

**Community Redevelopment Area Advisory Board
Meeting Minutes
Thursday, August 4, 2016
3:00 – 5:00 PM
City Commission Conference Room, City Hall**

MEETING MINUTES

Board Members: Cliff Wiley, Brian Goding, Ben Mundy, Cory Petcoff, Pastor Eddie Lake, Commissioner Jim Malless, Zelda Abram, Todd Baylis, Dean Boring

Staff: Nicole Travis, Bissi DiCenso, Celeste Deardorff, Patricia Hendler, D’Arial Reed

Guests: Gail Bagley

Packets

- Projects Status Report
- Meeting Minutes dated June 2, 2016
- Working Budgets Dixieland, Midtown, and Downtown
- Memo – Down Payment Assistance Grant Request
- Memo – Approval of the Infill Adaptive Reuse Grant Program
- Memo – Update on East Main Street Design District
- Memo- North Lake Mirror Redevelopment Site

Handouts

- Aerial map of Massachusetts Avenue properties north of Parker Street

Housekeeping

Nicole Travis introduced new CRA Project Manager Bissi DiCenso.

The Advisory Board agreed on a Board Retreat day and time of October 6, 2016, noon to 3 PM. This will take the place of the regular October meeting.

Action Items – Old Business

Meeting Minutes dated June 2, 2016

Dean Boring moved to approve the minutes from June 2, 2016 and Commissioner Malless seconded. The minutes were approved as submitted.

Action Items – New Business

Down Payment Assistance Request

Bissi DiCenso reviewed the recent request for a Down Payment Assistance Grant for a new build home which would cost more than the current Lakeland Area median home price. Previously the Advisory Board had approved a motion authorizing Staff to approve Grant requests unless the purchase price was higher than median home price in which case the request would come to the Advisory Board for approval. In light of this first request and in anticipation that there will be more requests for grants on homes exceeding the median home price, Staff recommended that the Homeowner’s Down Payment Assistance Grant be capped at 20% of the Lakeland Area Median Home Price. Commissioner Malless moved to cap the Grant at 20% of the Lakeland Area median home price as established by the Lakeland Association of Realtors in August of each year. Brian Goding seconded the motion which passed unanimously.

Patricia Hendler reported that one of the financial institutions which is working with the prospective buyers suggested that the CRA should protect its investment in the grant program and prohibiting profiteering through resale of the properties by Grantees. Staff's recommendation after discussing with the City Attorney's office was to record an Option to Purchase the property at the Grantee's purchase price less the 20% grant at any time within the first five years of the receipt of the grant. The recorded grant would cloud the title and halt any sale of the house to anyone purchasing title insurance. Commissioner Malless moved approval of the Staff recommendation. Brian Goding seconded the motion which passed unanimously.

Infill Adaptive Reuse Grant Program

Bissie DiCenso presented a proposed Infill Adapted Reuse Grant program which would provide grant funds for Midtown commercial building owners to make system improvements to their properties. Advisory Board members approved of the concept as presented and directed Staff to write the grant program and bring it back to the next Advisory Board meeting. They recommended ADA Accessibility improvements be eligible along with the electrical, plumbing, HVAC, fire suppression/fire sprinklers as proposed. The Advisory Board also requested that these grant applications come to the Advisory Board for approval. Staff will bring the written grant program to the next meeting.

Discussion Items

East Main Street Gateway Sign

Bissie DiCenso reviewed the proposed East Main Street Design District sign design competition and the two proposed locations for the signs.

North Lake Mirror Redevelopment Site RFQ

Patricia Hendler reviewed the proposed dates for the RFQ issue, submission, and final recommendation. Advisory Board members were in agreement that the RFQ make clear that the development must pay the going rate for property tax.

802 N. Massachusetts Avenue

Staff requested that the Advisory Board revisit the proposed purchase of 802 N. Massachusetts Avenue in light of the anticipated purchase closing on 801 N. Massachusetts Avenue and the need for parking for Mass Market. Commissioner Malless made a motion to authorize Staff to offer up to \$200,000 all cash net to the seller subject to a Phase II environmental report. Dean Boring seconded the motion which passed unanimously.

Adjourned at 4:23 PM

Next Meeting, Thursday, September 1, 2016, 3 PM, City Commission Conference Room.



Cory Petcoff, Chairman

4-6-2017

Date