

AGENDA

Community Redevelopment Area Advisory Board

Thursday, January 5, 2017 | 3:00 PM – 5:00 PM
City Commission Conference Room, City Hall, Third Floor

A. Housekeeping

1. Staff

B. Action Items

1. Old Business
 - 1.1 Meeting Minutes dated November 3, 2016
2. New Business
 - 1.1 Word Alive Ministry Properties - Memo

C. Discussion Items

1. Budget Encumbrances
2. Lincoln Square Bids
3. Haus 820

D. Adjourn

NEXT REGULAR MEETING:

Thursday, February 2, 2016, 3:00 - 5:00 PM – City Commission Conference Room

DIXIELAND COMMUNITY REDEVELOPMENT AREA						
FY 2017 - WORKING BUDGET		WITH APPROVED CARRY OVERS`				
last updated:	1/3/2017	AS APPROVED FY '17 CIP Budget	FY '17 CIP Budget	EXPENDITURES	ENCUMBRANCES	AVAILABLE
REVENUES						
Tax Increment~		\$ 195,000	\$ 195,000			
Interest Income		\$ 9,400	\$ 9,400			
Unappropriated Surplus		\$	\$ -			
CARRYOVER FROM FY 2016*						
Total Revenues		\$ 204,400	\$ 204,400			
Operating						
Misc. Projects		\$ 99,074	\$ 99,074	\$ 358	\$ -	\$ 98,716
Small Project Assistance		\$ 29,230	\$ 29,230	\$ 1,837	\$ -	\$ 27,393
Annual Report		\$ 20,000	\$ 20,000	\$ -	\$ -	\$ 20,000
Publications & Promotions		\$ 5,000	\$ 5,000	\$ 450	\$ -	\$ 4,550
Landscape Maintenance by Other City Departments		\$ 2,500	\$ 2,500	\$ -	\$ -	\$ 2,500
Corridor Enhancements		\$ 1,730	\$ 1,730	\$ 9	\$ -	\$ 1,721
SFLA Corridor Improvements		\$ 92,000	\$ 92,000	\$ -	\$ -	\$ 92,000
Alley Improvement Projects		\$ 50,000	\$ 50,000	\$ -	\$ -	\$ 50,000
Alley Maintenance		\$ 40,000	\$ 40,000	\$ -	\$ -	\$ -
		\$ 2,000	\$ 2,000	\$ -	\$ -	\$ 2,000
Dixieland CRA Fund		220,304.00				
Total		204,400.00				
		Approved Budgeted Expenses				

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

MEETING MINUTES

Board Members: Brian Goding, Ben Mundy, Cory Petcoff, Dean Boring, Zelda Abram, Cliff Wiley, Commissioner Jim Malless, Pastor Eddie Lake
Staff: Nicole Travis, Celeste Deardorff, Jim Studiale, D’Ariel Reed, Patricia Hendler
Guests: Frank Lansford, Colleen McCalip, Barry Friedman

Packets

- Meeting Minutes dated October 6, 2016
- CIPs Dixieland, Downtown, and Midtown
- Memo – Mass Market Change Order

Handouts

- Mass Market Change Order Contingency Log

Housekeeping

- CRA Manager Nicole Travis introduced proposed new Advisory Board members Frank Lansford and Colleen McCalip. Their nominations will go to the Boards and Committees Committee on November 4 and if approved to the City Commission for final approval on November 7. Both Frank and Colleen gave a short bio and described their current involvement in the Midtown CRA.

Action Items – Old Business

Meeting Minutes dated October 6, 2016

Dean Boring moved to approve the minutes from October 6, 2016 and Commissioner Malless seconded. The minutes were approved as submitted.

Mass Market Change Order

Chairman Petcoff introduced the topic reminding Advisory Board members that this is a change order in name only since the additional costs being presented are for the change of scope prompted by the tenant leases (Haus Management for event and collective office space and Artifact Studio and Gallery) which were signed after the initial construction contract bid was approved. The scope also includes the garden area on the northeast corner of the block. Nicole Travis reviewed the additional work being added along with how the value engineering of the original bid (resulting in a credit of \$309,363) had so far been used for contingencies. There is currently a credit balance of \$95,681.66. After a discussion of the cost items in the contractor’s proposals Commissioner Malless made a motion to authorize up to \$239,524 for the Collective at Mass Market and \$314,450 for the Mass Market revisions as presented in the Strickland Construction Schedule of Values for each project. The motion also included that the record should reflect that an additional \$400,000 in construction cost was anticipated for the project so this increase is a net of \$154,000. Dean Boring seconded the motion which passed unanimously. Dean Boring then made a motion approving Staff to pursue the construction of the garden for a cost not to exceed \$50,000. Commissioner Malless seconded the motion which passed unanimously.

