

# COMMUNITY REDEVELOPMENT AGENCY MEETING

Tuesday, March 10, 2009

5:30 p.m.

<u>CITY COMMISSION / PLANNING AGENCY / CRA</u>	<u>CITY STAFF</u>
Scott Black, Mayor Steve Van Gorden, Mayor Pro-Tem Eunice M. Penix, Commissioner Camille Hernandez, Commissioner Curtis A. Beebe, Commissioner	William C. Poe, Jr., City Manager James D. Class, City Clerk/Finance Director Karla S. Owens, City Attorney/Com. Dev. Dir. Jose B. Gil, City Engineer/Public Works Dir.

## AGENDA

**A. CALL TO ORDER:**

Invocation:  
Pledge of Allegiance:  
Roll Call:

**B. MINUTES:**

Approval: February 24, 2009

**C. OLD BUSINESS:**

**D. NEW BUSINESS:**

D1. Approval – Resolution 2009-10 Establishing a Second Community Redevelopment Agency Board

D2. RAC Membership Re-appointments and Filling One Vacancy

**NOTED ITEMS:**

**ADJOURNMENT:**

**APPEALS:** Any person desiring to appeal any decision made by the Community Redevelopment Agency with respect to any matter considered at any meeting or hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based.

**DISABILITY:** If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled at no cost to you to the provision of certain assistance within two (2) working days of your receipt of this notice. Please contact the Dade City Clerk's office, P.O. Box 1355, Dade City, FL 33526-1355; (352) 523-5052 for further assistance and information.

**BY THE CITY COMMISSION**

**RESOLUTION NO.: 2009-10**

**A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA; CREATING A SECOND COMMUNITY REDEVELOPMENT AGENCY BOARD PURSUANT TO SECTION 163.357, FLORIDA STATUTES; PROVIDING FOR THE FUNCTIONS, DUTIES OF SAID BOARD; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

WHEREAS, the Dade City Community Redevelopment Agency and the City Commission have recently studied conditions in Dade City and determined that additional areas exist within the City that meet the definitions and requirements found in Sections 163.340 and 163.355, Florida Statutes; and

WHEREAS, conditions in this area also impair sound growth and the preservation of the tax base; and

WHEREAS, consequently, on February 24, 2009, the City Commission approved Resolution No. 2008-0987 creating an additional Community Redevelopment Area; and

WHEREAS, it is now necessary to establish a new Community Redevelopment Agency pursuant to Section 163.357, Florida Statutes, to govern the second redevelopment area.

NOW, THEREFORE, BE IT RESOLVED by the City of Dade City, Florida as follows:

SECTION 1. The existing Community Redevelopment Agency will also function as the Community Redevelopment Agency for the second redevelopment area.

SECTION 2. The Community Redevelopment Agency shall continue to have the functions, powers, duties and terms as prescribed in Chapter 163, Part III, Florida Statutes, and Resolution No. 538.

SECTION 3. The Dade City Redevelopment Advisory Committee is hereby appointed as an advisory board to the Community Redevelopment Agency for this new area, and shall have the same powers, duties, functions and terms as prescribed in Chapter 163, Part III, Florida Statutes, and Resolution No. 538.

SECTION 4. That this resolution shall become effective as provided in the City Charter.

DONE AND RESOLVED by the City Commission of Dade City, Florida following public hearing on this 10th day of March, 2009.

ATTEST:

CITY OF DADE CITY, FLORIDA

\_\_\_\_\_  
James D. Class, City Clerk

\_\_\_\_\_  
Scott Black, Mayor

Approved as to Legal Form and Sufficiency

\_\_\_\_\_  
Karla S. Owens, City Attorney

# *City of Dade City*

## **AGENDA MEMO**

**To:** Chairman and Members of the Community Redevelopment Agency  
**From:** Karen Traenkner, Development Review Tech / CRA Director  
**Subject:** Redevelopment Advisory Committee Membership  
**Date:** March 3, 2009

Per Resolution No. 538 enacted May 14, 1996 (copy attached):

“Section 4. The Dade City Redevelopment Advisory Committee is hereby appointed as an advisory board to the Dade City Community Redevelopment Agency. The Committee shall advise the Community Redevelopment Agency on matters relating to the redevelopment of the established district pursuant to Chapter 163, Part III, Florida Statutes.

