

KARL N. FLAGG
MAYOR - COMMISSIONER

MARY LAWSON BROWN
VICE MAYOR - COMMISSIONER

ALLEGRA KITCHENS
COMMISSIONER

VERNON MYERS
COMMISSIONER

JAMES NORWOOD, JR.
COMMISSIONER



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

ELWIN C. "WOODY" BOYNTON, JR.
CITY MANAGER

BETSY JORDAN DRIGGERS
CITY CLERK

RUBY M. WILLIAMS
FINANCE DIRECTOR

GARY S. GETCHELL
CHIEF OF POLICE

MICHAEL LAMBERT
CHIEF FIRE DEPT.

DONALD E. HOLMES
CITY ATTORNEY

**MINUTES
CITY OF PALATKA
COMMUNITY REDEVELOPMENT AGENCY
April 9, 2009; 4:00 p.m.**

Proceedings of a called meeting of the City of Palatka Community Redevelopment Agency held on the 9th day of April, 2009.

PRESENT: Mayor Karl N. Flagg
Commissioner Mary Lawson Brown
Commissioner Allegra Kitchens
Commissioner Vernon Myers
Commissioner James Norwood, Jr.
Member Sam Deputy, Pres., Downtown Palatka, Inc.

Also Present: City Manager Elwin C. Boynton, Jr.; City Attorney Donald E. Holmes; City Clerk Betsy Jordan Driggers; Planning Director Jim Lee; Assistant Planning Director Debbie Banks.

CALL TO ORDER – Mayor Flagg called the meeting to order at 4:00 p.m. and read the following call, issued April 3, 2009:

TO MESSRS: MARY LAWSON BROWN, ALLEGRA KITCHENS, VERNON MYERS, JAMES NORWOOD, AND SAM DEPUTY:

You are hereby notified that a meeting of the Community Redevelopment Agency is called to be held at the regular meeting place of the Palatka City Commission, 201 N. 2nd Street, Palatka, on Thursday, April 9, 2009 at 4:00 p.m.

The purpose of the meeting is to make recommendations to the Palatka City Commission concerning the following items:

1. Execute a contract with Kimley-Horn & Associates, Inc. in the amount of \$23,000 to develop a CRA Plan for the North Historic and South Historic Districts, payments to be split evenly (\$11,500.00 each) between the North Historic District TIF Fund and South Historic TIF Fund, per concurrence of North and South Historic District Neighborhood
2. Conlee-Snyder Mural Committee Request to fund (2) Downtown Murals - \$15,000.00
 - a. New "Welcome to Palatka" Mural
 - b. Mary Lawson Hospital Historic Mural

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3. Reimburse the City of Palatka for engineering study for St. Johns Avenue Drainage (study conducted by Stone, Joca and Associates) - \$12,620.00
4. Reimburse the City of Palatka for downtown CBD electrical upgrades - \$4,800.00

/s/ Karl N. Flagg
Karl N. Flagg, MAYOR

The following commissioners acknowledged receipt of a copy of the foregoing notice of a special meeting on the 3rd day of April, 2009.

/s/ Mary Lawson Brown
COMMISSIONER

/s/ Allegra Kitchens
COMMISSIONER

/s/ James Norwood, Jr.
COMMISSIONER

/s/ Vernon Myers
COMMISSIONER

/s/ Sam Deputy
PRESIDENT
DOWNTOWN PALATKA, Inc.

(Vacant)
MAIN STREET MANAGER

INVOCATION – Commissioner Vernon Myers

PLEDGE OF ALLEGIANCE – Sam Deputy

DISCUSSION & RECOMMENDATION - CONTRACT WITH KIMLEY-HORN & ASSOCIATES, INC. in the amount of \$23,000 to develop a CRA Plan for the North Historic and South Historic Districts, payments to be split evenly (\$11,500.00 each) between the North Historic District TIF Fund and South Historic TIF Fund, per concurrence of North and South Historic District Neighborhood - Mr. Boynton said upon researching CRA plans, he discovered the North and South Historic Districts had no CRA Plan, which is required for any TIF district. As Kimley-Horn was chosen as the facilitator for the re-write of the CBD CRA Plan and is very familiar with the entire process and area, they were the logical choice to do this work. Lara Dietrich, the Planner/Facilitator, has done the research and met with both the North and South Historic District Neighborhood Associations, who are in favor of this. He has attached minutes from those respective Associations wherein their membership voted to approve this work and related TIF expenditure. Commissioner Kitchens moved to recommend approval and execution of a contract with Kimley-Horn & Associates in the amount of \$23,000 to develop a CRA Plan for the North and South Historic Districts, payment to be split between the districts, or \$11,500 each, from TIF funds. Commissioner Norwood seconded the motion, which passed unopposed.

