

## **Community Redevelopment Area Advisory Board**

### **Meeting Minutes**

**Thursday, November 1<sup>st</sup>, 2018**

**3:00 – 5:00 PM**

**City Commission Conference Room, City Hall**

### **Attendance**

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

Absent: Commissioner Stephanie Madden and Cory Petcoff

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

Guests: Barry Friedman (Lkld Now), Sam Houghton (Truly Holdings), Sarah Keener (Keener Builders), Peter Maris (Truly Holdings), Dan Signor, Joe Tedder (Polk Tax Collector)

### **Packets**

- Meeting Minutes dated October 4<sup>th</sup>, 2018
- Financial Update
- Project Progression Report
- Memo- Union Hall – 1032 S. Florida Ave

### **Housekeeping**

### **Action Items – Old Business**

#### Meeting Minutes dated October 4th, 2018

Harry Bryant moved approval of the minutes. Frank Lansford seconded the motion which passed unanimously.

### **Action Items – New Business**

#### Union Hall – 1023 S. Florida Ave

The building, which housed the former Truly Nolen business at 1023 S Florida Avenue, sits adjacent to the Dixieland Mall and recently renovated Lean Spaces, a co-work and collaborative office. Lean Spaces is the completed renovation of the Old Vito's Restaurant at 1021 S Florida Ave, and the successful idea from partners Sam Houghton and Peter Maris. As property owners of both buildings; Mr. Houghton and Mr. Maris have aligned again for the new live performance venue that will be known as Union Hall.

The concept behind Union Hall is to provide a small entertainment venue that provides a unique live music experience. Lakeland musician Dan Signor has leased the space and will manage booking local and regional acts. In addition to entertainment, local food truck, Meatballs & More will be staged in the courtyard to offer it's culinary dishes for lunch and dinner. The vision is to provide a space that can host family game nights, live music, or dinner and a show seamlessly.

In January 2018, the CRA provided design assistance with renderings produced by Jon Kirk, KCMH, that later fueled the interior design concept. The scope of work includes comprehensive demolition of the interior space; which has already been completed. The remaining improvements include new electrical, HVAC, ADA-accessible restrooms, new entrances at the side and rear of the building, a walk-in cooler as well as façade improvements on the South Florida frontage and Hunter Street frontage. The entire courtyard is also a major

investment providing a much-needed outdoor space adjacent to both Lean Spaces and Union Hall guests. The incurred costs and planned expenses to finish construction is estimated at \$600,000. The completed renovations at Lean Spaces exceeded \$400,000 so the total investment in Dixieland is approximately \$1 million.

The site previously received Design Assistance before it became Truly Nolen in 2009. No other incentives have been awarded at this location.

The applicant requested a total grant award of \$90,000. The improvements are consistent with the Dixieland Redevelopment Plan by contributing to the physical, economic and social well-being of the area and attracting food-related service providers, restaurateurs and specialty food providers.

Due to budget constraints, Staff and the applicants have agreed to reduce the grant amount by \$10,000 as this request will max out the funds available in the Dixieland district.

Dan Signor gave a brief presentation to further detail the concept of the site.

Brian Goding suggested the Board consider increasing the Façade and Site Improvement grant to allow additional funds for buildings that have frontages on two streets. Considering a large majority of pedestrian traffic is focused in Dixieland alleyways it may be beneficial to consider the frontages in the alleyway for mural installations or other improvements to encourage interactional alleys.

Ben Mundy advised the discussion would continue in subsequent meetings.

Alis Drumgo noted that no formal agreements have been made for additional projects in the district and that the remainder of the Dixieland budget was being reserved for the South Florida Ave Road Diet.

Union Hall's anticipated opening is scheduled for December 2018.

Brian Goding moved approval of Staff's recommendation. Brandon Eady seconded the motion which passed unanimously. Ben Mundy recused himself because his business partner is the architect.

## **Discussion Items**

Joe Tedder thanked the Board and Staff for their support of the recent changes that have taken place at the Tax Collector's Office on Massachusetts Ave. He also extended an invitation to the unveiling of the new Goddess mural on Monday, November 26<sup>th</sup>, 2018.

Alis updated the Board on the status of the W. Lake Parker Shared-Use Path project. He will provide renderings at the December 6<sup>th</sup> meeting.

Valerie Ferrell updated the Board on the progress of the Project Redfish lease agreement. As it stands, the current agreeable terms are; CRA will be responsible for demolition of the existing structure located at 801 N Massachusetts Ave. and preparing the site to be "shovel ready". CRA will also assist in the design phase up to the preparation of construction plans. Project Redfish will then hire a contractor and move forward with the permitting process. The Redfish team originally requested an option to purchase that was not approved by the City's legal team. Instead, they've been given a right of first refusal to assure the property will not be sold without their consent. Assuming the terms are fully agreed upon, the lease is expected to be presented at the December 3<sup>rd</sup> City Commission meeting.

Discussion ensued regarding the Downtown Debt Service.

In response, Alis agreed to provide a detailed breakdown of the debt structure and agreement terms. A discussion reminder for Downtown finances will be included in the April 2019 agenda as requested.

Discussion ensued regarding the S. Florida Ave Road Diet.

In response, Alis agreed to review the details of the CRA's commitment to the project and give an update at the December 6<sup>th</sup> meeting.

Discussion ensued regarding the Down Payment Assistance program.

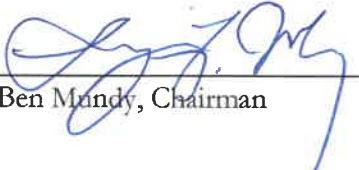
In response, Alis agreed to review the terms of the Down Payment Assistance program, Façade and Site Improvement incentive, and Dixieland alley art suggestions. Staff will prepare recommendations for the December 6<sup>th</sup> meeting.

Alis and Michael Smith reviewed the opportunity zones in Lakeland as requested by Pastor Lake.

Valerie invited the Board to attend the Tapestries Opening at ArtiFact on November 2<sup>nd</sup>. She also provided a brief update on the murals that are currently in progress.

**Adjourned at 4:11 PM**

**Next Meeting, Thursday, December 6, 2018, 3 PM, City Commission Conference Room.**

  
Ben Mundy, Chairman

Date

12/06/18



**APPOINTED OFFICERS (continued)**

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

**DISCLOSURE OF LOCAL OFFICER'S INTEREST**

I, Benjamin F. Mundy, Jr., hereby disclose that on November 1, 20 18:

(a) A measure came or will come before my agency which (check one)

- inured to my special private gain or loss; KCMH Architects
- inured to the special gain or loss of my business associate, \_\_\_\_\_;
- inured to the special gain or loss of my relative, \_\_\_\_\_;
- inured to the special gain or loss of \_\_\_\_\_, by whom I am retained; or
- inured to the special gain or loss of \_\_\_\_\_, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Incentive award for Union Hall, 1023 South Florida Avenue, Lakeland.  
Conflict: the project architect, Jonathan Kirk, is a fellow principal of KCMH Architects. KCMH will receive payment for services performed for renovation of Union Hall.

November 15, 2018  
Date Filed

[Signature]  
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.