



Community Redevelopment Agency Meeting Special Meeting
Thursday, July 01, 2021 - 7:00 PM

MINUTES

CALL TO ORDER - Chairman Scott Tremblay

PLEDGE OF ALLEGIANCE - Chairman Scott Tremblay

ROLL CALL - Ashlee McDonough, City Clerk

PRESENT

Chairman Scott Tremblay
Member William Dittmer
Member Jennie Sorrell
Member Todd Maklary
Member Tom Kinsella

APPROVE BOARD MINUTES

ANNOUNCEMENTS

COMMENTS FROM THE GENERAL PUBLIC

Chairman Tremblay presented an email to the Board written by Michael Grimes that Mr. Grimes would like to have read into the minutes due to him not being able to attend the meeting.

A motion was made to accept Michael Grimes statement into the record.

The motion was made by Member Maklary and seconded by Member Kinsella.
Voting Yea: Chairman Tremblay, Member Dittmer, Member Sorrell, Member Maklary, and Member Kinsella

Michael Grimes: 5440 Quist Drive- Advised the Board that the purchase of 7925 Old Post Road and 5443 Cotee Avenue is another step forward in the City improving the Cotee River Landing. Mr. Grimes stated he supports the purchase and applauds the Chairman and the City Manager for bringing it to the table.

COMMENTS FROM THE BOARD

AGENDA

CONSENT AGENDA

AGENCY BUSINESS

1. Authorization to Offer Purchase of Real Property at 7925 Old Post Road & 5443 Cotee Avenue.

The City Manager informed the Board of two properties for sale located at 7925 Old Post Road and 5443 Cotee Avenue. Each property is listed for \$175,000 and is asking the Community Redevelopment Agency (CRA) to take into consideration for purchase.

Chairman Tremblay advised the Board that the purchase of the two properties fits into the CRA as both homes are blighted. Chairman Tremblay advised that using CRA funding to purchase the properties will continue to improve the Cotee River Landing area.

Member Maklary stated to the Board that the money that would be used for the purchase of the two properties could be spent in other areas in the City. Member Maklary informed the Board that the expense of the \$350,000 to closer to \$450,000 with closing and redevelopment of the area. Member Maklary asked the Board what the City would get out of the purchase of the two properties and turning the land into a City-owned parking lot.

Member Dittmer advised that the Board should move forward with the purchase of the two properties. Member Dittmer advised the Board that adding a parking lot would help a lot of the parking issues in the Cotee River Landing area. Member Dittmer asked if the City is looking into comps in the area? The City Manager informed the Board that he will have an appraisal by next Thursday for the properties.

Mayor Tremblay stated that the purchase of the properties would not be to resell and that it would be nice to have City controlled property. The property could be utilized in different ways with the development of the Cotee River Landing area.

City Attorney James Mathieu advised the Board that the appraisal can not be used in the decision-making process. Mr. Mathieu advised the purchase of the two properties is a cash purchase with a 10% down payment with the agreement needing to be signed by the end of the day tomorrow. The City is also forgoing all inspections and the properties will be an as-is purchase and both properties are tenant-occupied at this time. One lease was just signed and is a 12-month lease. The other lease will run till January 2022. Once the agreement is signed the City can not back out.

Member Kinsella advised the Board that he agreed with moving forward with the purchase of the two properties. Member Kinsella advised the Board that it would be nice to have more control in the parking of the Cotee River Landing area.

Member Sorrell stated to the Board that she likes the City having a presence in the Water Overlay District (WOD) and the purchase of the properties helps take care of blighted areas within the City.

A motion was made to purchase real property located at 7925 Old Post Road and 5443 Cotee Avenue.

Katelyn Overbeck: 8100 Brighton Drive - Asked the Board if the City is allowed to profit off the purchase of two rental properties. Mrs. Overbeck also stated that it opens the City up to liability concerns and that the City will now be responsible to maintain the properties while tenants are living in the homes.

Dave Mueller 5439 Bluepoint Drive- He inquired if the City has looked into the rental agreement regarding the tenants. Mr. Mueller asked if the City needs to purchase these two specific properties and to maybe look at other areas in the City.

Member Kinsella asked if the City has looked into the rental agreements for each property. City Attorney Mathieu stated that he has reviewed the agreements before presenting the purchase of the two properties to the Board.

Chairman Tremblay informed the Board that if the City waits to purchase the two properties they might not be available for long and the opportunity will be gone. Member Dittmer advised that the properties are in a good area and to help clear up more blighted areas in the City.

Chairman Tremblay called for a roll call vote. The City Clerk asked each member to state their vote for the record.

The motion was made by Member Dittmer and seconded by Member Sorrell.

Voting Yea: Member Dittmer, Member Sorrell, Chairman Tremblay, and Member Kinsella

Voting Nay: Member Maklary

ADJOURN

A motion was made to adjourn the 07.01.21 Community Redevelopment Agency special meeting.

A motion was made by Member Dittmer and seconded by Member Sorrell.
Voting Yea: Chairman Tremblay, Member Dittmer, Member Sorrell, Member Maklary, and Member Kinsella



Submitted By: Ashlee McDonough, City Clerk



Approved By: Scott Tremblay, Mayor



**Community Redevelopment
Agency Special Meeting
Thursday, July 1st, 2021
07:00 PM**

COMMENTS FROM THE GENERAL PUBLIC

Name: **Michael Grimes**

Name:

Name:

Name:

COMMENTS FROM THE CITY MANAGER

Name:

Name:

Name:

Name:

COMMENTS FROM THE CRA BOARD

Name:

Name:

Name:

Name:

1. AUTHORIZATION TO OFFER PURCHASE OF REAL PROPERTY AT 7925 OLD POST ROAD & 5443 COTEE AVENUE

Name:

Name:

Name:

Name:

Ashlee McDonough

From: Michael Grimes <michaelg@midfinance.com>
Sent: Wednesday, June 30, 2021 10:26 AM
To: Ashlee McDonough; Patricia Perez; John Dudte
Cc: Scott Tremblay
Subject: PURCHASE OF 7925 OLD POST & 5443 COTEE AVE - PUBLIC COMMENT

Ashlee,

I am unable to attend the meeting. Would you please read my public comment into the minutes?

Michael Grimes
5440 Quist Dr
Port Richey, FL 34668

The purchase of 7925 Old Post Rd and 5443 Cotee Ave is another step forward with the City improving the Cotee River Landing. I support this purchase and applaud the Mayor and City Manager for bringing it to the table.



Michael Grimes
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