

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

June 11, 2008

Board Members Present:

Alan Zirkelbach
Sia Mollanazar
Rose Tory (departed 6:00 pm)
Shaun Frazier (arrived 6:07 pm)

Board Members Absent:

Allen Langford
Scott Maloney

Also Present:

Tanya Lukowiak, CRA Executive Director
Michele Hall, City Attorney
Susan Anderson
Eric Ball, City Commission Liaison
Larry Bustle, Mayor
Chris Lukowiak, Public Works Director
Bob Schmidt, Planning
Barbara Jennings, Planning and Zoning

I. CALL TO ORDER

Alan Zirkelbach called the meeting to order at 5:33 P.M.

II. APPROVAL OF AGENDA

MOTION: Mr. Mollanazar moved, and Ms. Tory seconded, and a motion carried unanimously to approve the Meeting agenda for June 11, 2008.

III. OLD BUSINESS

A. Approval of Minutes

MOTION: Mr. Mollanazar moved, Ms. Tory seconded, and a motion carried unanimously to approve the minutes of the May 14, 2008 Regular Board Meeting.

C. Update on Foreclosure Prevention Initiatives

Executive Director provided the Board with information regarding their directive to research the potential for the CRA to partner with the Center for Financial Independence to assist worthy applicants in avoiding foreclosure. The CRA would advertise and recruit participants, and the Center for Financial Independence would qualify and work with eligible CRA residents. The Board directed that staff obtain a recommendation from the Center for Financial Independence with regard to a fee structure and present details at the August meeting.

IV. NEW BUSINESS

A. Thomas Duplex/Triplex Property- 400 Block 11th Street & 11Street Dr. West

Mr. Thomas contacted the CRA office to advise that they are prepared to either renovate the properties, or to sell the property. There is the potential to effectuate the redevelopment of the property, much like the Habitat for Humanity Village of the Palms redevelopment of the Clarence Love property. Discussion ensued regarding the actual value of the property as would be determined by appraisal, and the possibility of the CRA facilitating the sale of the property to a third party, and perhaps subsidizing the purchase, or providing infrastructure, etc. The Executive Director was asked to invite Keith Thomas to the next meeting.

B. Initial proposed budget

The Board reviewed the spreadsheet delineating initial budget projections, discussing in greater detail those areas with a significant variance from last year. Understanding that the numbers will change as staff gathers more information, approval was given for the preliminary effort, as presented.

C. CRA Executive Director Update

- Shaun Frazier will be resigning from the Board because of his new job in Tampa, and his inability to get back to Palmetto in time for meetings. Rose Tory will remain an alternate, until such time as her work schedule allows for regular participation. The Executive Director will forward resumes to the Mayor for consideration of new a Board member.
- Board members should have received an invitation for the 4th of July VIP Reception, held to acknowledge the commitment of volunteers to City Boards, as well sponsors of the 4th of July Celebration. Board members should RSVP.
- The Executive Director thanked Mr. Zirkelbach for again donating the use of his generators for the 4th of July celebration, acknowledging the savings that the City realizes in using his equipment.

MEETING RECESS AT 5:56 PM FOR TIME CERTAIN WORKSHOP

V. RIVERSIDE DRIVE/DOWNTOWN WORKSHOP (Attachment E) Time Certain 6 P.M.

- Chairman Zirkelbach provided a recap of the last workshop.
- Discussion ensued regarding the actual properties available for redevelopment, to get a better understanding of the real need for stormwater capacity. North of 7th Street West, the only property likely to redevelop is the elementary school and those associated parcels. This results in a need for only the southern stormwater vault at this time, and Jones Edmunds is recalculating the cost of this smaller vault.
- The Board discussed the possibility of utilizing the CBI property as surface parking at a cost of about \$40,000 in the immediate future, and suggested that staff consider the widening of 5th Street and 9th Avenue, and the addition of angled parking on these streets,

as well as on 10th Avenue and Riverside Drive.

- Discussion ensued about signage, to include the development of CRA sponsored monument signage off of 8th Avenue at Riverside Park, identifying the types of businesses that are located in the downtown. DPW Director Chris Lukowiak confirmed that the Kiosk is located on City property, not FDOT right-of-way. The Board requested that the Executive Director research the development of a RFP to get such a sign in the near future. Planner Bob Schmitt advised that staff is in the process of rewriting the sign ordinance, as the current regulations are insufficient. The Board encourages the Planning and Zoning Board to quickly amend the sign ordinance.
- Citizens' Comments:
 - Dr. Jennifer Mendoza Sayres – Crusader Building – went on the new recreational trail, and encourages new bike paths and a pedestrian friendly environment. Encourages more availability of MCAT public transportation.
 - Rick – Saints and Sinners – Discussed his temporary signage on the building, and the need for additional signs and utilizing the elevator towers for signage.
 - Greg Owens – Keller Williams – Agreed with the previous speaker's feelings about the need for additional signage, and the congestion and parking problems associated with the County boat ramp.
 - Robert Vecchioni – Electra Health Club – Discussed the need for signage, and the additional business that is generated from the LED signs. They support the idea of a monument sign with general categories of businesses. Discussion included Park improvements with visitor boat docks.
 - Joanne Owens – Keller Williams – Spoke about the number of agents in their office, and interest in increasing signage.
 - Mayor Bustle spoke about finding signage that is consistent with the character of downtown, and helps businesses to succeed.
- Executive Director reiterated appreciation for citizen input, so as to help shape the direction of the signage and development of downtown.

H. Commissioner Eric Ball

No Comments

I. NEXT REGULAR SCHEDULED MEETING – August 12, 2008 at 5:30 P.M.

J. BOARD COMMENTS

Chairman Zirkelbach

No Comments

Scott Maloney

Not Present (notified CRA of conflict)

Sia Mollanazar
No Comments

Shaun Frazier
No Comments

Allen Langford
Not Present (notified CRA of conflict)

Rose Tory
Departed early

K. ADJOURNMENT
The meeting was adjourned at 6:56 PM.