

MINUTES
COMMUNITY REDEVELOPMENT AGENCY MEETING
CITY OF HOLLY HILL, FLORIDA

OCTOBER 23, 2007

1. CALL TO ORDER

Mayor Roland D. Via called the meeting to order in the Chambers at City Hall, 1065 Ridgewood Avenue at approximately 6:00 p.m. Attending with Mayor Via were Commissioners John Penny, Gilles Blais, Mark Reed and Traci A. Anderson. Also attending were the following staff members: City Manager Joe Forte, Finance Director Kurt Swartzlander, Assistant Finance Director Susan Worde, Community Development Director/City Planner Doug Gutierrez, Public Works Director/City Engineer Chris Hurst, Community Redevelopment Coordinator Marsha Radulovich, Commissioners Rick Glass and Liz Towsley, and City Clerk Valerie Manning.

Also attending: Ginger Corless, President of HHI, and Tom Harowski, TMH Consulting, with HHI

2. AUDIENCE PARTICIPATION

Regarding items not on the agenda.

Roger Healey, Charter Oaks Circle, asked about LPGA Boulevard and whether Federal tax money would be used to initially build that road.

Mayor Via mentioned that he spoke with Grady Harkey who is the representative for Representative John Mica and when he spoke with the representative, there are no Federal monies that are slated for County roads. The County does receive Federal monies and they can disperse them individually to different roads but currently there are no Federal funds that are available for LPGA Blvd.

3. RESOLUTION 2007-R-49, COMMUNITY REDEVELOPMENT PLAN AMENDMENT – MASTER PLAN RECOMMENDATION TO THE CITY COMMISSION

City Manager Forte read by short title:

RESOLUTION 2007-R-49

**A RESOLUTION OF THE COMMUNITY
REDEVELOPMENT AGENCY, CITY OF HOLLY
HILL, FLORIDA, SUPPORTS A MASTER PLAN
FOR THE COMMUNITY REDEVELOPMENT
AREA; PROVIDING FOR CONFLICTING
RESOLUTIONS; AND PROVIDING AN EFFECTIVE
DATE.**

Ginger Corless, President of Herbert-Halback, Inc. (HHI), gave a brief presentation of the final Master Plan that was presented to the Mayor and City Commissioners for their review. Ms. Corless informed them that the necessary changes have been made to the final Master Plan as discussed at their previous Agency meeting held on Tuesday, September 25th.

Commissioner Anderson stated one of the biggest issues has been Hollyland Park. Also, on page 4-18 and 19, it discusses moving the ball fields and it makes it look like this is a done deal and she doesn't want it to be like that. That does bother her and she has received several calls on this issue.

Mr. Forte stated there are only two scenarios in which the ball fields could be relocated. One is moving the ball fields to Bishop's property and they are proposing a development over there and the other is relocating them to the public school property, the Middle School grounds and until the City Commission has a meeting with the School Board, he is not so sure that is an option yet.

Commissioner Reed stated what about the possibility of joining with Ormond Beach or some other city in their ball fields. Can that be a third option?

Mr. Forte stated it could be. As far as relocating the ball fields, those are the two options. There are other options like joining the City's program with another city's program or the option of eliminating the program. There are other options not that, that is what is going to happen but he doesn't think it is such an item that is so high on the priority list because the alternatives haven't been talked about. He thinks with the new City Commissioners coming on, probably after the first of the year, they will get together, should this Master Plan be adopted, establish priorities and funding methods to move forward on what is agreed upon.

Commissioner Anderson stated that was her biggest concern because she has received calls on this.

Commissioner Penny stated he wanted to remind everyone that this is not HHI's product; this is a product of numerous public meetings and this is what the people came and told them what they wanted. Anybody that might be new here tonight at the meeting that hasn't participated in any of the past meetings with HHI, if this is their first time here, he doesn't want anyone to have the conception that this is a plan presented and created by HHI; this was created by the citizens of Holly Hill and *polished* by HHI.

Commissioner Reed stated he thinks HHI and all their representatives understand that when the Commissioners press these questions to them, this is their responsibility to take the Commissioners input and citizen input, which was mentioned today that there was 200 citizens that included their input on this plan...“Where did you get that number Mayor Via?”

Mayor Via stated there has been over 200 people that have attended these meetings over a period of time.

Commissioner Reed stated the point is he doesn't slight HHI; he has mentioned this early on. He thinks it has been a very small representation. He has been extremely disappointed at the number of citizens that actually had input; he could not be more disappointed about that. Commissioner Reed stated he doesn't know what any of them could have done, short of going door-to-door and doing questionnaires. He believes that was suggested and it would have been a good idea and worth the money. Commissioner Reed stated he doesn't want to misrepresent this document as being a product of all the citizens of Holly Hill. He thinks there is a small select group that helped shape this document and they have their right to participate and he is glad they participated; he wishes more people would have participated.

