

CRA BOARD MEETING

February 7, 2022

7:00 PM

This CRA Board Meeting was conducted utilizing Communications Media Technology. Some 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 (via telephone into Zoom Meeting)
Sheldon Jones, Chair
Brian Williams, Vice Chair
Harold Smith
Tambra Varnadore
Tamara Cornwell

STAFF PRESENT IN CHAMBERS:

Mark Barnebey, City Attorney
Jim Freeman, City Clerk
Xaiver Colon, Assistant CRA Director
Mohammed Rayan, Public Works Director
Scott Tyler, Chief of Police
Kera Hill, Development Services Director
Penny Johnston, Executive Assistant
Vanessa Cochran, Assistant City Clerk

STAFF PRESENT ELECTRONICALLY:

Todd Williams, Information Technology (IT) Consultant
Diana Shoemaker, CEO of Manatee Habitat for Humanity

1. Chair Jones called the meeting to order at 8:13 p.m.
2. CRA BOARD AGENDA APPROVAL

Motion: **Mrs. Cornwell moved, Mr. Smith seconded, and the motion carried 5-0 to approve the February 7, 2022 CRA Board Agenda.**

3. PUBLIC COMMENT

The following speakers gave their opinions on the limited boat ramp parking spaces and proposed paid parking at the Riverside Drive location.

- Phill Baker
- Lynn Daniel
- Rod Griffon
- Julie Brown
- Elaine Johnson
- Rick Gullett

4. PAID PARKING (X. COLON)

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

Mrs. Varnadore stated that the presentation was great, however, she feels that it is premature to employ this program at this time before a plan is implemented at the Riverside Drive location.

Mr. Williams referenced the public comments made about not knowing about the property being considered for redevelopment and pointed out that it was advertised in the newspaper. He voiced that the Board has the responsibility to the citizens in Palmetto to create more tax base revenue.

Mayor Bryant commented on the paid parking presentation that was given earlier at the Workshop meeting and stated that if the City takes a different direction for the property, the City will have to purchase the property from the CRA because the CRA does not have funding for a parking development.

Mr. Smith opined that he is not in favor of the paid parking program to solve the boat ramp parking issues because this may cause people to stop coming to the area.

Motion: Mrs. Varnadore moved, Mrs. Cornwell seconded, and the motion carried 5-0 to have the Paid Parking item tabled until further discussion.

5. RESIDENTIAL REHABILITATION PLAN UPDATE (X. COLON)

This is a continued discussion from January 3, 2022 meeting.

Mr. Colon discussed the changes that were made to the Residential Rehabilitation Plan regarding Part 3, Requirements, Restrictions, and Eligibility. These changes consisted of adding a fee schedule, changing the crime free language, and time frame of owning the property. He stated that if the Board has more questions, Ms. Diana Shoemaker, CEO of Manatee Habitat for Humanity, will answer questions if needed.

Mrs. Varnadore referenced page 8 regarding the Applicant Requirements and Restrictions section and asked what happens to the property if the applicant expires. Mr. Colon replied that this is a probate question, but he believes the property will go to someone in the family, and if the property is sold, there is a clawback clause in the Plan.

Mr. Smith requested clarification on the no police activity language in the Applicant Requirements and Restrictions section. Chief Tyler commented that he had the same concern and stated that when the CRA contacts the Police Department, we investigate who is the source of the criminal activity occupant or owner. Mr. Smith suggested that Chief Tyler's wording be included in the crime free language section.

Chair Jones agreed with Mr. Smith on the crime free language suggestion.

Mrs. Cornwell inquired if applicants could qualify for both the Community Development Block Grant (CDBG) and the Residential Rehabilitation Program and asked if this would be double dipping.

Mr. Williams requested clarification on the lien process. Ms. Shoemaker answered that the lien is placed after the house is completed, and if the house is sold, the lien will have to be paid off first. Attorney Barnebey recapped the guidelines for eligibility.

Motion: Mrs. Cornwell moved, Mrs. Varnadore seconded, and the motion carried 5-0 to approve the Residential Plan with the amendments to the determination of primary eligibility subsection 2 to change it from crime free or no police activity to just crime free.

6. HEARTLAND INCENTIVE AND LOAN AGREEMENT (X. COLON/M.BARNEBEY)

Attorney Barnebey stated that there were some changes made to the loan agreement that was provided to the Commission earlier and stated that he understands if the Board needs more time to review it. If the Commission approves the loan, the agreement adequately addresses the proposals that the CRA has set forth, and Mr. Colon will discuss the proposals.

Mr. Colon gave the below overview of the property and proposals.

- Heavy Commercial Industrial Incentive Program – changed to residential received around \$25,000 per acre.
- Property sold to another developer for remediation. A contract for \$750,000 loan was received and reviewed by Attorney Barnebey. Once remediation is completed, part of the loan will be paid back through voluntary clean-ups tax credits from the remediation.
- The developer will receive an incentive of approximately 2.8 million, and we will get 5.5 million in tax revenue over 20 years.

After the overview, Mr. Colon stated that there are 2 motions for this item and gave their clarifications.

Mr. Smith inquired if the City could lose money on the agreement proposed.

Mrs. Varnadore stated that she would favor the 1st motion, however, she emphasized that the Board has not had the opportunity to review the agreement before this meeting to ask questions.

She recommended to have the item scheduled for another CRA Board Meeting and communicated that if we give a loan to one, we will have to do it for all. A brief discussion ensued regarding the clean-up time frame and stages.

Mr. Williams asked what happens to the Heartland property additional incentives if the CRA is dissolved in the year 2035. Attorney Barnebey answered that the incentives will not continue past CRA disbandment year 2035.

Mrs. Cornwell stated that the property has to be cleaned up, and she agrees with Mrs. Varnadore on the 1st motion. She asked if the \$750,000 incentive should be included in the agreement and was advised by Attorney Barnebey that it should not be added since it is a loan and about \$572,500 will be paid back. Also, Mr. Colon, Assistant CRA Director, foresees additional incentives for construction of a possible multi-family development on the site. Then, he informed the Board that the restriction on the site has to be waived, which is the first motion.

Chair Jones commented on receiving the agreement not in time to review it and stated that he favors the first motion.

Mr. Smith also commented about not receiving the agreement in time to review.

Motion: Mrs. Cornwell moved, Mr. Jones seconded, and the motion carried 4-1 to authorize potential approval of additional CRA incentives for this property located at 917 11th Avenue West. Commissioner Varnadore voted nay.

~~**Motion: I move to approve a loan agreement with Palmetto Green, LLC for use in the remediation of the property located at 917 11th Avenue West in a form substantially consistent with the loan agreement proposed by staff and authorized by the presiding officer or CRA Chair to execute the loan agreement and any related closing documents.**~~

On the Board's recommendation, 2nd motion will be brought back at the March 7th CRA Board Meeting.

7. CRA DIRECTOR'S COMMENTS

Mr. Colon reported on the MLK Park repairs and stated that the playground equipment information is forth coming.

8. CRA PRESIDING OFFICER'S COMMENTS

Chair Jones expressed his satisfaction of the projects that were presented and is looking forward to seeing them completed.

9. CRA BOARD MEMBERS' COMMENTS

Mrs. Varnadore requested future CRA and Commission Meetings dates.

Mr. Williams questioned Chapter 163 used in the City and CRA Meeting motions.

Chair Jones adjourned the meeting at 9:47 p.m.

MINUTES APPROVED: APRIL 4, 2022

JAMES R. FREEMAN

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CITY CLERK