MINUTES
COMMUNITY REDEVELOPMENT AGENCY
MEETING
CITY OF HOLLY HILL, FLORIDA

APRIL 29, 2005

1. CALL TO ORDER

Mayor William D. Arthur called the workshop to order in the Commission Chambers, 1065 Ridgewood Avenue at approximately 6:00 p.m. Attending with Mayor Arthur were Commissioners Arthur Byrnes, Gilles Blais, Lou Schmitt, and Roland Via. Also attending were the following staff members: City Manager Joe Forte, Community Development Director Stuart Buchanan, Public Safety Director Don Shinnamon, Finance Director Brenda Gubernator, Community Redevelopment Coordinator Marsha Radulovich, and City Clerk Valerie Manning. Also attending was Harriet Lewis from The Chamber of Commerce, Kenneth R. Artin from Bryant, Miller, Olive, P.A. offices, and Scott Ricker from SunTrust Bank.

2. HOLLY HILL CHAMBER OF COMMERCE FUNDING

Mr. Forte stated during a goal setting session the members of the Redevelopment Advisory Board had some discussion about the City hiring somebody part-time to do some mall management philosophy of the businesses within the redevelopment area. To do other work that would in essence be similar to what The Chamber does for Chamber businesses. He had asked the Advisory Board if they would consider increasing the funding to The Chamber and allow someone at The Chamber, the Executive Director to take on those responsibilities because it's kind of a duplication of services. He didn't want to have somebody employed at the City doing in essence Chamber functions for non-Chamber businesses. The Advisory Board said they would give him some direction to move forward and pursue bringing this amount of money to the Agency for approval. He met with The Chambers Executive Board this morning and they had a couple of questions. There's a lot involved in this. There's a whole issue of conflict of interest that can come up that needs to be resolved. His recommendation to the Agency is to go ahead and approve the $20,000 contingent upon a mutual agreement between the City and The Chamber's Board of Directors.

Commissioner Schmitt asked if he was going to work out the fine details?

Mr. Forte stated yes. He will work the details with the Executive Board and they'll work out the details with their full Board and so on. It's kind of a contingent thing based on an agreement of the details.

Commissioner Via asked if this was in lieu of the City's budgeted amount of the $13,000?

Mr. Forte stated, $12,500, no.

Commissioner Via asked is this an addition to it?

Mr. Forte stated, yes. And that's why he sort of made that recommendation at the goal session because several members of the Commission said that they would like to see some way to help fund The Chamber a little more so he figured what better way to do it than to use the TIF money if they have this person focus on the businesses within the district. It kind of accomplishes what the City wants.

Commissioner Via stated he likes the idea of it but he is uncomfortable with…they look at The Chamber as being a separate entity and they want them to do that but be a part of the City's team.

Mr. Forte stated when he spoke to the Executive Board he made it clear that he doesn't want anyone from The Chamber working for him or working for the Redevelopment Board. It should be an agreement that certain items will be handled and then the Executive Director would kind of give a monthly report back to the Redevelopment Board on certain things that are getting done. He'll give them an example of what the conflict of interest is. The Executive Director works for The Chamber and The Chamber has businesses that consist of dues paying members. If they ask The Chamber Director to do some work it would be for non-dues paying members. The dues paying members may take offense to that. The same scenario came up that if they do a business expo should it only be opened to Chamber dues paying members or any business in the redevelopment area. Again, it's prospecting. These are potential new members. Those are the kind of details that need to be worked out. When they are dealing with a group of people that pay dues and they pay somebody to do certain tasks and then they have that person doing tasks for people who don't pay dues, it can create some animosity and that's the kind of stuff that they should work out the details so that it could all be explained to the membership as to what's happening and why.

Commissioner Schmitt stated he would like to make a motion to approve but then he wants to ask him something.

Commissioner Byrnes stated he sure would like to discuss it some more.

Commissioner Via stated he would second it for discussion.

Commissioner Schmitt asked how much opposition was there on their part? This sort of concerns him a little bit.

Mr. Forte stated he doesn't believe that there was opposition. When they met this morning there was just a lot of hypothetical, playing devil's advocate, what-ifs scenarios both on his part and on their part and it was just trying to look down the road. He hates it when a good intention turns bad because they didn't look far enough out to see what the implications could be.

Commissioner Byrnes stated he knows there is always one Commissioner whose competition always seems to come from The Chamber but can he explain to him, he is having trouble dealing with the individual items. What would The Chamber do for a nonmember business? That's what he is having trouble trying to understand.

