

TAB 8

**USE OF CBI PROPERTY
(924 5TH STREET WEST)**

CBI PROPERTY

In 2006, the CRA purchased the property located at 924 5th Street West (known as CBI). The property owner approached the CRA and advised that they were intending to relocate and were offering the CRA the “first right of refusal”. This acquisition was appropriate, in that one of the specific goals listed in the Adopted CRA Plan is to eliminate the industrial uses from downtown.

In 2007, the CRA purchased the property located at 515-519 9th Avenue West. The property owner approached the CRA and advised that they were intending to sell the property and were offering the CRA the “first right of refusal”. This was an appropriate acquisition in that the property is immediately adjacent to the CBI property, the public library, and the Olympia Theater, and could be used to further future downtown development projects at the site. The consolidation of this property under CRA ownership would improve the physical image within the district, enable successful on-going revitalization, strengthen downtown as a multi-use center, and strengthen the City’s contribution to the well-being of the community. The residential units that were located on the property have been demolished.

In both cases, the acquisition prevented the sale of the property to new owners who would be inclined to leave the current, undesirable use in place.

The Department of Public Works investigated the option of relocating the metal building on the CBI property to the DPW yard, but found that it was not feasible. Shortly thereafter, the CRA received an offer (through Duane Kinn in DPW) from a company to demolish the property and level the parcel for utilization as surface parking at no cost – simply in exchange for the metal (the building) on site. The CRA called for other quotes for demolition, so as to ensure that no individual firm received an “unfair” opportunity to take the publicly owned building for scrap metal. As Mr. Kinn received demolition quotes (even the previous company was no longer interested in doing the work for “free”), the CRA received a proposal for the long-term lease and redevelopment of the property.

This proposal included the rehabilitation of the structure (public ownership to be retained), clearing of the parcel, installation of fencing, installation of pervious public parking, landscaping, and maintenance of the public parking lot. Neither the CRA Executive Director nor the CRA Board entered into negotiations regarding the appropriate consideration for the improvements or lease terms associated with this proposal. Since that date, the CRA has received two inquiries regarding the rental of the property: one for the repair of RV’s, and the second through Allen Tusing for inside storage of pallets of metal and other materials.

Depending upon the direction of the City Commission, CRA Board and CRA Advisory Board, and well as funding availability after CRA Board prioritization of projects, staff can gather cost estimates to be brought forward as soon as possible.

QUESTIONS:

- **Should the building be rented to one of these uses or should it be demolished?**
- **Should public parking be established on the parcel?**
- **Should new fencing and/or landscaping be installed?**

SUBJECT PROPERTY LOCATION

CBI AND NORTHERN PARCELS



CITY OF PALMETTO COMMUNITY

924 5TH ST W

①

Sales - 924 5th Street West

1 of 8 ▶

Account#	2746700000
Date	31-JUL-2006
Sale Amount	\$764,500
Vacant/Improved Indicator	Improved
Qualification Code	01
Book	2143
Page	6162
Grantee Name	CITY OF PALMETTO COMMUNITY
Grantor Name	CATENA BUILDING INDUSTRY USA INC
Deed Type	WD-WARRANTY DEED

PARID: 2746600002 & 2746500004

CITY OF PALMETTO COMMUNITY

515 - 519 9TH AVE W

②

Sales - 515 - 519 9th Avenue West

1 of 7 ▶

Account#	2746600002
Date	12-OCT-2007
Sale Amount	\$397,500
Vacant/Improved Indicator	Improved
Qualification Code	02
Book	2230
Page	5764
Grantee Name	CITY OF PALMETTO COMMUNITY
Grantor Name	FORD, JACK W
Deed Type	WD-WARRANTY DEED

**FORMER TAXES GENERATED FROM
SUBJECT PROPERTIES**

(CBI AND NORTHERN PARCELS)



Ken Burton Jr.

Manatee County Tax Collector

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Wed, Nov 12th 2008

Property Tax >> Tax History Results

Services

PROPERTY SEARCH

- By Property ID
- By Owner Name
- By Property Address
- By Escrow Company

Property Search Additional Property Info Refrfolio Help

To print this screen, change print layout to landscape.

