

TERRILL L. HILL
MAYOR - COMMISSIONER

MARY LAWSON BROWN
VICE MAYOR - COMMISSIONER

RUFUS J. BOROM
COMMISSIONER

JUSTIN R. CAMPBELL
COMMISSIONER

JAMES NORWOOD, JR.
COMMISSIONER



CITY of Palatka FLORIDA

Regular meeting 2nd and 4th Thursdays each month at 6:00 p.m.

TERRY K. SUGGS
CITY MANAGER

BETSY JORDAN DRIGGERS
CITY CLERK

MATTHEW D. REYNOLDS
FINANCE DIRECTOR

JASON L. SHAW, SR.
CHIEF OF POLICE

MICHAEL LAMBERT
CHIEF FIRE DEPT

DONALD E. HOLMES
CITY ATTORNEY

MINUTES CITY OF PALATKA CALLED MEETING Economic Development Tour December 6, 2016; 1:00 p.m.

Proceedings of a Called Meeting of the City Commission of the City of Palatka, Florida, held on the 6th day of December, 2016.

PRESENT:	Mayor	Terrill L. Hill
	Commissioner	Mary Lawson Brown
	Commissioner	Rufus Borom
ABSENT:	Commissioner	Justin Campbell
	Commissioner	James Norwood, Jr.

Also Present: City Manager Terry Suggs; City Clerk Betsy Jordan Driggers; Police Chief Jason Shaw, Fire Chief Mike Lambert, Public Works Director Jonathan Griffith. Others Present were Frederic Washington, HUD; Jerry Mullins, Abe's Finest Meats; Cassandra Story and Trenessa Williams, Bethune Cookman University (joined at 3:30 p.m.)

Photographer for the Record: Jonathan Griffith, Public Works Director

CALL TO ORDER & Reading of Meeting Call – Mayor Hill called the meeting to order at 1:30 p.m. pursuant to the following Meeting Call, which was issued on December 1, 2016:

TO COMMISSIONERS: MARY LAWSON BROWN, RUFUS BOROM, JUSTIN CAMPBELL AND JAMES NORWOOD, Jr.:

You are hereby notified that a Special Called Meeting of the Palatka City Commission is called to be held on Tuesday, December 6, 2016, at the regular meeting place of the Palatka City Commission, Palatka City Hall, 201 N. 2nd Street, Palatka, Florida, to commence at 1:00 p.m.

The purpose of the meeting is to participate in an Economic Development Tour for the purpose of viewing and discussion economic development opportunities and priorities. The tour bus will depart City Hall at 1:00 p.m.

/s/ Terrill L. Hill
Terrill L. Hill, MAYOR

The following Commissioners acknowledge receipt of a copy of the foregoing notice of a Workshop meeting on the 1st day of December, 2016:

/s/ Mary Lawson Brown
COMMISSIONER

/s/ Justin Campbell
COMMISSIONER

/s/ James Norwood, Jr.
COMMISSIONER

/s/ Rufus Borom
COMMISSIONER

ECONOMIC DEVELOPMENT TOUR: The following stops were made and/or sites visited or highlighted, during which funding and development options were discussed:

Ride Solutions Terminal – Brevi Bus Tour: Boyd Thompson, Executive Director of Ride Solutions, conducted the tour. The Brevi Bus was designed and completed as part of a Federal Transit Authority Administration Project. It was designed and built in Putnam County. The cost to start-up production is \$10 - \$12 million dollars. Start up will require 100 employees; they project 300 employees at six months of operation. There is a confirmed market for this bus. Mr. Thompson will transmit a project synopsis to Mr. Washington via the City Manager.

There is a Brownfield site located on an adjacent lot; the entire area could be declared a Brownfield. This will require a 50,000 sf facility. The current lot can be expanded with the addition of the city-owned lot next door, which was viewed and photographed for the record.

Points of interest in the South Historic District were:

- Coca Cola Building, which is privately owned, eligible for historic tax credits
- Cypress Mills PUD (FFI), slated for s/f, m/f & senior housing, condos and mixed-use retail
- Azalea Health Care (eligible as a Qualified Health Center)
- Tilghman House with adjoining lot
- Riverfront Park Improvements
- Riverview/Downtown Redevelopment Sites (100 blocks) and improvements

Discussion points: There is a need for senior-friendly housing and mixed-use retail. There is a need for lift station replacement for the area. In this area and all over the City there is a need to replace old water/sewer infrastructure, which is outdated and breaks often. Mr. Washington asked the City to produce at minimum a partially drawn-up master plan depicting site development and utility needs. Mr. Griffith will send Mr. Washington a map of water line needs identifying opportunities and job creation indicating support needed. There is money available in the form of historic tax credits, for Qualified Health Centers, for fresh food/produce/supermarket enterprises. The main thing is to identify how this can be created through repair, replacement & upgrade of the City's infrastructure and maintenance of the 69 miles of pipe that needs to be combined and replaced. The City needs to provide him with a plan for a more efficient utility system and network with a price to bring it to fruition. Discussion was held on creation of public-private partnerships. Some existing entities already have new market gas credits.

