

**MINUTES**  
**SPECIAL CRA BOARD MEETING**  
**NOVEMBER 28, 2022**  
**7:00 P.M.**

This CRA Board Meeting was conducted utilizing Communications Media Technology. Some Staff members were present in the Commission Chambers while others were present via the Zoom application to respect the social distancing guidelines.

**ELECTED OFFICIALS PRESENT IN CHAMBERS:**

Shirley Groover Bryant, Presiding Officer  
Sheldon Jones, Chair (left the meeting at 7:47 pm, and returned at 7:48 pm)  
Brian Williams, Vice Chair  
Tamara Cornwell  
Sunshine Mathews  
Harold Smith

**STAFF PRESENT IN CHAMBERS:**

Marisa Powers, Assistant City Attorney  
Xavier Colon, Interim CRA Director  
Jim Freeman, City Clerk  
Mohammed Rayan, Public Works Director  
Scott Tyler, Chief of Police  
Cassi Bailey, Assistant City Clerk  
Penny Johnston, Executive Assistant

**STAFF PRESENT ELECTRONICALLY:**

Todd Williams, Information Technology (IT) Consultant

1. Mayor Bryant called the meeting to order at 7:21 pm.

2. CRA BOARD AGENDA APPROVAL

**MOTION:**

**Mr. Jones moved, Ms. Cornwell seconded, and the motion carried 5-0 to approve the November 28, 2022 Special CRA Board Agenda.**

3. PUBLIC COMMENT

None

## Special CRA Board Meeting

November 28, 2022

Page 2 of 4

### 4. CONSENT AGENDA

a. Minutes: 11/14/2022

b. CRA Resolution 2022-02 Year End Budget Amendment

#### **MOTION:**

**Ms. Cornwell moved, Mr. Williams seconded, and the motion carried 5-0 to approve the Consent Agenda as presented by Staff.**

### 5. CONNOR PARK UPDATE

Bob Gause, Gause and Associates, provided an update on Connor Park. The handout he referenced was made part of the record. The project began in 2019 and is moving along. The contract amount has been reduced from \$3.8 million to \$3.5 million. The pond has been dug and the structures have been installed. This started as a remediation project due to contaminated soil. The light poles won't be here until February. They anticipate completion in March 2023.

Mr. Jones thanked him for coming. He questioned how many benches there will be. Mr. Gause believed there are a total of 4 benches, but he couldn't remember off the top of his head. The Spoon Bills in Motion will be placed there. Mr. Jones also commented that the owner of the property where a potential Board Walk could go, may be ready to discuss giving up the land.

Commissioner Williams opined they need to keep the area cut down and cleaned up so it'll dry up faster. Mr. Gause mentioned that they cannot keep going in there because it is a wetlands area. They can mow the banks, but that is all.

Alice Kaddatz spoke on her concerns with the construction site at Connor Park.

### 6. RIVERSIDE PROPERTY DISCUSSION

Mr. Colon stated this is a continuation from the Workshop meeting and explained what is being asked for at this time.

Mr. Jones clarified that this is a 90 day call for offers.

The following individuals spoke against development on the Riverside Property:

- Cheryl Huntsinger
- Lynn Meier
- James Bradin
- Elaine Johnson-gave a handout to the Board, which was included in the record.
- Jimmy Lake
- Julie Stull
- Phill Baker
- Bob Gill

## Special CRA Board Meeting

November 28, 2022

Page 3 of 4

Mayor Bryant recessed the meeting at 8:02 pm.

Mayor Bryant reconvened the meeting at 8:14 pm.

Mayor Bryant asked Mr. Rayan to speak on the capacity of the Wastewater treatment plant. Mr. Rayan clarified that the Wastewater treatment plant has capacity. It is checked on a daily basis.

Mr. Colon spoke on the interlocal agreement that was handed out by Ms. Johnson. It was never signed, nor was it ever approved by the County. They did not receive any funding from the County for this. They did receive \$400,000 towards the Boat Ramp which was part of the improvements that allowed for the parking spaces to be increased from 12 spaces to 18 spaces. The money was from the special district not the County. The County does not maintain the boat ramp.

**MOTION: Mr. Williams moved and Ms. Cornwell seconded to allow staff and listing agents to put out a call for offers for 90 days.**

Commissioner Williams stated that it was the last piece of property because the CRA bought it and remediated it. They are suggesting putting an additional 20-30 boat parking spaces on the property. It is a responsibility of the Commission to do the right thing for the City fiscally.

**After discussion, the motion on the floor carried 5-0.**

### 7. PALMETTO WOMEN'S CLUB CONSTRUCTION DOCUMENTS

**MOTION: Mr. Jones moved, Mr. Williams seconded, and the motion carried 5-0 to approve construction documents and allow staff to start the ITB process for renovating the Palmetto Women's Club.**

### 8. CRA DIRECTOR'S COMMENTS

Mr. Colon provided updates on the following items:

- Website Update/GIS Dashboard Presentation will be during the December 5<sup>th</sup> meeting.
- Residential Façade Improvement Conversation will be at the Workshop on December 5<sup>th</sup>.
- Commercial Façade updates will be on the Consent Agenda on December 5<sup>th</sup>.
- Recreation Center Concepts will be discussed at the December 5<sup>th</sup> Workshop.
- They have completed the title search for the Masonic Lodge and they are working with the legal team to transfer the property to community use.

Ms. Cornwell questioned if there will be a palate and consistency that is allowed for the façade grant. She also questioned incentives of hiring employees within the City. She also opined on Masonic Lodge and preserving the history of the building. Mr. Colon responded that he will look into it the design code, and there is a palate for the façade grant.

**Special CRA Board Meeting**

**November 28, 2022**

**Page 4 of 4**

9. CRA PRESIDING OFFICER'S COMMENTS

Mayor Bryant congratulated the Board for taking steps forward tonight.

10. CRA BOARD MEMEBERS' COMMENTS

Mr. Smith asked when Mr. Colon's last day is. Mr. Colon responded that it is December 13<sup>th</sup>. The Mayor is working on hiring a CRA Director and Assistant CRA Director.

Ms. Cornwell asked what the plan is for these projects moving forward. Mr. Colon responded that all of his documents will be easily accessible to the future Director. He has also made a spreadsheet of all the current projects. Jenny and Antoinette will be able to assist in the interim. Ms. Cornwell would like Workforce Housing to be incorporated in the discussion of future projects.

Mayor Bryant adjourned the meeting at 8:41 pm.

MINUTES APPROVED: JANUARY 09, 2023

***JAMES R. FREEMAN***

JAMES R. FREEMAN  
CITY CLERK