

**CITY OF ST. CLOUD
COMMUNITY REDEVELOPMENT AGENCY (CRA)
MINUTES**

**1300 9TH STREET; BUILDING A, 3RD FLOOR, CITY COUNCIL CHAMBERS
THURSDAY, FEBRUARY 7, 2019 6:00PM**

I. OPENING BUSINESS:

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Chair Nathan Blackwell (present)
Vice Chair Linette Matheny (present)
Member Dave Askew (present)
Member Chuck Cooper (present)

Member Keith Trace (present)
Member Joel Davis (present)
Member Dwight Loeding (present)

IV. CRA BOARD MEMBER CITIZEN GIFTS

- Chair Nathan Blackwell presented committee members, Loeding and Davis, with gifts and certificates of appreciation from City Council.

V. APPROVAL OF MINUTES – DECEMBER 6, 2018

Member Cooper provided motion to approve the minutes. Member Askew provided a second to the motion. *The vote was 7-0 with all members voting "aye."*

VI. OLD BUSINESS

A. Property Acquisition: 918 New York Avenue

Mr. David Rodriguez, Economic Development Manager presented the counter offer of the proposed property for 918 New York Avenue. Mr. Rodriguez explained the importance of this purchase for the City and for the Downtown area.

- Donna Hart, 956 Chamberlin Trail states that she represents the St. Cloud Chamber Economic Development Committee who is in support of the purchase of this property and would like to see the building turned into a restaurant or boutique that would generate more foot traffic in the downtown area..
- Veronica Miller, Deputy City Manager informed the board that Mr. Douglas Tillery, Building Official visited the site and provided different cost breakdowns to: stop the deterioration of the property would be approximately \$60,000 make the property leasable would be approximately \$330,000, and to make it move in ready would be approximately \$412,000. Ms. Miller also states that the property is eligible for Special Category Historic Preservation grants that may be available in FY's 2020-2022. We could apply for the grants and if awarded repair and renovate the property based on award amounts, 2020-2022. In the meantime, the CRA phone number is available on the property if investors, lessees or buyers are interested. The CRA can budget for purchase, \$60,000 renovation and potentially purchase adjoining lot if available. The City has the

OUC Economic Development Fund available for potential renovations as well.

- Member Chuck Cooper proposed that he would like to see the owner cover the closing costs for the purchase.
- Member Vice Chair Linette Matheny was in support of the purchase of \$375,000 plus closing cost and using grant funds to restore the building.
- Member Dwight Loeding stated that he is also in support of purchasing the building and stopping the deterioration of the property.
- Member Dave Askew also stated that he is in support of the purchase and restoration of the building.
- Member Keith Trace expressed that he is not in support of purchasing the building. Member Trace proposed an option that he would be in support of, which would be, to provide the owner the funds through a grant to stabilize the building.
- Board members discussed the small connecting lot that is also for sale. Paula Stark, St. Cloud Main Street Executive Director confirmed that the owner paid \$50,000 for the small lot. Shelley Watson, Community Redevelopment Specialist confirmed that the current asking price is \$78,000.

Member Matheny provided a motion to purchase the building only, for \$375,000 plus inclusion of closing costs, plus \$60,000 to stabilize the building. Member Loeding provided a second to the motion. *The vote was 4-3 with Member Cooper voting “nay”, and Member Davis voting “nay”, Member Trace voting “nay.”*

Member Matheny provided a motion to authorize the City Manager to pursue negotiation of the parking lot adjoining the property to the south on the tenth street side with the stipulation that the findings are brought back to the Board for review. Member Askew provided a second to the motion. *The vote was 4-3 with Member Cooper voting “nay”, and Member Davis voting “nay”, Member Trace voting “nay.”*

B. BSIG Grant Program Details

Ms. Watson presented and reviewed the status of the current two open grants, which are; The Transition House, and Florida Avenue Partnership, LLC.

VII. NEW BUSINESS

A. CRA Budget Review

Ms. Watson presented and reviewed the CRA budget and noted that the request for a summary of revenues, compiled by the Finance Department, will be provided at the next CRA Board meeting.

- Ms. Miller explained the process of Purchase Orders and how they are rolled over into the next year's budget.

B. CRA Budget Amendment

Ms. Watson reviewed and explained the budget amendment for the Land and Building Acquisition.

Ms. Watson also presented and explained the budget amendment to reconcile the FY 2018 encumbered funds.

VIII. STAFF REPORT/UPDATE

A. Historic Preservation Review Process

Trevor Bedford, Senior Planner presented an overview of the current Historic Preservation review process and how that process interacts and impacts properties within the CRA. The Historic Preservation review process will include the CRA and all CRA projects located within the Historic District will comply with the Historic Preservation process.

IX. MEMBERS UPDATE

- Member Trace questioned if the 192-landscape project had been re-bid.
- Ms. Watson informed him that the re-bidding has not gone through at this time as the Procurement Department is working on this.

X. PUBLIC COMMENT

- Patty Loeding, 1389 South Lake Avenue questioned if pole barns were reviewed by the Historic Preservation Board. She is concerned about the multiple level pole barns in the Historic District.
- Mr. Bedford explained that they would consider any accessory structure a shed, so any additions related to a shed would be reviewed.

XI. INFORMATION

Ms. Watson brought up the need for another meeting before we have the next CRA board meeting on April 4, 2019 due to the need to approve the CRA Annual Report.

Meeting to Approve the Annual CRA Report: Thursday, March 14, 2019 at 6:00pm

Next CRA Board Meeting: Thursday, April 4, 2019 at 6:00pm

XII. ADJOURNMENT: 6:48pm

Respectfully submitted:

Nathan Blackwell, Board Chairman

Date

Jessie Light, CRA Secretary

Date