

VERNON MYERS
MAYOR - COMMISSIONER

MARY LAWSON BROWN
VICE MAYOR - COMMISSIONER

ALLEGRA KITCHENS
COMMISSIONER

PHIL LEARY
COMMISSIONER

JAMES NORWOOD, JR.
COMMISSIONER



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

BETSY JORDAN DRIGGERS
CITY CLERK

MATTHEW D. REYNOLDS
FINANCE DIRECTOR

GARY S. GETCHELL
CHIEF OF POLICE

MICHAEL LAMBERT
CHIEF FIRE DEPT.

DONALD E. HOLMES
CITY ATTORNEY

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

MINUTES
CITY OF PALATKA
COMMUNITY REDEVELOPMENT AGENCY
April 14, 2011; 4:00 p.m.

Proceedings of a regular meeting of the City of Palatka, Florida Community Redevelopment Agency held on the 14th day of April, 2011.

PRESENT:

Mayor	Vernon Myers
Commissioner	Mary Lawson Brown
Commissioner	Allegra Kitchens
Commissioner	Phil Leary
Commissioner	James Norwood, Jr.
Member	Chip Laibl, Putnam County Commissioner
Member	Angela Murtagh, President, Downtown Palatka, Inc.

Also Present: City Manager Elwin C. Boynton, Jr.; City Attorney Donald E. Holmes; City Clerk Betsy Jordan Driggers; Finance Director Matthew Reynolds; Police Chief Gary Getchell; Fire Marshal Mark Lynady; Planning Director Thad Crowe

CALL TO ORDER: Mayor Myers called the meeting to order at 4:00 p.m. He welcomed Angela Murtagh, recently elected president of Downtown Palatka and newest CRA member, and thanked Sam Deputy, outgoing Downtown Palatka, Inc. President and departing CRA member, for his work through the years.

INVOCATION - Commissioner James Norwood, Jr.

PLEDGE OF ALLELGIANCE – Putnam County Commissioner Chip Laibl

- 1. APPROVAL OF MINUTES** – 12/09/10 – Commissioner James Norwood, Jr. moved to adopt the minutes as read. Commissioner Brown seconded the motion, which passed unopposed.
- 2. PUBLIC COMMENTS** – There were none.
- 3. CENTRAL BUSINESS DISTRICT:**

FUNDING/PROGRAM UPDATE – Woody Boynton, CRA Manager, said the last time the CRA met was in December and at that time he provided members with a funding program update. As to everything they initiated last year, they haven't really spent any of the money; none of the programs have been initiated. Downtown Palatka is

still working off last year's budget. No new programs have been instituted. Existing programs are moving forward. No expenditures have been made in 2011.

Commissioner Norwood said they've made tremendous progress in the past in the Downtown and there is a plan in place for the Riverfront. They've been going along hoping a developer would come in to help with the Riverfront. There are some things on the Plan they could be doing through the CRA. He asked if there is anything they can move forward on, such as the water park, through the CRA? Mr. Boynton said there are still some things they are unsure of, such as the amphitheater. There is the water park and the interactive playground. If it is this Board's wish, at the next meeting he can bring back some cost estimates for those two amenities. Commissioner Norwood said if they have the resources to move forward using CRA funds they should continue to move forward. Commissioner Brown concurred. Commissioner Kitchens said Mr. Boynton informed her some grants had fallen through. If they take money away from the CRA for the waterfront, that will detract from the BIG grant program, which has been successful. They have a beautiful riverfront, which draws people. Commissioner Norwood said he's not talking about completely depleting the funds, but would like estimates. Commissioner Kitchens said they need estimates on maintaining those upgrades, also.

Commissioner Laibl asked, as to the \$54,000 outstanding on the Riverfront Master Plan, is that not complete? Mr. Boynton said he's held out on the last release of funds until he has the DEP permit. It's been hung up; they are hoping to receive it early May. Mayor Myers said they should hold a workshop and go through what components have been approved, what haven't been approved, what grants fell through and what's available.

