

**CRA BOARD MEETING**  
**June 16, 2014**

Board Members Present:

Shirley Groover Bryant, Presiding Officer  
Jonathan Davis, Chair  
Brian Williams, Vice Chair  
Tamara Cornwell  
Charles Smith  
Tambra Varnadore

Staff Present:

Mark Barnebey, City Attorney  
Jeff Burton, CRA Director  
Jim Freeman, City Clerk  
Allen Tusing, Public Works Director  
Rick Wells, Chief of Police  
Deanna Roberts, Administrative Assistant

Mayor Bryant opened the June 16, 2014 Special CRA Board meeting at 8:10 p.m.

1. CRA BOARD AGENDA APPROVAL

**MOTION: Commissioner Davis moved, Commissioner Cornwell seconded, and motion carried unanimously to approve the June 16, 2014 CRA Board Agenda.**

2. PUBLIC COMMENT

None

3. CRA CONSENT AGENDA

- A. Final Standard Incentive Contract
- B. Resolution 2014-01 Budget Amendment
- C. CRA Downtown Commercial Redevelopment Code

**MOTION: Commissioner Varnadore moved, Commissioner Cornwell seconded, and motion carried unanimously to approve Item 3.B of the June 16, 2014 CRA Consent Agenda.**

Mr. Barnebey asked to remove Item 3.C to bring back at a future date. Commissioner Varnadore asked to remove Item 3.A for discussion.

Discussion 3.A: Regarding Section 4.10 of the Final Standard Incentive Contract, Commissioner Varnadore commented that the agreement should run with the applicant, and not with the land. Mr. Burton agreed that incentives run with the developer.

Commissioner Williams questioned page 1, (paragraph 1), regarding LLCs. He commented that developers don't have to be LLCs. Mr. Barnebey said it will depend on the corporate entity coming forward. That language will be removed.

Mr. Williams commented on Section 3.3. Following discussion, Mr. Barnebey said he will add a condition that the owner must be up-to-date with the ad valorem taxes to receive payments.

Following a lengthy discussion of Section 3.1 initiated by Commissioner Cornwell, Mr. Barnebey suggested adding that payments will be not be made until the property is found in compliance.

For clarification, Section 4.10 will be amended to say ten (10) **business** days.

Mr. Barnebey summarized the changes.

**MOTION: Commissioner Varnadore moved, Commissioner Williams seconded, and motion carried unanimously to approve the Final Standard Incentive Contract as amended.**

**4. CRA RIVERSIDE PROPERTY CONCEPTUAL INVITATION TO NEGOTIATE**

Mr. Burton proposed to put out an Invitation to Negotiate (ITN) for the Shell Property at the gateway. This is a new process for invitations for a public-private partnership. The ITN is fashioned on a City of Sarasota document. The City of Sarasota is on its third ITN, having successfully completed two developments in the downtown area with the private sector.

He advised the CRA Board that he has had a number of inquiries asking the City's plans for the Shell Property. He opined that the best way to handle this is through an ITN. The City would say generally what it would like, but ask for respondent's ideas. It is similar to an RFQ, but in addition to qualifications it asks for a respondent's intentions for the property. The responses would be ranked and brought to the CRA Board. It could be for purchase, lease, or a joint venture with the CRA. On this ITN, the City would like to see a number of public parking spaces included for the boat ramp on the weekends.

Mr. Burton said he would like to put the ITN out by the end of July after staff and attorney review and wait 30-60 days to see what replies the City receives. He is looking for conceptual approval to move forward.

Commissioner Cornwell asked what support CRA will be giving to applicants. Will there be workshops? Mr. Burton said there will be a pre-bid meeting, as usual.

**MOTION: Commissioner Varnadore moved, Commissioner Smith seconded, and the motion carried unanimously to conceptually approve the Invitation to Negotiate for the CRA Riverside property.**

**5. MLK PARK UPDATE**

Mr. Burton commented that large pipes are going in the ground. There is a video on the Facebook page of the headwall being poured.

Commissioner Smith said there is a tree right where the bridge will be placed. Mr. Burton said he will take a look at it.

**6. RIVERSIDE PARK BOAT RAMP UPDATE**

Mr. Burton reported that the project is currently out to bid. Mayor Bryant asked that the ranking committee meetings coincide with the Commission meetings so that there is no delay.

**7. CRA DIRECTOR'S COMMENTS**

Mr. Burton said VIP tickets for the July 4th concert are being sold online. He expects to break all attendance records this year. Security will be stepped up backstage this year.

**8. PRESIDING OFFICER'S COMMENTS**

Mayor Bryant said she is excited about the boat ramp. She commented that the trial ITN will bring creative ideas from the private sector, and the Final Standard Incentive Contract should be a real timesaver for the CRA Board.

**9. CRA BOARD MEMBERS' COMMENTS**

Mr. Williams referred to page 10, Section 6.5, of the ITN: The City reserves the right to reject... Mr. Williams asked if that should be the CRA. Mr. Burton said he will get with the attorney. Mr. Barnebey stated it might be both.

Mr. Davis remarked that the projects will be moving forward better with all the changes that have been made.

10. ADJOURNMENT

The meeting was adjourned at 8:47 p.m.

Minutes approved: August 4, 2014

*James R. Freeman*

James R. Freeman, City Clerk