

CRA BOARD MEETING

March 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 (Not Present)
Sheldon Jones, Chair
Brian Williams, Vice Chair
Tamara Cornwell
Harold Smith
Tambra Varnadore

STAFF PRESENT IN CHAMBERS:

Mark Barnebey, City Attorney
Marisa Powers, City Attorney
Jim Freeman, City Clerk
Jeff Burton, CRA Director
Xavier Colon, Assistant CRA Director
Mohammed Rayan, Public Works Director
Scott Tyler, Chief of Police
Penny Johnston, Executive Assistant
Vanessa Cochran, Assistant City Clerk


STAFF PRESENT ELECTRONICALLY:

Todd Williams, Information Technology (IT) Consultant

1.  Chair Jones called the meeting to order at 7:58 p.m.
2.  CRA BOARD AGENDA APPROVAL

Motion: Ms. Varnadore moved, Mr. Williams seconded, and the motion carried 5-0 to approve the March 7, 2022 CRA Board Agenda.

3. PUBLIC COMMENT

 Ms. Rhodes commented on the areas needing improvement with CRA funding. She also reported that Lincoln Memorial Middle School needs the City Police to stop traffic for the buses.


4. CONSENT AGENDA


- a. Minutes: November 22, 2021, January 3, 2022, January 10, 2022, January 24, 2022
- b. Legal Bills
- c. Riverside Property Listing Agreement (X. COLON)
- d. Clocktower Tax Credit Agreement (X. COLON)

 **Motion: Ms. Cornwell moved, Ms. Varnadore seconded, and the motion carried 5-0 to approve the Consent Agenda as presented by staff.**

5.  2022-2028 CRA PLAN UPDATE (X. COLON)


Mr. Colon, Assistant CRA Director, apologizes that the original document sent in the agenda was missing language regarding the housing authority board. He sent an updated copy to the Board members today with the updates. Mr. Colon is asking for a recommendation for the Plan. The public hearing will be on April 4, 2022.


 Mr. Williams asked for clarification on the wording of the motion. Attorney Barnebey recommended it be left as it is.


 Ms. Cornwell referenced page 32, regarding affordable workforce housing, and asked what it meant by “an appointed board” for the Advisory Board. Mr. Colon answered that the language was placed in the Plan in 2014. She asked for there to be a workshop to discuss changing the language.


 Mr. Williams asked how the Housing Advisory Board would be focused on affordable workforce housing in the city when this is a CRA document.

 Attorney Barnebey clarified the options for committees in the City and/or the CRA.

 Mr. Smith questioned the difference between the Housing Authority Board and the CRA Advisory Board. Mr. Colon clarified. Mr. Smith inquired if the CRA can loan money to the City. Mr. Colon confirmed you can.

 Mr. Jones commented on the Housing Authority Board. He inquired about the MLK Park playground. Mr. Colon stated that the item is on page 55 in the document he attached. Mr. Jones wanted to ensure that was clearly stated in the plan. He mentioned the removal of derelict vessels in the Palmetto Bay fish sanctuary. Mr. Colon stated it is on page 57. This project was added to the Plan and has to do with grant funding. It is the hope to have an artificial reef system put there. Mr. Jones asked if this process is legal. Attorney Barnebey answered that if it is part of the redevelopment plan it, it is allowed to be in there.

 Mr. Williams referenced the Palmetto Bay name. He also questioned the ability to have the artificial reef built here. He asked for clarification on where fishing areas will be designated. Attorney Barnebey expressed it is up to the Commission.

 **Motion: Mr. Williams moved, Ms. Cornwell seconded, and the motion carried 5-0 to recommend the 2022-2028 CRA Plan for adoption by the City Commission with changes that were discussed. MLK Playground and adding may to the language.**

Mr. Colon stated for the record page 32, 55, and 57 were the areas of discussion.


6.  WOMAN'S CLUB RETURN ON INVESTMENT REPORT (X. COLON)


Mr. Colon gave a brief synopsis of the report.


 **Motion:** **Ms. Varnadore moved, Ms. Cornwell seconded, and the motion carried 5-0 to allow staff to create appropriate construction documents and timeline for the renovation of the Palmetto Women's Club, with the results to return to the CRA Board for final approval and signature.**


7.  REMEDIATION LOAN WITH PALMETTO GREEN, LLC (M. BARNEBEY & X. COLON)

Attorney Barnebey and Mr. Colon briefly spoke on the loan. Attorney Barnebey noted that when the remediation is completed, the repayment is for 75% of the loan.

 Ms. Varnadore asked for clarification about the remediation being done on site. Attorney Barnebey stated that Florida Department of Environmental Protection (FDEP) approved the Plan to apply to the remediation Plan.

 Mr. Smith and Mr. Colon had a discussion regarding the funds being used for the remediation work and the repayment guarantee.


 Attorney Barnebey commented on the \$750,000 loan and the mortgage the City will hold with Palmetto Green. Mr. Smith has concerns with the City's ability to get back their loan investment.

 Mr. Jamie Kirteka from Biotech spoke on the purpose of CRA and what they are meant to do. He stated that we have 8 1/4 acres in the middle of Palmetto that has been vacant for decades. He mentioned that it would be suitable for housing and would really make a difference here in Palmetto. He said they bought the property to remediate it and to clean it up. They have already put millions of dollars into it, and they will not be walking away from it.

Mr. Williams questioned the testing that has been done on site and the testing that can be done in the future.

Mr. Jones inquired about the price range for the apartments. He stated that he hopes the City is protected in this plan.

Mr. Smith asked how long the clean up will take. Mr. Kirteka stated it should take 6-9 months.

 **Motion:** **Ms. Varnadore moved, Mr. Williams seconded, and the motion carried 3-2 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. Mr. Jones and Mr. Smith voted nay.


8.  CRA DIRECTOR'S COMMENTS


Mr. Colon shared that information will be sent out regarding conferences and training. He also spoke on the MLK playground options.

9.  CRA PRESIDING OFFICER'S COMMENTS

Mr. Jones gave advice to Mr. Colon in his new position.

10. CRA BOARD MEMBERS' COMMENTS

 Mr. Williams spoke on the incentive they put forward for the potential residential property.

 Ms. Varnadore expressed her excitement and gratitude towards Palmetto Green for investing in our community.

Chair Jones adjourned the meeting at 9:05 p.m.

MINUTES APPROVED: APRIL 18, 2022

JAMES R. FREEMAN

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CITY CLERK