

City of Clearwater

*City Hall
112 S. Osceola Avenue
Clearwater, FL 33756*



Meeting Minutes

Monday, June 13, 2016

1:00 PM

City Hall Chambers

Community Redevelopment Agency

Roll Call

Present 5 - Chair George N. Cretekos, Trustee Doreen Caudell, Trustee Bob Cundiff, Trustee Hoyt Hamilton, and Trustee Bill Jonson

Also Present – William B. Horne – City Manager, Jill Silverboard – Assistant City Manager, Pamela K. Akin – City Attorney, Rosemarie Call – City Clerk, Nicole Sprague – Official Records and Legislative Services Coordinator

To provide continuity for research, items are listed in agenda order although not necessarily discussed in that order.

Unapproved

1. Call To Order – Chair Cretekos

The meeting was called to order at 1:48 p.m. at City Hall.

2. Approval of Minutes

- 2.1 Approve the minutes of the May 16, 2016 CRA Meeting as submitted in written summation by the City Clerk.

Trustee Jonson moved to approve the minutes of the May 16, 2016 CRA Meeting as submitted in written summation by the City Clerk. The motion was duly seconded and carried unanimously.

3. Citizens to be Heard Regarding Items Not on the Agenda – None.**4. New Business Items**

- 4.1 Approve the Purchase Contract for the City of Clearwater Community Redevelopment Agency (CRA) purchase of real property located at 1247 Grove Street, Clearwater, with a purchase price of \$67,500 and total expenditures not to exceed \$90,100 including closing costs, and authorize the appropriate officials to execute same, together with all other instruments required to affect closing.

The subject property is located at 1247 Grove Street and is owned by RTO Homes LLC (Seller). Seller's property at 1247 Grove Street has a total land area of approximately 4,400 square feet. A building is currently located on the center of the property which is approximately 1,100 square feet and would be

demolished after purchase.

The acquisition of this property expands the developable land available for the property generally known as the former Economy Inn site which is being marketed as a key redevelopment opportunity. The East Gateway Vision Plan (Jan 2012) identified the Economy Inn site as a “prime opportunity to create a mixed-use real estate development serving the medical/technology industry”. Located in the East Gateway Character District, the assemblage is together bounded by Cleveland Street, N. Lincoln Avenue, Grove Street, and N. Betty Lane and with inclusion of the subject property totals approximately 57,100 square feet.

Holtz Appraisal Services, Inc. performed an independent appraisal on the property. The appraisal provided a value conclusion of \$63,500 with a valuation date of April 25, 2016. While the purchase price is above appraised value, staff recommends the acquisition of this parcel at this time to be able to implement strategies from the East Gateway Vision Plan that will benefit the community and improve property values in the area.

Acquisition Costs for the purchase of the subject property:

Purchase price	\$67,500
Closing costs	\$500
Demolition	\$10,000
Asbestos Survey & Removal	\$10,000
Boundary Survey	\$2,100
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TOTAL	\$90,100

Funding Source

A third quarter budget amendment will provide a transfer of \$7,000 from project 388-94849, East Gateway to project 388-94868, Economy Inn Acquisition/Demolition, to provide the additional funding needed for this contract. As this is a property acquisition, restricted county TIF funds will be used.

In response to questions, Interim CRA Executive Director Denise Sanderson said the property is near the Community Garden site. The Community Garden members are aware that they may need to vacate the property if a development opportunity arises. Staff has received some general interest in the properties. Ms. Sanderson said there are two other homes within that block. The City does not own lots at 1237 or 1239 Grove Street; the 1247-lot is the item before the Trustees and will help

square off the site. The City Attorney said an RFP on this property has not been conducted. Ms. Sanderson said the site to be acquired is clean and ready for development. The only environmental issue expected is asbestos. The appraised value was approximately \$63,500.

Trustee Caudell moved to approve the Purchase Contract for the City of Clearwater Community Redevelopment Agency (CRA) purchase of real property located at 1247 Grove Street, Clearwater, with a purchase price of \$67,500 and total expenditures not to exceed \$90,100 including closing costs, and authorize the appropriate officials to execute same, together with all other instruments required to affect closing. The motion was duly seconded and carried unanimously.

5. Adjourn

The meeting adjourned at 1:54 p.m.

Attest

City Clerk

Chair
Community Redevelopment Agency