



CCRA Board Minutes
April 26, 2007
No Quorum

Roll Call

CCRA Board Members

Stephen W. Thompson, Chairman
Irene Ingram, Vice Chairman
Ed Leonard, Treasurer
William Lisch, City Attorney

CCRA Staff

Sherod Halliburton, Executive Director
Rebekah Brightbill, Community Dev Specialist

Call to Order

Mr. Thompson calls the meeting to order at 5:03 PM, without a quorum. An additional board member is expected, so the issues that can be addressed without a quorum will be dealt with until then. Mr. Thompson's daughter leads the pledge of allegiance, as part of her "Take your Daughter to Work Day" duties.

Property Tax Reform.

The plan approved by the Senate would do the least damage—it essentially rolls back taxes to the year 2005. New properties wouldn't be considered into these rollbacks. For the CCRA, this would reduce the operating budget roughly 10-15% because much of the CCRA TIF revenue comes from Tropicana's new juice tanks. The plan approved in the House intends to roll back taxes to the 2001 values, which would create serious problems because our district has seen serious increases in value since that date. Also, proposed is a Constitutional amendment that would go before voters to allow for a tax swap—at the minimum, this would allow the state to swap the School Board property taxes (currently 40% of the property tax bill) with a 1% increase in sales tax, and an additional 1% tax to replace property tax completely. The House and the Senate are in negotiations, but the Senate does not want to include a swap at all, and the House does not feel tax relief can be provided without a swap. The House proposal would be devastating to the CCRA. The CCRA still has to wait and see what they decide to do, but it makes budgeting very difficult. It most likely looks as if it will go to special session. Mr. Leonard confirms what Mr. Halliburton has stated—the Senate version is livable, and the House version is very difficult, but the state of stasis makes it very hard to budget for the coming year. The rollback is for both residential and commercial property. The swap would be strictly for homesteaded properties. In summary, the property tax situation is something that will need to be monitored until it comes to resolution.

Norma Lloyd Park

Mr. Halliburton invites Mr. Carnegie to speak. At Mr. Halliburton's presentation on the CCRA and the CEDC to the County Commission, Commissioner McClash stepped forward to request staff to assist the United Community Centers in filling out an application to request \$750,000 for the community center. The County and the City have been more selective in who they allow to apply, selecting organizations who are ready to move forward, and they've been working with those applicants to get their applications ready, so this is a positive step forward for 13th Avenue. Mr. Carnegie states that he finally feels that they are at a point where they are really moving forward—they are putting together concrete plans with the architects, and are putting the numbers in place. They hope to net up to \$110,000 towards the building fund with this year's celebrity sports night. Within 60-90 days they hope to have the formal plans to bring to the board, along with formal timelines and hard costs, so they can get the project underway in 2008. They will be using the fundraiser as a kickoff for the new site, and they will be introducing all the partners to the project. Mr. Mark Barnebey, legal counsel for 13th Avenue Community Center, comes to the podium with questions on the resolution. Mr. Barnebey asks about the 5 year commitment, in light of the 3 year time-frame 13th Avenue has been given. He wants to make certain all of the timeframes are compatible. He also inquires as to what is meant by the \$100,000 for the relocation of 13th Avenue. Mr. Halliburton explains that the initial commitment was \$400,000, but since moving 13th Avenue to the new location was very important, and because the CCRA didn't want to dip into the \$400,000, this \$100,000 was intended to be given in addition to the \$400,000 commitment, for the costs of relocation. Mr. Barnebey asks if any money not used for relocation could be used for capital costs of building. Mr. Halliburton states that it would have to be at the discretion of the board. Discussion ensues. Mr. Halliburton states that the intent was that it would be \$400,000 towards capital, with up to \$100,000 towards the move (so as to not create a hardship for 13th Avenue), and not having the extra to go back and be included in the capital, but the board could of course be included in that. There is board consensus as to the understanding stated by Mr. Halliburton. Mr. Thompson asks for clarification on the second change that Mr. Barnebey is requesting. Mr. Barnebey states that they would like for it to be clear that 13th Avenue may need the funds before the 5 year window that is given in the resolution. Mr. Thompson concurs with that. Mr. Thompson asks Mr. Carnegie what timelines he's working under, so that that CCRA can call a special meeting, if necessary. Mr. Halliburton asks if there is anything that Mr. Carnegie would like in the meantime in lieu of the letter, and Mr. Thompson states that a special board meeting will be scheduled for the week after next.

