

## MINUTES

### BAHAMA VILLAGE REDEVELOPMENT ADVISORY COMMITTEE MEETING

OLD CITY HALL, 510 GREENE STREET

THURSDAY, OCTOBER 7, 2010

A regular meeting of the Bahama Village Redevelopment Advisory Committee of the City of Key West, Florida, was held in Commission Chambers, Old City Hall, 510 Greene Street, on Thursday, October 7, 2010.

Madam Chair Turner called the meeting to order at 5:36 P.M.

Answering roll call were Committee Members Dr. Randy Becker, Vice-Chair Aaron Castillo, Jerry Curtis, Annette Mobley and Madam Chair Carmen Turner.

Committee Member Peggy Ward-Grant was absent.

Committee Member Warren Leamard arrived at 5:38 P.M.

Also present were Assistant City Attorney Larry Erskine, Assistant City Manager (ACM) Mark Finigan, City Planner Amy Kimball-Murley, Senior Deputy Clerk Sue Harrison and members of the community.

The pledge of allegiance to the flag of the United States of America was given by all present.

#### **CHANGES TO THE AGENDA:**

Madam Chair Turner asked for any changes to be made to the agenda.

Dr. Becker requested to postpone Discussion Item #4 to January 2011.

Without opposition, the agenda was accepted as changed.

#### **PRESENTATION:**

**FKACC Selection and Recommendation for Assisted Living**

Madam Chair Turner read the title of the item.

Florida Keys Assisted Care Coalition Board Coordinator Sandra Higgs accompanied by Co-Chairman of the Florida Keys Assisted Care Coalition Dr. Armando J. Henriquez gave a presentation accompanied with a handout they presented to each Committee member.

**DISCUSSIONS:**

**2. Amendments made after funding has been allocated to a Project/Program (Dr. Becker)**

Madam Chair Turner read the title of the item.

The following people spoke on the matter:

City Planner Kimball-Murley  
ACM Finigan

Dr. Becker discussed his viewpoint on the prospect of applicants asking for amendments to funding after their projects/programs have received appropriations from the City Commission. Madam Chair Turner stated the applicant has a responsibility to budget accordingly and to stay within their budget. Following a discussion, Dr. Becker announced he will not be asking this item to move forward as an Action item.

**3. Means to Generate Revenue Back Into TIFF (Vice-Chair Castillo)**

Madam Chair Turner read the title of the item.

The following person spoke on the matter:

City Planner Kimball-Murley

Vice-Chair Castillo asked the Committee to think of revenue streams to increase additional funding for the account. A discussion ensued and Madam Chair Turner offered a suggestion to the City Planner to contact other CRA Boards in Florida for ideas they pursued to

generate funds. The City Planner acknowledged Madam Chair's suggestion and stated she would research other Florida CRA boards and report back her findings.

**4. Non-Profit Organizations Operating City Owned Public Areas (Dr. Becker)**

Madam Chair Turner read the title of the item.

This item was postponed to a regularly scheduled meeting in January 2011.

**5. Floating bonds and placing Liens on properties which receive TIFF allocations (Mr. Leamard)**

Madam Chair Turner read the title of the item.

The following people spoke on the matter:

ACM Finigan  
Assistant City Attorney Larry Erskine  
City Planner Kimball-Murley

Mr. Leamard introduced the item and asked City staff if the Committee could lend out funds to acquire property for rental purposes and to return the rental income from that property into the TIFF account. ACM Finigan stated there were a couple of issues to think about, one being the legal considerations that the City cannot bond or borrow without having a Referendum. Second, provided the proceeds are used in a manner consistent with the plan update he said it can be done however, he suggested having the City's consultant Mark Lawson explain to the Committee the processes involved. Lastly, ACM Finigan stated there were options available to the pledging of revenues to service the debt which he discussed with them.

Assistant City Attorney Erskine and the City Planner also gave their input and after an informative discussion, the consensus of the Committee was to seek advice from the City's consultant Mark Lawson.

## **ITEMS FOR NEXT AGENDA**

Madam Chair Turner read the title of the item.

City Planner has scheduled presentations by the 9 applicants at the next meeting.

## **STAFF UPDATE:**

### **2011 Applications Received for TIFF Allocations**

Madam Chair Turner read the title of the item.

The City Planner explained twelve (12) applications were submitted this year. Nine (9) applications were compliant with the criteria of guidelines established in the application. The City Planner stated the nine (9) applications comprised a funding request close to \$1.3 million dollars where Five (5) of the applications were for projects and four (4) of the applications were for programs and she mentioned the amount available from TIFF is \$380,000.00.

ACM Finigan recommended having a discussion on the evaluation process as it applies to the December meeting where ranking of applications is tentatively scheduled.

Madam Chair Turner thanked staff for their hard work and for providing the applications on-line through the City's website for the public to view.

## **COMMENTS:**

### **a) Public Comments**

Robert Kelly, 801 Elizabeth Street

### **b) Committee Comments**

Ms. Mobley asked the ACM Finigan for an update on the previous appropriations to projects/programs. ACM Finigan stated he met with the representatives from the Elks Lodge and

they are meeting with a general contractor, he met with Architect Michael Miller representing the VFW and sent an e-mail to the Neighborhood Accountability Board (NAB) asking for a reimbursement request from Reverend Magby as the last reimbursement he had received was from July. His final update was on the Nelson English Park where the City has prepared a request for qualifications to engage an architect to produce design documents.

**ADJOURNMENT:**

There being no further business Madam Chair Turner adjourned the meeting at 6:49 P.M.

  
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Angela Bedde, Clerk of the Committee  
Deputy City Clerk