

LAKELAND CRA

COMMUNITY REDEVELOPMENT AGENCY

AGENDA

Community Redevelopment Area Advisory Board

Thursday, March 3, 2022 | 3:00 PM – 5:00 PM

City Commission Conference Room, City Hall

A. Financial Update & Project Tracker*

B. Housekeeping

C. Action Items

- i. Old Business
 - i. Meeting Minutes February 3, 2022 (Pg. 5-7)
- ii. New Business
 - i. Yard on Mass Renovations (Pg. 8-19)
 - ii. Vets Surplus Acquisition (Pg. 20-25)

D. Discussion Items

- i. West Downtown Plan
- ii. Lakeland Area Mass Transit District Interlocal Agreement
- iii. Dixieland Realignment Plan
- iv. East Main District Master Plan

E. Adjourn

* For Information

NEXT REGULAR MEETING:

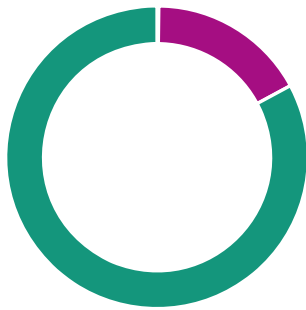
Thursday, April 7, 2022, 3:00 - 5:00 PM

Downtown Fund



- Available
\$577,244
- Expenses
\$280,287
- Encumbrances
\$2,368,672

Dixieland Fund



- Available
\$2,318
- Expenses
\$216,573
- Encumbrances
\$1,056,127

Midtown Fund



- Available
\$1,052,265
- Expenses
\$1,049,533
- Encumbrances
\$6,640,718

LAKELAND CRA

COMMUNITY REDEVELOPMENT AGENCY

PROJECT PROGRESSION REPORT



STATUS KEY	
RISKS / ROADBLOCKS	
POTENTIAL RISKS	
ON TRACK	

Project	Status	Phase	Funding Allocated	Notes
Five Points Roundabout	ON TRACK	Construction	\$500,000	Funding Increased for FY22 with Construction Scheduled to Commence Fall 2022
Robson Neighborhood Septic to Sewer Study	ON TRACK	Planning	\$50,000	Underway
Mirrorfen	ON TRACK	Complete	\$970,000	Complete; Substation Screenwall RFP: Award of Contract Pending
N. Massachusetts Ave Development Agreement	ON TRACK	Agreement Pending	TBD	Developer Due Diligence; Contamination Monitoring Established
Providence Rd	ON TRACK	Project Planning	\$1,000,000	Project Estimated at \$7.1 million dollars; Programmed for FY 26-27
Central Avenue Pedestrian Improvements	ON TRACK	Pre-Construction	\$102,500	Design; MOU In Place
N. Scott Avenue Sidewalk Improvement	ON TRACK	Pre-Construction	\$191,000	FY2022; MOU In Place
Oak Street RFP	ON TRACK	Negotiation	TBD	Development Agreement Negotiations Underway
Emma Street Sidewalk Improvement	ON TRACK	Preliminary	\$140,000	FY2023; MOU In Place

