



CCRA Board Minutes March 22, 2007

Roll Call

CCRA Board Members

Stephen W. Thompson, Chairman

Irene Ingram, Vice Chairman

Ed Leonard, Treasurer

Romonia Calpin

Lynette Edwards

Mike Rosario

CCRA Staff

Sherod Halliburton, Executive Director

Rebekah Brightbill, Community Dev. Specialist

Call to Order

Mr. Thompson leads the Pledge of Allegiance and calls the meeting to order at 5:09 PM.

Approval of Minutes

Ms. Edwards moves approval of the February 22, 2007 board meeting minutes, Ms. Ingram seconds, and the minutes are approved unanimously as submitted with no further discussion.

Norma Lloyd Park

Mr. Patrick Carnegie has provided the information, in full, requested by the board, and the board has received it a week in advance of the meeting. Mr. Carnegie, and Mr. Paul McCain, Chairman of the Board of the United Community Centers, have been invited to the meeting to answer any questions the board has about the information, and to have any of their questions answered. The land purchased by the CCRA has now been deeded over to the City, and the City has together a deed for 13th Avenue (which they gave to them last week). A survey has been completed of the property in question, and will be given to Mr. Carnegie today. Mr. Halliburton invites questions or comments from the 13th Avenue representatives. Mr. McCain expresses several concerns with respect to details of the project (moving residents, surveys, etc., delaying progress). Mr. Halliburton addresses those concerns. Ms. Ingram asks what the total anticipated cost of the project will be. Mr. McCain says that it has been variable, not knowing the lot size (and thus the size and layout of the facility). Now that 13th Avenue has this information, Mr. Carnegie says they expect to have that figure within 60-90 days. Mr. McCain states that 13th Avenue feels a great deal of urgency in completing the project. Ms. Ingram thanks the 13th Avenue representatives for providing the information, and asks whether the stated amount of \$193,000 in the building fund is \$193,000 before or after the stated \$70,000 withdrawal of funds. Mr. Carnegie and Mr. McCain confirm that \$193,000 is the amount remaining after the

withdrawal. Ms. Ingram inquires as to the amount and types of funds they are projecting to procure. Mr. McCain and Mr. Carnegie describe the funds they are intending to secure and attempt to secure. Mr. McCain indicates that 13th Avenue can now aggressively pursue funds now that the land issue is not in limbo, and after the construction begins. Ms. Ingram asks the board what the particulars were of the original resolution, and how this will work in conjunction with the projected construction start date of 2008. Mr. Leonard indicates that he did not recall a time frame commitment, and that the funds were to go for construction, and not for soft costs of engineering. Mr. Halliburton makes a recommendation that CCRA not make a formal commitment at this meeting how precisely the funds will be allocated, simply because it is uncertain how the legislature will be ruling on property taxes. Mr. Halliburton reiterates that the commitment is firm—the only question is, when and how the funds will be allocated. Mr. Halliburton asks if 13th Avenue would be amenable to moving off their current site now, inasmuch as there is a cost involved in maintaining the current facility, and CCRA funds will not be allocated towards maintaining the current facility. He states that the board may even be able to assist in the cost of the move. Mr. Carnegie asks for a copy of the resolutions regarding the allocation of dollars for the project. Mr. Halliburton states that he will get the resolution. Mr. Carnegie also requests a letter stating the timelines of the financial commitment, so that 13th Avenue can use that in their funding drives. Ms. Edwards asks if 13th Avenue is planning on obtaining financing to fund the project, and if they are, what they have done towards that end. Mr. Carnegie says they are seeking financing. Because of the skyrocketing costs of construction, the fundraising process would be continual, in order to keep up with the costs. 13th Avenue has been meeting with banks over the past several weeks to present the project to them. Ms. Edwards asks if 2008 is a firm timeframe, and Mr. McCain responds that they would like to break ground by the end of 2007, but definitely by 2008. Ms. Ingram expresses that 13th Avenue will have the funds to finish the project within the timeframe with the funds they have. Mr. Carnegie expresses that they have not been able to put together the definite plans with the definite cost figures because they haven't had certain pieces of information. If they need to do a phased approach on the facility, and continue fundraising to build the additional phases, they will do that as well. Ms. Ingram asks if they would feel it a reasonable request to have them return in 2 months with a report of definite cost figures. Mr. McCain stated that he felt that to be a reasonable time frame. Mr. Thompson tells the 13th Avenue representatives that whatever they need to move forward in their fundraising that the CCRA can provide in the way of documentation, the CCRA will provide. Mr. Thompson asks how they feel about Mr. Halliburton's suggestion that they begin transitioning to the new site, and they state that they do not think it is possible, apart from some temporary office space, and the ball fields they already use. They plan on using the celebrity sports night on May 4th as a kick-off of a capital campaign to show a buzz and commitment to the Norma Lloyd site as their new home. Ms. Edwards asks Mr. Carnegie what 13th Avenue needs, beyond the verbal commitments to the project, to move forward. Mr. Carnegie states that he needs the survey, copies of the resolutions, and a letter from the CCRA outlining particulars of their financial commitment. Mr. Halliburton states that, in his opinion, it would be best for the project if 13th Avenue would move to the new site sooner, rather than later. He feels that the fundraising process would be easier, because it would prove to donors that 13th Avenue is committed to moving to the Norma Lloyd site. Mr. McCain asks how this proposal would be possible. Mr. Halliburton states that the portables could be moved, and gymnasium in close proximity has been offered up for use. Mr. Carnegie feels that it would be logistically difficult to move operations to that site, and says that it may be better to use other