Ms. Murtagh said she's wondering where they are on the issue of storm drainage improvements to the blocks west of the Courthouse. Mr. Boynton said two years ago they had money from FEMA to fast track that program. Due to overruns on Katrina, they've removed funding for this. Three months ago they put a contract in place for the final design, which should be in place by early summer. If FEMA moves forward with funding, it won't be completed with FEMA money until at least the first of next year. FEMA is fast tracking this. Ms. Murtagh said with five minutes of torrential rain, you can't get customers in and out of the buildings and it's hurting business. This needs to be done so businesses can survive. Reference SJRWMD money, Mr. Boynton said most of their projects have been pulled back due to budget constraints. They do have a 50/50 cost share program. CRA money could be used, but it would require almost half of the reserves. Commissioner Kitchens said they can spend the money on this rather than the waterfront.

AUTHORIZE EXECUTION OF CONTRACT WITH LARA DIETRICH, Planning Consultant, to evaluate extending the CRA Program – Mr. Boynton said last year one of the "unfinished" items they had was the completion of a study evaluating an extension of the CRA, what that would require, etc. Laura Diettrich with Kimley-Horne is extensively experienced on the CRA program and worked with the City on putting it together. This is well within the City's procurement policy and he feels comfortable with bringing this item forward. They need to look at compliance issues for an extension and then bring a resolution back to the CRA to extend this. The CRA expires November 10, 2013. This is about 2-1/2 years away. They need to get everything in place should they decide to extend this. Commissioner Laibl said Putnam County is not a Charter county; they need a BOCC Vote on this. Commissioner Kitchens said Ms. Diettrich is certainly well qualified for this. She'd rather commence early next year, or wait at least a few months before starting, to see what the Legislature does. Commissioner Brown said they need this information in place; she doesn't want to wait to start. When the State or Federal

government puts money in a fund, they need to have everything in place to be first in line. Commissioner Leary concurred and said they need to stop looking to upper level government for handouts, as there is no money available. Commissioner Leary moved to authorize the execution of a contract with Lara Dietrich to evaluate an extension of the City of Palatka CRA program. Commissioner Brown seconded the motion. Commissioner Laibl concurred with Commissioner Leary and said they control their destiny with this program; he'd like to see it continue.

Ken Venables, 2002 Cherry Lane, said he's a fiscal conservative. Any government agency spending tax dollars needs to spend adequately to get the job done right the first time, but not over-spend. He agrees that this complies with the city's purchasing policy. They need to determine they are getting the best deal possible. When Mr. Boynton talked to Ms. Dietrich, he could have called two other consulting firms for comparable bids, even though her fee complies with the purchasing policy. The citizens are watching when the government spends money. They don't know it's the least cost.

There being no further discussion a vote was taken on the motion, which passed by majority vote, opposed by Commissioner Kitchens.

REQUEST TO EXPEND \$3,900.00 TO RECONDITION MURALS ON CITY HALL – John Alexander, Conlee-Snyder Mural Committee – John Alexander, Chairman, 919 St. Johns Avenue, said the Committee requests this amount to completely replace those murals, not to recondition them. The murals have been peeling for some time due to the effects of weather and traffic. The murals are coated with a clear coating to protect them, but have been peeling for some time. They'd like to paint these murals on MDO plywood, the same plywood used on the Central States building mural. This plywood is \$150 per 5 x 10 sheet. This is a total of \$900 at \$150 per sheet for six murals. The artist that painted most of the murals is Terry Smith; he would do this painting. This total is \$3,000, for a grand total of \$3,900.00. Mr. Laibl asked if he will go to this new material on all murals; Mr. Alexander said they will if painted on any surface other than a wall. John Hodge, a well-known sign painter, suggested this material. They coat murals every two years with a clean aquatint coating to protect them, but these murals were peeling mostly due to the surface they were painted on.

