

OCTOBER 18, 1989

The Manatee County Civic Center Authority met in REGULAR SESSION at the Civic Center, Palmetto, Florida, Wednesday, October 18, 1989, at 7:30 a.m.

Present were members:

Russell A. McInerney, Chairman
 P. Allen Schofield, Vice-Chairman
 Donald Brittain
 Walter Grace
 William Orr
 Barbara Turner

Absent was member: Eugene Wiseman

Also present were:

John Graham, Director
 Kim Umana, representing R. B. Shore,
 Clerk of Circuit Court

Representatives of the various news media were present.

The meeting was called to order by Chairman McInerney.

MINUTES

Upon motion by Mr. Orr and second by Mr. Grace, the minutes of September 12, 1989 were unanimously approved.

CONSENT AGENDA

Motion was made by Mr. Brittain, seconded by Ms. Turner and carried unanimously, to approve the Consent Agenda. Items approved:

Insurance - Quarterly payment to County	\$ 2,198.24
Florida Power & Light - 8/1-31/89	11,562.80
Florida Power & Light - 9/1-30/89	11,406.52
Parks and Recreation - Lawn maintenance	1,000.00
Hussey Seating - Replace electrical components	3,386.00
Aladdin Ward - Repair parking lot & security lights	3,412.17
Manatee County - Cash for final settlement of show	11,250.00
Turn of the Century Prod - Prod Rock N Roll Reunion	2,600.00

FINANCIAL REPORT

The Financial Report was deferred to the November meeting.

UTILIZATION REPORT

John Graham, Director, submitted and reviewed the September, 1989 Utilization Report and Comparison.

CIVIC ORGANIZATIONS

The Chairman reported on various speaking engagements.

BUSINESS CONTACTS

It was determined that speaking to civic organizations, the Civic Center Guild and the hiring of J. C. Shafranek, Sales Director, had served the purpose of having Authority members contact local businesses to promote the Civic Center.

PUBLIC RELATIONS SERVICES

The Director introduced Doug Jones, formerly with Tully-Menard Advertising, who submitted a proposal for Public Relations Services. He stated there would be no contract, but a monthly retainer of \$750.

Discussion: Prepare presentation for civic organizations; work with the Guild; Guild formulating By-Laws; service should pay for itself; normal fee \$60-75/hour; amending budget; no bid because month-to-month billing, etc.

Motion was made by Mr. Schofield, seconded by Mr. Orr and carried unanimously, to retain Doug Jones, according to the proposal at \$750 per month on a month-to-month basis.

HAWN AMEX - LAWN MAINTENANCE

Motion was made by Mr. Orr, seconded by Mr. Brittain and carried unanimously, to accept into the record the executed contract with Hawn Amex, Inc. for lawn maintenance.

RECORD S9-42

CENTER NAME CHANGE

The Director relayed a suggestion by the Convention and Visitors Bureau that the name of Civic Center be changed to **Manatee Convention and Civic Center**.

Mr. Jones stated that the new name would enhance the opportunity to bring conventions to the area.

Terri Kiel, Convention and Visitors Bureau, stated that organizations contacting her office inquire about convention centers, not civic centers.

Motion was made by Mr. Brittain, seconded by Ms. Turner and carried unanimously, to adopt the name "Manatee Convention and Civic Center" and ask the Board of County Commissioners for approval.

PERSONNEL POLICY

The Director submitted an amendment to the Personnel Policy regarding use of Sick Leave. This would parallel the County Policy wherein if no sick time is used during the fiscal year, two days are added to the employee's vacation time.

Motion was made by Mr. Schofield, seconded by Mr. Orr and carried unanimously, to approve the amendment to the Sick Leave Policy.

RECORD S9-43

MARQUEE

The Director stated that clients using the conference wing have requested more than "day of the event" Marquee advertising. As use of the conference wing increases, the request appears to be valid.

