

CRA BOARD MEETING

August 6, 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 9:00 p.m.

1. CRA BOARD AGENDA APPROVAL

Motion: Mr. Davis moved, Mrs. Varnadore seconded, and the motion carried 5-0 to approve the August 6, 2018 CRA Board Agenda.

2. PUBLIC COMMENT

No public comment.

3. CRA BOARD CONSENT AGENDA:

A. July 16, 2018 Minutes

B. SFG 18-04 Addendum

C. 706 4th Street Land Lease

Motion: Mr. Williams moved, Mrs. Varnadore seconded, and the motion carried to approve item 3.A. July 16, 2018 minutes.

3.B. STORE FRONT GRANT 18-04 ADDENDUM DISCUSSION:

Mr. Williams expressed his opinions with incentivizing a rear door for a Store Front Grant; a rear door is not something that can be seen on the façade of a building. He also noted that the Application references two doors and he is unsure what doors they are exactly.

Jon Wright, the applicant, informed the Board that the request is for one door.

Motion: Mrs. Varnadore moved, Mrs. Cornwell seconded, and the motion carried 5-0 to approve SFG 18-04 Addendum.

3.C. 706 4TH STREET LAND LEASE DISCUSSION:

Mr. Williams is opposed to this land lease option. The land lease is for Gosalia Concrete Constructors, Inc. to use the CRA property to stage equipment and materials during the construction south of the Green Bridge in the City of Bradenton. Mr. Williams opined that the Contractors need to find a place in the City of Bradenton for their equipment, not in this residential neighborhood. He is highly concerned about the level of noise and at what times of the day/night their equipment will be moving in and out of the neighborhood. Also, there are children around this area and he is concerned about safety for them. Will there be a fence around the property during the housing of the equipment? Mr. Williams noted a sentence structure change to page 3 of the agreement, the last line needs a comma and read “have hereunto, set their hands...” Also, the address is incorrect, it is not 706 4th Street, it is 305 7th Avenue.

Attorney Barnebey would like the following changes made to the Agreement:

- ✓ The address should be changed to 305 7th Avenue West
- ✓ SECTION 2 TERM. This last sentence of this Section should read “Thereafter this lease will automatically extend on a month-to-month basis and terminable by either party upon 30 days prior written notice.
- ✓ SECTION 4. RENT. This Section should be read “Lessee shall pay monthly rent to Lessor of \$10.00 and other valuable consideration.” The remaining part of the Section remains the same.
- ✓ SECTION 11 A. This Section should read “Lessee shall protect all trees on the Property such that no damage occurs during occupancy unless approved by the Public Works Director in which case they shall comply with the City Code for replacement.”
- ✓ NEW SECTION 11 C. This Section will read “The Contractor shall place a temporary 6-foot high chain link fence around the perimeter of the site property”

Motion: **Mr. Williams moved, Mr. Smith seconded, and the motion carried 5-0 to approve the Lease Agreement with the changes as made by the City Attorney (as noted above) and authorize the Presiding Officer to sign.**

4. INCREMENT REVENUE REBATE INCENTIVE

The CRA drafted an Alternative Increment Revenue Rebate Incentive as attached to the Agenda. This Incentive *may* offer up to 80 percent of the Increment Revenue derived from a redevelopment, paid for as it is collected by the CRA. This means that the CRA does not front funding before it is collected. The Incentive Policy also sets the minimum estimated value of real property improvements at \$10,000,000. The CRA Board is asked to identify priority uses that may be incentivized with this Program.

Motion: **Mrs. Varnadore moved, Mr. Davis seconded, and the motion carried 4-1 to approve the Increment Revenue Rebate Incentive subject to entering into agreements with the CRA for any particular project. Mr. Williams voted no.**

5. CONVENTION CENTER HOTEL PROPERTY

A request has been made from the developers of a proposed hotel on the Pinzon Property located next to the Convention Center. This project is estimated to be over \$60 million. Mr. Burton worked with the Property Appraiser’s office using a comparable hotel’s growth with the City and County millage. A copy of the projections are attached in the agenda.

Motion: **Subject to entering into an agreement with the CRA, Mr. Davis moved, Mr. Smith seconded the motion to approve up to an 80 percent increment up to a maximum of \$6**

million for the Convention Center hotel to be paid out generally consistent with the table as provided by staff.

DISCUSSION: Mayor Bryant questioned if the motion needed to state the specific hotel or comparable hotel to be eligible for the increment. Attorney Barnebey suggested adding to the motion after the word “staff”, “subject to the Developer providing the type and nature of a hotel such as a Sheraton and as discussed tonight.”

Mr. Davis modified the motion on the floor to add “subject to the Developer providing the type and nature of a hotel such as a Sheraton or comparable hotel as discussed here tonight.” Mr. Smith agreed. The motion carried 4-1; Mr. Williams voted no.

6. CRA DIRECTOR’S COMMENTS

Mr. Burton expressed his opinion regarding the joint meeting scheduled on Wednesday with the CRA and the CRA Advisory Board. He stated that he did not schedule the meeting and was unaware that it was being scheduled until he received the notice that it had already been done. He does not feel that this meeting needs to occur. Mayor Bryant indicated that if that is the case, then Finance, Mr. Burton and Mr. Freeman need to meet to discuss and finalize the CRA Budget before September’s hearing dates.

Motion: Mrs. Varnadore moved, Mr. Davis seconded, and the motion carried 5-0 to cancel the joint meeting on Wednesday August 8th between the CRA and the CRA Advisory Board.

7. PRESIDING OFFICER’S COMMENTS

8. CRA BOARD MEMBERS’ COMMENTS

Mr. Williams—questioned why no attachment was provided to the City Clerk’s Office for Mr. Burton’s presentation on tonight’s Workshop meeting. Mr. Burton indicated he was very busy and did not have it finalized until earlier today; well past the City Clerk’s deadline for agenda items.

Mayor Bryant adjourned the meeting at 9:45 p.m.

MINUTES APPROVED: SEPTEMBER 10, 2018

James R. Freeman

JAMES R. FREEMAN
CITY CLERK