

**SPECIAL CRA BOARD MEETING**  
**January 26, 2017**  
**5:30 PM**

CRA Board Members Present:

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

Staff Present:

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

Mayor Bryant opened the Special CRA Board meeting at 5:32 p.m.

All persons intending to address the City Commission and the CRA Board were duly sworn.

1. CRA BOARD AGENDA APPROVAL

**Motion: Mr. Davis moved, Mrs. Cornwell seconded, and the motion carried 5-0 to approve the January 26, 2017 Special CRA Board Agenda.**

2. PUBLIC COMMENT

None

3. GROUND LEASE AND DEVELOPMENT AGREEMENT CONVENTION CENTER HOTEL

On January 24, 2017 Manatee County approved the Ground Lease with Improvement Network Development Partners, LLC. The City of Palmetto will eventually become the Landlord and assume all terms and conditions in this Ground Lease. The CRA will contribute \$8.5M dollars to purchase land and associated public improvements as part of the participation agreement in the resolution that follows this agenda item. No official action is being requested by the City Commission for this item, but it is being provided for informational purposes.

Attorney Barnebey stated that Manatee County will be deeding the property over to the City and the City will be the "landlord" under this ground lease.

Mrs. Cornwell exited the meeting at 5:37 p.m. and returned at 5:43 p.m.

Discussion ensued on the County's role and the City's role in the agreement. The discussion focused on, as the project moves along, disagreements made between the City and the County regarding the project. Attorney Barnebey said that there would need to be a mutually agreed upon resolution, or whatever the disagreement is on will not likely happen. Mrs. Varnadore opined this should be spelled out in the agreement. As the deed is finished, Attorney Barnebey stated that more defined roles can be agreed upon.

Attorney Barnebey answered several questions regarding the Ground Lease. He noted that this is a very complicated agreement and process and he appreciates the questions.

Commissioner Smith questioned where the money is coming from to fund the Hotel (\$8.5 mil). Mr. Burton stated that the money will be financed and paid back over the lifespan of the CRA, about 24 years; this equates to approximately \$750,000 a year.

Commissioner Smith discussed job creation from the Hotel as well and questioned how this will effect Ward 1. He addressed his concerns regarding a Housing Authority in the City as well as affordable housing. Mr. Burton stated that the CRA has put funds in the budget for affordable housing.

Commissioner Smith opined that tractor trailers need to be prohibited from traveling down in Ward 1 and encouraged the removal of the weigh scale.

Commissioner Varnadore expressed her displeasure with the fact that discussion mostly occurred between staff and not with the Commission. She would have liked to been privy to Some of the conversations before it came to having a special meeting regarding this item.

Dan Schlandt, Assistant County Administrator, addressed Exhibit "I" of the Ground Lease Agreement. This Exhibit is in regards to the Parking and Event Space Easement.

**Action Request:           None-For Informational Purposes Only**

4. RESOLUTION 2017-01

A RESOLUTION OF THE PALMETTO COMMUNITY REDEVELOPMENT AGENCY (CRA) BOARD APPROVING THE CONVENTION CENTER COMPLEX IMPROVEMENT PARTICIPATION AGREEMENT ("AGREEMENT") AND AUTHORIZING THE PRESIDING OFFICER TO EXECUTE THE AGREEMENT AS REQUIRED; PROVIDING FOR AN EFFECTIVE DATE.

Tony DeRusso, developer with In Development Partners, made a presentation to Commission. He informed Commission that they have partnered with Teitelbaum Developers, Inc., a local resort developer. He briefly provided an overview about In Development Partners and other projects they have done. They have chosen Interstate Hotels and Resorts as the hotel management team for this hotel. Exhibit K is an overview of the schedule of performance; this is attached to and made a part of these minutes.

Mayor exited the meeting at 7:12 p.m. and returned at 7:20 p.m.

Bob Gause, Project Manager, addressed the Commissioners concerns by stating monthly updates about the project could be a standing item on the CRA Board Agenda with information provided at that time about the project to date.

Attorney Barnebey briefly went over the Agreement attached to the Resolution, further answering Mrs. Cornwell's questions. As far as naming rights go, it is up to the Developer.

Mr. Williams questioned if a roundabout was being considered for Haben and 7<sup>th</sup> Avenue. Mr. Tusing and Mr. Burton stated there is the potential for that being built in the future.

Robert Wilson, Riviera Dunes Resident, questioned if sidewalks were being considered on the 7<sup>th</sup> Street extension. Mr. Tusing stated that at least one side of 7<sup>th</sup> Street will have sidewalks.

Jazelle Solburn, Riviera Dunes Resident, expressed traffic concerns regarding project along Haben Boulevard.

**Motion:                   Mr. Williams moved, Mr. Davis seconded, and the motion carried 5-0 to adopt Resolution 2017-01.**

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Mayor Bryant adjourned the meeting at 7:43 p.m.

Minutes approved: May 1, 2017

*James R. Freeman*

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City Clerk