Minutes of the Community Redevelopment Agency held Tuesday, May 28, 2024 at 3:00 PM in Council Chambers

CALL TO ORDER

This meeting was called to order at 3:01 PM.

ROLL CALL

Chairman:	David McGraw	
Board Members:	Meghan Edwards	Christi Elflein
	Gary Paetau	Frances Povloski
Alternates:	Thad Moseley	Ron Whittington

Also present were: Taylor Mobbs, Heather Ireland, Jim Gilmore, Ashlie Gossett, Kayle Moore, Trevor Hughes, Thomas

APPROVAL OF MINUTES

1.22.24 - A motion was made by Gary Paetau to approve the minutes. This was seconded by Christi Elflein

3.13.24 - A motion was made by Gary Paetau to approve the minutes with the grammatical changes. This was seconded by Christi Elflein

Mr. Paetau also requested the minutes of the March 13 meeting reflect that he was not in favor of the Latham Plaza design, as the minutes stated the entire agency supported the design. After further review of the meeting recording, it was determined that was not stated during the meeting for the record. Mr. Paetau requested staff note this in the minutes of the May 28, 2024, meeting that he is not in favor of the current Latham Plaza design.

3.25.24 - A motion was made by Gary Paetau to approve the minutes. This was seconded by Frances Povloski

4.10.24 - A motion was made by Gary Paetau to approve the minutes. This was seconded by Frances Povloski

4.22.24 - A motion was made by Gary Paetau to approve the minutes. This was seconded by Meghan Edwards

5.15.24 - A motion was made by Gary Paetau to approve the minutes. This was seconded by Meghan Edwards

A.

- **January 22, 2024 Minutes**
- **March 13, 2024 Minutes**
- **March 25, 2024 Minutes**
- **April 10, 2024 Minutes**
- **April 22, 2024 Minutes**
- **May 15, 2024 Minutes**

COURTESY OF THE FLOOR TO VISITORS

No visitors.

OLD BUSINESS

Mr. Paetau stated he noticed that the former Habibi site fencing was down, and things were being moved around on the site. Staff told Mr. Paetau code enforcement reached out to the property owner and gave them a warning to bring the fence into compliance. The fence is down because they are getting ready to install a new fence that will meet the requirements.

Mr. Paetau asked staff about the status of the pier parking lot. Staff stated there are several challenges with this project as a whole, the main one being the potential to violate the DEP permit issued if the changes to reopen are not in line with what the permit allows. Staff informed the agency this will be discussed in great length at the joint workshop on June 12.

Mr. Paetau also stated the sunshine park playground and some of the exercise equipment were in need of repair. Staff stated that parks and recreation were on top of the repairs and would handle any issues that come up.

Mr. Paetau then asked what happened with the 'priority' lists from agency members regarding downtown projects. Staff stated the looked them over, and used the priorities of the agency compared to the priorities of council to create the council/cra joint meeting agenda.

NEW BUSINESS

Ms. Povloski asked if the pull-up bar located on the boardwalk was the agency, or the lifeguards, and stated either way it was in need of repairs.

Ms. Elflein announced to the agency this would be her last meeting, as she is relocating.

ITEMS FOR DISCUSSION

A. FY2025 Preliminary Budget Review

CFO, Ashlie Gossett provided the agency members with the preliminary budget review for the CAPE program, the downtown, and the southend district(s).

Ms. Povloski asked for clarification on the difference between personal and professional line items, CFO Gossett stated personal is staff related costs and professional are the services we outsource, like consultants.

Mr. Paetau asked about the construction job, and stated shouldn't the title read "Manager" instead of "Superintendent". CFO Gossett stated that after careful review of the duties, pay, and supervisory roll it fell more in line with the other Superintendents within the City.

Ms. Povloski asked if there was a reason the incentive program was reduced, and asked if it is just a suggestion that the agency can reject? CFO Gossett stated the reasoning behind this is to keep the cashflow at a certain level, some projects and line items will have to shift to make the numbers work.

