

**MINUTES**  
**CITY COMMISSION/CRA WORKSHOP MEETING**  
**OCTOBER 17, 2022**  
**4:30 P.M.**

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 (left the meeting at 5:10 pm, and returned at 5:23 pm)

Tambra Varnadore, Vice Mayor, Commissioner, Ward 2

Tamara Cornwell, Commissioner-at-Large 2 (Present via ZOOM, joined the meeting in person at 4:56 pm)

Sheldon Jones, Commissioner-at-Large 1 (left the meeting at 5:52 pm and returned at 5:53 pm)

Harold Smith, Commissioner, Ward 1

Brian Williams, Commissioner, Ward 3

**STAFF PRESENT IN CHAMBERS:**

Mark Barnebey, City Attorney

Xavier Colon, Interim CRA Director

Jim Freeman, City Clerk

Mohammed Rayan, Public Works Director

Scott Tyler, Chief of Police

Cassi Bailey, Assistant City Clerk

Penny Johnston, Executive Assistant

**STAFF PRESENT ELECTRONICALLY:**

Todd Williams, Information Technology (IT) Consultant

Mayor Bryant opened the meeting at 4:32 pm.

1. Manuel Portela, FEMA representative, was added to the Agenda to provide an update after Hurricane Ian. He wanted to introduce himself as a contact in case the Commissioners had any questions or concerns. FEMA will be opening a disaster recovering center at John H. Marble Park. The window to submit the Request for Public Assistance (RPA's) is open until December 29<sup>th</sup>, 2022. He provided his contact information to the Commissioners which were made part of the record.

2. CONVENTION CENTER HOTEL UPDATE

Tony DeRusso, Managing Director for IN Development Partners, gave an update on the Marriott Hotel being built in Palmetto, next to the Bradenton Area Convention Center. He presented a PowerPoint which was included in the record, highlighting the progress being made at the project site. He discussed the timeline going forward. Mr. DeRusso showed the Commission a time lapse video and future renderings.

The Commissioners thanked him for coming and expressed their excitement with the project.

3. CRA VACANT RESIDENTIAL PROPERTY DISCUSSION

Mr. Colon went over a PowerPoint, which was included in the record, highlighting CRA Vacant Residential Properties. He discussed workforce housing and affordable housing as it relates to our area. He then discussed the

**City Commission/CRA Workshop**

**October 17, 2022**

**Page 2 of 2**

areas which are currently vacant. Mr. Colon recommended hiring a consultant to draft a workforce/affordable housing plan.

Commissioner Williams questioned single lots and the possibility of selling those in the future.

Commissioner Jones gave his opinion on what he would like to see developed in each group that was presented.

Commissioner Cornwell inquired about the size of lots and potential building possibilities. She would like to have the details of what can be built on the smaller lots before moving forward with development plans.

Commissioner Varnadore questioned the cost of hiring a consultant. Mr. Colon responded that it would be thousands of dollars, but he could not give an exact quote. Commissioner Varnadore believed it would be better to partner with other organizations to develop these properties as opposed to the CRA Board taking this on themselves. She opined on which group she would begin developing first, and which she would possibly sell.

Commissioner Smith agreed with Commissioner Varnadore. The implementation of a Housing Authority was discussed. Commissioner Smith emphasized the urgent need for affordable housing in our City.

Commissioner Williams agreed with the previous Commissioners. He is not interested in giving these properties to Developers as incentives. The money from these properties is vital to continue with other projects. He also wants deadlines to be established the next time they offer incentives. Mr. Colon clarified the details from previous incentives that were offered.

Commissioner Jones reiterated what Commissioner Varnadore stated regarding the partnering with a Developer for these properties.

Commissioner Cornwell questioned if we are "married to" the numeric value associated with the Area Median Income (AMI) which was discussed in Mr. Colon's presentation. Mr. Colon responded that those figures are not definitive, but they did need to be defined.

Mr. Barnebey stated that we can use any numbers that are appropriate, but they must be updated, which can be a challenge if you are not using Housing and Urban Development (HUD) numbers. He also discussed incentive options.

Commissioner Varnadore clarified her position on incentives for partnering with Developers.

Commissioner Williams questioned the "just market value" on properties referenced in the presentation.

Mayor Bryant adjourned the meeting at 6:01 pm.

MINUTES APPROVED: NOVEMBER 14, 2022

***JAMES R. FREEMAN***

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CITY CLERK