

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

November 18, 2008

Board Members Present:

Scott Maloney
Allen Langford
Sia Mollanazar
Jane Hunter
Charles Smith

Board Members Absent:

Rose Tory

Also Present:

Tanya Lukowiak, CRA Executive Director
Beverly Minnix, CRA Administrative Asst.

I. CALL TO ORDER

Interim Chairman Allen Langford called the meeting to order at 5:30 PM

II. APPROVAL OF AGENDA

MOTION: Mr. Mollanazar moved, Ms. Hunter seconded, and motion carried unanimously to approve the Meeting agenda for November 18, 2008.

III. Jane Hunter and Charles Smith were sworn in as new members to the CRA Board of Directors.

IV. OLD BUSINESS

A. Approval of Minutes

MOTION: Mr. Maloney moved, Mr. Mollanazar seconded, and motion carried unanimously to approve the minutes for the October 21, 2008 meeting.

B. Modified Storefront Grant Application – A review of the modifications was presented.

MOTION: Mr. Maloney moved, Mr. Mollanazar seconded, and motion carried unanimously approving the modifications to the 2008/2009 Storefront Grant Application.

C. Update Land Purchase opportunity in 1st Ward – Executive Director Lukowiak advised the Board that the additional corner lot is for sale for \$30,000.00 but the property is in probate. Discussion ensued regarding the process that needs to take place to determine the financial feasibility of acquiring the property for the purposes of having a park in the 1st Ward. Executive Director Lukowiak is to bring additional information

back to the Board regarding the status of the corner lot in probate and associated costs for purchase.

- D. **Update on 4th Street RFP** – Executive Director Lukowiak advised the Board that the advertisement is planned to occur on the 24th of November with a return date of the 10th of December, 2008.

- E. **Discussion regarding CBI Property** – Information was provided to the Board by Christian Humphrey aka Slick outlining his idea of utilizing the CBI property as a Collector’s Classic Car Club. Discussion ensued regarding the concept, associated costs to the City and to Mr. Humphrey. The consensus of the board was that the timing of the proposal was not quite opportune given the potential of the current CRA Board being replaced by the City Commission. The Board liked the concept and encouraged Mr. Humphrey to pursue other avenues of funding for his venture.

IV. **NEW BUSINESS**

- A. **CRA Office Lease Agreement** - Mr. Langford indicated that he would need to abstain from any action regarding this topic due to the fact that his Bank holds the mortgage on the property. As a follow up to direction given by the Board, Executive Director Lukowiak was charged with researching ways to reduce expenses given the economic downturn and recent State legislation regarding tax reform. One area of consideration is the lease for the CRA office, given that the CRA owns the “Birkholtz Appraisal” building, which is vacant and located only a few blocks away. Lengthy discussion ensued regarding the whether it is possible terminate the lease. The consensus of the Board was to obtain a second opinion from our new legal counsel.

- B. **CEDC Contract** - Discussion ensued regarding the new Contract with CEDC. With the Business Development Specialist position having been eliminated during the budget process, CEDC will take on those initiatives as well as providing assistance in obtaining available funds thru the Federal Funding Opportunity/Housing and Economic Recovery Act of 2008 and homeowner education programs.
MOTION: Mr. Mollanazar moved and Mr. Maloney seconded and motion carried 4 to 1 with Mr. Smith opposed to approve the contract/agreement.

- C. **Storefront Grants** – The following Storefront Grants were approved as submitted:

MOTION: Ms. Hunter moved and Mr. Smith seconded and the motion carried unanimously to approve up to \$212.47 for SF-09-01 for eligible improvements to 417 7th Street West, Roger C. Morris.

MOTION: Mr. Malone moved and Mr. Mollanazar seconded and the motion carried unanimously to approve up to \$775.00 for SF-09-02 for eligible improvements to 829 8th Avenue West, Roger C. Morris.

MOTION: Ms. Hunter moved and Mr. Smith seconded and the motion carried unanimously to approve up to \$46,136.37 for eligible improvements to 323 10th Avenue West, Crusader Properties, LLC. It is to be noted that this exhausts the \$50,000.00 limit for the next 60 months.

D. Policy regarding Public Input

MOTION: Mr. Maloney moved and Mr. Mollanazar seconded and the motion carried unanimously to adopt Policy #09-01 *Rules of Procedure for Agenda and Public Appearances Before the Board of Directors.*

E. CRA Executive Director's Update –

- Executive Director indicated that she would be on vacation from December 10 thru December 22 and that there is not a scheduled meeting in December.

F. Commissioner Liaison Comments

No Commissioner Liaison has been appointed

V. NEXT REGULAR SCHEDULED MEETING – January 20, 2009 at 5:30

VI. BOARD COMMENTS

Scott Maloney

Mr. Maloney requested to go on record stating his opposition to the City Commission's taking over as the CRA Board. This board should remain a citizen's board, where it is not making decisions for political reasons. When tough or unpopular decisions need to be made, there is no fear of how a decision may impact a political career. Mr. Maloney also commended work done by the Executive Director over the years. She has been professional, intelligent, and straight forward with the Board. Mr. Maloney has great hopes that the upcoming Commission Workshop will find that the CRA functions well under its current structure.

Allen Langford

Mr. Langford agreed with Mr. Maloney and added additional comments relative to the condition of the CRA when he first joined the Board, and

the changes since the hiring of Executive Director Lukowiak. He cited Ms. Lukowiak's initiatives addressing flooding in the First Ward, the OakRidge Apartments, Habitat for Humanity's Village of the Palms and the StoreFront Grant Program. Mr. Langford also acknowledged that beyond the marvelous job that is done with CRA initiatives, Ms. Lukowiak has brought almost \$9,000,000.00 in grant funds to the City, far exceeding grant funds obtained by previous grants coordinators. Mr. Langford expressed disappointment in citizen attendance as well as lack of attendance by the City Commission CRA Liaison whose responsibility is to update Commission on CRA activities and gain Commission input.

Sia Mollanazar

Mr. Mollanazar stated that he agreed with Mr. Maloney regarding the success of the CRA and the desire to have the CRA remain under a Citizen's Board.

Jane Hunter

Ms. Hunter inquired as to the date and time of the City Commission Workshop for discussion of the governing and reporting structure of the CRA. Ms. Hunter expressed her hopes that all Board members will attend the workshop.

Charles Smith

Mr. Smith stated that he enjoyed his first meeting and that it was very enlightening. There were issues that came to his attention that will be taken to another board. Mr. Smith also requested copy of the CRA statutes. Mr. Smith was advised that a *New Board Member Package* will be available for pick up as well as the fact that the information is readily accessible on the City's website.

VII. ADJOURNMENT

The meeting was adjourned at 7:05 P.M

**MINUTES TRANSCRIBED
BUT NOT BOARD APPROVED**