TAB 9
SCHOOL DISTRICT OF MANATEE COUNTY

AGENDA
Future Palmetto Elementary School Site
Superintendent’s Conference Room
May 14, 2008

Parties in Attendance
City of Palmetto
Boys and Girls Club
School District of Manatee County

Discussion Topics
I. Draft Design
   a. School
   b. Boys and Girls Club
   c. Just for Girls
II. Shared Facilities
   a. Parking
   b. Drives
   c. Fields
   d. Internal Facilities
III. Boys and Girls Club Property Ownership
   a. Options
   b. City of Palmetto
   c. School Board
   d. Boys and Girls Club
IV. Consideration of Additional Property
   a. Boys and Girls Club
V. Purchase Agreement
   a. Drafting
VI. Lease Agreements
   a. Termination:
      i. Boys and Girls Club
      ii. Just for Girls
      iii. Little League
      iv. Manatee County
   b. New Leases
      i. Boys and Girls Club
      ii. Just for Girls
      iii. School Board
         1. Retention
SCHOOL DISTRICT OF MANATEE COUNTY

AGENDA
Future Palmetto Elementary School Site
Superintendent's Conference Room
May 27, 2008

Parties in Attendance
City of Palmetto
Boys and Girls Club
School District of Manatee County

Discussion Topics
I. Follow-up from Previous Meeting
   a. School District
      i. Appraisals
   b. Boys and Girls Club
      i. Board of Directors
      ii. Buy vs. Lease
   c. City of Palmetto
      i. Baseball Fields
      ii. City Council
      iii. Sell to Boys and Girls Club vs. Lease
II. Purchase Agreement
   a. Drafting
III. Leases/Agreements
   a. Termination
      i. Boys and Girls Club
      ii. Just for Girls
      iii. Little League
      iv. Manatee County
   b. New Leases
      i. Boys and Girls Club (Depends if Leased or
         Purchased)
      ii. Just for Girls
      iii. School Board
         1. Retention Area
IV. Agreement
   a. Joint use between Boys and Girls Club and School District
V. Next Steps
Palmetto Elementary
School Site Consideration

School Board of Manatee County and
Palmetto City Commission Workshop

August 12, 2008
The Promise

- Palmetto Elementary
  - Expand campus
  - Expand office
  - Expand media
  - Expand teacher planning areas
  - Traffic flow & parking study
  - Upgrade site drainage
  - Upgrade HVAC
  - Upgrade electrical
  - Upgrade fire alarm
  - Upgrade security systems
History of Palmetto Elementary School Considerations

- Existing Palmetto Elementary School
- Manatee County Fairgrounds
- Heartland, et. al. Property
- Manatee Fruit and Manatee County
- West of 8th Avenue West from Manatee River to 23rd Street West
- Northeast of Intersection of 10th Street West and 17th Avenue West
School Board’s Desires for Palmetto Elementary

- New School
  - Parameters
    - Minimal disruption to students and faculty
    - Existing Attendance Zone
    - Within City Limits
    - Increase Acreage
Budget

The Original Promise Budget $10,451,250
Subsequent addition to Budget $2,600,000
Total: $13,051,250

Current School Budget $23,004,828
Site Characteristics

Intersection of 10th St. West and 17th Ave. West

Approximately 9 Acres

Owned by City of Palmetto

Currently used by:

Boys and Girls Club (Lease)

Just for Girls (Lease)

North River Little League

Public Tennis Courts
Palmetto Elementary Site (proposed)

Northeast of Intersection of 10th St. West and 17th Ave. West
City Commission Concerns that are within School Board’s Control

- Majority indicate concerns with traffic on 12th Street West
- Some desire school be built on existing site
- Some desire commitment from School Board to build a second school in Palmetto on existing site
- Discussion on School Board acquiring properties purchased by CRA for school
Site Plan  (Scheme B addressing City Commission concerns)
## Participation Requirements

### Participation Requirements for construction of PES on 10th Street West

<table>
<thead>
<tr>
<th>Boys and Girls Club</th>
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<th>School Board</th>
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<th>Manatee Fruit</th>
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<tr>
<td>Consider purchase of approx. 1.6 acres ($117,000) in lieu of lease</td>
<td>Extend current lease a minimum of 30 years</td>
<td>Purchase 6 acres of the land on 10th St. from City at appraised value ($783K)</td>
<td>Sell land on 10th St. to School Board, approve CRA land transactions, accept land</td>
<td>Donate +/- 11 environmentally certified acres to City for Little League Complex on City-owned property</td>
<td>Does not want ball fields at separate locations, would like to retain all fields on same campus/site</td>
<td>Continue to accept O &amp; M responsibility for North River Little League</td>
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<td>Would like to retain ability to remain in current bldg while constructing new facility</td>
<td>Assistance with grant funding opportunities</td>
<td>Provide land needed for 10th Ave. W. extension</td>
<td>Renew leases (or approve land sale for B&amp;GC) for youth groups &amp; allow Grants Coordinator to assist</td>
<td>Receive park impact fee credits for the acreage needed to build LL field.</td>
<td>Design a lease that specifies the future O&amp;M responsibilities</td>
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<td>Co-locate school facilities when possible during site plan creation</td>
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<td>Swap CRA .9 acres across from PES for .9 acres purchased</td>
<td>Construct Little league complex (+/-650,000) on MFC property w/ $ from sale to School Board</td>
<td>Land provided gives City the needed ROW for the eventual extension of 10th Ave. W.</td>
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<td>Expedite the B&amp;G Club construction schedule</td>
<td>Request that tennis courts stay in place</td>
<td>Buy remaining land in downtown from CRA</td>
<td>Give Manatee Fruit Company impact fee credits as appropriate</td>
<td>Tennis courts remain in place</td>
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DISCUSSION