

**TAB 7**



# City of Palmetto Agenda Item

**Meeting Date**

10/15/12

**Presenter:** Jeff Burton

**Department:** CRA

**Title:**

**Brownfields Designation**

In striving to meet its main goal of eliminating slum and blight in the Community Redevelopment District, the Palmetto Community Redevelopment Agency (CRA) has undertaken infrastructure improvements, incentives for businesses to build in the district, and other projects. Several pieces of property in the district may be contaminated due to a previous usage and may not currently be suitable for development or may require environmental testing in order to proceed with development. By designating a portion of the CRA district as a Brownfields area, testing of property, the clean-up of any contaminated property, and the redevelopment of property in the district can be facilitated through several governmental resources, including grants, loan guarantees and tax incentives.

**PROCEDURE:**

- \* General interest was expressed at the 6 August 2012 City Commission meeting.
- \* Staff prepared notification letter to send to property owners in designated area.
- \* Staff prepared first draft resolution and will schedule public hearings for November 19 and December 3.

<b>Budgeted Amount:</b>	\$0.00	<b>Budget Page No(s):</b>	0	<b>Available Amount:</b>	\$0.00	<b>Expenditure Amount:</b>	\$0.00
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**Additional Budgetary Information:**

<b>Funding Source(s):</b>	CRA	<b>Sufficient Funds Available:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Budget Amendment Required:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Source:</b>	FY 12
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<b>City Attorney Reviewed:</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<b>Advisory Board Recommendation:</b>	<input type="checkbox"/> For <input type="checkbox"/> Against <input checked="" type="checkbox"/> N/A	<b>Consistent With:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	FS 163 2011-2015 CRA Plan
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**Potential Motion/Direction Requested:** No motion required. Staff will present update on process for a resolution designating the CRA district, minus Riviera Dunes, as a brownfields area, to be called the "Palmetto Economic Enhancement District."

**Staff Contact:** Jeff Burton      CRA Director

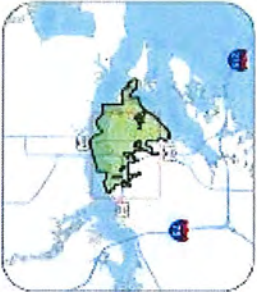
**Attachments:** Brownfields brochure  
Proposed brownfields area map  
Draft notification letter



**PALMETTO**

# Palmetto Community Redevelopment Agency Brownfield Submission Area

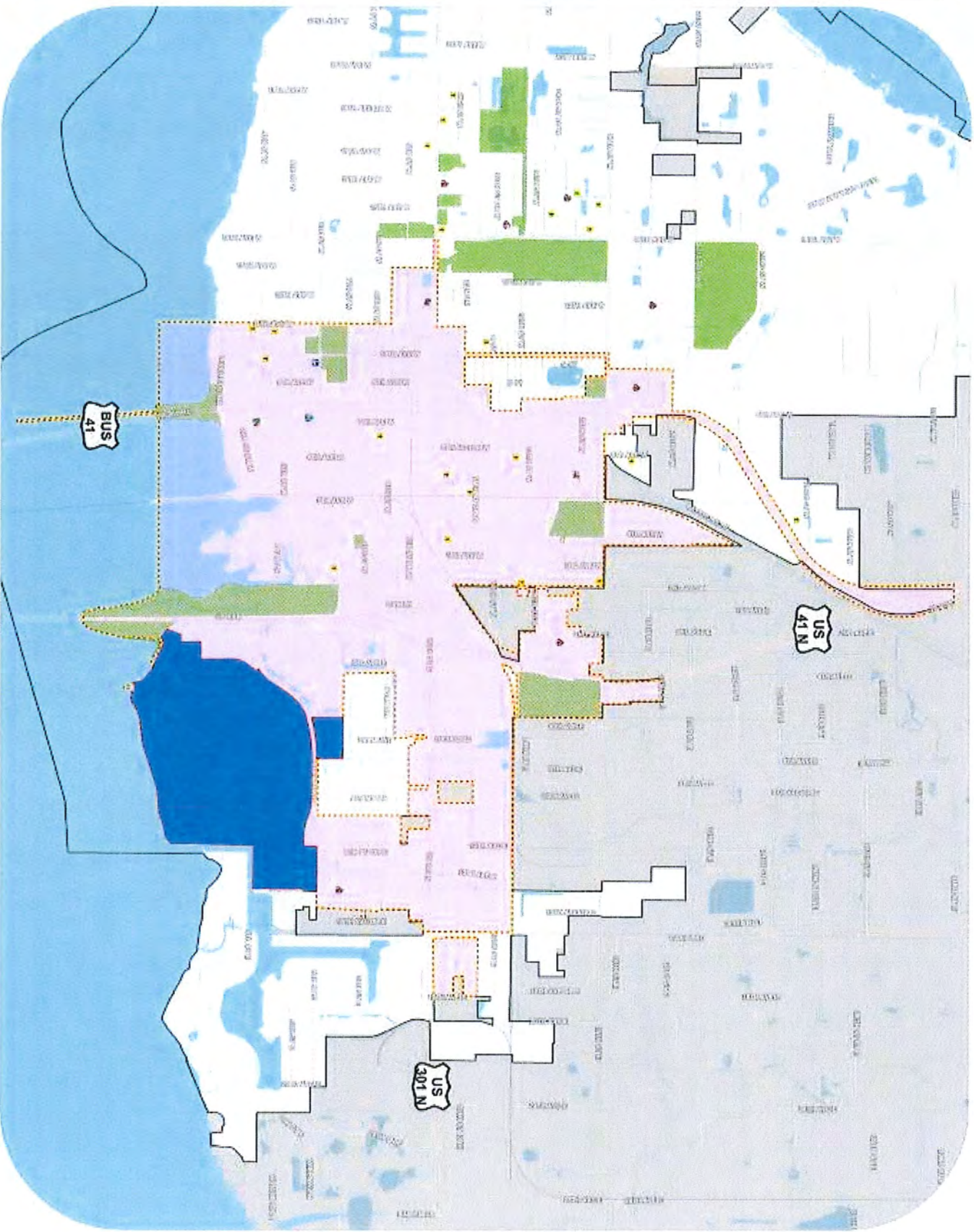
-  Major Roads
-  Exception Area
-  Candidate Area
-  Palmetto
-  Manatee County



