

TERRILL L. HILL
MAYOR-COMMISSIONER

TAMMIE McCASKILL
COMMISSIONER

WILL JONES
COMMISSIONER

JUSTIN R. CAMPBELL
COMMISSIONER

RUFUS J. BOROM
COMMISSIONER

DONALD E. HOLMES
CITY MANAGER

JEFF RAWLS
BOCC REPRESENTATIVE

VALERIA BLAND THOMAS, ESQ.
CITY ATTORNEY

LAUREN SHANK
FINANCE DIRECTOR



Regular meeting 2nd Monday bimonthly each even month at 5:00 p.m.

AGENDA
COMMUNITY REDEVELOPMENT AGENCY
June 13, 2022

The minutes of the proceedings of the regular meeting of the Community Redevelopment Agency held on June 13, 2022, at Palatka City Hall, 201 N. 2nd St., Palatka, FL 32177. The meeting begins at 20 minutes 9 seconds on the YouTube recording:

<https://www.youtube.com/watch?v=1BDSnMvouWc>

In accord with the State of Florida's retention schedule, this link will expire after two years.

I. CALL TO ORDER at 5:02 PM

1. **Pledge of Allegiance** led by Mayor Hill
2. **Invocation** led by Commissioner Jones
3. **Roll Call**

Mayor Terrill L. Hill – Present
Commissioner Tammie McCaskill – Present beginning at 5:16 PM
Commissioner Will Jones – Present
Commissioner Justin Campbell – Present
Commissioner Rufus Borom – Present
County Commissioner Jeff Rawls - Present

Also present: Don Holmes, City Manager; Sunni Krantz, Interim City Clerk; Lauren Shank, Finance Director; Jonathan Griffith, General Services Director; Jason Shaw, Police Chief; Marcia Ganoë, Project Manager; Annie Svetlik; Allegra Kitchens, former City Commissioner; Robbi Correa; Rick Paul, Small Business Development Center; Teresa Jackson; Lasandra Williams Present via telecommunications; Valeria Bland Thomas, City Attorney; Alonzo Mulberry, Chaplain; Lisa Walsh, Planning Director

II. APPROVAL OF MINUTES

1. **April 11, 2022**

Motion to approve by Commissioner Rawls. Second by Commissioner Campbell. Motion passed unanimously.

III. PUBLIC COMMENTS - (Speakers limited to three minutes - no action taken on items)

The floor was opened to public comment. Hearing none, the floor was closed to public comment.

IV. REGULAR BUSINESS

1. **Recommendation** of CRA (Governing Board) Community Representative Appointment
Current Nominees: Dannise Kemp; Sam Deputy; Teresa Jackson; Annie Svetlik

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Mayor Hill provided a historical perspective of the position: the member was previously a member that represented Downtown Palatka, Inc/ the Central TIF District, but more recently, this position was made a position at large and could come from any of the three TIF Districts. the Mayor Hill advised that of the nominees, only Annie Svetlik was present. Ms. Svetlik was given the floor. She told the agency she has been a resident of Palatka for over 20 years.

The nominees were notified of the meeting. Ms. Krantz read emails from Dannise Kemp and Sam Deputy, whereby Ms. Kemp advised she would not be able to attend the meeting due to service on a federal jury duty in Jacksonville, and Mr. Deputy could not be due to work commitments.

Agency discussion commenced. Mr. Rawls and Commissioner Borom stated they would like to hear from the candidates.

Commissioner Borom motion to table this item to the next CRA meeting to give those individuals an opportunity to come. Second by Commissioner Rawls. Motion passed 5 – 1, with Mayor Hill dissenting.

2. **Recommendations of Tax Increment Advisory Committee Appointments/ Building Improvement Grant Applications Update**
Current nominees: LaSandra Williams

Ms. Krantz advised that the City has received the grant applications. There were two applications received after the deadline that remain unopened and will be returned.

Mayor Hill advised every member of the agency has been asked to recommend someone for the Committee. The only nomination received before the publishing of the agenda, was Ms. Williams, who was nominated by Commissioner Jones. Commissioner Rawls submitted a nomination; however the individual has a conflict. Mayor Hill recommended Mr. John Vanderwerf, who is a local business owner who owns several properties downtown. Commissioner Borom recommended Mr. Wayne McClain. Commissioner Campbell recommended former City Commissioner James Norwood. Commissioner McCaskill recommended Ms. Desiree Atkins.

