

TAB 4



City of Palmetto Agenda Item

Meeting Date

2/1/10

Presenter: Jeff Burton

Department: CRA

Title:

CLARIFICATION: JUPITER MARINE COMPLIANCE AUDIT ITEM

On January 12, 2010, the CRA Advisory Board reviewed the Storefront Grant awarded to Jupiter Marine, a business located outside the CRA District boundaries.

Staff seeks direction on how to proceed.

Budgeted Amount: \$0.00 **Budget Page No(s):** **Available Amount:** \$0.00 **Expenditure Amount:** \$0.00

Additional Budgetary Information:

Funding Source(s): **Sufficient Funds Available:** Yes No **Budget Amendment Required:** Yes No **Source:**

City Attorney Reviewed: Yes No N/A **Advisory Board Recommendation:** For Against N/A **Consistent With:** Yes No N/A

Potential Motion/Direction Requested:

Staff Contact: Jeff Burton

Attachments:



City of Palmetto Agenda Item

Meeting Date

12/7/09

Presenter: Jeff Burton

Department: CRA

Title:
CLARIFICATION: Jupiter Marine Compliance audit item

BACKGROUND: Review of CRA Storefront funding to Jupiter Marine, a business outside of the CRA boundary.

Budgeted Amount: \$0.00 **Budget Page No(s):** **Available Amount:** \$0.00 **Expenditure Amount:** \$0.00

Additional Budgetary Information: none

Funding Source(s): **Sufficient Funds Available:** Yes No **Budget Amendment Required:** Yes No **Source:**

City Attorney Reviewed: Yes No N/A **Advisory Board Recommendation:** For Against N/A **Consistent With:** Yes No N/A

Potential Motion/ Direction Requested:

Staff Contact:

Attachments:

Palmetto Community Redevelopment Authority
Strategic Planning Specialist
Issue Audit Recommendation

ISSUE RESOLUTION

Book 1 Issue 13
December 14, 2009

Audit Target
Jupiter Marine International Inc.

Issue Originator
Special Council Attorney Susan Churuti

Introduction

Special Council Attorney Susan Churuti placed the corporate documents of Jupiter Marine International in book one (1) section thirteen (13) of her compliance audit review of the Palmetto Community Redevelopment Agency. As no specific violation was denoted in her review a rudimentary look was initiated by CRA staff on December 14, 2009.

Bradenton Herald Article published June 7, 2005, states that the Fort Lauderdale boat manufacturer, Jupiter Marine, was committed to develop a Palmetto based boat manufacturing site by the first of January 2006. The document quoted that Roger Bolduc, a veteran boat builder, persuaded Jupiter Marine President Carl Herndon to move the operation to Palmetto. Also quoted in the Bradenton Herald article was Palmetto CRA Executive Director Tanya Lukowiak, stating "Jupiter's arrival, by contrast, could be the economic development in one big step." Lukowiak went on to say, "Jupiter's site in Palmetto will fall within the boundaries of the redevelopment district and the state's Enterprise Zone, making the boat builder eligible for local grants and certain financial incentives."

Misinformed

Throughout the Jupiter Marine development, all records indicate that Jupiter Marine's principle address of business is 1103 East 12th Avenue and a second building is 1101 East 12th Avenue. Both addresses lie outside the Community Redevelopment area according to CRA GIS maps and the records of the Manatee County Property Appraiser's Office. According to Florida State Statute 163.370, expenditure of CRA funds outside its boundaries, except in a most stringent case, is not allowed and could be improper.

163.340 Definitions.--The following terms, wherever used or referred to in this part, have the following meanings:

- (9) "Community redevelopment" or "redevelopment" means undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community

redevelopment area for the elimination and prevention of the development or spread of slums and blight, ... "

and

163.370 Powers; counties and municipalities; community redevelopment agencies.--

(2) Every county and municipality shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this part, including the following powers in addition to others herein granted:

(c) To undertake and carry out community redevelopment and related activities within the community redevelopment area, which may include:

5. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the community redevelopment plan.

In the city's haste to bring this Marine business to Palmetto, members of the Community Redevelopment Board may have been misinformed that the Jupiter Marine site was within the CRA grant area and that CRA funds were permissible.