MANATEE COUNTY COMMUNITY DEVELOPMENT  
 1100 1ST STREET, SUITE 100  
 PALMETTO, FL 34657  
 (813) 967-2222  
 www.manateecounty.com

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This map was prepared by the City of Palmetto, Manatee County, Florida, and is not intended to be used for any other purpose. The City of Palmetto, Manatee County, Florida, and the Palmetto Redevelopment Agency are not responsible for any errors or omissions on this map.



Dear Property Owner,

The Palmetto Community Redevelopment Agency (CRA) was established in 1985 to spur growth and breathe new life into a special designated community redevelopment area in the city and our records indicate that you own property in that area. While the agency's operating budget is funded mainly through "tax increment financing," the CRA has also obtained, and will continue to pursue, state and federal grants to help pay for large infrastructure projects that are not only transforming our community redevelopment district, but are also enhancing the image of the entire city.

One outstanding opportunity to access state redevelopment incentives is through the Brownfield Redevelopment Program that is authorized by Florida statutes and administered by the Florida Department of Environmental Protection (DEP). Its goal is to assist in the redevelopment of properties that have a chance, or even a perception, of environmental issues existing as a result of a past uses, such as agriculture, automobile service, fuel points, manufacturing, or others. Because there are several such properties within the Palmetto CRA district, the Palmetto City Commission may designate the bulk of the CRA as the "**Palmetto Economic Enhancement District**" to give property owners the potential to be eligible for grants, tax credits, loan guarantees and other benefits that are not currently available. That potential eligibility would extend to all properties within the designated district, even those that had not been used for the purposes noted above. While this can be advantageous to you as a property owner, you may opt out by submitting a formal letter requesting that your property not be included.

The first public hearing and reading of the proposed resolution for designation of the "**Palmetto Economic Enhancement District**" is scheduled to be held during the City Commission meeting on November 19, while the second public hearing and commission vote will be on December 3. Both meetings begin at 7:00 p.m.

On another note, as an owner of property in the Palmetto Community Redevelopment district, you may be eligible for CRA commercial redevelopment incentives, a "storefront grant" to enhance the property appearance, and some residential rehabilitation efforts that are done in partnership with "Habitat for Humanity." Information on these and other CRA programs can be found on the reverse of this letter.

Finally, with incentives available for commercial redevelopment, we often receive inquiries about the availability of commercial property within the CRA district. If you have property for sale or lease, and would like us to share that information with interested parties who contact the CRA, please let us know, preferably through e-mail at [rmarble@palmettofl.org](mailto:rmarble@palmettofl.org). You may also call our office at 941 723-4988.

Sincerely,

Jeff Burton  
CRA Director