COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING MINUTES
1350 BALDWIN AVENUE, CITY HALL
MONDAY, JUNE 22, 2026

Chair J. Sconiers called the meeting to order at 3:00 p.m followed by the invocation and Pledge of Allegiance.

Community Redevelopment Agency (CRA) Commissioners in Attendance: Chair Josh Sconiers, Vice Chair Glen Harrison, Commissioner Danny Cosson, and Commissioner Todd Bierbaum. Also present were Executive Director Koby Townsend, Program Manager Chris Strawn, CRA Administrative Assistant Kayla Digges, and CRA Attorney Clay Adkinson. Commissioner not present: Amy Heavilin.

ITEM 2 - CONSENT AGENDA

MOTION by Commissioner T. Bierbaum, second by Commissioner G. Harrison, to approve the full Consent Agenda with no changes.

VOTE: Josh Sconiers, Aye; Glen Harrison, Aye; Todd Bierbaum, Aye; Danny Cosson, Nay. Ayes 4, Nays 0. Motion carried.

ITEM 3- REGULAR AGENDA

MOTION by Commissioner T. Bierbaum, second by Commissioner G. Harrison, to approve the full Regular Agenda with no changes.

VOTE: Josh Sconiers, Aye; Glen Harrison, Aye; Todd Bierbaum, Aye; Danny Cosson, Aye. Ayes 4, Nays 0. Motion carried.

3C. Executive Director K. Townsend

3C1. Fiscal Year 2025 Audit

Executive Director K. Townsend announced that Purvis Gray Auditors, who completed the Fiscal Year 2025 Audit, are in attendance to provide the Board with an update on the audit and requested a motion for approval.

Ryan Tucker, a partner with Purvis Gray, stated that in previous years the CRA audit contained findings; however, for Fiscal Year 2025, he reported that the audit resulted in no findings.

Megan Camp advised the Board that there are upcoming accounting pronouncements that will be relevant to the CRA in the coming years. Ms. Camp further stated that there were no audit findings, significant deficiencies, or issues identified during the audit.

Chair J. Sconiers is giving thanks to the auditors and is very pleased with the results.

MOTION by Commissioner T. Bierbaum, second by Commissioner G. Harrison, to approve the 2025 audit.

VOTE: Josh Sconiers, Aye; Glen Harrison, Aye; Todd Bierbaum, Aye; Danny Cosson, Aye. Ayes 4, Nays 0. Motion carried.

3C2. Discussion/Direction on Grant Applications Not Within Guidelines

Executive Director K. Townsend stated that Program Manager C. Strawn would be presenting the item to the Board.

C. Strawn explained that he was seeking guidance from the Board regarding applications submitted during the period when the CRA Board was dissolved. He stated that, under both the previous and current program guidelines, applications were required to be submitted and approved prior to the commencement of any work.

Commissioner T. Bierbaum requested further guidance from Attorney Clay Adkinson regarding whether the Board has the authority to approve the applications and whether doing so would establish a precedent that could bind the CRA in the future.

Attorney C. Adkinson stated that the Board could approve the applications without establishing a precedent, as the circumstances described by C. Strawn were unique. He further explained that the grant programs are administered on a first-come, first-served basis and remain subject to the full discretion of the CRA. Attorney Adkinson also noted that submitted applications are different from individuals merely stating that they attempted to apply or made inquiries by phone.

Vice Chair G. Harrison stated that he is not aware of exactly how many applications may have been lost during the transition; however, he was aware of at least one applicant in attendance, Mr. Burke. He stated that Mr. Burke submitted an application in November and provided the paperwork to the previous Executive Director, but the application was never processed. Vice Chair Harrison further noted that Mr. Burke's home was experiencing water damage and the repairs had to be completed promptly.

Chair J. Sconiers asked C. Strawn how many applications are they needing to consider.

Program Manager C. Strawn stated that only one applicant is being brought before the Board for consideration, as it is the only case in which an application was submitted prior to the work being started.

MOTION by Commissioner T. Bierbaum, second by Commissioner G. Harrison, to treat this application as a timely file

VOTE: Josh Sconiers, Aye; Glen Harrison, Aye; Todd Bierbaum, Aye; Danny Cosson, Aye. Ayes 4, Nays 0. Motion carried.

3C3. Fiscal Year 2027 Draft Budget

Executive Director K. Townsend stated that he would be presenting the Fiscal Year 2027 CRA Draft Budget.

Executive Director K. Townsend stated that under the Grants section, he has created three separate line items: \$75,000 for Residential grants, \$150,000 for Income-Based grants, and \$75,000 for Commercial grants.

