

# ATTACHMENT

A

**PALMETTO COMMUNITY REDEVELOPMENT AGENCY  
ADVISORY BOARD MEETING**

**April 14, 2009**

**Advisory Board Members Present:**

Nick Costides  
Sia Mollanazar  
Betty Ann Price  
Charles Smith, Chairman

**Members Absent:**

None

**Also Present:**

Tanya Lukowiak, CRA Executive Director  
Mark Barnebey, City Attorney  
Irene Ingram, Chair, CEDC Board  
Ed Bailey, Secretary, CEDC Board

**I. CALL TO ORDER**

Mr. Smith called the meeting to order at 5:30 PM.

**II. APPROVAL OF AGENDA (audio 6:10)**

The Executive Director requested that the agenda be amended to include a review of the budget.

**MOTION: Mr. Mollanazar moved, Ms. Price seconded, and motion carried unanimously to approve the agenda as amended.**

**IV. OLD BUSINESS**

**A. Approval of Minutes – March 17 and 25, 2009**

Ms. Price requested clarification of her comments on page 10 of the minutes, regarding the CEDC contract requirements for a 30-day notice for termination.

**MOTION: Mr. Mollanazar moved, Ms. Costides seconded, and motion carried unanimously to approve the minutes as amended.**

**B. Duplex-Triplex Property, 400 Block 11<sup>th</sup> St & 11<sup>th</sup> St. Dr. W. (audio 5:00)**

The Executive Director reviewed the history of the discussion regarding this property to the Advisory Board, explaining that the owner of the property approached the CRA Board last June, asking whether we might be interested in purchasing the property. The invitation letter stated an offering price of \$3.5 million dollars. It was stated that because of the high cost of income generating property, such parcels will often sell to a new owner who will not be inclined to invest a significant amount of money in changing the character of the housing. Discussion ensued about the possibility of subsidizing a real estate sale to facilitate the improvement of the property. The Advisory Board

discussed the CRA's similar participation in Habitat for Humanity's Village of the Palms. Mr. Smith spoke about the possibility of packing houses purchasing the property, reiterated the need for code enforcement and spoke about overcrowding in apartments. Mr. Costides noted the risk associated with a purchase of real estate at this time. Mr. Mollanazar commented on the high asking-price of the property, at approximately \$1 Million per acre and the Advisory Board agreed that this asking price was not feasible.

The Executive Director was instructed to invite the property-owner to the next meeting.

**C. CEDC Discussion** (audio 27:00)

Chairman Smith disclosed that he met with Ms. Hewitt of the CEDC and asked her to come to the meeting and give an overview of the organization as well as her proposal for the next three months.

Ms. Hewitt advised the Advisory Board that part of their contract requires the CEDC provide support with regard to developing affordable housing, and that the CEDC is a Community Housing Development Organization (CHDO) for Manatee County.

Ms. Hewitt introduced her Board Members that were in attendance, and provided an overview of the organization as well as CEDC staff. She advised the Advisory Board that the CEDC has submitted information to the CRA Board/City Commission a proposal for the development of a commercial loan pool with \$50,000 - \$75,000 in CRA funding to be used as leveraging. Ms. Hewitt advised that, at the suggestion of Mr. Smith, the CEDC could help to address Code Enforcement problems by creating a neighborhood improvement program for CRA Advisory Board review that would assist in residential improvements.

Objectives for the third quarter include:

- Financial literacy workshops
- Business start-up workshop
- How to start a non-profit workshop
- Homeownership Training (Down payment assistance available after such training)
- 15 new clients to be counseled

Ms. Hewitt discussed the proposal that has been submitted to the CRA Board/City Commission regarding marketing and outreach efforts.

Mr. Smith asked about the CEDC's total sources of funding and discussed the composition of the CEDC's Board, wanting their by-laws to require Palmetto representation. The Executive Director advised that the CEDC has

requested that the CRA Board make recommendations for nominees for Board vacancies.

Ms. Price asked for clarification regarding the names that were submitted as having receiving counseling services this quarter. Ms. Hewitt responded.

Mr. Mollanazar discussed the process by which the CEDC received contracts from Manatee County, and asked about the benefits which may be realized by the Palmetto CRA because of maintaining a contract with CEDC. Ms. Hewitt responded.

Mr. Smith asked the CEDC Chair, Ms. Ingram, to address the composition of the CEDC Board. Ms. Ingram advised that, because of the vacancy due to Mr. Presha's resignation, the CEDC is now seeking a board member from Palmetto and would like three nominees. Mr. Smith told Ms. Ingram that he would get with her privately. Mr. Smith suggested that the CRA Advisory Board would provide input regarding the CEDC Board composition, and, although they don't have to follow the CRA guidance, the CRA can in turn decide that they will not fund the CEDC. The attorney advised that the CRA Advisory Board could not mandate the composition of the board of a 501(c)3 organization and that it was inappropriate to make such a recommendation.

Mr. Costides discussed the nature of the CEDC's business and the difficulty in segregating the client-base by residence. He advised that the salient question is whether the services received justify the financial commitment, and requested a reconciliation of the last twelve months to review this issue. Mr. Mollanazar concurred and stated that he would hate to see a program eliminated now that the citizens have learned about what is being offered.

Ms. Ingram stated that the CEDC is willing to make adjustments based upon the needs and wishes of the CRA.

The Advisory Board requested that the CEDC develop a cost proposal for fees for services to be offered to Palmetto residents. Ms. Hewitt agreed and asked for the opportunity to get feedback on the other issues for which CEDC has requested direction.

**MOTION: Mr. Mollanazar moved to recommend funding the CEDC for the next three months or funding an "a-la-carte" option for the next three months, in order to ensure the continuation of services. The motion died for a lack of second.**

**MOTION: Mr. Costides moved and Ms. Price seconded to table the consideration of the CEDC invoice until the next meeting in order to gather more information.**

Discussion: The Attorney suggested that the CRA Advisory Board, in fact, defer the matter to the next agenda so that it does not have to be pulled off of the table. Mr. Mollanazar suggested that the Advisory Board spell out in detail what information we want to see so that at the next meeting, we do not have the same discussion and are able to make an intelligent decision.

Mr. Smith explained that the program in Palmetto is in jeopardy if we do not make a recommendation for approval. Tabling the item gives the CEDC more time to get information to the CRA Advisory Board. He suggested that through the Sunshine Law, we can find a way to get with the Chairman or the Executive Director to deal with this issue.

The Executive Director confirmed that the next meeting was scheduled for May 12<sup>th</sup>, so that an Advisory Board recommendation would not be considered by the CRA Board/City Commission until June.

The Chairman clarified that the CEDC would not continue to offer services this quarter.

**The motion on the floor carried unanimously.**

**ALL ITEMS REMAINING ON THE AGENDA WERE DEFERRED FOR CONSIDERATION AT THE NEXT REGULARLY SCHEDULED ADVISORY BOARD MEETING, MAY 12, 2009.**

VI. **NEXT REGULAR SCHEDULED MEETING** – May 12, 2009 at 5:30 PM

IV. **ADJOURNMENT**

**The meeting was adjourned at 6:55 P.M.**