

**CRA BOARD MEETING**  
**April 3, 2017**  
**4:30 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 LaRowe, Assistant City Clerk

Mayor Bryant opened the CRA Board Meeting

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

1. CRA BOARD AGENDA APPROVAL

**Motion: Mr. Davis moved, Mr. Smith seconded, and the motion carried 5-0 to approve the April 3, 2017 CRA Board Agenda.**

2. Public Comment

None

3. CRA CONSENT AGENDA

- A. Opie's Doghouse Storefront Grant 2017-01
- B. Jeff Bauman Storefront Grant 2017-02
- C. Universal Restaurant Holdings Storefront Grant 2017-03
- D. Crusader Properties Storefront Grant 2017-04
- E. Comp Plan Future Land Use Invoices

**Motion: Mr. Davis moved, Mr. Williams seconded the motion to approve the April 3, 2017 CRA Board Consent Agenda.**

Mr. Williams asked for clarification of item 3.E. due to no point papers provided with the invoices. Mr. Burton explained that the invoices were to do with the City receiving the property from Manatee County for the Civic Center Hotel Complex. The money has been budgeted for these invoices/

**Motion on the floor carries 5-0.**

4. CRA PLAN UPDATE

Mr. Burton explained this is an update to the existing 5-year CRA Plan. There have been a handful of minor changes to include:

- Inclusion of the Pinzon Parcel for public parking at the Civic Center Hotel Complex
- Verbiage to include the Property Identification Numbers for Lincoln Park

- The scope of work for the Edenfield Property

Mr. Burton would like discussion on a future Commission agenda for the renaming of the Edenfield Property.

**Motion:** Mrs. Varnadore moved, Mr. Davis seconded, and the motion carried 4-1 to recommend the amended City of Palmetto Community Redevelopment 2016-2021 Plan. Mr. Williams voted no.

#### 5. JULY 4<sup>TH</sup> EVENT DISCUSSION

Mr. Burton explained that this item is to discuss the potential issuance of two Request for Proposals (RFP) for the July 4<sup>th</sup> event at Sutton Park. One would be to have family friendly events and activities for the Fourth at Lamb Park that will occur during the day before the concert begins. The event will wrap up around 9:00 p.m. to have fireworks begin. The CRA would like to work with a local non-profit to have them put together a variety of activities of all ages. The Police Department will be involved in monitoring the Park during the event.

Mr. Burton addressed the second Request for Proposal that is for a vendor to sell alcohol during the event and to follow the Manatee County Substance Abuse Coalition's Best Practices for alcohol during special events. The RFP for alcohol will mimic what was issued previously for the Fourth. He explained that both RFPs will be out for 30 days to allow for responses.

Mrs. Varnadore questioned what type of family friendly activities are being proposed and Mr. Burton said that he will leave that up to the applicants that respond to let the CRA know what types of activities they propose. Mrs. Varnadore requested some parameters be included in the RFP like "old style" carnival, not just "fair style" rides/activities.

Mrs. Varnadore is not in favor of alcohol sales on July 4<sup>th</sup> event; it is not the alcohol itself per say, but rather the fact that this is a City sponsored event and she opined it is not a good way to handle tax payer dollars. She is happy about the RFP for family friendly events, but will not support the alcohol.

Discussion ensued regarding the volume and decibels of the music at the July 4<sup>th</sup>. It was requested that Chief Tyler have an officer or two take a reading of decibels at the next event where live music is played and report back to the Commission/Board. Mr. Burton discussed the option of turning the stage around to face east at Lamb Park away from the residential on the west side of Sutton Park. He will bring an expert in to discuss the noise/volume at concerts and also about turning the stage around to face the other direction.

**Motion:** Mr. Davis moved to recommend approval of the CRA Request for Proposal for beer sales at the July 4<sup>th</sup> event. Motion died for lack of second.

**Motion:** Mrs. Varnadore moved, Mrs. Cornwell seconded, and the motion carried 5-0 to recommend approval of the CRA Request for Proposal for "Family Friendly" events at the July 4<sup>th</sup> event.

