

SPECIAL CRA BOARD MEETING
MINUTES
June 27, 2022
7:00 P.M.

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.

ELECTED OFFICIALS PRESENT IN CHAMBERS:

Shirley Groover Bryant, Presiding Officer
Sheldon Jones, Chair
Brian Williams, Vice Chair
Tamara Cornwell – ZOOM application
Harold Smith
Tambra Varnadore

STAFF PRESENT IN CHAMBERS:

Scott Rudacille, City Attorney
Xavier Colon, Interim CRA Director
Mohammed Rayan, Public Works Director
Scott Tyler, Chief of Police
Cassi Bailey, Assistant City Clerk - absent
Penny Johnston, Executive Assistant

STAFF PRESENT ELECTRONICALLY:

Todd Williams, Information Technology (IT) Consultant
Jim Freeman, City Clerk

Meeting was paused to allow the room to empty. Thunderstorm disrupted the monitors but the recording was still working.

Mayor Bryant opened the CRA meeting at 8:35 p.m.

1. **CALL THE SPECIAL CRA BOARD MEETING TO ORDER**

MOTION: Commissioner Varnadore moved, Commissioner Williams seconded, to approve the June 27, 2022 CRA Board Meeting Agenda as presented. No vote was taken.

Commissioner Jones reminded the Board that Commissioner Cornwell wanted to reconsider Sutton Park as the location for the basketball courts. Commissioner Cornwell and Jim Freeman, City Clerk, were having trouble hearing the meeting due to weather related technical difficulties.

MOTION: Commissioner Jones moved, Commissioner Williams seconded, and the motion carried 4-0 to approve the amended CRA Board agenda with the reconsideration of recreation courts in Sutton Park as item 4.a.

2. PUBLIC COMMENT-

Betty Sailes Rhodes opined that the City needs to do something about the complex at 11th Street Drive West. She suggested the City demolish those apartments and rebuild. She also shared her opinion about the boat ramp and Lincoln Park.

3. CONSENT AGENDA

a. Minutes- 06/06/2022

b. Resolution 2022-01-Budget Amendment

MOTION: Commissioner Varnadore moved, Commissioner Jones seconded, and the motion carried 5-0 to approve the Consent Agenda as written.

4. RIVERSIDE REDEVELOPMENT - 834 Riverside Drive

CRA Interim Director, Xavier Colon, reminded the CRA Board that they are trying to sell a piece of property. He explained that if the Board were to reject the offers again and decide to start over, it would be at least a 3-4 month process if there is a bidder who will agree to meet the requirements of boat parking, corner building restrictions and lower density due to the high hazard requirements. If the Board were to reconsider either of the two options presented April 18, 2022, the project would still go through the planned development approval process. It had taken 4-years to get to this point, and hopefully the market will still be as strong in 3-4 months.

Erin Alexander- Fire Charity Fishing Tournament was a huge success and staff was so helpful and polite. Parking was the only challenge. The charity event could be even larger.

Phill Baker- glad to hear commission is going to reconsider and listen to the community.

Tom Benton- existing parking spaces are already inadequate. He comes to Palmetto to buy food, ice and gas when he is boating. He opined "we do not need housing, we just need green space."

James Braden- asked the Board to have the vision to set aside access to the water.

Brian Bustle- talked about memories of his grandfather preserving Coquina Beach.

Julie Brown- listen to the developers, they might have new ideas that we all could support.

Jonathan Davis- there are other sites for sale in the CRA that would be good for apartments. This waterfront piece is a key piece in the City, a very important piece of property.

Jim Eliason- commented on the huge "anti-building" sentiment for this property. He asked the Board not to strangle this property with more traffic congestion.

Ricky Gullett- claimed to have spent about \$9000 in Palmetto last year. He inquired with multiple water front cities from Cape Coral to Tarpon Springs. 9% of the cities responded and Mr. Gullett claimed they have an average of 80 coastal parking spots. He stated Bradenton had 36-40 spaces on SR64, Palmetto currently has 18.

Brad Johnson- told a story of two towns by a river and the need for public spaces.

Elaine Johnson- recited a list of City Ordinances that were made a part of these minutes.

Lynn Meier- opined that no one would benefit except wealthy people and a corporation. She commented on the inadequacy of the City sewer system.

Stephanie Seger- was thrilled that Commission rejected both proposals. She requested open workshops to exchange ideas rather than being limited to only two minutes.

Al Tittle- restated the traffic problem.