Ms. Murtagh asked as to the life of these murals. Mr. Alexander said they don't anticipate any additional work. They have maintenance and upkeep programs on the murals. The aquatint clear coating is very expensive. There's always maintenance on the murals to keep them up. All the murals will be taken down, including the one on the side that remains. There are six murals altogether. They try to use the best paints and coatings to ensure the longevity. Commissioner Kitchens moved to approve the request to expend \$3,900.00 to recondition the murals on City Hall. Mr. Laibl seconded the motion, which passed unopposed.

REQUEST TO LIGHT TWO MURALS – Cattle Drive at Badcock's, and Night Passage at N. 4th Street – John Alexander, Conlee-Snyder Mural Committee, Chairman. Mr. Boynton said currently they only have an authorization from the owner on the Badcock building mural. He has no objection to the money being funded, but wants to make sure that for any work done on private buildings they have a hold-harmless agreement from the owner stating the owner is responsible for the electricity. They won't approve this for payment or authorization until they have those documents in hand. Commissioner Leary asked if they have a long-term agreement that would follow the building should it be sold. Commissioner Kitchens said the owner of the building signs a 10-yr. renewable agreement stating the mural won't come down, renewable in five year increments. Mr.

Alexander said he doesn't have those documents at this time. He'll check on the renewal; if it's due they'll have it renewed. Commissioner Kitchens said the Cattle Drive was put in 2006 or 2007; Night Passage is older. Mayor Myers said they need a rider to the agreement to add payment for lighting. Commissioner Norwood asked if they are looking to add lighting to other murals, and who is covering the long-term cost of electricity. Alexander said the building owner is agreeing to pay for electricity, as Mr. Boynton noted. They'd like to install lighting on as many murals as possible, and are trying to attract traffic from Reid Street to come into Downtown. Commissioner Norwood said they need a plan to do this over time rather than allowing the requests to come in piecemeal. Mayor Myers said they can address this in the workshop. Mr. Boynton asked if they have approached the other mural owners; Mr. Alexander said they plan to. Mr. Boynton said he should bring back an estimate of overall cost.

Mr. Laibl said the County has plans to start illuminating county buildings for economic development, possibly this weekend. This is cheap economic development. Lighting attracts people. Commissioner Kitchens moved to approve purchase of lighting for the Cattle Drive and Night Passage murals, provided the necessary signed agreements are received. Commissioner Norwood seconded the motion, which passed unopposed.

MARY LAWSON HOSPITAL MURAL DEDICATION - Mr. Alexander announced the dedication of the Mary Lawson Hospital mural is Saturday at 10:30 a.m. Commissioner Kitchens asked Mr. Alexander to correct the spelling of Dr. Gurganious' name. It is GUR and not GOR. Mr. Alexander said he can't promise it will be done before the dedication, but will look into it.

Mayor Myers acknowledged the presence of Clint Snyder, and acknowledged his and his wife, Elizabeth's contributions as pioneers of the City's mural program.

PALATKA MAIN STREET WAYFINDING & SIGNAGE UPDATE and request for authorization to move forward with recommendations – Jerry Hafner, Palatka Main Street, 122 Hilty Lane, E. Palatka, Chairman of Organization Committee for Palatka MainStreet Association (PMA), said he is here to request approval for Phase I of the PMA Wayfinding signage program. The Initial phase will include around 40 signs, and an additional eight informational kiosks in various places. This will not exceed the \$40,000 budgeted for this. They spent many hours putting this program together. He gives Jonathan Griffith much credit for helping to put this together. The process included putting together a plan that lays out exactly the purpose and location of signs. This is a progression of signs to grab attention of folks coming into Palatka to direct them Downtown. Phase I will be completed within six months. Beyond this phase other things will need to be done. They know they will have to tweak some things here and there to account for changes in Downtown. They will plan additional phases to continue this in the City. He will talk with BOCC, Chamber and other agencies to continue this to the outlying areas of the County to provide continuity and togetherness in the County.

