

MINUTES
COMMUNITY REDEVELOPMENT AGENCY
City Hall Council Room
555 S. Lawrence Blvd Keystone Heights, FL
April 01, 2024 at 5:30pm

ANYONE WISHING TO ADDRESS THE CITY COUNCIL REGARDING ANY TOPIC ON THIS EVENING'S AGENDA IS REQUESTED TO COMPLETE A CARD AND RETURN TO THE CITY CLERK. SPEAKERS ARE RESPECTFULLY REQUIRED TO LIMIT THEIR COMMENTS TO THREE (3) MINUTES. THE CITY COUNCIL PROHIBITS THE USE OF CELL PHONES AND PAGERS WHICH EMIT AN AUDIBLE SOUND DURING ALL MEETINGS WITH THE EXCEPTION OF LAW ENFORCEMENT, FIRE AND RESCUE OR HEALTH CARE PROVIDERS ON CALL. PERSONS IN VIOLATION WILL BE REQUESTED TO LEAVE THE MEETING.

"Please turn off cell phones"

Call to Order: The meeting was called to order at 5:31 PM by Mayor Rodenroth.

Roll Call:

Mayor Nina Rodenroth, Vice Mayor Christine Thompson, Councilman Tony Brown, Councilman Steve Hart and Councilman Dan Lewandowski

City Manager Charlie Van Zant, Attorney Rich Komando and City Clerk Stephanie Silva

1. Public Comment:
 - a. No public comments.
2. Purchase of the corner of State Rte 100 & SR 21 Review

Mayor Rodenroth spoke about the purchase of the corner of State Rte 100 and State Road 21 and using available funds in the Community Redevelopment Agency (CRA) account to fulfill the purchase and sale agreement for the property at 125 E. Walker Drive, Keystone Heights, FL 32656.

Councilman Hart moved to use available funds in the Community Redevelopment Agency (CRA) account to fulfill the purchase and sale agreement for the property at 125 E. Walker Drive, Keystone Heights, FL 32656. **Motion seconded by** Vice Mayor Thompson.

Discussion

Councilman Brown asked what the final monetary amount would come out of the CRA funding.

City Manager Van Zant spoke about the costs associated with the contract and gave a best estimate on what total cost would be.

Public Comment:

Mr. Todd Beal's (Realtor) spoke to Council and the City Manager about the potential closing costs resulting from the purchase of 125 E. Walker Drive, Keystone Heights, FL 32656.

Mayor Rodenroth referred to the contract on page seven under additional terms, stating that "seller requests that the buyer (City of Keystone Heights) pay closing costs for both seller and the buyer excluding the commission to the broker approximately \$3,567.50 from the seller and \$299.50 from the buyer for a total closing cost of \$3854.50. Total closing cost include title charges of \$2,125.00, government recording and transfer charges of \$1,717.00 and additional settlement charges of \$12.50".

Councilman Brown asked if the Council is giving the City Manger the approval to purchase the 125 E. Walker Drive property via the contract received and then come back to Council with a final price which would include the closing costs or is Council's intention to give the City Manager a price cap for this purchase?

Councilman Hart stated that closing costs are a set amount. The premium for the title insurance would be based on whatever the amount is being charged, the recording fees would be based on whatever is charged by the County and the same with the transfer fee or stamp tax. These charges will be reflected in the advanced closing statement. Councilman Hart stated he is supportive of this contract as long as it specifically states that the seller is paying the realtor's commission.

Attorney Rich Komando stated that Council has already voted to approve the purchase of 125 E. Walker Drive in a previous meeting with an amount of \$240,000.00 plus closing costs related to the purchase. The CRA is to authorize the use of CRA funds for this contract.

The motion carried 5-0.

Meeting Adjourned: 5:39 PM