Property ID: 2746700000
 Property Address: 924 5TH ST W
 Type of Tax: Real Estate

Add to Portfolio

PROPERTY TAX

- About Property Tax
- Online Property Tax
- Address Changes
- Installment Option Calculator
- Convenience Fee
- Tax Certificate Info
- Property Tax Forms
- Property Tax Links
- Research Fees
- Wiring Instructions
- FAQ's: Property Tax
- FAQ's: Online Payment

Tax Year	Status	Name *	Gross Tax	Amount Due **	Amount Paid	Date Paid	Receipt #
2008		CITY OF PALMETTO COMMUNITY	\$4,294.72				
Tax bill less than \$15.00 - no taxes are due under this parcel number for this year							
2007		CITY OF PALMETTO COMMUNITY					
Tax bill less than \$15.00 - no taxes are due under this parcel number for this year							
2006	Paid	CITY OF PALMETTO COMMUNITY	\$4,294.72	\$4,122.93	\$4,122.93	3/20/2007	R11302006P000286
2005	Paid	CATENA BUILDING INDUSTRY USA INC	\$6,804.61	\$6,804.61	\$6,804.61	3/31/2006	H03312006P092122
2004	Paid	CATENA BUILDING INDUSTRY USA INC	\$6,123.18	\$6,123.18	\$6,123.18	3/25/2005	H03252005P088500
2003	Paid	CATENA BUILDING INDUSTRY USA INC	\$5,071.99	\$5,071.99	\$5,071.99	3/19/2004	H03192004P083590
2002	Paid	CATENA BUILDING INDUSTRY USA INC	\$5,550.19	\$5,550.19	\$5,550.19	4/1/2003	H03312003P082972
2001	Paid	CATENA BUILDING INDUSTRY USA INC	\$5,054.38	\$4,953.29	\$4,953.29	1/15/2002	E01152002P011479
2000	Paid	EMED CO INC	\$5,123.05	\$4,918.13	\$4,918.13	11/29/2000	D11292000P003071
1999	Paid	EMED CO INC	\$5,133.88	\$4,928.52	\$4,928.52	11/22/1999	0319991122001057
1998	Paid	KJM PALMETTO SIGN CORP	\$5,314.50	\$5,101.92	\$5,101.92	11/25/1998	0219981125001457



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Property Tax >> Tax History Results

Services

PROPERTY SEARCH

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PROPERTY TAX

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- Installment Option
- Convenience Fee Calculator
- Tax Certificate Info
- Property Tax Forms
- Property Tax Links
- Research Fees
- Wiring Instructions
- FAQ's: Property Tax
- FAQ's: Online Payment

Property Search Additional Property Info Portfolio Help

To print this screen, change print layout to landscape.

Property ID: 2746500004
 Property Address: 519 9TH AVE W
 Type of Tax: Real Estate

[Add to Portfolio](#)

Tax Year	Status	Name *	Gross Tax	Amount Due **	Amount Paid	Date Paid	Receipt #
2008		CITY OF PALMETTO COMMUNITY	\$2,356.53		\$2,262.27	12/31/2007	Q11302007P002635
2007	Paid	CITY OF PALMETTO COMMUNITY	\$2,910.95		\$2,794.51	11/14/2006	I11142006P001015
2006	Paid	FORD, JACK W	\$3,077.82		\$2,954.71	11/7/2005	I11072005P001605
2005	Paid	FORD, JACK W	\$2,853.67		\$2,739.52	11/17/2004	D11172004P00230Z
2004	Paid	FORD, JACK W	\$2,490.13		\$2,390.52	11/24/2003	D11242003P00310Z
2003	Paid	FORD, JACK W	\$2,061.03		\$1,978.59	12/5/2002	H11302002P060780
2002	Paid	FORD, JACK W	\$1,936.91		\$1,859.43	11/9/2001	D11092001P001208
2001	Paid	FORD, JACK W	\$1,868.32		\$1,793.59	11/15/2000	D11152000P001348
2000	Paid	FORD, JACK W	\$1,844.50		\$1,770.72	11/9/1999	O21999110900040Z
1999	Paid	FORD, JACK W	\$1,732.58		\$1,663.28	11/9/1998	O519981109000128

Tax bill less than \$15.00 - no taxes are due under this parcel number for this year

[Click here to show Tax Years prior to 1998](#)

* Only first owner appears above - see details for full ownership on current year only
 ** Amount Due applies to payments received by the last business day of the month



Manatee County Tax Collector

Ken Burton Jr

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Property Tax >> Tax History Results

Services

PROPERTY SEARCH

- By Property ID
- By Owner Name
- By Property Address
- By Escrow Company

Property Search Additional Property Info Portfolio Help

To print this screen, change print layout to landscape.

