



CCRA Board Minutes June 26, 2008

Roll Call

CCRA Board:

Stephen Thompson, Chairman

Irene Ingram, Vice Chair

Ed Leonard, Treasurer

Lynette Edwards

Mike Rosario

City & CCRA Staff:

Bill Lisch, City Attorney

Sherod Halliburton, Executive Director

Rebekah Brightbill, Community Dev Specialist

Alison Hewitt, Special Projects Manager

Call to Order

Mr. Thompson calls the meeting to order at 5:03 PM and leads the Pledge of Allegiance.

Approval of Minutes

The May 22, 2008 minutes are under review for approval. Mr. Halliburton asks that a correction be made to Page 3 in the discussion of the Workforce Development Collaborative. He asks that it be changed to state that the Knight Foundation is committing \$185/year over the next three years. Mr. Leonard moves to approve the minutes with the corrections made by Mr. Halliburton. Ms. Ingram seconds the motion and the motion to approve carries unanimously.

MLK Mixed Use Update

Mr. Halliburton commends Mr. Jennings on his work on the project. Mr. Halliburton has met with the engineer and the architect since the previous meeting, and the renderings and plans are exciting. Mr. Halliburton turns the update over to Mr. Jennings. Update on the zoning for the parcel. Initially, they intended to change the zoning to an urban village, but they will now submit to have the zoning changed to an urban central business district design. These changes will become effective October 1, 2008. Plans will be submitted within a week of that change. Mr. Jennings introduces project architect Mr. Alan Anderson to discuss his initial designs. Discussion of layouts. Mr. Halliburton asks Councilman Byrd, in attendance, for any comments on the project layout. Comments. Mr. Jennings states that a CDBG and SHIP application will soon be submitted to the City. Mr. Jennings states that he will be mailing out the schedule of the meetings with architects and engineers so that any board members who desire may attend. A

below ground vault will be address the water retention, and King Engineering is designing a system. Rev. Peoples has been extraordinarily helpful in assisting the CCRA with the joint use agreement for parking. Mr. Jennings will be presenting numbers in the coming months for the cost of a master tenant agreement for the commercial space. Mr. Jennings presents a soft cost budget for the project. Certain funding requests require proof the CCRA has committed funds for the project (as well as proof of official ownership of the land), and approval of the budget would provide necessary proof of that. Discussion of the budget. The title transfer of the land should be completed in the first part of the next week, per Mr. Lisch. Mr. Rosario makes a motion to approve the soft cost budget for the MLK Mixed Use Project, Mr. Leonard seconds the motion, and the motion carries unanimously with no further discussion. Mr. Jennings states that the CEDC, Inc has been looking at CDBG dollars for projects for the CCRA. They recommend that this would be an appropriate project to apply for at this time. Mr. Halliburton recommends that this project be applied for in this funding year, and that other projects be applied for in subsequent years. Discussion of the mechanics of the application. There will be no transfer of ownership of the land from the CCRA to the CEDC, Inc for this application. Mr. Leonard makes a motion to the CEDC, Inc to apply for CDBG funds on the CCRA's behalf. Ms. Ingram seconds the motion. The motion carries unanimously. Mr. Jennings commends the strength of the project and the enthusiasm the CCRA has built, which is demonstrated in the ease with which he is able to communicate with City partners on it.

Workforce Development

Mr. Halliburton presents an update. Since the latest update, a presidential request has been sent from the Knight Foundation on the CCRA's behalf for planning dollars to prepare to submit an RFP for the Jobs for the Future workforce collaborative grant. These dedicated planning dollars will provide leverage to help lay the groundwork in establishing the collaborative. The CCRA will know in one to two weeks if they have received these planning dollars.

Love Note Restructuring

Update by Mr. Halliburton. The CCRA was able to restructure the Love Note at terms that better allowed the CCRA to manage current and upcoming project commitments. The payments will be paid out over the next four years, with approximately \$140,000 per year in payments to Mr. Love.

Florida Supreme Court Update—Strand Decision

Update by Mr. Halliburton. The Florida Supreme Court has not made any decision yet on the Strand Decision. Mr. Lisch speaks to the topic as well.

Norma Lloyd Update

Mr. Halliburton introduces the update. Funds have been committed for engineering, and the site design has been created. The engineering has been done on the first phase, and a firm has been contracted by the County to do the build out of the park. Ms. Hewitt continues the update. The boundaries for the National Guard Armory currently end in the middle of the football field, so

discussions took place to change the boundary in their lease agreement, and a request was sent to the appropriate authorities after the CCRA assisted the Armory with permitting to have additional water and sewer lines for their shower facilities. The groundbreaking ceremony for the park will be scheduled after the SWFMD permit for the parking lot in the soccer field is approved. The tentative dates for the Kaboom! Playground Grant Design Day is July 11th, and the tentative date of Kaboom! Build Day is August 28th. This Design Day and Build Day will provide an opportunity to bring in community partners and a lot of community attention for the park.

