

## Community Redevelopment Area Advisory Board

### Meeting Minutes

Thursday January 11, 2024

3:00 PM – 5:00 PM

City Commission Conference Room

#### **Attendance**

Board Members: Terry Coney, Chrissanne Long, Katy Martinez, Christine Goding, Lynne Simpkins, Jason Ellis, Commissioner LaLonde and Ronald Roberts

Absent: Tyler Zimmerman

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

Guests: Director Brian Rewis, Assistant Director Jason Willey, Assistant City Attorney Alex Landback, Kevin Lovelace, Samantha Odom, Intern Ashley Parow, Kimberly Moore, Marcus Ruggiero, LPD/NLO CRA Officer Hammersla, LPD/NLO CRA Officer Sanchez and LPD/NLO Officer McGurk

#### **Packets**

- Meeting Minutes dated December 7, 2023
- Financial Update
- Project Progression Report
- CRA Incentive Program Overview

#### **Action Items – Old Business**

##### **Financial Update & Project Tracker**

Valerie Ferrell provided an update on financials and projects. Staff is working on policy updates and the Annual Report which will be presented to the Advisory Board and City Commission in March along with incentive revisions.

##### **Meeting Minutes Dated December 7, 2023**

Chrissanne Long motioned to approve.  
Lynne Simpkins seconded which passed unanimously.

#### **Housekeeping**

## **Action Items – New Business**

### **CRA Incentives Program Overview**

Valerie Ferrell provided an overview of the Design Assistance Incentive. This program began in 2014 and revised in 2019. The objective is to pay for architect services to help improve the facades and site of businesses.

Katy Martinez asked what the motivation for this incentive is.

Valerie Ferrell stated it is to help implement the improvement that is visualized by the architects rendering.

Lynne Simpkins asked what happens if someone is unaware of incentives and already started their project.

Valerie Ferrell advised grants are only available for projects that have not been started. One condition is the applicant must speak to the CRA before they obtain a building Permit.

Chrissanne Long asked if there are outreach attempts to notify businesses of available incentives.

Valerie Ferrell advised yes.

Discussion ensued.

Valerie Ferrell discussed the Art Infusion Incentive which began in 2021. This program is centered on refreshing building facades through the installation of murals. The CRA pays for artists to prepare sketch, install mural as well as paint and supplies.

Terry Coney asked if the murals on Yard on Mass, The Well and Talbot House were projects of this incentive.

Valerie Ferrell stated those murals were additional investments in CRA owned properties and not a part of this incentive.

Chrissanne Long questioned the amount of funding available for this project and if recipients must cover any additional costs.

Valerie Ferrell stated that as of today, no recipient has had to pay. The CRA has been able to fund every project, but the structure of the incentive will be modified to better assist future recipients.

Valerie Ferrell explained the Infill Adaptive Reuse. This incentive started in 2016, revised in 2018 and again in 2019. This is a matching grant for interior building upgrades for leasehold improvements.

Terry Coney questioned if adding an elevator would qualify for this incentive.

Valerie Ferrell stated yes, that would qualify.

Valerie Ferrell discussed the EDGE incentive, formerly known as Food-Related services. This was established in 2011 and revised in 2016. This is a matching grant for electric, water and wastewater, utility connections and upgrades, installation of attached fixtures, grease traps, backflow preventers, venting systems, sprinkler systems, solid waste and recycling management.

Jason Ellis asked if impact fees for food-related businesses were considered in this incentive.

Valerie advised no but it is worth considering.

Terry Coney asked if Harry's Seafood Bar & Grille inquired for funding.

Jonathan Rodriguez advised yes but they already obtained permits which made them ineligible.

Valerie Ferrell presented the STEMM incentive. This was formerly known as Job Creation Incentive and was established in 2016. This is assistance to qualified projects that add STEM-based jobs in Midtown by reimbursing permit fees, water and wastewater impact fees, infrastructure improvements and transportation and traffic improvements.

Chrissanne Long asked for an example of STEMM job.

Valerie Ferrell stated this would be science, technology, engineering, mathematics and manufacturing jobs.

Discussed ensued.

Valerie Ferrell presented TIF incentive. Tax Increment Financing was established in 2000 and revised in 2015. This provides developers reimbursement of tax increment generated as a result of property improvements. Increment is reimbursed for five years at 50% of the tax increment until the end of the term of the agreement. It also cannot be combined with other CRA incentives.

Discussion ensued.

## **Discussion Items**

Terry Coney asked for an update from the LPD/NLO Officers.

Officer Hammersla advised no new updates at this time.

Lynne Simpkins questioned the median placement and signage on Griffin Road during the construction on Providence Road.

Brian Rewis stated he has reached out to obtain more information.

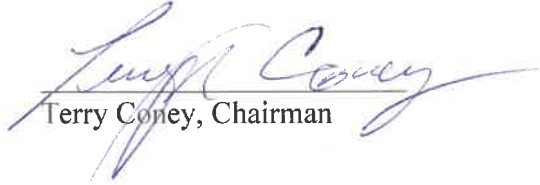
Discussion ensued.

Christine Goding asked if LPD officers have the crisis training.

Officer Hammersla advised all officers are required to complete crisis training.

Adjourned at 3:51 PM

Next Meeting, Thursday, February 1, 2024, at 3:00 PM.

  
Terry Coney, Chairman

FEB 1, 2024  
Date