

**TAB 7**

**CRA ADVISORY BOARD**  
**October 26, 2009**  
**SPECIAL MEETING**

**COMMENTS AND**  
**RECOMMENDATIONS**

**CBI BUILDING RFP RESPONSE**  
**924 5<sup>TH</sup> STREET WEST**

**On September 14, 2009, a RFP was advertised in *The Bradenton Herald* for the property located at 924 5<sup>th</sup> Street West, Palmetto, Florida. The submission deadline for proposals was October 14, 2009 at 2:00 PM. Only 1 response was received. That single response was from Karen Raimer and Mark Alkire.**

**The CRA Advisory Board unanimously voted to request the approval of the CRA Board to accept the proposal with certain conditions. The specific motion is cited on the following pages.**

**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 5<sup>th</sup> 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.**

**PROPOSAL**

**FOR THE DEVELOPMENT OF A COMERCIAL BUILDING  
LOCATED AT 824 5<sup>TH</sup> STREET WEST  
PALMETTO, FLORIDA**

**SUBMITTED TO THE CITY OF PALMETTO  
COMMUNITY REDEVELOPMENT AGENCY**

**Karen Raimer/Mark Alkire  
1112 Riverside Drive  
Palmetto, Florida 34221  
(813)600-0445 FAX (813)258-4533**

**Karen Raimer/Mark Alkire**  
**Proposal for the Development of a Commercial Property**  
**924 5<sup>th</sup> Street West, Palmetto, Florida**

**Submitted to the City of Palmetto Community Redevelopment Agency**  
**October 15, 2009**

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**Attachments**

**Preliminary Site Plan**  
**Exterior Elevations**

Project Summary – page 1

Karen Raimer and Mark Alkire will form a single purpose entity (the Developer) to purchase, permit, develop and lease the property located at 924 5<sup>th</sup> Street West, Palmetto, Florida (the "Property") now owned by the City of Palmetto Redevelopment Agency (the "CRA")

The Developer will be a Florida Limited Liability Company to be formed.

The Property will be improved by an extensive renovation to the existing 12,000 SF building

The Developer propose to purchase the Property for \$100,000, payable as follows: \$20,000 as a refundable deposit, upon completion of testing and structural analyses and Purchase Agreement such amount to become nonrefundable upon Developer obtaining necessary zoning, site plan approval and general development approval of the project as well as documentation that no hazardous contaminants precluding development of medical offices on the site. Balance of ~~\$60,000~~ to be paid in cash at closing. Developer will convey the portion of the site used for perpendicular parking on 5<sup>th</sup> Street West and 9<sup>th</sup> Avenue West to the City for public use as well as an interlocal agreement for public use of the balance of the parking on weekends and evenings.

Upon signing a definitive agreement with the CRA the Developer will immediately complete a site plan for the project and submit it to the City for approval. The Developer will also complete the construction documents for the project on a timely basis and submit them to the City for the issuance of a building permit. Upon approval of the site plan the Developer will begin site improvements and upon the issuance of a building permit the Developer will start construction. It is estimated the Phase 1, Exterior façade work and completion of a 2000 SF medical office will take approximately six months.

\* 80,000.00

## Project Description-page 2

A new brick veneer façade with stucco accents will present an opportunity to use a fifteen foot module to “break up” the existing large building into leasible portions. The exterior work will allow this building to connect with the Old Main Street structures and reinforce the circa 1920s small town ambience.

Approximately 3600 SF will be developed as office space with the first phase being a 2000 SF medical office. The balance of the space will be completed for tenants that fit the artisan/craftsman profile but do not require the level of finish that the professional space will have. Examples of the tenants will be art gallery, antique shop, restoration of vintage or classic vehicles or a builder of wooden boats.

Landscaping and brick paver trim will compliment the structure with entry drives from 5<sup>th</sup> Street West and 9<sup>th</sup> Avenue West.

Proposed site plan and exterior elevations are attached.



### Development Team-page 3

Karen Raimer and Mark Alkire are practicing physicians and reside at 1112 Riverside Drive in the Lamb House. They purchased this house and began an extensive renovation project which has resulted in one of the best known Palmetto landmarks. The goal is to continue this quality of project to the proposed commercial development located at 924 5<sup>th</sup> Street West.