Mayor Via stated they do appreciate the effort that HHI has put in; the vigilance, HHI has been ever so available to staff and to everyone and they do appreciate the effort that HHI has put in for this.

*Commissioner Blais made a motion to **APPROVE** Resolution 2007-R-49, seconded by Commissioner Penny.*

The motion **CARRIED** 4-1 on roll call: Blais – Yes, Penny – Yes, Anderson – No, Reed – Yes, Mayor Via – Yes

4. RESOLUTION 2007-R-50, 1024 DAYTONA AVENUE – PURCHASE AND SALE

City Manager Forte read by short title:

RESOLUTION 2007-R-50

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY, CITY OF HOLLY HILL, FLORIDA, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT FOR SALE AND PURCHASE AGREEMENT BETWEEN THE HOLLY HILL COMMUNITY REDEVELOPMENT AGENCY AND BETTY FORD; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Forte asked Mr. Gutierrez to show the picture of the property on power point. What the Mayor and Commissioners are looking at, are the properties in gray and they are under the City's control, which is the Recreation Department, Boys and Girls Club and the Fire Department. Surrounded by the yellow line is a residential property owned by Betty Ford. The City, in the past, has long wanted to purchase that property and the reason for that is it sort of eliminates the one property that stops anything from happening on all of the land in there. That leaves a lot of potential for the future of that property. The City can look to purchase a little bit further west; getting all the way to Hartford Avenue; look to expand that for recreation programs; any number of things. The Fire

Department may be relocated; there are all kinds of things for that property for expansion of City Hall to keep all of the government services in one location. Possibly, move the Library and the Chamber to this side of the street; any number of things. That piece of property was always the missing link in this area of the City where they own a good deal of property. Mr. Forte stated the price that was offered was \$150,000. Should the Mayor and City Commissioners give him authorization to sign this contract, he has 60-days due-diligence and during that period of time, staff will go ahead and get the necessary appraisals and whatever other information they have to acquire about the land; make sure that it has a clear title. On the Volusia County Property Appraisers Website, the taxed assessed value is at \$157,000. The question that he has for the Commission is if the appraisal comes back within a certain percentage of the offer, should he move forward with that or do they want to revisit this regardless of what the appraised value comes back as? He thinks for \$150,000 the vacant land serves a great deal of purpose to the City of Holly Hill.

Mayor Via asked what is the reason why the City hasn't purchased it before.

Mr. Forte stated it was given by some process to Betty Ford from her mother or a relative and she was not allowed to sell it until this time. Ms. Ford now lives some place in Central Florida and decided she was going to sell it and she contacted Mr. Harbuck first who put Mr. Forte back in touch with her.

Mayor Via asked what monies will be used to purchase the property.

Mr. Forte stated it's in the redevelopment area so they will be using TIF money to purchase the property.

Mayor Via asked if that is under the current loan the City has or other TIF funds.

Mr. Forte stated, no. There's an area in the budget that's about \$835,000 of revenues that have not been allocated towards anything except other Capital improvements, other projects so it would come out of that area of the existing funds.

Commissioner Reed asked if the City is going to demolish the house.

Mr. Forte stated he would suggest that they demolish the house, yes.

Commissioner Blais asked if there is any way the City could put it on the market for somebody to buy it to move it.

Mr. Forte stated he hasn't gone through the house itself yet to know if it's structurally sound; that's where they would have to hire a structure engineer to go in there and see if it can be picked up and relocated. It's an old house as they can see by the shape of it; it's been added on to. He doesn't know if it's able to be moved but it's something that could be considered. It would probably run approximately \$40,000 to have it moved.

Commissioner Anderson stated the market is so bad right now and she thinks \$150,000 is a little high to start off with. She thinks they should start a lot lower because nobody is going to want to buy that property to live there. Just because it's appraised at a price doesn't mean they have to pay for it. The property is only worth what you get for it. She thinks it's a little high.

Mayor Via opened public participation.

Ed Perkins, 920 Riverside Drive, asked about the assessed value for the lot and the structure. Is that \$150,000 total?

Mr. Forte stated, yes. According to the Property Appraiser Website the land was \$107,000 and the structure was \$46,000 for a total of \$157,000.

Mr. Perkins stated the property without the building is \$107,000.

Mr. Forte stated, correct.

Mr. Perkins stated as a starting point is to let Ms. Ford know the assessed value; the land is only something that would interest the City; start there.

