

## MINUTES

### BAHAMA VILLAGE REDEVELOPMENT ADVISORY COMMITTEE MEETING

OLD CITY HALL, 510 GREENE STREET

THURSDAY, OCTOBER 6, 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, October 6, 2011.

Madam Chair Turner called the meeting to order at 5:33 P.M.

Answering roll call were Committee Members Dr. Randy Becker and Madam Chair Carmen Turner.

Committee Member Vice-Chairman Aaron Castillo arrived at 5:41 P.M.

Committee Members Jerry Curtis and Peggy Ward-Grant were absent

Also present were City Attorney Shawn Smith, Assistant City Planner Don Craig, 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.

City Attorney Smith requested Action item #4 to be postponed at the request of Member Curtis.

Mr. Leamard requested Discussion item #9 to be postponed to November 3<sup>rd</sup> meeting.

Without opposition, the agenda was accepted as changed.

**APPROVAL OF MINUTES:**

**August 4, 2011 (Regular)**

**September 1, 2011 (Regular)**

It was moved by Dr. Becker and seconded by Ms. Mobley to approve the minutes.

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

**PRESENTATIONS:**

**STATUS REPORT ON THE VFW/AMERICAN LEGION POST 168 PROJECT  
(MADAM CHAIR TURNER)**

Madam Chair read the title of the item.

Commander Josephus Chaplin of VFW/American Legion Post 168 gave the Committee a status report on the project and disclosed a conflict had arose between the Architect and the VFW over the previously approved drawings by the VFW's former officers. The current leadership at the VFW had disapproved the Architect's drawings which then resulted in the Architect resigning and no longer providing services.

Mr. Leamard asked the Commander how much money the VFW had collected to date. The Commander reported around \$315,000.00 was left in the project.

Madam Chair Turner explained to the viewers at home, audience members and the Commander the TIF money awarded to the VFW was for the hiring of an Architect and approving the Architect's design drawings for the project. The VFW fulfilled hiring an Architect and the former leadership of the VFW approved the design drawings submitted by the Architect. She explained to the Commander that the current leadership's rejection of the already approved drawings has put the

VFW in a precarious position to now pay for the hiring of a new Architect and re-designed drawings all to be completed in a small window of time.

Mr. Leamard expressed his displeasure at the current status the VFW was in.

Dr. Becker stated for the record any changes to the design such as re-designing the kitchen would be paid for by the VFW organization, not TIF.

A discussion between members and Commander Chaplin occurred and it was agreed upon by both parties for the Commander to give a presentation at the next meeting in November.

**ACTION ITEMS:**

**ACTION ITEM NO. VFWponed to November 3**

**FORMER NAVY GALLEY (PAL BUILDING) REMOVAL OF 6.6 ACRES AND INCLUSION IN REMAINING PORTION OF PROPERTY AS COMMUNITY CENTER; DIRECTING CITY STAFF TO PRESENT A RESOLUTION FOR THE CRA TO AUTHORIZE THE NECESSARY REPAIRS AND MAINTENANCE. (MR. CURTIS)**

**ACTION ITEM NO. BVRAC 11-07**

**AUTHORIZING THE EXTENSION OF APPROPRIATIONS TO THE NEIGHBORHOOD ACCOUNTABILITY BOARD (NEIGHBORHOOD ACCOUNTABILITY BOARD -NAB) 24 MONTHS FROM THE ORIGINAL AWARDING DATE OF MAY 4, 2010. (ACM FINIGAN)**

Dr. Becker recused himself from the item due to having a conflict of interest and proceeded to stepped down from the dais.

City Planner Nicole Malo read the title of the item.

It was moved by Mr. Leamard 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**

**DISCUSSION ITEMS:**

**ROLE OF THE BVRAC IN THE DEVELOPMENT OF THE 6.6. ACRES AT THE TRUMAN WATERFRONT. (MADAM CHAIR TURNER)**

Planner Nicole Malo read the title of the item.

Madam Chair advised the City Commission passed on first reading the proposed Ordinance to provide additional duties for the Bahama Village Redevelopment Advisory Committee. This would allow the Committee to make recommendations and comments to the City Commission acting as the Naval Properties Local Redevelopment Authority (LRA) the use of land owned by the LRA, but falling within the boundaries of the CRA, for the benefit of the Bahama Village Redevelopment Area.

The following people spoke on the matter:

City Attorney Smith  
Planner Nicole Malo

Dr. Becker opine the use of the parcel that is part of the TIF district for the proposed Assisted Care and Independent Living Facility would create a stable use of that parcel and bring revenue into the TIF fund. He explained he looked on the proposed project favorably and stated it was a creative way for the use of the land that should be benefitting Bahama Village to actually do so.

**OVERALL VISION FOR BAHAMA VILLAGE. (DR. BECKER)**

Madam Chair Turner read the title of the item.