The architect for the project is Mary Marsh Lasseter. Some projects completed in Palmetto are listed below:

- Relocation/renovation of the historic Harrison Barn at the Manatee Fairground
- Relocation/Repair of the Post Office in the Historical park
- Relocation/Repair of the one-room school in the Historical park
- Elevator/Restroom addition/renovation/repair of the Carnegie Library
- New Chapel in the Historical Park
- Remodel existing building for the Agriculture Museum
- Renovation/addition to the Olympia Theater
- Renovation/addition to the Lamb house for Karen Ramier and Mark Alkire

The New Exhibition Hall at the Manatee Fairground is a current project

Leasing and Marketing for the project has not yet been assigned.

The general contractor has not been named but will be licensed in Florida and qualified to do business in Manatee County and Palmetto.

Preliminary Schedule – page 4

Description	Period	Total
Award		
Complete testing, contract for purchase	30 days	30 days
Zoning and Site Plan Approval	120 days	150 days
Closing	30 days	180 days
Complete construction documents	30 days	210 days
Building permits issued	30 days	240 days
Construction of the project	180 days	420 days
Project complete		420 days

Preliminary Budget - page 5

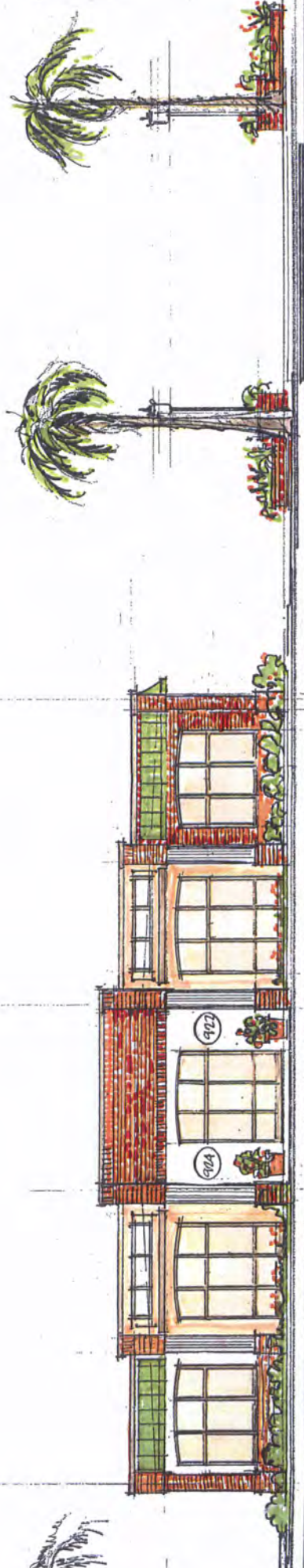
Karen Raimer/Mark Alkire  
Proposal for the Development of a  
Commercial Property  
924 5<sup>th</sup> Street West  
Palmetto, Florida 34221  
October 15, 2009

