

MINUTES
NICEVILLE COMMUNITY REDEVELOPMENT AGENCY (CRA) BOARD
MEETING
March 8, 2022
5:00 PM

CRA Chairman Henkel and all CRA Commissioners were present. Also present were CRA Executive Director, Lannie Corbin; CRA Clerk, Dan Doucet; Dr. William McCartney; Grants Administrator, Ammy Hanson; Deputy City Clerk, Wendy Farmer, and Finance Director, Steven Rausch.

CALL TO ORDER

The meeting of the CRA Board was called to order at 5:00 PM.

APPROVAL OF MINUTES

Regular Board Meeting December 14, 2021

COMMISSIONER DONAHOO MOVED APPROVAL OF THE DECEMBER 14, 2021 CRA BOARD MEETING MINUTES. COMMISSIONER ABNER WILLIAMS SECONDED. COMMISSIONER VOTE: SCHAETZLE-YES; ALLEY-YES; HENKEL-YES; DONAHOO-YES; WILLIAMS-YES. MOTION PASSED.

NEW BUSINESS

Fiscal Year 2021 Appropriation

Chairman Henkel asked for someone to address the Commission regarding this item.

Steven Rausch explained to the Commission that the auditors are completing the audit of the 2021 CRA budget. As a result of this audit, they have identified that the Commission needs to appropriate \$374,958.36. There are four options for the appropriation of these funds: return them to the County and City, pay future debt, apply to current debt services, or appropriate to a current CRA identified project. Steven recommends that the Commission appropriate the funds to the Old Town Historic project. The auditors are requesting this appropriation to be made to keep funds appropriated correctly.

Discussion from the Commission ensued regarding the funds and that this was for the fiscal year 2021 CRA budget and not the current fiscal year 2022 CRA budget.

COMMISSIONER ALLEY MOTIONED TO APPROPRIATE \$374,958.06 TO THE OLD TOWN HISTORIC PROJECT AS OF SEPTEMBER 31, 2021. COMMISSIONER SCHAETZLE SECONDED. COMMISSIONER VOTE: SCHAETZLE-YES; ALLEY-YES; HENKEL-YES; DONAHOO-YES; WILLIAMS-YES. MOTION PASSED.

Other Business – Discussion Items

Consideration of Implementation Schedule for Old Town Area.

Chairman Henkel asked the Commission if they would like to move forward with the Old Town Historic Project and review the Implementation Schedule. If the Commission moves forward with the project we will need to make decisions about the next steps. In December, the CRA Board accepted the proposed plan, but made no formal decision to move forward with the project.

Dr. Bill McCartney discussed the need to find revenue for this project. Currently, the Board has invested \$4 million in purchasing property and making improvements. S&ME has determined that another \$12 million would be needed to complete the project. Dr. McCartney believes that an investment of \$6-8 million in infrastructure will be needed.

Mr. Corbin spoke of the need to speak with the financial director. Having money up front would help with the purchase of additional properties (Austerman, Beach Bank, Glass Doctor), hiring an engineer for infrastructure improvements. A bond issue would help fund these projects. CRA has a revenue source of \$500,000. Mr. Corbin explained the footprint of the CRA and mentioned property improvements that are occurring that will increase the revenue of those areas.

Dr. McCartney stated that we start by deciding how we are to proceed with construction, engineered plans, water, sewer, and stormwater, curb and gutter improvements. There are options we can create a RFP or hire a construction manager to coordinate sub contractors, manage money and payment of invoices. The construction manager would be under the Commission and meet regularly with the Commission.

Discussion of these items followed. Chairman Henkel suggested that the next meeting be moved to May 10, 2022 at 5 PM.

Discussion of the Letter of Interest for an Aquatic Center was discussed.

There being no further business, meeting adjourned at 5:45 PM.

BOARD CHAIRMAN

ATTEST:

RECORDING SECRETARY