

SPECIAL CRA BOARD MEETING

June 18, 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

Allen Tusing, Public Works Director

Scott Tyler, Chief of Police

Amber LaRowe, Assistant City Clerk

Mayor Bryant opened the CRA Board meeting at 7:27 p.m.

1. CRA BOARD AGENDA APPROVAL

Motion: Mrs. Cornwell moved, Mr. Davis seconded, and the motion carried 5-0 to approve the June 18, 2018 CRA Board Agenda.

2. PUBLIC COMMENT

None.

3. CRA BOARD CONSENT AGENDA:

A. June 4, 2018 Minutes

B. Convention Center Hotel Property

Motion: Mr. Williams moved, Mrs. Cornwell seconded, and the motion carried 5-0 to approve the June 18, 2018 CRA Board Consent Agenda item A (item B was removed for discussion).

3.B. Convention Center Hotel Property Discussion:

Ray Wolfe, City resident, spoke in opposition of the Tax Increment Financing (TIF) rebate for the development of the hotel.

Tony DeRusso, InDevelopment, respectfully requested that the Board consider the TIF rebate for the construction of the hotel.

Mr. Burton informed the Board that staff had a meeting with the Property Appraiser's Office last week regarding this specific parcel. There was nothing to compare to in Manatee County, so the data from a hotel in Sarasota County was used. Data was measured from 1998 to present with the projections attached to tonight's agenda. The projections extend to the year 2041 based on the estimates that were developed from the Property Appraiser.

In regards to the length of construction, Mr. DeRusso indicated that it is approximately 18 months to complete construction with ground breaking, if approved by the Board/City, to begin in December 2018.

Mr. Williams would like information on how the nightly rate amount will be determined and what events are projected to be held at this hotel.

The Board was adamant that the name of the hotel does not have “Bradenton Area” in it.

Motion: Mr. Davis moved, Mr. Williams seconded, and the motion carried 5-0 to direct CRA staff to draft program documents with Attorney review for recommendation from the CRA Advisory Board at its earliest convenience and bring back to the CRA Board with those recommendations by the CRA Advisory Board.

4. CRA DIRECTOR’S COMMENTS

Mr. Burton explained that the attached item on the agenda is in regards to the property located at Riverside Drive and 8th Avenue West. There is one more testing to submit to the State for a “No Further Action” report, meaning the property is ready for redevelopment. The property has been appraised and can be put out for proposals. Mr. Burton would prefer to hire a real estate professional to market the sale of the property outside the local market area. The CRA may have discussions with proposed developers regarding the property, redevelopment plan, land use regulations and other requirements. The CRA may determine a highest, best proposal, prior to the required public notice and at least 30 days prior to an execution of a contract. The CRA will provide a 30 day notice in the newspaper; during the 30 days, the CRA shall consider all proposals.

Mrs. Cornwell suggested a workshop to discuss what the City/CRA would like for that piece of property so that appropriate offers are made and considered.

Mr. Williams would prefer a committee be created to evaluate the proposals.

Motion: Mrs. Cornwell moved, Mr. Williams seconded, and the motion carried 5-0 to bring this item back to a workshop meeting to discuss options and criteria.

Mrs. Varnadore opined individual meetings may be need to be had with the individual Board members, Mr. Burton and Mrs. Owens.

5. PRESIDING OFFICER’S COMMENTS

6. CRA BOARD MEMBERS’ COMMENTS

Mr. Williams—prefers that not all items are placed on the Consent Agenda.

Mayor Bryant adjourned the meeting at 8:30 p.m.

Minutes approved: July 16, 2018

James R. Freeman

James R. Freeman, City Clerk