LAKELAND CRA

COMMUNITY REDEVELOPMENT AGENCY

PROGRAM PROGRESSION REPORT



STATUS KEY	
RISKS / ROADBLOCKS	
POTENTIAL RISKS	
ON TRACK	

Grants/Programs	Status	Active Awards	Notes
Alley Vacating	ON TRACK	1	Downtown to Facilitate 313 N. Mass Development
Affordable Housing Partnerships	ON TRACK	1	Twin Lakes Phase II
Design Assistance	ON TRACK	3	Dixieland: Unlimited DPI; Dixieland Auto Parts; Quick Print Express; Sanoba Law Firm Midtown: Labor Finders; Richard Fox Plumbing; Farmer's Insurance
Down Payment Assistance	ON TRACK	0	None
Façade and Site	ON TRACK	13	Dixieland: 360 Unlimited; Unlimited DPI; Reececliff Family Diner; Dixieland Auto Parts; Quick Print Express; Dixieland Mall; Biscuits & Benedicts; Sanoba Law Firm Midtown: Nyammin Kitchen & Grill; Richard Fox Plumbing; John Paul Dentistry; Labor Finders; Artistic Nail & Beauty
Fix-It Up	ON TRACK	6	Patricia Jordan; Steven Griffin; Heriberto Llamas; Jairus Rutherford; Tyrone Hunt; Mia Colston
Infill- New Construction	ON TRACK	0	None
Infill Adaptive Reuse	ON TRACK	12	Dixieland: Unlimited DPI; Vanguard Room; Sanoba Law Office; Biscuits & Benedict Downtown: Edward-Macy Building; Bank of America; Midtown: Mary's Bagels; Artistic Nail & Beauty; John Paul Dentistry; Lakeland Town Center; Richard Fox Plumbing; Nyammin Kitchen & Grill
Dixieland Art Infusion	ON TRACK	10	360 Unlimited; Agnes Building; Artman Law Office; Dixieland Auto Parts; Lakeland Foot and Ankle; Low Country Vintage; Quick Print; Reececliff Family Diner; Reflections of Excellence; Sanoba Law Firm; Stationary Lofts; Swan Brewing; Unlimited DPI
Downtown Second Floor Renovations	ON TRACK	2	Gore Building; TR Hillsborough
EDGE	ON TRACK	2	Downtown: Studio C; TR Hillsborough
STEMM	ON TRACK	0	None

**Community Redevelopment Area Advisory Board
Meeting Minutes
Thursday February 3, 2022
3:00 – 5:00 PM
City Commission Conference Room, City Hall**

Attendance

Board Members: Brandon Eady (Chair), Brian Goding (Vice Chair), Commissioner Chad McLeod, Chrissanne Long, Teresa O'Brien, Tyler Zimmerman, Terry Coney, Frank Lansford and Kate Lake

Absent: Brian Waller and Harry Bryant

Staff: Alis Drumgo, Iyanna Jones, D'Ariel Reed and Carlos Turner

Guests: Assistant City Attorney Jerrod Simpson and Julie Townsend

Packets

- Meeting Minutes dated December 2, 2021
- Financial Update
- Project Progression Report
- Memo – Lime Street Apartments TIF Request

Housekeeping

Action Items – Old Business

Financial Update & Project Tracker

Alis Drumgo stated the budget tracker is included should the Board have questions. The Well is officially complete and open for business. There is a mural on the building that pays homage to previous and existing residents who help contribute to the community. On the project front, the Gore building is tracking along and there are a few completed projects that will be removed from the list.

Housekeeping

Brandon Eady stated no housekeeping items at this time.

Meeting Minutes Dated December 2, 2021

Chrissanne Long moved to approve December 2nd minutes.
Terry Coney seconded the motion which passed unanimously.

Action Items – New Business

Lime Street Apartments TIF Request

Alis Drumgo presented the Lime Street Apartment TIF request. This is a project located at 611-613 to 625 E. Lime Street and is the third project for the development team. The first two projects being the 22-unit Lemon Street apartments and the 32-unit Orange Street apartments. The site is under one (1) acre and located East of City Hall and West of Broadway's Lake and Lime Street apartments. A single-story duplex is currently on the property that will be demolished to accommodate the new construction. This will be a single, four (4) story building consisting of 48 apartments with surface parking to the rear. There will be forty (40) one bedroom and eight (8) two-bedroom units. It is projected to be completed in Spring of 2023. The developer is requesting a standard TIF agreement which is 5 years/50% rebate on those tax increment dollars generated by the project. The developer soft costs are approximately \$1,500,000, but in sum, the developer will spend approximately \$10,000,000. The CRA has calculated the TIF projections over the 5-year period and the rebate should be approximately \$221,000.

Brian Gooding asked what are the existing taxes without the development.
Alis Drumgo advised the current tax is approximately \$2,500.

