

CITY OF ST. CLOUD
COMMUNITY REDEVELOPMENT AGENCY MINUTES
1300 9th STREET; BUILDING A, 3RD FLOOR
THURSDAY, August 4th, 2022 6:00 PM

I. CALL TO ORDER

Chair Nathan Blackwell called the meeting to order at 6:00pm.

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)
- Member Dwight Loeding (Present)
- Vice Chair Joel Davis (present)

IV. APPROVAL OF MINUTES

A. June 2nd, 2022 Meeting Minutes

Member Davis made a motion to approve the June 2nd, 2022 minutes. Member Askew seconded the motion. The vote was 7-0 with all members voting “Aye.”

V. NEW BUSINESS

A. Presentation on Downtown Parking and Centennial Park by RMA

Ms. Antranette Forbes, Economic Development Manager, provided a brief update of the downtown parking and Centennial Park and introduced Ms. Kim Briesemeister, Principal of Redevelopment Management Associates (RMA).

Ms. Briesemeister provided an explanation about the 5-year strategic finance plan’s implementation stage and the process. She mentioned that the goal is to help with the important decisions and put into place steps that will attract that same kind of economic development. Ms. Briesemeister presented several location options for parking within downtown.

Member Matheny asked about the future expansion and the VFW historic building.

Ms. Briesemeister suggested connectivity among buildings to maximize its uses including entry and alleyways.

Member Davis asked about the planned surface parking lot behind the St. Cloud Hotel and the how many spots will that hold with the existing property.

Ms. Briesemeister responded approximately 80 to 90 spots.

Ms. Briesemeister suggested to have a usable rental space like a restaurant with an outdoor patio area.

Member Askew asked if there is a height limitation in the downtown.

Member Matheny suggested the parking lot should not be taller because of the height of the floor.

Chair Blackwell mentioned that he likes the idea of taking the whole block and partnering with the VFW for access to building into a plaza.

Member Loeding stated that the focus right now is New York and Pennsylvania Avenues; if the majority of the parking was more central, it will make more sense.

Member Trace asked about public private partnership opportunities.

Ms. Briesemeister expressed the composition of a deal is contingent upon what adds value for the developer.

Member Loeding mentioned he likes the idea of having residential units downtown. Member Loeding also asked about if they would allow two parking spots per apartment.

Ms. Briesemeister responded the developer would look at what the code says.

Further discussion ensued including the details of the existing agreement First United Methodist Church for public parking.

Ms. Briesemeister suggested further researched to determine the highest and best use via public private partnership.

Mr. Bill Sturgeon, City Manager, asked if staff can re-evaluate resurfacing the parking lot behind the hotel.

Member Matheny asked if we can pay for with CRA money and if it have to come back to CRA Board.

Mr. Daniel Mantzaris, City Attorney, responded that if we use CRA dollars and it's a CRA project, staff would have to come back to the CRA.

Member Matheny would like to move forward and get a contract within city manager's approval authority and spend the money.

Chair Blackwell also would like to move forward with the parking project.

Mr. Sturgeon asked if he has consensus of the board members. All members agreed.

B. Update on VFW Loan Agreement

Ms. Forbes provided an update on this agenda item.

Mr. Rafael De Jesus, Commander of the VFW, provided an update of the project and asked if the CRA will help him to bridge that funding gap with the project. He also informed the board of the timeline to complete the project will be four months.

Mr. Sturgeon verified with the Building and Community Development Departments that the city waive its permit fees.

Member Matheny stated that she will support providing VFW an additional \$35,000.

Ms. Forbes suggested to take some of the fund allocation balance for the parking garage project.

Member Matheny asked about getting additional funds from the county when the new budget year starts.

Ms. Wendy Collazo, Finance Director, mentioned the new transfer money should come in around November. There is no funding unless the board reallocates its existing monies. Member Davis made a motion to allocate this funding for the VFW. Member Matheny seconded the motion.

Member Urban supported the motion and mentioned there's other areas within the CRA that are ready to use those funds now.

Mr. Mantzaris clarified to the board members what they would be doing is amending the existing agreement to have the funding amount go from \$120,000 to not-to-exceed \$155,000.

Mr. Sturgeon mentioned about doing the engineering for the parking behind the hotel; he will bring this item back at the City Council meeting on the 11th and get direction.

Chair Blackwell made a motion to increase the amount thirty five thousand dollars that we allocate \$155,000 up to \$155,000 for this project. **The vote was 7-0 with all members voting "Aye."**

C. Adoption of FY 2022/2023 Budget (Resolution No. 2022-005CR)

Ms. Forbes provided an update on this item and reminded the board members that the CRA budget will be part of the City's budget which has to go before council approval.

Member Trace asked for clarification on some of the line items.

Ms. Wendy Collazo, Finance Director, provided explanation regarding CRA's major projects and anticipated funding sources. It has been incorporated into the City's capital plan.

Chair Blackwell made a motion for adoption of the proposed budget. Member Askew made a motion to approve. Chair Blackwell seconded the motion. **The vote was 7-0 with all members voting "Aye."**

VI. STAFF REPORT/UPDATE

A. Downtown Business Grants

Ms. Forbes provided a brief update about the downtown marketing grant program requirements which included requesting a final report once the funds are expended from grant recipients.

Member Davis asked who is the city liaison with all these businesses during this construction when the businesses are having issues.

Member Matheny inquired about the number of businesses that could be eligible for this grant program.

Member Urban asked about any possibility of using the remaining money on maybe some kind of utility assistance on for these businesses.

Ms. Forbes mentioned the GrowthWheel program, a free 1-on-1 technical assistance program to help businesses learn on how to pivot their operations.

Member Askew asked about the update on the downtown construction.

Mr. Sturgeon stated that they should be finished by December.

B. Bi-Monthly Financials

Ms. Collazo provided a brief summary of the bi-monthly financials.

C. FRA Annual Conference

Ms. Forbes informed the board members about the details of the conference and also asked if anyone would be interested in participating to advise the staff for appropriate arrangements.

D. FY 2022/2023 Meeting Calendar

Ms. Forbes provided the meeting dates for next fiscal year just for informational purposes.

VII. MEMBERS UPDATE

Mr. Sturgeon announced that Ms. Veronica Miller is now a certified by the Florida Redevelopment Association as a FRA Redevelopment Administrator.

VIII. PUBLIC COMMENT

None

IX. INFORMATION

Next CRA Meeting – Thursday, October 6th, 2022.

X. ADJOURNMENT

- Adjourned at 7:49 PM

Respectfully submitted:

Nathan Blackwell, Board Chairman

Date

Massiel Rivas, CRA Board Secretary

Date