

MINUTES

BAHAMA VILLAGE REDEVELOPMENT ADVISORY COMMITTEE MEETING

OLD CITY HALL, 510 GREENE STREET

THURSDAY, JUNE 4, 2009

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, June 4, 2009.

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

Answering roll call were Committee Members Reverend Dr. Randy Becker, Jerry Curtis, Peggy Ward-Grant, Warren Leamard, Annette Mobley and Madam Chair Carmen Turner.

Vice Chair Castillo arrived at 5:33 P.M.

Also present were City Attorney Shawn Smith, Assistant City Manager Mark Finigan, City Planner Amy Kimball-Murley, Senior Planner Rodney Corriveau, Clerk of the Committee Angela Budde and members of the press and 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 asked for any changes to be made to the agenda.

The Agenda was accepted without opposition or changes.

APPROVAL OF MINUTES:

May 14, 2009

It was moved by Dr. Becker and seconded by Vice-Chair Castillo to approve the Minutes from The Bahama Village Redevelopment Advisory Committee Meeting held on May 14, 2009.

ITEM 6:

REVIEW DRAFT APPLICATION FORMS & PROJECT REVIEW CRITERIA

Madam Chair read the title of the Item.

City Planner Murley discussed the draft application form presented to the Committee highlighting the different items on the application for potential applicants to consider submitting when applying for TIF funds.

The City Planner gave an overview of the accompanying document presented, the draft Project Review Criteria. She explained the estimated points included with the guidelines were developed to assist the Committee with ranking potential projects.

Madam Chair asked for suggestions, revisions and comments from the Committee regarding the draft form. Ms. Ward-Grant commented on the thoroughness of the presented forms and complimented staff for their work. Vice-Chair Castillo suggested a Notary Statement be appended to the end of the application and he also commended staff on a great job. City Attorney Smith suggested adding on the application Florida Statue 837.06, Titled - False official statements - “Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree, punishable as provided in statue 775.082 or statue 775.083”. City Planner Murley discussed the past practices of granting certain fee exemptions to projects and was not certain this practice would continue. Assistant City Manager (ACM) Finigan explained there is a level of prohibition at the state level granting fees as it relates to public facilities. He also stated the Building or Planning fees collected are deposited into the general funds accounts and those fees support the staff performing research on projects. Madam Chair stated the City Commission would be the only authoritative body to waive fees with the ACM agreeing. Madam Chair suggested under Item B, Project

Information moving No. 8 titled Evaluation Criteria to the beginning of the form or combining with No. 2.

Madam Chair asked for suggestions, revisions and comments from the Committee on the draft project review criteria. Madam Chair said the documents were very well done. Madam Chair suggested adding a 30 day time limit in Roman numeral section IV Procedures under No. 1 titled General Conditions. In No. 2 of the same section titled Owner selects Architect/Engineer she would like a 60 day time limit added.

Mr. Leamard asked the City Attorney the role the Committee can take to assure a percentage of funding is benefitting minorities. The City Attorney advised he would have an answer for him prior to the next scheduled meeting.

Agreeing with Madam Chair's suggestion of time limits, Dr. Becker suggested adding a range of time limits.

ACM Finigan caution the Committee on adding constrictive time restraints as unforeseen and uncontrollable circumstances such as natural disasters or weather can be the cause of delays. He also mentioned in-house (HARC or Building) permitting process could delay the moving forward of projects. A discussion between members and staff followed with the City Planner suggesting the addition of a new section in the document specifically addressing the concerns of the committee that address when an applicant's project is not moving forward in a productive manner.

Madam Chair noted under General Conditions section the verbiage should be flexible enough to include projects that do not require Architect/Engineer. ACM Finigan offered to create performance based measurements for the Committee to use as a method of viewing measureable results from those projects that do not require Architect/Engineer services.

ITEM 7:

COMMITTEE AND COMMUNITY INPUT ON POTENTIAL PROJECTS AND PROGRAMS WITHIN THE REDEVELOPMENT AREA

Madam Chair read the title of the item.

The following people spoke on the matter:

Yul Knighten, 720 Whitehead Street
S Donzel Leggett, 216 Eanos Lane
Police Chief Donie Lee
Michael Minken, 315 Petronia Street
Dr.G. Magby, 717 Simonton Street
City Attorney Smith
Police Officer Pablo Rodriguez
Ken Sullivan

Dr. Becker gave an overview of his creative vision for redeveloping Bahama Village.

Madam Chair thanked everyone in the audience for their recommendations and suggestions and stated their comments will assist them as a Committee when they recommend improvements for the City Commission to hear.

COMMENTS:

a) Public Comments

Reverend Thorton, 702 Whitehead Street
Pastor Forbes,
Sue Anne Kitchner
Ken Sullivan
Alton Brown

b) Committee Comments

Vice-Chair Castillo discussed his concerns for the Bahama Village arch at the entrance of Petronia Street off Duval. He also was concerned with the brick flower boxes and the lack of “curb appeal” in the area. City Planner Murley suggested to the committee creating a master plan for architectural improvements, landscaping, lighting, signage and other upgrades for the entire area and they as a Committee could direct staff to prepare the plan. Mr. Leamard asked the City Planner for

her definition to “small” in primary objectives for commercial uses. The City Planner responded to his question with a definition.

Mr. Curtis commented the community involvement at the meeting was appreciated and thanked the members of the audience for their input.

Madam Chair reiterated with Deputy Clerk Budde to have a standing invitation extended to members of the churches and the organizations in Key West and specifically Bahama Village to attend the monthly scheduled B.V.R.A.C. meetings.

ADJOURNMENT:

There being no further business Madam Chair Turner adjourned the meeting at 7:03 P.M.

Angela Budde

Angela Budde, Clerk of the Committee,
Deputy City Clerk