CITY OF ST. CLOUD
COMMUNITY REDEVELOPMENT AGENCY (CRA)
AGENDA
1300 9TH STREET; BUILDING A, 3RD FLOOR, CITY COUNCIL
CHAMBERS THURSDAY, March 14, 2019  6:00pm

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

- Chair Nathan Blackwell
- Vice Chair Linette Matheny
- Member Dave Askew
- Member Chuck Cooper
- Member Keith Trace
- Member Joel Davis
- Member Dwight Loeding

IV. CRA BOARD MEMBER CITIZEN GIFTS

V. APPROVAL OF MINUTES

February 7, 2018 Minutes

VI. OLD BUSINESS

A. Property Acquisition: 918 New York Avenue - Update

VII. NEW BUSINESS

A. 2018 CRA Annual Report

VIII. STAFF REPORT/UPDATE

IX. MEMBERS UPDATE

X. PUBLIC COMMENT

XI. INFORMATION

Next CRA Meeting – Thursday April 4, 2019

XII. ADJOURNMENT

If a person decides to appeal any decision made by the Committee/Board, with respect to any matter considered at such hearing/meeting, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, and which record is not provided by the City of St. Cloud. (FS 286.0105) In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the Secretary / Clerk of the Committee / Board listed below, prior to the meeting (FS286.26) Jessie Light; 1300 9th Street; St. Cloud, FL 34679; (407) 957-8427 or Jessie.light@stcloud.org.
I. OPENING BUSINESS:

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL
Chair Nathan Blackwell (present)  Member Keith Trace (present)
Vice Chair Linette Matheny (present)  Member Joel Davis (present)
Member Dave Askew (present)  Member Dwight Loeding (present)
Member Chuck Cooper (present)

IV. CRA BOARD MEMBER CITIZEN GIFTS
• Chair Nathan Blackwell presented committee members, Loeding and Dai vs, with gifts and certificates of appreciation from City Council.

V. APPROVAL OF MINUTES – DECEMBER 6, 2018
Member Cooper provided motion to approve the minutes. Member Askew provided a second to the motion. The vote was 7-0 with all members voting “aye.”

VI. OLD BUSINESS

A. Property Acquisition: 918 New York Avenue
Mr. David Rodriguez, Economic Development Manager presented the counter offer of the proposed property for 918 New York Avenue. Mr. Rodriguez explained the importance of this purchase for the City and for the Downtown area.

• Donna Hart, 956 Chamberlin Trail states that she represents the St. Cloud Chamber Economic Development Committee who is in support of the purchase of this property and would like to see the building turned into a restaurant or boutique that would generate more foot traffic in the downtown area.
• Veronica Miller, Deputy City Manager informed the board that Mr. Douglas Tillery, Building Official visited the site and provided different cost breakdowns to: stop the deterioration of the property would be approximately $60,000 make the property leasable would be approximately $330,000, and to make it move in ready would be approximately $412,000. Ms. Miller also states that the property is eligible for Special Category Historic Preservation grants that may be available in FY’s 2020-2022. We could apply for the grants and if awarded repair and renovate the property based on award
amounts, 2020-2022. In the meantime, the CRA phone number is available on the property if investors, lessees or buyers are interested. The CRA can budget for purchase, $60,000 renovation and potentially purchase adjoining lot if available. The City has the OUC Economic Development Fund available for potential renovations as well.

- Member Chuck Cooper proposed that he would like to see the owner cover the closing costs for the purchase.
- Member Vice Chair Linette Matheny was in support of the purchase of $375,000 plus closing cost and using grant funds to restore the building.
- Member Dwight Loeding stated that he is also in support of purchasing the building and stopping the deterioration of the property.
- Member Dave Askew also stated that he is in support of the purchase and restoration of the building.
- Member Keith Trace expressed that he is not in support of purchasing the building. Member Trace proposed an option that he would be in support of, which would be, to provide the owner the funds through a grant to stabilize the building.
- Board members discussed the small connecting lot that is also for sale. Paula Stark, St. Cloud Main Street Executive Director confirmed that the owner paid $50,000 for the small lot. Shelley Watson, Community Redevelopment Specialist confirmed that the current asking price is $78,000.

