

**STEVENS PLANTATION IMPROVEMENT PROJECT
DEPENDENT SPECIAL DISTRICT GOVERNING BOARD**

Thursday, August 15, 2019

City Hall – Council Chambers

1300 9th Street, St. Cloud, Florida 34769

5:30 p.m.

Minutes

I. Chairman Blackwell called the meeting to order at 5:32 p.m.

- Chairman Nathan Blackwell
- Vice Chairman Linette Matheny
- Member Chuck Cooper
- Member Dave Askew
- Member Keith Trace

All Members were present. Others present were City Manager Sturgeon, Deputy City Manager Miller, District Attorney Dan Mantzaris, District Clerk, Linda Jaworski, and Deputy District Clerk, Ivy De La Cruz.

II. Stevens Plantation Corporate Campus Tract 4 (2.0 +/- acres) Discussion and Possible Action on Approval of Letter of Intent for sale to Rooker Properties LLC for \$315,500.

Veronica Malolos, NIA Realvest, reviewed the Letter Of Intent (LOI) from Rooker Properties, LLC.

Council discussed the pros and cons of a government building and the economic value it would bring to the City.

Chairman Blackwell called for public comment with no response from the audience.

Member Cooper made a motion to move forward with the LOI from Rooker Properties, LLC with a caveat not to include any Lynx expense. Member Askew seconded the motion and all members voted. (Vote 5-0)

III. Update and Discussion Regarding Stevens Plantation North Parcel.

Veronica Miller, Deputy City Manager, stated there had been conversations between the Board and Colliers International Realtors regarding the process to follow for letters of intent that had been received.

Ken Kresnow, Colliers International, provided a brief presentation of their plans to market the Stevens property. He stated the plan was to aggressively market the property for the next 20 days.

Council provided some guidance of what they would like to see in the marketing material.

District Attorney Mantzaris stated he had been in contact with the bond agent and they had expressed their urgency to sell the property.

Dave Calcanis, Colliers International, stated they would review the LOI's presented and explained how the market was at the moment and some of the difficulties of a mixed use zoning.

Vice Chairman Matheny asked if the zoning could be changed to industrial.

Mr. Calcanis provided some of the aspects of industrial zoning in a residential area and then proceeded to provide a summary of the current LOI's that had been received.

Discussion followed to include the LOI's presented.

Mr. Calcanis stated DR Horton, Titan Properties, Elevation Development and Hanover Land Company had submitted offers.

IV. Resolution No. 2019-003R, a resolution of the Board of the Stevens Plantation Improvement Project Dependent Special District approving and accepting a First Amendment to that certain agreement dated December 8, 2017 to sell tract 5 and 6 Stevens Plantation Corporate Campus (approximately 4.2 acres) of real property to Madison Grove LLC for one million dollars (\$1,000,000) and authorizing the Chairman to execute the First Amendment and all documents necessary to complete the sale.

Veronica Melolos, NIA Realvest reviewed an update on the contract with Madison Grove, LLC. She stated the request was for the City to enter into a local support agreement, where the City would loan Madison Grove, LLC \$560,000 toward the project. Madison Grove would amend the contract to include tract 5.

Discussion followed regarding which fund the loan would come from, the interest rate and how long for repayment.

District Attorney Mantzaris stated this amendment would be presented at future Council meetings in two components, one at the August meeting and one at the September meeting.

District Attorney Mantzaris reviewed the fund between the City and OUC for promoting business development and acquiring additional utility customers.

Stacy Bantec, Residential Communities, explained the mortgage loan repayment requirements from Florida Housing. He stated there was a possibility of a significant payment within thirty days of obtaining the loan from the City.

Mike Oliver, American Resident Communities, stated the main point of the contract amendment was so the option would become an obligation this year.

Chairman Blackwell called for public comment with no response from the audience.

Member Trace made a motion to approve the amendment with the stipulation that the loan was approved. Member Askew seconded the motion and all Members voted. (Vote 4-1) Member Cooper voted nay.

V. Adjournment: 6:46 p.m.

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PROJECT DEPENDENT SPECIAL DISTRICT

ATTEST:

Nathan Blackwell, Chairman

Linda Jaworski, District Clerk