Commissioner Kitchens said she noted the Hotel James Kiosk is on Ruth Burk's property and another stands on the Bingo Palace parking lot. Mr. Hafner said they need to work those issues out. Commissioner Kitchens said there is a granite monument under the Maltby Oak. She asked if he intends to meet with Putnam County on this. Mr. Hafner said that is the intent. The Maltby Oak will be noted on the directional sign. Commissioner Kitchens said much of this can be placed on City right-of-way. Commissioner Norwood said if they approve this they will be approving these signs at these locations, but don't have permission from some of these owners. Ms. Murtagh said they can approve the concept today. Mr. Hafner said that is the intent; they will put

as much as they can on private property. Mr. Boynton said they can approve this exclusive of the Putnam House and Maltby Oak. He noted Ms. Burk has agreed to pay for the other with her own funds. With the Putnam House kiosk they have an agreement with Tony Bushnell to work within this parking lot. Commissioner Kitchens said they need to make sure they don't block the view of the Putnam House mural, as that's in the Mural Agreement. Commissioner Norwood moved to authorize implementation of the PMA Wayfinding & Signage Plan with exception of Maltby Oak Kiosk and Putnam House Kiosks, pending proper approval from the property owners. Commissioner Brown seconded the motion. Commissioner Kitchens said he needs to be sure to obtain sign permits. Commissioner Leary asked why they would need permits for directional signs; they are exempt from permitting. Mr. Boynton said they will investigate that; he is correct that most don't require permitting, but sometimes the size or type of sign triggers the need for a permit. There being no further discussion the question was called and the motion passed unopposed.

AZALEA FESTIVAL REPORT – Angela Murtagh & Sam Deputy, Downtown Palatka, Inc. Mr. Deputy introduced Holly English, Pageant Coordinator, who introduced Toddler Miss Azalea Jenna West, Petite Miss Gabrielle Walker, and Little Miss Lindsey Mishantez, three of the seven Azalea Queens selected. Ms. Murtagh said it's important to show and use these young women to show off the community. Mr. Deputy said they will use some of the queens to greet bus tours coming off the American Cruise Lines boat. He thanked Mayor Myers and Mrs. Myers for joining them on the bus tour on Monday. Mayor Myers noted Mr. Deputy does a great job as a tour guide for the City. The boat he speaks of comes to the City Dock and is the largest boat that can get under the Shands Bridge. Mr. Deputy said they've finished five tours in the last four weeks, and have two more tours next week. They are talking to four other groups about bringing in tours. Commissioner Brown said she will be happy to help with the tours. She has assisted with them in the past. Many of the Commissioners were born here and can talk about interesting aspects of Palatka's history. Mr. Deputy said the mural committee is running a commercial they have paid for through COX Broadcasting. There is a large interest from senior citizens.

As to the Azalea Festival update, he thanked the CRA for offering the safety net of \$15,000, but he's pleased to report they did not use it. They took in around \$50,000 from the Festival. Expenses were at \$21,000, leaving a profit of \$29,000 for the Festival for the first year. They are setting aside the \$15,000 as seed money. They have their first dollar sponsor for next year. They are taking another \$10,000 and putting it to a welcome station that will be open 24/7 Downtown. The other \$4,900 they plan to use for other events Downtown they want to see developed. They are already planning next year's festival. He publicly thanked Billy Ennis, Robbi Correa, and Walt Riddle, all present in the audience, for working with the committee.

Ms. Murtagh thanked the sponsors and the community for their support. When the Committee reached out for help and volunteers, people stepped up. Without them they could not have accomplished what they did. Also, the volunteers are unsurpassed. Putnam State and Prosperity Bank employees came and helped. Without volunteers none of this would have been possible. The entire community came together on this.

Mr. Deputy said they will be reporting to the newspaper and will go over their books as to what had been spent and how it was spent. They want to be very transparent with the community's funds.

