MINUTES

BOARD OF COMMISSIONERS
SPECIAL MEETING
OCTOBER 28, 2026
3:30 P.M.

The City of Madeira Beach Board of Commissioners held a special meeting at 3:30 p.m. on October 28, 2026, in the Patricia Shontz Commission Chambers at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida.

MEMBERS PRESENT: Anne-Marie Brooks, Mayor
Eddie McGeehen, Vice Mayor/Commissioner District 3
David Tagliarini, Commissioner District 1
Chuck Dillon, Commissioner District 2
Housh Ghovaee, Commissioner District 4

MEMBERS ABSENT:

CHARTER OFFICERS PRESENT: Mike Helfrich, City Manager
Clara VanBlargan, City Clerk
Thomas Trask, City Attorney
Andrew Laflin, Finance Director Consultant

1. CALL TO ORDER

Mayor Brooks called the meeting to order at 3:39 p.m.

2. ROLL CALL

City Clerk Clara VanBlargan called the roll. All were present.

3. PUBLIC COMMENT

There were no public comments.

4. CONTRACTS/AGREEMENTS

A. Approval of Acquisition – 545 150th Avenue

The City Manager explained:

- Due diligence consisted of a Phase I environmental site assessment, two appraisals, and a survey, which was in draft form and not included.
- The survey confirmed there was no overlap, so all of the submerged land is owned by the Pruitt property until the city purchases it, after which it would be owned by the city. If the

Board elected to proceed, the document would be certified before closing.

- The Phase I assessment was performed by NOVA Engineering and Environmental. NOVA found that a Phase II assessment was not required. The City Manager noted that there is some contamination at the site from an underground storage tank, but that it affects the soil and not the groundwater, so no Phase II assessment would be needed.
- The two appraisals came in at approximately $3.7 million and $4.5 million (stated later as $4.52 million). The City was not averaging them, but both were above the $3.5 million purchase price. The price was well below both.
- Under the Purchase and Sale Agreement, city liens are accepted as permitted exceptions, and satisfactions will be recorded post-closing. This was a material inducement for the seller to enter into the agreement and was added at the August meeting. The seller will satisfy the county lien.
- The recommendation is that the Board proceed with the $3.5 million purchase. The closing costs were not yet known, but they expected them to be under $50,000.

Commissioner Tagliarini asked about the impact of the soil condition on the city. The City Manager clarified that it is soil contamination. The contamination would have no impact on the site unless the building were demolished. Even then, the city would remain under a State program that pays for removing the top two feet of soil and for bringing replacement soil back in.

Commissioner Tagliarini asked whether the result meant the city would incur no additional expense due to the contamination. The City Manager said that if the building were demolished, the city would need to conduct an asbestos survey because of the building's age, but only before demolition. Commissioner Tagliarini thanked him.

Commissioner Ghovaee asked for the acreage of uplands versus wetlands on the property, which should be included in the survey. The City Manager said he had not included the draft survey report in his materials. Mayor Brooks said the appraisal should include that information.

Commissioner Ghovaee clarified that he was asking about the usable upland area, not the entire area. The City Manager explained that the appraiser treats upland and submerged land as the total land area. The Mayor said the city owns the land under the water and could fill it with dirt if it wanted to. Commissioner Ghovaee said wetlands and especially submerged land could not be filled. The Mayor said she believed the upland versus water breakdown was somewhere in the documents provided, though she could not recall where. Commissioner Ghovaee said he had not seen a breakdown but estimated about 0.12 acres of upland out of roughly 1.38 acres for the entire property, including wetlands.

Commissioner Ghovaee asked the City Manager whether the building could be saved, whether it had structural issues, and whether it could be used long-term. The City Manager said he believed it could be used long-term, though he did not know for how long. He said the city has 30 days to close, and an inspection can be conducted within that time. Based on the photographs in the appraisal, he believed the building could be used and would not need to be torn down. Future use would depend on how the Commission decides to develop "those three properties."

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Commissioner Ghovaee asked whether Public Works could use the building. The City Manager said the Commission could direct that option and that staff would closely review it as a temporary Public Works facility. In response to Commissioner Ghovaee, the City Manager confirmed that the building has no elevator and that modifications would need to be evaluated.

Mayor Brooks asked for an anticipated closing date. The City Manager said the seller has 30 days to close and is "very motivated," so he expected closing within about two weeks. Mayor Brooks confirmed with the City Manager that the required motion was to proceed with closing under the contract the Board had previously approved.

Commissioner Tagliarini moved to proceed with closing on the acquisition of 545 150th Avenue at a purchase price of $3.5 million, based on the contract previously approved by the Board. Commissioner Dillon seconded the motion.

ROLL CALL:

Commissioner Tagliarini	"YES"
Commissioner Dillon	"YES"
Commissioner Ghovaee	"NO"
Vice Mayor McGeehen	"YES"
Mayor Brooks	"YES"

The motion carried 4-1.

5. RESPOND TO PUBLIC COMMENTS/QUESTIONS

There were no public comments to address.

6. ADJOURNMENT

Before adjournment of the meeting, Commissioner Dillion asked for an update on Tom and Kitty Stuart Park. The City Manager said he would provide that to him directly after the meeting.

Mayor Brooks adjourned the meeting at 3:50 p.m.

ATTEST: _____ Anne-Marie Brooks, Mayor

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Clara VanBlargan, MMC, FCPC, FCRM, MSM, City Clerk

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