

**CRA BOARD MEETING  
BEGINS IMMEDIATELY FOLLOWING THE  
CITY COMMISSION AGENDA ITEMS  
February 4, 2019  
7:00 PM**

*PLEDGE OF PUBLIC CONDUCT  
We may disagree, but we will be respectful to one another.  
We will direct all comments to issues.  
We will avoid personal attacks.*

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516 8<sup>th</sup> Avenue West  
Palmetto, Florida 34221

(941) 723-4570  
<http://www.palmettofl.org>

**SHIRLEY GROOVER BRYANT, CRA BOARD PRESIDING OFFICER**

**CRA BOARD MEMBERS  
JONATHAN DAVIS, CHAIR  
TAMARA CORNWELL, VICE CHAIR  
HAROLD SMITH  
BRIAN WILLIAMS  
TAMBRA VARNADORE**

---

*Anyone wishing to speak before the CRA Board must complete the Speakers Card prior to the meeting, stating name, address and topic to be addressed. Speakers making public comment will be sworn-in. All comments will be limited to two minutes.*

Open the CRA Board meeting.

**1. CRA BOARD AGENDA APPROVAL**

**Action Request: Motion to approve the February 4, 2019 CRA Board Agenda.**

**2. PUBLIC COMMENT**

Comments shall be limited to two minutes. CRA Board does not generally take action on any matter raised during these public comments, but may direct the matter to be placed on the agenda of a future meeting, if appropriate.

**3. CONSENT AGENDA APPROVAL**

A. Blalock Walters Legal Invoices

(TAB 1)

**Action Request: Motion to approve the February 4, 2019 CRA Board Consent Agenda.**

**4. CRA DIRECTOR'S COMMENTS**

5. PRESIDING OFFICER'S COMMENTS

6. CRA BOARD MEMBERS' COMMENTS

7. ADJOURNMENT

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*Reconvene the February 4, 2019 City Commission meeting.*

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If any person desires to appeal any decision of the City Commission, CRA Board, or of any other Board of the City, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (FS §286.0105).

The City of Palmetto does not discriminate on the basis of race, color, national origin, sex, religion, age, marital status or handicapped status in employment or in the provision of services. Handicapped individuals may receive special accommodation in services on forty-eight hours' notice (FS §286.26). Anyone requiring reasonable accommodation for this meeting as provided for in the American with Disabilities Act should contact the City Clerk by telephone at 941-723-4570, fax 941-723-4576 or e-mail [jfreeman@palmettofl.org](mailto:jfreeman@palmettofl.org) or [alarowe@palmettofl.org](mailto:alarowe@palmettofl.org).

**POSTED: January 31, 2019**

# TAB 1



# CRA Agenda

## City of Palmetto City Hall Commission Chambers

Meeting Date:  
2/4/19

**Presenter/Department:** Jim Freeman/City Attorney  
**Title:** Blalock Walters Legal Invoices

Background Discussion:

Legal bills for services rendered through 12/31/18 have been received and require approval for payment.

<u>Account</u>	<u>Invoice</u>	<u>Amount</u>	<u>GL#</u>	<u>GL Description</u>
30985-060	30	\$1,495	190-559-531.0600	Attorney Fees
30985-089	6	\$1,001	190-559-561.0000	Land
30985-090	5	\$526	190-559-561.0000	Land

**Budgeted Amount:**

\$52,384/\$0

**Available Amount:**

-\$4,284.80/-\$1,401.50

**Expenditure Amount:**

\$1,495/\$1,527

**Is this expensed from Operating Budget?**

- Capital Expense
- Non Capital Expense

**Is this part of the CIP: Y/N**

**Cost and Funds Source Account Number and Name:**

See above

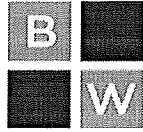
**City Attorney Review: Y/N**

Direction Requested/Potential Motion:

Motion to approve the payment of the attached legal invoices.

**Staff Contact:**

**Attachments:** Blalock Walters Invoices – 30985-060 #30, 30985-089 #6, 30985-090 #5



**BLALOCK  
WALTERS**  
ATTORNEYS AT LAW

WE MAKE A DIFFERENCE

P.O. Box 469 • Bradenton, Florida 34206-0469  
ph: 941.748.0100 fx: 941.745.2093

JIM FREEMAN, CITY CLERK  
516 8TH AVENUE WEST  
PALMETTO, FL 34221

Page 1  
December 31, 2018  
Account # 30985-060  
Invoice # 30

P/O CONVENTION HOTEL SITE PART. AGRMT & LEASE

**REMITTANCE COPY**

30985-060

MPB

BALANCE

\$3,312.00

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Page 1  
December 31, 2018  
Account # 30985-060  
Invoice # 30