Motion to accept the recommendations made at this time, giving Commissioner Rawls opportunity to fill his recommendation at a later time by Commissioner Campbell. Second by Commissioner McCaskill. Motion passed unanimously.

3. **FY 2021-22 CRA/TIF Budget Amendment -** proposed for recommendation to City Commission for adoption to recognize additional revenue for benches \$3,700

Ms. Shank advised during the budget cycle we did not budget this revenue, so we are asking to recognize the money received for the benches. At this time, we have used up all the funds budgeted for the purchase of benches, so if someone were to come in to buy a bench, we would not have the budget to purchase the bench.

Motion to approve by Commissioner Campbell. Second by Commissioner Borom. Motion passed unanimously.

V. REPORTS

1. **SBDC Report - 2nd Quarter - October 1, 2021 - March 31, 2022**

Mr. Paul on behalf of the Small Business Development Center, provided an overview of his efforts this quarter. He is averaging about 21 events per month (meeting with bankers, committees, etc.) He has held 54 outreach events year to date. He has held 6 entrepreneur socials ("pop up shops"). The next SBDC workshop on "how to start a small business" will be held July 12th at 5:30 PM at the Chamber of Commerce. The City held an open discussion recently at the Chamber of Commerce

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concerning the feasibility Study being performed by AE Engineering. The City is currently asking citizens to fill out a survey concerning the Business Incubator Study.

2. North TIF District Report

Ms. Svetlik addressed the Agency on behalf of the North District. Ms. Svetlik would like to see prior grant programs reinstated. Mayor Hill advised Ms. Svetlik, that a whole new grant program has been created. She expressed concern that old applications were not grandfathered in. Mayor Hill explained this is an entirely new program, so there could be no grandfathering. This program incorporates all the previous programs into one. Ms. Svetlik asked if there had been any applications received from North District residents. Ms. Krantz responded that there was an application from the North.

Revitalize Historic Palatka (RHP) Report - Mayor Hill asked Ms. Correa, if RHP would like to provide a report. Ms. Roberta Correa – 118 Dodge St., Palatka FL 32177 – advised RHP will be starting up the Wine Strolls in the fall as well as Art Walks. On the first Saturday of the Month, we have musicians encouraging folks to come in the businesses.

Closing comments:

Mayor Hill asked for a project update. Ms. Ganoë advised the potable water line project consists of 32 blocks downtown. We are 81% complete with the project, as we have 6 blocks to go. The St. Johns Avenue Streetscape project is going out to bid and the project will take a year and a half. Concerning the Water Taxis, Mr. Griffith advised coordination has been ongoing for tests necessary to get Coast Guard certification for the Pride of Palatka I water taxi.

Commissioner Rawls asked for an update concerning the Blue Crab Festival. Mr. Holmes advised the Festival was an overwhelming success, in his opinion. From initial estimates, it does not look like we will be "in the hole" but it does not appear we have made a whole lot of money either. The coordinator did an awesome job. We have had 2 after action meetings. In terms of a 75-day response, it was awesome. Commissioner Rawls advised the County spends that amount of money on the bass tournament, while the Blue Crab Festival has more exposure. Manager Holmes gave kudos to all Staff departments. Mayor Hill gave kudos to the volunteers. Commissioner Rawls expressed desire to see the Festival next year. Manager Holmes advised we plan to bring Blue Crab Festival to the commission. Commissioners Borom and Campbell indicated Blue Crab Festival was phenomenal with record crowds. Commissioner Borom advised it brought in investors who looked at some buildings downtown. Commissioner Campbell expressed the event was good for the community and brought together our citizens.

Commissioner Rawls expressed a Farmers Market is needed in Palatka. Mayor Hill advised pervious pavers are being put down at the Price Martin Center to create opportunities. He mentioned that someone has approached the TDC concerning bringing a farmers' market back to the Courthouse.

Commissioner Campbell advised we are also looking to do a movie night on one of the Food Truck Fridays.

Mayor Hill expressed excitement about the Arts Council's downtown summer concert series. It focuses on local talent and is a draw to the Community. Mayor Hill expressed as we look at Food Truck Fridays, it is a good opportunity to draw our citizens downtown. We need to get signage up so that people will know what is going on. Commissioner Rawls suggested having the food trucks scattered around to have people walking around downtown.

VI. ADJOURN at 5:49 PM

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ANY PERSON WSHING 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 ENSURE 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 286.0105

PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY CLERKS OFFICE AT 329-0100 AT LEAST 24 HOURS IN ADVANCE TO REOUEST ACCOMMODATIONS.

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