Storefront Grant 06-SF-09

Palmetto Community Redevelopment Agency Board Meeting, dated May 10, 2006: Members present; Scott Maloney, Allen Langford, Alan Zirkelbach, CJ Czaia, and Rose Tory, absent Tamara Cornwell. Representing the CRA; Tanya Lukowiak, CRA executive Director, Michele Hall, City Attorney, Susan Anderson CRA Assistant

Under New Business, Storefront Grant Applications 06-SF09 1103 12th Ave. East, was approved to award Carl Herndon an amount not to exceed \$50,000 for improvements to 1103 12th St. East. The approval granted the maximum storefront grant amount available to Jupiter Marine. The approval letter was signed by Tanya Lukowiak Executive Director of Palmetto Community Redevelopment Agency. The City of Palmetto A/P check request was submitted by Lukowiak on 5/11/2006 and on 5/19/2006 check # 77421 was disbursed in the amount of \$50,000.00 in the name of Jupiter Marine indicating approving CRA Board minutes of 5/10/06.

Conclusion

Jupiter Marine located its business in the City of Palmetto, but not in within the CRA Boundary. Jupiter Marine received funds from the Palmetto CRA, through a storefront grant. Florida law prohibits the expenditure of CRA funds outside of the designated area. Due to this activity, and pursuant to Palmetto City Commission CRA compliance audit directive, this matter is remanded to the Palmetto CRA Advisory Board with the recommendation that the CRA Attorney determine its financial remedy and the matter be reported with the attorney's finding to the CRA Board.



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PARID: 2576700021
MEENAMAU PROPERTIES LLC

1103 12TH AVE E

ID Block

Account# 2576700021
 Address 1103 12TH AVE E
 City Bradenton
 State FL
 Zip Code 34208
 Parcel ID 00000000
 Subdivision Name
 City/County Tax District 0019
 Route Number/Suffix 024
 Future Land Use
 LOR Use Code LIGHT INDUSTRIAL
 LOR Location
 Neighborhood Name
 Neighborhood Number
 CRA District PALMETO CRA
 CID District
 Neighborhood Group
 Market Cluster
 National Area
 Zone/Regulation Code
 Postal Number
 Map ID
 Acres (if Available)
 Total Under Power
 Sub-Description
 Number of Units
 Living/business area
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Handwritten note: Plot III PALMETO CRA

Unit #

ID Subblock

Account# 2576700021
 Lot ID
 Block ID
 Subdivision Number 0000000
 Subdivision Name
 City/County Tax District 0019
 Route Number/Suffix 024

Owners

Name MEENAMAU PROPERTIES LLC
 Address 3623 HAWK ISLAND DR
 City BRADENTON
 State FL
 Zip Code 34208
 International Postal Code
 Country

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PARID: 2577000058
MEENAMAU PROPERTIES LLC

1101 12TH AVE E

ID Block

Account#	2577000058
Parcel#	2577000058
Tract#	1101 12TH AVE E
Nearest Address/Location	1101 12TH AVE E - BRADFORD
APN	21021101000
MAPA/Zone/Circuit	MAPA 1101 12TH AVE E
MAPA/Zone	MAPA 1101 12TH AVE E
Zone/Regulatory Zone	D
Code District	D
Classification/Type	Nonresidential
Zone	DL
Address	1101 12TH AVE E
Block Number	1101
Subblock Number	01
Parcel Number	2577000058
Nearest Address	1101 12TH AVE E
Nearest Address	1101 12TH AVE E
County	Manatee
City	Bradford
County	Manatee
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County	Manatee

Not in District
CRP

3/4 OF SW1/4 OF NE1/4 LYING N OF US HWY 301, IN SEC 13, T18S R18E S1W. PROPERTY DESC: BEGIN AT A PT WHERE THE N/R/W LN OF US HWY 301 INTERSECTS WITH THE E LN OF THE SW1/4 OF NE1/4 OF

ID Subblock

Account#	2577000058
Lot ID	
Block ID	
Subdivision Number	0000000
Subdivision Name	
City/County Tax District	9019
Route Number/Suffix	926

