

CRA BOARD MEETING
May 7, 2018
7:00 PM

CRA Board Members Present:

Shirley Groover Bryant, Presiding Officer
Tambra Varnadore, Chair
Jonathan Davis, Vice Chair
Tamara Cornwell
Harold Smith
Brian Williams

Staff Present:

Mark Barnebey, City Attorney
Jeff Burton, CRA Director
Jim Freeman, City Clerk
Allen Tusing, Public Works Director
Scott Tyler, Chief of Police
Amber LaRowe, Assistant City Clerk

Mayor Bryant opened the CRA Board meeting at 8:42 p.m.

1. CRA BOARD AGENDA APPROVAL

Motion: Mr. Davis moved, Mr. Williams seconded, and the motion carried 5-0 to approve the May 7, 2018 CRA Board Agenda.

2. PUBLIC COMMENT

3. CRA BOARD CONSENT AGENDA:

- A. Minutes: March 5th, March 19th, and April 2nd
- B. Palmetto Armory Roof
- C. 917 11th Avenue West Incentives

Items 3.B. and 3.C. were removed for discussion.

Motion: Mrs. Varnadore moved, Mr. Williams seconded, and the motion carried 5-0 to approve the minutes as presented on the May 7, 2018 CRA Board Consent Agenda.

3.B. Palmetto Armory Roof Discussion:

Mr. Burton informed the Board that two bids were received for the roof for the VFW Building. He complimented the roof, stating it is long overdue. The CRA has most of the funding budgeted; however, will have to do a budget transfer from a project on 10th Avenue West that was budgeted.

Motion: Mr. Williams moved, Mr. Davis seconded, and the motion carried 5-0 to accept the RFP results for the City of Palmetto Armory roof replacement and insulation addition and accept the bid from Larry Lake and Associates Inc. for \$263,777 for Palmetto Armory roof bid.

3.C. 917 11th Avenue West Incentives Discussion:

Mr. Burton stated that it is the goal of these incentives to remove and/or hinder slum and/or blight areas through the private sector redevelopment and job creation in the heavy commercial industrial land use district. This is an estimated incentive approval of approximately \$206,000 to be paid out over a ten year period to downzone the property from heavy commercial industrial (CHI) to residential.

Mrs. Varnadore questioned how and when the incentives will be paid out. Mr. Burton stated that once the rezone has been approved by the City Commission then the incentives can be paid out. In the Incentive Program Packet (attached to the agenda) it states that the incentives will begin to be paid out once a Certificate of Occupancy has been issued; Mr. Burton stated that is not correct and needs to be corrected in the packet. The incentives begin once the rezone is approved. Mr. Burton will be bringing forward an agreement to the Board before the incentives are “approved” to be paid out. Mr. Burton, Attorney Barnebey, and Mrs. Owens will work on creating an agreement and bring it forward to the Board for approval for this project. Attorney Barnebey asked that the Board make the motion contingent upon receiving this agreement from the CRA and the property owner.

Discussion ensued regarding the application and an agreement. Mr. Williams questioned how the CRA Board would know who they are giving the incentive to. Attorney Barnebey explained that the property owner is the only one who can receive the incentives. Mr. Barnebey does not believe there is any specific requirement that there needs to be an application; however, opined it is a good idea even if not necessary. This incentive is more about what the CRA and City would like to see occur and encourage the property owner to agree to do it [downzone a heavy commercial industrial property]. Attorney Barnebey stated that no action on the rezone or comprehensive plan amendment will occur until this agreement is approved.

Motion: Subject to a formal agreement coming to the CRA Board for approval, Mr. Davis moved, Mrs. Cornwell seconded, and the motion carried 5-0 to approve a maximum of \$206,485 in estimated incentives for the downzone of this property from CHI to residential use for PID #90000003186 and #2707500050 with a payout over a ten year period.

4. RIVERSIDE DEVELOPMENT INVITATION TO NEGOTIATE

Discussion regarding the Invitation to Negotiate (ITN) for 301 8th Avenue West (4 parcels).

Mayor Bryant informed the Board that on March 5th, the CRA Board approved to surplus this property with a consensus to include boat ramp parking in the ITN. That same night, the City Commission approved the surplus with Attorney Barnebey reiterating the boat ramp parking inclusion in the ITN. Mr. Burton announced at the CRA Advisory Board meeting on March 22nd of the ITN that would be forthcoming for this property. Mayor Bryant wanted a final vote allowing staff to issue the ITN.

Motion: Mr. Davis moved, Mr. Williams seconded, and the motion carried 5-0 to direct staff to issue the ITN for Riverside Development.

5. CRA DIRECTOR'S COMMENTS

Mr. Burton stated that Manatee County and the Florida Department of Transportation (FDOT) are pursuing a TIGER grant for the proposed eastern side of the linear park trail [as discussed at today's Workshop meeting].

6. PRESIDING OFFICER'S COMMENTS

Mayor Bryant is looking forward to the progression of all the upcoming projects.

Mayor Bryant stated that materials will be provided by the CRA to the public during the July 4th event to educate the public on what the CRA does.

7. CRA BOARD MEMBERS' COMMENTS

Mayor Bryant adjourned the meeting at 9:19 p.m.

Minutes approved: June 4, 2018

James R. Freeman

James R. Freeman
City Clerk