As the tour continued across Reid Street, past City Hall and west on Main Street, topics discussed were Brownfield sites, locating a grocery store at the former Winn Dixie building (800 block of Reid), 11th Street Corridor and Palatka's City Lot, which was built on top of a landfill.

A stop was made at Abe's Finest Meats and a tour of the facility was taken. Jerry Mullins, owner, showed participants his processing and packaging facilities and products, spoke of the customers he supplies, and talked about the cost of new and modern equipment upgrades. He wants to increase his facility, which will create new and sustainable jobs, and what it will take to expand in terms of space, capital and equipment. Mr. Mullins and Mr. Washington discussed

HUD funding options and grants available. Mr. Mullins discussed the need to heavily filter city water both inside and outside the facility due to its unsuitability for industrial use due to rust.

Outside the facility, discussion ensued with Mr. Washington regarding Palatka's/Putnam County's Greenway/Blueway Trails and the opportunity they present to build up tourism industry related to Bike Florida and other organizations that regularly utilize the trails system. This ties in with Amtrak upgrading its station presence by providing personnel to man the station and bring back local lines for day and overnight trips. Mr. Washington requested a synopsis of the Trails system which includes connectivity to other trails around the State, i.e. Palatka to Lake City.

Representatives from Bethune Cookman University joined the tour at 3:30 p.m. and all participants re-boarded the tour bus. The route continued northwest and points of interest included Calvary Family Life Center, Historic Central Academy, James A. Long Elementary, Panel Tek Truss Factory, The Moorings Hotel/Restaurant, Crystal Cove Marina and the Putnam County Barge Port. Discussion ensued on the need to extend water & sewer to the barge port to allow businesses to expand. At this time certain business cannot expand due to lack of utilities. The bridge building facility is "fed" employees from the FCTC Welding School, located next door to it. They want to expand and double their capabilities but can't because the river is to the east and a lift station is to the immediate west, blocking the natural expansion area.

The tour continued with a drive by of the Georgia-Pacific plant, where discussion centered around the need for upgraded housing and education, as many GP executives and skilled employees live in Clay or St. Johns Counties, citing better schools and housing in those counties. Continuing on to Hwy 100 and the Airport, the need to expand Hwy 100 to continue its four lanes to the west for Airport and Industrial Park development was highlighted. A stop was made at the Airport and a five-minute recess was taken.

The tour continued on to Moody Road past the Moody Road Fire Station, both industrial parks, SJRSC, west on St. Johns Avenue past Palatka Health Care, medical offices and Putnam Community Medical Center. Then east on Hwy 20/Crill past the County Government Complex to Moseley Avenue, then South past Forrester Field, Ravine Gardens and Palatka Golf Club.

Lundy Road was the route taken south to the WWTP where needed improvements were highlighted. Mr. Griffith noted the sludge digesters are not operational. They currently use the press when it is operational or drying beds. The City owns 120 acres adjacent and behind the Plant, which contains timber. The entire site contains approximately 250 acres. The City does not qualify for USDA grant funds for infrastructure or plant upgrades as Palatka is less than 500 citizens over the population cap of 10,000, and can't qualify for the program.

On the return trip to City Hall, Mr. Washington spoke of the possibility of the City utilizing the Capital Advance Loan program, which he states is better than a grant as the City won't be tied to grant requirements and it requires no grant administration. Loan repayment is based upon a percentage of the revenue stream generated by the utility. The USDA Capital Advance Program funds go unused many years. The easiest way to build infrastructure is through the new Market Tax Credit and Community Facilities Loan Guarantee programs. He used as an example the Withlacoochee Electric Company as a successful recipient of those funds. They used these funds to successfully upgrade an electrical power facility that hadn't been upgraded since the 1930's and had little revenue coming in due to its age and failures. The population cap on the Community Facilities Loan Guarantee program is 50,000.

ADJOURN – The bus returned to City Hall and participants disembarked at 4:45 p.m.

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE MAY NEED TO INSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. FS 286.105