

**CRA BOARD MEETING**  
**December 1, 2014**  
**7:00 PM**

Board Members Present:

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

Staff Present:

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

Mayor Bryant opened the CRA Board meeting at 7:35 p.m.

1. CRA BOARD AGENDA APPROVAL

**Motion:**        **Mrs. Cornwell moved, Mr. Davis seconded, and the motion carried 5-0 to approve the December 1, 2014 CRA Board Agenda with the addition of item 5b Riverside Pavilion Conceptual Discussion.**

2. PUBLIC COMMENT

None.

3. CRA CONSENT AGENDA

- A. October 20, 2014 and November 3, 2014 Minutes
- B. Generic Incentive Agreement

Mrs. Cornwell removed item 3B, Generic Incentive Agreement, for further discussion.

**Motion:**        **Mrs. Cornwell moved, Mrs. Varnadore seconded, and the motion carried 5-0 to approve item 3A, Minutes.**

3B Generic Incentive Agreement Discussion:

Discussion ensued regarding the Generic Incentive Agreement. Changes to be made were:

- Section 3.3 will be modified to read "...reduce the total award by 10 percent for each year that the owner does not pay ad valorem taxes..."
- Section 5.1 will be modified to read "The agreement and restrictions provided herein shall terminate ten years from the effective date of the Agreement or until the CRA no longer exists, whichever shall come first."
- Section 2.2 "...with such annual payments being made to this agreement's owner." will be deleted.
- Section 1.1 will be modified to have payments made on the anniversary date instead of October 31.
- Section 4.3 to include that the City will be held harmless as well as the CRA

Mr. Burton discussed the handout regarding permitted uses that he brought forward to Commission at the Workshop meeting today. He asked the Board to review the list, rank the list of uses 1, 2, 3 on what they

would like to see focused on and incentivized and cross off ones they do not want for the downtown area. Attorney Barnebey made a suggestion to add into the agreement some language that discusses favorable uses versus permitted uses.

A clean issue will be brought forward to the next CRA Board meeting.

4. MLK PARK UPDATE

Mr. Gause, Allison-Gause, reviewed the update that was emailed to the Board.

5. RIVERSIDE PARK BOAT RAMP UPDATE

Mr. Gause reviewed the update that was emailed to the Board. He stated the project is moving along as scheduled.

5B Riverside Pavilion Conceptual Approval Discussion:

The discussion continued from the 4:30 p.m. Workshop meeting. Mr. Williams explained that he would prefer the idea for the bait shop be built on the vacant land that is further south than where the current pavilion is located [closer to the pier]. Mr. Davis disagreed, stating the location of the current pavilion would be a great location for a bait shop as it is closer to the ramp making it easier for those getting ready to launch. The other location is not as easily accessible. He opined that once a boater is launched and in the water, they are ready to go. The discussion continued regarding the use of the current pavilion and the development of a conceptual plan.

**Motion: Mrs. Cornwell moved, Mrs. Varnadore seconded, and the motion carried 5-0 to allow staff to draft a conceptual plan not to exceed \$10,000.00.**

6. CRA DIRECTOR'S COMMENTS

Mr. Burton stated that the CRA has plans to start working on the grade by the Sutton Park stage. This will create a place for speakers to be housed when the stage is utilized. The plans are to include the red brick too, thus allowing more American Disabilities Act (ADA) compliance.

7. PRESIDING OFFICER'S COMMENTS

Mayor Bryant is very pleased with the projects throughout the CRA/City.

8. CRA BOARD MEMBERS' COMMENTS

None.

Mayor Bryant adjourned the meeting at 9:09 p.m.

Minutes Approved: January 5, 2015

*James R. Freeman*

James R. Freeman  
City Clerk