#### 6. CRA RIVERSIDE PARKING CONCEPT AND SURPLUS OF REMAINING ACREAGE

Mr. Burton informed the Board that this is a conceptual plan that delineates public spaces for parking in and around the CRA owned property on Riverside Drive between 8<sup>th</sup> and 9<sup>th</sup> Avenue West. The proposal creates an additional 66 parking spaces with 22 convertible boat spaces, while leaving a 2-acre site available for surplus and redevelopment. A sidewalk is also being proposed along 9<sup>th</sup> Avenue West. Mr. Burton is designing the parking spaces in the same low impact design as other projects in the CRA downtown. There will still be plenty of the property available for development for another use.

Due to the hour, Mayor Bryant asked if the Board wanted to recess the meeting and then reconvene after the 7:00 p.m. Commission meeting tonight as there are still several items to discuss on the agenda. Mr. Smith would like to recess after Mr. Sellars, resident of the City, speaks on the Lincoln Park Pool discussion (item below). The Board agreed with the Mayor's request. This item was recessed to allow for the members of the public to comment on the Lincoln Park Pool and then the remaining items would be brought forward after the 7:00 p.m. Commission meeting tonight.

#### 7. LINCOLN PARK POOL DISCUSSION

MacArthur Sellars, City resident, is in favor of the pool being built at Lincoln Park and respectfully requested the City and the CRA Board to consider joining efforts with Manatee County no matter the cost. This has been a vision of the City and the Commission for a long time now and it is finally able to happen with the County doing their part too.

**Motion: Mr. Williams moved, Mrs. Varnadore seconded, and the motion carried 5-0 to recess the CRA Board meeting and to reconvene after the 7:00 p.m. Commission meeting agenda items.**

*The CRA Board meeting was recessed at 6:12 p.m.*

*Mayor Bryant reconvened the CRA Board meeting at 7:53 p.m. to have discussion on the remaining agenda items.*

#### ITEM 6 CRA RIVERSIDE CONCEPT AND SURPLUS OF REMAINING ACREAGE CONTINUED:

Discussion ensued reading the layout of the parking lot, the entrance and exit and the traffic flow onto Riverside Drive West. Mrs. Varnadore questioned what the height and density of the two acre lot was that is being surplus, what can potentially go there, and does Riverside Drive need to be widened? Mr. Burton stated that Riverside Drive does not need to be widened and Attorney Barnebey stated that anything significant as far as height and density will come back to the City Commission.

**Motion: Mr. Davis moved, Mr. Smith seconded, and the motion carried 5-0 to recommend approval of the CRA Riverside Drive Public Parking Plan.**

**Motion: Mrs. Cornwell moved, Mr. Davis seconded, and the motion carried 4-1 to surplus the remaining two acres for redevelopment. Mrs. Varnadore voted no.**

#### ITEM 7 LINCOLN PARK POOL DISCUSSION CONTINUED

Mr. Freeman passed a handout showing the property owned by the City and the property owned by the County at Lincoln Park. He also displayed a chart showing the property analysis for the values of that property. Different options for funding the pool were discussed, and it was mentioned that the CRA may be able to fund the pool.

Mrs. Varnadore prefers to have further negotiations for the funding of the pool. She would prefer to donate the land and use that towards the \$1 Million that the County is requesting from the City. She would like to be better educated on the financial position of the CRA over the next ten to fifteen years to pay for this project.

Mr. Smith would prefer that Mr. Burton negotiate with the County to fund the pool at Lincoln Park. Mayor needs information from the Commission in black and white where the funds will come from to fund this project. Continued discussion of the pool ensued.

Mrs. Cornwell exited the meeting at 8:53 p.m. and returned at 8:55 p.m.

Mrs. Varnadore discussed the lease agreement between the County and the City regarding Lincoln Park. She opined the land should be given to the County so that there would not be any responsibility on the City for the pool in the future.