Update on CEDC Funding Opportunities - Alison Hewitt

Ms. Hewitt and Mr. Halliburton have been making great progress in putting together strategies for funding the CEDC. She has been working on three projects—two are pertaining actual funds, and one is the acquisition of the building. She has been sending different grants to Mr. Halliburton to review every few weeks. Additionally, there is a national entrepreneurship center in Orlando that is doing all of the things that the CCRA's CEDC does, and they are federally funded. Inasmuch, it seems that the CCRA CEDC will be eligible for a \$3.5-4 million dollar request to the federal government to fund the center. Ms. Hewitt is working on setting up an

appointment with the Gatorade trust to discuss options on acquiring the building. Ms. Hewitt also helped to put together a proposal to put formalize a relationship with Sarasota's EDC. Additional discussion on this topic.

MLK Banners

Forty-two banners would be needed for the stretch of roadway. Pricing is included in the board packet—they are less expensive than was originally thought. This will be brought back to the next meeting. The banners are not in the budget currently, so it will need to be decided where specifically it will come from—Mr. Leonard states that there is space in the budget, however.

Mixed Use Development

The Level 1 Environmental came back clear. The survey has been initiated and will be completed tomorrow. After they receive that, Mr. Polk and Mr. Halliburton will meet and start the EDP plans. The 3 parcels to the east are 15 feet shallower than the other parcels, so this may impact the plans, but the project is moving forward. The expectation is that it will go out to bid in the next 3 months.

Strategic Planning/Land Acquisition

The CCRA finally has the piece of property in the middle of the parcel owned by Tropicana on 9th Street East and 13th Avenue under contract. However, the contract expires in 45 days. There is an as-is provision that allows the CCRA to opt out up to 45 days. A third party entered into a contract with the existing resident, and the CCRA would be buying that contract for \$70,000. Mr. Halliburton is seeking board approval to purchase this property in the amount of \$70,000.

Finance Report

The biggest change between January and February is that the February financials reflect the purchase of the Lee Property for the Norma Lloyd Park acquisition. The acquisition was in the amount of \$391,945, and the total expenditures were in the amount of \$536,738.52. Total revenues for the month were only \$28,280.93, but that doesn't create any red flags because the significant TIF revenues were collected at the end of December. Mr. Leonard comments that he and Mr. Halliburton had already been discussing different funding alternatives even before the property tax shakeup, and he commends Mr. Halliburton and Ms. Hewitt for their efforts in finding alternate funding. Mr. Halliburton alerts Mr. Leonard to the \$250,000 that were given to Manatee County for Norma Lloyd Park at the County Commission Meeting. This leaves a little over \$100,000 for Norma Lloyd for this year, which has been committed for 13th Avenue. This brings the CCRA in under budget (inasmuch as Just for Girls most likely won't access their funds this year), so the funds can be carried over until the next year. Ms. Ingram asks how the 9th Avenue property acquisition discussed previously would be paid for. Mr. Halliburton anticipates that it would be paid for out of the \$250,000 budgeted for Norma Lloyd acquisitions and the \$100,000 for 9th Street East acquisitions, that weren't spent.

Director's Report

The CCRA is in the process of completing the annual report, and it should be completed soon. The same firm that put together the annual report is putting together a flash presentation, and the CCRA has internally put together a Power Point presentation. There will also be a new set of collateral materials as well. Mr. Thompson suggests that the CCRA present the same information from the Power Point to the City Council on a yearly basis, because they hear bits and pieces of the CCRA's work, but they don't have the opportunity to hear the entire piece.

Board Comments

Ms. Ingram applauds the 10th Avenue Groundbreaking Ceremony at Rogers Memorial United Methodist Church earlier in the day, as a symbol of the progress being made in the community. She was pleased to see residents impacted by the project present. And, she is also pleased that it will be a long-term fix to a problem that has been a long-standing.

Mr. Thompson comments on the letter from the CCRA loan client, thanking the CEDC for the funding they were able to secure for her in her business.

Mr. Halliburton reports on the upcoming community meeting on May 2, 2007.

Next Meeting Date

The special board meeting will potentially be held at 8:00 AM on May 10, 2007, provided a quorum can be reached.

Adjournment

Mr. Thompson calls for a motion to adjourn. Ms. Ingram makes a motion to adjourn the meeting, Mr. Leonard seconds, and the motion carries.

Minutes Submitted By: _____

Minutes Approved By: _____