Property ID: 2746600002
 Property Address: 515 9TH AVE W
 Type of Tax: Real Estate

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PROPERTY TAX

- About Property Tax
- Online Property Tax
- Address Changes
- Installment Option
- Convenience Fee Calculator
- Tax Certificate Info
- Property Tax Forms
- Property Tax Links
- Research Fees
- Wiring Instructions
- FAQ's: Property Tax
- FAQ's: Online Payment

Tax Year	Status	Name *	Gross Tax	Amount Due **	Amount Paid	Date Paid	Receipt #
2008		CITY OF PALMETTO COMMUNITY	\$2,356.53		\$2,262.27	12/31/2007	Q11302007P002634
2007	Paid	CITY OF PALMETTO COMMUNITY	\$2,910.95		\$2,794.51	11/14/2006	I11142006P001016
2005	Paid	FORD, JACK W	\$3,077.82		\$2,954.71	11/7/2005	I11072005P001604
2004	Paid	FORD, JACK W	\$2,853.67		\$2,739.52	11/17/2004	D11172004P002304
2003	Paid	FORD, JACK W	\$2,490.13		\$2,390.52	11/24/2003	D11242003P003101
2002	Paid	FORD, JACK W	\$2,061.03		\$1,978.59	12/5/2002	H11302002P060779
2001	Paid	FORD, JACK W	\$1,936.91		\$1,859.43	11/9/2001	D11092001P001209
2000	Paid	FORD, JACK W	\$1,868.32		\$1,793.59	11/15/2000	D11152000P001349
1999	Paid	FORD, JACK W	\$1,844.50		\$1,770.72	11/9/1999	0219991109000391
1998	Paid	FORD, JACK W	\$1,732.58		\$1,663.28	11/9/1998	0519981109000140

Tax bill less than \$15.00 - no taxes are due under this parcel number for this year

[Click here to show Tax Years prior to 1998](#)

* Only first owner appears above - see details for full ownership on current year only

** Amount Due applies to payments received by the last business day of the month

**MINUTES REGARDING PURCHASE
AND USE OF CBI**

Reviewed the supplementary language to Resolution No. 06-15 as follows:

A new Section 5 be inserted that would read: "A decision of City staff pursuant to Section 4 of this resolution may be appealed to the City Commission by the party submitting the subject application, petition or request within 30 days of receipt of a written determination by City staff."

A new Section 6 be inserted that would read: "Upon consideration of an appeal pursuant to Section 5, the City Commission shall have the authority to make a determination that an objective or implementation strategy of the Waterfront Development Plan is infeasible, impracticable or otherwise not in the best interest of the public welfare such that the City Commission may direct City staff to approve an application, petition or request in apparent conflict with said objective or strategy, notwithstanding, or anything herein to the contrary."

Existing Section 5, 6 and 7 will be renumbered to Section 7, 8 and 9.

MOTION: Mr. Ball moved, Mrs. Lancaster seconded and motion carried 5-0 to take Resolution No. 06-15 off the table.

MOTION: Ms. Varnadore moved, Mr. Williams seconded and motion carried 5-0 to amend Resolution No. 06-15.

The motion on the floor to adopt Resolution No. 06-15, as amended, carried 5-0.

Mrs. Lukowiak

The CBI property appraised at \$695,000; the purchase price is \$840,000; CRA may still cancel the contract to purchase. She reported the CRA Board has directed her to try to renegotiate down to 110% of the purchase price. She also reported CRA is waiting on quotes to [REDACTED] the recently purchased duplexes. A new aerated concrete product will allow for construction of workforce and affordable housing at a much lower price.

Referring to the school assembly issue, the aluminum business wants to sell and CRA is attempting to purchase it at 110% of the appraised value. If the CRA is successful, the School Board will purchase the property from the City, or the City may sell the property by RFP if not purchased by the School Board. Mrs. Lukowiak confirmed the School Board has agreed to donate the historic building to the Palmetto Historic Commission, who will be responsible to move it. Referring to the public comment earlier in the meeting concerning the name of a new Palmetto Elementary, Ms. Cornwell discussed her understanding of how a school is named.

7. PROPOSED ATTAINABLE HOUSING ORDINANCE (1:52:44)

Discussion on the proposed ordinance continued, with Commission making the following amendments:

Page 19: Amended to reflect the payment in lieu shall be 20% of the then-current maximum Attainable Housing Unit Sales price.

Page 20: (4) Add manufactured homes

Page 21: (c) Amended to make the City Planner responsible for confirming the determination of eligibility.