strategies to market 13th Avenue's commitment to move to the new site. He will, however, present that proposition to his board. Ms. Ingram encourages 13th Avenue to take every opportunity to highlight their commitment to the Norma Lloyd site, and to keep the process moving, inasmuch as these conversations have been taking place since the 1980's. Mr. Thompson thanks Mr. McCain and Mr. Carnegie.

Acquisition of Financing: Allison Hewitt

Mr. Halliburton has been having ongoing conversations with Mr. Leonard about budgeting, and the CCRA is not reapplying for CDBG dollars to fund the center (because their income requirements are not a good match with the CEDC client income profiles). The CCRA has applied to the County general fund for an increase in dollars to fund the CEDC, but there is still a need to find alternative funding sources. Ms. Allison Hewitt of Creative Community Solutions has been approached as another means of procuring funding to fund the CEDC. She served as the executive director for the Office of Urban Opportunity—the office that spawned Front Porch. She was a direct report to Governor Bush, and has strong relationships with state departments, and Enterprise Florida, the state entity most inclined to support what we do. She was recognized by *Ebony* magazine as one of the 30 individuals under 30 to watch. Ms. Hewitt is invited to the podium to address the board. She feels that (in addition to government grants that are available) the CEDC's work would be attractive to private donors as well, who are seeking to give funding to agencies whose beliefs, goals and values mirror their own. Mr. Thompson asks Ms. Hewitt what she sees the availability of money as, and what her role would be in the procuring of funds. She responds that she would have the CCRA identify the priority of projects within the budget, and then she would identify funders that would be the best match for those goals. Further discussion about the scope of services. Ms. Edwards asks if Ms. Hewitt does the grant writing, or if grant writer would have to be procured to pursue the grants she identifies, and also what guarantee there would be that funds would be procured through this contract. Ms. Hewitt is not a grant writer, but her services would rather be used in conjunction with a traditional grant writer's services. Mr. Halliburton states that the grant writers we have previously used write the grants well, but do not know about the opportunities that Ms. Hewitt knows about—their knowledge of grant opportunities is very much within the traditional realm. He feels that it is imperative that other funding sources be secured, to proactively fill in any gaps created by the funding shortfall the legislature may create with its property tax proposal. Mr. Thompson would like to remove the clause that says any legal matters be dealt with in Hillsborough County, and substitute Manatee County. Ms. Ingram makes the motion to approve the six month contract, with the proposed change, Mr. Rosario seconds the motion, and the motion passes unanimously with no further discussion.

Finance Report

Mr. Leonard presents the finance report early, because he will be leaving early. TIF revenue has been collected. It came in somewhat lower than anticipated, as in the past couple years, but the shortfall is within one percent. Revenues are coming in as anticipated, and the rental income is coming in faster than was budgeted. On the expenditure side, monies are being spent as budgeted. The CCRA will, however, need to be careful, in making long-term commitments because of the uncertainty of the property tax reforms.

Property Tax Reform – Legislative Update

Included in the board packets is a variety of information on the tax reform proposals, along with articles on the impact of the proposed reforms. Commissioner Stein stated very definitively that if the most extreme proposal is passed, the County will be cutting their commitment to all of the CRA's by 35%. Further discussion about the negative impact to the revenue generated.

East Bradenton Library

County Commissioner Amy Stein was very interested in several of the library sites owned by the CCRA, but she was particularly interested in the site currently occupied by PAL, which is already owned by the County. There is a group interested in the library site on Manatee Avenue—they would use it for a high-end medi-spa (drug rehabilitation center). Mr. Halliburton asks for consideration from the board to put out a bid for the disposition of this site. Mr. Thompson voices a concern that disposing of this site would limit the CCRA's library site options, in the event that Commissioner Stein's library proposal's do not materialize, such that a neighborhood library facilitated by the CCRA is still necessary. Mr. Halliburton says that both the medi-spa and the central library are moving quickly, so the CCRA should know quickly how to proceed. Mr. Thompson voices a concern that selling this site will send a message to the community that the CCRA has foregone its commitment to the neighborhood library. Mr. Halliburton states that many in the community have lost interest in this site as a library location, so placing the library on a different site would not bother community members. The CCRA would not be renegeing on its commitment to a library—it would rather be shifting its allegiance to a different site. If the central library does not relocate close to the district, or into it, the library board was very favorable to having a East Bradenton Library in the Norma Lloyd complex, but they did not seem favorable to having it at the Manatee Avenue location (which would require a significant additional land acquisition, at a very high price). Ms. Edwards would like to see the CCRA hold off on selling, and at the very least get a second appraisal. Other board members would also like to see another appraisal—especially in light of the high price of the surrounding land.

