

**Community Redevelopment Area Advisory Board  
Meeting Minutes  
Thursday February 2, 2023  
10:00 AM – 12:00 PM  
City Commission Conference Room, City Hall**

**Attendance**

Board Members: Tyler Zimmerman, Chrissanne Long, Terry Coney, Harry Bryant, Christine Goding and Katy Martinez

Absent: Commissioner Chad McLeod and Teresa O'Brien

Staff: Valerie Ferrell, Shelley Guiseppi and Carlos Turner

Guests: Assistant Director Jason Willey, Nicky Pereda, Stacy Witschen, Steve Boyington, Eric Lindsey, Arjun Choudhary, Khalil Majied, Destiny Woods, Barry Friedman and Sarah Walsh

**Packets**

- Meeting Minutes dated December 15, 2022, and January 5, 2023
- Financial Update
- Project Progression Report
- Memo – Oak Street Development Design Update
- Memo – Catalyst 2.0 Phase III Task Authorization

**Housekeeping**

**Action Items – Old Business**

**Financial Update & Project Tracker**

Valerie Ferrell advised financials are doing well. Projects are on track, but some have been placed on hold due to encumbrances for planned projects.

**Housekeeping**

Valerie Ferrell advised of the Mary's Bagels grand opening on January 26<sup>th</sup> and the Neighborhood Association Coalition Meeting on February 2<sup>nd</sup> at 6pm at City Hall.

There is also the Carter Groundbreaking Event on February 9<sup>th</sup> at 3:00pm and the Downtown West Public Workshop is on Feb. 16<sup>th</sup> at 6:00pm.

**Elections of Officers**

Valerie Ferrell advised the election of Officers will occur today and provided the steps to elect a chair and vice chair.

Katy Martinez motioned to elect Terry Coney as Chair.  
Christine Goding seconded the motion.

Terry Coney accepted.  
Motion passed unanimously.

Katy Martinez motioned to elect Chrissanne Long as Vice Chair.  
Harry Bryant seconded the motion.  
Chrissanne Long accepted.  
Motion passed unanimously.

**Meeting Minutes Dated December 15, 2022**

Chrissanne Long motioned to approve minutes.  
Katy Martinez seconded which passed unanimously.

**Meeting Minutes Dated January 5, 2023**

Christine Goding motioned to approve minutes.  
Harry Bryant seconded which passed unanimously.

**Action Items – New Business**

**Oak Street Development Design Update**

Valerie Ferrell provided the Oak Street Development Design update. The site is CRA owned and went out to RFP once before, but the previous developer had to withdraw their proposal due to market conditions. The RFP was reissued in 2021 and Onicx's proposal was selected. They hired The Lunz group to develop the concept and rendering.

Nicky Pereda from the Lunz Group presented the design update stating there have been some changes made to the original concept. The overall building was shifted up 32 inches to include a public arcade and have enough space for dining. The southwest corner of the building had a staircase that was moved to the interior to provide additional transparency for the lobby and leasing space on the west side. The retail space was moved from the center to the corner. They are also working with Lakeland Electric to help with moving of a transformer to the northeast corner. A lobby and bike storage space were added to accommodate bicyclists.

Katy Martinez questioned the location of the retail space.

Nicky Pereda confirmed it will be facing Kentucky and Oak Street. Steve Boyington also added it is important that the transformer is moved since it is currently located at the corner of Kentucky and Tennessee in front of the leasing office.

Chrissanne Long questioned the amount of parking spaces.

Nicky Pereda advised there are approximately 413 total spaces with 130 of those for the public.

Terry Coney questioned the amount of parking spaces around the building, and asked for clarification on the number of residential units.

Nicky Pereda advised there are 23 parallel parking spaces, and there are approximately 208 residential units.

Chrissanne Long questioned parking for McKeel Academy.

Valerie Ferrell advised there are several permitted spaces and the City's parking division has alternative locations for those users during the construction phase of the project.

Katy Martinez questioned the co-working space stating it may deter people from leaving the building. She also shared that all downtown residents should be encouraged to engage with the remaining public spaces offered in the community.

Steve Boyington advised the co-workspace is a working concept as an added amenity for the building residents.

Discussion ensued.

Valerie Ferrell clarified the request stating approval is needed for the exterior design packet.

Chrissanne Long motioned to approve.

Katy Martinez seconded which passed unanimously.

### **Catalyst 2.0 Phase III Task Authorization**

Valerie Ferrell presented the Catalyst 2.0 Phase III Task Authorization. This request is to extend the platform with the intent to continue to add to it by expanding to West Downtown, South Florida Ave and East Main District. This will ensure the servers are available to public users and the CRA is providing opportunity project sites to the platform.

Christine Goding motioned to approve.

Katy Martinez seconded motion.

Chrissanne Long questioned the motion by asking where the continued funding will be provided.

Valerie Ferrell stated the CRA is a partner in this project and not the only contributor, so funding discussions are ongoing.

Discussion ensued.

Motioned passed unanimously

### **Discussion Items**


Valerie Ferrell asked Board members to provide their takeaways from the January Board retreat. Key insights included:

- Redevelopment Plan updates are needed to ensure accurate review of CRA goals and achievements, and evaluation of CRA extensions
- Development Agreements and public-private partnerships will be forthcoming on many projects, requiring creative incentives and explanation of how the negotiations derive to the point of CRA Advisory Board and CRA Board/City Commission consideration. This narrative is needed for Board's understanding at time of Agenda presentation
- Midtown CRA infill lots are a priority for CRA incentivization, in coordination with Housing Division and private developers
- South Florida Ave corridor will take time for implementation, and in the interim the CRA can facilitate alley improvements to alleviate pedestrian and business concerns

- As the CRA continues to move forward with these key issues, it is important the Advisory Board and CRA Board/City Commission remain unified in their approach. A joint workshop was highly recommended to review these initiatives for the benefit of both boards

**Adjourned at 11:29 AM**

**Next Meeting, Thursday, March 2, 2023, at 10:00 AM.**

  
Terry Coney, Chairman

MAR 2, 2023  
Date