“The Committee shall consist of seven members appointed by the Dade City Community Redevelopment Agency as follows:

- a. One representative from the Greater Dade City Chamber of Commerce;
- b. One representative from the Dade City Downtown Mainstreet, Inc.;
- c. One representative from the Dade City Historic Preservation Advisory Board;
- d. Two merchants or property owners in the Redevelopment District;
- e. Two City residents.

“Section 5. The Dade City Redevelopment Advisory Committee members shall serve three-year terms and may be reappointed. Any vacancy occurring during any term shall be filled by the agency for the duration of the unexpired term.”

Current membership is listed below:

Chamber:	Sean Ashburn	expires May 14, 2011
Main Street:	Nancy Johnson	expires May 14, <b>2009</b>
Historic Board:	Jean Ward	expires May 14, 2011
Merchant/Owner 1:	Michael Hodges	expires May 14, 2010
Merchant/Owner 2:	Bob Larkin	expires May 14, <b>2009</b>
City Resident 1:	vacant	expires May 14, 2010
City Resident 2:	Mike Agnello	expires May 14, 2011

The CRA is hereby requested to appoint a “City Resident” to fill the vacancy created by Edna Gonzalez’s resignation at the February 17 RAC meeting.

**Prepared at the Direction of the Entire City Commission.**

**RESOLUTION NO. 538**

**A RESOLUTION OF THE CITY OF DADE CITY, FLORIDA, RELATING TO COMMUNITY DEVELOPMENT; CREATING A COMMUNITY REDEVELOPMENT AGENCY PURSUANT TO SECTION 163.356, FLORIDA STATUTES; PROVIDING FOR THE FUNCTIONS AND DUTIES OF SAID AGENCY; APPOINTING AN ADVISORY COMMITTEE TO THE COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR TERMS AND INITIAL APPOINTMENTS TO THE ADVISORY COMMITTEE; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Commission of Dade City directed that a study be commissioned to determine the existence of slum and blight conditions in the city; and

**WHEREAS**, the Dade City Redevelopment Advisory Committee prepared a comprehensive study which found the existence of slum and blight conditions; and

**WHEREAS**, the City Commission of the City of Dade City approved Resolution No. 526 which adopted the findings of the study, determined the necessity for a Community Redevelopment Agency pursuant to Section 163.356, Florida Statutes, and established a redevelopment district.

**NOW THEREFORE**, be it resolved by the City Commission of Dade City of Pasco County, Florida, in regular session duly assembled that:

Section 1. Pursuant to Section 163.357(1), Florida Statutes, the City Commission does hereby create a community redevelopment agency for the City of Dade City, Florida.

Section 2. The City Commission of the City of Dade City is hereby established as the Dade City Community Redevelopment Agency.

Section 3. The Dade City Community Redevelopment Agency shall constitute a legal entity, separate, distinct and independent from the City Commission of Dade City and as such shall be an autonomous board having the powers and duties prescribed in Chapter 163, Part III, Florida Statutes.

Section 4. The Dade City Redevelopment Advisory Committee is hereby appointed as an advisory board to the Dade City Community Redevelopment Agency. The Committee shall advise the Community Redevelopment Agency on matters relating to the redevelopment of the established district pursuant to Chapter 163, Part III, Florida Statutes.

The Committee shall consist of seven members appointed by the Dade City Community Redevelopment Agency as follows:

- a. One representative from the Greater Dade City Chamber of Commerce;
- b. One representative from the Dade City Downtown Mainstreet, Inc.;
- c. One representative from the Dade City Historic Preservation Advisory Board;
- d. Two merchants or property owners in the Redevelopment District;
- e. Two City residents;

Section 5. The Dade City Redevelopment Advisory Committee members shall serve three-year terms and may be reappointed. Any vacancy occurring during any term shall be filled by the agency for the duration of the unexpired term. The initial terms shall be as follows; Three members to serve three years; Two members to serve two years; and Two members to serve one year.