Member Matheny provided a motion to purchase the building only, for $375,000 plus inclusion of closing costs, plus $60,000 to stabilize the building. Member Loeding provided a second to the motion. **The vote was 4-3 with Member Cooper voting “nay”, and Member Davis voting “nay”, Member Trace voting “nay.”**

Member Matheny provided a motion to authorize the City Manager to pursue negotiation of the parking lot adjoining the property to the south on the tenth street side with the stipulation that the findings are brought back to the Board for review. Member Askew provided a second to the motion. **The vote was 4-3 with Member Cooper voting “nay”, and Member Davis voting “nay”, Member Trace voting “nay.”**

B. BSIG Grant Program Details

Ms. Watson presented and reviewed the status of the current two open grants, which are; The Transition House, and Florida Avenue Partnership, LLC.

VII. NEW BUSINESS

A. CRA Budget Review

Ms. Watson presented and reviewed the CRA budget and noted that the request for a summary of revenues, compiled by the Finance Department, will be provided at the next CRA Board meeting.
St. Cloud Community Redevelopment Agency (CRA) Mission

The mission for the CRA is to take actions that will generate new development, foster revitalization, and garner community investment, which in turn will result in improvements in the overall quality of life in St. Cloud.

About the Community Redevelopment Agency

The St. Cloud Community Redevelopment Agency was established in 2005 with the signing of an interlocal agreement between the City and Osceola County. The Agency encompasses an area of slightly over 455 acres, representing less than nine percent of the City’s overall area.

The CRA Districts include the City’s main business corridor and impacts the entire City.

The members of the City Council and two resident business owners serve as the Community Redevelopment Agency Board, setting the Agency’s goals and providing direction for CRA staff.

About the City of St. Cloud

St. Cloud was founded in 1909 by the Grand Army of the Republic as a colony for veterans of the Civil War and became known as “Soldier City”. Evidence of this nickname proudly remains throughout the City today in places such as Veterans Memorial Park, the Grand Army of the Republic Museum, and Mount Peace Cemetery.

St. Cloud is a city rich with history and taking a walk through the area is almost like taking a trip back in time. From the charming storefronts to the cozy restaurants and traces of history found throughout the area, downtown St. Cloud is the perfect place to escape.

Today, St. Cloud remains a family oriented town with its highly rated school system and close proximity to major Florida employers and tourist destinations, St. Cloud is the ideal place to live, work and play.

CRA Board Members

From left to right: Dwight Loeding, Joel Davis, Nathan Blackwell (Chair), Linette Matheny (Vice Chair), Dave Askew, Chuck Cooper, Keith Trace
The St. Cloud Community Redevelopment Agency is subdivided into three distinct areas or districts, each with its own unique character and individually identified vision and goals.

**Downtown**

The goal for the Downtown District is to assure the long term economic vitality of the downtown, preserve resources where feasible, ensure that redevelopment complements the historic and architecturally significant buildings, and create a pedestrian friendly, mixed use main street environment.

**Central**

The goals for the Central District are to provide a gateway presence to the Downtown District and to create a traditional urban district with smaller-scaled businesses located close together on smaller lots that enforce the overall image of the CRA area.

**Gateway**

As the western entry points into St. Cloud and as the center of major retail activities, the primary goals for the Gateway District are to provide gateways that identify arrival and to establish a unique sense of place and high quality of design and aesthetics that separates the CRA from other locations along the U.S. 192 corridor.
The St. Cloud Community Redevelopment Agency Master Plan is intended to make the area a more productive place for business, commercial, entertainment, and residential activity that supports increased property values. The CRA Master (Redevelopment) Plan is used to foster development and redevelopment opportunities which may be facilitated through zoning changes; physical improvements; and commitments by the City, business owners, and property owners.

