

City of Auburndale Community Redevelopment Agency Minutes February 19, 2024

Minutes of the Community Redevelopment Agency of the City of Auburndale held on February 19, 2024, at 8:15 p.m. in the Commission Room of City Hall, after having been properly advertised, with the following members present: Chair Tim Pospichal, Vice Chair Ellie Harper, Dr. Dorothea Taylor Bogert, Keith Cowie, Alex Cam, Jordan Helms, and Bill Sterling. Also present: Assistant City Manager Amy Palmer and City Clerk Brandon Henry.

Motion by Dorothea Taylor Bogert, seconded by Keith Cowie, to approve the Community Redevelopment Agency Minutes of the January 22, 2024 meeting. Upon vote, all ayes.

Chair Pospichal asked if there was public comment on any item not on the agenda. There were none.

1. CONSIDER PURCHASE OF PROPERTY 107 HOWARD STREET

Assistant City Manager Amy Palmer said property assembly near the City's Skatepark on Bobby Green Plaza and Howard Street has been on the Community Redevelopment Agency's suggested project list for a number of years. The City owns a number of properties in the block where the skateboard park is located and the Community Redevelopment Agency has identified the area for redevelopment for uses such as recreation, retail/restaurant, or parking.

As stated during the January 22, 2024 Community Redevelopment Agency meeting, the property owner of 107 Howard Street has approached the City to inquire about the City's interest in purchasing the property. The property is less than 0.1 acres and contains a 1,056 square foot single family residence. The property purchase will allow the Community Redevelopment Agency to redevelop the area near the skatepark as contemplated on the suggested project list.

The contract price of the Purchase Agreement is \$238,000. The Agreement states that the buyer is the City of Auburndale. Funding for the purchase would be provided by the Community Redevelopment Agency. All closing documents and deeds will be in the City of Auburndale's name.

The Agreement for Sale and Purchase of Real Property was prepared by the City Attorney and reviewed by the City Manager's Office. Staff recommends approval of the \$238,000 expenditure by the Community Redevelopment Agency to purchase the property at 107 Howard Street.

Assistant City Manager Palmer presented slides depicting the proposal. Two appraisals were done for the property.

Chair Pospichal asked for public comment. There was no public comment.

Motion by Keith Cowie, seconded by Bill Sterling, to approve the \$238,000 expenditure by the Community Redevelopment Agency to purchase the property at 107 Howard Street.

Bill Sterling asked about the solar panels on the house – are those paid for?

Assistant City Manager Palmer said there is a lease on those solar panels. The seller is coordinating with the solar company to have that resolved. It may also show up during the title search. The seller will be responsible for paying off the mortgage from the sale of the property.

Chair Pospichal asked the name for that type of loan, that follows the house and all subsequent owners?

Assistant City Manager Palmer said she is unsure of the name.

Upon vote, all ayes.

2. PRESENTATION OF FISCAL YEAR 2022-2023 AUDIT — MIKE BRYNJULFSON

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Assistant City Manager Palmer said Mr. Mike Brynjulfson will present the Community Redevelopment Agency's Annual Financial Statements and Independent Auditor's Report for the fiscal year ending September 30, 2023.

Mr. Mike Brynjulfson said he is here to go over the Community Redevelopment Agency's audit for the year ending September 30, 2023. It is a separate audit from the City. For years, he did not go to the Community Redevelopment Agency meetings because you did not have to have a separately issued financial statement. You could just be audited in the City statements, and that was sufficient to address audit requirements in Florida statutes. Three years ago, the Auditor General began requiring a separate stand-alone audit for the Community Redevelopment Agency.

All are clean opinions with no findings.

He detailed the financials and balance sheets of the Community Redevelopment Agency. The Community Redevelopment Agency has assets of \$4.7 million in cash or deposits. There are not many liabilities.

Chair Pospichal asked for public comment. There was no public comment.

Chair Pospichal expressed gratitude to Mr. Brynjulfson and City staff. It is nice to come out clean. Dorothea Taylor Bogert concurred.

Meeting adjourned at 8:34:47 p.m.

I HEREBY CERTIFY that the foregoing Minutes are true and correct.



Brandon Henry, City Clerk