

CRA BOARD MEETING

June 1, 2020

7:00 PM

This CRA Board Meeting was conducted utilizing Communications Media Technology in accordance with the Governor's Executive Order. Some Board and Staff members were present in the Commission Chambers while others were present via the Zoom application to respect the social distancing guidelines.

CRA BOARD MEMBERS PRESENT IN CHAMBERS:

Shirley Groover Bryant, Presiding Officer
Harold Smith

CRA BOARD MEMBERS PRESENT ELECTRONICALLY:

Tamara Cornwell, Chair
Tambra Varnadore, Vice Chair
Jonathan Davis
Brian Williams

STAFF PRESENT IN CHAMBERS:

Mark Barnebey, City Attorney
Mohammed Rayan, Public Works Deputy Director
Scott Tyler, Chief of Police

STAFF PRESENT ELECTRONICALLY:

Jeff Burton, CRA Director
Jim Freeman, City Clerk
Allen Tusing, Public Works Director
Amber LaRowe, Assistant City Clerk
Todd Williams, Information Technology (IT) Consultant

Mayor Bryant called the meeting to order at 7:29 p.m.

1. CRA BOARD AGENDA APPROVAL

Motion: Mrs. Varnadore moved, Mr. Williams seconded, and the motion failed 2-3 to approve the June 1, 2020 CRA Board Agenda with the addition of the discussion for emergency assistance as discussed at today's Workshop meeting. Mrs. Cornwell, Mr. Davis, and Mr. Smith voted no.

Motion: Mrs. Cornwell moved, Mr. Davis seconded, and the motion carried 5-0 approve the June 1, 2020 CRA Board Agenda.

2. PUBLIC COMMENT

3. CONSENT AGENDA APPROVAL

- A. May 4, 2020 Minutes
- B. Legal Invoices

Motion: Mr. Smith moved, Mrs. Cornwell seconded, and the motion carried 5-0 to approve the June 1, 2020 CRA Board Consent Agenda as recommended by staff.

4. MARTIN LUTHER KING JR. PARK RESTROOM PLAN

This is a continued discussion and approval from today's Workshop meeting.

Mr. Burton reminded the Board that this is for the approval of the CRA to pay to the City of Palmetto an amount not to exceed \$150,000 for the installation of water, sewer, and electric infrastructure around the existing park pavilion at Dr. Martin Luther King Jr. Park for a restroom facility.

Mr. Smith discussed the reimbursement of funding to the City. The CRA pays for the infrastructure and the City will construct the restrooms.

Motion: Mrs. Varnadore moved, Mr. Williams seconded, and the motion carried 5-0 to approve the CRA reimbursement, not to exceed \$150,000, for the necessary water, sewer and electric infrastructure improvements for the City constructed restrooms at Dr. Martin Luther King Jr. Park.

5. VACANT LAND AGREEMENT HABEN BOULEVARD

This is a continuation from today's Workshop meeting for approval.

Motion: Mr. Williams moved, Mrs. Varnadore seconded, and the motion carried 5-0 to approve the contract for purchase of the 1.42 acres of the Bel Mare Condominium property for the amount of \$472,880.00 and authorize the CRA Presiding Officer to sign and execute all closing documents and to adopt Resolution 2020-02 establishing the budget.

a. RESOLUTION 2020-02 BUDGET ADJUSTMENT (J. Burton)

This item approved as part of the above item.

~~**Action Request: Motion to adopt Resolution 2020-02.**~~

Mrs. Cornwell expressed opinions about the purchase of this property. She understands the reason why the purchase is being done; however, it is hard for her to spend this money.

6. SURPLUS PROPERTY-TAYLOR PROPERTIES

Mr. Burton stated that the CRA proposes to surplus certain properties that were acquired as part of the Taylor purchase. These properties have or are contiguous to commercial frontage roads. If agreed, a similar surplus process would be requested of the City Commission. Uses prioritized for these properties would be office, professional, personal services, retail, and restaurants; it will not include gas stations, convenience stores or automotive parts stores.

Attorney Barnebey discussed the availability for the CRA and/or City for restrictions to be placed on the property before anything is sold and construction. This can be done by deed restrictions. Mrs. Cornwell would like more information on what can be built on these properties.

Mr. Smith disagrees and believes the sole reason for the purchase of all of these properties were for affordable housing developments only. Mr. Burton stated that certain properties were wanting to purchase contiguous

properties to build and expand their existing businesses. Mr. Smith was adamant of no commercial properties in this area. He opined no surplus should be allowed and there should be a workshop discussion first.

Mr. Williams opined to surplus the properties then discuss what the Board is willing to accept and recommend as uses for the properties.

In regards to Mr. Smith's question about when affordable housing will be built, Mr. Burton indicated that there are bids out for the demolition of the current existing properties.

Motion: Mr. Williams moved, Mrs. Varnadore seconded, and the motion carried 3-2 to approve the surplus of PID #2794600003 and #2651700003 lots and authorize CRA staff to place the properties for sale for private commercial redevelopment according to property disposal procedures found in Florida Statute 163 Part III—not in the hands of a realtor. Mrs. Cornwell and Mr. Smith voted no.

COMMENTS

7. CRA DIRECTOR'S COMMENTS

8. PRESIDING OFFICER'S COMMENTS

Mayor Bryant is glad to see that these project are moving forward.

She wished Mr. Davis a happy belated birthday.

9. CRA BOARD MEMBER'S COMMENTS

MRS. CORNWELL—looks forward to Mr. Burton bringing forward further discussion on the surplus properties and the uses.

MRS. VARNADORE—she hopes that staff can find an option to help businesses in the CRA in an economically reasonable way.

Mrs. Cornwell and Mr. Davis agree with Mrs. Varnadore and hope Mr. Burton can bring forward information on what Manatee County plans to implement for commercial.

MR. WILLIAMS—discussed the storm drains on 5th Street and the redesign of the roadway. Mr. Burton indicated that Mr. John Foley and Public Works are had a virtual meeting on the redesign. Mr. Tusing has reviewed the issues and is waiting for Mr. Foley to place out a bid; money has been budgeted for this issue.

Mayor Bryant adjourned the meeting at 8:18 p.m.

MINUTES APPROVED: July 20, 2020

Jim Freeman

JAMES R. FREEMAN
CITY CLERK