

**CITY OF ST. CLOUD
COMMUNITY REDEVELOPMENT AGENCY (CRA) MINUTES
1300 9th STREET; BUILDING A, 3RD FLOOR
THURSDAY, February 3rd, 2022 6:00 PM**

I. CALL TO ORDER

Chair Nathan Blackwell called the meeting to order at 6:01pm.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

- Chair Nathan Blackwell (present)
- Member Linette Matheny (present)
- Member Kolby Urban (present)
- Member Dave Askew (present)
- Member Keith Trace (present – arrived 6:03pm)
- Member Dwight Loeding (present)
- Vice Chair Joel Davis (present)

IV. APPROVAL OF MINUTES

A. February 3th, 2022 Meeting Minutes

Vice Chair Davis made a motion to approve the February 3rd, 2022 minutes. Member Askew seconded the motion. The vote was 6-0 with all members voting “Aye.”

V. NEW BUSINESS

A. Presentation in Recognition of Committee and Board Volunteers

Member Matheny presented committee members, Dwight Loeding and Joel Davis with gifts and appreciation from City Council.

B. Presentation of Strategic 5-Year Financing & Implementation Plan by RMA

Ms. Antranette Forbes, Economic Development Manager, provided an update of the strategic financing plan and introduced Ms. Kim Briesemeister, Principal of Redevelopment Management Associates (RMA).

Ms. Briesemeister provided the initial discussion about the goal of the strategic 5-year financing and implementation plan. The goal is to provide a redevelopment implementation strategy that will attract private investment and increase the city's tax base. The document is intended to provide a structured and proactive approach to future projects. Ms. Briesemeister then proceeded to speak about the importance of land acquisition and real state.

Ms. Adriane Esteban, RMA Project Manager, presented the financing and implementation plan. She detailed the finance plan creates a transparent financial document that clearly demonstrates the investments the CRA intends to make year after year. The Plan is divided into distinct redevelopment sectors that provide a roadmap and investment plan that private sector investors, stakeholders, business owners and residents can support and participate in. Additionally, by defining the investment plan, the CRA is better positioned to market and promote the area, which leads to business attraction and redevelopment.

Member Matheny asked how are we moving forward with the next steps.

Ms. Forbes explained that the staff will need to identify the options of financing.

Member Matheny questioned about the parking garage lot behind the hotel.

Ms. Briesemeister advised that staff will need to do financial analysis to make sure that it can be sustain overtime and also to have the appropriate number of spaces based on increase development.

Member Matheny asked if this plan should be adopted.

Mr. Mantzaris suggested that it will be a good idea to present and adopt the plan.

Member Trace stated that this is a good plan but not enough money to complete everything including the parking garage.

Ms. Briesemeister explained that the CRA should analyze exactly how many parking spaces it can afford with the money available.

Ms. Miller reminded the Board that in order to implement this plan, they will be looking to acquire additional debts.

Mr. Davis asked if any analysis have been done on how much additional debt the city can take on in total.

Ms. Collazo provided an explanation about the cash flow and that there are always changing factors during this process.

Member Matheny suggested to approach to the county and see if they can extend the expiration of the CRA as we are seeking to acquire additional long term debt.

Mr. Mantzaris provided an explanation about the adoption with the CRA process and directions.

Chair Blackwell made a motion for the adoption. Member Matheny second the motion. Member Trace was in opposition. The motion passed 6 members voting "Aye".

VI. STAFF REPORT/UPDATE

A. Amendment to CRA Resolution No. 2021-004CR

Ms. Forbes provided a brief explanation of the amendment to the FY 20-21 Fund Balance Allocation (Amendment to resolution No. 2021-004CR). The amendment reflects a year-end fund balance of \$331,595 more than the original \$786,939 that Resolution 2021-004CR committed. Exhibit A of the amended resolution reflects the additional \$331,595 to be added to one of the previously approved projects.

Mr. Davis asked for an update of the St. Cloud Hotel at the next CRA meeting.
Mr. Blackwell provided a motion to approve this amendment. Member Davis made a motion to approve. Member Matheny seconded the motion. The vote was 6-0 with all members voting “ Aye”.

B. Bi-Monthly Financials

Ms. Collazo presented the bi-monthly financials.

VII. MEMBERS UPDATE

Member Loeding and Member Davis stated that they did not have an update. Member Askew asked if CRA could be extended with the county.

Ms. Forbes mentioned about the virtual Economic Summit on February 17th, 2022.

VIII. PUBLIC COMMENT

There was a request to have a special CRA meeting on March 3rd, 2022 to discuss additional items including the building conditions on 13th Street Michigan Avenue.

Ms. Miller stated that prior to this discussion, staff was already considering to have a meeting on March 3rd, 2022 to talk about additional items.

Ms. Matheny suggested to have the special meeting on the 24th before council meeting.

Mr. Glen Harris from HBH Law stated the timeframe for consideration of his building and site improvement grant application was taking longer than anticipated. Ms. Forbes offered another possible alternative about the different grants available.

Mr. Mateo Hoto, Project Manager for the St. Cloud Hotel asked to be part of the next CRA meeting.

IX. INFORMATION

Next CRA Meeting – Thursday, April 7th, 2022

X. ADJOURNMENT

- Adjourned at 7:13 PM

Respectfully submitted:

Nathan Blackwell, Board Chairman

Date

Massiel Rivas, CRA Board Secretary

Date