Mr. Forte stated again, and this is something he has to talk with the Redevelopment Board about. They looked at doing things that were, for example, if they had a mall and they had somebody that managed the mall, the kind of things that they would do in providing different events and activities that are designed for the businesses, someone that would work with the City that would take care of prospects, new businesses coming from out of the area that are looking to come into Holly Hill. Instead of Marsha Radulovich, for example, riding around with them, someone from The Chamber would be able to take them around to different locations, more interaction with the business development partnership. There is a small list of things and they didn't get into a lot of those details because he doesn't have them yet and that's part of the problem.

Commissioner Byrnes stated he would much rather see the City have it to where membership or non-membership is not an issue.

Mr. Forte stated that's what the City's focus would be but as a Chamber they cater to Chamber members and they seek new membership. His focus is any business in the redevelopment area. Everybody talked about increasing and creating a full-time position at The Chamber. How do they get to a full-time position? One indication was to take the money out of the General Fund but that puts a burden on the General Fund and then there are different requirements. So they looked into the possibility of doing it through TIF.

Mayor Arthur stated he is not sure he likes the way they are going about this.

Commissioner Via stated he isn't really comfortable either.

Mayor Arthur stated he is a little uncomfortable. They hired Marsha to do that job and it would seem like if the City is giving $20,000 *just* for the redevelopment, that's where they would spend the money to get her to have someone else to do it.

Mr. Forte stated a lot of what they were looking for appeared at the time appeared to be Chamber *functions*, the work that a Chamber would do and not the work that Marsha would do. Why don't they go ahead and table it for now until they can come back with some finer details.

Commissioner Via at this time withdrew his second.

Commissioner Schmitt stated he doesn't want to withdraw his motion.

Commissioner Via asked if he wanted to go ahead and vote on it?

Commissioner Schmitt stated, yes.

Commissioner Byrnes stated if they vote this down, there are some parliamentary procedures that they may not be able to bring it back up again.

Mr. Forte stated, that's correct.

Mayor Arthur stated the motion dies.

Commissioner Via stated unless there's another second.

Mayor Arthur stated he sees no second; the motion dies. Does anyone want to make a motion to table it?

Commissioner Via made a ***MOTION*** *to table this discussion until further details have been worked out and received more input from the Redevelopment Advisory Board, seconded by Commissioner Byrnes.*

The motion **CARRIED** 5-0 on roll call: Via –Yes, Byrnes – Yes, Blais – Yes, Schmitt – Yes, Mayor Arthur – Yes.

3. ACCEPT REQUEST FOR PROPOSALS (RFP) AUTHORIZING THE CITY MANAGER TO EXECUTE LOAN AGREEMENT

Mr. Forte read by title:

RESOLUTION NO. 2005-R-18

A RESOLUTION OF THE CITY OF HOLLY HILL COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE ISSUANCE OF A REDEVELOPMENT REVENUE BOND, SERIES 2005 OF THE AGENCY IN THE PRINCIPAL AMOUNT NOT TO EXCEED $6,331,000 TO REIMBURSE AND FINANCE THE COST OF CERTAIN REDEVELOPMENT PROJECTS LOCATED WITHIN THE COMMUNITY REDEVELOPMENT AREA AND PROVIDED FOR IN THE COMMUNITY REDEVELOPMENT PLAN, AND VARIOUS IMPROVEMENTS AND ACQUISITION-RELATED COSTS IN CONNECTION THEREWITH; PROVIDING THAT THE BOND SHALL BE A LIMITED OBLIGATION OF THE AGENCY PAYABLE FROM TAX INCREMENT REVENUES AS PROVIDED HEREIN; PLEDGING SUCH TAX INCREMENT REVENUES TO SECURE PAYMENT OF THE PRINCIPAL AND INTEREST ON SAID BOND; PROVIDING FOR THE RIGHTS,

SECURITIES AND REMEDIES FOR THE OWNER OF THE BOND; DESIGNATING THE BOND AS A QUALIFIED TAX-EXEMPT OBLIGATION WITHIN THE MEANING OF THE INTERNAL REVENUE CODE; MAKING CERTAIN COVENANTS AND AGREEMENTS IN CONNECTION THEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

*Commissioner Via moved to **APPROVE** Resolution 2005-18, seconded by Commissioner Schmitt.*

Commissioner Byrnes stated just for the record, he just had his house refinanced through SunTrust Bank so he is sure there is no conflict but he needs to make sure that is on record incase somebody determines there is. He got no special favors as a Commissioner. In fact, he is still fighting because he thinks they overcharged him by $200. But he believes it's a completely separate division.

