

CITY COMMISSION/CRA WORKSHOP MEETING

February 28, 2022

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 (via telephone into Zoom Meeting)
Tambra Varnadore, Vice Mayor, Commissioner, Ward 2 (Not Present)
Sheldon Jones, Commissioner-at-Large 1
Tamara Cornwell, Commissioner-at-Large 2
Harold Smith, Commissioner, Ward 1
Brian Williams, Commissioner, Ward 3

STAFF PRESENT IN CHAMBERS:

Marisa Powers, City Attorney
Mohammed Rayan, Public Works Director
Scott Tyler, Chief of Police
Jim Freeman, City Clerk
Cheryl Miller, Finance Director
Xaiver Colon, Assistant CRA Director
Penny Johnston, Executive Assistant
Vanessa Cochran, Assistant City Clerk

STAFF PRESENT ELECTRONICALLY:

Todd Williams, Information Technology (IT) Consultant

Commissioner Williams opened the meeting at 4:33 p.m.

1. RECOGNITION: Commissioner Williams recognized the following employees for their nomination as Employee of the Year 2021:

- Kristin Hutton
- John Ward
- Nixa Haisley

John Ward was selected as Employee of the Year 2021.

2. RECOGNITION: Commissioner Williams recognized the following employees for their nomination as Employee of the First Quarter.

- Kim Cooper
- Robert Simpson
- Vincent Diorio
- Emily Dickson

Robert Simpson was selected as Employee of the First Quarter.

3. MARINA CAPITAL IMPROVEMENT PROJECT LIST

Mr. Freeman, City Clerk, stated that representatives from Safe Harbor Marina will present a list of several proposed capital improvement projects and reported that the current lease has some provisions that require certain thresholds of capital improvement dollars to be spent within specific time frames. He informed the Board that this item is also on the tonight's consent agenda at 7:00 p.m.

After Mr. Galvano introduced the attending Safe Harbor Marina representatives, he addressed the updated project packet and stated that the Railing Replacement Project at \$99,000 and the Break Water Pier/Floating Dock Extension Project at \$900,000 were not included in the previous packet. Next, he discussed the financial arrangements of the Safe Harbor lease and reported that at the time the lease was signed, within 24 months, Safe Harbor Marina agreed to invest 2 million dollars of which, \$792,000 was credited at time of lease signing. Also, they have until May 2023 to invest the remaining 1.3 million dollars, and they have already invested over 2 million dollars, so this benchmark was met. Furthermore, it is projected that 12 million dollars will be invested by 2024 or 2025 instead of the projected 5 million dollars by 2048. Mr. Galvano thanked Mayor Bryant and Jim Freeman for their assistance on this project and requested approval for the future capital improvements presented.

Mr. Albert, Project Manager, provided a PowerPoint presentation and discussed the list of future improvements of about 9.1 million dollars for the Board's approval. Also, the PowerPoint is part of the minutes. Mr. Albert's presentation consisted of the following:

- Dock Replacement and West Basin Reconfiguration
- Piling Replacement
- Harbor Master Building Structural Repairs
- West Basin Docks New FPL Service
- Breakwater Pier and Floating Dock Extension
- SHM Regatta Point railing 2022

During certain stages of the presentation, the Board commented on the hazardous area near the fuel dock and questioned the current dock versus a proposed floating dock during hurricane weather. Commissioner Smith inquired about the cost of the restrooms since the cost was not broken down in the proposal, and Mr. Albert will provide that information. Following the presentation, the Board was very pleased with the improvements and investment being made by Safe Harbor Marina.

Mr. Freeman reminded the Board that this item will be on the tonight's agenda at 7:00 p.m. and asked if Safe Harbor Marina representatives need to be present at the meeting, and Commissioner Williams replied no.

4. CRA PLAN UPDATE (X.COLON)

Mr. Colon, Assistant CRA Director, provided a brief background on the CRA Plan update and provided a presentation, which is a part of the minutes. He reported that the last update was in 2014 and update requirements are done every 5 to 8 years.

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CRA PLAN UPDATE DISCUSSION

Commissioner Cornwell commented that some of the Community Redevelopment Agency employees' information requires updating and expressed that the presentation was well done.

Commissioner Jones inquired about the CRA area boundary lines changes, what blight areas have been updated within 3 to 5 years, and clarification on policy 3 language regarding Housing Authority replaced with workforce advisory board. Mr. Colon indicated he can leave it in if that is the direction of the Board. Mr. Colon clarified we are not changing the CRA boundaries with this update and discussed other projects that have been complete over the last few years.

Commissioner Williams questioned the Accountability Section, Form Submission, and suggested that the entire organization should work together for technology related projects. He also commented that he likes the Plan.

Commissioner Smith asked about the potential clean-up plans for certain blight areas in Ward 1 and cited the Taylor and Fulton Packing House property. Mr. Colon discussed several tools to address slum and blight in the CRA Plan.

Commissioner Cornwell suggested to workshop what our intentions are for workforce housing.

Mayor Bryant commented on the Florida League of Cities' article that was forwarded to the Commissioners that pertained to neighborhood cleanups and lien foreclosures. She addressed the Taylor and Fulton Parking House property and the potential strategies on revitalizing 10th Street. Also, Mr. Colon reported on 2 homes pending approval through the Residential Rehabilitation Program.

Commissioner Williams adjourned the meeting at 6:02 p.m.

MINUTES APPROVED: MARCH 21, 2022

JAMES R. FREEMAN

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CITY CLERK