

Minneola Community Redevelopment Agency**Meeting Minutes****Minneola City Hall****December 15, 2020****Immediately Following the City Council Meeting at 6:30 P.M.**

The City of Minneola Community Redevelopment Agency Meeting was called to order by Agency Chair Pat Kelley. Also present were Agency Vice-Chair Pam Serviss, Agency Member Debbie Flinn, Agency, Agency Member Joe Saunders, Scott Gerken (City Attorney), Mark Johnson (City Manager), and Christina Stidham (City Clerk). Due to the Covid-19 pandemic, all present were practicing "social distancing" by remaining at least six feet apart in the Council Chambers.

CALL TO ORDER

Agency Chair Kelley called the meeting to order at 7:31 p.m. immediately following the City Council Meeting.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Agency Vice-Chair Serviss.

AGENDA REVIEW

Agency Member Flinn requested to move Item 3: Purchase Request – 411 South Highway 27 to be heard before Item 2: Minneola Trail Landscape Plan Recreational Trail Grant Cost-Share.

Agency consensus was to move Item 3 to be heard before Item 2.

PUBLIC COMMENTS

There were no comments.

CONSENT AGENDA**Item 1: C.R.A. Minutes from December 1, 2020**

MOTION by Agency Vice-Chair Serviss, **SECONDED** by Agency Member Flinn, to approve the Minutes from December 1, 2020.

AYE: Serviss, Flinn, Kelley, Saunders

NAY: None

MOTION PASSED: 4-0

Item 3: Purchase Request – 411 South Highway 27/Chuck’s Automotive

Mark Johnson presented the request noting that the owner was in the audience. The appraisal came in at \$653,000. The property owner’s asking price is \$800,000, which represents less than the original asking price, and includes removal of the primary building and clean up the exterior of the property. The property owner is willing to include any equipment the City choses to keep such as the vehicle lifts and would assist the City with repair of our lifts at our public works facility. The property is zoned commercial but is non-conforming and will require a variance for future use. The property owner would like to close before January 31, 2021.

Agency Chair Kelley commented that he would like to see this piece as a redevelopment project.

Agency Member Saunders spoke regarding the difference between the asking price and the appraisal.

Public Comment

Charles “Chuck” Niemeyer, Chuck’s Automotive Owner, spoke regarding his property’s value and other offers he’s refused over the years.

Agency members discussed the tenant, houses behind the property, the mobile home park, relocation of the retention pond, and the possibility the closing of a portion of Galena Ave. for redevelopment purposes.

Agency member Saunders spoke concerned about the value and asked the owner to come down \$50,000.00.

Agency Chair Kelley called a short recess at 7:54 p.m.

Agency Chair Kelley called the meeting back to order at 8:09 p.m.

Scott Gerken commented that the C.R.A. can approve the use of C.R.A. funds conditioned on City Council approving the contract.

MOTION by Agency Vice-Chair Serviss, SECONDED by Agency Member Flinn, to authorize the use of up to \$800,000.00 of C.R.A. funds towards purchase price conditioned upon the subsequent approval by the City Council at a Council Meeting before the end of the month where all five council members are present.

AYE: Serviss, Flinn, Kelley, Saunders

NAY: None

MOTION PASSED: 4-0

Item 2: Minneola Trail Landscape Plan - Recreational Trail Grant Cost-Share

Mark Johnson presented the landscape plan explaining that some of the plants are difficult to find, so we may have to substitute with different plants. This is a general idea of what we are looking to do on the Trail around the benches, signs, and islands.

Agency Chair Kelley mentioned stamped concrete for low maintenance.

Mark Johnson explained these are Florida Friendly plants and should require minimum maintenance, but the choice is up to the board. However, we do have some residents very passionate about having plants.

Agency consensus was to think about it further to decide at a later date.

FINAL PUBLIC COMMENT

Daniel Smith, City resident, spoke in favor of using plants for City beautification using low maintenance plants. If concrete is chosen, stamped colored concrete is better than just standard gray concrete.

Agency Chair Kelley suggested the board take time to look at what other cities are doing.

Daniel Smith suggested leasing Chuck's Auto to make revenue until the property is redeveloped.

MOTION by Agency Member Flinn, SECONDED by Agency Vice-Chair Serviss, to adjourn the C.R.A. meeting.

AYE: Serviss, Flinn, Kelley, Saunders

NAY: None

MOTION PASSED: 4-0

(C.R.A. Meeting adjourned at 8:30 p.m.)



Pat Kelley, Agency Chair

ATTEST:



Christina Stidham, City Clerk