Mr. Forte stated in the audience tonight is Ken Artin is the City's bond counsel. He is representing the City on this matter and Scott Ricker is from SunTrust Bank so if the Commission has any additional questions they are here for that. The actual rate for this is 4.53%. There was an additional eight basis points which is .08 that's added to that because of the time frame that they locked into.

Attorney Ken Artin stated the bid that was submitted by SunTrust Bank had several different options that the Agency could elect to choose. There is a variable rate option, long-term option. There were also three options to select if the Agency wanted the ability to prepay the loan. The City elected to take option two which was basically have the ability to pay this down at anytime without a prepayment penalty and that option cost eight basis points (.08).

Mr. Forte stated because they have lowered the amount that they were asking for, the original estimate was at $7.7 million and they are only requesting $6.331 million. Their amortization schedule is actually $470,000.

Mayor Arthur asked if staff was still happy with this?

Mr. Forte stated this is the direction that they would like to go.

Commissioner Byrnes asked why did they reduce the amount of the loan?

Mr. Forte stated they wanted to stay in that $450,000 to $475,000 annual payment and when they put the numbers together for the Capital Improvement program, they'll see how it's spent out and that's where the number came from.

The motion **CARRIED** 5-0 on roll call: Via –Yes, Schmitt – Yes, Blais – Yes, Byrnes – Yes, Mayor Arthur – Yes.

4. APPROVAL OF CAPITAL IMPROVEMENTS PROGRAM

Mr. Forte stated in their packets is the list of the Capital Improvement items that they brought up at the last workshop. This is the same document that they saw at the workshop. Nothing has been changed from that. They did take out the work on LPGA Boulevard and they modified some things and they included the water utility line. There is some contingency in there for overages and things like that.

*Commissioner Schmitt made a motion to **APPROVE** the Capital Improvements Program as presented by staff, seconded by Commissioner Via.*

Commissioner Via stated he assumes this is flexible that they can move these figures around.

Mr. Forte stated the *Commission* can move these figures around. He just has to ask the Commission to modify the list. They still fall under the same purchasing policy. They can't spend more than their allowance on this so the Commission is probably going to see on a monthly basis, having these Redevelopment Agency meetings, for the sake of spending this money down.

The motion **CARRIED** 5-0 on roll call: Schmitt –Yes, Via – Yes, Byrnes – Yes, Blais – Yes, Mayor Arthur – Yes.

5. APPROVAL OF REDEVELOPMENT PLAN AMENDMENTS

Mr. Forte stated these are some amendments that they had to include into the plan and just to point out some of the minor things that are in here the Redevelopment Board wanted them to consider updating the City's seal, enhancing the environmental quality of the CRA. Those are things that are really not of issue today. The importance is that the plan recognizes the Nuisance Abatement Ordinance, the Community Policing philosophy, the DOT plan for LPGA Boulevard and Objective 5.5 which is constructing new water and sewer mains in the CRA to serve redevelopment and new construction demands and because it's in the plan they can now fund it with the loan.

Commissioner Via asked if Objective 5.4 could be changed to read, "*support FDOT plans to improve LPGA Boulevard*."

Mr. Forte stated that's fine. Objective 6.8, 6.9, and 6.10 are all important.

Commissioner Byrnes stated on Objective 6.8, can they replace the word "*suggestion*" and put "*community input system*."

Mr. Forte stated that's fine.

Commissioner Byrnes stated he would like to see Objective 6.9 language change to, "*demonstrate support for and encourage existing businesses*" and delete the word "greater".

(Mayor Arthur left the Community Redevelopment Agency meeting at approximately 6:40 p.m. and handed the gavel over to Vice Mayor Roland Via at this time).

Vice Mayor Via asked before staff would hire or fund a full-time Chamber person, does it have to come back before the Agency?

Mr. Forte stated, yes.

*Commissioner Byrnes made a motion to **APPROVE** the Redevelopment Plan amendments with the above changes, seconded by Commissioner Schmitt.*

The motion **CARRIED** 4-0 on roll call: Byrnes –Yes, Schmitt – Yes, Blais – Yes, Vice Mayor Via – Yes.

6. ADJOURNMENT

The Community Redevelopment Agency meeting officially adjourned at approximately 6:50 p.m.

Attest:	City of Holly Hill, Florida
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Valerie Manning City Clerk	William D. Arthur Mayor