

MINUTES
CITY COUNCIL WORKSHOP
CITY OF ARCADIA
TUESDAY, NOVEMBER 1, 2011
5:00 PM

CALL TO ORDER

The workshop session was called to order at approximately 5:10 PM with the following members and staff present:

Arcadia City Council

Mayor Keith Keene

Councilmember Joseph E. Fink

Councilmember Robert Heine-Absent

Deputy Mayor Alice Frierson

Councilmember Robert Allen

Arcadia City Staff

City Administrator Lawrence Miller

City Attorney Jason Henbest

City Recorder Virginia Haas

Asst. City Administrator Judi Jankosky

1. Community Redevelopment Agency (CRA) - Presented by Jennifer Codo-Salisbury, Central Florida Regional Planning Council (CFRPC)

Councilman Fink distributed the Attorney's opinion to Council in regards to any conflict of interest concerning the CRA. He disclosed partial ownership of a business in the downtown area which could possibly fall within a CRA.

Ms. Jennifer Codo-Salisbury gave an overview of Community Redevelopment Agencies that included: CRA creation process, finding of necessity, overview of typical CRA, redevelopment plan and tax increment financing (TIF). She continued that once the CRA is established administrative staff would be required but for now the City may start looking at the findings of necessity. Mayor Keene questioned how to proceed with the findings of necessity. She replied that a blight study would be conducted and the Planning Council could help with this project which would be considered outside the scope of currently provided services. She responded to Dr. Miller that she would get back to the Council regarding cost. She replied to Councilman Fink that there would be dialogue with the County and the optimum time for implementation of a CRA would be just as property values are in an upswing. She gave an example outlining the pros and cons of a TIF.

Deputy Mayor Frierson asked if the CRA has complete control over the dollars. Ms. Codo-Salisbury replied that the CRA Plan sets the priorities and the Council could act as the board. She responded to Deputy Mayor Frierson that she would look into potential dissolving of a CRA should it not benefit the City.

Mayor Keene asked for cost associated with the findings of necessity, administrative costs and

potential dissolving of a CRA. Councilman Fink inquired if there was state prohibition against co-joining various blighted areas into one. Deputy Mayor Frierson noted that the City was primarily an agricultural community. Dr. Miller stated that no matter what is produced you have to distribute it through your infrastructure and the City sits in a very good position. Councilman Fink inquired that another area of the City if the downtown 4th Saturday Antique Market which brings in 2 to 4 thousand people per season, sales and tax revenue. Councilman Fink asked was there any other avenues for redevelopment?

Ms. Mandy Hines, DeSoto County Economic Development Director, stated that the County has used various tools for development such as tax abatement, housing rehabilitation through CDBG and economic development grants.

Dr. Miller questioned with Council acting as the CRA governing body, could City Staff perform the duties of administration. Ms. Codo-Salisbury agreed to bring back answers regarding the various workshop questions.

ADJOURN

Having no further business, the workshop was adjourned at 5:55 PM.

APPROVED THIS 15th DAY OF November 2011.

By:



Keith Keene, Mayor

ATTEST:



Virginia S. Haas, CMC
City Recorder