Five primary overarching goals have been identified as benchmarks to guide these revitalization initiatives and investment:

- Define the Community Redevelopment Agency area identity
- Identify locations for development and growth
- Stimulate economic development through policies and programs that establish the Community Redevelopment Agency Districts as advantageous business locations
- Make physical and aesthetic improvements to the Community Redevelopment Agency areas
- Establish design standards for consistent design review criteria

The St. Cloud Community Redevelopment Agency Master Plan outlines strategies to strengthen each of the area’s distinct districts, so that when combined together provide an implementation plan supporting redevelopment within the Community Redevelopment Agency area and through the City of St. Cloud.
### Financial Matters

Shown are the financials of the St. Cloud Community Redevelopment Agency for the fiscal year ended September 30, 2018.

Although legally separate, the CRA is blended as a government fund type component unit into the primary government of the City of St. Cloud.

CRA information shown has been extracted from the unaudited City of St. Cloud's 2018 Comprehensive Annual Financial Report.

#### Statement of Revenues, Expenditures and Changes in Fund Balance (Unaudited)

<table>
<thead>
<tr>
<th>Revenues</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Intergovernmental Revenues (TIF)</td>
<td>$796,757</td>
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<tr>
<td>City's TIF</td>
<td>$85,137</td>
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<tr>
<td>Investment Income</td>
<td>$44,140</td>
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<tr>
<td>Other Revenue</td>
<td>$2</td>
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<tr>
<td><strong>Total Revenues</strong></td>
<td><strong>$926,036</strong></td>
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<table>
<thead>
<tr>
<th>Expenditures</th>
<th>Value</th>
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<tbody>
<tr>
<td>Current Economic environment</td>
<td>$323,798</td>
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<tr>
<td><strong>Total Expenditures</strong></td>
<td><strong>$323,798</strong></td>
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<tr>
<td>(Deficiency) Excess of Revenues (Under)</td>
<td><strong>$602,238</strong></td>
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#### Other Financing Sources (Uses)

<table>
<thead>
<tr>
<th>Transfers in</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>Transfers out</td>
<td>$1,647,483</td>
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<tr>
<td><strong>Total Other Financing Sources (Uses)</strong></td>
<td><strong>$1,647,483</strong></td>
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<table>
<thead>
<tr>
<th>Net Change in Fund Balances</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td><strong>Fund Balance (Deficit), Beginning of Year, Restated</strong></td>
<td><strong>$2,476,394</strong></td>
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<tr>
<td><strong>Fund Balances, End of Year</strong></td>
<td><strong>$1,431,149</strong></td>
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#### Balance Sheet (Unaudited)

<table>
<thead>
<tr>
<th>Assets</th>
<th>Value</th>
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<tbody>
<tr>
<td>Cash and Investments</td>
<td>$2,698,999</td>
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<tr>
<td><strong>Total Assets</strong></td>
<td><strong>$2,698,999</strong></td>
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<table>
<thead>
<tr>
<th>Liabilities and Fund Balances</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>Liabilities</td>
<td></td>
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<tr>
<td>Accounts and Retainage Payable</td>
<td>$1,221</td>
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<tr>
<td>Due to Other Funds</td>
<td>$1,261,670</td>
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<tr>
<td>Accrued Liabilities</td>
<td>$4,960</td>
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<td><strong>Total Liabilities</strong></td>
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<table>
<thead>
<tr>
<th>Fund Balances</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>Nonspendable</td>
<td>-</td>
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<tr>
<td>Restricted:</td>
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<tr>
<td><strong>Total Fund Balances</strong></td>
<td><strong>$1,431,149</strong></td>
</tr>
<tr>
<td><strong>Total Liabilities and Fund Balances</strong></td>
<td><strong>$2,698,999</strong></td>
</tr>
</tbody>
</table>
One of the most exciting accomplishments for the CRA in 2018 was the completion of Phase 1 of the Downtown Revitalization project. This project includes plans to revitalize New York, Pennsylvania and Massachusetts Avenues. With thoughtful planning and collaborative efforts the project is now a reality.

Through a funding partnership between the City, the CRA and CDBG, the first phase is complete and plans or future phases are in the works. The CRA invested over $1million in Phase 1.