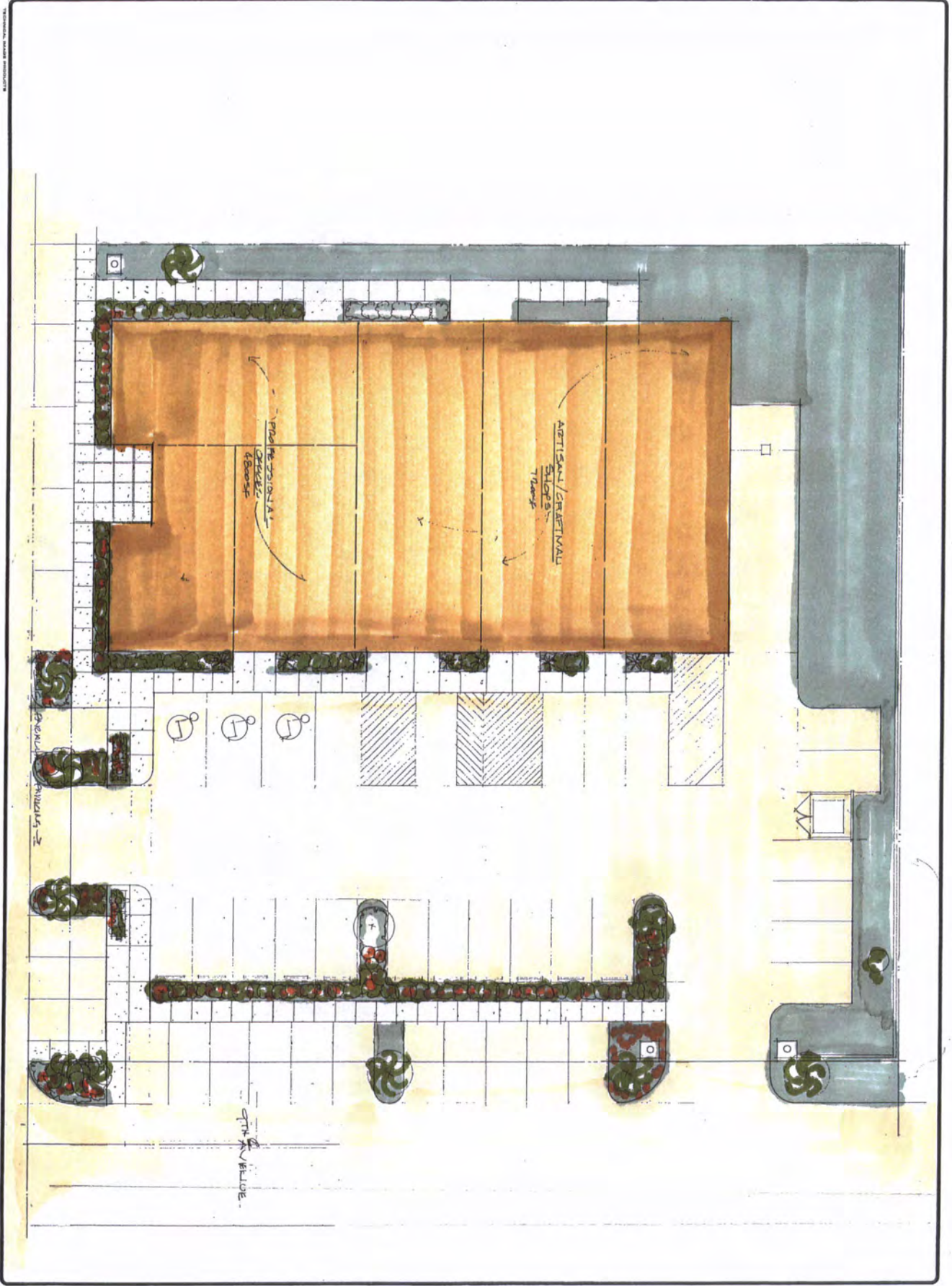
Expenses/Construction Cost

Land	\$100,000
Architecture/Engineering	30,000
Testing/Demolition, Cleanup	15,000
460 Linear Feet of Façade	130,000
2000 SF Office Build-out @ \$100/SF	200,000
1600 SF Vanilla Box @ \$65/SF	104,000
8400 SF Open Space Ready for Tenant Build-out @\$15/SF	126,000
Sitework	85,000
Total	\$790,000



ELEVATION FROM 9TH AVENUE WEST 1"=10'-0"





DATE	02/01/04
REVISION	
BY	
DATE	
DESCRIPTION	
REVISION	

ADAPTIVE RE-USE OF EXISTING BUILDING  
 924 5TH STREET WEST  
 PALMETTO, FLORIDA

MARY MARSH LASSETER, ARCHITECT  
 801 21 ST STREET WEST  
 BRADENTON, FLORIDA 34205  
 AR 009702  
 (941) 746-4560 FAX (941) 7467589  
 mmars@msl.com

DATE	
REVISION	
BY	
DATE	
DESCRIPTION	
REVISION	

PROPOSERS CERTIFICATION

STATE OF Florida

COUNTY OF MANATEE

I, Mark Allen, m.n.  
Karen Raimier, m.n. of VINTAGE Palmetto Corp (name of company),  
proposing to furnish the following described materials, equipment, and/or services to the PALMETTO  
COMMUNITY REDEVELOPMENT AGENCY (the "CRA") \_\_\_\_\_

HEREBY CERTIFIES THAT:

