

**MINUTES OF THE SPECIAL MEETING OF THE
CAPE CORAL COMMUNITY REDEVELOPMENT AGENCY
WEDNESDAY, AUGUST 7, 2024**

Council Chambers

4:00 p.m.

Meeting called to order by Chair Steinke at 4:00 p.m.

Pledge of Allegiance

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

CITIZENS INPUT TIME

Resident Joe Kilraine spoke on the purchase of the Golf Course property and the need for resident involvement, transparency with government, and greenspace within the City.

Resident Charlie Pease spoke on the historical nature of the Golf Course property and keeping it as parks and recreation use, and the purchase of the Bimini East properties.

BUSINESS

CRA Resolution 9-24 Approval of Interlocal Agreement between the City of Cape Coral and the CRA relating to the CRA's participation in the City's purchase of property in the Eastern portion of the CRA's Bimini Basin District

Executive Director Ilczyszyn stated the request before them is to:

- Provide the financial mechanism to fund the purchase of the Bimini East properties.
- Raze the structures and assemble the property into one large parcel.
- Vacate the roads.
- Place the property back on the market for private developers to acquire.
- Put the financial backing of the TIF money behind being the catalyst to spur a development that will come in and create an urban downtown district.
- The current owners of the property were looking to sell, and no developer would pay him what the property was worth today and still be able to absorb the cost of demolition.
- It is not the CRA's intent to buy and hold the property, and the CRA is paying the fair market price.

Commissioner Welsh questioned whether the appraisal was for the property in its current condition or valued just for the land.

Executive Director Ilczyszyn explained the appraisal was conducted in two ways: As is, with the buildings on the land (\$35M) and the land without the buildings (\$5M), together it is appraised at \$40M.

Vice Chair Sheppard stated due to Hurricane Ian damage most of the buildings were no longer occupied, and the property owner has not been able to repair them and purchasing the entire 18 acres is smart as it would be hard for a developer to buy a portion of the property and then have dilapidated structures next door to the new development.

Commissioner Hayden stated, with the City demolishing the buildings it will make the land attractive again, and as far as the old golf course property, keep it as a park and maybe have a community center there. He supports purchasing both projects.

Commissioner Cosden moved, seconded by Commissioner Gunter, to approve CRA Resolution 9-24, as presented.

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

CRA Resolution 10-24 Approval of the CRA's payment of \$5,395,643 to the City in contribution to the City's purchase of the former Cape Coral Golf Club.

Executive Director Ilczyszyn stated this item is asking for a one-time financial contribution from the CRA towards the acquisition of the former Golf Club. A Purchase and Sale Agreement has been worked out with the current owners, and the CRA is looking to be a partner in the acquisition for future greenspace, and to create a space for future recreation opportunities and parks use.

Vice Chair Sheppard stated this is tremendous for the City, but also the people living in the neighbor surrounding this property, and it is also going to create a destination that will bring people to the downtown.

Commissioner Carr explained this is a huge win for the City and that area. Now that it will be owned by the City they will be able to address the code issues.

Commissioner Gunter stated this will be the central park for Cape Coral and has been a mission of the City for many years to purchase the 175-acre property.

Commissioner Cosden questioned the total cost breakdown for the purchase CRA and City contributions.

Executive Director Ilczyszyn stated the purchase price is \$10.4M, so the CRA and the City is splitting the cost. There is a plan on the southern end of the property to use it for stormwater retention, runoff, and treatment.

Commissioner Welsh stated he is happy to be a part of this and asked that in the early stages of the planning for them to consider a fire substation on the property.

Chair Steinke explained that they also need to look at the bigger picture and what is coming down the road, and to have all these projects come together, along with the CRA Service office opening to welcome those coming to the area will serve the vision for the future.

Vice Chair Sheppard stated to raise and protect their property values they needed to create a path going forward, and with all the improvements in the CRA and the purchase of this property, it will be a game-changer for the neighborhoods.

Commissioner Gunter moved, seconded by Commissioner Hayden, to approve CRA Resolution 10-24, as presented.

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

TIME AND PLACE OF NEXT MEETINGS

A 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 4:39 p.m.

Submitted by,

Michael Ilczyszyn
CRA Executive Director