



Community Redevelopment Advisory Board Regular Meeting Minutes

June 27, 2024 at 5:30 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Carlos Benitez, Jay Trent, Lindsay Eriksson, Pragasen Ramiah, Michael Perelman

Absent

Sherwin Sargeant, Chauvet Paige

Staff Present

Assistant Division Director of Economic Development and CRA Kyle Dudgeon, CRA Coordinator Anne Sallee

1. Call to Order

Kyle Dudgeon called the meeting to order at 5:31 p.m.

- a. Board member introductions

2. Consent Agenda

- a. Approve the minutes of February 22, 2024

Motion made by Carlos Benitez to approve the minutes, seconded by Jay Trent Motion carried unanimously with a 5-0 vote.

- b. Approve the minutes of April 25, 2024

Motion made by Carlos Benitez to approve the minutes, seconded by Jay Trent Motion carried unanimously with a 5-0 vote.

3. Public Comments (for items not on the agenda):

Forest Michael from 358 Railroad Ave. serves on a committee that was formed to enhance Shady Park with MLK and Pioneer's monuments. Mr. Michael stated the heart of Hannibal Square is being eaten away by new development, and the committee would like to work with the Board and CRA on preserving what is left.

4. Action Items

a. Vote for Chair and Vice-Chair

Motion made by Jay Trent to nominate Carlos Benitez as Chair; seconded by Ms. Ericksson. Mr. Benitez accepted. Motion made by Carlos Benitez to nominate Jay Trent as Vice-Chair. Jay Trent declined, and made a motion to nominate Michael Perelman, seconded by Carlos Benitez. Mr. Perelman accepted; Motions carried unanimously with a 5-0 vote.

5. Non-Action Items

a. CRA 101

Mr. Dudgeon introduced CRA 101. The presentation included the following: a map of the CRA area, an explanation of the trust fund that covers the two CRA districts, projects, programs and partnerships that are within the governing State Statute 163, and CRA demographics. Slides were shown, displaying the CRA community program and enhancement support, business programs, economic growth, affordable housing, streetscape improvements and capital projects. CRA assists with providing summer youth employment and physical improvements to buildings within the CRA district.

Mr. Perelman asked for the percentage of work being performed in residential areas vs commercial areas. Mr. Dudgeon stated that since 2002, the average has been 46% to 54%, the aim is for 50/50. Mr. Dudgeon was asked by Mr. Perelman, how many homesteads in the CRA. Mr. Dudgeon responded approximately 38%.

Mr. Dudgeon played a new CRA video, a marketing idea that came from the last board meeting. Mr. Perelman suggested promoting the video to an audience who needs the resources of the CRA. Mr. Ramiah suggested staff present the video to resident association meetings. Ms. Eriksson asked if any of the CRA programs involve tree trimming and maintenance. Mr. Dudgeon advised there have been discussions, but no programs. Mr. Benitez asked if the revenue is spent every year or if it is carried over. Mr. Dudgeon explained the funds for capital projects are carried over. Allocated program funds, if not used are rolled back into the trust fund. The CRA is required to do an annual report that doubles as a marketing tool. It is also required to perform an independent audit.

b. CRA Board Budgeting

Mr. Dudgeon explained the CRA 10 Year Pro forma and advised Mr. Perelman that the gross revenue amount is \$8M per year. He explained the proposed project funding for future projects and the importance of being flexible and prioritizing. Mr. Dudgeon reviewed the funding of current and future projects. Mr. Perelman stated his concern that the funds for some of the proposed projects will be lost. Mr. Dudgeon stated that proposed projects can be reprioritized by the Agency. Mr. Dudgeon also displayed on a

slide, the funded miscellaneous enhancement project fund and suggested he work with the Board on identifying projects to be carried out. Examples include; gateways to Park Ave., expanding the condensate program and updating the kiosks with enhanced technology.

6. Staff Updates

a. Project Updates

Staff was contracted through City management to acquire both parcels of Lake Rose, the 1980 Sinkhole property. The mission was to incorporate the two properties with the MLK park improvement. Mr. Benitez would like to see Lake Rose cleared out.

Mr. Benitez clarified the meaning of participatory budget. Mr. Perelman questioned the approval process for CRA programs. Mr. Dudgeon advised that staff approves projects under \$75K. If project is over \$75K, then the City Commission/Agency will approve. Mr. Dudgeon explained the qualifications for assistance through CRA and showed a slide of the capital project updates.

7. Board Comments

Mr. Perelman asked Mr. Dudgeon to notify the Board of CRA Agency activities.

8. Upcoming Agenda Items

Budget will be presented next month.

9. Adjournment

The meeting adjourned at 6:47 p.m.

Approved by the board on July 25, 2024
/s/ Bahiyyah Layton, Board Coordinator