Mr. Paetau asked if the personal line item includes the new position, to which CFO Gossett replied yes. Mr. Paetau asked what are we trying to accomplish with the new construction positions, and should we have the position be fully funded by the agency and not shared with the City? CFO Gossett stated that the current projects and the projects moving forward all have a CRA/City element to them. It would not make sense to have two people essentially doing the same job because one can only work on CRA related portions of the project.

B. Five-Year Capital Improvement Plan FY2025-2029 Review

Ms. Povloski asked staff if the wayfinding signage line item included the decorative surf board sign that currently has a hole in the center. Staff stated that the signs in the wayfinding line item would only be for directional/wayfinding signs. The surfboard sign would fall under the public art line item since the sign is considered a piece of artwork.

Mr. Paetau asked about the phase 3C construction project increasing by $9,000,000 and CFO Gossett stated the project did not necessarily 'increase'. The project is just shown fully funded now out into FY 2029. Ms. Gossett also noted that on page 41 of the sheets provided, it shows a summary of the 5-year capital improvement plan, and also shows the city components to the CRA infrastructure projects.

Mr. Paetau asked why the splash pad was not listed in the projects, and staff stated that project is currently underway and is an FY2024 project that will be completed in FY2024.

Ms. Povloski asked about the 50% reduction to the TIF in the southend district, and asked if that was a done deal, or could the reduction essentially be 'taken back'. CFO Gossett stated that as of today, no agreement with COJ has been formalized regarding the 50% reduction. However, the City does budget for the return portion of the reduction, and should that go away, mileage rates would need to increase to cover the deficit created. CFO Gossett stated that even with the reduction, there are sufficient funds to fund future projects, infrastructure projects, and maintenance required in the southend district.

Alternate, Thad Moseley stated that he hoped agency members would remember that while the projects in the southend are funded by that TIF fund, the entire district and projects are enjoyed by people far outside of that district.

Ms. Povloski stated that she has thought of all the things in the district the agency and members of the public wanted to see done in the southend, and with the exception of a few projects, everything has been completed.

Ms. Elflein stated that one project to consider for the future would be traffic circulation on South Beach Parkway heading south. This area is becoming very congested and she would like to see the agency consider the idea of a roundabout to slow down traffic.

C. Downtown Landscaping Plans

Parks and Recreation Chief of Maintenance, Trevor Hughes, provided the agency with a packet of images created by the landscaping contractor to show the concepts for the downtown. Mr. Hughes stated the images shown are renderings, and some things will differ slightly.

Chairperson McGraw asked why the City chose to use specific trees in the district that do not provide much shade, and inquired if trees that would provide more shade could be considered? Mr. Hughes stated that creating shade in the downtown would be very difficult due to the harsh elements.

Mr. Paetau asked about the images reflecting what looked to be red mulch in some of the flower bed areas, and Mr. Hughes stated that was just on the concept, that they would only be using the two aggregate materials previously discussed. Mr. Paetau also asked in the areas with the rock and concrete screening, for landscapers to use a filter fabric under the rock to help mitigate weeds. Mr. Hughes stated that it is standard practice to use the filter fabric.

Mr. Paetau asked where the costs of this maintenance would be budgeted for in the document, staff stated it would fall under the general maintenance line item annually.

The Chairperson asked if the agency was comfortable with the plans, and all to signify by saying "I", all agency members voted they were in favor of the landscape plans and directed staff to proceed.

D. Downtown Plan Update

Ms. Heather Ireland provided the agency with an overview and the goals of the downtown plan amendment, and stated she hoped to have a document before the agency for discussion by July.

Ms. Povloski asked if the boundaries of the district were changing and staff stated they were not, just updating the contents of the plan.

Mr. Paetau asked what the simulated plan referenced is, and staff stated the large color coded document done by the Shepard law firm. Mr. Paetau also asked staff who was working on this plan and did we need to outsource experts? Staff stated that they were the ones writing the plan, along with the assistance of the Southern group, and there was no need to add any additional resources to rewriting the plan.

ADJOURNMENT

There being no further business, this meeting was adjourned at 4:27 PM.

Submitted by: Taylor Mobbs, CRA Coordinator

Approval:

Chairman

Date: 7/22/24