DISCUSSION & RECOMMENDATION - CONLEE-SNYDER MURAL COMMITTEE REQUEST TO FUND TWO (2) DOWNTOWN MURALS - \$15,000.00

- a. New "Welcome to Palatka" Mural
- b. Mary Lawson Hospital Historic Mural

Commissioner Brown declared a conflict on this item, as one of the murals will go on the side of a building she owns.

Judy Rothschild, Chairman, Conlee-Snyder Mural Committee, said she came before them in December requesting money for murals, but because it was not in the CRA Plan, it was tabled until a provision was added. The provision has now been added to the Plan. They are planning two murals, one on Vice Mayor Brown's building, and are still looking for a location for the other. They need to know if this will be funded before they move further. Their associate member, Betty Sutliff, has come up with raw sketches for the Welcome to Palatka mural. For the mural depicting the Mary Lawson Hospital, they will have small portraits scattered on the side of the building. Some will be of medical professionals that worked at the Hospital, others will depict scenes of patients.

Commissioner Norwood asked if there is a recommendation coming from any of the TIF district associations? Mayor Flagg said when the request came before them in December, it was not in the scope of the plan. He asked if this is vetted anywhere else before it comes here. He asked if Mr. Deputy could disclose his relationship with the Committee. Mr. Deputy said he serves on the Board of the Conlee Snyder Mural Committee. The funding is being asked to come out of the CBD funding alone. This has been presented to downtown merchants through their representative that meets with them monthly. Since January's edition of Southern Living, where these murals were featured, there have been more visitors downtown. The Chamber has confirmed this. It is of great benefit to the City and quite successfully draws visitors to Palatka. Commissioner Norwood asked if this funding is available. Mr. Boynton said the funding was there when these expenditures were encumbered in December; this is just a more formal request for the funds. Commissioner Norwood moved to recommend approval of TIF funding in the amount of \$15,000 for two (2) downtown Murals. Commissioner Kitchens seconded the motion.

Christy Sanford, 312 Dodge Street, said she is all for the Conlee Snyder Mural Committee and all for art in public places, but wonders if they can have a competitive call for entries for the welcome to Palatka mural. She would also argue for \$10,000 each for these two projects. Since the money from the Downtown TIF has been in CDs, they've probably earned at least that much in the past year, so this is not unreasonable. Mrs. Rothschild responded that said she was asked to come up with a sketch to have something to present with this request, so she did. They typically ask two or three artists to submit sketches to the committee, and then a juried group of artists makes a recommendation and the entire committee votes on the sketches. They do have a competitive procedure.

There being no further discussion a vote was taken and the motion passed, five in favor and one abstention by Commissioner Brown. Mayor Flagg inquired as to whether or not the Mural Committee has a contingency fund, in the event this does not cover the entire costs. Mrs. Rothschild responded they do.

RECOMMENDATION TO REIMBURSE THE CITY OF PALATKA FOR AN ENGINEERING STUDY FOR ST. JOHNS AVENUE DRAINAGE (study conducted by Stone, Joca and Associates) - \$12,620.00 - per City Manager – Mr. Boynton said this project has been ongoing since he was Public Works Director. They have discussed several ways to do this drainage. After Tropical Storm Fay came through

last year, hazard mitigation grant money became available, and he has have applied for those funds to address this drainage improvement project. They had to submit preliminary engineering with the grant application and paid for that with Better Place Plan funds; however, he feels this expense should be born by TIF funds as it pertains to downtown. The entire \$12,620 should be paid from TIF. Mr. Deputy said they discussed this at the Downtown Palatka meeting, and were to write a letter of concurrence; however, he notes it did not make it to City Hall. In the 700 block, the water drains to the front, and there is no way to correct the issue unless the buildings are rebuilt. They have, in the past, taken care of this flooding on either end of this block through other means, but the 700 block still floods. They are in favor of this funding so the flooding can be alleviated; when it rains, it shuts down these businesses. Mr. Deputy moved to recommend the use of \$12,620 in TIF funds to reimburse the City of Palatka Better Place Funds expenditure for an engineering study for St. Johns Avenue hazard mitigation. Commissioner Kitchens seconded the motion, which passed unopposed. Commissioner Brown noted this will alleviate having to place sandbags in front of these buildings when it rains.

