



**PALMETTO COMMUNITY REDEVELOPMENT AGENCY
ADVISORY BOARD MEETING
SPECIAL MEETING**

October 26, 2009

Advisory Board Members Present:

Members Absent:

Charles Smith, Chair
Sia Mollanazar, Vice Chair
Betty Ann Price
Nick Costides

Also Present:

Jeff Burton, Interim CRA Administrator
Mark Barnebey, Attorney
Beverly Minnix, Executive Assistant

- I. **CALL TO ORDER** – Chairman Smith called the special meeting to order at 5:00 PM
- II. **Approval of the Agenda**
- III. **Review of Proposal for CBI Building, 924 5th Street West, Palmetto, FL**

Mr. Burton provided a brief history of the acquisition of the property and it's current status. Mr. Burton also provided a snap shot of the economic conditions of the commercial market and a comparison of what we paid for the property, what we have invested in the property and what the property is currently worth. Mr. Burton advised the CRA Advisory Board that we only received on proposal and we were to rate the plan.

Ms. Mary Marsh (Max) Lassiter, architect for the project was in attendance representing the potential investor/developer Dr.'s Alkire and Raimer.

Mr. Costides opined his desire to have an agreement that is definitive in what needs to be accomplished. He would hate to see the CRA sell the property at such a reduced rate and the project not come to fruition for any number of reasons. Mr. Costides then outlined his caveats and ideas for the agreement. Mr. Costides also opined regarding the preclusion of the purchasers of applying for a Façade Enhancement Grant for a period of time since the purchase price is so low and it would not be prudent to allow the purchasers to double dip. Mr. Costides queried Ms. Lassiter as to who would bare the expense of environmental testing. Ms Lassiter indicated that the purchasers would pay for the testing. Mr. Costieds, Ms. Price and Chairman Smith also noted an arithmetic error in the proposal. The purchase price is \$100,000 with a \$20,000 down payment leaving a balance of \$80,000. not \$60,000

as stated in the proposal. Ms. Price queried Ms. Lassiter relative to “after hours” parking to be used by other entities for events, etc. Examples were the Olympia Theater, The Women’s Club and the Palmetto Art Center. Ms. Lassiter gave assurances that this would be allowed. Ms. Lassiter stated that not just the front of the building would be improved. The entire perimeter of the building will be improved. Discussion then ensued about the timing of the completion of the project and protection for the CRA as well as being just and equitable to the purchasers in case of a request for extension. Mr. Costides again stated his position relative to having an agreement with “teeth” and precluding the purchasers from a storefront grant. Mr. Mollanazar expressed his desire to have language to address environmental studies and how those expenses are paid. He also requested drawings for the North and East side of the building. Discussion ensued regarding the type of testing to be done as it relates to sites to be used for medical purposes. Discussion ensued regarding building structure and the occupancy phasing of the project.

Mr. Burton requested that once the contract is agreed upon, the CRA Board approves the contract, the public meetings are held, a public art display poster will be made reflecting the renderings of the project.

MOTION: Mr. Costides moved; Ms. Price seconded and the motion carried unanimously to request CRA Board approval of the single response from Raimer/Alkire for the RFP issued 9-14-2009 for the development of the property located at 924 5th Street West, Palmetto, Florida and authorize the negotiation of a contract should include but not be limited to the following terms:

1. In the event the development is not completed (no CO issued) within 2 years of the date of contract approval, the CRA will be entitled to re-acquire the property at no cost to the CRA.
2. The site will not be eligible for a Façade Enhancement Program Grant (Storefront Grant) for a period of 10 years,
3. The owners will allow parking for public events which do not conflict with their own parking needs
4. The design is to be substantially consistent with that presented to the CRA Advisory Board/CRA Board and the 2 sides not shown shall be similar in design to the front side and renderings should be brought back with the contract.
5. Environmental testing shall be paid for by the purchasers.
6. Any reasonable request for extension to complete the project shall not be unjustly withheld by the CRA.

Time permitted Mr. Burton to update the Advisory Board on the City’s Purchasing Policy for the engineering services for the Downtown Core Parking Study. Mr. Burton asked the Attorney how to reconsider what action the Advisory Board should take to use the City’s RFQ process. Discussion ensued regarding the process of procuring engineering/consulting services for this project. We can possibly utilize a firm that the County used for the Mobility Study.

MOTION: Ms. Price moved, Chairman Smith seconded and the motion carried unanimously, a motion to reconsider the Advisory Board's last decision regarding utilizing funds to obtain engineering/consulting services to complete a downtown core parking study.

Updated discussion ensued regarding the direction of the parking study for the downtown core parking.

MOTION: Mr. Costides moved, Ms. Price seconded and the motion carried unanimously approved the expenditure from CRA Engineering Budget Line not to exceed \$10,000 to obtain engineering/consulting consistent with City Purchasing Policy for such services.

- IV. CRA Attorney's comments – none
- V. CRA Interim Administrator's comments – none
- VI. Next Regularly Scheduled Meeting : November 10, 2009
- VII. Advisory Board Comments – None

The meeting was adjourned 5:45 PM

Jeff Burton, Interim CRA Administrator