

**Community Redevelopment Agency
Minutes
June 12, 2023
5:00 p.m.
Council Chambers**

1. Call to Order

The Regular Meeting of the Crestview CRA was called to order at 5:00 p.m. by Chairman Nathan Boyles. Board Members present: Doug Capps, Andrew Rencich, Joe Blocker, and Ryan Bullard. Margareth Larose-Pierre, arrived at 5:25 p.m. Also present: City Manager Tim Bolduc, City Clerk Maryanne Schrader, CRA Director Elizabeth Roy, City Attorney Jonathan Holloway, and staff members. Board members Cynthia Brown and Linda Parker were excused.

2. Pledge of Allegiance

Chair Nathan Boyles led the Pledge of Allegiance to the flag of the United States of America.

3. Open Policy Making and Legislative Session

4. Approve Agenda

Chair Nathan Boyles called for action.

Motion by Board member Andrew Rencich and seconded by Board member Joe Blocker to approve the agenda as presented.

Roll Call: Joe Blocker, Andrew Rencich, Doug Capps, Ryan Bullard. Ayes: 4; Nays: 0. All ayes. Motion carried.

5. Presentations and Reports

5.1. Grant Presentation

CRA Director Elizabeth Roy announced that Mr. Wayne Ansley was not present to receive the check.

6. Consent Agenda

Chair Nathan Boyles called for action.

Motion by Board member Doug Capps and seconded by Board member Ryan Bullard to approve the Consent Agenda, as presented.

Roll Call: Joe Blocker, Andrew Rencich, Doug Capps, Ryan Bullard. Ayes: 4; Nays: 0. All ayes. Motion carried.

6.1. Approval of the March 27, 2023 CRA Regular Meeting Minutes

7. Action Items

7.1. Discussion of CRA expansion/extension

City Manager Tim Bolduc mentioned the expansion of the district has been brought up for review. As a part of the needs analysis, the Council and CRA Board discussed the potential to extend the district boarder to include residential areas in the downtown area. He displayed the area on an overhead map depicting that little is residential. He also reviewed the proposed improvements and grants mentioning options to amend the district to allow for affordable housing projects. He went over blight areas and stated the homes are not on the sewer system.

CRA Director E. Roy added the City Council extended the sunset date for the Community Redevelopment Agency (CRA) to 2040.

Discussion ensued. City Manager Tim Bolduc went over the residential areas being exempt from property taxes.

Board member A. Rencich requested information on Raybon near Twin Hills Park and CRA Director Elizabeth Roy said she is working on a property value report.

Board member R. Bullard said he would not like to lock in the property value, and City Manager Tim Bolduc said we would only receive what we currently receive in taxes. When we invest, and they sell the properties, the increased value would be spent in the CRA district. He added if the Board is interested, we will go into the planning stage and come back with the Return on Investment (ROI).

Board member D. Capps asked whether blight grants would open up in the residential area, and City Manager Tim Bolduc explained the Vineyard Housing project was an example. He added he is also interested in working on the Rayburn side.

Board member Dr. Larose-Pierre asked whether adding residential is of value to the citizens. City Manager Tim Bolduc said HUD would produce the numbers, and it would benefit us to have opportunities to reduce cost of construction for workforce housing and compete against the military. We could also apply density bonuses.

Board member J. Blocker asked how much revenue has been received from the grants that we have obtained and CRA Director Elizabeth Roy replied we have given out more grants in the last three years, however, she will return with the exact figures. She added they must obtain three quotes, and it is hard to get them now. City Manager Tim Bolduc added we may take a look at changing the requirement for obtaining three quotes.

In reply to Board Member D. Capps about residential grants, CRA Director Elizabeth Roy replied that we cannot apply for a grant for a house because residential is not in

the district. City Manager Tim Bolduc agreed that adding residential will open up opportunities. Board member R. Bullard added he would support if we focus on the residential area for expansion of the district.

City Manager Tim Bolduc added a good plan is to focus on businesses and the next step is the workforce housing.

Chair Nathan Boyles added that it is an opportunity for the city to find the right balance adding the County is in a position to sustain a loss in their coffers for this particular area. He commented that the expansion of MLK corridor was brought in on the commercial component, so it is prudent to consider the residential district in the area. He mentioned he would like to see the sewer plant property included. Board member R. Bullard agreed that improvements are needed for the expansion of the sewer plant.

City Manager Tim Bolduc said we will come back with the ROI.

Motion by Board member Andrew Rencich and seconded by Board member Ryan Bullard for staff to move forward with a feasibility plan to expand the CRA District. Roll Call: Joe Blocker, Margareth Larose-Pierre, Andrew Rencich, Doug Capps, Ryan Bullard. Ayes: 5; Nays: 0. All ayes. Motion carried.

In reply to Dr. Larose-Pierre requesting information on when an update will be brought forward, City Manager Tim Bolduc replied that an update will be brought back by the August meeting.

8. CRA Director Report

CRA Director Elizabeth Roy said she had nothing further to report.

9. City Manager / CRA Administrator Report

City Manager T. Bolduc mentioned the CEI will be voted on at the City Council meeting. He explained that Alday-Howell found inconsistencies so we will go back out for bid with their suggestions.

10. Comments from the Board

Chair Nathan Boyles called for comments from the Board. No further comments were made.

11. Comments from the Audience

Chair Nathan Boyles called for comments from the public.

Bill Parker came forward and asked if the CEI engineers would be bidding for the project, and City Manager Tim Bolduc replied that Matrix will make the changes, so we can go out for bid again. Mr. Parker asked if the CRA would have to review the plan again and Mr. Boyles said the CRA has approved the expenditure, so it will not be necessary.

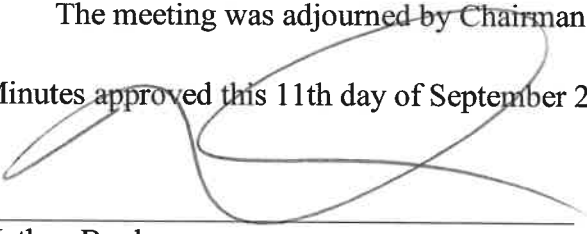
City Manager Tim Bolduc responded to the questions from Mr. Parker clarifying that CRA dollars will not be used for the improvements. He also responded to the question from

Mr. Parker on whether the bricks would be saved, stating the bricks will be saved, as it was in the original plan.

12. Adjournment

The meeting was adjourned by Chairman Nathan Boyles at 5:37 p.m.

Minutes approved this 11th day of September 2023.



Nathan Boyles

Chair



Maryanne Schrader

City Clerk

Proper Notice having been duly given

