

COMMUNITY REDEVELOPMENT ADVISORY COMMITTEE

MEETING MINUTES

APRIL 10, 2012 5:30 PM

MINUTES

There was a Community Redevelopment Advisory Committee Meeting held on April 10, 2012, in the City Council Chambers, located on the second floor of Lake City, City Hall, and beginning at 5:30 PM.

Committee Members:

Melinda Moses – Council Member/Committee Chair

Stephen Witt – Mayor/Council Member

Beth Burlingame

Lee Ann Hires

John Kuykendall

Lester McKellum

Jeff Simmons

Gloria Spivey

Matt Vann

Wendell Johnson – City Manager

Jackie Kite – Community Redevelopment Administrator

Herbert F. Darby- City Attorney

Michele Greene- Deputy City Clerk

1. CALL MEETING TO ORDER

The meeting was called to order by Chairperson Melinda Moses at 5:30 PM.

2. ROLL CALL

Ms. Moses asked Ms. Greene to call the roll. Attendance is indicated above.

3. APPROVAL OF MINUTES

A. November 8, 2011

B. December 13, 2011

C. February 27, 2012

Mr. Johnson identified a correction needed on page 2 of the November 8, 2011 minutes. Item 4 D should read \$11,700 instead of \$111,700.

Mayor Witt made a motion to approve the November 8, 2011 minutes as amended and the December 13, 2011 and February 27, 2011 minutes as published. Mr. Kuykendall seconded the motion. The motion passed on a voice vote.

4. APPROVAL OF AGENDA

Mr. Kuykendall made a motion to approve the agenda as presented. Ms Hires seconded the motion. The motion passed on a voice vote.

5. UPDATE NORTH FLORIDA BROADBAND (NFBA)'S INTEREST IN OLD POWERS BUILDING (VANN PROPERTY)

Mr. Johnson provided an update on the progress with the NFBA's interest in the Old Power's Building and his recent meeting with NFBA General Manager Richelle Sucara. Mr. Johnson also discussed additional concerns as outlined in a letter dated April 10, 2012 to Ms. Sucara. He added the NFBA would be presenting their business plan (Magellan Report) at their meeting on Wednesday, April 11, 2012 at 10 am. This report will also come before the CRA and City Council. Mr. Johnson stated Ms. Sucara informed him the report calls for a plan for the building construction to be paid for within a timeframe not to exceed three years. Mr. Johnson stated he stressed the importance to Ms. Sucara that the City would require payment in lieu of taxes on the building due to the use of an acquisition grant to increase values in the CRA so that the CRA could receive a return on its investment. Mr. Johnson stated that he anticipated the process to develop the project could take four to six months and possibly take one year to complete.

6. WASHINGTON STREET PROJECT

Mr. Johnson advised he has meet with Commissioner Williams and is in the process of having the County Engineer and City Public Works Director Thomas Henry identify the best possible route for a connection for Washington Street to Highway 90.

7. OTHER COMMENTS

Ms. Moses asked Ms. Kite to update members on several potential downtown opportunities.

Ms. Kite advised that she was approached by a group that is opening a restaurant called Hip Hop Chicken and Fish at the old Derrick's BBQ. She added they hope to open in May.

Ms. Kite advised Church on the Way has purchased an entire City block of property on Marion from Escambia to Railroad. She added they have been very active in the downtown community and have encouraged their members to purchase property in the downtown area as well.

Ms. Kite also stated a gentleman purchased the old liquor store by the Jock Phelps property and demolished it before donating the property to the County. Ms. Kite stated this gentleman was recently showcased in the local paper for demolishing and cleaning up properties in the downtown area.

Mr. McKellum provided an update on the condition of the Jock Phelps building. He stated during an inspection with a construction engineer, black mold was identified on the front side of the area they inspected as well as issues with a two inch separation in the concrete on the balcony where the railing is. Mr. McKellum stated there were many other issues identified and could cost well over \$300,000 to bring up to code. Mr. Johnson stated the County has a distressed building fund and they had shown interest in it.

Mr. Johnson stated the water tank on Escambia Street is scheduled to come down soon at no cost to the city. He added there are four streets downtown in addition to Franklin Street (Madison, Veterans, Hernando, and the road behind the Blanche to the west of the Bank of America building) will be worked on for street upgrades.

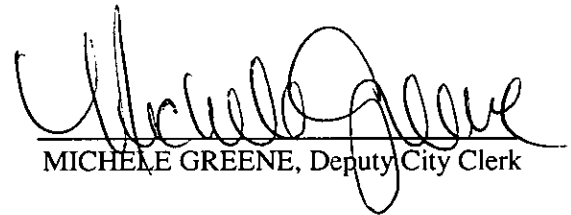
Mr. Johnson advised members of an individual who has shown interest in purchasing the old theater downtown with the intent to donate the building to the City. Mr. Johnson voiced his concerns with this possible venture.

Mr. Johnson advised he is still working on viable options for the Blanche.

Mr. Vann inquired on the progress of the EBT for the Farmer's Market. Ms. Kite stated currently the start up cost of approximately \$10,000 is the delay. She is working on a one page proposal for a meeting in June with a foundation as a possible sponsor.

8. NEXT MEETING – TUESDAY, MAY 8, 2012 AT 5:30 PM
Next scheduled meeting will be on Tuesday, May 8, 2012 at 5:30 pm.

9. ADJOURNMENT
There being no further business before the committee, the Community Redevelopment Advisory Committee adjourned at 6:18 PM on a motion made and duly seconded.



MICHELE GREENE, Deputy City Clerk