

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

**April 9, 2008**

**Board Members Present:**

Alan Zirkelbach  
Allen Langford  
Scott Maloney  
Shaun Frazier (arrived 5:55)

**Board Members Absent:**

Rose Tory (working night shift)  
Sia Mollanazar

**Also Present:**

Tanya Lukowiak, CRA Executive Director  
Michele Hall, City Attorney  
Beverly Minnix  
Debbie DeLeon, EZ Representative  
Eric Ball, City Commission Liaison

**I. CALL TO ORDER**

Allen Zirkelbach called the meeting to order at 5:35 P.M.

**II. APPROVAL OF AGENDA**

**MOTION: Mr. Langford moved, Mr. Maloney seconded, and a motion carried unanimously to approve the Meeting agenda for April 9, 2008.**

**III. OLD BUSINESS**

**A. Approval of Minutes**

**MOTION: Mr. Langford moved, Mr. Maloney seconded, and a motion carried unanimously to approve the minutes of the February 13, 2008 Regular Board Meeting.**

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

Attorney Hall advised the Board that the purchase transaction would be closing at Dye Deitrich on April 10, 2008. It was determined that the most prudent action with quieting the title should take place as required post purchase.

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

Executive Director updated the Board regarding the previously discussed agreement for Genesis Development to purchase the property for nominal consideration and their request for a provision for a 3 year commencement period for construction. Executive Director has advised Genesis of the Board's decision to offer Genesis an agreement requiring commencement of construction before the end of 2008 and that Genesis had not responded to the offer. Executive Director agreed to send correspondence to Genesis advising them that the CRA has no desire to enter into a lengthy agreement and that if

construction cannot begin before the year's end, the CRA will retain ownership until such time the market improves at which time the CRA will re-issue an RFP.

**D. Palmetto Elementary School Update**

Executive Director provided the Board with a summary of the various activities and meetings and that the Palmetto City Commission agreed in principle to the new school being built on the 10 - 11 acre site located on 10<sup>th</sup> Street West, between 14<sup>th</sup> and 18<sup>th</sup> Avenue West. The School Board will purchase and/or swap land with the CRA, to fully reimburse for real estate purchased in anticipation of the construction of a new elementary school downtown.

**E. Riverside Park Design Update**

The Board requested that CRA obtain references from Jones Edmunds with regard to park design, before moving forward with the Riverside Park design draft that has been submitted.

**F. Residential Budget Line Reallocation**

Executive Director updated the Board regarding funds that were allocated to the residential improvements budget line, that were to be used for down payment assistance. This plan is no longer feasible, in that such funds often cannot be used due to tighter lending regulations resulting from poor market conditions. The Board requested a summary of expenses used in Ward 1 over the last 5 years. Mr. Langford recommended that research be done as to the feasibility of contributing a portion of these funds to assist select homeowners in the CRA district who may be jeopardy of foreclosure and at risk for predatory lenders. The initiative would be administered thru the Housing Coalition. Executive Director will bring the results back to the Board.

**G. Master Stormwater Vault Engineering**

Executive Director provided the Board with a summary of the considerations taken into account in exploring the possibility of creating a master stormwater system in the downtown, to include the benefit of avoiding the need for individual retention systems for the benefit of "walk-a-bility", as there is additional construction in the downtown. Discussion ensued about the methodology for new construction to buy into the vault system, repaying the CRA for a substantial financial outlay. Mr. Zirkelbach suggested that the Board hold a workshop to discuss all of the issues surrounding Riverside Drive and the downtown, so that comprehensive plans are made, taking into account the park redesign, the stormwater vault, street and intersection improvements (a discussion item later in the agenda) and the need for a hotel and additional parking. The Board agreed and requested that this item be placed on the agenda for the May meeting, and that the meeting begin at 5:00 PM to allow extra time for meaningful discussion.

**NEW BUSINESS**

**A. Storefront Grant Applications**

Storefront grants were approved with stipulation that all work be done by licensed contractors as outlined in the grant application. Verification of contractors license should be conducted to ensure the receiver of the funds (cash or check) is the licensee. It was requested that closer attention to this detail be given in future grant applications and documented in the information provided to Board members as part of the agenda package.

**MOTION: Mr. Maloney moved and Mr. Langford seconded and motion carried unanimously to approve up to \$3,030.50 for SF-08-05 for eligible improvements to 412-414 7<sup>th</sup> Street West (Roger Morris).**

**MOTION: Mr. Maloney moved and Mr. Langford seconded and motion carried unanimously to approve up to \$1,093.50 for SF-08-06 for eligible improvements to Kojak's Ribhouse.**

**MOTION: Mr. Maloney moved and Mr. Langford seconded and motion carried unanimously to approve up to \$4,818.47 for SF-08-07 for eligible improvements to Palmetto Art Center.**

**MOTION: Mr. Langford moved and Mr. Maloney seconded and motion carried unanimously to approve up to \$1,428.83 for SF-08-08 for eligible improvements to A la Mode Restaurant.**

**B. Security System inclusion in Storefront Grant Program**

Executive Director advised the Board that there had been requests to allow security systems to be included in the program. Discussion ensued with the Board declining to include security systems in the program. The Executive Director should inquire as to whether local security system companies would be interested in providing a group discount if several downtown businesses would purchase systems, and the potential benefit if there was media coverage publicizing that many of the businesses in the CRA had new security systems.

