

Community Redevelopment Area Advisory Board

Meeting Minutes

Thursday August 3, 2023

3:00 PM – 5:00 PM

Lakeland Electric Conference Rooms 1A & 1B

Attendance

Board Members: Terry Coney, Chrissanne Long, Katy Martinez, Tyler Zimmerman, Ronald Roberts, Jason Ellis, Teresa O'Brien and Commissioner McCleod

Absent: Christine Goding

Staff: Valerie Ferrell, Karen Thompson, Shelley Guiseppi, Jonathan Rodriguez, Sandra Fairall and Carlos Turner

Guests: Assistant Director Jason Willey, LPD/NLO/CRA Officer Hammersla, LPD/NLO/CRA Officer Vaughn, LPD Sgt. Henry, Khalil Majied, Franklin Cruz, Dayle Fabrizio and Sarah Walsh

Packets

- Meeting Minutes dated June 1, 2023
- Financial Update
- Project Progression Report
- Managers' Report
- Staff Updates

Updates

Valerie Ferrell introduced new CRA Board Members Ronald Roberts and Jason Ellis.

Shelley Guiseppi stated incentives are on track with some that are coming to an end. Those coming to an end are the Kat Café and Richard Fox Plumbing.

Valerie advised that the projects that have been on the tracker for some time is normal as these projects do take time to be completed. This being due to the review of the applications by staff and working through the construction process with labor and/or materials.

Valerie stated the Five Points Roundabout received a bid and will be presented to City Commission and an update will be provided soon. The Mirrorton Bay Streetscape is scheduled for construction in the new fiscal year along with N. Scott Avenue and Emma Street sidewalk improvements.

Regarding the managers' report, Valerie Ferrell introduced new CRA Project Manager Karen Thompson. Karen discussed the success of the Biz Bash event on June 20th. She has been reviewing the CRA area and discussing strategic acquisitions.

Valerie Ferrell advised the Neighborhood Association Collation quarterly meeting is tonight August 3rd.

Jonathan Rodriguez provided a brief overview of the Neighborhood Association Collation and encouraged all available Board Members to attend the quarterly meetings.

Meeting Minutes Dated April 6, 2023

Chrissanne Long motioned to approve minutes.

Katy Martinez seconded which passed unanimously

Discussion Items

Valerie Ferrell presented the proposed budget overview for FY24 and provided a brief explanation on the process of creating the budget.

The Dixieland area showed a property value growth rate of 6% Downtown was 18% and Midtown was 10%. The overall City growth rate was 12.15.

The Dixieland area is 73 acres established in 2001 and will sunset in 2031. The based year accessed value is \$22.1 million. The revenue is \$410,812 with the total expenses being approximately \$725,344. But there are surplus funds that carry over each year to cover any overages with the revenues.

Commissioner Mcleod questioned if the incentive requests have increased.

Valerie Ferrell advised the funding changed, but the awarding of the incentives varies.

The Downtown area is 555 acres and was established in 1979. It was extended in 2005 and will sunset in 2035. The based year access value is \$69.9 million. The revenue is about \$3.8 million. The expenses are \$5,265,676. Downtown is also the only area with TIF rebates.

The Midtown area is 4,463 acres which is the largest CRA area. It was established in 2001 and will sunset in 2031. The based accessed value is \$313.8 million. The revenue is \$7.8 million, and the total expenses are \$9,524,955.

The next steps for the budget will be to bring it to the City Commission in September to be adopted in October.

Terry Coney questioned the carryover of the funds from the previous year and if obtaining developers is an issue.

Valerie Ferrell stated the carryover funding varies each fiscal year. Staff is careful with balancing the funds to ensure there is enough available for the current fiscal year demands with current projects, future planned projects and available on-demand funds to contribute to potential projects.

Terry Coney questioned the funding for the Five Point Roundabout.

Valerie Ferrell advised that type of project is so large, that funding is accumulated over years to ensure the CRA can pay for their portion. The CRA is unable to solely fund large projects as that would deplete funding and limit other potential projects.

Ronald Roberts asked if the surplus funds have been reallocated for a greater need in the City.

Valerie Ferrell advised the funds are trust funds dollars generated within that specific district and only allocated for that district.

Discussion Items

Valerie Ferrell provided an update with the Oak Street parking lot agreement with Onicx Group. The plan is to close on their construction loan in September and to start construction in late fall.

Commission Mcleod questioned the extensions from Onicx Group.

Valerie Ferrell stated the site plan and building permit have not yet been approved so the extensions are warranted.

Katy Martinez asked if there are any delays with the project.

Valerie Ferrell advised the delays are only limited to the development review process.

Jason Ellis questions what determines the number of affordable houses for this project.

Valerie Ferrell stated this was a negotiation with the developer and advised this project did not receive any type of affordable housing incentives.

The Downtown West Study results are still in progress. The meeting occurred on July 11th and the results should be presented to the advisory board in October.

Valerie Ferrell advised the CRA Annual Board retreat will be on September 7th, 2023. The focus being information and education regarding CRA's.

Khalil Majied questioned the number of applicants for the landbank.

Valerie Ferrell advised there are 47 applicants.

Franklin Cruz asked if funds are available for housing in the Northwest area of Lakeland.

Valerie Ferrell advised the CRA contributes funding to the City's Housing Division to administer affordable housing initiatives. The Affordable Housing Land Bank Program and all properties allocated for availability is one example. Other housing incentives administered by the Housing Division include down payment assistance program.

Officer Vaughn provided a brief update of what the NLO/CRA Officers have been doing and advised to reach out to them if any issues arise.

Terry Coney thanked the officers for their service.

Tyler Zimmerman asked for an update regarding South Florida Road Diet.

Valerie Ferrell stated she will obtain updates from the next staff meeting and will follow up with an with the CRA Advisory Board at its next regular meeting.

The Feng Shui sculptor restoration is in the works. There are some missing pieces that are in the process of being imported from another country that caused a slight delay in completion.

Chrissanne Long asked about the two remaining vacancies of the CRA Board.

Valerie Ferrell stated applications are being review and the vacancies should be filled by September.

Adjourned at 3:54 PM

Next Meeting, Board Retreat Thursday, September 7, 2023, at 9:00am-4:00pm.


Terry Coney, Chairman

OCT 5, 2023
Date