

**Community Redevelopment Area Advisory Board
Meeting Minutes
Thursday, October 6, 2016
12:00 – 3:00 PM
Community Development Conference Room, City Hall**

MEETING MINUTES

Board Members: Brian Goding, Ben Mundy, Cory Petcoff, Todd Baylis, Dean Boring,
Staff: Nicole Travis, Celeste Deardorff, Jim Studiale, D’Ariel Reed, Patricia Hendler
Guests: Palmer Davis

Packets

- Meeting Minutes dated September 1, 2016
- CIPs Dixieland, Downtown, and Midtown
- Letter of Intent Crystal’s World of Dance

Handouts

- 2016 CRA Planning Meeting Survey Results

Housekeeping

- Sunshine Law 101 - Assistant City Attorney Palmer Davis gave Advisory Board Members a review of the Sunshine Law as it pertains to their positions and actions as Advisory Board Members
- Recommendation New Advisory Board Members - Staff reported that two Midtown representative positions were opened due to resignations. Staff has contacted community leaders for recommendations and two candidates have indicated interest in serving on the Advisory Board: Frank Lansford, owner of Payne Air Conditioning and Heating which is located in the East Main District, and Colleen McCalip who lives in the Midtown CRA and is a social worker for the Polk County School Board. The recommendation for their appointment will go to the City Commission Boards and Committees Committee for approval.

2016 Redevelopment Activity

CRA Manager Nicole Travis gave an overview presentation of the LCRA’s new and existing programs and accomplishments during the 2015/2016 Fiscal Year. A review of the Survey results and ensuing discussion regarding priorities for 2016/2017 Fiscal Year resulted in the following recommendations:

- Priority for Funded Activities
 - Promoting Existing Incentive Programs
 - Lincoln Square Development
 - Advocating Downtown Infrastructure
- Priority for Non-Funded Activities
 - Garden District - recommendations included making Fix It Up program available and identifying target houses for the program and removing the SPI overlay
 - Downtown Infill Development
 - Design Pattern Book for 10 Acre Development Site
- Recommended Items Not Included in Survey
 - Removal of SPI overlay in Garden District
 - Promotion of safer designated bicycle paths, creative parking solutions, encouraging public art, and acquisition of available properties within CRA districts where appropriate.
- Should the CRA Advisory Board Bylaws Be Changed Regarding Advisory Board Member Appointments
 - General agreement that there should be an effort to balance the board but no revised requirements regarding professions.

Action Items – Old Business

Meeting Minutes dated September 1, 2016

Ben Mundy moved to approve the minutes from September 1, 2016 and Brian Goding seconded. The minutes were approved as submitted.

802 N. Massachusetts Avenue

Staff reported that the owner of the property countered the \$195,000 purchase offer with \$395,000. Advisory Board members agreed the price was too high to consider and recommended that Staff suggest to the seller that if he decided to list the property with a broker that he exclude the LCRA as a Buyer from the listing contract. Staff will follow up.

Action Items – New Business

801 N. Massachusetts Avenue – Letter of Intent

Staff reviewed the written lease proposal from Crystal's World of Dance for the property at 801 N. Massachusetts Avenue. Board members agreed that a dance school with after school activities was an ideal use for the property and would bring good traffic to the area. Dean Boring made a motion to move forward with a lease on the terms and conditions offered. Todd Baylis seconded the motion which passed unanimously.

Discussion Items

Talbot House

There was general discussion about Talbot House and the operation's impact on the Mass Market development and the surrounding neighborhood. It was agreed that in the 2018 Fiscal Year Budget a line item would be included for possible acquisition of the property.

Paul A. Diggs Neighborhood

There was general discussion of how to get a branch operation or a group similar to Parker Street Ministries in Paul A. Diggs neighborhood. Staff will follow up on this inquiry.

Budget Information

Todd Baylis requested that budget information be presented in a bar chart showing encumbered and unappropriated amounts.

Adjourned at 2:24 PM

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



Cory Petcoff, Chairman

4-6-2017

Date