DOWNTOWN COMMERCIAL AREA REDEVELOPMENT PLAN AND STREETSCAPE

– Mr. Boynton said the package has an 11 x 17 site drawing of the parking lots. A power point presentation was given on the material. The project consists of \$750,000 CDBG grant funds, a \$250,000 grant from HUD, \$100,000 the CRA set aside for a match and an informal agreement with CDP to contribute to this project, to make the area from the bridge uniform in appearance. In addition it will be taken from Reid Street south to St. Johns Ave., along 2nd St. and back to Reid St. The Area north of the Amphitheater will also be reconstructed. The brick wall on Hwy.17 will be removed and reconstructed and the sidewalk will be redone. When they mill and resurface the parking lot there may be some slight business interruption; they will do all they can to minimize business disruption. They will try to accommodate parking in other areas. This area has a lot of parking traffic. They can do this on Saturday and Sunday also. Commissioner Kitchens said they need to notify these businesses of construction days.

Mr. Boynton said the next lot to be addressed is the parking lot adjacent to City Café, currently owned by Ruth Burk, north of the James Hotel. This is called an “unmet need”. If they have additional money they can redo this parking lot. They chose this as it fronts 3rd Street and is a significant location on Reid Street. They have been in negotiation with Ms. Burk to lease this lot. They don’t have that document in hand yet; they won’t do this project if they don’t have that agreement in place. They fully expect to have that agreement in place. This will become public parking when that happens.

Jonathan Griffith said as to landscaping, they will see cathedral live oaks, red maples and new drake elms to match the existing ones on St. Johns Avenue.

Mr. Boynton said the next parking lot to be addressed is to the side of Angel’s Diner. That will be milled and resurfaced. This will create new parking all along the backside of those buildings. They will redo the sidewalk through there and create three handicapped parking spots in that area. Landscaping is a big part of what they will do. There is also minor curb and gutter going in.

Mr. Boynton noted Parking lot C and D on the diagram. He said lot C is an extension of what they just looked at; it is a two-way access to 2nd street. That area won’t be milled and surfaced, but it will be landscaped. Parking lot D is owned by a private owner and there is an agreement with the owner to redo that parking lot. This is also listed under Unmet Needs. This will become public parking if this takes place. As to the brick paved walkway, they have a land lease agreement with Mr. Sharp, the owner, to put a walkway in to connect that parking to St. Johns Avenue. This is one of the murals Mr. Alexander talked about lighting. They will light that walkway and this will possibly suffice for lighting on this mural. Commissioner Kitchens said on that lot some of the tile flooring from some of the old buildings still exists, and has a nice pattern showing; she asked he try to incorporate it into his designs. Mr. Griffith said he has incorporated this into his design.

Mr. Boynton said as to the major reconstruction of 2nd Street, the alignment will not change. It will be milled and resurfaced. The sidewalks and landscaping utility strip on the west side will be completely redone as well as on the 100 Block side. There will be no utility strip on the curb line. They will incorporate wells along the tree lines. This will disrupt traffic in the area; Subway is the main business on this route and they will work with Subway to move traffic in and out. 2nd Street will have a completely different look. The palm trees will be removed. Power lines from 1st St. along St. Johns Avenue will be removed and will go underground. A lot of the overhead electrical there now will be gone. The cost to the City to put all that underground, minus the conduit is less than \$40,000. They can complete this for \$50 to \$60 thousand. 2nd Street will still be the

same width minus one or two spaces near St. Johns Avenue. Commissioner Leary asked if they are going to do this work along the east side of 2nd Street before they know if these buildings can be saved. Mr. Boynton said they've worked with CDP to develop these plans and will coordinate closely with them. They will be two to three months ahead of CDP's work. Other than the sidewalk, none of this work will be affected by CDP's work. They've held four or five coordination meetings with CDP. If the equipment that comes and goes will compromise the sidewalk, they may wait on that.

As to St. Johns Avenue, Mr. Boynton said the intersection will mimic the one just up from it as to the brick pathways. The hydraulic grade-line and profiles will not change. They will create a better aesthetic for parking along there. They may eliminate one or two spots due to the bump-outs along there, similar to what been done upstream from there. Very little landscaping will be going in along the 100 Block frontage as they don't know where the building fronts will be. CDP will offset this with landscaping.