The initial members of the committee shall be as follows:

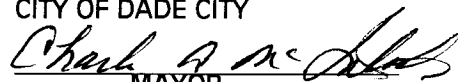
<u>NAME</u>	<u>TERM</u>
Leonard Johnson, Chairman	Two Years
Edward Blommel, Vice Chairman	Three Years
Jean Ward	Three Years
Pete Brock	One Year
Otto Weitzenkorn	One Year
Faye Sanders	Three Years
Grace Bryant	Two Years

Section 6. The committee shall adopt by-laws governing voting, officers, and conduct of meetings. Such by-laws shall be subject to approval by the agency.

Section 7. That this resolution shall become effective as provided in the City Charter.

**DONE AND RESOLVED** this 14th day of May, 1996.

CITY OF DADE CITY

  
MAYOR

ATTEST:

  
CLERK

APPROVED AS TO FORM:

  
CITY ATTORNEY

MEMO TO: Mayor and City Commissioners

FROM: Richard Diamond, City Manager 

DATE: May 6, 1996

SUBJECT: Resolution No. 538 - Establishing a Community Redevelopment Agency (CRA)

Following adoption of Resolution No. 526 in February 1996, which determined the need for a Community Redevelopment Agency (CRA) and created the redevelopment district boundaries, the City Commission charged the Dade City Redevelopment Advisory Committee (RAC) with recommending the composition of the CRA and developing a draft resolution or ordinance to implement the recommendations.

At its April 16, 1996 meeting, the RAC unanimously recommended that the City Commission be established as the CRA and that a permanent advisory committee be created to assist the CRA.

To implement this recommendation, the RAC proposed that Resolution No. 538 (enclosed), be adopted. Also, enclosed is a staff report which reviews the different options for establishing the CRA and some of the findings from a survey of some other cities which have CRA's.


Mr. Leonard Johnson, Chairman of the RAC will be present at the meeting to present the committee's recommendation.

Should you have any questions, please advise.

RD/ma

attachments

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MEMO TO: Dade City Redevelopment Advisory Committee (RAC)  
FROM: Richard Diamond, City Manager   
DATE: April 11, 1996  
SUBJECT: Resolution No. 538 - Creating a Community Redevelopment Agency

Under the provisions of the Community Redevelopment Act of 1969 (Chapter 163, Part III, Florida Statutes) a local government has several alternatives for establishing a community redevelopment agency (CRA): 1.) The governing body (council or commission) may designate itself as the CRA, and as such will operate as an independent entity separate from its commission duties. 2.) The commission may appoint up to seven citizens to sit as the CRA. Under this alternative, the city commission must still hold public hearings, approve redevelopment plans, create the trust fund, and approve the acquisition or disposal of property. 3.) For those governing bodies with five members, Chapter 163 allows the commission to sit as the CRA along with two citizens appointees creating a seven-member CRA board. 4.) The law also allows for the designation of existing boards or authorities as the CRA's.

In order to gather information on the alternatives for a CRA, we surveyed a number of small and medium-sized cities with CRA's. From the survey we have found that a majority (11 of 19) designated the city's governing body as the CRA board versus those who appointed a separate board (see enclosed survey results). We found at least one example (Bradenton) where the CRA was composed of citizens, but which the City Commission could override any decision made by the CRA and one (Pinellas Park) which had a mix of elected officials and citizens.

Based on our findings, staff proposes that the RAC recommend that the enclosed resolution (Resolution No. 538) be adopted by the City Commission. This resolution designates the City Commission as the CRA. Having the City Commission sit as the CRA will minimize additional bureaucracy needed for decision making (because of the requirements for city commission approval mentioned above). Also, since it is obvious from our projections of tax increment that financing, that assistance and close coordination with City services and programs will be essential to implementing a redevelopment plan, sitting as the CRA, the City Commission will have first hand knowledge of these needs on a continuing basis. And, being a small city with a relatively small redevelopment district, the City Commission is capable of assuming the extra duties as the CRA. Finally, having elected officials who are answerable to the public making the decisions could create a CRA that is more responsive than one with appointed members.

The resolution also establishes the RAC as a permanent advisory board to the CRA. While we found few CRA's which have formal advisory boards, it is envisioned that this board will solicit public input and advise the CRA on redevelopment issues within the redevelopment district boundaries, and work with the City staff to develop and prepare the redevelopment plans and programs to bring to the CRA for action. The resolution proposes that the current members continue to serve, but that staggered terms be created.

Discussion of the completion of the CRA is scheduled for the April 16, 1996 meeting.

RD/ma

attachments