



**Community Redevelopment Agency
Regular Meeting Minutes
Monday, June 11th, 2018 @ 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 Vice Chairman Brown; seconded by Board member Fitzpatrick. Motion carried unanimously.

3. PRESENTATIONS

4. UNFINISHED BUSINESS

5. APPROVAL OF CONSENT AGENDA

A. Approve Minutes of CRA Meeting held May 14th, 2018

Motion to approve the consent agenda was made by Board member Fitzpatrick; seconded by Board member Gudis. Motion carried unanimously.

6. PUBLIC INPUT

Phil Jannarone-1405 SE 5th Avenue- Inquired on funding source of demolition item (8A) and related property purchase. Vice Chairman Brown provided clarification regarding expenditure, noting intent to later recoup a portion of the funding from CRA funding at a later date.

Suzanne Koerner-118 NE 2nd St.- Expressed concern regarding littering and other issues related to parking in right-of-ways near Hunter Springs Park and requested consideration of the neighborhood value (historic and otherwise).

Vice Chairman Brown reiterated concerns expressed, noting frequent on-street parking and behavior issues, and providing an update on progress staff has made in determining solutions, listing certain options. Board discussion was then held regarding signage, permit only parking, curbing, and re-design of streets (one-way). Discussion was also held regarding CCSO involvement in enforcement, development of an ordinance and unintended consequences of permit-only parking and establishing a prohibited parking area. Ms. Rey advised on related challenges and Board member Fitzpatrick suggested obtaining feedback from local law enforcement (CCSO).

Phillis Rosetti- 209 SE Paradise Point Road- Commented on past utilization of fence and landscaping to solve similar parking issues at bridge on Kings Bay Drive.

Mary Morgan- 124 N Citrus Ave- Commented on permitted parking proposal around Hunter Springs Park, noting issues with right-of-way damage and diving by park users.

7. CRA ATTORNEY

Board member Holmes inquired on the status of the Chamber of Commerce building and property exchange. CRA Administrator Burnell provided an update, noting resolution of the prior divorce proceedings, future demo and realignment of existing parking with a new entrance.

8. CRA ADMINISTRATOR

A. Motion to authorize the demolition of both structures located on the recently-acquired property located at 148 NE 5th St. and to allow an expenditure of up to \$12,000 to accomplish same

Background: [Agenda Sheet] **Requested Motion:** **Motion to authorize the demolition of both structures located on the recently-acquired property located at 148 NE 5th St. and to allow an expenditure of up to \$12,000 to accomplish same.**

Summary: On May 29, 2018, Council approved the purchase of the former Coast Guard Auxiliary site located at 148 NE 5th Street Crystal River, Florida.

On June 1, 2018, the City Manager attended the closing and the sale was successfully executed. The City now owns the real property and it has been added to DPW's routine maintenance schedule. The utilities have been transferred into the City's name and the water is currently off until further notification by DPW has been made.

Staff seeks direction as to whether it is the desire of the CRA to raise the two existing buildings. Both buildings were flooded during Hermine and have been vacant ever since.

Council approved Staff on May 14, 2018 to enter into a professional services agreement with Long & Associates Architects/Engineers, Inc. for architectural/engineering services related to the assessment of alternative sites and master planning of a new City Hall; the ownership of this property now can be utilized within the long-term planning of our City. If the buildings are removed, the property could be converted to a useful asset such as a parking lot or recreational type use (e.g. playground, splash pad, etc.) for future development within the City.

If the CRA moves for demolition of the buildings, Staff will initiate the project by soliciting written quotes from a minimum of three demo contractors.

Staff Recommendation: N/A

End of Agenda Sheet]

CRA Administrator Burnell provided a brief overview of the item, noting delay in receipt of quotes, completion of LBP, asbestos testing and Environmental Assessment Phase 1, and confirming staff would report back following completion. Board discussion was held on potential historical value of the structures and staff confirmed that a determination would be made on historical significance of either building.

Motion to authorize the demolition of both structures located on the recently-acquired property located at 148 NE 5th St. and to allow an expenditure of up to \$12,000 to accomplish same was made by Board member Holmes; seconded by Vice Chairman Brown. Motion carried unanimously.

