

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

Thursday, November 7, 2019

City Hall – Council Chambers

1300 9th Street, St. Cloud, Florida 34769

6:00 p.m.

MINUTES

I. Chairman Blackwell called the meeting to order at 6:01p.m.

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

All Members were present. Others present were Deputy City Manager Miller, District Attorney Mantzaris, Deputy District Clerk, Ivy De La Cruz, and Executive Administrative Assistant Claudia Klockars

II. Discussion and possible action regarding the Stevens North Letters of Intent.

Deputy City Manager Miller stated the Board had reviewed multiple offers and reduced the list from six to three potential buyers. The Board requested that the three prospective buyers return with their best and final offer along with changes to the property and to meet with staff. Staff organized a pre-application meeting for review and questions and emphasized their desire for a fast closing on the mixed use property.

Ms. Miller stated they had received the final and best offers and had a meeting with the bond holders which supported the Equity proposal. Staff also recommended the Equity proposal with a condition that the City owned property price be increased to \$1.75 million dollars.

David Calcanis, Collier's International, reiterated the crucial timing for closing and was available for questions.

District Attorney Mantzaris stated that Mr. Calcanis was prepared to present a synopsis to the Board on each option. He informed the Board of an issue with an ongoing CDD assessment that added additional taxes on the property, if the property does not close by March of 2020.

Member Cooper asked for clarification on the plan versus the five acres.

District Attorney Mantzaris stated they needed to be discussed together and reviewed for the Members.

Member Matheny shared her concerns regarding the property for the public safety complex.

Discussion followed regarding the best options for the complex due to future growth and the amount of taxes for the 2017 through 2019 years.

Member Cooper inquired about 105 acres across from the police department and the 28 acres directly behind the station. Deputy City Manager Miller stated they had reached out to Attorney Jo Thacker, but had not heard back.

Member Matheny requested estimated net proceeds discussion and would like a limit and cap on mobility fees for road construction and a detailed plan on the connector road from Budinger to Canoe Creek Road.

Board consensus was to have a detailed plan and capped mobility fees of \$1.5 million for the connector road.

Discussion followed regarding square footage on the acreage for commercial.

District Attorney Mantzaris stated the offers were reviewed with staff and the bond holders based on the letters of intent that had been received and on the contingencies.

Member Cooper requested further discussion regarding the LOI's.

Eric Marks, Apex Homes & Avalon Park Group, stated he had incorrectly added that a PUD was needed in the LOI.

Dale Avery, Titan Properties, stated they also had mistakenly added PUD.

District Attorney Mantzaris suggested allowing the presentation of the three options and follow up at the November 21, 2019 DSD Meeting to give Members an opportunity to review further.

Mike Liquori, Equity & Gentry, stated he felt confident with their LOI.

Presentations were given by all three representatives to allow the Board additional time for reviewing the plans prior to the November 21st DSD meeting.

Deputy City Manager Miller stated the offers were all similar and staff's recommendation was a closing date prior to the March 2020 tax deadline.

Member Trace reviewed each options similarities and differences.

Council consensus requested a rollover of the concept plans to the November 21st Council Meeting prior to the December 5th DSD meeting to keep the same time frame for closing.

District Attorney Mantzaris informed the Board:

- The Alliance project submitted their 2nd deposit of \$100,000.00 to the escrow agent.
- Received an LOI for Tract 8A in Corporate Campus, 3.3 acres for \$612,350.00.

Boards consensus was to begin negotiations on Tract 8A with the perspective buyer for the December 5th DSD Meeting.

III. Adjournment 7: 14 p.m.

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PROJECT DEPENDENT SPECIAL DISTRICT

Nathan Blackwell, Chairman

ATTEST:

Linda Jaworski, District Clerk