



**City of Bradenton
CCRA Board Meeting Minutes
January 25, 2007**

Call to Order

Mr. Thompson calls the meeting to order at 5:04 P.M. and leads the pledge of allegiance.

Roll Call

The following persons were present:

*Stephen Thompson, Board Chair
Irene Ingram, Board Vice Chair
Ed Leonard, Treasurer
Lynette Edwards
Romonia Calpin*

CCRA and City Staff:

*Sherod Halliburton, Exec. Director
Rebekah Brightbill, Cmty. Dev. Spec.*

Approval of Minutes

The minutes from the December 7, 2006 minutes are reviewed. Mr. Leonard makes the motion to approve the minutes, Ms. Edwards seconds, and the minutes are approved unanimously with no further discussion. The review of the January 4, 2007 meeting minutes will be postponed until the next meeting.

New Business

There is no new business.

Old Business

10th Avenue Drainage Project

Things are moving forward on the 10th Avenue Drainage Project, but the formal presentation on the particulars of the project status has been postponed until the next meeting. In two months, the CCRA will hold a community meeting to reveal the particulars of the 10th Avenue Drainage Project, and update the community on the CRA projects throughout the community.

Norma Lloyd Park

The 13th Avenue Community Center does not have their financials or site plans ready yet and will not be presenting at this meeting. The surveys of the land parcel in Norma Lloyd Park that were initially given to them did not reflect the full acreage, so the correct surveys are being prepared for them so that they can proceed. Discussion follows. 13th Avenue Community

Center has indicated that they do not have the site plans ready yet, because they did not have the correct surveys in place. Members of the board would like to see the information that they do have ready—understanding that adjustments would need to be made to the plans in light of the surveys, the board would like to request that 13th Avenue provide the financial information now, and the plans subsequently. Mr. Thompson would like to have a face-to-face meeting with the board to keep the relationship open to make sure that the board knows that the CCRA is fully supportive of their efforts to build the community center.

East Bradenton Library Property

Mr. Thompson and Mr. Halliburton will be attending the February Library Board Meeting. One of the Library Board members has attended the East Bradenton Friends of the Library Meeting, and he feels that including the library within Norma Lloyd Park is a good idea. This site has a much better chance of approval than the previous site, inasmuch as the county is already vested in the park, and has made a commitment of the management and oversight of the property. Another Friends of the Library group is looking to offer land and a \$1,000,000 commitment, which the Library Board feels is a very viable offer. The CCRA is capable of offering land at the Norma Lloyd site, and the same financial commitment, over a five year period. There are a number of groups talking about libraries, but none of them have formally applied. If the CCRA applies, and takes it to the County Commission, it could be fast-tracked. The scheduled close date on the property where the library would sit within the complex is in the first week in February.

Return to Norma Lloyd Park Discussion

Mr. Patrick Carnegie of the 13th Avenue Community Center arrives at the meeting, and Mr. Thompson invites him to the podium to apprise him of the earlier discussion. Mr. Halliburton relates the previous discussion, asks if the CCRA could meet with his board, and tells him that the board is requesting financial statements at present, since the site plans are not yet ready. Mr. Carnegie explains why the site plans weren't ready, and gives the projected timeline. He states that he would be glad to invite the CCRA to the next board meeting to discuss the financials—their financials were not completely together yet, but they are putting them in place. Ms. Edwards tells Mr. Carnegie that the CCRA is committed to seeing this project happen, and reiterates that the CCRA needs to know what the financial status of the 13th Avenue Community Center is so that the CCRA can know best how to help the 13th Avenue Community Center. Mr. Carnegie states that they would like to present a less cloudy picture to the CCRA. Ms. Ingram echoes Ms. Edwards statements. Mr. Halliburton states that he and Mr. Leonard are in the strategic planning process and they need to know when 13th Avenue is planning on seeing things happen, because there are competing financial commitments in the CCRA budget, and the CCRA needs to make certain that 13th Avenue's expectations are met. Mr. Carnegie updates the board on the status of the press box at the football field—the old facility is being demolished on Monday, and the new one will be completed by August. He would like to put up a sign stating the joint partnership, and hold a ribbon-cutting ceremony upon project completion.

Strategic Planning Committee Reports

MLK Street Improvement

The project is 97% complete. The lights are up, and the installation of the final landscaping will begin tomorrow. Some additional modifications had to be made to the south side. The irrigation system had to be modified because the pressure was not allowing water to reach the south side

from the center system. Also, there were gaps in the landscaping on the south side, so those were assessed and are being filled in with additional crepe myrtles. The additional cost above and beyond what was already approved by the board is around \$4,000, and this was approved by Mr. Leonard. Around each of the trees, there will be shrub beds. It will be completed in the next two weeks. The CCRA has contracted a professional photographer to take pictures of the projects and highlights within the district, and these will be into all of the collateral materials, which are being reworked and will be completed within 1 to 2 months.

