

***City of Groveland***  
**Minutes**  
**Community Redevelopment Agency**  
**Monday, September 26, 2016**

The Groveland Community Redevelopment Agency held a regular meeting on Monday, September 26, 2016 in the E.L. Puryear Building located at 243 S. Lake Avenue. Chairman Tim Loucks called the meeting to order at 6:40pm with the following members present: Vice-chair Karen McMican, Board members Mike Radzik, Dina Sweatt, Ralph Morris and Briggett Brannon. City officials present were City Attorney Anita Geraci-Carver, Interim City/CRA Manager Gwen Walker, City Clerk Teresa Begley, and Sergeant-at-Arms Cmdr. Scott Penvose. Board Member John Griffin was absent due to a medical issue.

**REPORTS**

**1. Crime Stats for August 2016**

*The Board reviewed the report noting that Waterside Pointe is not within the CRA and shouldn't be listed.*

**2. CRA Staff Report & Other Items**

**a. Food Truck and Movie Night**

*The next event will take place on October 28*

**b. Vietnam Memorial Wall**

*Board member Sweatt informed the Board that he had spoken to a veteran's group who escort the wall to various locations and provide 24-hour security free of charge. They also have computers that will direct the visitors to the names of individuals they seek. However, the computers will require a minimum of two volunteers. Board member Sweatt stated her intent to volunteer.*

**c. Marvin Puryear Agreement**

*The city attorney is currently reviewing Mr. Puryear's agreement proposal to determine if he will need one to include both the City and the CRA or an individual agreement with both. She will give a report at the next meeting.*

**AGENDA ITEMS**

**1. Approval of August 22, 2016 Regular Meeting Minutes**

*Board member Sweatt moved to approve; seconded by Vice-chair McMican. The motion was approved with all members present voting aye.*

**2. Approval of September 6, 2016 Special Meeting Minutes**

*Board member Sweatt moved to approve; seconded by Board member Radzik. The motion was approved with all members present voting aye.*

**3. Discussion re: Results from Request for Proposal (RFP) Ad to Sell Groveland Commerce Park**

*distinction between the City and the CRA to potential developers. It was felt that the position would be successful due to the assistance of Mr. Puryear's services which would not take time away from the part-time manager.*

*Consensus to have Interim CRA Manager Gwen Walker draft a plan returning to the practice of having a separate CRA manager who would function as a part-time employee.*

*Mayor Loucks addressed a rumor that had recently been circulating regarding his suspension of the sign code enforcement. Chairman Loucks clarified that at no time did this occur. He stated that the rumor is baseless and based on inaccuracies.*

**ADJOURNMENT**

*Chairman Loucks adjourned the meeting at 7:38pm.*



Attest:

\_\_\_\_\_  
Tim Loucks, Mayor

\_\_\_\_\_  
Teresa Maxwell, City Clerk

*Consensus to have Mr. Marvin Puryear submit a proposal to list the property utilizing commercial investor websites.*

**4. Discussion re: Where to Place Modular Unit on Blue Street**

*Consensus to place the modular unit beside the David Blanks Park playground and to design the unit to make the bathrooms accessible from both the outside and inside of the unit.*

**5. Discussion re: Florida Redevelopment Association Conference – October 12-14 – Hilton Orlando on I-Drive**

*Consensus that Board member Sweatt and possibly Board member Radzik will attend the conference. No hotel expenses will be paid by the agency for either board member, manager or liaison for overnight stays. Board member Radzik is to notify the city clerk by Thursday, September 29, 2016 of his attendance.*

**PUBLIC COMMENTS**

*Mr. Marvin Puryear addressed the Board explaining that Mr. Rodney Lucas had asked him to provide comparables for the Hwy 50/Tractor Supply property. Mr. Puryear reviewed the comparables report he passed out prior to the meeting with the Board.*

**ANNOUNCEMENTS**

*Board member Radzik informed the Board that on September 23 he and Interim City/CRA Manager Gwen Walker went to Orlando to discuss a Public Private Partnership and become familiar with all entailed. The visit with Mr. Hefferin with High Construction who is currently building the new Orlando Police Department facilities. Mr. Hefferin, provided very insightful information and also some very concerning information.*

*Board member Radzik stated that he was informed that it was a conflict of interest to have the city manager also serve as the CRA manager. It was explained that a city manager may not be as accommodating or as familiar with redevelopment as a CRA manager would be and may not have the best interest for the agency in mind. Mr. Hefferin said having one person in control of everything is not an acceptable practice. Mr. Hefferin advised that Groveland should compile a list of all CRA properties and all available CRA properties. Finally, he stated that developers would not come to a municipality that was in discord with the ruling body and always producing negative press.*

*Board member Radzik asked the Board to return to the original intent of having a separate CRA manager who reported only to the Board to provide stability.*

*The Board discussed the idea at length to better understand the conflict of interest issue and the idea of returning to having a CRA manager separate from the City. It was felt that by hiring a separate part-time CRA Manager with redevelopment and grant writing would be in the Boards best interest. It was stated that by doing so it would alleviate the need for Mr. Lucas as liaison, would free up the city manager's valuable time and would provide a clear*

# CITY OF GROVELAND

## CRA MEETING

OCTOBER 24, 2016

PLEASE PRINT

1. Evelyn Wilson
2. Ellen Wilson
3. Courtney S. Ettrick
4. David Bennett
5. George Rosario
6. EDMUND MEYER
7. Ron Putman
8. Ken Aberitt
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