

**MINUTES OF THE REGULAR MEETING OF THE
CAPE CORAL COMMUNITY REDEVELOPMENT AGENCY
WEDNESDAY, JULY 31, 2024**

Council Chambers

9:00 a.m.

Meeting called to order by Chair Steinke at 9:00 a.m.

Pledge of Allegiance

Roll Call: Commissioners Carr, Cosden, Gunter, Long, Sheppard, Steinke, and Welsh were present. Commissioner Hayden was excused from the meeting.

ADOPTION OF AGENDA

Commissioner Welsh moved, seconded by Commissioner Gunter, to adopt the agenda, as presented. Voice Poll: All "ayes." Motion carried

APPROVAL OF MINUTES

Meeting Minutes – May 8, 2024, Regular Meeting

Commissioner Gunter moved, seconded by Commissioner Cosden, to approve the minutes of the May 8, 2024, Regular Meeting, as presented. Voice Poll: All "ayes." Motion carried.

CITIZENS INPUT TIME - NONE

BUSINESS - NONE

CONSENT AGENDA - NONE

UNFINISHED BUSINESS - NONE

NEW BUSINESS

CRA Resolution 8-24- Update and Approval CRA 2025-2029 FY Proposed Budget

Budget Administrator Nicole Reitler presented the Community Redevelopment Agency (CRA) FY 2025-2029 Proposed Budget bringing in an adjusted budget of \$6,135,652.

Discussion held regarding the FY 2025 Proposed Budget:

- FY 2024 Amended Budget of \$6,140,879
- FY 2025 Proposed Budget of \$6,199,515
- FY 2025 Adjustment of \$509,753, decreasing Transfers out.
- FY 2025 Proposed Budget with Adjustments; \$6,135,652

- FY 2025 Existing Capital Project Budget of \$11,633,854
- FY 2025 Proposed Projects Totaling \$509,753 - South Cape Retrofit Type F Curbing \$63,863, CRA Streetlight Retrofitting \$172,561, and Land Demolition services, \$273,329.

Commissioner Gunter questioned the \$4.2M for Transfer's Out in the proposed budget.

Budget Administrator Reitler stated FY 2025 Transfer's Out include: \$1.122M for a loan from the General Fund for The Cove at 47th parking garage, \$509,753 for the South Cape Retrofit curbing, streetlights, and demolition services, \$2.6M for land acquisition, and \$460,750 for the 47th Street/Terrace Debt Service.

Commissioner Welsh questioned if the land demolition services were for the demolition grant program or something else.

Executive Director Ilczynyn stated the demolition services are for buildings within the CRA, not for CRA's Grant programs.

Commissioner Gunter moved, seconded by Commissioner Sheppard, to approve Resolution 8-24, as presented.

Roll Call: Carr, Cosden, Gunter, Long, Sheppard, Steinke, and Welsh voted "aye." All "ayes." Motion carried 7-0.

REPORTS – STAFF

Introduction of CRA Project Manager

Executive Director Ilczynyn stated CRA Project Manager Zachary Gogel will be discussing the CRA Project Report with the Board. These projects will be managed by him, along with other newer CRA projects, such as curbing, retrofitting, and demolition.

CRA Project Manager Gogel introduced himself, and mentioned he has been a Cape Coral resident 1997, and has 10 plus years of experience managing and working with facilities and capital improvement projects.

CRA Project Update - (Informational only)

CRA Project Manager Gogel highlighted the current CRA projects:

- 4642 Vincennes Boulevard and 4813 Vincennes Street Public Parking Lots
- Big Johns Parking Lot Improvements
- Country Club Boulevard Median Landscaping, and Palm Tree Boulevard Median Landscaping Projects
- Miramar Street Sidewalks

Public Works Interim Transportation Manager Vandewalker noted the Miramar Sidewalk project is almost complete, except for a small section, which Utilities is working on getting quotes for replacing the misaligned value box in the sidewalk.

Executive Director Ilczyszyn stated the Miramar Sidewalk project is 99 % complete.

CRA Project Manager Gogel continued discussion on other CRA projects:

- Traffic Signal Pole Painting, Decorative Tree Lighting
- Development Projects: Cove at 47th Parking Garage, Bimini Square, Bimini Basin Mooring Field – Design and Permitting
- Utility Box Public Art Project
- Dumpster Façade, Replacement of Dumpsters to Compactors
- SE 47th Terrace Fire Department Fire Connections
- Breaking to Barriers (B2B) Grants, Demolition Program

Commissioner Gunter asked for a timeline of the projects looking forward. He requested additional information on the Mooring Field project if available.

Executive Director Ilczyszyn stated the Mooring Field project has a design and permitting timeline and staff can provide that information to them. He advised that they are also looking at Bimini West development running the Mooring Field on the operation and maintenance side of the project.

Commissioner Gunter noted that he would especially like to see a monthly update on where we stand on the project permits by USACE and other permitting agencies, as a checks and balances for these contractors and consultants.

Commissioner Welsh asked if the Executive Director could expand more on the Cove at 47th parking garage.

Executive Director Ilczyszyn stated they are working on an operational agreement for parking and will bring back a rate resolution for the use of the garage parking at a later meeting.

Chair Steinke commented The Cove residential units will be opening soon when will the agreement be coming before the Board.

Commissioner Long asked how the Cove's public parking garage was going to work.

Executive Director Ilczyszyn explained the rate resolution will come before them in September. He asked the Cove will be building the parking garage, and the CRA will be utilized the first two levels in the garage, about 100 parking spaces. We will pay a software company to administrator the parking and the CRA/City will receive the money directly. The plan is to have the first two hours of parking free in the parking garages.

Commissioner Long requested: 1) an email of the cost of acquiring the land for the parking lot at 4813 Vincennes, and the 16 applications submitted for the Breaking to Barriers (B2B).

Chair Steinke suggested an option for parking garage should be use of a credit card, in addition to paying by telephone. He questioned the progress of the trash compactors design, and locations.

CRA Project Manager Gogel commented that staff has been working with Waste Pro, and staff has chosen a side-chute design, and complete enclosed design. Staff is working on the pricing of the design and scope of work and will do a request for services for that design. The CRA is looking to purchase 4 or 5 compactors, four for solid waste, and one for recycling.

Commissioner Gunter stated it would be prudent to take a trip to Jacksonville and sit down with the new leader of the Army Corp of Engineers and outline some of the permits that the City complies with and make them aware of the lengthy permitting process.

Chair Steinke indicated if a delegation is needed, he would be willing to go along also. Executive Director Ilczyszyn stated he will make sure the Commissioners get a monthly timeline report.

COMMENTS – BOARD

Chair Steinke stated he would like to schedule a CRA Special Meeting, in Council Chambers on August 7, 2024, at 4:00 p.m., right before the regularly scheduled City Council meeting.

Commissioner Gunter moved, seconded by Vice Chair Sheppard, to schedule a CRA Special Meeting, August 7, 2024, at 4:00 p.m. in Council Chambers.

Roll Call: Carr, Cosden, Gunter, Long, Sheppard, Steinke, and Welsh voted “aye.” All “ayes.” Motion carried 7-0.

TIME AND PLACE OF NEXT MEETINGS

- CRA Special Meeting scheduled for Wednesday, August 7, 2024, at 4:00 p.m. in Council Chambers.
- CRA Regular Meeting scheduled for Wednesday, September 11, 2024, at 9:00 a.m. in Council Chambers.

MOTION TO ADJOURN

There being no further business, the meeting adjourned at 9:41 a.m.

Submitted by,

Michael Ilczyszyn
Community Redevelopment Agency
CRA Executive Director

Subject to Approval