MLK Redevelopment Opportunities

Per the direction of the board, Mr. Halliburton contracted with Mike Bryant of Fawley-Bryant Architects on the 3rd Street East Property to develop a site plan. There is a large, mature oak tree in the middle of the property, and the site plans allow for the oak tree to stay. The plans have 5 2-story units on top of commercial spaces, with a plaza in the center around the oak tree, and 2 2-story units on the other side of the tree. Each place will have a balcony, which will allow for an overhang over the commercial space.

Land Acquisition

There are several deals in the works, but none of the contracts are finalized as of yet. The focus had been more southerly within Washington Park, but some opportunities have opened up in a more easterly direction. These parcels of land are all owned by one family, and the family is comfortable with the CCRA. With these opportunities at hand, Mr. Halliburton would like to recommend that the board move forward with these strategies. These land acquisitions would be consistent with the other developments within the district--\$1,000,000 have been invested on MLK, and the same has been invested on 13th Avenue, and significant improvements have been made to 9th Street East. There are several properties that are outside of the CCRA focus areas (with a value of \$250,000-\$275,000), so the CCRA does have options if it becomes necessary to free up funds.

Neighborhood Plan

WilsonMiller sent a proposal for a follow-up to the work they did on the Washington Park Neighborhood Plan. In the 2007 fiscal year, the focus will be on project implementation, minus mixed use modular housing above retail or office space on MLK and 3rd Street East (as outlined under 1.1.4 in the proposal). Section 2.0 (Neighborhood Planning) will also be tabled until the next fiscal year. At a minimum, the investment into this contract, Mr. Halliburton feels, should be \$5,000, in order that the recommendations from the Neighborhood Plan, the professional center, the 13th Avenue site, and the 6th Street Court East site, move forward. Mr. Thompson inquires as to the details of what precisely WilsonMiller will be doing under the parameters of the contract. Mr. Halliburton states that they will be describing the details of what the implementation phase will involve at the next board meeting. Mr. Thompson states that he was disappointed that WilsonMiller did not engage the neighborhood to a higher degree. Other board members expressed concerns with their ability to work with the CCRA target population. Mr. Halliburton stated that he was pleased with their work on the training center, but he echoed the concerns of the board. These board concerns will be presented to WilsonMiller. Money has been budgeted for the project, but any additional action for the upcoming year is pending board approval of this contract.

Economic Planning Committee Report

Virtual Business Office

Everything is in place for the virtual office to start accepting clients. The press releases have been sent out, and the CCRA is accepting applications. The virtual business office will occupy the space previously occupied by Bradenton Front Porch. The ideal candidate is a home-based business owner who does not need full-time professional business space. This will provide individuals with fax and telephone service, scheduled access to the office space, a street address for their business, business counseling, discounted rates to the training classes, and a mechanism for attracting businesses to the district. Mr. Halliburton is also looking to fill the program manager position, which will help with this work load, as well as the management of the other projects of the other projects which are underway (since Ms. Frances Reese-Small's position was never filled after her resignation).

Business Incentive Program

The CCRA missed the window with Beall's on the opportunity to provide business incentives, but there are a variety of different things that the CCRA can do to provide incentives for businesses in the district, and we can still take the opportunity to formulate a policy. Information has been provided in the board packet on different opportunities. Mr. Thompson enquires as to what the CCRA can do to open the lines of communication with Beall's. Mr. Halliburton states that the CCRA has been asked to be a part of the initial welcome reception for Beall's, and will be doing so.

Finance Report

The finance report has been postponed until the next month. The report will include November, December, and January financials.

Directors Report

1) Mr. Halliburton is officially an enrollee in the master's program at Penn State, and is taking his first class in economic and community development. 2) Mr. Halliburton was recipient of the Mayor's award—normally, this is awarded to a city employee, and not technically being a city employee, Mr. Halliburton felt quite honored, and felt that this reflected quite well on the agency as a whole and the positive things the CCRA is doing. 3) An article was done on Mr. Halliburton in the *Maddux Report* under the heading of corporate diversity, and it highlighted the positive things going on at the CCRA. Mr. Thompson commends Mr. Halliburton on his accomplishments.

Citizen Comments

None.

Board Comments

None.

Next Meeting Dates

Joint Committee Meeting: Thursday, February 15, 2007,
2002 Martin Luther King Avenue East,
Bradenton, FL 34208

CCRA Board Meeting: Thursday, February 22, 2007,
101 Old Main Street,
Bradenton, FL 34205

Adjournment

Mr. Thompson entertains the motion to adjourn, Ms. Calpin seconds, the motion carries unanimously, and the meeting is adjourned at 6:19 P.M.

Minutes Submitted By: _____

Minutes Approved By: _____