Terry Coney questioned if the developer has a projected cost of the rental rates.
Alis Drumgo advised the developer does forecast the projected rates, but the information has not been provided as of yet to staff.

Brandon Eady questioned if this was different than a usual TIF agreement.
Alis Drumgo advised there is no difference, and that all TIF requests must come before the Advisory Board even if there is no additional ask from the developer. Alis further explained that these contractual agreements must be approved by the City Commission as the final step in the process.

Terry Coney motioned to approve.
Commissioner Chad McLeod seconded the motion which passed unanimously.

Discussion Items

Alis Drumgo wanted to further explain TIF agreements. He advised when a project is approved for tax increment rebates, the other funds that do not get rebated are returned to the CRA to be able to use towards future projects. The developer must pay the property taxes in order to receive the rebate. The CRA receives the funds through the paid taxes then sends the partial refund back to the developer.

Chad McLeod questioned why some projects request more than the standard 50% TIF.
Alis Drumgo advised some projects are more elaborate and require expenses that do not generate revenue. For example, a parking garage, which can be a negative impact in terms of the developer costs. This may require a higher TIF number or to extend the TIF rebate for a longer number of years in order to help the project come to fruition.

Brandon further added that the CRA accomplishments with TIF over the past year are tremendous. TIF rebates are creating more taxable revenue and promoting density downtown where people will spend their money creating more value, and therefore, creates more taxable value the CRA gets to benefit from.

Chrissane Long asked how are the city owned properties being marketed.

Alis Drumgo advised the marketing of the properties are done through a process. By statute, the CRA must run a disposition process by advertising the property. A public notice is placed in the local paper for a certain amount of time to allow all interested parties to submit their documentation response showing what they want to do with the property. This is then reviewed for redevelopment plan alignment, and the CRA would then be able to negotiate an agreement.

Chrissane Long questioned how is the local community made aware of these properties and projects. Alis Drumgo advised this would be an education process. The Community & Economic Development Department recently filled the role of Community Engagement Coordinator. This person will focus on messaging and engaging with the community about properties and projects on behalf of our department.

Brandon Eady added that the Board can assist with informing the community by conversing and explaining the CRA with people they encounter.

Adjourned at 3:38 PM

Next Meeting, Thursday, March 3, 2022 3:00 PM.

Brandon Eady, Chairman

Date



228 S MASSACHUSETTS AVE
LAKELAND, FLORIDA 33801
863.834.6011

Memo

To: CRA Advisory Board
From: Iyanna Jones, CRA Project Manager
Date: March 3, 2022
Re: **Yard on Mass – Leasehold Improvements**

I. Background

In December 2018, The Project Redfish Team also known as the Yard on Mass (YOM) Team signed the lease for YOM and collaborated with the Community Redevelopment Agency (CRA) to construct its building at 802 N. Massachusetts Avenue. The business officially opened November 2019. Although COVID-19 presented a few setbacks, the YOM Team was successful in promoting customer incentives such as to-go and gift card sales to attract and serve their customers. The business is known for its family friendly environment housed with best craft beer, food trucks, live entertainment, and backyard fun.

II. Leasehold Improvements

With over two years of operational practice in the rearview, the YOM Team realized that it has been challenging to retain customers and take the leap with its sales. They've tried to reestablish their business presence by adding outdoor picnic benches with umbrellas in the yard and opening the business late afternoon to target customers. Despite their many efforts, sales have remained stagnant.

