

## CITY COMMISSION WORKSHOP MEETING

June 21, 2021

4:30 pm

This Commission 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, Mayor  
Brian Williams, Vice Mayor, Commissioner, Ward 3  
Sheldon Jones, Commissioner-at-Large 1  
Harold Smith, Commissioner, Ward 1  
Tambra Varnadore, Commissioner, Ward 2 (Not Present)  
Tamara Cornwell, Commissioner-at-Large 2

### **STAFF PRESENT IN CHAMBERS:**

Mark Barnebey, City Attorney (Entered the meeting at 4:32 p.m.)  
Mohammed Rayan, Public Works Director  
Scott Tyler, Chief of Police  
Jim Freeman, City Clerk  
Kera Hill, Planning Analyst  
Jeff Burton, CRA Director  
Penny Johnston, Executive Assistant  
Vanessa Cochran, Assistant City Clerk

### **STAFF PRESENT ELECTRONICALLY:**

Todd Williams, Information Technology (IT) Consultant

Mayor Bryant opened the meeting at 4:30 p.m.

#### 1. PRESENTATION: Distinguished Budget Presentation Award

Mr. Freeman, City Clerk, presented the Finance Department with the Distinguished Budget Presentation Award from Government Finance Officers Association (GFOA) for the fiscal year 2021. Next, he introduced Cheryl Miller, Finance Director. Ms. Miller accepted the award and thanked her finance staff for doing an excellent job.

#### 2. PROPOSED BROWNFIELD REMEDIATION AND REDEVELOPMENT P3

Mr. Burton, CRA Director, made a presentation to the Board on the proposed Brownfield Remediation and Redevelopment P3. He presented a flow chart that indicated the remediation cost and tax credit advantages and is a part of the minutes. Mr. Burton pointed out that the redevelopment consists of two parcels, the Heartland Fertilizer Plant and the old railroad tracks, and currently has a taxable value. He expressed that if there is no remediation, the blight remains until the City forces some type of demolition. If the property remains as is, the CRA receives Tax Increment Financing (TIF) of \$261,000 until 2044. And, if the developer redevelops the property, the revised taxable value estimate is 24 million, and the estimated CRA lifetime TIF will be 5.97 million. Next, Mr. Burton welcomed questions and comments from the Board.

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### BROWNFIELD REMEDIATION AND REDEVELOPMENT P3 DISCUSSION

Commissioner Williams referenced the presented flow chart and inquired about the \$220,000 that would be owed, and how long it would take to complete the remediation. Mr. Burton summarized the payment process and replied that the remediation can take from 120 to 180 days.

Commissioner Jones expressed that the residents be made aware of the project. Mr. Burton declared that he will use every resource to make sure the residents are informed.

Commissioner Cornwell asked if there is a limit on the use for remediation properties and inquired about traffic concerns. Mr. Burton replied that residential is one of the highest levels of remediation. And, a traffic study will be completed. Regards to the drainage on the property, Mr. Burton replied that it will be researched.

Commissioner Smith questioned why the other developers did not do the project and what tests have been completed on the property. Mr. Burton answered that the property had issues that the developers could not overcome and cited the tests that were completed.

Commissioner Williams requested that the final finance report on the project be given to the Board for review. Mr. Burton replied that a budget adjustment will most likely be required and will be presented to the Board.

Attorney Barnebey communicated that the Commission is aware that there is an environmental benefit for the CRA and the City. The Plans that were previously approved and have not expired can go forward. If there are substantial changes or new ones, the Plan will come back to the Board for review and approval.

Mayor Bryant asked if there were any questions or comments.

Mr. Burton gave updates on the 4th Fest and the Women's Club reopening. He also announced that the new CRA Assistant Director will start on June 21st.

Mayor Bryant commented that the Tourist Development Council met and discussed their projects, local funding entities, and water quality concerns. She informed the council about the Connor Park ground breaking on July 7th with the Connor daughters in attendance.

Mr. Burton announced that on July 8th at the Women's Club the Florida Redevelopment Association and the Florida Brownfield Association will have a Summer Educational Workshop and will also take a tour of Palmetto to see the projects that were completed.

Commissioner Jones inquired about the vendors for the 4th Fest and the Women's Club reopening. Mr. Burton replied that only City's vendors will participate, and there is about 20. Repairs and fees for the Women's Club are being determined and will be presented to the Board. Commissioner Jones inquired if City employees could receive a discount when renting the Women's Club. Mr. Burton stated that it could be possible and will work on it.

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Mayor Bryant adjourned the meeting at 5:13 pm.

MINUTES APPROVED: JULY 19, 2021

*JAMES R. FREEMAN*

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CITY CLERK