

MINUTES

BAHAMA VILLAGE REDEVELOPMENT ADVISORY COMMITTEE MEETING

OLD CITY HALL, 510 GREENE STREET

THURSDAY, SEPTEMBER 1, 2011

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, September 1, 2011.

Madam Chair Turner called the meeting to order at 5:32 P.M.

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

Committee Member Annette Mobley arrived at 5:33 P.M.

Committee Member Warren Leamard arrived at 5:36 P.M.

Also present were Assistant City Manager Mark Finigan, Planner Nicole Malo, Deputy City Clerk Angela Budde 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.

Without opposition, the agenda was accepted.

APPROVAL OF MINUTES:

June 2, 2011 (Regular)

It was moved by Vice-Chair Castillo and seconded by Ms. Ward-Grant to approve the minutes.

Madam Chair Turner acknowledged the motion and second and requested verbal approval. The response was unanimous to approve the minutes.

ACTION ITEMS:

ACTION ITEM NO. 11-01

**ADOPTING PROGRAM/PROJECT GUIDELINES GOVERNING
PROGRAM/PROJECT ACTIVITY POST CRA APPROPRIATIONS.
(ACM FINIGAN)**

Madam Chair Turner read the title of the item.

ACM Finigan began the discussion by giving an overview on the categorizing of Action items passed by the Committee and made available on the City of Key West's webpage. He advised the Committee to consider including additional language to the program procedures in the Section 2 titled "Recipient Responsibilities" by stating "the request should be submitted to City staff no later than three (3) months prior to the end of the twelve (12) month allowable program period".

It was moved by Vice-Chair Castillo and seconded by Ms. Mobley to accept the amended language as read by ACM Finigan and to pass the Action Item as read.

Madam Chair Turner acknowledged the motion and second and requested verbal approval. The response was unanimous to pass the action item.

SO ORDERED

ACTION ITEM NO. 11-02

**ADOPTING CHANGE ORDER GUIDELINES GOVERNING
PROGRAM/PROJECT ACTIVITY THAT DOES NOT RESULT IN AN
INCREASE POST CRA APPROPRIATION. (DR. BECKER)**

Madam Chair Turner read the title of the item.

Dr. Becker began the discussion by giving an overview on his proposed language as found in the supporting document.

It was moved by Dr. Becker and seconded by Vice-Chair Castillo to pass the Action Item as read.

Madam Chair Turner acknowledged the motion and second and requested verbal approval. The response was unanimous to pass the action item.

SO ORDERED

ACTION ITEM NO. 11-03

**ADOPTING A POLICY FOR AVAILABILITY OF PROGRAM FUNDING ON A 12 MONTH BASIS RETROACTIVE TO EXISTING PROGRAMS TO THE DATE THEY WERE APPROPRIATED THEIR FUNDING FROM THE CRA.
(DR. BECKER)**

Madam Chair Turner read the title of the item.

Dr. Becker began the discussion by giving an overview on his proposed policy as found in the supporting document.

ACM Finigan stated this language would be added to the application for 2013 funding cycle.

It was moved by Dr. Becker and seconded by Ms. Ward-Grant to amend the language by waiving the prior notice section for those pre-existing grants to programs that were not able to apply for an extension and to pass the Action Item as read.

Madam Chair Turner acknowledged the motion and second and requested verbal approval. The response was unanimous to pass the action item.

SO ORDERED

ACTION ITEM NO. 11-04

PRESENTATIONS FOR APPROVAL OF PROGRAM/PROJECT CONCEPTS FOR THE DEVELOPMENT OF THE TRUMAN WATERFRONT "6.6" ACRE PARCEL THAT OVERLAYS THE BAHAMA VILLAGE REDEVELOPMENT TAX INCREMENT FUND AREA. (DR. BECKER, MR. CURTIS AND MADAM CHAIR TURNER)

Madam Chair Turner read the title of the item.

The following people spoke on the issue:

Commissioner Clayton Lopez
Robert Kelly, 1801 N. Roosevelt Blvd, Marlin Pier #11

Dr. Becker began the discussion by giving an overview on his proposed language as found in the support document provided. Mr. Curtis gave his input on the matter and mentioned he would like to see affordable housing included in the proposed language.

Madam Chair Turner recognized Commissioner Lopez was in attendance.

A discussion ensued and after the discussion the consensus of the members were to focus on the following ideas; Development of affordable housing specific to involving Habitat for Humanity in the process and to make the process available to the traditional residents of the Bahama Village community.

It was moved by Dr. Becker and seconded by Mr. Curtis to amend the recommendation with the following language: “taxable housing with a preference for owner-occupied affordable housing, developed in the Habitat for Humanity model, primarily available for traditional residents of the Bahama Village Community; commercial space; job training and skill building facilities; or mixed use devoted to styles, goods, or operators/owners representing the Bahama Village traditions and heritage, including required parking and open space” and to pass the Action Item as read.

Madam Chair Turner acknowledged the motion and second and requested verbal approval.

The response was unanimous to pass the action item.