Year '20	Net Revenues	Year '21	Net Revenues	Year '22	Net Revenues
January	\$35,601.22	January	\$26,153.11	January	\$25,861.11
February	\$30,681.59	February	\$23,945.96	February	\$17,780.35
March	\$17,903.84	March	\$26,273.25	March	-
April	\$23,46.42	April	\$21,860.58		
May	\$7,413.40	May	\$25,599.01		
June	\$8,106.99	June	\$21,356.59		
July	\$206.56	July	\$17,532.16		
August	\$3,990.96	August	\$15,257.88		
September	\$19,841.13	September	\$20,076.28		
October	\$32,630.17	October	\$24,722.65		
November	\$31,339.11	November	\$24,494.39		
December	\$25,626.02	December	\$27,480.49		

To increase sales, the YOM team has identified some property improvements that aid in growth. Staff has worked closely with the YOM Team to obtain cost estimates for the requested improvements. Proposed improvements include the installation of building signage, conversion of grass to turf, shade sails in the main yard, additional cabanas, and an oak tree deck. The CRA is being asked to support YOM's leasehold improvements totaling \$151,318.70.

Improvements	Renovation Cost
Artificial Turf installation – Main Yard	\$31,075.70
6 Shade Sails	\$18,000.00
Oak Tree Deck	\$44,800.00
Cabana and installation	\$52,793.00
Wall signage	\$4,650.00
Total	\$151,318.70

III. Board Consideration

At the Board's discretion, to consider approval of the requested leasehold improvements with renovations to commence immediately.

Attachments:

- Leasehold Improvement Quotes

ESTIMATE



CRAIG MORBY (YARD ON MASS)
802 N MASSACHUSETTS
LAKELAND FL 33801
DATE: 01-21-22

Project name: New Turf Installation Main Yard Area

YONY GONZALES
2411 S RAMONA CIR
Tampa fl, 33612
mylcss123@gmail.com
www.lcssllc.com

Description	Quantity	Unit Price	Cost
Artificial Turf Install	3,840 sf	\$5.00	\$19,200.00
Synthetic Board Edge	12 pieces	\$26.00	\$312.00
Water Proof Tape	5 rolls	\$19.00	\$95.00
Nail 6 inch	2 boxes	\$78.00	\$156.00
Screw Nails	5 boxes	\$32.00	\$160.00
Base Crush Concrete with tax and delivery	39 yards	\$50.00	\$2,100.00
Heavy Duty Plastic for Weed control	17 rolls	\$16.00	\$272.00
Sand	1.5 yards	\$55.00	\$132.00
Artificial Turf 69TS	---	---	---
Artificial Turf Tax	---	---	---
Artificial Turf Delivery	---	---	---
		Total	\$22,427.00

Note:
Artificial Turf warranty 5 years, and Turf warranty Installation 5 years.



Estimate

Artificial Turf Supply

830-13 A1A N, Suite 160
Ponte Vedra Beach FL 32082

Quote #	SZR2Q4513
Date	Jan 5, 2022

Bill To
Yony A. Gonzales LCSS, LLC 2411 S. Ramona Circle Tampa, FL 33612 (813)285-3814 ygonzales0316@gmail.com

Ship To
Yony A. Gonzales LCSS, LLC 802 N Massachusetts Ave Lakeland, FL 33081 (813)285-3814 ygonzales0316@gmail.com

Warehouse	Payment Terms
Lakeland, FL	Balance Due Prior to Shipping

Qty	Model	Style	Description	Price Ea.	Amount
3810	69TS	Turf	69TS: 4-Color Artificial Turf (3) 15x74 (1) 15x50	\$2.27	\$8,648.70
378.86	Shipping:COMM	Shipping	Shipping - Commercial Call Before	\$0.00	\$0.00

Estimate Valid for 14 Days

Plus Applicable Local & State Tax

PRE-TAX TOTAL	\$8,648.70
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Notes

Please contact me if I can be of further assistance.

Rep	Phone #	E-mail	Toll Free	Website
Jamieson Curry	(706)659-4866 (714)948-4510	jcurry@artificialturfsupply.com	(877)525-TURF	www.artificialturfsupply.com



Credit Card Information Form

Date: _____

Company Name: _____

Name on Card: _____

Phone Number: _____

Fax Number: _____

Email Address: _____

Credit Card Type: Visa MasterCard AMEX Discover

Card Number: _____

Expiration Date & CVV: _____

Billing Address (where statement is sent)

Company/Shipping Address (If different than Billing address)

I hereby authorize Artificial Turf Supply, LLC to charge my credit card and I accept all terms and conditions as outlined by the ArtificialTurfSupply.com company store policies.

