

**AGENDA MINUTES
CITY COMMISSION MEETING
VENETIAN CENTER, 1 DOZIER COURT
MONDAY, AUGUST 9, 2021 5:01 PM**

1. CALL TO ORDER

The Carver Heights/Montclair Area Community Redevelopment Agency of the City of Leesburg held a regular meeting on Monday, August 9, 2021, at the Venetian Center. Chairperson Christian called the meeting to order at 5:01 p.m. with the following members present:

Commissioner Jimmy Burry
Commissioner Jay Connell
Commissioner Mike Pederson
Commissioner Erika Jasper
Commissioner Kevin Conner
Chairperson John Christian

Commissioner Dan Robuck was absent. Also present were City Manager (CM) Al Minner, City Clerk (CC) J. Andi Purvis, City Attorney (CA) Fred Morrison, the news media, and others.

INVOCATION

Chairperson Christian gave the invocation followed by the Pledge of Allegiance to the Flag of the United States of America.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

2. APPROVE MINUTES:

A. Regular meeting held July 26, 2021

Commissioner Conner made a motion to approve the regular meeting minutes of July 26, 2021 and Commissioner Burry seconded the motion.

Chairperson Christian requested comments from the Commission and the audience. There were none.

The roll call vote was:

Commissioner Pederson	Yes
Commissioner Burry	Yes
Commissioner Jasper	Yes
Commissioner Connell	Yes

Commissioner Conner	Yes
Chairperson Christian	Yes

Six yeas, and no nays, the Commission approved the regular meeting minutes of July 26, 2021.

3. RESOLUTIONS:

- A. **Resolution of the Carver Heights / Montclair Area Community Redevelopment Agency, of the City of Leesburg, Florida, authorizing the Chairperson and Secretary to execute an "AS IS" Residential Contract with Gwendolyn C. Allen Carston; and providing an effective date.**

ADOPTED RESOLUTION 94

Commissioner Pederson introduced the resolution to be read by title only. CC Purvis read the resolution by title only.

Commissioner Pederson made a motion to adopt the resolution and Commissioner Conner seconded the motion.

Chairperson Christian requested comments from the Commission and the audience.

Commissioner Connell asked for a further explanation of what is going on with this. **Housing Director (HD) Ken Thomas** stated the contract is to purchase property adjacent to the Leesburg Resource Center. Mrs. Allen's mother lived there for a number of years and this is considered an out parcel as it relates to the Resource Center. The City purchased the Kristen Court Apartment Complex several years ago, which is where the Resource Center was built. The City owns the property from Schoolview Street going south to Pruitt Street and the only parcel we do not own is this parcel. Mrs. Allen's mother passed away and she is at the point where she wants to sell the property and came to the City asking if we wanted to purchase it. She went and got an appraisal and the city made an offer. Today, staff is here asking the Commission for a decision on purchasing this property.

Commissioner Burry wanted to know where we came up with the difference in price. **HD Thomas** replied that the appraisal came back at one hundred and seventy-one and we made a good-faith effort on our part to meet her half way, so staff offered her one hundred and eighty thousand and that is where we stand. However, Mrs Allen wanted to come before the board to ask that you meet her at the asking price of one ninety-one. **Commissioner Burry** asked if that was based on an appraisal. **HD Thomas** replied that her appraisal came in at one hundred and seventy-one as indicated and she is asking the City to pay one ninety-one. He did not want to speak on her behalf, but as far as the staff was concerned, we made a good-faith effort by offering a few more dollars beyond the appraised value and she wanted one-ninety-one. She asked that we come before the board and ask for that. **Commissioner Jasper** inquired if she was present. **HD Thomas** responded no, she was not in attendance.

Chairperson Christian stated he is a hundred percent behind the City buying this house, but he is not going above one hundred and seventy one. He will not go to one eighty or one ninety. If she does not want to sell for one hundred and seventy one, then we will create a site plan going around that property and we take that one seventy one and buy some other property on Thomas Avenue or another piece of property, because we do not want to get into the habit of buying property above an appraised value. When we have an appraisal for one seventy-one, that makes this offer very generous. He personally

owns property just down the road with a newer home and the fact that she can get one hundred and seventy-one is pretty good. He wanted this property and thought we should try to get it when we purchased Kristen Court, but we could not, and that was still twenty thousand dollars in the Carver Heights / MontClair area, where we could do a lot of other things with that money.

Commissioner Jasper asked if she had a rationale for the one hundred and ninety. **HD Thomas** said no, his conversation with her was let's evaluate it based on the appraised value and the generous offer going a few thousand dollars more. We felt it was a fair offer and there was no justification for going beyond that.

Commissioner Pederson respects the comments made. He was about to make a comment that he would go a few thousand higher, but we are paying all the closing costs for the contract. **HD Thomas** commented that with closing costs the City pays up to a thousand dollars. **Commissioner Pederson** agrees we need to hold this at one seventy one. This is not statute driven, but we have to pay for the title insurance. If we did not have to pay the other costs, he might wiggle to one seventy five, but he agrees we should not pay anything beyond the appraisal. He would like to have this, but we do not have to have it.

Commissioner Conner said it was appraised at one seventy one and, at max, he thinks it should be one seventy five. He feels like, as the Mayor said, one seventy five, but it was appraised at one seventy one and see if we get it.

Chairperson Christian asked if any commissioner would like to amend the motion to one hundred and seventy-five thousand.

Commissioner Pederson made a motion to offer one hundred and seventy-five thousand and give the Chairperson/Mayor the authority to execute the contract and Commissioner Conner seconded the motion.

Commissioner Burry asked why we would be offering one hundred and seventy five when we already offered one hundred and eighty. **CM Minner** said staff offered her one hundred eighty and she said she wanted one ninety one. Now, the motion is at one seventy five with the Mayor's authority to execute the contract. The City's offer was contingent on the CRA board's approval and now we have this offer and if she says yes and signs the agreement, it is a done deal and we will be set to close. The only difference now is, we have this body's approval. **Commissioner Pederson** pointed out that she would be netting one seventy-five at the closing table, which compared to the free marked she would be in the low one eighties. **Chairperson Christian** commented that we are the body that approves this and the staff is negotiating and they said they had to take it to the board when they go back and say it is now one seventy five. She will have to make a decision and if she decides to go with a realtor, we will have to live with that. We have to negotiate this in a public forum in the open and that puts us at a disadvantage; we cannot go back and forth and it puts us on a hard line, so it is a take it or leave it at one hundred and seventy-five.

The roll call vote on the amendment was:

Commissioner Burry	Yes
Commissioner Jasper	Yes
Commissioner Connell	Yes
Commissioner Conner	Yes
Commissioner Pederson	Yes
Chairperson Christian	Yes

Six yeas, no nays, the Commission amended the motion to offer one seventy-five for the property and give the Mayor authority to execute the contract.

The roll call vote was:

Commissioner Jasper	Yes
Commissioner Connell	Yes
Commissioner Conner	Yes
Commissioner Pederson	Yes
Commissioner Burry	Yes
Mayor Christian	Yes

Six yeas, no nays, the Commission adopted the resolution as amended.

4. ROLL CALL:

The Commission had nothing further to discuss this evening.

5. ADJOURN:

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES DEPARTMENT, ADA COORDINATOR, AT 728-9740, 48 HOURS IN ADVANCE OF THE MEETING.

F.S.S. 286.0105 "If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that for such purpose they 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." The City of Leesburg does not provide this verbatim record.

The meeting adjourned at 5:12 p.m.