

**CITY OF ST. CLOUD
COMMUNITY REDEVELOPMENT AGENCY MINUTES
1300 9TH STREET; BUILDING A, 3RD FLOOR, CITY COUNCIL CHAMBERS
THURSDAY, FEBRUARY 6, 2020 6:00PM**

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

- Chair Nathan Blackwell (present)
- Vice Chair Linette Matheny (present)
- Member Dave Askew (absent)
- Member Chuck Cooper (present)
- Member Keith Trace (present)
- Member Joel Davis (present)
- Member Dwight Loeding (present)

Vice Chair Linette Matheny presented board members with a gift and expressed her appreciation.

IV. APPROVAL OF MINUTES – December 5, 2019

Member Davis provided a motion to approve the minutes. Member Matheny provided a second to the motion. *The vote was 6-0 with all members voting “aye.”*

V. OLD BUSINESS

A. Makinson Building Update (918 New York Avenue)

i. Letters of Intent

Mr. André Anderson, Community Development Director informed the Board that three letters of intent (LOIs) were received and would need direction from them on how to proceed. Mr. Anderson provided a brief overview of each applicant.

- The applicants from Accomplish Beverage Company, Mr. Matt Stetson, and Mr. Zack Parsons from The Parsons Group provided an overview of their vision for the Makinson Building and provided history about their companies. The applicant from American Made Beverages was not present.
- Members asked each applicant about what types of food would be served, time frame to open, background in food management / restaurant business, and financials.
- Member Cooper expressed that he would like to see varieties of food served at the establishment, and would like a statement in the contract to reflect such.
- Member Matheny also expressed that she would like to see some sort of reverter clause related to what the ultimate use is going to be.

Member Davis provided a motion to proceed with negotiations with the Parsons Group. Member Cooper provided a second to the motion. *The vote was 6-0 with all members present voting “aye.”*

ii. **RFP Process**

Mr. Anderson explained the RFP process and advised the Board it could take up to 90 days to have a finalist that the Board can decide on.

iii. **Window Repair**

Mr. Anderson provided an estimate of \$3,930.00 to repair the cracked plate glass on the Makinson's Building and replace with tempered glass to meet the building code.

- Member Davis stated that he has replaced one of the window panes in the past and will inform the Community Development Department of which glass pane was replaced.
- With consensus from the Board these actions were tabled as the Board decided to enter into purchase agreement with Parsons Group.

VI. **NEW BUSINESS**

A. **Saint Cloud Main Street Annual Report**

Paula Stark, Saint Cloud Main Street presented the annual report which included a current list of awards the program has received, past and future events and programs, accreditation, and a review of the finances.

B. **Kisselback Property**

Mr. Anderson informed the CRA Board that the Kisselback property is going up for sale and Mr. Kisselback courteously brought this offer to the City of St. Cloud before he posted the property for sale to the public.

- The Board and staff discussed pros and cons and ideas of ways that the property could be used if purchased.
- Wendy Collazo, Finance Director provide the breakdown of the financials relating to the proposed purchase of the Kisselback Property.
- Member Cooper requested that staff request an appraisal from a vendor outside of the city.

Member Blackwell provided a motion to authorize the City Manager to move forward with negotiations with Kisselback, to bring back a contract for consideration, and also to conduct an appraisal. Member Loeding provided a second to the motion. *The vote was 4-2 with Members Trace and Cooper voting "nay."*

C. **CRA Financials**

Mr. Anderson informed the Board of the errors in the financials and explained it was due to an incorrect charge to the operations line item. The details for the Building and Site Improvement Grants was also provided.

- Member Matheny asked that a column for encumbered / unencumbered amounts be added to the spreadsheet.

- Members asked that clarification be provided on the income / revenue breakdown coming from the county and how it is calculated.

VII. STAFF REPORT/UPDATE

A. Distribute 2020 “Florida Commission on Ethics” pamphlet to Members

All members received an updated copy of the “Florida Commission on Ethics” for 2020.

- Dan Mantzaris, City Attorney informed Member Davis and Member Loeding that they would need to participate in 4 hours of ethics training per the State Legislator as a new guideline for the CRA Board Members by July of 2020, and annually thereafter.

VIII. MEMBERS UPDATE

None

IX. PUBLIC COMMENT

Public comment was given.

Mr. Wallace Wilson, representing Kisselback Ford informed the Board that environmental testing was done for the property with no findings. Mr. Wilson also stated that an “as used” MAI appraisal was completed for the property.

- Member Matheny asked that Mr. Wilson provide copies of the testing.
- Member Cooper questioned if the gas stations had been tested as well. Mr. Wilson responded that the testing did extend beyond the boundaries of the property to test the gas stations, with no findings.

X. INFORMATION

Next CRA Meeting – Thursday, April 2, 2020 at 6:00pm

XI. ADJOURNMENT

Adjourned at 8:53pm

Respectfully submitted:

Nathan Blackwell, Board Chairman

Date

Jessie Light, CRA Board Secretary

Date