114 E. Parker Street

Staff reported that the property appraisal for 114 E. Parker Street owned by Lighthouse Ministries came in at \$145,000. The Advisory Board had previously authorized purchase of the property for the appraised value as established by a Florida Licensed Appraiser. Lighthouse had agreed to sell for Appraised Value, but not less than \$225,000. Upon receipt of the appraisal Lighthouse stated it was not willing to sell for \$145,000 but still wanted to sell the property and was considering an auction, approaching area non-profits and/or churches, or trying to reach a compromise with the CRA. Staff agreed to bring a compromise purchase price of \$185,000 (the difference between the \$145,000 and \$225,000) to the Advisory Board. After discussion about the pros and cons of purchasing the building, Commissioner Malless moved to offer \$150,000 with Buyer to pay all closing costs. Dean Boring seconded the motion which passed with one “no” vote by Cliff Wiley.

Action Items – New Business

There were no Action Items for New Business

Discussion Items

North Lake Mirror Redevelopment Site Ranking

Staff reported that the Selection Committee for the North Lake Mirror Redevelopment Site RFQ had met to review the three submittals. CRA Advisory Board Member Ben Mundy served on the committee. Broadway RES, LLC; Framework Group, LLC; and Prestige Redevelopment Operations, LLC/Orlando Neighborhood Improvement Corporation were the three development groups who submitted proposals. The final ranking was: 1) Framework 2) Broadway 3) Prestige/Orlando. The recommendation to begin negotiation with Framework will go to the City Commission for approval on November 21 if there is no protest lodged by the 5PM, November 3 deadline.

G4S Security

Staff reported that the Mass Market apartment residents had continued to suffer car break-ins with shattered windows and in one case finding used syringes in the back seat. Staff has hired G4S Security to patrol the block including our 801 N. Massachusetts Avenue building nightly. This is an armed guard service, and the company was recommended to Staff by Joe Tedder’s office who has used their services. Since the patrols have begun, there have been no further break-ins. The anticipated length of service will be until construction has been completed and all tenants have access to secure, fenced parking on site. Advisory board members suggested that we get arrest data for the area now and over the time that G4S is on site.

FYI

Staff announced that future meetings may take place in another conference room due to scheduled renovation of City Commission Chambers which may result in construction noise. Staff will let Advisory Board members know if/when location is to be changed on a meeting by meeting basis.

Adjourned at 3:36 PM

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

Cory Petcoff, Chairman

Date

Memo

To: CRA Advisory Board
From: Patricia Hendler
Date: December 27, 2016
Re: Word Alive Ministries Properties

CRA Staff was approached by a local real estate broker who had listed the properties at 902 and 0 N. Kentucky Avenue currently owned by Word Alive Ministries.

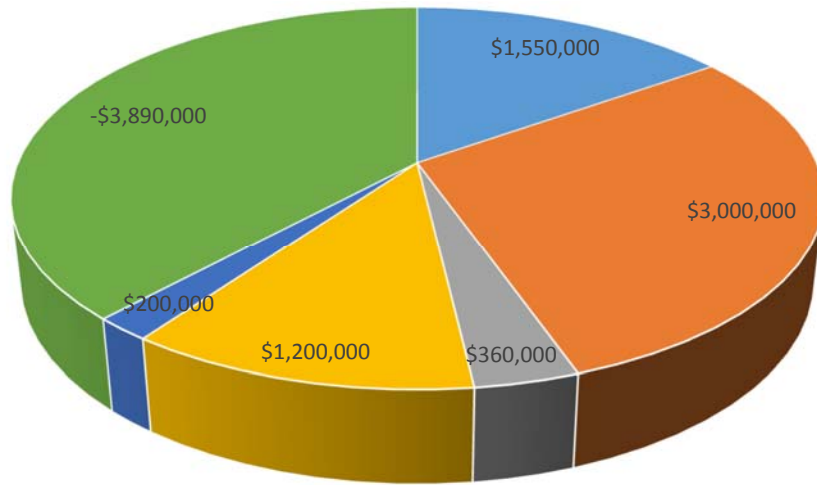


The properties are north and east of Mass Market. The larger parcel has a Total Assessed Valuation of \$215,822 (\$3.55 psf) and the smaller parcel's Total AV is \$11,435 (\$.85 psf).

