

**MINUTES OF THE CARVER HEIGHTS/MONTCLAIR AREA COMMUNITY
REDEVELOPMENT AGENCY
MONDAY, OCTOBER 14, 2013**

The Carver Heights/Montclair Area Community Redevelopment Agency held a regular meeting Monday, October 14, 2013. Chairperson Knowles called the meeting to order at 5:15 p.m. with the following members present:

Commissioner John Christian
Commissioner Abraham Conner
Commissioner Elise Dennison
Commissioner Jay Hurley
Commissioner John L. Johnson
Commissioner Bill Polk
Chairperson David Knowles

Others present were Interim City Manager (ICM) Ray Sharp, City Clerk (CC) Betty Richardson, Housing and Economic Director (HED) Ken Thomas, City Attorney (CA) Fred Morrison, Deputy City Clerk (DCC) Andi Purvis, the news media, and others.

Commissioner Hurley gave the invocation followed by the Pledge of Allegiance to the Flag of the United States of America.

**APPROVED MINUTES OF CARVER HEIGHTS/MONTCLAIR CRA MEETING
HELD SEPTEMBER 23, 2013**

Commissioner Christian moved to approve the minutes of the meeting held September 23, 2013 and Commissioner Polk seconded the motion.

The roll call vote was:

Commissioner Hurley	Yes
Commissioner Christian	Yes
Commissioner Dennison	Yes
Commissioner Johnson	Yes
Commissioner Polk	Yes
Commissioner Conner	Yes
Chairperson Knowles	Yes

Seven yeas, no nays, the Commission approved the minutes.

**ADOPTED RESOLUTION 58 AUTHORIZING EXECUTION OF A
CONSTRUCTION SERVICES AGREEMENT WITH L&SF ENGINEERING
CONSULTANTS CORP. TO PROVIDE FOR THE MISPAH-SIMMONS
APARTMENT COMPLEX REHABILITATION**

Commissioner Polk introduced the resolution to be read by title only. CC Richardson read the resolution by title only, as follows:

RESOLUTION OF THE CARVER HEIGHTS/MONTCLAIR AREA
COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE
COMMUNITY REDEVELOPMENT AGENCY CHAIRMAN AND
SECRETARY TO EXECUTE THE CONSTRUCTION SERVICES

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AGREEMENT WITH L&SF ENGINEERING CONSULTANTS CORPORATION FOR THE MISPAH-SIMMONS APARTMENT COMPLEX REHABILITATION; AND PROVIDING AN EFFECTIVE DATE.

Commissioner Polk moved to adopt the resolution and Commissioner Christian seconded the motion.

Chairperson Knowles requested comments from the Commission and the audience.

Commissioner Polk asked what the original price was to reconstruct these buildings. Director Housing/Economic Development (DHED) Ken Thomas stated the amount was \$400,000 to construct and do all the improvements for the twelve units.

Commissioner Johnson stated this came in under budget.

Commissioner Polk asked if the cost is \$389,000 and there is \$360,000 available where will the extra money come from. DHED Thomas stated from the CRA note.

Commissioner Polk asked when is the estimated date to open. DHED Thomas advised the anticipated date for the open house is March 2014.

Commissioner Polk asked who will be in charge of the rental units. DHED Thomas stated these will be housing incubation units and a management company will be hired to oversee them. The intent is for the renters to build up credit and save enough funding within four years to be able to move out and purchase a home of their own. He stated this is not intended to be a long term rental process.

Commissioner Polk stated with any rentals, there are ongoing costs with maintenance and repairs.

Commissioner Christian stated the Mispah area has code enforcement, drug, and crime issues and will not be cleaned up unless the neighborhood stabilization money is put back into this area. He stated the City needs to find the funds to pay off the note because the tax value will not increase to the CRA so these funds could help pay that note.

DHED Thomas stated the monthly rental fee money received will go into the Carver Heights operating account and be used for any repairs needed to the units.