Dr. Becker asked the Committee to consider the long term vision for Bahama Village and to be cognizant of what the area would look like in 50 years when hearing presentations on prospective development projects for the area. He encouraged his fellow members to consider if the development project fits into the overall vision of the character and essence known as Bahama Village.

Madam Chair recollected former City Planner Amy Kimball-Murley's involvement with developing measurements in the 2009/2010 plan for the Committee to follow when they were presented with applicants requesting TIF money for projects that would keep in mind the overall vision of the future Bahama Village.

The following person spoke on the matter:

City Planner Don Craig

**IDEAS TO GENERATE INCOME TO SUPPORT TIF (MR. CASTILLO)**

Madam Chair Turner read the title of the item.

Mr. Castillo opened the dialogue by encouraging the community to contact the Committee on ideas or input to generate income back into TIF.

**PERSONAL PROPERTY & REAL PROPERTY Postponed to Nov.3  
(ACM FINIGAN & MR. LEAMARD)**

**UPDATE ON BCCLT/KEY WEST HOUSING AUTHORITY CLOSING.  
(ACM FINIGAN)**

The Clerk reported she had uploaded a statement from the Assistant City Manager Mark Finigan with the latest numbers on the BCCLT closings with the Housing Authority.

City Attorney Smith explained to the Committee there were a number of BCCLT properties in the process of closing and he advised once there was major progress in the closings that staff would advise the Committee with an update.

**STAFF UPDATE ON 2012 APPLICATIONS RECEIVED FOR TIF ALLOCATIONS.  
(ACM FINIGAN)**

Madam Chair Turner read the title of the item.

Planner Malo reported to the Committee the Planning Department had received eight (8) applications for the 2012 funding cycle however; only six (6) were acceptable. She advised the total dollar amount of the six (6) applications totaled \$898,784.00 and the available amount in TIF to appropriate was \$437,110.00.

**COMMENTS:**

**CITIZEN COMMENTS**

Bob Kelly, 1801 N. Roosevelt Blvd.  
Richard Tallmadge, 1700 Jamaica Drive

**COMMITTEE COMMENTS**

Vice Chair Castillo asked if the tax revenue from the BCCLT properties sales would be returned to TIF. The City Attorney answered the revenue would be placed back into TIF with a caveat if the closings proceed as planned and the revenues from those sales do not change. He also said the original 2.1 Million dollar investment to the properties would be preserved by the Key West Housing Authority.

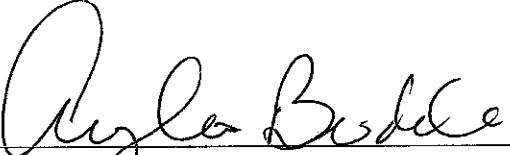
City Planner Craig advised the contract the applicant has with the City can be recommended for removal of the appropriation by the Committee if they choose to go that route.

The City Attorney suggested having the staff lay out the application, requirements and the progress for all to view and have this on a future agenda to make it clear where the VFW stands in this process. The City Attorney advised the members, from a legal perspective protecting the interest of the City, to refrain from being part of two private companies' dispute.

Madam Chair asked for feedback on calling a special meeting for the Committee to discuss the VFW 168 and Dr. Becker advised he would like to have a written report from the VFW and he also encouraged Madam Chair to hold a meeting with Commissioner Lopez and the VFW.

**ADJOURNMENT:**

There being no further business Madam Chair Turner adjourned the meeting at 6:45 P.M.

  
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Angela Budde, Clerk of the Committee



**APPOINTED OFFICERS (continued)**

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

**DISCLOSURE OF LOCAL OFFICER'S INTEREST**

I, Randolph W.B. Becker, hereby disclose that on October 6, 20  :

(a) A measure came or will come before my agency which (check one)

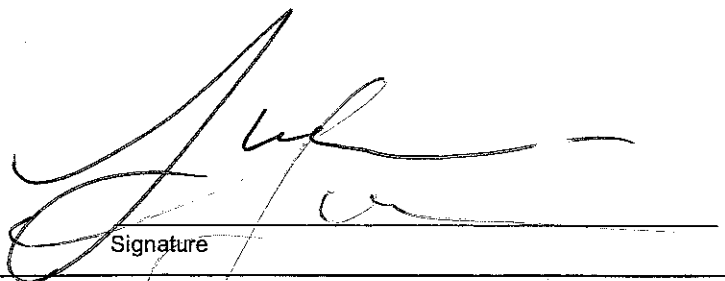
- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, \_\_\_\_\_;
- inured to the special gain or loss of my relative, Spouse, Elissa Bishop-Becker \_\_\_\_\_;
- inured to the special gain or loss of \_\_\_\_\_, by whom I am retained; or
- inured to the special gain or loss of \_\_\_\_\_, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Agenda Action Item for vote on October 6, 2011 for authorizing the extension of appropriations to the Neighborhood Accountability Board (NAB) 24 months from the original awarding date of May 24, 2010.

10-6-2011

Date Filed



Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.