

**CRA BOARD
JANUARY 24, 2011**

CRA Board Members Present

Brian Williams, Chair
Mary Lancaster, Vice Chair
Tamara Cornwell
Tambra Varnadore
Alan Zirkelbach

CRA Board Members Absent

Shirley Groover Bryant, CRA Board Presiding Officer

Mr. Williams called the meeting to order at 7:55 p.m.

All persons intending to address the CRA Board were duly sworn.

PUBLIC COMMENT:

Sean Allison, President/CEO of the Manatee County Family YMCA, reported on the joint market study by the Y and the Palmetto CRA. Focus group meetings have been held. A plan has started to emerge for the improvement of the parks in the CRA and working towards a Y in Palmetto. A formal presentation of all findings will follow.

1. CRA BOARD AGENDA APPROVAL

MOTION: Mrs. Lancaster moved, Mrs. Cornwell seconded, and motion carried unanimously to approve the January 24, 2011 CRA Board agenda.

2. CRA CONSENT AGENDA

Mr. Barnebey asked to remove Item B from the Consent Agenda for discussion.

- A) Minutes: January 3, 2011
- B) Proposed 2011 Downtown Commercial Core Incentive Package

MOTION: Mrs. Varnadore moved, Mr. Zirkelbach seconded, and motion carried unanimously to approve the January 3, 2011 minutes.

Mr. Barnebey outlined four changes to be made to the CRA Downtown Commercial Core Incentive Package on page 11:

Policy 4 will be changed to read: Funding will generally be on a first come, first served basis, with prior applications receiving priority for processing.

Policy 7 will be changed to read: Redeveloped parking located on private property will be owned by the private property owner but be designated for public use for the life of the project.

Policy 9 will be changed to read: The incentive allocations provided herein are the maximum potential allocations. The allocation for any particular project shall be that amount which is approved by the Agency Board of Commissioners and finalized in a binding agreement.

Policy 10 will be changed to read: The total incentive is calculated by multiplying the *Estimated New Construction Value* by a percentage determined by the CRA after considering the maximums allowed on the following page.

3. CRA DIRECTOR'S COMMENTS

Mr. Burton informed the Board that the CRA Advisory Board recommended the Incentive Package unanimously. He said he recommended \$300,000 for the program, and the Advisory Board fully recommended \$1 million to start the program. The budget has been adjusted and will come back to the Board for approval.

In answer to Mr. Williams question, Mr. Burton said the maximum awarded a business would be 30% of the estimated construction value determined by the Building Official. The money will be reimbursed upon CO and approval of this Board.

Mrs. Cornwell asked if the animal hospital had a crematory. After discussion, it was decided to specify that none be permitted.

Mrs. Cornwell asked about businesses that were not permitted uses. Mr. Barnebey suggested adding a provision at the bottom of page 17 stating ..." or such other uses that may be permitted, or conditional uses under the Zoning Category and Comprehensive Plan, to be reviewed and approved by the CRA."

Mr. Burton explained that the plan encourages pedestrian friendly businesses in the Downtown Commercial Core. A map on page 16 shows the Commercial Core and the plan applies to businesses there that are also in the CRA.

Motion: Mrs. Cornwell moved, Mrs. Lancaster seconded, and motion carried unanimously to approve the 2011 Downtown Commercial Core Incentive Package, as presented by staff, with the changes recommended by the City Attorney.

4. PRESIDING OFFICER'S COMMENTS

No comment.

Mr. Williams closed the meeting.

Mr. Williams reopened the meeting for public comment.

A letter from Jane Hunter, 708 Riverside Drive, Palmetto, regarding the Incentive Package was read into the record in its entirety. A copy of the letter is attached to the minutes. She called for incentives to all businesses legally zoned for this district.

Mr. Barnebey commented that changes made in the package at tonight's meeting address Ms. Hunter's concerns.

Mrs. Lancaster said her concern also had been that some zoned businesses in the district were not eligible for the incentives. Mr. Burton explained the reason was that the CRA was looking for businesses with the highest, best use which would give the City the highest, taxable value property. One of the things the CRA is charged with doing is creating taxable value so that the police department and other services the City provides are affordable.

Mr. Zirkelbach said the City is looking for businesses that can drive employment in the City. Specific industries are targeted for the good of the community.

5. CRA BOARD MEMBERS' COMMENTS

Above.

6. PUBLIC COMMENTS FOR CRA BOARD

Jane Hunter letter read into the record above.

7. ADJOURNMENT

Mr. Williams closed the CRA Board meeting.

Minutes approved: February 28, 2011

James R. Freeman

James R. Freeman, City Clerk