



**Minutes of the  
Community Redevelopment Agency  
Monday, March 12<sup>th</sup>, 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 Board member Gudis; seconded by Vice Chairman Brown. Motion carried unanimously.**

**3. PRESENTATIONS**

**A. Lion's Club request related to adjacent property purchase**

Lewis Chandler, Crystal River Lion's Club King Lion addressed the Board reading a portion of the 2/21/18 letter included in the presentation packet, discussing the history of the depot, property improvements made by the organization (at an average annual cost of \$20,000.00), and ways in which the property is utilized by both the Lion's Club and other non-profits, including the Citrus Hearing Impaired Program (C.H.I.P.S.). Board consideration was also requested to purchase the property or a portion of the property.

Board discussion was held regarding the possibility of negotiating a purchase of a portion of the property, potential reimbursement by the organizations currently utilizing it, and concerns regarding site contamination. Board members spoke in favor of the efforts of each organization. Staff was requested to provide Board members with the Phase I Environmental Study conducted on the parcel. Consensus was reached for staff to work with Lion's Club representative Doug Smith to identify potential ways to fund a purchase of a portion of the property and work with the realtor to negotiate a lower price.

**Doug Smith -1680 SE 2nd Ct-** Lion's Club Member (since being located at the property). Discussed the history of the Depot property, a grant received for property improvements that was matched with labor, challenges related to both historic designation, noting the year 1917 as the date of origin, and ADA compliance.

**4. UNFINISHED BUSINESS**

**5. APPROVAL OF CONSENT AGENDA**

**A. *Approve Minutes of CRA Meeting held February 12<sup>th</sup>, 2018***

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

**6. PUBLIC INPUT**

**Phil Jannarone- 1405 SE 5<sup>th</sup> Avenue-** Inquired about item 9B and its placement on the City Council agenda. CRA Administrator Burnell clarified that the feasibility study for a new city hall will take multiple sites into consideration, not all of them being in the CRA area. He also addressed questions regarding potential utilization of the current site, the history of the property and any potential deed restrictions related to the sale.

**7. CRA ATTORNEY**

CRA Attorney Angeliadis provided a status update regarding development of an ordinance to enable the City to levy special assessments against properties on which a structure subject to the abatement process is located, confirming that legal staff continues to move forward with development of a draft ordinance for consideration.

## **8. CRA ADMINISTRATOR**

*A. Motion to pay \$2500.00 a month for use 50% of the lot at 120 NW Highway 19 owned by DSP Marina, LLC for parking and rights to connect two landward Riverwalk sections of the Riverwalk.*

**Background: [Agenda Sheet Requested Motions: Motion to pay \$2500.00 a month for use 50% of the lot at 120 NW Highway 19 owned by DSP Marina LLC for parking and rights to connect two landward Riverwalk sections of the Riverwalk. Total amount for 2018 budget year is \$17,500.00 and would be added to the cost of the Riverwalk Project**

**Summary:** This property is located directly across the street from City Hall; it is to be the main entrance to the Riverwalk. The property has two land sections of riverwalk installed and one waterward section. In order to use the main entrance a temporary section would need to be built out of concrete for an additional \$7,500.00. The City has no rights for this use of this land based on the agreement and parking may help any concerns of neighboring properties to the main entrance. Signage would be added to direct people to the lot to reduce confusion.

This is unplanned but with the extent of time between phases it may support partial use of the Riverwalk.

**Staff Recommendation:** It would make a large section of the walkway functional and help ease neighboring business parking concerns.

End of Agenda Sheet]

CRA Administrator Burnell provided an overview of the item, noting that the use terms changed from 50% to 100%. HE also addressed Board questions regarding alternative methods to temporarily connect and R.E.S.T.O.R.E. Act funding constraints.

Board discussion was held during which Vice Chairman Brown expressed concerns regarding the cost and suggested installing a sidewalk on NW 1<sup>st</sup> Ave" confirming he was not in favor of the requested motion.

Board member Holmes spoke in favor of the motion to facilitate a temporary connection and Chairman Farley concurred with Vice Chairman Brown.

**Motion to pay \$2500.00 a month for use ~~50~~100% of the lot at 120 NW Highway 19 owned by DSP Marina LLC for parking and rights to connect two landward Riverwalk sections of the Riverwalk. Total amount for 2018 budget year is \$17,500.00 and would be added to the cost of the Riverwalk Project was made by Board member Brown; seconded by Holmes.**

Discussion was held regarding parliamentary procedure during which it was confirmed appropriate to make a motion for the sake of discussion and vote, even in cases when Board members wish to vote in opposition of the motion.

Council member Gudis also inquired about the possibility of negotiating a lower price.

**Motion failed 3-1 (with Board member Holmes in favor) on a roll call vote.**

Further Board discussion was held regarding installation of a sidewalk along NW 1<sup>st</sup> Ave., restrictions associated with use of R.E.S.T.O.R.E. Act funding for Riverwalk Phase II and potential alternatives to compensate the property owners for use of the adjacent parcel including incentivizing through a tax deduction opportunity.

**9. COMMUNICATIONS**

Board member Gudis commented on his attendance to the Women’s Club Annual Dinner.

Vice Chairman Brown commented on recent completion of Riverwalk Phase I and aesthetic quality of the project.

**10. BOARD MEMBERS COMMENTS**

- A. *Jim Farley, Chair*
- B. *Mike Gudis*
- C. *Ken Brown, Vice Chair*
- D. *Pat Fitzpatrick*
- E. *Robert Holmes*

**11. PUBLIC INPUT**

**John Loder- Bent Twig Properties, LLC**- Reported that he was under contract for a property referred to as the “Hampton Parcel”, commented on the decision made on Item 8A, and the quality of the Riverwalk, attention to detail in design and potential for economic impact, noting a future need for parking.

**12. ADJOURNMENT**

Chairman Farley adjourned the meeting at 6:39 p.m.

**CITY OF CRYSTAL RIVER**

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JIM FARLEY, CHAIRMAN

**ATTEST:**

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MIA FINK, CITY CLERK