Arthur Kowitz, 1501 Ridgewood Avenue, stated this is obviously a key piece of property for the City facilities but from some of the scenarios different ones have suggested, it seems like it's a good property for the City more so than for the redevelopment area. If the City Hall uses it, if the Fire Department uses it, will they be buying it from the redevelopment area?

Mayor Via closed public participation.

Mayor Via stated Mr. Forte asked the Commission if it's going to be for \$150,000 Ms. Ford wanted or is it going to be for appraised value or where are they going to go with the price? He would like to have a motion shape the money question.

Commissioner Blais stated he would make a motion but to see if they could get it a little lower than the appraised value.

Mr. Forte stated that's not exactly good direction. For the City, the value of the land is important but Ms. Ford is still selling a product even though the City is going to throw the product away. He thinks what the Commission may want to do is after two appraisals, consider the average of the two appraised values; that's one way of doing it. The other thing is, they wait for the two appraisals come in and he will bring them back to the Commission and they can make a final decision on whether or not they want to purchase it for that price.

Mayor Via stated the question would be, in this Resolution, it says \$150,000. If the appraisal comes in higher on average, or it comes in lower on average, what price does the Commission want to purchase it for? That would have to be in the motion.

*Commissioner Blais made a motion to **APPROVE** Resolution 2007-R-50 for \$150,000, seconded by Commissioner Penny.*

Commissioner Blais stated he feels it would be a good investment for the CRA; later on for the City. They don't need to destroy the house. They have talked about affordable housing for public safety people, firemen, and police officers. In the past the City has had good deals fly by because they couldn't act on it. For the best interest of the City and for the CRA the City needs to act on certain things or else it will slip them by.

Commissioner Penny stated his only concern is what Commissioner Anderson has shared with the Commission is that the body of the motion/Resolution says that the City will purchase for a price of \$150,000. He would like to have Mr. Forte to have some negotiating power. According to the tax appraiser's roll, the land value is approximately \$108,000 so if they assume its 80% maybe \$129,000 is the actual market value of the land. He is thinking it should probably sell for \$130,000 but what he also wants to keep in mind is that, that lot is most valuable to the City. It's about location. If the lot was over on Center Street, they wouldn't even be interested in it. Maybe the Commission can authorize **up to** \$150,000 and Mr. Forte can bring appraisals back at a later date and then they can agree on that. Although, he seconded the motion, he doesn't feel comfortable agreeing to \$150,000.

Commissioner Anderson stated so they will have Mr. Forte get the appraisals and then come back and not give Mr. Forte any authority now to spend the money.

Commissioner Penny stated he wants to give Mr. Forte the authority to spend up to \$150,000 which will allow him to enter into the agreement and go further with the seller.

Mr. Forte stated he has to sign this as it is and then get the appraised value and when the appraised values come back it gives him an opportunity to go back to the seller with another offer or within that 60-day period, the Commission can withdraw from the contract.

Commissioner Penny stated he just wants to make sure that, he knows there is a difference between do-diligence in a residential situation and do-diligence in a commercial situation, and he wants to make sure that Mr. Forte doesn't sign something but he wants to make sure that they are not making a mistake by giving Mr. Forte *up to* \$150,000 that they have committed to \$150,000.

Commissioner Anderson stated the property would be useful for the City.

Mr. Forte read the Addendum to the Contract to the Mayor and City Commission.

Mayor Via stated there is an amendment on the floor and the amendment says spend up to \$150,000 but have the appraisal done and have the final decision brought back to the City Commission for final approval. Is there a second?

*Commissioner Penny **AMENDED** the motion to allow the City Manager to spend up to \$150,000 and that it ultimately comes back to the City Commission prior to the final value being agreed on, seconded by Commissioner Blais.*

The motion **CARRIED** 5-0 on roll call: Penny – Yes, Blais – Yes, Reed – Yes, Anderson – Yes, Mayor Via – Yes

Mayor Via asked for a motion to the main body of the Resolution with the amendment attached which is for the purchase of the house up to \$150,000.

*Commissioner Blais made a motion to **APPROVE** Resolution 2007-R-50 with the main body of the Resolution with the amendment attached which is for the purchase of 1024 Daytona Avenue, seconded by Commissioner Penny.*

The motion **CARRIED** 5-0 on roll call: Blais – Yes, Penny – Yes, Reed – Yes, Anderson – Yes, Mayor Via – Yes

5. ADJOURNMENT

The meeting officially adjourned at approximately 6:35 p.m.

Attest:

City of Holly Hill, Florida

Valerie Manning
City Clerk

Roland D. Via
Mayor