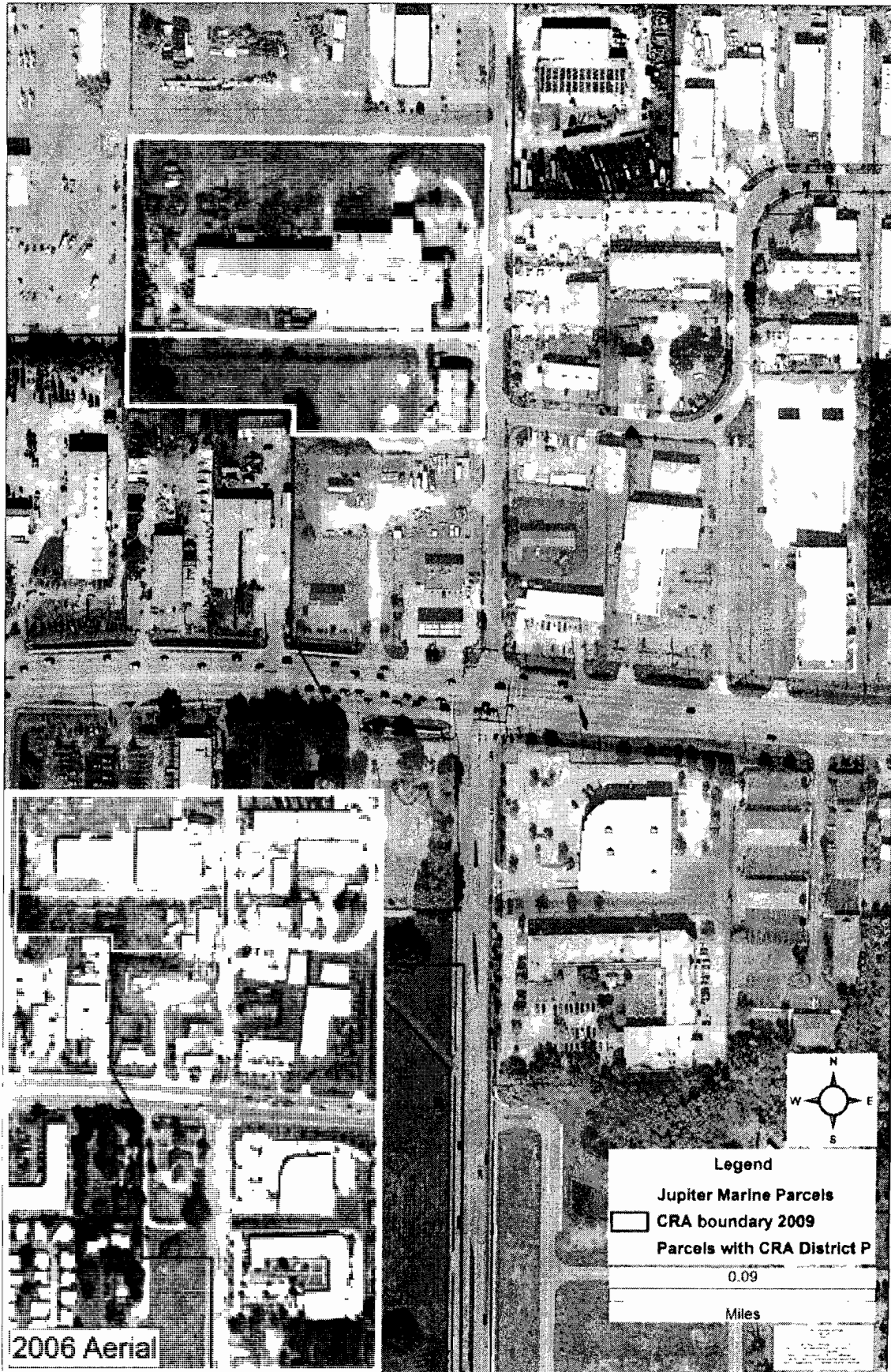
Owners

Name	MEENAMAU PROPERTIES LLC
Address	3523 HAWK ISLAND DR
City	BRADFORD
State	FL
Zip Code	34208
International Postal Code	
Country	

1101 12TH AVE E
BRADFORD, FL 34208
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Print Summary
Print the value

Jupiter Marine



Parcel 2576700021 & Parcel 2577000058 Outside of Palmetto CRA Designated Boundaries