This asking price for the larger parcel is \$349,900 (\$5.76 psf) and for the smaller parcel \$199,900 (\$14.80 psf).

Staff asked the broker if there was an existing market appraisal of the properties or in absence of that what the valuation process was. The response was that if there were any interest at all, offers would be considered.

To-Date Encumbered Projects



- Lincoln Square
- Mass Market
- Incentives
- E. Main Street Incentives
- Mass Ave Redevelopment
- Unencumbered

**MID-TOWN COMMUNITY REDEVELOPMENT AREA
CAPITAL IMPROVEMENT PLAN**

	ADJUSTED 2016 BUDGET	2017 PROJECTED	2018 PROJECTED	2019 PROJECTED	2020 PROJECTED	2021 PROJECTED	2022 PROJECTED	2023 PROJECTED	2024 PROJECTED	2025 PROJECTED	2026 PROJECTED
REVENUES:											
Tax Increment	2,302,610	2,349,000	2,396,000	2,444,000	2,493,000	2,543,000	2,594,000	2,646,000	2,699,000	2,753,000	2,808,000
Interest Income	294,360	71,000	28,000	26,000	26,000	35,000	38,000	36,000	48,000	47,000	47,000
Residential Redevelopment - Rental Income	10,298	20,000									
Misc. Revenues	6,722						147,580				
Unappropriated Surplus	7,608,889	1,684,604	182,797	452,737	(467,371)	(509,781)	(794,286)	(229,134)	(276,048)	(1,010,433)	(796,275)
TOTAL REVENUES	10,222,879	4,124,604	2,606,797	2,922,737	2,051,629	2,068,219	1,985,294	2,452,866	2,470,952	1,789,567	2,058,725

EXPENSES:

Neighborhoods:											
Northeast Neighborhood	1,019,580	250,000	250,000	300,000	300,000	300,000	300,000	350,000	350,000	350,000	350,000
Northwest Neighborhood	1,538,208	600,000	600,000	300,000	300,000	300,000	300,000	350,000	350,000	350,000	350,000

Redevelopment Plan MUJAC:

East Main Street Master Plan	521,054	500,000	500,000	400,000	400,000	400,000	300,000	300,000	300,000	300,000	300,000
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Corridor Enhancements:

Ingraham Avenue Enhancements	8,400	8,652	8,912	9,179	9,454	9,738	10,030	10,331	10,641	10,960	11,289
W. Lake Parker/Lakeshore Trail Improvements	663,746			350,000							
Bella Vista Trail	556,055										
Rose Street Enhancements	40,000										
Citrus Connection Services (LAMTD Agreement)	155,000	155,000	155,000								
Memorial Blvd	1,910,000	40,000	50,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Redevelopment of Massachusetts Ave Properties	1,595,866	1,409,650	29,795	29,941	30,090	30,241	30,395	30,550	30,708	30,869	31,032
Brunnell Parkway (Memorial to 10th Street)	25,000	50,000									
Brunnell Parkway (W. Parker St to Memorial)	37,903										
Landscape US 98 - Memorial to 10th Street	15,600	16,068	16,550	17,047	17,558	18,085	18,627	19,186	19,762	20,354	20,965
Landscape US 98 - Griffin to 10th Street	15,600	16,068	16,550	17,047	17,558	18,085	18,627	19,186	19,762	20,354	20,965
Landscape Parker Street	8,400	8,652	8,912	9,179	9,454	9,738	10,030	10,331	10,641	10,960	11,289
Providence Rd. - W. 10th St. to Griffin Road	700,000			400,000							
Landscape Intown Bypass	8,400	8,652	8,912	9,179	9,454	9,738	10,030	10,331	10,641	10,960	11,289
MLK - (Memorial to 10th Street)	8,400	8,652	8,912	9,179	9,454	9,738	10,030	10,331	10,641	10,960	11,289
Brunnell Parkway Corridor	50,000										
E. Main Street Landscaping Maintenance	12,500	12,875	13,261	13,659	14,069	14,491	14,926	15,373	15,835	16,310	16,799
Parkview Place Pedestrian Improvements								300,000	300,000		350,000