1. Bidder/Proposer has thoroughly inspected the specifications or request for proposal and understands the terms and conditions thereof and they are incorporated by reference in the bid or proposal for said goods or services, and have verified measurements.
2. The bid or proposal is firm and binding and shall be valid for not less than sixty (60) days from the date of bid opening. A longer time may be set out in the bid, the proposal, or as negotiated between the Bidder/Proposer and the CRA.
3. The bid or proposal is made by a person authorized to bind the Bidder/Proposer.
4. The bid or proposal is made without unlawful collusion between another Bidder/Proposer or potential Bidder/Proposer, or with any officer or employee of the CRA.
5. The bid or proposal is in full compliance with the Copeland Anti-kickback statute.
6. The bidder does not discriminate on the basis of race, color, national origin, sex, religion, age, or handicapped status in employment or in the provision of services.

Print Name: Mark Allen, m.n.  
KAREN RAIMIER, m.n.

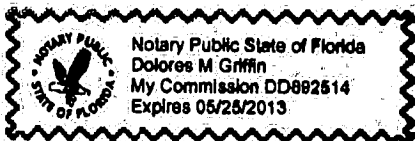
STATE OF Florida

COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of October, 2009 by  
Mark Allen, Karen Raimier, as Representatives (title) of Vintage  
Palmetto 924 (name of company), on behalf of Corporation (type of entity).

who is personally known to me,  
 who produced \_\_\_\_\_ as identification, who did take an oath, and who  
acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

(Notary Seal)



Signature Dolores M. Griffin  
Dolores M. Griffin  
Print Name  
NOTARY PUBLIC-STATE OF \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Commission No. \_\_\_\_\_

NO LOBBYING AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF MANATEE

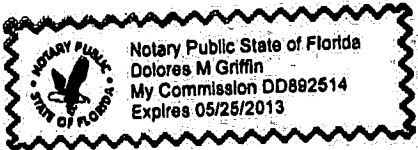
This, 18<sup>th</sup> of October, 2009 Mark Alkie + Karen Raimer  
being first duly sworn, deposes and says that he or she is the authorized representative of  
(Name of the authorized contractor, firm or individual), maker of the attached request for proposal  
released by the City of Palmetto, and that the proposer and any of its agents agrees to abide by the City of  
Palmetto's no lobbying restrictions in regards to this solicitation.

Mark Alkie + Karen Raimer  
Affiant

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of October, 2009,  
by Mark Alkie Plus Karen Raimer (name of person, officer, or agent, title of officer  
or agent), of Vintage Palmetto (name of corporation or  
partnership, a corporation (state of incorporation or partnership, if applicable).

- who is personally known to me,
- who produced \_\_\_\_\_ as identification, who did take an oath, and who  
acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

(Notary Seal)



~~Mark~~  
Dolores M. Griffin  
Signature  
Dolores M. Griffin  
Print Name  
NOTARY PUBLIC-STATE OF \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Commission No. \_\_\_\_\_





5. I understand that a "person" as defined in Paragraph 287.133(1)(e), FLORIDA STATUTES, means any natural person or entity organized under the laws of any state of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

6. Based on information and belief, the statement, which I have marked below, is true in relation to the entity submitting this sworn statement (indicate which statement applies).

\_\_\_\_\_ Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

\_\_\_\_\_ The entity submitting this sworn statement, or one (1) or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. (Attach a copy of the final order)

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICE FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES, FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

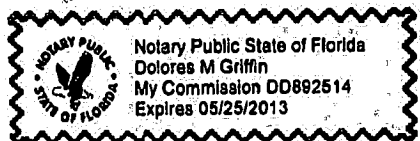
Date: 10/18/09

Signature: Mark A. [unclear]

STATE OF Florida  
COUNTY OF Palmetto Manatee

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of October, 2009, by Mark Albee & Karen Rainer as Representatives of Vintage Palmetto 924, on behalf of corporation.  
 who is personally known to me, or  who produced \_\_\_\_\_ as identification, who did take an oath, and who acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

(Notary Seal)



Signature: Dolores M. Griffin

Print Name: Dolores M. Griffin

NOTARY PUBLIC-STATE OF \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Commission No. \_\_\_\_\_

**DRUG FREE WORK PLACE CERTIFICATION**

SWORN STATEMENT PURSUANT TO ORDINANCE NO. 505, AMENDING CHAPTER 2, SECTION 2-57, PALMETTO CODE OF ORDINANCES, ON DRUG FREE WORK PLACES.