As to the parking lot on the back side of the 100 Block buildings, the 2nd aspect of the parking lot to the south of the one shown is not shown. There is about 25/50 feet below that to be done. The configuration of the buildings will affect that. They will see a new sidewalk enveloping the building and along Reid Street, and will be 10–15 feet inside the curbline to make it more attractive. The sidewalk along the backside of the building probably won't be constructed; CDP will take care of that. They are looking to start construction in June and anticipate this will be completed in 6 months. They will start construction after Blue Crab and will work around the 4th of July. This project should move quickly. Commissioner Leary asked if CDP will start first on the existing buildings? Mr. Boynton said CDP is moving forward on a Business & Finance plan to be presented to the Commission in May. If approved, they will begin construction in October.

Mr. Boynton said Memorial Drive will not change substantially. The roundabout shown will bring traffic in from the parking lots. There will be a soft-launch going in by the Bridge. The sidewalk configuration coming off the Bridge takes you right down into traffic; they will redirect this. The landscaping will redirect traffic. As to the greenspace area, there are no plans to move the Clock Tower at this time. That area will be re-graded to allow stormwater to move through there. They expect this to be a high-use area. Future bass tournaments will be able to set up exactly as they did this year. He's asked to have the landscaping on the riverside minimized to preserve the view. They will be providing an "amphitheater" look to the project. He believes the estimate for this project is around \$1.1 million, which is what they have budgeted, and the entire project can be done for what's allocated. Commissioner Brown asked if they can incorporate a parking garage into this plan down the road. Mr. Boynton said the area that is designated for parking can be converted into a small parking garage.

Ms. Murtagh asked how long the floating docks will stay in place. Mr. Boynton said they will stay in through the Wolfson's Tournament. They were permitted as temporary docks. They don't have a long term use for them right now. The County owns "half" and may move their half. They may dry dock them. The Clerk said per the discussion at the Waterfront Committee meeting today, the County's half will be moved across the river to Veteran's Park.

Ms. Murtagh asked if they are making room for the water taxis. Mr. Boynton said in one of the views there is the expectation for dockage for the riverboat. There could be loading/unloading areas, depending on where the operator puts his headquarters building. Commissioner Leary said in the long range planning, they need to look at the potential for a long-range parking garage there. Mr. Boynton said they need to keep a

parking garage within a block of St. Johns Avenue. Commissioner Brown said the City owns a parcel of property by the Tilghman House. If you have to park in other cities, you have to park and walk some ways. Maybe if they get large enough they can start a shuttle service. They will need more parking eventually.

JUDY GOODING EMAIL - no recommendation by CRA Director – Mr. Boynton said this is FYI: he's not recommending any action be taken on this.

REQUEST TO FUND BIG GRANT FOR 627 ST. JOHNS AVENUE in the amount of \$63,850.00 – David Church, owner – David Church, 627 St. Johns Avenue, and Nancy Henderschott, 628 Emmett Street. Mrs. Henderschott said her husband was a local artist for many years and she wants to display his works. She will be the tenant.

Mr. Church said he had a construction business in this building for many years and will be downsizing his business area. They would like to move Ms. Henderschott into the front part of the building. They've built an offsite facility to move much of what's in the building out. The construction industry is slow and they don't have a lot of capital. Mrs. Henderschott has agreed to a five year lease. They will take the first year's profit and put it back into the project. They would like help from the BIG Program for this project.

Mrs. Henderschott said she chose the building for the location. They plan to sell these works. They want to draw people off Hwy 17 and SR 20. This is three blocks from all directions. This will be for FloArts students to display their works. Her husband encourages young artists. Per the question, she hasn't talked to FloArts yet as she doesn't have permission to do this yet.