RECOMMENDATION TO REIMBURSE THE CITY OF PALATKA FOR DOWNTOWN CBD ELECTRICAL UPGRADES - \$4,800.00 - per City Manager – Mr. Boynton said the City has made significant modifications to the current electrical panels which will benefit special events. The benefit is strictly to the CBD, and this money should be reimbursed to the City of Palatka Downtown Electrical Expense budget line item. Commissioner Brown moved to recommend authorization of \$4,800.00 TIF fund expenditure to reimburse the City of Palatka for downtown electrical expenses. Commissioner Kitchens seconded the motion, which passed unopposed.

REMARKS/COMMENTS

City Manager Boynton said the Chamber of Commerce will be advertising to fill the position of Main Street Manager. His office is working with the Chamber on re-writing the existing contract between the City and Chamber. Given the Main Street Manager's activities, they believe it is imperative to hire a manager now. The new relationship will be between the CRA and Chamber, not the City and Chamber, so the manager will likely be hired prior to the contract revision.

Commissioner Brown said Debbie Banks was the prior Main Street Manager, so they may want to use her expertise on the contract re-write. Mr. Boynton said Ms. Banks has been instrumental in helping him to re-write the contract. Ms. Kitchens asked if the funds to help pay for the Main Street Manger will still come from the CRA? Mr. Boynton said it has always been paid through TIF funds, and that is why the contract will be with the CRA. Mayor Flagg said he doesn't believe in turf wars; if everything is clear as to who is responsible for what, all they are interested in is victory in the City of Palatka. It does not matter as to who receives the recognition. They need to move forward.

Mr. Deputy concurred, saying some people have stepped into the "gap" and fulfilled duties that should have been fulfilled by the Main Street manager, and there are some folks that need to be thanked. Regarding the electrical, Mr. Deputy said Mr. Boynton needs some leeway on repairing the electrical service downtown and the

electrical needs to be extended down to the riverfront and to the “back” blocks adjoining St. Johns Avenue. They need to be more creative and bring festivals to the heart of downtown to involve more businesses, and not just to the riverfront. Mayor Flagg said that proposal can come administratively through the master plan and done in yearly phases. These upgrades were done because it was an immediate need to keep present levels of service for special events going. They don’t want to stymie expansion due to lack of infrastructure; they should look at all infrastructure needs.

Commissioner Brown thanked Mr. Deputy for his intellectual curiosity, which helps them move forward. He comes forward with his ideas and participates. She appreciates that the downtown merchants are working better with the Commission; they all want change for the better.

Clint Snyder, 7300 Crill Avenue, #32, Palatka, thanked the Commission for their funding for the Conlee-Snyder Mural Committee and their mural projects. He has worked with the Commission on these murals for the last ten years, and has enjoyed excellent cooperation with the Commission and members of City staff.

Mr. Snyder displayed a proposed mural of a Downtown Palatka 1880’s scene prior to the great fire, saying this mural will be entitled “The High Life of Palatka.” It depicts a high wire act from the Cole Brother’s Circus, and shows the old gas lights and “Lemon Street’ street signs. The site will be located at 7th & St. Johns on the old Palm Furniture building, as it is a two-story building. Mr. Deputy noted this rendition comes from an actual photograph, and credited Lynda Crabill with researching the circus archives to confirm that the acrobat was from the Cole Circus. The artist is from Lake Placid, and the money is in the bank for this project. Commissioner Kitchens noted the “boggy area” on St. Johns Avenue with wooden sidewalks. According to her aunt, there were still wooden sidewalks here when she came here. According to her aunt, the circus act was somewhere around 3rd Street. Mr. Snyder noted the new mural on the Central States building, sponsored by Hudson-Pulp & Paper/G-P Corp. retirees. John Hodge was the artist. It depicts Danny Martinez, a former CEO, and Abraham Mazer, a man who pushed a push-cart full of paper on the streets of Hudson, NY and was the individual that started Hudson Pulp & Paper in 1946. The 2nd part of the mural shows the original Hudson Pulp & Paper plant. The last section shows the current G-P plant and the products manufactured there.

Commissioner Kitchens said Mr. Snyder will celebrate his 65th wedding anniversary on June 3.

ADJOURN – There being no further business to discuss, the meeting was adjourned at 4:35 p.m.