

COMMUNITY REDEVELOPMENT AGENCY MEETING

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A Regular CRA Meeting was held on May 11, 2026 at 6:00 PM in the Council Chambers of City Hall and Via GoToMeeting (646) 749-3122 - Access Code: 855-960-693. Board Chair Jodi Wilkeson, called the meeting to order at 6:00 PM

Roll call was taken. Present were members Lance Smith, Jodi Wilkeson, Kenneth Burgess and Steven Spina. City Manager William Poe and City Attorney Matthew Maggard were also present. Charles Proctor and Mayor Melonie Monson were not present.

Staff present: Public Works Director Shane LeBlanc, Building Official Calvin Switzer, Airport Manager Nathan Coleman, IT Director Mike Panak, CRA Director Gail Hamilton, Human Resources & Risk Management Director Sandra Amerson, Planning Director Rodney Corriveau, Historic Preservation Specialist Will McCaw, Finance Director Ted Beason, Public Information Officer Kevin Weiss, Lieutenant Nathan Gardner and Assistant City Clerk Eileen Mercado.

1. BUSINESS ITEMS

1.1 CRA Meeting Minutes -March 23, 2026

Lance Smith motioned to approve the March 23, 2026 CRA Meeting Minutes. Seconded by Kenneth Burgess. Motion passed unanimously.

1.2 CRA Meeting Minutes - April 27, 2026

Lance Smith motioned to approve the April 27, 2026, CRA Meeting Minutes. Seconded by Kenneth Burgess. Motion passed unanimously.

1.3 Shamar Gerald Residential Improvement Grant - 5114 16th Street

CRA Director Hamilton explained that the applicant is constructing a detached garage with installing Hardie siding on the structure. The total project cost was approximately \$15,000, with siding materials totaling \$4,234.10. The CRA grant request was for 50 percent of the material cost.

Hamilton advised that the project had been reviewed through the City's development process, including site plan review, and met all applicable setback and code requirements. She further noted that although the structure is larger than a typical residential garage, it is intended solely for personal use and not for commercial purposes. The applicant had worked closely with staff to ensure the building was appropriately located and screened from neighboring properties.

Board members discussed the location and visibility of the structure. Staff confirmed that the garage would not be visible from the street and complied with all applicable regulations.

Steven Spina motioned to approve the Residential Improvement Grant for 511416th Street in the amount of 50 percent of eligible siding material costs. Seconded by Lance Smith. Motion passed unanimously.

1.4 Happy Frame 38452 6th Ave Sign Grant

CRA Director Hamilton presented a grant request for reimbursement of half the cost of a new business sign, with the total sign cost estimated at \$542.89. Hamilton explained that consistent with CRA grant procedures, the business owner would be reimbursed after installation and successful completion of all required inspections.

Board discussion included the sign color scheme and whether other CRA assistance programs were available for exterior building improvements. Board members expressed support for the new business and welcomed the addition of a frame shop to the downtown district.

Steven Spina motioned to approve the Commercial Sign Grant for Happy Frame at 38452 6th Avenue in the amount of 50 percent of eligible sign costs. Seconded by Kenneth Burgess. Motion passed unanimously.

2. CITIZEN COMMENTS - None

The meeting adjourned at 6:06 PM

Submitted by Ricardo Quiñones (not present)