

**MINUTES
CRA BOARD MEETING
AUGUST 7, 2023
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.

ELECTED OFFICIALS PRESENT IN CHAMBERS:

Shirley Groover Bryant, Presiding Officer
Brian Williams, Chair
Harold Smith, Vice Chair
Tamara Cornwell
Sheldon Jones
Sunshine Mathews

STAFF PRESENT IN CHAMBERS:

Mark Barnebey, City Attorney
Jim Freeman, City Clerk
Edward Johnson, Interim CRA Director
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 7:06 pm.

2. CRA BOARD AGENDA APPROVAL

MOTION:

Ms. Cornwell moved, Ms. Matthews seconded, and the motion carried 5-0 to approve the August 7, 2023 CRA Board Agenda.

3. PUBLIC COMMENT

None

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4. CONSENT AGENDA

a. Minutes: 06/05/2023

b. CRA Legal Bills

c. MLK Placement of Playground/CRA Resolution 2023-03 Budget Amendment

d. 911 5th Street West – Lease Renewal

MOTION:

Ms. Cornwell moved, Mr. Jones seconded, and the motion carried 5-0 to approve the Consent Agenda as presented by staff for items a, b, and d.

4c. MLK Placement of Playground/CRA Resolution 2023-03 Budget Amendment was pulled for discussion. Mr. Jones would like to see the items he requested at the Workshop before moving forward with the placement of the playground.

MOTION:

Mr. Jones moved, Ms. Cornwell seconded, and the motion carried 5-0 to approve CRA Resolution 2023-03.

Mr. Williams questioned using the building at 911 5th Street West for storage. Mayor Bryant responded that they use it for fair exhibit storage. Mr. Williams questioned if other entities use it for storage as well. Mayor Bryant answered that she's not aware of anyone else that does.

5. 2024 COMMUNITY POLICING INNOVATION PLAN (S.TYLER)

Chief Tyler explained his Community Policing Innovation Plan, CPIP, through a PowerPoint, which was included in the Agenda. He noted that he gave this same presentation to the CRA Advisory Board a couple of weeks ago. He also showed the proposed budget, which was included in the Agenda.

Mr. Smith questioned pulling Wal-Mart out of the attached diagrams. Chief Tyler responded that he does that because Walmart is an outlier and almost all the crimes are from theft. It doesn't show an accurate depiction of crime in the CRA. Mr. Smith also questioned the line item of security costs. Chief Tyler responded that those funds are used for security at festivals or events. He also noted that this budget is for the whole year.

Mr. Williams questioned what the CRA Advisory Board said about the CPIP. Chief Tyler responded that they were supportive, but they did express their concern of not wanting to trend backwards. Mr. Williams asked if the CPIP is a line item in the overall budget. Mr. Freeman explained that the CPIP is included in the overall budget, but there is a requested motion to approve the CPIP on tonight's Agenda.

Mr. Jones said he felt more confident in the plan after hearing Chief Tyler's presentation. He also wanted to see the officers increase their positive outreach in the CRA community.

Chief Tyler mentioned that they're trying to use the funds for other programs as part of the CPIP as justifiable expenses.

Mr. Jones asked if they could get the CRA police vehicles magnets or stickers indicating that they are specialized CRA officers. Chief Tyler will look into that.

Mr. Smith questioned if the CRA officers are regular officers. Chief Tyler explained that they are entry level officers. The Supervisors have tasks all around the City. Chief Tyler further noted that he picked these officers because of their personalities and ability to connect with others.

MOTION: **Ms. Cornwell moved, Mr. Williams seconded, and the motion carried 5-0 to approve the CPIP Allocation for FY24 as presented to the Board.**

6. CRA TAX REIMBURSEMENT INCENTIVE PROGRAM (E.JOHNSON)

Mr. Johnson gave a recap of the purpose of designing this program. He read from the point paper which was included in the Agenda.

Ms. Cornwell reiterated that this packet is designed for projects over \$20 million. She then asked about other CRA incentive projects. Mr. Johnson responded that they could find those programs outlined on their website. They will remain in effect. He explained that in the past there were inconsistencies with what was being told to applicants and he wanted to make sure he had a formal program to establish the rules and procedures.

Ms. Cornwell questioned if someone would potentially be eligible for other incentive programs. Mr. Johnson answered, yes, if they are eligible.

Mr. Johnson addressed page 5 of the document and explained the process of applying and the responsibility of the applicant to prove their need for "gap" coverage. Mr. Johnson quoted from the document, "it is the intent of the CRA to provide the minimum amount of TIF assistance to make the project viable and not solely to broaden a developer's profit margin on the project."

Mr. Smith noted that it was a great thing that he put together.

Mr. Jones asked for the board member application to specify if it is their home or business address listed when applying to be an Advisory Board member. He agreed with Mr. Smith that the tax incentive document being presented was excellent.

Mr. Johnson reported that the CRA Advisory Board voted to unanimously recommend the CRA Tax Reimbursement Incentive Program.

MOTION: **Ms. Cornwell moved, Mr. Williams seconded, and the motion carried 5-0 to approve the CRA Tax Reimbursement Incentive Program for immediate implementation.**

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7. CRA DIRECTOR'S COMMENTS

No additional comments.

8. CRA PRESIDING OFFICER'S COMMENTS

Mayor Bryant is very pleased with what Mr. Johnson has been bringing forward. She opined that it has been very helpful.

9. CRA BOARD MEMEBERS' COMMENTS

Mr. Jones questioned the Taylor & Fulton properties. Mr. Johnson said they are in the process of determining the next steps for those properties.

Mr. Smith questioned what was being built on 9th Street behind the Taylor & Fulton packing house. It was answered that there is a Sudsco being built, which is a laundromat type service for hotels. It met all zoning requirements; therefore, it didn't require Board approval. Mr. Smith also questioned what was being built on 17th Street and 24th Avenue. Mr. Rayan answered that a horse stable was being built. There was further discussion between the Board and Mr. Rayan regarding that referenced property and rezoning.

Mayor Bryant adjourned the meeting at 7:50 pm.

MINUTES APPROVED: SEPTEMBER 11, 2023

JAMES R. FREEMAN

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CITY CLERK