In 2018, the CRA invested over $116,000 in funding to Private Organizations and grants to businesses and property owners within the CRA districts, including the Medical Arts Campus and Downtown CRA District. We have also realized completion of $124,699.66 in FY 2016/2017 grant funded projects. These projects have brought an average of 7.3% increase in assessed value to the properties involved and a 300% increase in assessed value for one property located within the Downtown Corridor that was essentially condemned prior to the CRA grant project.

The CRA also invested in a Community Policing Program in 2018 providing for a safer environment within each of the CRA Districts.
LOOKING FORWARD IN 2019...

Goals for 2019

- Revise CRA Redevelopment Master Plan
- Complete Medical Arts Campus (MAC) Overlay and Design Guidelines
- Partner/Fund and Participate in Downtown Revitalization Project
- Develop Downtown Business Recruitment Plan
- Revisit Extension of CRA Timeline

2018 proved to be an exciting year with the completion of phase one of the Downtown Revitalization project. 2019 will be another year full of opportunity as we move forward with the Revitalization efforts throughout Downtown.

CRA District Properties...

Are you interested in knowing where vacant properties or storefronts are in the CRA Area? The CRA has an interactive business map for businesses located within CRA districts and identifying information on property’s located within the CRA. Visit us at www.stcloud.org on the Community Redevelopment page. The CRA continually searches for ways to provide information and increase accessibility.
LEARN MORE

Are you interested in learning more about the St. Cloud Community Redevelopment Agency? The staff looks forward to working with all members of the community to showcase and demonstrate how the Community Redevelopment Agency works for St. Cloud.

Agency staff may be reached by contacting the St. Cloud Community Redevelopment Agency at 407-957-7235.

The Agency continually strives to find ways to serve the community and provide the highest level of service. The community is always welcome and encouraged to submit comments, concerns, or questions regarding redevelopment within the CRA Districts.

Remember that the Community Redevelopment Agency is available for your convenience 24 hours a day, seven days a week at www.stcloud.org/cra.

Did you know?

Many of the items mentioned here are available with the click of a mouse. Visit the Agency’s website at www.stcloud.org/cra and look for the Quick Links section. Can’t find what you’re looking for? Simply fill out an information request and an agency staff member will gladly contact you to provide assistance.
• Ms. Miller explained the process of Purchase Orders and how they are rolled over into the next year’s budget.

B. CRA Budget Amendment
Ms. Watson reviewed and explained the budget amendment for the Land and Building Acquisition.

Ms. Watson also presented and explained the budget amendment to reconcile the FY 2018 encumbered funds.

VIII. STAFF REPORT/UPDATE
A. Historic Preservation Review Process
Trevor Bedford, Senior Planner presented an overview of the current Historic Preservation review process and how that process interacts and impacts properties within the CRA. The Historic Preservation review process will include the CRA and all CRA projects located within the Historic District will comply with the Historic Preservation process.

IX. MEMBERS UPDATE
• Member Trace questioned if the 192-landscape project had been re-bid.
• Ms. Watson informed him that the re-bidding has not gone through at this time as the Procurement Department is working on this.

X. PUBLIC COMMENT
• Patty Loeding, 1389 South Lake Avenue questioned if pole barns were reviewed by the Historic Preservation Board. She is concerned about the multiple level pole bars in the Historic District.
• Mr. Bedford explained that they would consider any accessory structure a shed, so any additions related to a shed would be reviewed.

XI. INFORMATION
Ms. Watson brought up the need for another meeting before we have the next CRA board meeting on April 4, 2019 due to the need to approve the CRA Annual Report.

Meeting to Approve the Annual CRA Report: Thursday, March 14, 2019 at 6:00pm

Next CRA Board Meeting: Thursday, April 4, 2019 at 6:00pm

XII. ADJOURNMENT: 6:48pm

Respectfully submitted:

____________________________   ____________________
Nathan Blackwell, Board Chairman   Date

____________________________   ____________________
Jessie Light, CRA Secretary                   Date