Commissioner Christian asked if there is a caveat on how many years the City has to hold them. DHED Thomas stated yes Lake County, with the NSP money, requires the City hold them for at least fifteen years.

Commissioner Christian asked if after the City sells them, will the money then go back into the Carver Heights CRA fund. DHED Thomas answered yes.

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Commissioner Polk suggested a special line item be set aside for the funds from these units so the money is not lost. Finance Director (FD) Bill Spinelli stated a special division has been set up so the money can be tracked separately.

Commissioner Johnson asked if the contractors were present so they could give information on the quality of the roofs. DHED Thomas stated they were not present.

The roll call vote was:

Commissioner Christian	Yes
Commissioner Dennison	Yes
Commissioner Johnson	Yes
Commissioner Polk	Yes
Commissioner Conner	Yes
Commissioner Hurley	Yes
Chairperson Knowles	Yes

Seven yeas, no nays, the Commission adopted the resolution.

**ADOPTED RESOLUTION 59 AUTHORIZING CARVER HEIGHTS CRA STAFF
TO SET-ASIDE \$5,000 OF THE EXISTING HOUSING REHABILITATION
BUDGET TO ACCOMMODATE THE WEST LEESBURG CDC SENIOR HOME
REPAIR PROGRAM**

Commissioner Christian introduced the resolution to be read by title only. CC Richardson read the resolution by title only, as follows:

A RESOLUTION OF THE CARVER HEIGHTS/MONTCLAIR COMMUNITY REVELOPMENT AGENCY AUTHORIZING CARVER HEIGHTS CRA STAFF TO SET-ASIDE \$5,000 OF THE EXISTING HOUSING REHABILITATION BUDGET TO ACCOMMODATE THE WEST LEESBURG CDC SENIOR HOME REPAIR PROGRAM; AND PROVIDING AN EFFECTIVE DATE.

Commissioner Polk moved to adopt the resolution and Commissioner Christian seconded the motion.

Chairperson Knowles requested comments from the Commission and the audience.

Commissioner Dennison stated she read this would be going toward higher ticket items such as air conditioning and asked if this is not for painting as talked about doing in this area. DHED Thomas stated this particular item came from the West Leesburg CDC who currently runs the senior repair program. The existing Carver Heights housing rehabilitation program takes care of big ticket items and the CRA in the past chose not to deal with the smaller items such as painting or window improvements. We choose to tackle the roofing permits, HVAC or major plumbing problems; however, the West Leesburg CDC has received several requests for smaller improvements and approached us with partnering for funding. DHED Thomas stated there is some available funding in the housing repair program and it was felt this could be a marriage because the West

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Leesburg CDC takes care of all the applications, goes out to review the clients, and meets with them face to face.

Commissioner Dennison asked if this in addition to the money the West Leesburg Organization received last month. DHED Thomas stated this will not be an exchange of funding to the CDC. They will take and review the applications and send the CRA the invoices.

The roll call vote was:

Commissioner Dennison	Yes
Commissioner Johnson	Yes
Commissioner Polk	Yes
Commissioner Conner	Yes
Commissioner Hurley	Yes
Commissioner Christian	Yes
Chairperson Knowles	Yes

Seven yeas, no nays, the Commission adopted the resolution.

PUBLIC COMMENTS:

ROLL CALL:

Commissioner Hurley – nothing.

Commissioner Christian asked staff to bring the Commission pictures of the Mispah neighborhood coming around Olivett as he thinks the Commission needs to be aware of what the residents are dealing with on a daily basis.

Commissioner Dennison – nothing.

Commissioner Johnson – nothing.

Commissioner Polk stated if staff takes pictures, he would like for them to get with CA Morrison on the legal aspects of what can be done to help the residents clean up the area.

Commissioner Conner – nothing.

Chairperson Knowles – nothing.

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ADJOURN:

Commissioner Dennison moved to adjourn the meeting and Commission Christian seconded the motion. The meeting adjourned at 5:33 p.m.

Chairperson

ATTEST:

Betty M. Richardson
City Clerk

J. Andi Purvis _____
Recorder