

**TAB 1**

## **POINT PAPER**

### **DISCUSSION REGARDING COUNTY-OWNED PROPERTY**

**January 5, 2009 Workshop**

Issue: The County Commission is planning to consider transferring two County properties (see attached) to the CRA on January 13, 2009. Before this meeting, it is prudent to ensure that the City Commission is interested in the CRA's acquisition of the same.

Background: On September 6, 2007, I sent a letter (attached) to the County's Land Acquisition Division Manager, requesting information regarding the potential for the County to transfer their underutilized property on 10<sup>th</sup> Street West to the City's CRA.

The CRA received no response until Monday, December 29, 2008 (attached), when an email explained that the County Commission would consider the transfer of two parcels which had been acquired through Tax Deeds.

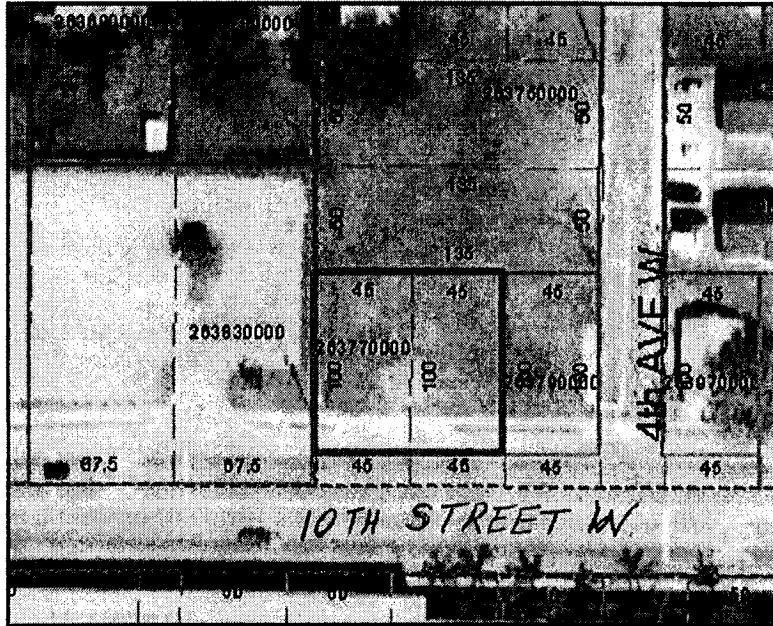
Although the market is not strong at this time, it may be wise to gain control of the property, which is adjacent to such a well travelled entry corridor. We should first, however, gather additional information regarding the status of title, etc.

Alternatives:

- 1 – Support the County's consideration of the item and provide all information to the CRA Attorney for review and recommendation
- 2 – Ask the County to remove the item from their agenda.

PARID: 263770002  
COUNTY OF MANATEE

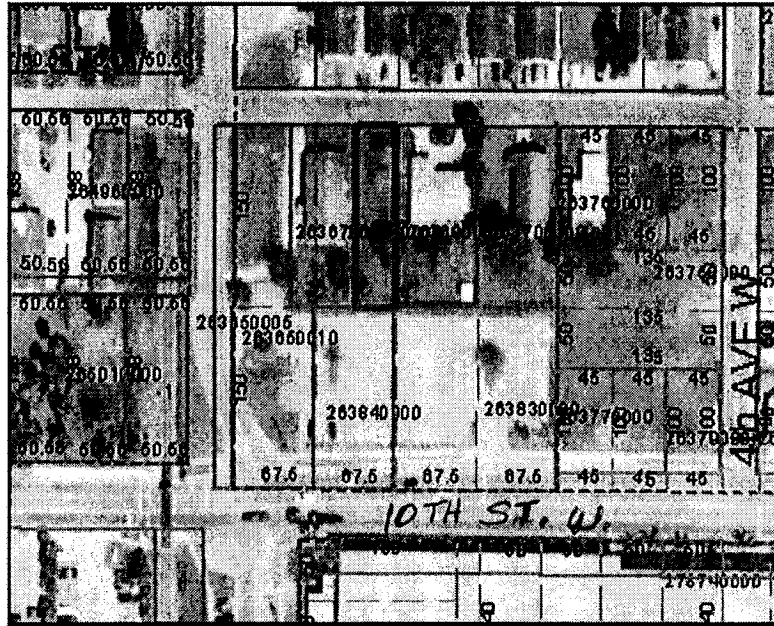
402 10TH ST W



Manatee County

PARID: 2636800001  
COUNTY OF MANATEE

415 11TH ST W



Manatee County



*Palmetto, a place  
to discover...*

September 6, 2007

Mr. Jim Staples  
Land Acquisition Division Manager  
1022 - 26<sup>th</sup> Avenue East  
Bradenton, FL 34208

