

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
SPECIAL MEETING
October 31, 2022 9:00 AM
CITY HALL COMMISSION CHAMBER**

(meeting taped)

1. Call to Order

ATTENDANCE	TITLE	STATUS
Ed Wolf	Mayor	Present
Pamala Harrison-Bivins	Mayor Pro Tem	Present
Joe Elliott	Commissioner	Present
Marcos Flores	Commissioner	Present
Julian Green	Commissioner	Present
Jason McHugh	City Manager	Present
Ashley Hunt	City Attorney	Present
Cassandra Smith	Asst. City Manager/CFO	Present
Susan Patterson	City Clerk	Present
Melanie Peavy	Development Services Director	Present

Mayor Wolf brought the meeting to order, followed by Commissioner Bivins invocation and the Pledge of Allegiance.

2. Consent Agenda/Informational Items

None.

3. Presentations and/or Proclamations

Mayor Wolf swore in staff and audience members.

A. Presentation by G3 Development Regarding Downtown Redevelopment Proposal

Mayor Wolf turned the meeting over to Austin Guenther from G3 Development. Guenther presented the proposal and design for the Downtown Redevelopment parking garage and the Railyard. Guenther stated that it was not just to revitalize the downtown district but also to tie into the existing areas. Guenther stated that the vision is not to detract from the current and existing businesses but to improve the quality of the commercial district with the other businesses included. Guenther stated that the plan consists of 8000 square feet of space and 126 new parking spaces. Guenther stated they had retained FinFrock for the creativity of the design. Guenther stated they would focus on the back road between the parking garage and the Railyard to tie the remainder of the district area together. Guenther stated that their goal is to honor and preserve the history of Wildwood as well as create an indoor-outdoor area where people will want to go on a Friday night. Guenther stated the tenant mix would be musicians, a small concert series, restaurants, and retail spaces to attract people to the area and keep people coming back. Guenther stated that this is all a conceptual plan along with the facade of the buildings. Guenther presented an estimated cost for the parking garage of \$7,861,678.74, which did not include a complete architectural or

engineering design at this point. Guenther stated that the costs are conservative and that FinFrock is working on presenting different options that could potentially lower the cost. Commissioner Elliott questioned the exit at Rutland Street and if there was any anticipation of a traffic light. Guenther stated that they had taken that into account and would work with FDOT. Guenther stated that they did not want that to postpone the project. Commissioner Elliott asked if there would be an elevator in the parking garage. Guenther stated that there was an elevator in the design of the parking garage. City Manager McHugh stated that CSX is supportive of the Downtown Revitalization project and the corridor along the railroad property.

McHugh stated that G3 Development would build the two buildings at the same time, and then the city would purchase the parking garage once it is finished with finance consulting thru representative Wendall Gardner from PRAGG. Mayor Wolf asked for a motion to authorize the City Attorney to prepare documents to move forward with the project.

RESULT:	Approval to Authorize
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

B. Update on Wildwood Downtown Branding Initiative

Christy Smiley from Tangent Media presented an update for the Downtown Branding.

Smiley presented samples of different logos and banners to incorporate the history of the railroad along with light poles that include the appearance of railroad ties. Smiley also presented a billboard sample that could go up around the construction site with a list of all the companies included in the project. McHugh stated that he would like to get the commission's opinion on the logo and banner samples. McHugh stated that the branding would include the history of the railroad. Commissioner Elliott was not sure that the light pole appearance would go everywhere downtown. Mayor Wolf stated that the wall and screening along the railroad property would be nice. McHugh stated that he understood what Commissioner Elliott was saying and would take that into consideration in the final designs. The commission was in agreement to move forward with the branding designs.

C. Update on US 301 Linear Park Conceptual Design

Development Services Director Melanie Peavy presented an update on the US 301 Linear Park Conceptual Plan. Peavy stated that the area of the project runs from Maddox Street north and ends just past Oakwood Express Restaurant on the west side of US Hwy 301. Peavy stated that the railroad theme is used for the south entrance. Peavy stated that there would be a bicycle area, a rain shelter, a pedestrian node, a landscaped walking path, and light posts. Peavy stated that CSX was agreeable to having some of the background screening solid but stated that it would need to be see-through in some areas. Commissioner Elliott suggests, if possible, expanding the area on the north and south of the park to add picnic tables and, on the south end, incorporating CSX into the Linear Park area. Peavy stated that the bike path is part of the Complete Streets Project. Mayor Wolf asked for a motion to authorize continuing with the next phase of the design.

RESULT:	Authorize Approval to Move Forward
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

4. Public Hearings - Timed

None.

5. Public Forum - 4 minute time limit

None.

6. Ordinances First Reading Only (No Vote)

None.

7. Resolutions for Approval

None.

8. Financial & Contracts & Agreements

None.

9. General Items for Consideration/Discussion and Other Business

None.

10. Appointments

None.

11. City Manager Reports

None.

12. Other Department Reports

None.

13. Commission Members Reports

None.

14. City Attorney Reports

None.

15. Adjournment

The meeting adjourned at 9:52 a.m.

RESULT:	Adjournment
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

Upcoming Events

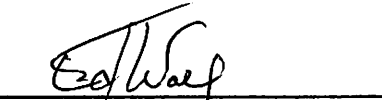
CITY COMMISSION
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SEAL

ATTEST:


Susan Patterson, City Clerk

BY:


Ed Wolf, Mayor