MLK Banners

The high end of pricing with vinyl and U.V. protection is \$200 per banner. For forty banners, the total cost would be around \$10,000 for the project. The low end of pricing (without vinyl and U.V. protection) is about half that price, for a total cost of just over \$5,000. These general figures were made ready just before the meeting, but John Moody can have the exact figures ready for the next meeting. Mr. Thompson asks for John Moody to bring a sample of the banner materials to be brought to the next meeting before a decision is made.

Strategic Planning Committee Report

The City Council gave approval to deeding the surplus land at the corner of MLK and 3rd Street East to the CCRA for the MLK Mixed Use Redevelopment Project. The deeding of the land was approved 4-1, and the only “no” vote was the CCRA's City Council liaison, who did not approve of the transaction on philosophical grounds. A correction has been made to the proforma, which takes into consideration board feedback, so that the units will sell more quickly. After the City

down-payment assistance program and CCRA subsidies, the the1500 square foot \$225,000 cost unit will sell for \$150,000-157,000. The \$187,000 cost unit will sell for \$137,000, and the \$150,000 cost unit will sell for \$107,000. The City of Bradenton will commit 7 slots in its down-payment assistance program, so this will encourage buyers to look to this option. Within the City of Bradenton's down-payment assistance program, they have had difficulty finding homes within the City that are a suitable price point, so these will help fill the gap. Mr. Thompson expresses concern that the commercial space will be able to sell, and Mr. Halliburton and Ms. Ingram state that the difference between this and the other commercial units recently created on MLK are that the CCRA's commercial units will be aggressively marketed, and that the CCRA already has a level of connection to interested parties. Ground should be broken in 6-8 months. The CCRA has already had many developers calling, who are interested in building the units.

MLK Streetscape

It is 100% complete. 90-95% of the plants did weather the freeze, but those that did not will be replaced by the manufacturer of the irrigation system, along with the heads in the irrigation system that need to be replaced. John Moody is also getting a quote on a covered bus stop, to be installed at the stop across the street from the MLK Mixed Use Development Project.

Land Disposition

In the board packets is a copy of the notice that will be placed in the newspaper, advertising the sale of the properties at 2210 9th Avenue East and 413 10th Avenue East. Mr. Thompson and Mr. Rosario suggest the idea of listing the property with a realtor, because putting the property in the newspaper may promote the idea that these properties are not valuable to the CCRA. Mr. Halliburton will discuss the legality of the additional listing with Mr. Lisch.

Neighborhood Plan

In the board packets is a copy of the revised contract with WilsonMiller, which reflects the changes voted upon at the previous board meeting. The revised contract amount is \$46,000. No further action is required of the board.

Professional Training Center

The 28,000 square foot building currently occupied by DCF has gone on the market, including the land around it, for \$3.1 million dollars. The one acre vacant lot being sold in conjunction with the DCF building is being sold for \$325,000. All of the current tenants will be moving out. The building is a little more than 10 years old. There is a possibility that the development group interested in building the professional training center for the CCRA may be interested in purchasing this building, and retrofitting it, instead of building from scratch. Mr. Halliburton will be exploring this option over the coming weeks. The other parcel of land can still be used for something else, but this could accelerate the process of the professional training center. Ms. Hewitt has an established relationship with the sellers of the property, so she offers her services in approaching them about pricing negotiations, and the board is amenable to this as part of her contract.

Loan Client

The CCRA has funded their third loan client, with a loan in the amount of \$20,000 through the SBA Express Loan Program. This individual found the CCRA through the SBA Express Loan Program, with the CCRA being the only SBA Express Loan Lender in the County. Veatrice Farrell, the CCRA Business Finance Consultant, steered the client through the process. Ms. Farrell, along with Mr. Dwight Reynolds, and Mr. Andy Fox, appeared with Mr. Halliburton on METV to discuss the programs of the CEDC, which has also increasee the exposure of the center.

Director’s Report

Mr. Halliburton will be attending the CFDI conference in Miami. This organization is geared towards providing municipalities and CRA’s with information on how to fund their programs (including workshops on TIF and things of that nature).

Board Comments

None.

Citizen Comments

None.

Next Meeting Dates

- *Joint Committee Meeting:* April 19, 2007
- *Board Meeting:* April 26, 2007

Adjournment

Mr. Thompson calls for a motion to adjourn. Ms. Ingram motions, Ms. Calpin seconds, and the motion carries unanimously with no further discussion. The meeting is adjourned at 6:53 P.M.

Minutes Submitted By: _____

Minutes Approved By: _____