

**Minutes of Community Redevelopment Agency WORKSHOP
held Monday, June 27, 2022 at 2:00 PM
in the Council Chambers**



CALL TO ORDER

Chairman Graham called the meeting to order at 2:00PM .

ROLL CALL

Chairman:	Art Graham	
Board Members:	Frances Povloski	Jeffrey Jones
	David McGraw	Gary Paetau

Also present were: AJ Souto, Budget Officer/Asst. CFO, Heather Ireland, Planning Director, Dennis Barron, Public Works Director, Taylor Mobbs, CRA Coordinator

ITEMS FOR DISCUSSION

A. FY 2023 Proposed Operating Budget

Budget Officer, AJ Souto, presented the proposed operating budget for FY23 to the board.

Mr. Souto went over each of the three 'categories' of the operating budget; the Downtown CAPE Program, Downtown Redevelopment District, and the Southend Redevelopment District. Mr. Souto pointed out the new PD vehicle replacement schedule to the board, and acknowledged that, moving forward, all cars will eventually be replaced with an SUV or truck.

Ms. Povloski asked Mr. Souto if we were adding additional vehicles to the inventory, and if PD requested additional staff in the FY23 budget. Mr. Souto replied no to both of those questions.

Mr. Souto then discussed the downtown redevelopment operating budget. The board requested some clarification on the high dollar amount associated with the internal service charges. Mr. Souto explained that the CRA as a 'department' of the city utilizes all City staff in some capacity. Mr. Souto then explained that every division of the City is charged a specific line item amount to fund various departments (HR, Procurement, Finance, etc.). Mr. Souto also acknowledged that there was a slight increase due to our recently expanded IT department.

Mr. Souto explained the Southend Redevelopment Operating Budget and noted some minor changes to line items, but overall the Southend budget did not see any major fluctuations.

B. FY 23-27 Proposed Capital Improvement Plan

Mr. Souto began the CIP discussion by explaining to the board that there are significant

increases to both the downtown and southend CIP 23-27. Chairman Graham asked for an explanation as to why we are seeing such significant increases in both of the districts.

Mr. Dennis Barron, Public Works Director, addressed the board and explained that several of the proposed projects were 'estimated' costs until this year. Mr. Barron sought out actual construction and design costs for critical infrastructure projects in both districts, and unfortunately, the costs associated with these projects were significantly higher than initially anticipated several years ago. Further discussion ensued to discuss the encumbrance of funds, procurement processes, budgeting processes, and how we reached these numbers and years the projects are allocated for.

Mr. Barron then went on to discuss the Southend CIP with the board and the changes to projects. Mr. Paetau acknowledged that the main projects listed in the Southend focus on storm water, and there are little to no other infrastructure projects mentioned. Mr. Barron stated due to development and negotiations in years prior, the City and CRA hands are tied when it comes to other infrastructure in many areas in the Southend. Mr. Barron stated that due to the way the deals with major neighborhoods and development in Southend occurred, they do not fall under the general CRA maintenance allocation. Mr. Jones asked if something were to fail, and a developer/owner could not do the repair, what would happen? Mr. Barron stated that the City would then incur the cost of repair, not the CRA.

Mr. Paetau also asked about the 50% reduction of the TIF funds to the taxing authority, and how that will impact future projects and the ability to do those projects in the Southend. Mr. Souto replied that is considered when budgeting for this CIP presented, and all of the projects mentioned are funded easily even with the reduction.

ADJOURNMENT

There being no further business, the meeting adjourned at 3:09PM.

Submitted by: Taylor Mobbs, CRA Coordinator

Approval:



Art Graham, Chairman

Date: 9/26/22