Cardholders Date



IMPORTANT DELIVERY INFORMATION

Delivery:

Our staff will email your tracking information 24-48 hours from the time your order ships. You can use this tracking information to proactively call or follow up with delivery questions or concerns. Once you receive your tracking information, it is always recommended to track your order online using the tracking number and note the approximate delivery day.

The shipping company should contact you to schedule a delivery appointment. If you would like to be proactive, we always recommend our customers contact the shipping company directly to schedule the appointment. This will always guarantee the best service. Every order needs a delivery appointment so please make sure to coordinate with the shipping company to solidify a day and time that works for your schedule.

ALL RESIDENTIAL AND BUSINESS DELIVERIES ARE CURBSIDE. THE DRIVER IS NOT RESPONSIBLE TO ASSIST WITH THE OFFLOAD OF ANY MATERIALS FROM THE TRUCK. YOU MUST HAVE THE APPROPRIATE MANPOWER AND/OR EQUIPMENT AT THE DELIVERY LOCATION TO UNLOAD YOUR SHIPMENT AND SIGN FOR THE COMPLETED DELIVERY.

Will Call Pick Up:

Our staff will email your order information 24-48 hours from the time your order is available for pick up at the warehouse facility. You can use this tracking information to proactively call and follow up with order questions or concerns.

All customers who pick up from any of our warehouse facilities are required to bring their own form of transportation for their order. The crew members at the warehouse will help assist loading the vehicle.

Important:

Be sure to inspect ALL items delivered and confirm there is no damage or shortages prior to signing the delivery receipt. Once materials are signed for with a clean and clear proof of delivery, in good standing, it is no longer the responsibility of shipping company, therefore, all claims for damaged products, products with concealed damage, or incorrect products will be declined by the shipping company and Artificial Turf Supply.

If your order is received damaged, wrong, miscut or short, you MUST note the damage on the freight carrier's delivery receipt (Proof of Delivery) and notify Artificial Turf Supply Customer Service immediately. Please take several pictures before signing delivery receipt. Pictures should include several angles of the damage, the noted delivery receipt AND the label/bar code affixed to the packaging. These photos are needed to identify your order and are required to resolve any issues regarding your order and/or to initiate a return or replacement.

You will have FIVE (5) days from the time of delivery to submit the above requested documentation and pictures to file a claim with ATS.

Thanks again for choosing Artificial Turf Supply and good luck with your project! We look forward to seeing your photos. If you have any questions, please call an Artificial Turf Supply customer service representative at 877.525.TURF or you can reply to this email.

January 31, 2022

The Yard on Mass
Craig Morby
228 S Massachusetts Ave.
Lakeland, FL 33801

Job Site: The Yard on Mass
802 N. Massachusetts Ave.
Lakeland, FL 33801

Thank you for the opportunity to offer you an estimate for your outdoor needs located at the job site listed above. Please accept this letter as our estimate for your review.

Total Estimate: \$44,878.00

- Install 1, free standing insulated aluminum roof as follows:
Roof Size: 46' x 17' – 3" Elite Roof
Eight 4" x 4" post sunk in isolated concrete footers
Height 8' – 10' approximately
3" x 8" steel beams with Santa Fe Wrap kit to front, rear, and sides
2" x 6" rafters installed to front and rear of roof line at 2 foot on center
No gutter installed with this design.

