

TOWN OF MALABAR

TOWN HALL SITE SELECTION COMMITTEE

MONDAY, AUGUST 07, 2008

7:30 P.M.

MALABAR COUNCIL CHAMBER

2725 MALABAR ROAD

MALABAR, FLORIDA

AGENDA

- A. CALL TO ORDER
- B. ANNOUNCEMENT - THERE MAY BE ONE OR MORE MALABAR ELECTED OFFICIALS ATTENDING THIS MEETING
- C. ROLL CALL
- D. STAFF REPORT
- E. OLD BUSINESS
- F. NEW BUSINESS
 - 1. Continue Process of Selection
 - Exhibit: Agenda Report No 1
 - Recommendation: Action
- G. ADJOURNMENT

If any individual decides to appeal any decision made by this Council with respect to any matter considered at this meeting, a verbatim transcript may be required and the individual may need to insure that a verbatim transcript of the proceeding is made (FS 286.0105). The Town does not provide this service. In compliance with the Americans with Disabilities Act (ADA) anyone who needs a special accommodation for this meeting should contact the Town Clerk at 727-7764 at least 48 hours in advance of this meeting.

TOWN OF MALABAR

AGENDA ITEM REPORT

AGENDA ITEM NO: 1
Meeting Date: August 7, 2008

Prepared By: Debby K. Franklin, Town Clerk/Treasurer

SUBJECT: Continue Review

BACKGROUND/HISTORY:

I will not be able to attend the meeting on Thursday. Cindi will do the minutes. If you want to look at the sites previously discussed they are available on the overhead. Ms. Moccia and Ms. Thomas will be presenting their information on the sites by the fire department.

Due to the reduced revenues and the forecasted shortfall for next year, Council is discussing all expenditures at the budget workshop on August 5, 2008.

FINANCIAL IMPACT:

N/A

ATTACHMENTS:

Minutes of Town Hall site Selection Committee Meeting – dated 06/23/08

ACTION OPTIONS:

Town Clerk discussion and recommendation to Council.

**TOWN OF MALABAR
JOINT COUNCIL & TOWN HALL SITE COMMITTEE MEETING
JUNE 23, 2008 7:00 PM**

This meeting of the Malabar Town Hall Site Committee was held at Town Hall at 2725 Malabar Road.

A. CALL TO ORDER:

The meeting was called to order at 7:00 pm by Mayor Eschenberg. Prayer and pledge were led by Mayor Eschenberg.

B. ROLL CALL:

MAYOR/CHAIR:	TOM ESCHENBERG
VICE-CHAIR:	CHUCK McCLELLAND
COUNCIL MEMBERS:	NANCY BORTON
	BRIAN VAIL
	JEFF McKNIGHT
	PAT DEZMAN
TH SITE CHAIR:	ALAN WOLLARD
VICE-CHAIR:	VICKIE THOMAS-excused
COMMITTEE MEMBERS:	BOBBI MOCCIA
	BOB WILBUR
	GREG PURDEN, resigned
	BILL WITHERS
TOWN ADMINISTRATOR:	BONILYN WILBANKS-FREE, excused
TOWN CLERK:	DEBBY FRANKLIN

C. ANNOUNCEMENT: Dezman read letter from Mr. Purden resigning from committee. She also got a call from Vicki Thomas who said she had told committee she can't make Monday night meetings. She did drop off her suggestion for a site.

D. STAFF REPORT: None

E. OLD BUSINESS

F. NEW BUSINESS

1. Continue Process of Selection

Mayor suggested if any member of the public would like to speak we will do that first. Mark Archer, owns the RR Avenue Storage property. He had asked for a site plan extension which was granted for one year. He handed out his proposal to all members. The proposed building is what was approved. The St. Johns permit is good for four more years. The house that is shown as a cut out is actually theirs also.. If the Council or Site Sel Com is interested then he will do more work.

Mayor asked Alan Wollard how he would like to start.

Alan Wollard would like all of them to start with new information. He does not feel it is helpful to rehash old information. A board member told him and this committee is authorized to make

offers on land. Are they? Bill Withers said the Mayor got consensus from Council to allow them to make offers up to one million. Bob Wilbur said he recalled that and thought Council gave Vickie Thomas the go ahead to contact and make offers. Shake the trees.

Wilbur thinks we should focus on the pieces by the park and the EELS property. This would be a centralized location for a town center. He pointed out the properties on the overhead. He is looking at the 4 or 5 properties by the fire department. He understood from Vickie Thomas that someone from Country Cove or that area bought the 11.56 acre piece. They did not want it developed. Perhaps we could deal with them if they knew we were only going to build a government facility. Vail is in support of this area. Bob said the 11.56 acre piece is the one that was going for 1 mil. Jeff McKnight asked staff for information and it has not been forthcoming. The area to the east of the Malabar Woods Blvd will continue to be pursued but we need to consider alternatives. In consideration of Archer's offer, Wilbur thought it could be used for expansion of PW but is not the prime location for town hall. Same with Mr. Billie's.

Huemmann owns the out parcel by the fire department.

Juliana Hirsch, 1035 Malabar Road asked how much we wanted from EELs. We were considering 5 to 15 acres. How about a trade with them – she is suggesting her property or some other property they (EELs) want – not just her interest but perhaps the 11.56 acre.

