



# MINUTES

## Community Redevelopment Agency Meeting

5:15 PM - Thursday, September 8, 2022 - City Hall

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**CALL TO ORDER: 5:15 P.M.**

### **ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE**

**PRESENT:** Vice Chair Emily Lee, Board member Karen LeHeup-Smith, Board member Nan Cobb, Board member Willie Hawkins and Chairman Michael Holland

### **1. APPROVAL OF MINUTES**

#### **1.1 July 21, 2022 - Community Redevelopment Agency Meeting**

Moved by Vice Chair Lee, seconded by Member Hawkins, to approve the Minutes as submitted. Motion carried by the following votes:

Ayes: Vice Chair Lee, Member LeHeup-Smith, Member Cobb, Member Hawkins and Chairman Holland

### **2. CRA ITEM WITH BOARD DISCUSSION, PUBLIC INPUT AND DIRECTION**

#### **2.1 Authorization to negotiate a master plan agreement with G3C2, LLC regarding the former Waterman site**

Tom Carrino, City Manager, reviewed the background of the former Waterman site and the RFQ process. He explained the request for staff to negotiate a master plan agreement with G3C2, LLC. He reviewed the request for qualifications, including the process for interested parties to submit information on experience, past projects, and general qualifications. He noted that this does not generally require site specific information, and the decision was made solely on the development team and qualifications.

Mr. Carrino detailed the requested information for the RFQ, including a detailed description of at least three representative development projects completed by the responding development team, a demonstration of the responding development team's ability to secure financing for the proposed project, and a description of the proposed process for concept development.

Mr. Carrino identified the Evaluation Committee as follows: City Manager, Economic Development Director, Development Services Director, Public Works

Director and Finance Director facilitated by Purchasing Manager. He noted that the Evaluation Committee met in a public meeting on August 22, 2022 to discuss the responses, and he stated that the Committee agreed that the G3C2 proposal and process more fully responded to the RFQ. He stated the Committee unanimously recommended moving forward with G3C2.

Mr. Carrino reviewed the next steps including obtaining consensus from the CRA Board to negotiate a Master Plan Agreement with involvement of outside counsel and drafting an agreement to come back to the CRA Board and potentially the City Commission for approval. He indicated that the process is for G3C2 to engage with the Commission, staff, public, and stakeholders on concept development in an effort to move toward purchase/lease agreements.

Mr. Carrino requested consensus from the Board to authorize staff to negotiate a master plan agreement with G3C2 with the assistance of Gunster which will be brought back to the CRA Board and, possibly, the Commission. Following that G3C2 would engage with all the parties to develop the concept with the possibility of moving toward a separate purchase/lease agreement.

The Board questioned why they only received two responses and whether the Committee discussed that issue with Mr. Carrino indicating that issue was not discussed. The Board then questioned whether the Committee discussed that the G3C2 name was only done in July 2022 with Mr. Carrino indicating that both of the partners have extensive experience but they just partnered under the G3C2 name recently. He indicated there was not a lot of substantive discussion on the issue due to the amount of actual experience.

The Board asked about length of the process with Mr. Carrino explaining the RFQ process procedures limit communication outside of a public meeting and a limited ability to specify a length for the process. He noted the plan to engage outside counsel who is very responsive and indicated it would be difficult to estimate the time it will require.

The Board confirmed that G3C2 is the joining of the G3 and Construct 2 company names.

There being no further comments by the Board, Chairman Holland opened the floor to public comment at 5:23 p.m. There being no public comment, the hearing was closed.

Moved by Member Cobb, seconded by Vice Chair Lee, to authorize staff to negotiate a master plan agreement with G3C2 LLC regarding the former Waterman site. Motion carried by the following votes:

Ayes: Vice Chair Lee, Member Cobb, Member Hawkins and Chairman Holland

Nays: Member LeHeup-Smith

**2.2     Request for financial information regarding Eustis Housing Authority presentation**

Mr. Carrino noted that a request was made for some CRA financial information pertaining to the previous Eustis Housing Authority presentation. He stated he was finalizing the information and then would be sending it out to the Board.

**3.     ADJOURNMENT: 5:25 P.M.**

*These minutes reflect the actions taken and portions of the discussion during the meeting. To review the entire discussion concerning any agenda item, go to [www.eustis.org](http://www.eustis.org) and click on the video for the meeting in question. A DVD of the entire meeting or CD of the entire audio recording of the meeting can be obtained from the office of the City Clerk for a fee.*

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CHRISTINE HALLORAN  
City Clerk

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MICHAEL L. HOLLAND  
Chairman