Washington Park Neighborhood Plan

Update by Mr. Halliburton. The Washington Park Neighborhood Plan had certain components that the agency was happy with, but the community information gathering and outreach components were much weaker. The CCRA is attempting to reassess the goals and objectives of for the neighborhood at a time that the agency budget is experiencing challenges. Mr. Halliburton thanks the CEDC, Inc for their accommodations in creating a proposal, and asks Ms. Hewitt to outline the major points of the proposal. Ms. Hewitt provides a review of the CEDC, Inc proposal for the Washington Park Neighborhood Plan. Mr. Halliburton states that the CEDC, Inc is capable of creating a quality plan, due to their understanding of the goals and objectives of the CCRA, but he is uncertain of how to pay for the plan due to the financial commitments and constraints of the agency. The property tax numbers were adjusted downward, again, and Mr. Halliburton would prefer to wait to make any decisions until the final property tax numbers are settled. Mr. Thompson clarifies that Mr. Halliburton is recommending that more time be taken to evaluate the budget and the proposal. Mr. Halliburton states that it is. Mr. Halliburton states that the services the CEDC, Inc is offering are services the CCRA needs, and that he is very comfortable with the insight they can provide, but he is not comfortable committing to the project at the price point in the contract. The final TIF amounts should be certain by the time of the next board meeting. Mr. Thompson requests that the Washington Park Neighborhood Plan be added to the next month's agenda.

CEDC Update

Update by Ms. Hewitt. The CEDC, Inc is required to make two loans to be able to be a CDFI, and now they have made the required two loans, and the paperwork has been submitted. They have also submitted an application for CDFI technical assistance dollars. The CHDO was submitted to Manatee County, and the State application is being prepared. The CEDC is also working with the grants coordinator for the County so that they can assist them with any funding applications that they need the assistance of a non-profit organization to pursue. And as mentioned previously in the MLK Mixed Use Update, the CEDC is assisting in the preparation of the CDBG application for the CCRA.

Schedule of Classes

Update by Mr. Halliburton. Ms. Brightbill has prepared a list of classes that the CCRA is preparing to offer, or is making available through partner organizations. Discussion of classes available. The CCRA will be holding the 3rd Entrepreneurial Boot Camp at the CCRA facility

(the 6th of the Manatee Chamber of Commerce Entrepreneurial Boot Camps). Mr. Thompson asks that a list be provided to the board of the numbers of individuals attending the classes, with a notation that shows which persons are from the CCRA district.

Finance Report

Update by Mr. Leonard. The May 2008 Financials show that the agency is in line with the revenue projections for the year. There will be a larger carryover than anticipated because of the Love Note restructuring and because several capital projects will be carried over until the following year. There is an anticipated carryover to 2008/2009 of \$578,757, and an anticipated \$68,322 to carry over into the following year, leaving things very tight, but workable with maneuvering. Discussion. Mr. Halliburton discusses the proposed 2007/2008 revised budget, but will not present it for approval until a later date because it would be premature due to the earliness of the year, and the sale of the CCRA properties that the CCRA intends to make.

Board Comments

Mr. Anthony Mezzucca from Sperry Van Ness/Blackpoint Realty is still in the process of designing the site plan for the old East Bradenton Library property site, that can be shopped to developers. Habitat for Humanity is still a possibility for that site, and could be pursued if the CEDC / CHDO opportunity comes to fruition for that site. The plans Mr. Mezzucca is developing will allow for a mix of residential and commercial development and the Habitat development would only take place on the CCRA portion on the back half of the property, which would allow for commercial development on the frontage, so the board's interest in seeing mixed use development would be fulfilled if either opportunity were to come to fruition.

Mr. Thompson requests that if the board meeting is rescheduled due to Build Day, an alternate meeting be set to accommodate for the regular issues arise that need board approval. Additionally, he requests that an informal workshop be set to allow the board to set priorities for the coming year.

Ms. Ingram asks how the children and parents will be identified for Design Day for the Kaboom! Grant and asks that she be notified on any upcoming events.

Citizen Comments

Rev. Peoples asks the type of volunteerism that will be needed on August 28th for the Kaboom! Build Day, and says that he will make the news of the event known to his congregation.

Next Meeting Dates

- ***Joint Committee Meeting:*** July 17, 2008 (8:00-9:30 AM)
- ***Board Meeting:*** July 24, 2008 (5:00-7:00 PM)

Adjournment

Ms. Ingram makes a motion to adjourn the meeting, Ms. Edwards seconds, and the meeting is adjourned at 6:47 PM.

Minutes Submitted By: _____

Minutes Approved By: _____