

**Community Redevelopment Area Advisory Board
Meeting Minutes
Thursday, May 17, 2018
3:00 – 5:00 PM
City Commission Conference Room, City Hall**

Attendance

Board Members: Ben Mundy (Vice-Chair), Dean Boring, Harry Bryant, Brandon Eady, Brian Goding, Frank Lansford, and Cliff Wiley

Absent: Cory Petcoff (Chair), Pastor Edward Lake, Commissioner Stephanie Madden, Zelda Abram, and Nicole Travis (CRA Manager)

Staff: Alis Drumgo, Valerie Ferrell, Michael Smith, D’Ariel Reed and Jonathan Rodriguez

Guests: Commissioner Bill Reed, Michael Blasco (Tampa Bay Food Truck Rally), Kevin DeFrances and Ashley Jensen (Meatballs & More), Barry Freidman (Lakeland Now), Officers Bailey and Harrison (Lakeland Police Department)

Packets

- Meeting Minutes dated April 5, 2018
- Financial Update
- Memo – 802 N. Massachusetts Ave. – Food Truck Park Update

Housekeeping

Action Items – Old Business

Meeting Minutes dated April 5, 2018

Frank Lansford moved approval of the minutes. Dean Boring seconded the motion which passed unanimously.

Financial Update

Ben Mundy noted the inclusion of the update for informational purposes.

Action Items – New Business

802 N Massachusetts Ave – Food Truck Park (Update)

In April 2017, the CRA acquired 802 North Massachusetts Avenue for the purpose of land assembly next to Mass Market and its proximity to the highly visible intersection of Parker Street and Massachusetts Avenue. This corner is visible to approximately 25,000 vehicles daily, so its marketability as an anchor commercial use is high. The adjacent grass lot is used for event parking for Mass Market tenants. The corner is zoned C-2 and is separate from the Mass Market Planned Unit Development (PUD) zoning designation. This zoning is ideal for a broad range of office and retail commercial uses with exposure to high traffic volumes. Staff recognizes that the long-term reuse of the combined lots is ideal for private commercial development.

Valerie Ferrell gave a presentation of similar sites.

In December 2017, the Board approved the food truck, bar and dog park concept presented by Tampa Bay Food Trucks (TBFT). A preliminary budget was approved not to exceed \$100,000. Staff began preliminary site plans, architectural design and drafting lease terms. In March 2018, CRA staff presented preliminary costs for

Board consideration. Direction was given to proceed with the event parking as presented. The food truck park needed further evaluation to refine construction costs and associated site improvements. There was also an additional tenant inquiry to utilize the food truck space by Meatballs & More. The Board agreed to table the discussion until more details could be presented.

KCMH prepared architectural renderings demonstrating a similar concept as the Mass Market building, but playing off the historic garage shop use of this site. After feedback from the Advisory Board, CRA staff further evaluated the building with the consulting architect and site engineers. Renovation of the existing structure is possible, but every element of the building's construction would need significant work. This could be a potential savings of 10%, however this could be less if structural issues are uncovered during construction. The architect recommended demolition of the existing structure and constructing a new building, similar in size, oriented towards the intersection of Massachusetts Avenue and Parker Street, maximizing the entire use of the site.

Food Truck Park Construction Estimates

\$250,000 Building Construction

\$150,000 Related site work (provides approximately 20 grass parking spaces)

\$40,000 10% Contingency

\$440,000 proposed total

Staff requested each potential tenant provide their highest and best offer for the Board's consideration.

Staff recommended the Board approve construction of the food truck park with a budget of \$440,000 and select a tenant.

Alis Drumgo noted the amount of investment the Board has previously approved in the surrounding area and the potential benefit and flexibility of this particular use.

Discussion ensued regarding the functionality of the site as it relates to each of the proposed tenants.

Dean Boring moved approval of Staff's recommendation for a \$440,000 budget for construction. Harry Bryant seconded the motion which carried unanimously.

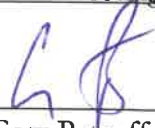
Brandon Eady moved approval of Tampa Bay Food Trucks as the tenant. Dean Boring seconded the motion which carried unanimously.

Discussion Items

Officer Harrison with the Lakeland Police Department recognized the improvements that have been made in the Midtown district and the impact the CRA's investment in the community has made. He would like to make a similar report or update at each of the Board meetings going forward.

Adjourned at 5:01 PM

Next Meeting, Thursday, June 7, 2018, 3 PM, City Commission Conference Room.



Cory Petcoff, Chairman



Date