The City Planner will mean City Planner, or his or her designee, and will be so stated in the definitions portion of the ordinance.

Attorney Hall confirmed the proposed ordinance can be modified or repealed, but vested rights will remain in effect.

C. 7th Street Signalization

Discussion ensued regarding the full signalization of 7th St. W. at US41/301. Construction is scheduled to begin on March 5, 2007. FDOT designed the intersection and is providing equipment, except for the mast arms. MPO grant funding has been awarded in the amount of \$400,000.00. As this project will not only assist in enhancing safety, but will also assist in downtown traffic flow, the CRA is being asked to by City Commission to provide the balance of the project funding.

MOTION: Mr. Langford moved, Mr. Zirkelbach seconded, and the motion carried unanimously to fund up to \$366,448.15 to Westra Construction, to be reduced if additional grant funding comes available.

D. Right-of-Way Survey for 4th St. W. Extension

The Board directed the Executive Director to obtain cost estimates for a survey to identify the existing Right-of-Way associated with 4th St. W. between 8th Ave. W. and US41/301.

E. Parking Garage Discussion

Executive Director advised the Board of the potential for constructing a mixed use parking facility at 924 5th St W,. Staff will continue to investigate and gather information regarding pricing, number of parking spaces and options for commercial space.

F. Great Palmetto Clean-up/Multi Cultural Festival

MOTION: Mr. Zirkelbach moved, Mr. Langford seconded, and the motion carried unanimously to approve expenditures not to exceed \$5,000.00.

G. DeSoto Grand Parade

MOTION: Mr. Zirkelbach moved, Mr. Langford seconded, and the motion carried unanimously to approve expenditures not to exceed \$2,500.00.

H. 4th of July Celebration

Executive Director advised Board that the celebration is planned for Wednesday July 4, 2007 and that the City has already received commitments from several corporate sponsors to offset expenses.

I. Edenfield Property Update

Executive Director advised the board that because of both contamination issues and the noise associated with the railroad, developers have advised that the property is not suitable for commercial or residential development at this time. The property may be appropriate for a boat ramp and/or a potable water facility and should be maintained until such time as 4th St. is extended.

back to the Board regarding the status of the corner lot in probate and associated costs for purchase.

- D. Update on 4th Street RFP** – Executive Director Lukowiak advised the Board that the advertisement is planned to occur on the 24th of November with a return date of the 10th of December, 2008.

E. Discussion regarding CBI Property – Information was provided to the Board by Christian Humphrey aka Slick outlining his idea of utilizing the CBI property as a Collector's Classic Car Club. Discussion ensued regarding the concept, associated costs to the City and to Mr. Humphrey. The consensus of the board was that the timing of the proposal was not quite opportune given the potential of the current CRA Board being replaced by the City Commission. The Board liked the concept and encouraged Mr. Humphrey to pursue other avenues of funding for his venture.

IV. NEW BUSINESS

- A. CRA Office Lease Agreement** - Mr. Langford indicated that he would need to abstain from any action regarding this topic due to the fact that his Bank holds the mortgage on the property. As a follow up to direction given by the Board, Executive Director Lukowiak was charged with researching ways to reduce expenses given the economic downturn and recent State legislation regarding tax reform. One area of consideration is the lease for the CRA office, given that the CRA owns the "Birkholtz Appraisal" building, which is vacant and located only a few blocks away. Lengthy discussion ensued regarding the whether it is possible terminate the lease. The consensus of the Board was to obtain a second opinion from our new legal counsel.
- B. CEDC Contract** - Discussion ensued regarding the new Contract with CEDC. With the Business Development Specialist position having been eliminated during the budget process, CEDC will take on those initiatives as well as providing assistance in obtaining available funds thru the Federal Funding Opportunity/Housing and Economic Recovery Act of 2008 and homeowner education programs.
MOTION: Mr. Mollanazar moved and Mr. Maloney seconded and motion carried 4 to 1 with Mr. Smith opposed to approve the contract/agreement.
- C. Storefront Grants** – The following Storefront Grants were approved as submitted:

**MINUTES REGARDING
DEMOLITION OF NORTHERN
PARCELS**

Palmetto City Commission
November 5, 2007 4:00 p.m.

