

TAB 1

**DRAFT**  
**COMMUNITY REDEVELOPMENT AGENCY (CRA)**  
**March 1, 2010**

CRA Board Members Present

Shirley Groover Bryant, Presiding Officer  
Tamara Cornwell  
Mary Lancaster  
Tambra Varnadore  
Brian Williams  
Alan Zirkelbach

Staff Present

Mark Barnebey, City Attorney  
Jeff Burton, CRA Interim Administrator  
James R. Freeman, City Clerk  
Garry Lowe, Chief of Police  
Tom McCollum, Interim City Planner  
Diane Ponder, Deputy Clerk-Administration

Mayor Bryant called the meeting to order at 8:56 pm.

PUBLIC COMMENT: (non-agenda items) None



1. CRA BOARD AGENDA APPROVAL

**MOTION: Mrs. Lancaster moved, Mr. Zirkelbach seconded and motion carried 5-0 to approve the March 1, 2010 CRA Board agenda.**

2. CRA CONSENT AGENDA

- A) Minutes: January 28 and February 1, 2010
- B) CRA Plan Timeline

**MOTION: Mrs. Lancaster moved, Mrs. Varnadore seconded and motion carried 5-0 to approve the March 1, 2010 CRA Board Consent Agenda.**



3. OLYMPIA THEATER BUSINESS PLAN

Mr. Burton reported that representatives of Olympia Theater requested to be put on this agenda even though at the time of the request the Advisory Board had not given an opinion on the proposed business plan. The Advisory Board met February 25 and made a recommendation. The CRA Board elected to hear the presentation before being advised of the Advisory Board's recommendation.

Joel Jarvis, Olympia Performing Arts Center, introduced B. C. Murphy, theater and drama teacher at Bayshore High School. Mr. Murphy is offering free classes at the Olympia Theater. Mr. Murphy stated that on a revolving basis, the classes have increased to 15-18 students.

Chris Jackson, representative of the Olympia Performing Arts Center distributed a disc format of the business proposal, a copy of which is attached hereto and made a part of these minutes. He stated the theater is asking for help with its youth program and the CRA Board has three proposals to consider: 1) Buy the building, 2) Fund the program, 3) Do nothing. The

Performing Arts Center is asking strongly that the CRA Board consider a public/private partnership, wherein the City of Palmetto will purchase 49% interest in theater.

Mayor Bryant commended the Jarvises for their role in the initial revitalization the area south of the Olympia Theater.

Mr. Burton advised the CRA Board that the Advisory Board unanimously recommended denial of any of the proposals. He reported there were a number of reasons, but it was a very "business oriented" meeting and one reason in particular was the financial information surrounding the building.

Mrs. Lancaster stated CRA funds have already gone to the theater and it has cost the City funds. She stated she is not in favor of the proposal.

Mr. Williams opined the program is a very admirable program, but he is not sure at this point it is something the CRA needs to do or can do. He stated he would want the Advisory Board to look again for realistic approaches to support the program.

Mr. Zirkelbach asked Mr. Burton his opinion of the project. Mr. Burton stated he agreed with Advisory Board; the plan has issues, and with the past history, it needs to be looked at very closely. Mr. Zirkelbach commented that he can see opportunities, but the timeline presented to the CRA Board is not realistic, and a sound fiscal plan must be developed.

Ms. Cornwell confirmed with Mr. Burton that the proposed purchase price of the building is \$800,000. The CRA Advisory used the property appraiser website value of \$232,000 for the building and parking lot. Ms. Cornwell inquired if the CRA offers a private/public partnership grant. Mr. Burton stated there is not one at this time. Regarding other grant resources that may be available, Ms. Cornwell stated she would like to see the City assist in the identification of a grant if it is a minimum time and cost to the City. Mr. Burton stated he can ask the grant consultant currently under contract to inquire what grant resources may be available.

Mr. Williams stated taking this approach is all that the City can do at this point; the CRA hasn't assisted other businesses in the CRA with grant funding.

Ms. Varnadore opined that the City doesn't have a clear idea on the direction the CRA will take until the CRA Plan is written. As other Commissioners had stated, she wants the program to succeed, but stated she didn't have the information necessary to make any kind of decision in such a short timeline.

There was consensus of the CRA Board to proceed with inquiring about possible grant resources, with specific attention to theater grants.



#### 4. JUPITER MARINE COMPLIANCE AUDIT ITEM

Staff is seeking direction on how to proceed resolving the award of a Storefront Grant to Jupiter Marine, a business located outside the CRA District. Mr. Burton informed Commission that Public Works is working on a list of questions regarding the topic, which also be sent to the City Clerk. The item will be brought back to the CRA Board at a later date.



#### 5. INTERIM CRA ADMINISTRATOR'S COMMENTS

Mr. Burton requested a special CRA meeting on March 15 to consider a storefront grant, presentation from VISTA to assist with the CRA Plan, and new job incentive program. The CRA Board approved the meeting.

6. PRESIDING OFFICER'S COMMENTS

None



7. CRA BOARD MEMBERS' COMMENTS

Mr. Burton informed Mr. Williams the maps are forthcoming.

8. PUBLIC COMMENTS FOR CRA BOARD

None

Meeting adjourned at 9:55 pm.

Minutes approved:

James R. Freeman  
City Clerk