

**SPECIAL CRA BOARD MEETING**  
**September 22, 2014**  
**7:00 PM**

Board Members Present:

Shirley Groover Bryant, Presiding Officer—(Entered the meeting at 8:18 p.m.)  
Jonathan Davis, Chair  
Brian Williams, Vice Chair  
Tamara Cornwell  
Charles Smith  
Tambra Varnadore

Staff Present:

Mark Barnebey, City Attorney  
Jim Freeman, City Clerk  
Javier Vargas, Deputy Director Public Works  
Rick Wells, Chief of Police  
Amber Foley, Assistant City Clerk

Chair Davis opened the CRA Board meeting at 8:15 p.m.

1. CRA BOARD AGENDA APPROVAL

**Motion: Mrs. Varnadore moved, Mrs. Cornwell seconded, and the motion carried 5-0 to approve the September 22, 2014 CRA Board Agenda.**

2. PUBLIC COMMENT

None.

3. CRA CONSENT AGENDA

- A. It Works Incentive Agreement
- B. Blalock Walters Legal Bills
- C. Resolution 2014-02 CRA Approved Use

Mrs. Varnadore removed items A and C from the Consent Agenda for further discussion.

**Motion: Mrs. Varnadore moved, Mrs. Cornwell seconded, and the motion carried 5-0 to approve item B of the September 22, 2014 CRA Consent Agenda.**

It Works Incentive Agreement Discussion:

Mrs. Varnadore questioned Section 4.10 that states the Agreement shall not run with the land. Section 2.1 and 2.2 do not coincide with the language in Section 4.10. She requested further clarification on what happens if the business changes ownership. Will the incentives continue to go to It Works as long as it continues to operate as an acceptable use? Mrs. Varnadore opined that the Board should be notified if there is a change of ownership to the property to decide whether the owner should continue to be incentivized.

Attorney Barnebey clarified that the incentives do not go with the property, they are paid to the owner because they are the one who made the expenditure for the development of the property. There are restrictions written in the agreement that, if violated, will stop them from receiving the rest of the payments or will reduce the amount of payments. Discussion continued regarding the various restrictions in the agreement. Attorney Barnebey stated that this basic agreement for incentives can be reviewed again. Mr. Williams questioned the verbiage in Section 3.3 specifically about payment of taxes. Mr. Burton said language can be incorporated in this Section that matches the Code.

Mr. Smith opined that there should be a restriction written in the document if the business decides they no longer would like to hire minorities. Mr. Burton stated that they would be in violation of the Equal

Opportunity Employer Act and if found guilty then the incentives could be ceased. Mr. Smith opined that the payments should cease before they are even found guilty. Discussion on this topic continued.

Attorney Barnebey stated that due to the number of questions, this item could be brought forward to the next meeting after further review and additions.

Mayor Bryant said this item needs to be approved and signed before October 1, 2014. She asked the Board if they agree to add this item to a Special CRA Board meeting on September 29<sup>th</sup>. Mr. Burton would prefer staff and legal work through the base Agreement and make changes as directed tonight. He said if the Board is okay with the It Works Incentive Agreement, he would like to have it approved.

**Motion: Mr. Williams moved, Mrs. Cornwell seconded, and the motion carried 5-0 to approve item 3.A. of the Consent Agenda.**

Resolution 2014-02 CRA Approved Use Discussion:

Mrs. Varnadore opined that the Resolution is too broad. She requested more of a definition, not everything compiled into one document. Attorney Barnebey stated that the Resolution is needed and is set up to explain what is allowed in the CRA district. Not all uses will have the same abilities. He agrees though, that the Resolution could be more refined.

**Motion: Mrs. Cornwell moved, Mr. Smith seconded, and the motion carried 4-1 to adopt Resolution 2014-02. Mr. Williams voted no.**

Mayor Bryant recognized Commissioner elect Harold Smith who was in attendance this evening.

4. MLK PARK UPDATE

Mr. Burton announced that the ribbon cutting for the park will occur the evening of October 20, 2014.

5. RIVERSIDE PARK BOAT RAMP UPDATE

Mr. Burton stated that the ribbon cutting happened tonight. Construction for the project should begin October 1<sup>st</sup>. The contractor is doing a great job working with It Works! and the Regatta Marina.

6. CRA DIRECTOR'S COMMENTS

Mr. Burton displayed a slideshow that was displayed at the Florida Redevelopment Association for the 2014 fiscal impact study of It Works! The CRA received an award for the study that was performed regarding the impact of It Works! building and bringing their business to the City of Palmetto.

Mr. Burton informed the Board that the largest project attempted by the CRA will begin the end of next year. It will be the multi-modal trail to go along main street to the north of town. There will be an application submitted to the Florida Department of Transportation and to the Southwest Florida Water Management District for the redbrick to match that on 5<sup>th</sup> Street.

7. PRESIDING OFFICER'S COMMENTS

Mayor Bryant is pleased with the progress that is being made with the CRA and within the City of Palmetto. She was very proud of tonight's groundbreaking at the Riverside Boat Ramp.

8. CRA BOARD MEMBERS' COMMENTS

Mayor Bryant adjourned the meeting at 9:11 p.m.

Minutes approved: October 20, 2014

*James R. Freeman*

James R. Freeman, City Clerk