

CRA WORKSHOP MEETING

January 10, 2022

5:30 PM

This CRA Board Meeting was conducted utilizing Communications Media Technology. Some Staff members were present in the Commission Chambers while others were present via the Zoom application to respect the social distancing guidelines.

CRA BOARD MEMBERS PRESENT IN CHAMBERS:

Shirley Groover Bryant, Presiding Officer (via telephone into Zoom Meeting)

Sheldon Jones, Chair

Brian Williams, Vice Chair (Entered the meeting at 5:41 p.m.)

Tamara Cornwell

Harold Smith

Tambra Varnadore (Not Present)

STAFF PRESENT IN CHAMBERS:

Mark Barnebey, City Attorney

Jim Freeman, City Clerk

Jeff Burton, CRA Director

Xaiver Colon, Assistant CRA Director

Mohammed Rayan, Public Works Director

Scott Tyler, Chief of Police

Penny Johnston, Executive Assistant

Vanessa Cochran, Assistant City Clerk

STAFF PRESENT ELECTRONICALLY:

Todd Williams, Information Technology (IT) Consultant

Chair Jones opened the meeting at 5:30 p.m.

1. PROPOSED BROWNFIELD REMEDIATION AND REDEVELOPMENT P3 (J. Burton)

Mr. Burton, CRA Director, gave a brief narrative on the Heartland Fertilizer Plant that was designated as a brownfield site by the State. The prior property owner down zoned to residential and received CRA incentives of \$206,000. This property was subsequently sold to another person who is trying to remediate the property in conjunction with the State of Florida Department of Environmental Protection (DEP). Once the property is remediated, the current owner would like to sell the property to a developer. The previous site plan that was approved for a previous developer will be utilized to create about 206 residential units.

Mr. Burton gave a presentation on the Heartland Fertilizer Plan redevelopment process that detailed the funding for the project. He explained that the current owner is asking for a loan from the CRA of approximately \$750,000 of which a portion would be repaid to the CRA, the remaining would be the incentive. In addition, once the project is completed, the CRA would receive approximately \$9 million of tax increment back to the CRA over the life of the CRA. The presentation is a part of the minutes.

Attorney Barnebey explained the reasons why the project has taken sometime. This is the City's first time doing a project like this where the CRA issues a loan up front, and there were some concerns about the remediators' inventive remediation plan, so he wanted to make sure that DEP would support it, and they did. Attorney Barnebey reiterated the Board's decision to not provide any more incentives for the project, and he wants to make sure that the Board is okay with getting a portion of the loan back. In regards to the tax increments, he stated that they are similar to the Bradenton Area Convention Hotel Project.

Then, he announced that they are moving forward and will bring back more information to the Board for a decision.

Mr. Smith requested more information on what will be develop on the property and questioned why the project is being presented to the Board when it needs more work. Mr. Burton stated that is being brought to the Board because there was a restriction after the previous down zoning and the CRA must decide if they are ok with more incentives on this property.

Mrs. Cornwell referenced the presentation chart and requested clarification on the project's funding, the incentives, and the expenditures.

Mr. Williams inquired about the remediation process being used on this property.

Mr. Mintzburg, Site Development, discussed the loan and purchases process regarding the project. He stated that he plans to purchase the property from the remediation developer once the clean-up is completed and then they would build the apartments as previously approved.

Following the presentations and discussions, the Board gave consensus to reconsider the incentive restriction on the Heartland Fertilizer Plant site which will be brought forward in the future.

2. BOAT RAMP ALTERNATIVE/RIVERSIDE PROPERTY (X. Colon)

Mr. Colon, Assistant CRA Director, referenced the November 1, 2021 meeting and stated that 2 options, 1 and 1A, were recommended by the Commission. He announced that Jon and Vicki Moore, Moore 2 Design, who assisted with the project's drawings, are present to answer questions if needed. The below updates pertaining to the Boat Ramp Alternative/Riverside Property were discussed:

- Right-of-way
- Boat size versus parking space
- Stormwater vault requiring more technical work from the engineers.
- Bids going out for development of the northern part of the property.