Commissioner Kitchens said Ms. Burke came with a similar request, and they sent her back to Main Street to apply. Commissioner Kitchens moved to ask Main Street to reinstate the BIG program. Commissioner Norwood seconded the motion. Commissioner Brown asked why Main Street ended this program, and where they were with the new tenant improvement program. Mr. Boynton said the BIG program came without legal review; Mr. Holmes has recommended changes to the program. As to the Tenant Improvement Program, Mr. Holmes had serious concerns with the legality of the program. Main Street said they'd look at it for modifications, but believes it may be better to resurrect the BIG program. If they'd had another month, they'd have seen a proposal and an allocation request to move forward with a BIG program. His recommendation is to deny this application, and then a second motion should be made to resurrect the BIG program to Main Street. He's allocated \$50,000 for this, and has made some capping recommendations. The tenant or owner should have some contribution requirement. Last year they all came up with 10%. He recommended a cap set at 25 – 30% of the allocated funds. They are entrusted with those funds and need to be good stewards. He'd like to see four or five good projects move forward as opposed to one or two good programs.

Mr. Holmes said the tenant improvement program was taken off the table for legal reasons. The BIG program wasn't put back on the table as they thought the tenant improvement program would take its place. This is April and the Tenant Improvement Program has not moved forward. Ms. Murtagh said the BIG program works. This business will bring foot traffic downtown and is a viable business. Commissioner Kitchens withdrew her original motion. Commissioner Norwood withdrew his second.

Commissioner Kitchens moved to deny David Church's application for a BIG grant. Commissioner Norwood seconded the motion, which passed unopposed. Mr. Boynton

asked if the CRA is comfortable with putting money towards the BIG grant program under its current structure, or would like to structure it differently. After discussion, Commissioner Kitchens moved to recommend the Main Street Board consider reinstatement of the BIG program and bring a recommendation for restructuring back to CRA/City Commission for final approval. Ms. Murtagh seconded the motion, which passed unopposed.

4. **NORTH HISTORIC DISTRICT** – Update – Elizabeth Van Rensburg, 310 N. 3rd St., passed out before and after photos of some homes that took advantage of the TIF-HIP program which they implemented early last fall. She and her husband have administered this program as they don't plan to take advantage of this program. Thirty houses qualify, and they've already worked on 18 of those. They take five projects at a time. They've removed three properties for code or historic preservation violations. Of the 18 properties, 15 involved a general contractor, 13 had significantly repaired or new roofs, 14 projects have been completely repainted. They want to leave a buffer in the account for next year. They will do more as money becomes available.

5. **SOUTH HISTORIC DISTRICT** – Update – Roberta Correa, 703 Emmett Street, distributed a hand-out (filed). She said they have done three tri-fold displays to date containing before and after photos of properties, and will have a fourth in June. The SHD started the program in January 2008, has completed 43 properties and spent around \$400,000 in Tax Increment Funds to this point. Currently there are five to six projects in the works. They will be bringing a new program in for CRA approval in June, and will supply more details then. This Old House does a feature called Best Old House neighborhoods, and Palatka's South Historic District was chosen to be featured. This will be on-line forever. If you Google "Best Old House Neighborhoods" it will come up. The Newsletter for Florida Trust also contained an article on the South Historic District's Neighborhood Improvement Program for other communities to follow suit. Commissioner Brown said when people come in to pay water bills they do stop and look at photos and articles of these projects, and maybe this will help to recruit volunteers.

6. **OTHER BUSINESS**
 Commissioner Norwood said they've allocated money for commercials, and asked if any were made. Ms. Murtagh said they've completed two commercials, one for the Christmas season and one for the Azalea Festival, and filming on a new one starts tomorrow.

 Commissioner Kitchens explained her "no" vote on Ms. Diettrich's contract, in that it had nothing to do with Ms. Diettrich or her work. She just doesn't think now is the time to do this.

7. **ADJOURN** – There being no further business to discuss, the meeting was adjourned at 5:50 p.m. upon a motion by Commissioner Brown.

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE COMMUNITY REDEVELOPMENT AGENCY 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