**Motion: Mrs. Varnadore moved, Mr. Williams seconded the motion to donate the land from the City to the County as part of the negotiation for the pool at Lincoln Park.**

Attorney Barnebey reminded the Board that the City owns the land not the CRA.

**Mr. Williams withdrew his second from the motion on the floor. The motion died.**

Staff and Mayor will negotiate with the County for the pool at Lincoln Park and report back to the CRA Board/Commission.

#### 8. EDENFIELD PARK

Mr. Burton would like to have a name discussion for this property on the next agenda.

He gave a brief presentation on the project analysis and the grant opportunities for revitalizing and building a park. He would like to use the Environmental Protection Agency's grant dollars to remove contaminants from the site. Mr. Burton will be speaking with the Audubon Society to discuss cleanup on their property that is near Edenfield and Estuary Park. He would like to negotiate with Janice Coleman to acquire a small piece of her property that is south of Edenfield where stormwater flows into the Manatee River.

Mr. Williams is not in favor of swapping properties with 5<sup>th</sup> Avenue RR Holdings LLC to gain maximum frontage. He would prefer to have something more specific presented before he approves a swap. He also does not prefer to make a motion to approve the creation of a physical berm on the northern property line until he can see a drawing or conceptual layout of what this will look like on the property. Mayor Bryant reminded the Board that items 2 through 4 in the motion below will be negotiated and then presented back to the Board before anything is finalized. Mrs. Varnadore agrees with Mr. Williams regarding the berm.

**Motion: Mrs. Varnadore moved, Mrs. Cornwell seconded, and the motion carried 5-0 to instruct CRA Staff to approved items 1 through 7 below with the omission of 5.**

1. Use the EPA cleanup grant dollars to remove contaminants from the site;
2. Negotiate with 5<sup>th</sup> Avenue RR Holdings LLC to "swap" properties to gain maximum frontage on 4<sup>th</sup> Street and Riverside Drive;
3. Negotiate with Janice Coleman to acquire minimum amount of environmental property south of Edenfield where stormwater flows to Manatee River;
4. Use the redevelopment planning grant dollars to design a new City park;
5. Create a physical berm on the northern property line to separate the industrial use to the north from the residential to the south;
6. Apply for the Southwest Florida Water Management District 2019 Cooperative Funds to build a water feature that pretreats stormwater (like Martin Luther King Jr. Park);
7. Schedule and build the park.

#### 9. PRESIDING OFFICER'S COMMENTS

Mayor Bryant commented on the construction incentives offered by the CRA and limiting those to the value of the possible TIFF Increase. She would like this on the next CRA Board agenda for discussion

amongst the Board members on how to handle these incentives. Mr. Burton has added this discussion to his list of tasks and discussions for future CRA Agendas.

10. CRA BOARD MEMBERS' COMMENTS

None.

Mr. Burton discussed future agenda items. On April 17<sup>th</sup> Jon and Vicki Moore of Moore 2 Design will be doing a presentation on the conceptual design of Sutton and Lamb Parks. He brought up the Riverside Drive and 10<sup>th</sup> Avenue Parking lot that will be brought up at the next City Commission meeting. The CRA Plan amendments will be brought forward at the next meeting as well.

The University of South Florida student presentations were discussed. Mrs. Cornwell likes what they are doing for the City and the CRA but has expressed concerns about the feasibility of doing what they come up with. Mr. Burton informed the Board that the USF Students are preparing a final paper/presentation and that will be given to the Board.

Mr. Burton requested authorization from the Board to negotiate with the property owner of the parcel located on 8<sup>th</sup> Street and 10<sup>th</sup> Avenue West to purchase for redevelopment.

**Motion: Mr. Davis moved, Mr. Williams seconded, and the motion carried 4-1 to authorize Mr. Burton to negotiate and put the property (8<sup>th</sup> Street and 10<sup>th</sup> Avenue West) under contract to proceed with due diligence. Mrs. Varnadore voted no.**

Mayor Bryant adjourned the meeting at 9:42 p.m.

Minutes approved: June 5, 2017

*James R. Freeman*

James R. Freeman  
City Clerk