Mrs. Cornwell commented that she like the parking design for the property. Although some spaces will be lost, the design shows multiple ways of getting the boats in and out. And, including the existing spaces already across the street on Riverside Drive, the number of available boat parking spaces will be 32 total.

Mr. Williams expressed that the design will allow additional parking developments in the future. He asked if boat parking is allowed cross from the Crusader Café on 10th Avenue West, and Attorney Barnebey replied yes. Mr. Williams stated that he favors the design and especially the vault which allows us to use the rest of the property..

Mr. Smith agreed with Commissioners Cornwell and Williams and stated that it is a great idea.

Chair Jones agreed with the Commissioners as well. Then, Mr. Burton reported that the existing entrance into Riverside Drive does not line up with the boat ramp entrance, so we might clip some of the south side, so there is a straight in and out.

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Mayor Bryant, via telephone into Zoom Meeting, advised the Board to be cautious about the parking lot on 10th Avenue West and Riverside Drive because there are restrictions in place.

3. CONNOR PARK DISCUSSION (J. Burton)

Mr. Burton, CRA Director, stated that the CRA is redesigning Connor Park and Mr. Gause, Gause and Associates, will present the updates.

Mr. Gause communicated that the updated drawings were emailed to the Commissioners January 5th and reported that this afternoon the contractor submitted the cost estimates, and they were forwarded to the Commissioners, and copies have been placed at the Commissioners' stations.

The below proposed updates to the Connor Park Project are as follow:

- Remove sidewalk down 6th Avenue West/Riverside Drive
- Replace trailway with pavers
- Replace walkway with pavers
- Redesign boardwalk to stay outside the reserve area

Mr. Gause stated that the estimate deduction cost for the changes is \$363,000. He completed his presentation and welcomed questions and comments from the Board.

Mrs. Cornwell had questions regarding the trail and if it would be bicyclist or walkers using the trail. She question where does this link up to any other trails. Mr. Burton said eventually it will connect to the rest of the trail.

Mr. Williams asked if the Gazebo is still in the design. Mr. Gause stated that this is in the plan and already purchased. Mr. Smith thought the feedback from residents is they did not want that gazebo.

Mr. Smith asked about rubber/paver cost and lifespan. Mr. Gause stated the rubber material may not last as long. Jon Moore, Moore 2 Design, explained why a rubberized surface is not as durable for multi modal compared to pavers.

Chair Jones requested the manufacture's name that provided the rubberized surface information, and Mr. Moore will send the information to the Commissioners. Next, Chair Jones requested information on the benches for the park. Mr. Gause referenced the report that was distributed a few days ago and recommended up to 8 seats (versus benches) and suggested where to place them. Mr. Smith asked about the cost for the benches versus the seats.

Mrs. Cornwell expressed her concerns about walkers and bikers utilizing the same pathway.

Mayor Bryant commented on the rubberized pathway and associated concerns and summarized the future and long range plan of connecting the trail system.

4. WOMAN'S CLUB RENOVATION DISCUSSION (X. Colon)

Mr. Colon gave a brief summary of the November 15th Meeting regarding the Woman's Club Renovation and reported that recently while in the building, he noticed more deterioration. Photos were presented and discussed regarding the proposed updates for the Woman's Club. Then, the Board provided their comments.

Mrs. Cornwell commented on some possibilities regarding the sound system for the Woman's Club if a theater was proposed.

Mr. Smith inquired about the bid process for the project.

Mr. Williams asked the purpose of a pre-function area and inquired about the trash enclosure. An example of pre-function would be a wedding.

Mr. Jones voiced his concerns about the basketball court proposed relocation to 14th Ave West and how we would fund moving basketball courts and the estimated high cost that was discussed.

Mr. Colon and Mr. Burton stated we would need to have a plan to have options for basketball courts, tennis courts and additional discussion needs to be had with the County regarding costs and landscape screening to help control noise.

Chair Jones adjourned the meeting at 7:31 p.m.

MINUTES APPROVED: MARCH 7, 2022

JAMES R. FREEMAN

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CITY CLERK