



**Minutes of the
Community Redevelopment Agency
Regular Meeting
Wednesday, March 16th, 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 adopt the agenda was made by Board member Brown; seconded by Vice Chairman Gudis.
Motion carried unanimously.**

3. PRESENTATIONS

4. UNFINISHED BUSINESS

5. APPROVAL OF CONSENT AGENDA

A. *Approve Minutes of CRA Meeting held February 22nd, 2016*

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

6. PUBLIC INPUT

Art Jones- 560 NW 14th Place- Commented on the Hunter Springs Park project as it relates to lynghya removal efforts.

Board members noted the incorporation of the adjacent property into the existing design.

7. CRA ATTORNEY

8. CRA ADMINISTRATOR

A. *Financing Update*

Background: [Agenda Sheet **Requested Motion:** Informational only – CRA Financing Update.

Summary: During our February 8, 2016 CRA meeting, Council was provided various information for potential CRA financing options to assist in funding planned capital improvements within the City as projected during the FY2016 budget preparation. Management's intention is to fund the construction of the Riverwalk project and substantial renovations to Hunter Springs Park planned over the next three years from a combination of possible grants as well as an outside financing source. The original plan was to seek a \$5 million loan.

As of this date, the City Manager and Finance Director have met with all five of the nine banks contacted in which the City received financing options from, as well as consulted further with bond counsel and a financial advisor. Management also recently was informed of some additional funding available for the City for said projects. As a result of this additional funding availability and further review of the loan options, management informed the banking institutions the City will desire a loan of \$3.5 million versus the original intent of \$5 million and requested updated loan options.

Management is nearing the final review of financing options received from four of the banking institutions whom still desire to work with the City for CRA financing of our planned capital improvements within the City. All institutions have expressed the concern of pledged revenue of only TIF funds. They desire other types of pledged revenue, but are willing to continue to work with the City.

Management along with the assistance of a financial advisor and/or bond counsel will continue over the next few weeks to finalize the details of the best financing solution for the City's planned capital improvements. Council will be provided with our final financing solution upon completion of our analysis.

Staff Recommendation: NA

End of Agenda Sheet]

CRA Administrator Burnell provided a brief overview of the item and addressed Council questions pertaining additional funding sources and interest rates. Finance Director Michelle Russell addressed the item in further detail.

B. Hunter Springs Park Update

Background: Agenda Sheet **Requested Motion:** None- Staff would like to update the CRA on the Hunter Springs Construction project.

Summary: Staff will provide the CRA with an update on the Hunter Springs Park construction project.

Staff Recommendation: NA

End of Agenda Sheet]

Public Works Director Lou Kneip provided a project status update, noting that preliminary work is underway, the park (beach, restrooms and parking) will remain open through 3/28/16, and alternative launch areas are being set up. He also suggested a groundbreaking ceremony be considered.

Council discussion was held regarding logistics and safety issues related to proposed alternative launch sites, as well as the importance of parking signage.

C. Update on purchase of property at Hunter Springs Park

Background: Agenda Sheet

Requested Motion: Update on Purchase of Property at Hunter Springs Park

Summary: The City has an agreement in place with the owner of the property, staff has also submitted the contract to Department of Environmental Protection Land and Recreation Grant a waiting the delivery of the 50/50% grant agreement. Staff expects the grant to be available for signing at the next City Council Meeting.

Site plans include advertise removal and relocation of the house at the completion of the property transaction. If there are no interested parties that have the ability to relocate the house, staff will seek three demolition quotes for the removal of the house and garage.

Presently we are reviewing the property and doing an inventory the trees to try and integrate as many of them into the plans for the site. The primary goals in development of the property:

- Integrate the property into the existing park.
- Develop a buffer for the adjacent property.
- Maximizing the parking area
- Maintaining the shoreline
- Develop appropriate lighting
- Work within the existing budget.
- Reduce the impervious ratio of the site if possible.

What changes can we expect of the existing Hunter Springs Park?

- Staff is looking at increasing the green space by reducing some parking.
- Look at adding activity area. Example: volleyball court or benches/small gazebo

What changes are being considered for the neighborhood?

The park users overwhelm the Michigan streets in this area on busy day. Eliminating parking on right-of-way and private property with a parking system for residents and their quests will be explored.

Staff Recommendation: NA

End of Agenda Sheet]

City Manager Burnell provided an overview of the item and options for the property, noted that relocation will not be an option for the home due to apparent mold presence, proposed an alternative plan for fencing and inquired about interest in reincorporating the previously eliminated volleyball court from the park design. Council discussion was held during which consensus was reached to not re-include the volleyball court into the design.

7. COMMUNICATIONS

8. BOARD MEMBERS COMMENTS

- A. *Jim Farley, Chair* – Commented on the progress being made on CRA projects.
- B. *Mike Gudis, Vice Chair*- Agreed and inquired about the potential to receive a greater portion of grant funding for the purchase of the property adjacent to Hunter Springs Park.
- C. *Andy Houston*-
- D. *Ken Brown*- Commended staff for their success in expanding Hunter Springs Park.
- E. *Robert Holmes*- Commended staff for moving forward on various projects.

9. PUBLIC INPUT

Art Jones- Inquired about retaining the boat ramp on new property for clean-up access, and about placing port-o-lets at the property across from City Hall for a 3/31/16 clean-up.

Joe Chrietberg- Commended staff and board for property purchase, inquired about closing, and remarked on considerations being made for residents.

City Attorney Felice updated the Board on the closing status.

Motion to authorize the City to forward the money in anticipation of repayment from the grant source once the Board receives assurance from the state the money is forthcoming was Board member Houston; seconded by Vice Chairman Gudis. Motion carried unanimously.

Tio Daley- Kings Bay Lodge resident- Expressed concerns regarding the boat ramp discussed during the meeting and City Manager Burnell clarified that the boat ramp will not impact the Kings bay Lodge property in any way.

10. ADJOURNMENT

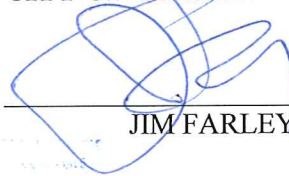
Chairman Farley adjourned the meeting at 7:43 p.m.

ATTEST:



MIA FINK, CITY CLERK

CITY OF CRYSTAL RIVER



JIM FARLEY, CHAIRMAN