SO ORDERED

ACTION ITEM NO. 11-05

AUTHORIZING THE FOLLOWING INDIVIDUAL CARMEN TURNER TO ATTEND THE 2011 FLORIDA REDEVELOPMENT ASSOCIATION CONFERENCE TO BE HELD IN OCTOBER 19-21, 2011. DIRECTING CITY STAFF TO PREPARE AND FINALIZE ALL TRAVEL AND REGISTRATION ASSOCIATED. (ACM FINIGAN)

Madam Chair Turner read the title of the item.

ACM Finigan asked for a recommendation from the Committee of a member to attend the Conference. After a discussion, Vice-Chair Castillo offered Carmen Turner's name for consideration.

It was moved by Vice-Chair Castillo and seconded by Mr. Curtis to select Carmen Turner to attend the 2011 FRA Conference and to pass the Action Item as read.

Madam Chair Turner acknowledged the motion and second and requested verbal approval.

The response was unanimous to pass the action item.

SO ORDERED

ACTION ITEM NO. 11-06

AUTHORIZING THE MODIFICATION OF THE TIF APPLICATION FOR FUNDING CYCLE 2013 REQUIRING ALL APPLICANTS TO PROVIDE THE FOLLOWING: (ACM FINIGAN)

- 1) **IF AN APPLICATION IS FOR A PROGRAM THE APPLICANT MUST PROVIDE EVIDENCE ON HOW SUCH A PROGRAM WILL BECOME SELF SUSTAINING ONCE TIF APPROPRIATION HAS EXPIRED.**

- 2) **IF AN APPLICATION IS FOR A PROJECT THE APPLICANT MUST PROVIDE EVIDENCE ON HOW SUCH A PROJECT WILL PROVIDE APPROPRIATE REPAIR AND MAINTENANCE COVERAGE FOR THE IMPROVEMENTS FUNDED BY TIF ALLOCATIONS FOR A PERIOD OF NO LESS THAN 10 YEARS.**

Madam Chair Turner read the title of the item.

ACM Finigan asked for a recommendation from the Committee of a member to attend the Conference.

It was moved by Dr. Becker and seconded by Ms. Ward-Grant pass the Action Item as read.

Madam Chair Turner acknowledged the motion and second and requested verbal approval.

The response was unanimous to pass the action item.

SO ORDERED

DICUSSION ITEMS:

PERSONAL PROPERTY – INDEMNIFICATION AND ACCEPTANCE BY THE APPLICANT OF ANY PERSONAL PROPERTY THAT IS PURCHASED IN SUPPORT OF THE PROGRAM AND OR PROJECT WOULD BE TITLED IN THE NAME OF THE CITY OR IN LEAST OF SOME EXTENT A UCC FILED AGAINST IT SOMEHOW THAT IF THE PROGRAM ENDED TODAY THE PROPERTY WOULD BE RETURNED TO THE CITY TO POSSIBLY BE USED AT A FUTURE DATE TO BE USED IN A SUBSEQUENT PROGRAM.

REAL PROPERTY – ENABLED THE COMMITTEE TO BE REIMBURSED FOR PROCEEDS IF THAT IMPROVEMENT WAS SOLD PRIOR TO DATE CERTAIN. (ACM FINIGAN AND MR. LEAMARD)

Madam Chair Turner read the title of the item.

ACM Finigan spoke on the item reporting he met with Mr. Leamard on the correct language required for this item and ACM Finigan was unable to meet with the City Attorney to carve out language. He suggested having the item placed on the next agenda as an Action Item.

COMMENTS:

CITIZEN COMMENTS

Tom Milone, 832 Caroline Street

It was moved by Dr. Becker and seconded by Mr. Curtis to reconsider Action Item No. 2. Madam Chair Turner acknowledged the motion and second and requested verbal approval. The response was unanimous to pass the action item.

SO ORDERED

ACTION ITEM NO. 11-01

**ADOPTING PROGRAM/PROJECT GUIDELINES GOVERNING
PROGRAM/PROJECT ACTIVITY POST CRA APPROPRIATIONS.
(ACM FINIGAN)**

Madam Chair Turner read the title of the item.

It was moved by Dr. Becker and seconded by Ms. Ward-Grant to amend the appropriate documents to include the language “the requirements at such levels as suggested by legal counsel to include Insurance for both projects and programs with the City named as additional insured for general liability” and to pass the Action Item as read.

Madam Chair Turner acknowledged the motion and second and requested verbal approval. The response was unanimous to pass the action item.

SO ORDERED

COMMITTEE COMMENTS

Dr. Becker suggested to the members to consider looking at the overall vision of Bahama Village as the Planning Board and City Commission will have a number of proposals coming before them that will affect the usage, parking, traffic and other factors and he offered to have this as a discussion item on the October agenda to enable the Committee to be at the beginning of the process rather than at the end.

Vice-Chair Castillo requested to have on the next agenda a discussion item regarding ideas on generating income to pay back into TIF.

Madam Chair Turner thanked everyone who attended the District VI meeting and their participation.

ADJOURNMENT:

There being no further business Madam Chair Turner adjourned the meeting at 6:34 P.M.



Angela Budde, Clerk of the Committee