B. Motion to authorize Main Street to hold two Open Houses at the 5th Street Pump House/Jail in connection with their Preservation and Restoration project

Background: [Agenda Sheet] **Requested Motion:** Motion to approve Main Street to hold an open house at the 5th Street Pump House/Jail prior to the Preservation and Restoration.

Summary: Main Street is requesting permission to hold two open houses of the 5th Street Pump House/Jail; one prior to restoration and one after restoration to showcase the before and after of the restoration efforts. The U.S. Water and City staff has cleaned out the building and taking the well and tank out of service and all historical items have be left on site for future project use. Main Street would hold it either in June or July and another open house after the restoration completion. Last week Main Street submitted a new grant application for additional funding for restoration of the building.

Staff Recommendation: Support continued efforts to fund restoration of the Pump House and allow Main Street to hold two open houses; one prior to the restoration efforts and one after the restoration.

End of Agenda Sheet]

CRA Administrator Burnell advised on the status of the grant, noting work planned to begin in July and completion of an application for future funding for completion of subsequent project phases. Brief Board discussion was held during which Chairman Farley inquired on the planned format for the event and Council liaison Vice Chairman Brown commended the Main Street Board on their hard work.

Motion to approve Main Street to hold an open house at the 5th Street Pump House/Jail prior to the Preservation and Restoration was made by Board member Gudis; seconded by Board member Fitzpatrick. Motion carried unanimously.

9. COMMUNICATIONS

Board member Fitzpatrick discussed the lack of rear access to the properties located on the west side of South Citrus Avenue, noting the status of a recent real estate transaction for an effected property and other challenges related to the rear access, and discussing the history of rear access to those properties and later fencing project that blocked previous access. Further discussion was held regarding the way in which the planned Chamber of Commerce property exchange could resolve such issues and past attempts to resolve the access issue prior to the availability of the property exchange. Brief discussion was also held regarding eminent domain actions and prescriptive easement rights.

10. BOARD MEMBERS COMMENTS

A. *Jim Farley, Chair* - Commented on the positive way things are going.

B. *Mike Gudis*- proactive in enforcement- Commented on the appearance of the Century Link building and Main Street's attempts to encourage exterior maintenance. Board member Fitzpatrick advised he would follow up with a contact person and reach out.

C. *Ken Brown, Vice Chair*

D. *Pat Fitzpatrick*

E. *Robert Holmes*

11. PUBLIC INPUT

12. ADJOURNMENT

Chairman Farley adjourned the meeting at 6:49 p.m.

Staff Recommendation: Support continued efforts to fund restoration of the Pump House and allow Main Street to hold two open houses; one prior to the restoration efforts and one after the restoration.
End of Agenda Sheet]

CRA Administrator Burnell advised on the status of the grant, noting work planned to begin in July and completion of an application for future funding for completion of subsequent project phases. Brief Board discussion was held during which Chairman Farley inquired on the planned format for the event and Council liaison Vice Chairman Brown commended the Main Street Board on their hard work.

Motion to approve Main Street to hold an open house at the 5th Street Pump House/Jail prior to the Preservation and Restoration was made by Board member Gudis; seconded by Board member Fitzpatrick. Motion carried unanimously.

9. COMMUNICATIONS

Board member Fitzpatrick discussed the lack of rear access to the properties located on the west side of South Citrus Avenue, noting the status of a recent real estate transaction for an effected property and other challenges related to the rear access, and discussing the history of rear access to those properties and later fencing project that blocked previous access. Further discussion was held regarding the way in which the planned Chamber of Commerce property exchange could resolve such issues and past attempts to resolve the access issue prior to the availability of the property exchange. Brief discussion was also held regarding eminent domain actions and prescriptive easement rights.

10. BOARD MEMBERS COMMENTS

- A. *Jim Farley, Chair* - Commented on the positive way things are going.

- B. *Mike Gudis*- proactive in enforcement- Commented on the appearance of the Century Link building and Main Street’s attempts to encourage exterior maintenance. Board member Fitzpatrick advised he would follow up with a contact person and reach out.

- C. *Ken Brown, Vice Chair*

- D. *Pat Fitzpatrick*

- E. *Robert Holmes*

11. PUBLIC INPUT

12. ADJOURNMENT

Chairman Farley adjourned the meeting at 6:49 p.m.

ATTEST:



MIA FINK, CITY CLERK

CITY OF CRYSTAL RIVER



JIM FARLEY, CHAIRMAN