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICAL AUTHORIZED TO ADMINISTER OATHS.

This sworn statement is submitted to the Palmetto Community Redevelopment Agency (the "CRA"), by:

Mark Aune & Karen Aune  
(Print individuals name and title)

For: \_\_\_\_\_  
(Print name of entity submitting sworn statement)

Whose business is: VITA CE Palmetto FL  
and (if applicable) its Federal Employer Identification Number (FEIN) is \_\_\_\_\_. (If the entity has no FEIN, include the social security number of the individual signing this sworn statement: \_\_\_\_\_)

I understand that no person or entity shall be awarded or receive a CRA contract for public improvements, procurement of goods or services (including professional services) or a CRA lease, franchise, concession or management agreement, or shall receive a grant of CRA monies unless such person or entity has submitted a written certification to the CRA that it will provide a drug free work place by:

1. Providing a written statement to each employee notifying such employee that the unlawful manufacture, distribution, dispensation, possession or use of a controlled substance as defined by §893.02(4), Florida Statutes, as the same may be amended from time to time, in the person's or entity's work place is prohibited specifying the actions that will be taken against employees for violation of such prohibition. Such written statement shall inform employees about:
  - I. The dangers of drug abuse in the work place;
  - II. the person's or entity's policy of maintaining a drug free environment at all its work places, including, but not limited to, all locations where employees perform any task relating to any portion of such contract, business transaction or grant;
  - III. any available drug counseling, rehabilitation, and employee assistance programs; and
  - IV. the penalties that may be imposed upon employees for drug abuse violations.
2. Requiring the employee to sign a copy of such written statement to acknowledge his or her receipt of same and advise as to the specifics of such policy. Such person or entity shall retain the statements signed by its employees. Such person or entity shall also post, in a prominent place at all of its work places, a written statement of its policy containing the foregoing elements I through IV.
3. Notifying the employee in the statement required by subsection 1 that this is a condition of employment the employee will:
  - I. Abide by the terms of the statement; and

II. Notify the employer of any criminal drug statute conviction for a violation occurring in the work place no later than five (5) days after such a conviction.

4. Notifying the CRA within ten (10) days after receiving notice under subsection 3 from an employee or otherwise receiving actual notice of such conviction.
5. Imposing appropriate personnel action against such employee up to and including termination; or requiring such employee to satisfactorily participate in a drug abuse assistance or rehabilitation program approved for such purposes by a federal, state, or local health, law enforcement, or other appropriate agency.
6. Making a good faith effort to continue to maintain a drug free work place through implementation of sections 1 through 5 stated above.

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PALMETTO COMMUNITY REDEVELOPMENT AGENCY IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT ANY CONTRACT OR BUSINESS TRANSACTION SHALL PRVIDE FOR SUSPENSION OF PAYMENTS, OR TERMINATION, OR BOTH, IF THE CONTRACTING OFFICER OF THE PALMETTO CITY CLERK DETERMINES THAT:

1. Such person or entity has made false certification;
2. such person or entity violates such certification by failing to carry out the requirements of sections 1, 2, 3, 4, 5 or 6 or Ordinance No. 505, amending Chapter 2, Section 2-57, Palmetto Code of Ordinances, or
3. such a number of employees of such person or entity have been convicted of violations occurring in the work place as to indicate that such person or entity has failed to make a good faith effort to provide a drug free work place as required by Ordinance No. 505.

Mack A. [Signature]  
(Signature)  
[Signature]

STATE OF Florida  
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of October, 2009, by Mack Alker + Karen Baines, as Representatives of Vintage Palmetto 924, on behalf of Corporation.  
 who is personally known to me, or  who produced \_\_\_\_\_ as identification, who did take an oath, and who acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

(Notary Seal)

Dolores M. Griffin  
Signature  
Dolores M. Griffin  
Print Name  
NOTARY PUBLIC-STATE OF FLORIDA  
My Commission Expires: \_\_\_\_\_  
Commission No. \_\_\_\_\_

