

CRA BOARD MEETING

April 2, 2018

7:00 PM

CRA Board Members Present:

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

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 at 7:38 p.m.

1. CRA BOARD AGENDA APPROVAL

Motion: Mrs. Cornwell moved, Mr. Davis seconded, and the motion carried 5-0 to approve the April 2, 2018 CRA Board Agenda with the removal of item 4.

2. PUBLIC COMMENT

None.

3. LEASE AGREEMENT FOR CRA OFFICE

A copy of the lease agreement was distributed to the Board before the meeting. This is for a new office location for the CRA. Mr. Burton indicated that the City Attorney has reviewed it and the Lessor agrees. The rent has increased slightly, it is now \$1,850.00 per month. (This amount is based on reducing the term from 3 years to 1 year and the water/sewer is included in the monthly payment amount).

Motion: Mrs. Varnadore moved, Mr. Davis seconded, and the motion carried 5-0 to authorize the Presiding Officer to sign and execute the three-year lease agreement between the CRA and HAWA Enterprises, Inc. for the new CRA office building.

4. CONCEPTUAL INCENTIVE PACKAGE HEARTLAND FERTILIZER PROPERTY

~~(J. Burton)~~

~~At the time of publishing of the agenda, no items were received. When the City Clerk's Office is in receipt of the back up items, they will be forwarded for the Board's review.~~

This item was removed.

5. INCENTIVE PROPOSAL

Information regarding this incentive proposal was distributed to the Board prior to tonight's meeting.

Mr. Burton informed the Board that this is an incentive proposal for the property located at 639 8th Avenue West. Based on a preliminary permit value of \$1,750,000, the estimated base incentives are for \$122,500 with a bonus incentives valued at \$258,125. The total estimated incentives equal to \$380,625. The proposed project for this property is for a Circle K gas station.

Discussion ensued regarding the plans for the design of the Circle K and the theme that the City/CRA intends along 8th Avenue. Mr. Burton explained that design plans will be brought forward from the Planning Department based on Circle K and the City's discussion. At that time, the Commission can discuss the theme of 8th Avenue and what they would like to see. Mrs. Owens agrees with the Board on establishing a theme with all new building construction that goes in along 8th Avenue.

Motion: **Based on an estimated total development cost of \$1,750,000.00, and subject to final confirmation of program eligible costs, Mr. Davis moved, Mr. Smith seconded, and the motion carried 5-0 to approve a projected maximum Downtown Commercial Core incentive of \$380,625.00 which includes a base incentive of \$122,500.00 and maximum possible bonus incentives of \$258,125.00 for the Scott Redevelopment located at 639 8th Avenue West.**

6. CRA DIRECTOR'S COMMENTS

7. PRESIDING OFFICER'S COMMENTS

Mayor Bryant commented on the materials not provided before the agenda publication. She asked for items to be provided to the clerk for the agenda promptly so that everyone has adequate time to review.

8. CRA BOARD MEMBERS' COMMENTS

Mayor Bryant adjourned the meeting at 7:54 p.m.

Minutes approved: May 7, 2018

James R. Freeman

James R. Freeman
City Clerk