**C. Mangrove Trimming**

**MOTION: Mr. Langford moved, Mr. Maloney seconded, and the motion carried unanimously to approve Coastal Arboriculture's trimming of the Mangroves near the base of the Green Bridge at a cost of \$2,150.00.**

**D. 7<sup>th</sup> Street West Extension**

Executive Director advised the Board that the City Commission had approved the re-allocation of loan proceeds to fund the extension of 7<sup>th</sup> Street West by the Civic Center. She advised the Board that the FDOT

has agreed to allow full activation of the traffic signal at 7<sup>th</sup> St. West and US 301 as soon as a construction contract for the extension is executed. Ms. Hall explained the continuing discussion regarding the deed restriction that exists relative to the Civic Center's property and the efforts of the City and County attorneys to work together to resolve issues of the reverter clause. Ms. Hall also advised the Board that Mr. Larry White of the Civic Center has advised elected officials that it is unlikely that there will ever be a hotel adjacent to the Civic Center if the street is not extended. Mr. Langford requested that the CRA investigate the possibility of re-negotiating the interest rate on the loan.

**MOTION: Mr. Maloney moved and Mr. Langford seconded, and the motion carried unanimously to approve the amendment to the project description associated with the existing BOA loan.**

**E. Additional Engineering Expense – 7<sup>th</sup> St W. at US 301**

**MOTION: Mr. Maloney moved, Mr. Langford seconded and the motion carried unanimously to fund the additional engineering expenses associated with the signalization of 7<sup>th</sup> Street West at US 301.**

**F. 8th Ave & Riverside Drive Engineering**

As described above, this item was deferred to the May meeting to include workshop discussion regarding all items relative to Riverside Drive and Riverside Park. The workshop should include the project engineers.

**G. Rib Fest Sponsorship**

Executive Director advised that the CRA had sponsored the first annual Ribfest last year, and that the organizers had requested our participation this year. The event, held at the Fair Grounds, promises to bring many visitors to the City of Palmetto and the CRA district, and strengthens Palmetto as a unique place in the region. Discussion ensued regarding the establishment of a policy that would limit sponsorship of "private" events to the first three years, to serve as "seed money" and help the events become established, and to preserve funds for seeding other events.

**MOTION: Mr. Langford moved, Mr. Maloney seconded, and the motion carried unanimously to approve a \$1,000 sponsorship for the Rib Fest.**

**H. Buxton Scout Demonstration**

Demonstration deferred to May meeting

**I. CRA Executive Update**

- Executive Director advised the Board that the EZ has requested her reappointment to the Enterprise Zone Board.

**MOTION: Mr. Langford moved, Mr. Maloney seconded, and the motion carried unanimously to reappoint the Executive Director as the CRA representative on the EZ Board.**

- Executive Director advised the Board that the CRA had received a letter from Gwen Brown, rescinding the Storefront Grant application of Turner Chapel AME, SF – 08 -01. The change in personnel has caused delays in their plans to make improvements to the property.
- The Executive Director advised that the CEDC has inquired about the utilization of the Birkholtz Appraisal Building (930 5<sup>th</sup> Street W.) that the CRA owns to create a small business incubator. They would like to seek grant funding to improve the facility, and eventually generate income to pay rent to the CRA. This is advantageous giving the restrictive legislation recently adopted (Amendment 1), and the fact that the CRA's lease for 715 4<sup>th</sup> Street West is quite binding, and it will be difficult, regardless of the expense, for the CRA to move from this office to property that we own. The income might help to offset the rental expense we are committed to in these tight financial times.
- Executive Director invited Board members to participate in the County's Neighborhood Summit scheduled for Saturday, April 12, 2008 at MCC in Lakewood Ranch.

**J. Commissioner Eric Ball Comments**

Commissioner Ball thanked the Board for their work and efforts and also the Opportunity to serve as Liaison while looking forward to learning more about What the CRA does and the role the CRA has in the community.

**K. Citizens comments – Harry Van Der Noord –**

- Chairman Zirkelbach disclosed that Mr. Van Der Noord is his father-in-law, and that he might have some conflict of interest in the future. He completed a form 8B for the record.
- Mr. Van Der Noord discussed his having sold the City-owned parking lot to the CRA for nominal consideration so as to ensure adequate parking in the downtown area. Discussion ensued regarding the need for additional parking, especially with the improvement of the island property and Riverhouse, and the boat-trailer parking that has consistently taken place on privately owned property and continues to be a problem in the downtown. Further discussion revolved around the potential for construction of a hotel and/or parking facility on Riverside Drive, and Mr. Van Der Noord's willingness to work with the City to develop appropriate amenities. The discussion will continue at next month's Board meeting.

**L. NEXT REGULAR SCHEDULED MEETING – May 14,2008 at 5:00 P.M. to accommodate the Riverside Drive work shop.**

**M. Board Comments**

Scott Maloney

None

Chairman Zirkelbach

Would like Engineers and Mr. Van Der Noord to be present at next meeting to discuss Riverside Drive initiatives

Sia Mollanazar

Not Present

Shaun Frazier

None

Allen Langford

None

Rose Tory

Not Present

**K. ADJOURNMENT**

The meeting was adjourned at 6:55 P.M.