He submitted revised Marquee Policy. Following discussion that it did not give the Director authority to make amendments, it was determined that Note 1. be amended to read:

1. All use of Marquee is at the discretion of the Executive Director, including any deviations from the above guidelines.

Motion was made by Mr. Brittain, seconded by Mr. Grace and carried unanimously, to adopt the proposed Policy as amended.

RECORD S9-44

CITY OF PALMETTO ELECTRIC SURCHARGE

The Director submitted a letter to the City of Palmetto requesting an exemption from payment of the 5 percent Utility Franchise Fee and the 10 percent Utility Tax paid to the City.

BY-LAWS

Motion was made by Mr. Orr, seconded by Mr. Brittain and carried unanimously, to accept the By-Laws.

RECORD S9-45

PARKING LOT - OVERNIGHT PARKING

The Director submitted correspondence regarding overnight camping in the Center parking lot by exhibitors. He stated a campground had complained that such practice deprives area facilities of rent and the County of tourist tax.

He stated he had polled other buildings in the area and found this is a common practice. Certain shows require recreation vehicles be able to park and stay near the building.

Discussion: City of Palmetto jurisdiction; charge for water and electricity; sanitary facilities; public relations problem with campgrounds; if not allowed to stay in the parking lot, some shows would not use the Center; charge resort tax; legal review, etc.

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(Cont'd)

AUDIT - HABEN BOULEVARD GRANT

The Director submitted a letter from the City of Palmetto transmitting an audit of grant funds to the City of Palmetto for construction of Haben Boulevard. The audit purports all funds were expended.

Disposition: Contact Commissioners to check on status.

ENTERPRISE ZONE

J. C. Shafranek, Sales, stated the Palmetto City Council is proceeding with making the Civic Center area an Enterprise Zone to allow qualifying for a 501(c)(3) foundation exemption. This would allow contributors to write off fifty percent of contributions.

HOTEL

Ms. Turner expressed concern regarding the type of hotel proposed by Gil Waters for property north of the Center.

Mr. Orr reported that the Community Development Block Grant was approved and problems with Department of Transportation had been resolved.

Discussion: Need type hotel that will enhance the Center; discussions with Mr. Waters regarding need for good hotel; have made concerns known; conditions regarding open parking lot to development, etc.

JOE RUSSO - PRIVATIZATION

Joe Russo submitted a written proposal for privatization of the Civic Center (discussed 9/20/89). He offered to pay the County \$1,000,000 per year for rights to operate the Civic Center and take over responsibility for operating costs of the facility.

Mr. Russo stated his background is in the entertainment business, and he could get acts in the area based on his association with the industry. He suggested having a party to introduce the facility to the community.

He stated his organization will operate the facility and he will provide financial support. He recently formed Major Productions Inc. in order to operate the Center and movie production.

Discussion: Must be put out to bid; staffing and personnel; capital improvements; levels of maintenance and service; deed restrictions; box office and kitchen staff, etc.

Mr. Russo was requested to provide resumes of individuals associated with his organization.

Discussion: Mr. Russo produce shows for a period of time to establish record; Tourist Development Council funds; numerical forecast, etc.

Mr. Russo was requested to submit his needs to operate, including capital improvements, in order for the Authority to determine what its needs would be.

A special meeting was called for November 1, 1989 at 5:30 p.m. to discuss Mr. Russo's needs.

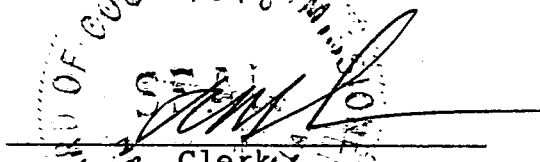
Discussion: Mr. Russo bought rights to "Raging Bull II"; need for resume of prior business ventures; public facility management company.
(Depart Ms. Turner during discussion)


MEETING ADJOURNED

There being no further business, the meeting was adjourned.

Attest:

APPROVED:


Clerk
Adj: 9:50 p.m.
/sgf


Chairman 11-15-89