

## **Special Communications Media Technology CRA Board Agenda**

Monday, August 24, 2020 at 7:00 pm

This CRA Board Meeting was conducted utilizing Communications Media Technology in accordance with the Governor's Executive Order. Some Board and Staff members were present in the Commission Chambers while others were present via the Zoom application to respect the social distancing guidelines.

### CRA BOARD MEMBERS PRESENT IN CHAMBERS:

Shirley Groover Bryant, Presiding Officer  
Harold Smith

### CRA BOARD MEMBERS PRESENT ELECTRONICALLY:

Tamara Cornwell, Chair  
Tambra Varnadore, Vice Chair  
Jonathan Davis  
Brian Williams

### STAFF PRESENT IN CHAMBERS:

Mark Barnebey, City Attorney  
Mohammed Rayan, Public Works Director  
Scott Tyler, Chief of Police

### STAFF PRESENT ELECTRONICALLY:

Jeff Burton, CRA Director  
Jim Freeman, City Clerk  
Amber LaRowe, Assistant City Clerk  
Phil, Information Technology (IT) Consultant

Mayor Bryant called the Special CRA Board Meeting to order at 7:16 p.m.

### 1. SPECIAL CRA BOARD AGENDA

**Motion: Mr. Smith moved, Mrs. Cornwell seconded, and the motion carried 5-0 to approve the August 24, 2020 Special CRA Board Agenda.**

### 2. PUBLIC COMMENT

No comments.

### 3. RESOLUTION 2020-03 FY 2020/2021 CRA Budget

**Motion: Mrs. Varnadore moved, Mr. Davis seconded, and the motion carried 4-1 to adopt Resolution 2020-03. Mrs. Cornwell voted no.**

### 4. UNSOLICITED BID REAL PROPERTY 712 5th AVE WEST

Mr. Burton stated that this property was purchased by the CRA within the last year. There has been an unsolicited bid to purchase and build a contractor's office on the site. The first step is to surplus the property and put a bid to the public.

Mr. Smith stated that all surplus properties need to be on a workshop so the Board can discuss what they want

on the property first before bids are solicited.

Mr. Burton reminded the Board of the August 3<sup>rd</sup> discussion of this process and the approval by the Board to allow it.

Attorney Barnebey stated that this property can be surplus and bid on; any bids received will be brought to the CRA Board for approval especially if there needs to be a rezone.

Herman Cadina, applicant for unsolicited bid, stated that the property on the website shows it is zoned CG.

Mr. Williams stated that he would like to see the estimated permitted value in the bid packet; Mr. Burton will work with the Building Department to put that into the packet.

**Motion: Mr. Davis moved, Mrs. Varnadore seconded, and the motion carried 5-0 to surplus 712 5th Ave West (PID2794600003) and instruct staff to place property for public sale according to state statutes.**

#### 5. UNSOLICITED BID REAL PROPERTY 1009 8<sup>th</sup> STREET WEST

Renee Contarino, applicant, seeking to extend business and continue the look of their current building into the adjacent property.

Mr. Burton stated that one parcel is owned by the City and one is owned by the CRA; the unsolicited bid is for both parcels.

**Motion: Mrs. Varnadore moved, Mr. Williams seconded, and the motion carried 5-0 to surplus 1009 8th Street West (PID2703300000) and instruct staff to place properties for public sale according to state statutes.**

### COMMENTS

#### 6. CRA DIRECTOR'S COMMENTS

Mr. Burton stated that he was approached by First Baptist in regard to the lot on 5<sup>th</sup> Street; they are interested in selling it to the CRA. There are available funds in the FY 21 budget for land purchase and this property fits into the CRA Plan for that area. He would like to conduct due diligence on the parcel.

Mr. Burton displayed a map of the parcel and how it fits into the other parcels in the area owned by the CRA. A copy of the map is made a part of the minutes.

**Motion: Mr. Williams moved, Mr. Davis seconded, and the motion carried 5-0 to conduct due diligence for the property owned by First Baptist Church at 440 10<sup>th</sup> Avenue West.**

Mr. Burton discussed the Riverside Property. He has received two letters of intent from developers. One is proposing a four story "stick built" apartment complex and the other is proposing a concrete ten story building. Mr. Burton would like to know the direction the Board would like to take; he can send pictures and references of each developers' projects.

Attorney Barnebey reminded the Board that no residential can be constructed on the south side of the parcel.

**Motion: Mr. Williams moved to move forward with the four-story letter of intent.**

Discussion ensued on having a workshop on this item.

**Mr. Williams withdrew his motion.**

This item will be on a future workshop.

Mr. Burton discussed the landscaping at Riverside Park West; he is working on a long term maintenance plan for landscape at both waterfront parks.

There is a full bid package that has been finalized for Connor Park.

September 10<sup>th</sup> is the approximate date for the placement of the new Seahorse Statue. He will work with Mrs. Johnston on setting up individual meetings with the Board before that date.

7. PRESIDING OFFICER'S COMMENTS

Mayor Bryant is working with Mr. Rayan on bringing forward a conceptual for the restrooms at MLK Park. Mr. Rayan stated that he plans to make a presentation on the September 14<sup>th</sup> meeting with the Architects.

8. CRA BOARD MEMBER'S COMMENTS

Mayor Bryant adjourned the meeting at 8:01 p.m.

MINUTES APPROVED: SEPTEMBER 14, 2020

*JAMES R. FREEMAN*

JAMES R. FREEMAN  
CITY CLERK