

CRA BOARD MEETING

December 2, 2019

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

1. CRA BOARD AGENDA APPROVAL

Motion: Mr. Davis moved, Mrs. Cornwell seconded, and the motion carried 5-0 to approve the December 2, 2019 CRA Board Agenda.

2. PUBLIC COMMENT

3. CONSENT AGENDA APPROVAL

- A. Store Front Grant 20-01 423 & 427 10 Avenue West
- B. 301 Storage Building Commercial Incentives
- C. Brownfields Site Rehabilitation Agreement

Motion: Mrs. Cornwell moved, Mr. Davis seconded, and the motion carried 5-0 to approve the December 2, 2019 CRA Board Consent Agenda as recommended by staff with the removal of item 3.B.

3.B. 301 STORAGE BUILDING COMMERCIAL INCENTIVES DISCUSSION:

Mr. Burton explained that this incentive is part of the newest incentive that the CRA has. Once the business is built and they pay the property taxes, the incentives begin. The attached increment scenario is an estimate. The actual payment will come forward to the CRA Board once the Building Official and the Property Appraiser determine the value of the property. The Board can make terms for the annual percentage.

In regards to the incentives staying with the property or with the business itself, Attorney Barnebey explained that it should run with the business but can be defined by the Board. Attorney Barnebey opined that if the business changes hands but stays as the same type of business, then there is no need to change anything with the incentives. However, if the business changes hands and goes from being one business to a different business that the incentives were not put in place for, then that information should be brought back to the CRA Board.

It was questioned how the hotel was incentivized on this same property and now this storage facility will be incentivized. Mr. Burton explained that the developer purchased all nine acres and as they are sold off for different businesses, each business has the opportunity to come forward to have that business incentivized.

Attorney Barnebey will prepare a draft agreement to be similar to that for the hotel that was recently incentivized under this same program. Discussion ensued on making a decision tonight before an agreement is seen. Mr. Burton stated it is doubtful the developer will move forward on this project without a commitment from the CRA Board. Mayor Bryant indicated that a letter can be given to the developer acknowledging the terms for the project that the developer could then use to bring to lending institution for funding of the project.

The Board would prefer to discuss this with an agreement at the next Board meeting in January.

4. LINCOLN POOL

This item was discussed at today's 4:30 p.m. Workshop.

Motion: Mrs. Varnadore moved, Mr. Smith seconded the motion that the CRA shall contribute 28 percent of the design, engineering, and construction costs incurred by Manatee County for the construction of a pool at Lincoln Park, Modified Option One, up to a maximum of \$1,500,000. Such payments shall be made to the County in equal installments of \$150,000 over 10 years with no interest. The payments will begin on October 1 of the first year after the pool has received a final certificate of occupancy from the City. Further, Mrs. Varnadore moved and Mr. Smith seconded to authorize the City Attorney work with the County Attorney to draft an agreement to effectuate this intent. This action rescinds any motion of the CRA inconsistent with the foregoing. The motion carried 5-0.

COMMENTS

5. CRA DIRECTOR'S COMMENTS

Mr. Burton discussed the public comment that was made at the City Commission meeting regarding more lights along 10th Avenue West, and 4th and 5th Street West. Mr. Burton will work with the engineer and bring back a report next month.

Mrs. Varnadore questioned the addition of solar lights and is in favor of Duke Energy's design of solar lights.

Mr. Smith asked Jerry Donley, Palmetto Mobile Park resident, about the lights at the Park. Mr. Donley stated that he has had conversations with Mr. Tusing and feels that the City is working on lights with FPL for the Park.

Commissioner Davis agreed that more lighting is warranted along 10th Avenue West and down Riverside Drive.

Commissioner Williams asked that Mr. Burton meet with the business group to review solar light ideas.

Mr. Burton discussed the property that is next door to the current Police Department that is a major brownfield area. The proposed development for the property, [residential], fell through and is no longer planned to occur there. Mr. Burton would like the Board to consider allowing the CRA to come in and deal with the environmental cleanup of the site so that it can be developed for residential. He does not recommend that the property be incentivized if the CRA takes care of the environmental cleanup.

6. PRESIDING OFFICER'S COMMENTS

Mayor Bryant stated that she is glad to see movement on the Lincoln Park Pool.

She encouraged staff and the Board share the holiday light program that was discussed at the Commission meeting. She reminded everyone of the Tour of Homes this weekend.

7. CRA BOARD MEMBER'S COMMENTS

Mayor Bryant adjourned the meeting at 8:54 p.m.

MINUTES APPROVED: January 6, 2020

Jim Freeman

JAMES R. FREEMAN
CITY CLERK