

**MINUTES
BUILDING TOURS
MONDAY, OCTOBER 6, 2014
6:00P.M.
CITY HALL**

Attendance: Those in attendance were Mayor Nancy Z. Daley, Vice Mayor Charles Lake, Commissioner John Duncan, Commissioner Albertus Maulsby, City Manager Ryan Leavengood, City Attorney Frederick J. Murphy, Jr., and City Clerk Linda Bourgeois.

Staff attendance: Public Works Director John Deaton, Finance Director Amber Deaton, Parks and Recreation Manager Richard Weed, Fire Chief Chris Costine, Community Development Director Valerie Ferrell, and Police Chief Art Bodenheimer.

Guest attendance: Planning Board Member Irving Spokony

100 W Cummings St ("Buchanan building")
Approx. 1.59 acres
Office Building approx. 2,080 sq ft
Warehouse Building approx. 29,650 sq ft

Discussions included zoning, comparative sale information, environmental studies, and demolition of building.

Questions asked were:

1. What manufacturing processes were performed there? Water Ski Boots and specialized fiberglass projects
2. How long has the building been vacant? Approximately 7 years
3. What is the property worth?

Comparative sale info: South State Brokerage to Boos Development (Family Dollar site)
225 S Lake Shore Way
Approx. 1.77 acres
Vacant land
Final Sale June 2014 \$498,000

[Previous sales contract was for entire northern half 3.1 acres at \$880,000, correction submitted by the Community Development Director]

4. What were the anticipated demolition charges? \$70,000.00 - \$80,000.00

City Manager Leavengood said the City is working with Central Florida Regional Planning Council, and they are recommending a demolition as the best prospect for this property. He went on to provide comparative values to the recently sold acre of which was purchased by the Family Dollar store. He explained the benefit of a shovel ready project and said that we would definitely be able to clear what our expenses would be for demolition on the sale, especially since we are swapping for grove property. An

additional benefit would be that the developer agreement would potentially have performance clauses such as a requirement to turn dirt within a year. We don't want someone to buy the property and then sit on it for five years just to sell it to someone else. This is our opportunity to create our own destiny. He continued and said the selling point here is that the gas station will look at several factors such as car counts, population, rooftops and the amount of vehicle traffic through the City on a given day. This property has access to both north and southbound directions so you never have to take a left hand turn crossing oncoming traffic.

Vice Mayor Lake asked about the retention pond requirements.

City Manager Leavengood said we are working on a fix.

Vice Mayor Lake asked about if this property was in a brownfield designation.

City Manager Leavengood replied and said yes. He continued and said we would have to do this for our own due diligence, since no money is actually changing hand. This will entail an environmental phase one study estimated at several thousand dollars; and an asbestos survey. If phase one does detect something, then the City would have to go to a phase II. There may be mitigation costs; however there are federal programs and it is a brownfield site. Just remember just because there may be contamination, it does not mean you cannot develop it. He went on to say he thinks because they operated inside with a floor, there may not be any contamination. Gray's property did have some contamination and there is a slight possibility this property may have been cross contaminated by underground flow. We will cross that bridge when we come to it, and in any case - the City will be in the best position to deal with that. He explained the challenges of potential developers without the City's intervention and said this property will sit here for years if we don't get proactive on this.

A discussion ensued about programs available other than brownfields for mitigation, and the equal threshold levels for the property swap based upon a comparative value level.

The tour continued to the office section of the building. It was pointed out that the Florida Department of Transportation was stationed within these offices during the one-way pair road construction. There was not any business discussed while visiting this location of the property.

Next, everyone met at the Library parking lot, and went inside the second building.

260 N. Seminole Ave ("Hughes building")
Approx. 0.18 acres
Warehouse Building approx. 7,500 sq ft

City Manager Leavengood said last year the City had budgeted \$35,000.00 for a storage shed on the Mackay Gardens and Lakeside Preserve property. Once we heard there was movement with this property, we held off in anticipation of being able to use this property as storage. This is much larger than any storage shed you can purchase for \$35,000.00. This property can be utilized for a combination of storage for the Parks and Recreation, Public Works, and Utilities departments. That then gives us the opportunity to clean-up Public Works. We are pretty much at storage capacity down there and this building would give us the opportunity to organize the public works site.

He went onto say that while it looks a little rough on the interior; the building is structurally in good shape for what we would use it for.

The tour ended without any further questions at 6:47 p.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Linda Bourgeois". The signature is written in a cursive style with a small blue mark above the 'i' in "Bourgeois".

Linda Bourgeois, M.M.C.
City Clerk