

**CRA 10/14/09**

**SANFORD COMMUNITY REDEVELOPMENT AGENCY**

October 14, 2009

---

The City of Sanford Community Redevelopment Agency met in Regular Meeting in the Railroad Depot Room, Second Floor, City Hall, 300 North Park Avenue, Sanford, Florida, at 4 PM on Wednesday, October 14, 2009.

Present: Maria Shreve, Vice Chair  
Charles Rowe (present at 4:21 PM)  
Bruce McKibbin  
Otto Garrett  
Bob Tunis, Executive Director

Absent: Jeff Triplett, Chair  
Janet Dougherty, Secretary

1) Call to Order/Roll Call

The Vice Chair called the meeting to order at 4 PM.

2) Approval of Minutes of September 2, 2009.

Mr. McKibbin moved to approve the Minutes. Seconded by Mr. Garrett and carried by vote of the Agency as follows:

Maria Shreve	Aye
Bruce McKibbin	Aye
Otto Garrett	Aye

3) Director's Report

Mr. Tunis reported that the incubator has surpassed expectations. Three companies are expected to move in in November and seven companies by January, each which will have multiple employees. Half of the businesses are high tech and include medical

**CRA 10/14/09**

technology, advanced materials, and environmental remediation. The Small Business Development Corp. will be in the incubator one day a week. Senior Core of Retired Executives (SCORE), which provides a counseling service, will have an office. Starting next month the head of the incubator will provide a quarterly report on their activities and will provide a monthly log of activities.

Mr. Tunis said that roofing is under way and nearly completed at 113 S. Palmetto Avenue. Due to environmental concerns, he may not be able to move onto the next phase. Engineers have recommended the shoring up of the ceiling on the north side because it could collapse while waiting for further repairs to be done. He requested approval of the expenditure of \$5,500 for shoring up the ceiling.

Mr. McKibbin moved to approve the \$5,500 expenditure to do the repair on the interior ceiling. Seconded by Mr. Garrett and carried by vote of the Agency as follows:

Maria Shreve	Aye
Bruce McKibbin	Aye
Otto Garrett	Aye

Mr. Tunis said that the bricks need re-pointing and the east wall needs to be sealed to stop any leakage and he expects an estimate of about \$5,000.

Mr. Tunis said that he received a letter from the EPA assigning the CRA the responsibility for soil cleanup. He is investigating whether he can get a grant to do the cleanup and it will take a few months. Federal stimulus Brownfield money is available and there is also State funding available. He guessed that it could be four months before he knows anything about an EPA grant. In the meantime an environmental consultant may

## **CRA 10/14/09**

have to be hired to deal with the EPA. He may make a formal request next month. Further, he said that he needs clarification and direction from the EPA whether the building can be sold or leased in its current state. As far as he knows there is no danger to health and safety and that the danger is in the water table. In theory it should be possible to lease the building and fix it up while the remediation is happening.

Mr. Tunis said that Mr. Triplett wants to be involved in discussion next month about a suggestion made by Ms. Shreve that the CRA fund the Welcome Center rather than Alive After 5, because of State Legislation concerns about event funding. He will have to get a legal opinion whether a non-profit organization can operate the Welcome Center and whether it is an approved function of the CRA.

Mr. Tunis said that he and Interim City Manager Tom George will attend the Florida Redevelopment Association meeting at the end of the month and will try to get a consensus of CRA's to see if there is a formal legal opinion by the CRA as to the applicability of event funding. He will come back with a recommendation whether events will remain in the redevelopment plan. In the next few months he may make a request to revise the redevelopment plan.

#### 4) Financial Report

Finance Director Jim Poulalion reported that it takes a while to get the bills in at the end of the year and a few months to close out the fiscal year. The next report should give a pretty good picture of what September should look like. There hasn't been much of a change in the last report other than a few invoices.

## **CRA 10/14/09**

Mr. Tunis said that the Hollerbach and Tibstra grants are complete and there will be a little funding carried forward to fiscal year 2010. Mr. Poulalion said the received notification from the Seminole County Tax Assessor that the City's portion of ad valorem taxes will be \$20,000 less which will slightly affect the CRA. There are a lot of vacant properties in the City. [Mr. Rowe present at 4:21 PM]

### 5) Public Works Update:

John Reichardt reported that the Northshore ramp has been opened for only small craft.

### 6) Discussion: Update on Wayne Densch Performing Arts Center

Beverly Winesburgh, Chair of the Wayne Densch Performing Arts Center, reviewed the report submitted with today's agenda packet and asked about possible funding. She discussed refurbishment of the old theatre lobby to improve restroom facilities.

Ms. Shreve asked her to look at the potential for a public restroom. Ms. Winesburgh said that she will come back in six weeks with a proposal for possible funding. Mr. Tunis said that the CRA will have a good idea in January or February on what the finances will look like.

### 7) Discussion: Golden Rule Housing: Proposal to Establish an Assisted Living Center.

Ronald Pruitt, Executive Vice President of Keep Your Castle LLC gave an update on Golden Rule Housing's senior housing project.

### 8) Discussion: Request for Funding: Crappie Masters National Qualifying Tournament

This item was pulled from the agenda.

- 9) Other Business
- 10) Public Comment

There being no further business, the meeting was adjourned at 5:08 PM.

---

CHAIRMAN

Attest:

---

Secretary

cp