

Community Redevelopment Area Advisory Board

Meeting Minutes

Thursday December 15, 2022

3:00 – 5:00 PM

City Commission Conference Room, City Hall

Attendance

Board Members: Brandon Eady (Chair), Tyler Zimmerman, Chrissanne Long, Terry Coney, Teresa O'Brien, Harry Bryant, Christine Goding and Kate Lake

Absent: Commissioner Chad McLeod

Staff: Valerie Ferrell, Shelley Guiseppi and Carlos Turner

Guests: Assistant City Attorney Jerrod Simpson, Assistant Director Jason Willey, Assistant Director Teresa Maio, Mayor Bill Mutz, Mike Smith, Officer Shuttler, Officer Sanchez, Lt. Henry, Lt. Parker, Dr. Sallie Brisbane, Eric Greenhow, Randy Greenhow, Mark Piburn and Sarah Walsh

Packets

- Meeting Minutes dated November 5, 2022
- Financial Update
- Project Progression Report
- Memo – Well Done Development Request
- Memo – Affordable Housing Infill Land Bank Program

Housekeeping

Action Items – Old Business

Financial Update & Project Tracker

Valerie Ferrell advised financials are doing well and projects are on track.

Housekeeping

Brandon Eady welcomed new board member Christine Goding.

Valerie advised of the CRA Officer transition. Four officers have been selected and the previous officers were thanked for their service. She discussed the 2023 Board meeting calendar dates and possible changing of the meeting time. An update was provided about S. Florida Ave and a resolution will be considered Monday 12/19.

The CRA Board training will be held January 20, 2023. Brandon Eady encouraged all members to attend.

Meeting Minutes Dated November 5, 2022

Kate Lake motioned to approve minutes.

Teresa O'Brien seconded which passed unanimously.

Action Items – New Business

Well Done Development Request

Valerie Ferrell presented the request from Well Done Development. The Well came to the City Commission and CRA requesting funding. There are acoustic issues due to the walls, windows and flooring. There is also an issue with the business not appearing on Google maps. She also provided the history of the project advised rent calculations. They are requesting rent deferment and funding for art and sound improvements.

Dr. Stone started with a detailed overview of The Well. She explained that Well Done Development is their EIN and is encompassed with three DBA's. Well Done Events is the DBA under Well Done Development. Well Done Events provides entertainment services. The Well is also a DBA.

Dr. Stone explained the main issues were the Pandemic and acoustics in the building. Catapult donated 15 sound clouds to help with the acoustics and they added curtains. She stated the business is not being profitable and all funds received are put back into the business, so a 12-month rent deferment would help and provide relief. They have been able to partner and collaborate with other small businesses but has not generated a high profit margin. But they have not been able to recover due to the pandemic and the deferment will allow the business to recover.

Chrissanne Long questioned the google maps issue.

Dr. Stone stated it has not been resolved and explained what Google advised.

Chrissanne Long then questioned the relationship between other businesses.

Dr. Stone advised relationships are good and collaborating is the number one solution to helping them. They have applied for many different types of funding to help as well.

Brandon Eady questioned the business model and revenue.

Dr. Stone advised one of the projected revenues was \$199 a month membership fee for approximately 90 customers. The membership fee was then reduced to \$50 a month in attempt to attract more memberships.

Brandon Eady questioned the number of current memberships.

Dr. Stone advised there are about 20 current memberships.

Brandon Eady expressed his concern with the deferment. He stated if the revenue does not increase, they business may continue to see challenges with revenue.

Dr Sallie advised adjustments are being made to increase the revenue. Discussion ensued.

Kate Lake asked how will The Well make more revenue in year 2023.

Dr. Stone advised by hosting events.

Chrissanne Long stated there does not appear to be a plan to generate revenue to be sustainable and does not feel comfortable agreeing to the request. She suggested a 3-month deferment and for Dr. Stone to provide a plan to show how they will be able to succeed.

Dr. Stone stated she does not understand why her business model is being dissected when she is asking for help.

Brandon Eady explained this is about her business and the information she provided is not clear on the success of the business for the next 12 months. Discussion Ensued.

Kate Lake offered to table the request to allow Dr. Stone to obtain financials and come back to discuss.

Assist Attorney Jerrod Simpson advised the details of the lease agreement stating there is a late payment fee associated. So, tabling the request will create additional fees unless an addendum is added to the lease.

Kate Lake motioned to recommend an addendum to the lease with a 3-month waiver through March and revisit the topic during the February meeting with financials and business plan.

Chrissanne long seconded motion which passed unanimously.

Chrissanne Long motioned to approve the sound and art improvements up to \$5,000.00.

Terry Coney seconded motion which passed unanimously.

Affordable Housing Infill Land Bank Program

Valerie Ferrell introduced the Affordable Housing Infill Land Bank Program presented by Mike Smith.

Mike Smith advised the Infill Land Bank program is seeking to launch the second round of the program. During the first round, there were fifty lots awarded to eighteen developers. There have some challenges and changes since the start with mortgage rates and material costs. Adjustments have been made to the plan to offset the changes in costs. This will consist of adding more lots and changing the fee to developers from \$1,000 to \$1,500 to help with the closing costs. The request is for the Board to approve additional CRA properties to be added to the land bank.

Eric Greenhow advised Greenhow Development obtained 10 approved permits in the first round of the program. He stated of those ten, six have been sold and two are currently under contract to be sold. The homes built are approximately 1300 sq. ft. with three bedrooms and two baths for \$259,900.00. But with the increase of material costs and mortgage rates, future homes may need to be made smaller.

Mike Smith added that at the beginning of the project, interest rates were at 3% and have increased to about 6.5%. This created an increase of about \$400-\$500 for the monthly payments causing a lot of applicants to not be able to qualify.

Christine questioned the "conflict" verbiage used in the presentation describing certain lots in the program.

Mike Smith advised that indicates there were issues with the lot(s) that were discovered after first round was released. These were items like storm drain structures, or the size of the lot being too small.

Brandon Eady asked to clarify the request.

Valerie Ferrell clarified the request and advised there are four items to vote on.

Kate Lake motioned to approve the four items.

Teresa O'Brien seconded the motioned and it passed 8-1.

Christine Goding apposed the motion.

Discussion Items

Lt. Parker questioned if there is a plan to help with future repairs of the affordable houses.

Mike Smith added there is a renovation program to help with those issues. Discussion ensued.

Adjourned at 4:54 PM

Next Meeting, Thursday, January 5, 2022 at 9:00 AM.


Chair

MAR 2, 2023
Date