

**Community Redevelopment Area Advisory Board
Meeting Minutes
Thursday, November 5, 2015
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, Zeldia Abram, Todd Baylis, Earl Johnson, Dr. Sylinda Fulse

Absent: Dean Boring

Staff: Nicole Travis, Jim Studiale, Celeste Deardorff, Judith Keller, Patricia Hendler

Guests: Evan Johnson and Mike Chen – Tindale Oliver, Julie Townsend, Susan Spelios, Sam Simmons

Packets

- Meeting Minutes dated October 1, 2015
- Real Estate Appraisal 729-745 E. Parker Street - excerpt
- Oak Street Parking Lot – Site Plan
- Memo – Proposed Changes to CRA Incentive Programs
- Design Assistance Grant Application 311 E. Parker Street
- Design Assistance Grant Application 618 N. Massachusetts Avenue

Handouts

- Dixieland, Downtown, and Midtown Capital Improvement Plans

Presentation

- Evan Johnson and Mike Chen presented the findings of the East Main Street Study prepared by Tindale Oliver and Associates, Inc.. The presentation included demographics, economic data, real estate market data, and feedback from focus groups convened by the consultants. Recommendations for revitalization and economic development of the area based on these findings were also presented. There were some questions and recommendations from Advisory Board members which will be incorporated into the final written report that Tindale Oliver expects to deliver to the CRA in December. Chairman Petcoff asked Advisory Board members to come to the December meeting with ideas and suggestions for CRA redevelopment incentives and programs for the area and that Staff put this discussion on the Agenda as the “Presentation” for the December meeting.

Old Business

Meeting Minutes dated October 1, 2015

Minutes were approved as submitted.

Update 729-741 E. Parker Street

Staff reviewed the market appraisal of the property completed by Mark Misiaszek valuing the property at \$162,000 and compared it with the previous appraisal submitted by Peace River which valued the property at \$40,500. Commissioner Malless moved to authorize the sale of the property to Peace River at the \$162,000 appraised value; Pastor Lake seconded the motion which passed unanimously. Staff will contact Peace River.

Update Oak Street Parking Lot

Staff reviewed the revised siteplan for the Phase II expansion. Final SWFMD permit has been issued and building permit application will be submitted next week.

Update Former Salvation Army Site

The Your Pro Kitchen lease was approved by the City Commission and Staff is working with Risk Management and City Attorney on final issues regarding insurance. The lease for the apartments was also

approved, but Staff is required to go through a PUD action because the apartments are not allowed within the current C-2 zoning. Staff went through DRT process and has received comments on current proposed site plan. Staff met with Cory Petcoff, Jon Kirk, and John Rife, developer of East End Market, yesterday afternoon and gathered a wealth of valuable information regarding the redevelopment of 820 N. Massachusetts as a market/art gallery/art studios. In that meeting John Rife suggested that the site could work better without the Halo Building which is in very bad shape including mold intrusion from a leaky roof. There is asbestos abatement in this structure necessary whether we renovate or demolish. Commissioner Malless asked for Staff to bring a new site plan showing the site without the Halo Building to next meeting and to proceed with preparation of a bid packet for the abatement/demolition.

Update Lincoln Square Development

Staff has met with Community Development Planning Staff to review the proposed site plan for the property. Planning staff suggested that the plan should be more reflective of the single family neighborhood surrounding the property and that it should not have attached housing if possible. Current site plan with some attached dwellings includes 24 residences. If the plan is revised to all single family detached, units would be reduced to 20. The property will need a zoning change from its present MF zoning and Staff is proceeding with that. There was discussion of the Planning Staff suggestions and Advisory Board members directed Staff to bring a revised site plan showing only single family detached housing to the December meeting.

Update Bay Street Development

Bay Street is tentatively scheduled to close week of November 9. Staff has been working diligently with City Departments to coordinate the necessary infrastructure work to facilitate the developer's desire to close in early November. Undergrounding of electric along Oak Street is currently underway.

New Business

Update – Proposed Changes to Incentive Programs

Staff reviewed the memo outlining current Downtown TIF Program, Midtown Gateway, Midtown Façade and Site Improvement Grants and proposed changes to same. There was discussion of the proposed changes and how implementation could work particularly in regard to the enforcement of required reimbursement by Grantee if property which had received a façade improvement were to be sold within five years of the grant award. Commissioner Malless moved to accept the proposed changes to the Downtown TIF Program. Cliff Wiley seconded the motion. Todd Baylis abstained from the vote which passed unanimously. Pastor Lake moved approval of the proposed changes to the Midtown Façade and Site Improvement Matching Grant programs. The motions was seconded by Todd Baylis. Discussion included directing Staff to consult with City Attorney as to the best way to approach enforcement of the reimbursement upon sale and a suggestion that the time limit be a maximum of five years. The motion passed unanimously. Ben Mundy moved that the Midtown Gateway program be replaced by a TIF Program. The motion was seconded by Brian Goding. Discussion directed Staff to define community benefits referenced in the Staff recommendation. The motion passed unanimously.

Design Assistance Grants 311 E. Parker Street and 618 N. Massachusetts Avenue

Staff reviewed the two Design Assistance grant applications both of which were recommended for approval. Commissioner Malless moved approval of both grants, Earl Johnson seconded the motion which passed unanimously.

Other

Staff gave a brief report on the October 28 Charette for the North Downtown Redevelopment Site.
Adjourned at 5:10 PM.

Next Meeting, Thursday, December 3, 2015, 3 PM, City Commission Conference Room.



Cory Petcoff, Chairman

4-6-2017

Date