P/O CONVENTION HOTEL SITE PART. AGRMT & LEASE

MPB

DUPLICATE

*For Professional Services Rendered Thru 12/31/2018*

			HOURS	
12/05/2018	MPB	Work on contract.	0.80	184.00
12/06/2018	MPB	Telephone call with Tony DeRusso on financing agreement.	0.30	69.00
12/07/2018	MJL	Discuss provisions to protect CRA through bond, escrow or liquidated damages and arbitration.	0.30	69.00
12/10/2018	MPB	Review In Development changes to Convention Center Incentive Agreement; Prepare memo to project team; Telephone call with Mayor Bryant.	1.90	437.00
12/12/2018	MPB	Revise draft agreement; Prepare memo to Tony DeRusso.	0.80	184.00
12/13/2018	MPB	Prepare memo to Tony DeRusso; Review memo from Bob Gause.	0.60	138.00
12/14/2018	MPB	Revise the agreement; Telephone call with Tony DeRusso.	0.50	115.00
12/18/2018	MPB	Telephone call with Tony DeRusso.	0.30	69.00
12/26/2018	MPB	Prepare memo to Tony DeRusso.	0.40	92.00
12/31/2018	MPB	Review Tony DeRusso memorandum. Prepare memorandum to Mayor Bryant.	0.60	138.00
		TOTAL FOR THE ABOVE SERVICES	6.50	1,495.00
		TOTAL CURRENT WORK		1,495.00

JIM FREEMAN, CITY CLERK

Page: 2  
December 31, 2018  
Account # 30985-060  
Invoice # 30

P/O CONVENTION HOTEL SITE PART. AGRMT & LEASE  
MPB

PREVIOUS BALANCE \$2,829.00

PAYMENTS RECEIVED

12/17/2018 Payment received on account. Thank you! -1,012.00

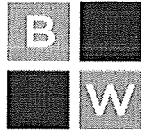
AMOUNT DUE (includes Previous Balance if shown above) \$3,312.00

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Page 1  
December 31, 2018  
Account # 30985-089  
Invoice # 6

PURCHASE OF 904 4TH STREET W, PALMETTO

**REMITTANCE COPY**

30985-089

MPB

BALANCE

\$895.50

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December 31, 2018  
Account # 30985-089  
Invoice # 6

PURCHASE OF 904 4TH STREET W, PALMETTO

MPB

DUPLICATE

*For Professional Services Rendered Thru 12/31/2018*

			HOURS	
12/01/2018	GSD	Review title commitment and address manners related to mortgages and trust affidavits.	0.80	148.00
	MRP	Assisted with title matters for the property.	0.50	115.00
12/10/2018	MRP	Review of and signed updated title commitment.	0.40	92.00
12/12/2018	MPB	Begin review of the Cardno report.	0.40	92.00
12/16/2018	GSD	Follow up with seller regarding title matters including trust affidavits and releases.	0.30	55.50
12/17/2018	MRP	Assisted with title clearance matters.	0.40	92.00
12/27/2018	MRP	Update regarding contract status.	0.20	46.00
12/28/2018	GSD	Negotiate extension terms; review lien matters; and coordinate execution of extension.	0.70	129.50
	MRP	Update regarding transaction status.	0.20	46.00
12/31/2018	GSD	Correspondence regarding lien payoffs; draft point paper for commission meeting regarding extension.	1.00	185.00
		TOTAL FOR THE ABOVE SERVICES	4.90	1,001.00
		TOTAL CURRENT WORK		1,001.00
		PREVIOUS BALANCE		\$683.00

JIM FREEMAN, CITY CLERK

Page: 2  
December 31, 2018  
Account # 30985-089  
Invoice # 6

PURCHASE OF 904 4TH STREET W, PALMETTO  
MPB

PAYMENTS RECEIVED

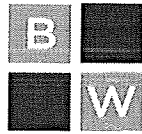
12/17/2018	Payment received on account. Thank you!	-788.50
	AMOUNT DUE (includes Previous Balance if shown above)	<u>\$895.50</u>

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Page 1  
December 31, 2018  
Account # 30985-090  
Invoice # 5

PURCHASE OF 911 5TH STREET WEST PALMETTO

**REMITTANCE COPY**

30985-090

MPB

BALANCE

\$1,290.50

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Page 1  
December 31, 2018  
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PURCHASE OF 911 5TH STREET WEST PALMETTO

MPB

DUPLICATE

*For Professional Services Rendered Thru 12/31/2018*

			HOURS	
12/11/2018	MPB	Prepare memo to Jeff Burton; Work on possible extension.	0.40	92.00
12/13/2018	GSD	Telephone conference with N. Easterling and correspondence regarding extension for environmental.	0.50	92.50
	MPB	Prepare memo on extending Groover's Market contract; Telephone call with Nick Easterling.	0.40	92.00
12/18/2018	GSD	Draft closing extension and coordinate with agents regarding extension.	0.50	92.50
	MPB	Review due diligence issues.	0.20	46.00
12/31/2018	GSD	Draft point paper for commission meeting regarding extension.	0.60	111.00
		TOTAL FOR THE ABOVE SERVICES	2.60	526.00
		TOTAL CURRENT WORK		526.00
		PREVIOUS BALANCE		\$1,096.50
<u>PAYMENTS RECEIVED</u>				
12/17/2018		Payment received on account. Thank you!		-332.00
		AMOUNT DUE (includes Previous Balance if shown above)		<u>\$1,290.50</u>

JIM FREEMAN, CITY CLERK

Page: 2  
December 31, 2018  
Account # 30985-090  
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PURCHASE OF 911 5TH STREET WEST PALMETTO  
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