Elected Officials Present:

Larry Bustle, Mayor
Eric Ball, Vice Mayor
Tamara Cornwell, Commissioner
Tambra Varnadore, Commissioner
Brian Williams, Commissioner

Elected Officials Absent:

Mary Lancaster, Commissioner

Staff and Others Present:

James R. Freeman, City Clerk
Chris Lukowiak, Public Works Director
Chief Garry Lowe
Tanya Lukowiak, CRA Executive Director
Michele Hall, City Attorney
Diane Ponder, Deputy Clerk-Administration

Mayor Bustle called the meeting to order at 4:08 pm. A moment of silence was observed for our military men and women serving all over the world, followed by the Pledge of Allegiance.

1. AGENDA APPROVAL

Mrs. Lukowiak requested item #3 Discussion: Attainable Housing be deleted until such time staff has met with Manatee County representatives to discuss their findings on the topic.

MOTION: Mr. Ball moved, Ms. Cornwell seconded and motion carried 4-0 to approve the November 5, 2007 4:00 pm agenda, as amended with the deletion of item #3.

2. MANATEE SCHOOL FOR THE ARTS

Mayor Bustle stated he and the department heads had discussed the school's request for the City's assistance in securing a qualified loan. He explained the City's budget has been established for the remainder of 2007 and through September 30, 2008. In addition, the City has identified the amount of financing necessary to complete the approved Capital Improvement Plan through fiscal year 2008.

Mr. Freeman informed Commission he has met with Kerry Ward since his presentation of the loan request to Commission, and stated the school is seeking \$8 million; \$3.8 million in 2007 and \$4.2 million in 2008. Mr. Freeman confirmed the City can participate in both loans and the City's \$10 million borrowing cap will not be compromised.

After discussing the item, Commission directed to proceed with the City's participation in MSA's request. The topic will be brought to Commission for formal action in December.

3. DISCUSSION: DEMOLITION 515-519 9th AVE.

Mrs. Lukowiak informed Commission CRA is now in possession of the property containing three triplex structures. The proposed demolition of the buildings will be considered by CRA at its November meeting, but Commission must approve the action prior to the Board's consideration. It was consensus of Commission to approve the demolition as proposed by Mrs. Lukowiak.

POINT PAPER

AUTHORIZATION TO DEMOLISH 515-519 9TH AVE W.

November 5, 2007

PROBLEM: In accordance with Florida Statute 163.370(4)(a), City Commission authorization is required for the CRA to demolish the property located at 515-519 9th Avenue West.

BACKGROUND: The CRA, with Commission approval, purchased the property located at 515-519 9th Avenue West in Palmetto on October 12, 2007. There are currently two (2) triplex buildings on the property, which were vacated by the prior owner before closing. This property has attracted problems to the neighborhood, and becomes more of a problem as it sits with vacant buildings.

The CRA has obtained cost estimates for the demolition of the property and at the next Board meeting, on November 14th, the CRA Board will consider the award of a demolition contract, with a cost not to exceed \$10,000.

ALTERNATIVES:

- 1) Authorize the CRA Board to demolish the buildings.
- 2) Do not authorization demolition.

RECOMMENDATION: Option # 1 - Authorize the CRA Board to demolish the buildings.

BUDGET IMPACT: Approximately \$10,000, available in 690-559-8214.

D. Demolition of 515 – 519 9th Ave. W.

MOTION: Mr. Maloney moved, Mr. Frazier seconded, and the motion carried unanimously to authorize the demolition of 515-519 9th Avenue West by Abbotts, in an amount not to exceed \$9,000.00.

E. MLK Program Sponsorship

MOTION: Mr. Maloney moved, Mr. Langford seconded, and the motion carried unanimously to authorize the sponsorship of the MLK events hosted by the Palmetto Youth Center in the amount of \$1,500.

F. Ward I Phase II Engineering

MOTION: Mr. Maloney moved, Mr. Frazier seconded, and the motion carried unanimously to authorize the Executive Director to gain City Commission approval then to execute an agreement with GWE Engineering for the design of Phase II of the Ward I Infrastructure Project, in an amount not to exceed \$400,000.

G. CRA Executive Director Update

Advised the board that the new administrative assistant, Beverly Minnix began working today.

H. Commissioner Tamara Corawell Comments

Not present

I. NEXT REGULAR SCHEDULED MEETING -- January 9, 2008 at 5:30 P.M.

J. BOARD COMMENTS

Chairman Zirkelbach

None

Scott Maloney

None

Sia Mollanazar

Not present

Shaun Frazier

None

Allen Langford

None

Rose Tory

Not present

K. ADJOURNMENT

The meeting was adjourned at 6:06 P.M.