Allen Tusing- reminded the CRA Board that the Community Redevelopment Agency fixes run down property and puts it back on the tax roll. CRA bought the Riverside property to redevelop

it, not just make a parking lot. He pointed out that it cannot just remain a dirt lot. If the Board decides to make a parking lot, it will not be accessible while it is being built.

Mayor Bryant asked Mr. Rayan to address the false statement that the sewer system is inadequate. The system is currently at only 40% capacity. She asked the audience to please encourage the County Commission to build boat trailer parking.

Elaine Johnson- claimed to have spoken with Kevin Van Ostenbridge and she reported that the nearest ramp will be built in West Bradenton in 2-3 years near Sunny Shores. Mr. Preston's property near Terra Ceia will take 6-8 years. She claimed Kevin Van Ostenbridge said the Mayor told him to stay out of it.

Xavier Colon summarized the two options before the Board. They can choose a developer to continue negotiations or reject both proposals.

MOTION: Commissioner Varnadore moved, Commissioner Smith seconded, and the motion carried 4-1 to reject both developers and start over. Commissioner Cornwell voted nay.

Realtor Tony Veldkamp with SVN is trying to move forward but needs guidance. All he hears from the Board is NO. Commissioner Varnadore suggested we hold public meetings for feedback.

Commissioner Jones wants to meet with developers individually.

Tony Veldkamp, SVN Realtor, does not know what Palmetto is selling. He questioned if the property was going to be sold for multifamily apartments, retail, or used as a parking lot.

Commissioner Jones opined that the Board should email suggestions to Xavier to share with the Realtor and then the public would have an opportunity to speak.

Commissioner Cornwell understood the Board was going to look at the two developers that had already made a presentation. Commissioners seem to be saying the property is going to be redeveloped. Mr. Colon reiterated that he just needed to know what direction to take.

Commissioner Williams explained that his previous motion was made with the intent that Commission would be able to have input. His intent was to have meetings with the public to learn what we are marketing. Again, Mr. Colon asked for direction.

Commissioner Smith suggested the Commission hold CRA Board workshops and then meet with the Community.

MOTION: Commissioner Varnadore moved, Commissioner Williams seconded, and the motion carried 5-0 to hold community meetings and then have workshops with the Commission.

4.a) During the June 6th CRA meeting, Commissioners voted 3-2 to put two basketball courts and two tennis or four pickleball courts on the north side of Sutton Park. *Mayor Bryant stepped*

out briefly at 9:53 p.m. and returned at 10:00 p.m. Mr. Colon clarified that if the Board chose to reconsider, the discussion would go back to the point where he presented a number of options but did not have conceptual drawings.

MOTION: Commissioner Jones moved, Commissioner Williams seconded, and the motion carried 5-0 to extend the meeting to 10:30 p.m.

Dominick Leclizio- asked the Commissioners to sit with the community to find where to place recreation courts.

Heather Wallace- stated Sutton Park is a masterpiece. She is looking forward to the Woman's Center but do not ruin Sutton to improve Lamb Park.

Commissioner Cornwell wants to replace the tennis courts but agreed the conversation is complicated. She does not want to remove the basketball courts until new courts are available.

MOTION: Commissioner Cornwell moved, Commissioner Smith seconded, and the motion carried 5-0 to reconsider the placement of the recreational courts at Sutton Park.

Commissioners continued to discuss the motion. Mr. Colon asked for time to have public input and look at multiple locations. He did not feel he would have the information gathered by October 2022.

MOTION: Commissioner Jones moved, Commissioner Williams seconded, and the motion carried 5-0 to direct staff to look at multiple locations for recreational sites and start the conceptual process with an update in October or November.

Mr. Colon informed the Board that:

- He is meeting with the State Masonic Lodge in regards to Lodge #487 in Palmetto.
- He is working on the three abandoned, blighted homes south of MLK in an attempt to acquire and improve the properties.
- CCNA's are working on the playground site at MLK Park.
- He has been taking administrative steps to raise the paygrade by three levels of the staff currently working in the CRA and changed Antoinette Kilgore's title to CRA Program Coordinator and Jenny Silverio's title to CRA Admin Coordinator or Compliance Coordinator, and also reclassified the Assistant CRA Director to be in line with other deputy department positions.

Mayor Bryant adjourned the CRA meeting at 10:17 p.m.

MINUTES APPROVED: AUGUST 1, 2022

JAMES R. FREEMAN

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CITY CLERK