stating all property owners have agreed in some fashion and one property owner still needs to formally sign the easement agreement.

9. COMMUNICATIONS-

Chairman Farley stated that he liked the editorial in yesterday's paper and that it was good.

Board member Gudis stated he has received numerous requests for the volleyball court to return to Hunter Springs Park.

10. BOARD MEMBERS COMMENTS

- A. Jim Farley, Chairman- No comments.
- B. Mike Gudis, Vice Chair- Board member Gudis stated that the staff did a great job on Hunter Springs Park, that everyone he talks to enjoys the park and that it is another plus for the City.
- C. Andy Houston- No comments.
- D. Ken Brown-Board member Brown stated that Hunter Springs Park is beautiful, that a lot of vacant property on the south side of Citrus could use some activity or businesses in the vacant buildings.
- E. Robert Holmes- No comments.

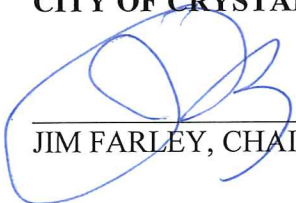
11. PUBLIC INPUT –

Gerry Mulligan, CRAC Representative, made a statement about the Riverwalk and the overlay district, commended the City Manager on his efforts with the Property owners.

Darryl Seaton, owner of the Best Western, made a statement about the Riverwalk, asked if there was a way to ensure future participation.

12. ADJOURNMENT - The meeting was adjourned at 6:45 p.m.

CITY OF CRYSTAL RIVER



JIM FARLEY, CHAIRMAN

ATTEST:



LISA MORRIS, DEPUTY CLERK

