

**BOARD OF DIRECTORS MEETING  
PALMETTO COMMUNITY REDEVELOPMENT AGENCY  
BOARD MEETING**

Feb 13, 2008

**Board Members Present:**

Allen Zirkelbach  
Sia Mollanazar  
Scott Maloney

**Board Members Absent:**

Rose Tory (working night shift)  
Shaun Frazier (traffic delays)  
Allen Langford (Washington DC)

**Also Present:**

Tanya Lukowiak, CRA Executive Director  
Michele Hall, City Attorney  
Susan Anderson  
Beverly Minnix  
Debbie DeLeon, EZ Representative

**I. CALL TO ORDER**

Allen Zirkelbach called the meeting to order at 5:34 P.M.

**II. APPROVAL OF AGENDA**

**MOTION:** Mr. Maloney moved, Mr. Mollanazar seconded, and a motion carried unanimously to approve the Meeting agenda for February 13, 2008.

**III. OLD BUSINESS**

**A. Approval of Minutes**

**MOTION:** Mr. Maloney moved, Mr. Mollanazar seconded, and a motion carried unanimously to approve the minutes of the January 9, 2008 Regular Board Meeting.

**B. 200 11<sup>th</sup> St. Dr. W. Update**

Executive Director advised the Board that she is, with the help of Allen Langford, working on quieting the title to the property in order to purchase with title insurance.

**C. 305 7<sup>th</sup> Ave. W. Update**

Executive Director updated the Board regarding the development of an agreement with Genesis Development. Mr. Moore, the attorney representing Genesis, has provided draft agreement language that sets a date for the commencement of construction within 3 years of execution of the agreement. Discussion ensued regarding the practicality of transferring the property for nominal consideration immediately, for the developer to "sit on" the property for up to three years, when, if the land is to remain unimproved, the CRA could retain ownership as easily until such time as the market improves.

**MOTION:** Mr. Mollanazar moved, Mr. Maloney seconded, and a motion carried unanimously to offer Genesis an agreement that would require the commencement of construction before the end of 2008, with construction completed within 36 months. If that offer is not acceptable, reject the proposals, and re-issue an RFP at a later date when market conditions are more favorable.

**D. Summary of Manatee County Fair**

Executive Director provided the Board with a summary of expenses and feedback received at the City's fair booth this year.

**NEW BUSINESS**

**A. 7<sup>th</sup> Ave Resurfacing**

The Executive Director advised the Board that the City Commission requested that the CRA fund the resurfacing of 7<sup>th</sup> Avenue West behind the Walgreens. The Board requested that the Executive Director seek additional cost estimates for this project. It was noted that this cost may be higher than typical because of the existing railroad crossings that exist on this stretch of right-of-way.

**MOTION:** Mr. Maloney moved, Mr. Mollanazar seconded, and a motion carried unanimously to approve the resurfacing of 7<sup>th</sup> Ave. not to exceed \$12,068.00.

**B. Farmers Market – Sponsorship of City Fees**

Executive Director informed the Board that Mr. Kelvin Lindbloom attended a City Commission workshop where he was given positive feedback and prompted to move forward with the development of a farmers' market to be hosted in Riverside Park West, near the bait shop. When Mr. Lindbloom attended the City Commission meeting two weeks later to obtain his Special Function Permit, Commissioners initially voted against the approval of the permit, wanting to avoid setting a precedent by waiving park rental fees and spending taxpayers' dollars for a private enterprise. Subsequently, the Commissioners agreed to approve the Special Function Permit, contingent upon the CRA's funding all fees that were proposed to be waived for the first three (3) months of the event.

It was noted that CRA funds are also taxpayers dollars, but that the event promised to be good for local vendors and for visitors to the downtown waterfront, strengthening downtown as a multi-use center.

**MOTION:** Mr. Maloney moved, Mr. Mollanazar seconded, and a motion carried unanimously to approve the CRA's payment of City

Fees to the City for the first three months of the Farmers Market in the amount not to exceed \$4,130.00.

C. Farmers Market – Event Sponsorship

MOTION: Mr. Maloney moved, Mr. Mollanazar seconded, and a motion carried unanimously to approve the CRA's event sponsorship of the Farmers Market in the amount of \$1,500.00.

D. Palmetto High School Football Poster Advertisement

MOTION: Mr. Maloney moved, Mr. Mollanazar seconded, and the motion carried unanimously to approve the CRA's purchase of advertising space on the Palmetto High School Football Poster in the amount of \$300.00.

E. CRA Executive Director Update

- The Executive Director attended the Inspirations Spa grand opening at Regatta Point Marina.
- Discussion ensued regarding the implications regarding the passage of Amendment 1, and the associated restrictions on budget.
- The CRA only has a few boxes of City Maps remaining, and at no cost, can begin the process to create a new City Map to be distributed throughout local businesses and governmental offices.

F. Commissioner Eric Ball Comments

Not Present

G. NEXT REGULAR SCHEDULED MEETING – March 12, 2008 at 5:30 P.M.

H. BOARD COMMENTS

Scott Maloney

Asked the Executive Director for an update on Palmetto Elementary School.

Chairman Zirkelbach

Would like the Executive Director to invite Dr. Dearing to next CRA meeting on March 12, 2008

Sia Mollanazar

None

Shaun Frazier

Not present

Allen Langford

Not present

Rose Tory  
Not present

K. ADJOURNMENT  
The meeting was adjourned at 5:55 P.M.