

CITY OF BRADENTON
SPECIAL MEETING OF THE CITY COUNCIL
Dec. 11, 2013
9 a.m.
MINUTES

The City of Bradenton City Council met in a special session in the City Hall Council Chamber, 101 Old Main Street, Bradenton, Florida, at 9 a.m. on Wednesday, Dec. 11, 2013.

Present: Vice Mayor/Councilman Ward 1 Gene Gallo; Councilman Ward II Gene Brown; Councilman Ward IV Bemis Smith; and Councilman Ward V Harold Byrd, Jr.

City Officials: Carl Callahan, City Clerk & Treasurer/Chief of Staff; and William Lisch, City Attorney.

The pre-meeting invocation was given by Councilman Harold Byrd.

The meeting was called to order by Vice Mayor Gallo at 9:03 a.m. He turned over the meeting to City Clerk Carl Callahan.

Pittsburgh Pirates lease

Mr. Callahan said the special meeting was called because there are a few items that need approval prior to the council's next meeting a week from today. First is an amendment to the lease with the Pirates for property around McKechnie Field. It authorizes the Pirates to add a practice field and parking space. Pirates wanted to know if additional land owned by the City could be used by them for overflow parking in the event they need it. Mr. Callahan said this isn't a long-term commitment and the City would notify the Pirates if any of this property couldn't be used on a specific day.

Councilman Smith said there should be some revenue coming back to the City if any City-owned lots are used for parking by the Pirates. He brought up the site that was formerly occupied by the Manatee Inns hotel, located on 14th Street West, and said theoretically revenue from parking cars there could go to the 14th Street CRA because the site is in that district. He reasoned that City-owned lands shouldn't be given away with the City getting a monetary benefit and he suggested approving the parking issue for a year and then getting an update on it after a year. Vice Mayor Gallo agreed that the City should take a look at it in a year to see who is parking where.

Councilman Smith motioned for approval of the second amendment to the Lease & Operating Agreement Approval and stipulated that the City will look at the overflow parking situation at the Manatee Inns site on 14th Street West by Nov. 1, 2014, to determine reasonable assessment of off-site parking policies. Councilman Byrd seconded the motion. The motion was approved 4-0.

Also related to the Pirates lease, Mr. Callahan said it includes the transfer of a parking lot just south of 17th Avenue West to the Boys & Girls Club. It is not currently being used and has little value, he said. It was part of the deal for the Boys & Girls Club to agree to give up their lease and move off their property off 9th Street West. Councilman Byrd wanted the agreement to specify that usage of the lot would remain limited to B&G Club facilities, noting that the Club could sell the land to someone wanting to build a restaurant. Mr. Callahan and Mr. Lisch said there are already limitations in place because of the size and location of the property, not to mention the nearby school, and there's little else that could be built there.

Councilman Brown motioned for approval to authorize Attorney Lisch to complete the transfer of this property to the Boys & Girls Club. Councilman Smith seconded the motion. The motion was approved 3-1 with Councilman Byrd dissenting.

Turning Points subordination agreement

The One-Stop Center for the homeless, now called Turning Points, is planning to seek a \$750,000 loan for improvements to their property on 17th Avenue West, Mr. Callahan said. He said previous agreements in place state that if Turning Points seeks a mortgage, it will be superior to the land development agreements specific to the granting of CDBG funds that specified this property's usage as a homeless center. He said the language is written so if Turning Points defaults on the loan, it doesn't hurt the City; CDBG grant funds would need to be returned to the City if it is no longer serving the homeless as specified in the original agreement executed in 2007.

Councilman Smith said he believes the City needs more information what the loan will allow Turning Points to do. Councilman Smith said this could be considered more of an expansion of services as opposed to site rehabilitation. The original agreement prohibits a site expansion in order to provide additional services to clients, Attorney Lisch said.

Councilman Byrd motioned approval of the subordination agreement. The motion was seconded by Councilman Brown. The motion was approved 3-1 with Councilman Smith dissenting.

Year-end budget adjustments

Mr. Callahan introduced one final budget adjustment for 2012-13. It's related to CDBG funding.

Councilman Byrd motioned for approval and Councilman Smith seconded the motion. The motion was approved 4-0.

Vice Mayor Gallo called asked if anyone from the public wanted to speak. No one did.

The special meeting adjourned at 9:45 a.m.