Miscellaneous:

Operating Expenses	152,234	382,886	394,373	406,204	418,390	430,942	443,870	457,186	470,901	485,029	499,579
Small Project Assistance	990,917	350,000	350,000	350,000	350,000	350,000	350,000	400,000	400,000		
Property Management	30,216	52,530	53,581	54,652	55,745	56,860	57,997	59,157	60,340	61,547	62,778
Affordable Housing	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
CRA Annual Report	4,800	4,944	5,092	5,245	5,402	5,565	5,731	5,903	6,080	6,263	6,451
Community Policing Innovation	150,000	244,975	131,949	137,227							

TOTAL EXPENSES

	10,222,879	4,124,604	2,606,797	2,922,737	2,051,629	2,068,219	1,985,294	2,452,866	2,470,952	1,789,567	2,058,725
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UNAPPROPRIATED SURPLUS:

Beginning Balance	10,573,103	2,964,214	1,279,610	1,096,813	644,076	1,111,447	1,621,228	2,415,514	2,644,648	2,920,696	3,931,129
Sources / (Uses)	(7,608,889)	(1,684,604)	(182,797)	(452,737)	467,371	509,781	794,286	229,134	276,048	1,010,433	796,275
Ending Balance	2,964,214	1,279,610	1,096,813	644,076	1,111,447	1,621,228	2,415,514	2,644,648	2,920,696	3,931,129	4,727,404

Memo

To: CRA Advisory Board
From: Nicole Travis
Date: January 5, 2017
Re: Lincoln Square Redevelopment Site Work Bids

BACKGROUND

- On December 1, 2011, the Lakeland Community Redevelopment Agency purchased the 120-unit apartment complex for \$1,348,016. The purchase was a to support neighborhood stabilization and develop a redevelopment strategy for the crime ridden and functional obsolescent buildings.
- March 12, 2012 - The property was successfully vacated with approximately 50% of tenants being relocated, 45% moving out without penalty for arrears, and 8 evictions. Cost for the relocation and vacating is at \$218,000.
- Asbestos abatement was required prior to demolition. Lakeshore Environmental a company out of Birmingham, Alabama was awarded the abatement and demolition bid at \$1,780,000. The work was completed December 2013.
- June 2014 City and CRA staff engaged the Blackmon Roberts Group, Inc. (consultants) to facilitate a community involvement process to gain input and ideas from stakeholders, representing the interest of residents in, and adjacent to, the Lincoln Square property.
- October 2014 - Blackmon Roberts Group Inc. final report delivered. The number one consensus for reuse of the property is affordable housing. A desire to alleviate the traffic congestion of the car lines for Lincoln Academy was also expressed by many neighborhood residents.
- September 3, 2015 – The newly consolidated CRA Advisory Board voted to move forward with development of affordable housing on the 5-acre site.
- A civil engineer and architect were hired to begin the design process.

- Bid # 6335 for Site and Infrastructure work was issued on October 19, 2016. Two bids were received; Strickland Construction and Grade-A-Way.

BIDS

1. Strickland Construction - \$867,624; 15 days to start; 220 duration
2. Grade-A-Way - \$709,753; 15 days to start; 180 duration

Upon evaluation of the bid responses, Staff requested *Clarification* from both responders to further compare the disparity between bids. The *Clarification* responses revealed that Grad-A-Way did not include \$106,646 in their original bid. Bids prices cannot be adjusted after the initial opening of the bid. Based on the recommendation from the City Attorney's Office and the Purchasing Manager, the Grade-A-Way bid must be deemed unresponsive.

Staff is recommending the award of Bid No. 6335, Site Work and Infrastructure for the Future Residential Redevelopment of Lincoln Square in the Midtown Area, be awarded to Strickland Construction in the amount \$867,624.

Staff and the City Attorney's Office is continuing to work with the Polk County School Board on solutions to alleviate the traffic concerns caused by Lincoln Academy School pickup and drop-off car cuing.