

SPECIAL CRA BOARD MEETING  
MAY 21, 2012  
7:00 PM

Elected Officials Present

Brian Williams, Vice Mayor, Commissioner, Ward 3  
Tamara Cornwell, Commissioner-at-Large 1  
Charles Smith, Commissioner, Ward 1  
Tambra Varnadore, Commissioner, Ward 2

Elected Officials Absent

Shirley Groover Bryant, Mayor  
Alan Zirkelbach, Commissioner-at-Large 2

Staff Present

Mark Barnebey, City Attorney  
Jeff Burton, CRA Executive Director  
Karen Simpson Deputy Director Finance  
Allen Tusing, Public Works Director  
Rick Wells, Chief of Police  
Diane Ponder, Deputy Clerk-Administration

Mr. Williams called the meeting to order at 7:30 p.m.

1. CRA BOARD AGENDA APPROVAL

**MOTION: Ms. Varnadore moved, Ms. Cornwell seconded and motion carried 4-0 to approve the May 21, 2012 CRA Board Agenda.**

2. CRA CONSENT AGENDA

Minutes: May 7, 2012

**MOTION: Ms. Cornwell moved, Mr. Smith seconded and motion carried 4-0 to approve the May 21, 2012 CRA Board Consent Agenda.**

3. APPROVAL OF THE "SEAHORSE" CONCEPTUAL PLAN

Before presenting the conceptual plan, Mr. Burton confirmed the CRA Advisory Board made a unanimous recommendation for the project. There was discussion about whether the seawall could be repaired because of the possibility of the repair being considered maintenance. Mr. Burton assured the Board the repair can be done as part of the project.

The proposed structure will contain a retail shop and a small eatery, which will be open to RFP for leasing and operation. Pursuant to an interlocal agreement with Manatee County regarding the structure, discussion is taking place with County staff regarding its demolition. The conceptual plan proposes to move the structure north so it sits solely on City property, rather than spanning differently owned properties as it does currently. The plan also includes a multimodal trail which will tie into MPO's plans for the Green Bridge.

Discussion ensued on the site being the proper place for the proposed structure, as well as the best use of the property. Mr. Burton opined that the bait should be located at the pavilion, suggesting the proposed location and the structure's use should take advantage of the view. He also opined that the use of the structure should be left to the public venue. Mr. Burton confirmed that the pavilion will be renovated with WCIND grant funds. It was suggested that the proposed building be located at the pavilion site and the space be left open for the public's use. Mr. Burton was also asked to review the interior floor

plan of the proposed building. It was also suggested that the project be expanded to include both the proposed structure and the pavilion.

Barbara Gilbert, Skyway Bait and Tackle, and former lessee of the current bait shop suggested that the City should review a history of the businesses that were in the current location. She opined that convenience is a major component of the project being successful.

Eric Gilbert opined that the biggest problem for the bait shop at the current location is access. He supported the conceptual plan, but stressed that access must be considered.

While Commission agreed with the waterfront concept, concerns were expressed during their discussion. Mr. Burton will contact MPO about making a presentation on what is planned for the Green Bridge. After that meeting he will bring the multimodal trail grant application to a future workshop so Commission can see where a structure can be located.

Mr. Burton will contact Manatee County regarding proceeding with the demolition of the current building.

**MOTION: Ms. Varnadore moved and Ms. Smith seconded to approve the concept of moving forward with the Seahorse project, understanding Commission wants to look at different locations for the building, and direct staff to bring back a funding recommendation for 200 linear feet of seawall, and authorization to remove the existing structure, subject to County approval.**

Betty Rhodes agreed with the concept, commended Mr. Burton on doing a good job, and inquired if the plan will be bid.

Mr. Tusing opined that regardless of where the bait is located, docks will have to be installed to make it successful. He also stated the entire project should be considered for the multimodal plans.

**Motion on the floor carried 4-0.**

#### 4. APPROVAL OF THE MLK PARK CONCEPTUAL PLAN

Mr. Burton reported the Advisory Board approved the plan unanimously. He reported that the Southwest Florida Water Management District voted on Cooperative Funding and all high ranking grants were approved; therefore, grant funds of \$500,000 should be awarded October 1, 2012.

The CRA is currently under contract for one of two needed pieces of property for the project. The completion of the project should result in less crime in the area and further stormwater mitigation, as it will be tied to Carr Drain. Mr. Burton stated that the conceptual approval will enable engineering of the project to begin.

Mr. Burton discussed the planned uses of the park, one of which will be connectivity to the Linear Park Trail. Mr. Burton confirmed emergency vehicles will have access, as the plan must be approved by the Fire Department. Commission requested that he retain the intent to incorporate a children's playground at a future date and that a biker's bypass route be considered.

**MOTION: Mr. Smith moved, Ms. Cornwell seconded and motion carried 4-0 to approve the Martin Luther King, Jr. (MLK) Park conceptual plan with a conceptual budget not to exceed \$1.1 million.**

Attorney Barnebey inquired if the Mayor has been authorized by the City Commission to accept the grant. Mr. Burton could not confirm. The acceptance will be added to the City Commission agenda once the meeting is reconvened.

5. CRA DIRECTOR'S COMMENTS

The 5<sup>th</sup> Street and Sutton Park projects are on schedule.

Informed the Board that the County has approved \$350,000 in the next fiscal year for the boat ramp refurbishment and WCIND will vote in September. The WCIND grant will not pay for engineering. He recommended proceeding with the engineering now, even without the final vote, so when WCIND awards the grant there will be no delay in the construction. It was strongly suggested that the installation of docks should be considered for the project.

**MOTION: Ms. Varnadore moved, Mr. Smith seconded and motion carried 4-0 to proceed with the engineering on the Palmetto Riverside Boat Ramp.**

The project manager will give a time certain ten minute update on the 5<sup>th</sup> Street and Sutton Park projects in July.

Mr. Burton will advertise that 5<sup>th</sup> Street will be closed to traffic on May 29, 30 and 31, 2012.

6. PRESIDING OFFICER'S COMMENTS

Ms. Varnadore

Mr. Burton confirmed that the CRA Advisory Board approved amending the storefront grant program document to prohibit funds being awarded to a property owner with outstanding liens on any property owned in the City. The program will be brought back to the Board as soon as possible.

7. CRA BOARD MEMBERS' COMMENTS

None

8. PUBLIC COMMENTS FOR THE CRA BOARD

None

9. ADJOURNMENT

Meeting adjourned at 8:45 p.m.

Minutes approved: July 2, 2012

*James R. Freeman*

James R. Freeman  
City Clerk