RE: 402 10<sup>th</sup> Street West (2637700002) and 415 11<sup>th</sup> Street West  
(2636800001), Palmetto

Dear Mr. Staples:

It has come to my attention that the County owns the above referenced property, which is adjacent to vacant City-owned land (404 - 420 10<sup>th</sup> Street West). In as much as the property is underutilized and lies upon an entry corridor into the City, I am exploring the possibility of targeting this area for redevelopment.

Especially in these trying fiscal times, new development essential in order to enhance available tax dollars to both of our local government agencies. I would hope that the Community Redevelopment Agency (CRA) would be able to bring new commercial ventures to this location, in lieu of this vacant land, not only to enhance the entry corridor into the City, but also to generate much needed revenue from what is now only a maintenance responsibility.

The City-owned parcel becomes much more attractive to potential developers when combined with the surrounding vacant lots. As such, I am writing to request that the County transfer ownership of the lots to the City of Palmetto CRA.

Please advise me if this proposal would be acceptable, and how we would proceed in such a mutually beneficial endeavor.

Thank you for your time and consideration.

Sincerely,

Tanya Lukowiak  
Executive Director

cc: CRA Board

**NEW BUSINESS**

**A. FY 2007 – 2008 Budget**

**MOTION:** Mr. Maloney moved, Ms. Tory seconded, and a motion carried unanimously to approve the budget as presented to City Commission.

**B. Discussion regarding County owned parcels**

Executive Director advised the board of that she sent a letter to Manatee County requesting that they transfer their surplus property located at 10<sup>th</sup> St. W. and 4<sup>th</sup> Ave. W. to the City of Palmetto.

**C. CRA Executive Director Update**

The Executive Director advised the board that Scene Magazine is interested in doing another collaborative advertising special for Palmetto. There is no cost to the CRA, except for the purchase of any copies of the insert that we wish to obtain.

The Director's Employment Contract has expired and a new contract will be brought to the board at the October meeting.

The Sarasota Model Railroad Club is interested in purchasing the old Sawdust Joe's property, especially if the City is able to purchase the adjacent CSX property to accommodate parking and provide more space for their outdoor trains.

The Palmetto Town Center will open their sales center soon, and is offering a \$50,000 equity gift to City employees, that will be forgiven over 5 years.

We have received the refreshed results of the Buxton study, and Susan is working to get it online.

We have a joint Budget Meeting with City Commission scheduled for Monday, and all Board members are encouraged to attend, to ensure that we have a good understanding of Commission priorities.

**City Attorney Update**

Ms. Hall advised the Board about the recent Strand Decision, that appears to limit the ability for CRA's to borrow or issue bonds against future TIF revenues. The Florida Redevelopment Association is filing an appeal, and has requested that local jurisdictions join in as appropriate.

**MOTION:** Mr. Maloney moved, Ms. Tory seconded and motion carried unanimously to allow the CRA Counsel to add the City of Palmetto's CRA as a party to the appeal.

**Tanya Lukowiak**

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**From:** Robert.Smith@mymanatee.org  
**Sent:** Monday, December 29, 2008 11:36 AM  
**To:** Tanya Lukowiak  
**Subject:** Transfer of County Properties to City

Ms. Lukowiak:

I will be submitting your request, on behalf of the City of Palmetto, for the transfer of two County properties, acquired through Tax Deeds, to the Board of County Commissions on the *Consent Agenda* for January 13, 2009. When approved, the following documents will be forwarded to you, by *Board Records*, for recording:

1. **Resolution R-09-015 (with exhibits)**
2. **QCD for PID #26377.0000/2**
3. **QCD for PID #26368.0000/1**

These will need to be recorded in the order noted above. Please send copies of the recorded documents to my attention within 30 days of the meeting date. If you have not received these by January 20, or have any questions, please contact me.

Thank you.

ROBERT SMITH  
Property Management Department  
P.O. Box 1000, 8th Floor  
Bradenton, FL 34206  
robert.smith@mymanatee.org

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Fax: 941.742.5880