Capital Outlay begins with Blighted Parcel Acquisition, which will remain at \$120,000 and is carried forward due to no expenditures being made. The Amphitheater Project had a prior year budget of \$954,000; after subtracting work already completed, \$500,000 will remain. Crescent Drive is budgeted at \$50,000. The Dog Park Facility has \$200,000 allocated within the Downtown budget, which includes alleyway improvements, railroad crossings, pedestrian improvements, and street resurfacing totaling \$3,498,861. Of this amount, \$2,468,958 is carryforward funding from other areas, including \$1,748,274 from alleyways and streetscapes, \$324,000 in encumbered but unspent Amphitheater funds, \$176,000 from Crescent Drive, \$120,000 from Blighted Parcel Acquisition, and \$100,000 from the three grant programs.

Commissioner T. Bierbaum stated that regarding 27 Crescent Drive, he would like to either demolish the property or place it back on the market. He further stated that he believes the dog park project should be scaled back to \$50,000 for fencing, benches, and watering stations to assess usage, and that the remaining funds should be redirected to the Neighborhood District Redevelopment Plan. He also expressed interest in seeing a park and broader improvements focused on the east side of town.

Vice Chair G. Harrison stated that 27 Crescent Drive should be considered for being placed back on the market. He supported making reasonable improvements to the amphitheater, including better seating, additional shade, and updates to the existing structure. Regarding the proposed dog park, he emphasized the importance of addressing stormwater concerns. He also expressed a desire to see additional parks developed on the east side of the community. Vice Chair Harrison noted that, with the CRA scheduled to sunset in seven years, he is concerned about whether sufficient funding will remain available to support the grant programs while also addressing future redevelopment priorities.

Commissioner D. Cosson stated that 27 Crescent Drive should be placed back on the market, noting that doing so could save the \$50,000 currently budgeted for the project. He inquired about the process for listing the property for sale and what steps would be required to move forward with placing it back on the market. Regarding the proposed dog park, Commissioner Cosson expressed support for limiting the project budget to \$50,000. He indicated that the reduced funding should be focused on essential improvements while allowing remaining funds to be directed toward other CRA priorities.

Chair J. Sconiers asked Executive Director K. Townsend whether he believed the downtown redevelopment project could be completed within a single fiscal year.

Executive Director K. Townsend stated that he has not personally been involved in a project of this nature; however, based on his observations of similar projects in nearby cities, he believes the project would likely require more than one fiscal year to complete.

Chair J. Sconiers noted that the current county ad valorem funding allocation is approximately $794,000. He stated that after accounting for the grant programs, approximately $400,000 would remain available to fund redevelopment projects. Regarding the amphitheater project, Chair Sconiers directed staff to contact the Tourist Development Council (TDC) to determine whether funding opportunities may be available. He also inquired about the possibility of leasing the Crescent Drive property rather than selling it.

Attorney C. Adkinson stated that the property was originally acquired for blight remediation purposes and that leasing the property without making improvements may not be consistent with that purpose. He further stated that if the Board chooses to sell the property, it may be beneficial to establish a list of required improvements or conditions that a purchaser would be expected to address. He also noted that the Board may wish to consider whether the parcel could be utilized for downtown parking.

Commissioner T. Bierbaum stated that he would be interested in exploring the possibility of converting the parcel into safe downtown parking to help support the needs of the downtown area.

Attorney C. Adkinson noted that other cities have successfully implemented multi-use parks. He stated that if the parcel were used for parking, it could potentially be designed with fencing and other features that may allow it to also function as a dog park, creating a multi-use community space.

Chair J. Sconiers stated that, regarding the proposed dog park, he believes improvements could potentially be made at the existing Wayside Park or that a multi-use concept at the Crescent Drive property could be explored further. He indicated that he would support a project budget of $50,000 or less. Chair Sconiers also stated that he would like to see additional funding directed toward the neighborhood redevelopment plan to address blight at parks on the east side of the community, including potential improvements such as enhanced lighting.

Commissioner T. Bierbaum stated that he would want to take the amphitheater one step further and get quotes on these improvements.

Executive Director K. Townsend stated that he would coordinate with Anchor to restart the design process and have the redevelopment plans presented at a future CRA meeting. He noted that this would help keep the Board and staff informed as the project moves forward.

3C4. Task Order 2026-01 CRA Neighborhood/District Preliminary Redevelopment Plans

This item was discussed during item 3C3. No action was taken.

4A. CITIZEN COMMENTS

Henry Dwight Burke referred to Item 3C2 and stated that his application was submitted in November 2025 but was never processed. He explained that the work needed to address immediate water damage and was time-sensitive. Mr. Burke requested that his grant application be considered for approval, noting that he is in compliance with all City codes and has invested a significant amount of personal funds into the project.

5A. ADJOURNMENT

Chair J. Sconiers adjourned the meetings at 4:23 p.m

Minutes Approved by,

Josh Sconiers, Chair

Attest,

Kayla Digges, CRA
Administrative Assistant