

**CITY OF ST. CLOUD
COMMUNITY REDEVELOPMENT AGENCY MINUTES
1300 9TH STREET; BUILDING A, 3RD FLOOR, CITY COUNCIL CHAMBERS
THURSDAY, JUNE 4, 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 (present)
- Member Chuck Cooper (present)
- Member Keith Trace (present)
- Member Joel Davis (present)
- Member Dwight Loeding (present)

IV. APPROVAL OF MINUTES - May 7, 2020

Member Cooper provided a motion to approve the minutes. Member Trace provided a second to the motion. The vote was 7-0 with all members voting “aye.”

V. STAFF REPORT/UPDATE

A. Makinson’s Building – Buyer Counter-Offer

Mr. André Anderson, Community Development Director informed the CRA Board that a buyer counter-offer of a 10% reduction from the original offer was made from The Parsons Group. However, staff recommends an offer of a 5% discount which would allow the CRA to come close to breaking even on the sale of 918 New York Avenue.

- Mr. Zack Parsons from The Parsons Group explained his reasoning for asking for the reduction in sale price.
- The CRA Board Members discussed the counter-offer presented to them.

Member Askew provided a motion to move forward with amending the contract to reduce the purchase price by 5% making the purchase price \$427,500 for the sale of 918 New York Avenue to The Parsons Group. Member Matheny provided a second to the motion. The vote was 5-2 with Members Cooper and Davis voting “nay.”

B. Medical Arts Campus (MAC) Workshop

Mr. Anderson introduced Mr. Blake Drury, GAI Consultant, to present the presentation of the St. Cloud Medical Arts Campus (MAC).

- Member Trace suggested that Orlando Health also be included on the discussion of the MAC.

- Member Matheny questioned if there were incentives for development as the campus evolves. Mr. Anderson commented that the MAC is within the CRA District and is eligible for development incentives, in addition to being eligible for the Economic Development incentives program.

C. CRA Master Plan Amendment

Mr. Anderson explained the need to amend the CRA Master Plan, to add a statement that would provide for emergency disasters and business assistance in the event of a state and or federally declared disaster for impacted businesses in a declared area that falls within the CRA boundaries.

Member Askew provided a motion to adopt Resolution 2020-002CR. Member Matheny provided a second to the motion. The vote was 7-0 with all members voting “aye.”

D. April/May Financials

Mr. Anderson, provided an update to the CRA Board of the expenditures to date.

Member Askew provided a motion to approve the financial report given. Member Cooper provided a second to the motion. The vote was 7-0 with all members voting “aye.”

VI. MEMBER/STAFF UPDATE

Mr. Anderson provided an update to the Building and Site Improvement Grants.

- Member Matheny questioned if the Southlan Plaza is going to be awarded. Mr. Anderson answered that this will be awarded and staff are in process of finalizing this grant.

VII. PUBLIC COMMENT

No comment was given

VIII. INFORMATION

- Next CRA Meeting – Thursday, August 6, 2020
- Mr. Dan Mantzaris, City Attorney informed the CRA Board of the required annual ethics training that is due by July 1, 2020, and provided an emailed link to access the training material.
- Jessie Light, CRA Board Secretary informed the Board of the Financial Disclosure Statement that is due July 1, 2020.

IX. ADJOURNMENT

Adjourned at 7:10pm

Respectfully submitted:

Nathan Blackwell, Board Chairman

Date

Jessie Light, CRA Board Secretary

Date