Withers said they (EEL) are just rounding out their parcels now. They got permission to do that when Ed Booth was here. Vail said we could consider the piece north of the Sand Hill Trail Head and use it for a trade with the Eels for the piece we want by the fire department. .

Wilbur said we should have a municipal center and have the Post Office and Town Hall and Community Center and Fire Department all together. We could also have a road so you could drive in and drive out at another location. The need to have it all together was reinforced during the fires.

Wilbur said the problem with the ten acre piece on Marie is the elevation – there are some isolated wetlands. There are also isolated wetlands on the 11.56 piece he is talking about – he doesn't think they are connected or would be a problem.

Wollard asked if we are in agreement tonight to proceed with contacting the landowners. The request for information should be sent from Town. Bobbi Moccia thinks they should be more personable. Vail knows them personally and doesn't have a problem – doesn't want to do anything inappropriate.

Mayor asked if the group wants to continue with the interest in Mr. Billie's. They said that we didn't want to the interest...

Withers said that he wanted to nominate Bobbi Moccia to pursue contacting the owners of the property around the PO and the Fire Department. Get the Property Appraiser forms for the Huemmanns and the 11.56 and the front one and the small one to the north to start. The one between the PO and the site would not be a deal breaker.

Wilbur said we need to move on this. He said that he tried to get council to make an offer earlier when they only wanted 65K for the site. He said we need to arrange the next meeting night so that Vicki Thomas can be here because she can provide a lot of information.

Pat Dezman wanted Bobbi Moccia to contact Gregg Purden and see if he can continue. Bobbi said he is really busy. We are down one member.

Wollard asked if there is anyone that is against proceeding with these properties. Moccia just wants to break the ice with the owners and if they are interested then Vicki Thomas and Brian Vail can step in and negotiate.

Wilbur thought we needed to know how much would be needed for stormwater and parking, etc. Town Engineer had provided all of that on the one acre next door. But that didn't include an EOC. The EOC would require way more parking.

Let's summarize. Focus on this property by the fire department.

Withers said that at one time the property north of the bathrooms was offered to us by the EELs - supposedly offered to the town and we would share the bathroom. Clerk stated she had never heard of anything like that. Wilther said the area flood too bad.

Pat Dezman stated the Gentile property was considered and we decided we need to be along Malabar and be near the FD. Borton said we need to move forward.

Wollard said we have been working on this since 2005. The real estate market has changed and perhaps we will be able to get a more favorable deal now.

Summary:

- Clerk will provide property sheets on the 4 or 5 properties between the Fire Department and the post Office to Bobbi Moccia via email tomorrow. Moccia will be leaving for vacation in late July and then school starts again. She can do this now.
- Moccia and Vail will talk to the owners along Malabar Road. Contact the owner of the 11.56 acre piece. Once you get that information get the committee back together again.
- If it looks like we could go forward with an offer, then another joint meeting would be in order.

Pat Dezman wants a rollcall vote on how the Council feels on this. McKnight said if they were making decisions he would agree but this is just consensus and then it will come back to Council.. He did send a reminder to BWF about getting the verbal offers so he could review them.

Withers said the way it worked in the past with Ed Booth and Mike Knight was just verbal. There were no firm offers or stuff put to paper.

Wilbur said that McKnight should talk to Mike Knight and see if he will cooperate but we can't waste any more time.

G. ADJOURNMENT

There being no further business to discuss

MOTION: Dezman/ Vail to adjourn this meeting. VOTE: All Ayes. The meeting adjourned at 8:05 PM.

Mayor announced a five minute break between meetings.

BY 
Mayor Thomas Eschenberg, Chair

ATTEST BY:

Debby Franklin, Town Clerk

07/07/2008
Date Approved *as corrected*

Railroad Avenue Storage

Railroad Avenue Storage, LLC
1450 West Railroad Avenue
Malabar, Florida

To The Distinguished Members of The Town Council of Malabar:

The owners of Railroad Avenue Storage would like to submit our property, or a subdivided portion of it, for consideration to the Town of Malabar in their search for a new Town Hall site. Please see the attached site plan for more detail.

We have Saint Johns Regional Water Management District approval for four more years and The Town of Malabar has recently extended the site plan approval for one year through July of 2009.

The current zoning and permitted uses include business and professional offices in the two story building with 34,000 square feet of indoor space which should meet the needs of the Town of Malabar for many years to come.

If there were a way to subdivide the property allowing us to keep our income on the indoor storage, it might make sense for us to sell only the west end and we could do it very reasonably and would be open to negotiating a fair price and terms.

Thank you for your time and consideration when reviewing our offer.

Sincerely,

Mark Archer
Railroad Avenue Storage
321-725-0739

Debby,

Hope you are doing well.

How is the site selection committee making out?

If you think there is one person I should speak to on the committee directly, let me know.

We are about to lower the price.

TAKE CARE.

Thanks,

Mark Archer

Cell: (561) 251-4615

E-fax: (321) 445-6080

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Bentley Ridge ~ Leesburg (352) 728-2830

Archer Real Estate, Inc. ~ Boca Raton (561) 479-1070

White Sands Development ~ Lafayette (337) 354-2416