Minutes of Community Redevelopment Agency Meeting
held Monday, September 26, 2022 at 3:00 PM
in the Council Chambers

CALL TO ORDER

This meeting was called to order at 3:00PM.

ROLL CALL

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

Also present were: Heather Ireland, Taylor Mobbs, Jim Gilmore, Taylor Mejia

COURTESY OF THE FLOOR TO VISITORS

Chairman Graham extended Courtesy of the Floor to visitors.

Mr. Landis, of 736 2nd Street addressed the agency regarding the Dolphin Depot project. Mr. Landis had questions regarding the building setbacks, would like to see the side view renderings of what the building would look like, and questions regarding a space within the development proposal that appears as a dumpster. Staff and the developers representative addressed the comments made during courtesy of the floor during "items for discussion".

APPROVAL OF MINUTES

A. August 17, 2022 Workshop

A motion was made by Mr. Jeff Jones (with minor revisions) to approve the minutes. This was seconded by Ms. Povloski. All were in favor.

B. August 22, 2022 Regular

A motion was made by Mr. Jeff Jones to approve the minutes. This was seconded by Ms. Povloski. All were in favor.

C. September 14, 2022 Workshop

A motion was made by Mr. Jeff Jones (with minor revisions) to approve the minutes. This was seconded by Ms. Povloski. All were in favor.

STAFF REPORT

A. September Staff Report

Staff went over the highlighted sections of the report with the agency, and noted a few changes: the PW open house would be moved to Oct 12, staff would begin working on the bid documents for the pier parking lot, and the art committee has plans to issue the first call to artists in November.

Mr. Paetau asked staff for some clarification on the basin referred to in the public works section of the update, as well as the crosswalk shipping status/ETA. Staff stated they would follow up with the public works director for more information.

OLD BUSINESS

Ms. Povloski reminded the agency of the "100 parking spot" requirement set forth in the current agreement with COJ for the pier parking lot. Ms. Povloski asked had this been addressed with council yet, and if not, when could they anticipate that discussion? Staff stated they are working on setting up a joint work session for council and the CRA to address various topics, one of which will be the parking lot requirements.

NEW BUSINESS

A. Resolution 2022-08, CRA Support for JB1

Staff reminded the agency of the intention of JB-1 and the benefit it would have for smaller businesses to locate in the downtown district. This bill will allow for smaller square footage, and fewer seating requirements, to still be able to qualify for the full 4-COP license. It was noted again, this exemption (if approved) would only apply to businesses classified as restaurants; this will not apply to bar establishments.

A motion was made to approve Resolution 2022-08 by Ms. Povloski, this was seconded by Mr. Jones. All were in favor.

ITEMS FOR DISCUSSION

A. Dolphin Depot RD Rezoning Amendment Application

Planning Director, Heather Ireland gave a brief overview of the dolphin depot project. She explained the overall concept of dolphin depot had previously received approval, and the only section seeking additional approval are the minor changes in the highlighted section of the plans. Ms. Ireland also confirmed the area in question during the courtesy of the floor is in fact a dumpster enclosure.

Mr. Steve Diebenow also addressed the agency as the developers' representative.

Chairman Graham asked what are the rules regarding the dumpster enclosure and can it be relocated? Ms. Ireland stated the dumpster was located in an approved location and had the appropriate surround to block it from the street view.

Mr. Diebenow addressed the agency and reminded everyone that the main focus of the rezoning application today is the changes focusing on 6th Ave. North, highlighted in yellow, the rest of the application has received prior approval to move forward. Mr. Diebenow also addressed a question from courtesy of the floor, and stated they do not have all of the additional exterior elevations at this time.

Mr. Diebenow addressed agency concerns surrounding the dumpster and reminded them this was not a part of what is seeking approval today. Mr. Diebenow stated he would relay the comments to the developer, but made no promises on there being any changes.

Mr. Paetau stated he was concerned with what the proposed development does to 1st Street, as it creates a canyon-type appearance along the corridor between the proposed development and Margaritaville. Staff stated that the development would not be a blank concrete wall, there would be balconies located along 1st street, and staff also agreed with Mr. Paetau that if the applicant was interested, they could consider some various artistic elements to help activate the space.

Mr. Jones stated he appreciates that the development is activating 6th Avenue, as called out in the downtown plan, and does not feel that this development creates an issue along 1st Street.

Mr. McGraw pointed out the proposed restaurant space is located on the corner, and that will add to the activation of both 6th Avenue and 1st Street.

Ultimately, the agency agreed unanimously to support the recommendation of approval by the City Council, ensuring that the proposed development remains consistent with the downtown vision plan.

ADJOURNMENT

There being no further business, this meeting was adjourned at 3:53PM.

STAFF REPORT

This section was a typo on the original agenda.

Submitted by: Taylor Mobbs, CRA Coordinator

Approval:

Art Graham, Chairman

Date: 10|24|22