**Additional cost for 15' x 44' slab with footer (4" slab with 8 x 10-footer)
Based on level ground \$7,945.00**

Price includes tax, materials and installation and permit

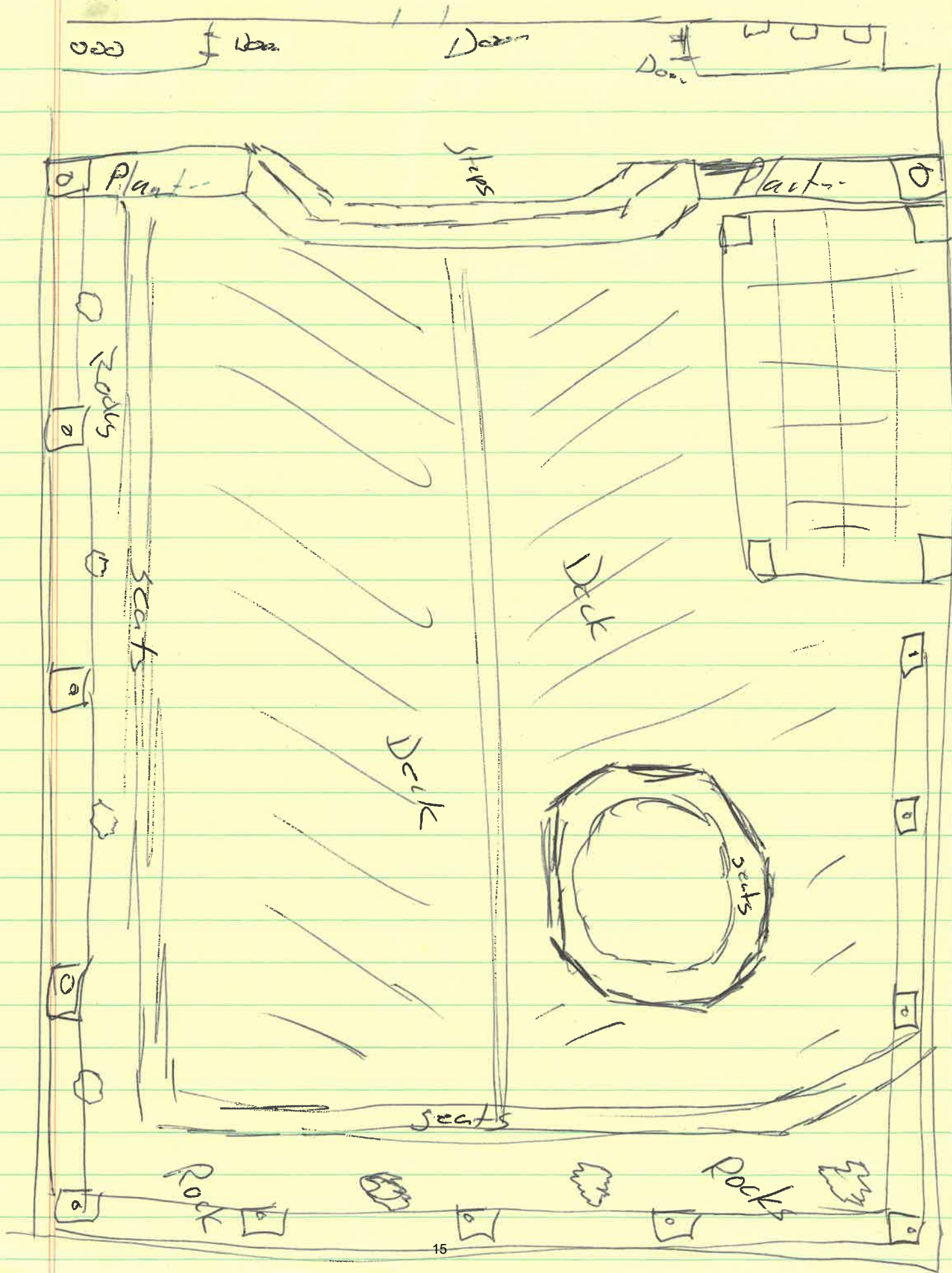
Price is for budget use only, Prior to finalizing contract, a site inspection is required along with a 50% deposit

Price is valid for 10 days or until next materials price increase whichever comes first

Credit Card payments are charged a 3% convenience fee

Danielle Fence Mfg. Co., Inc. will provide a Certificate of Liability Insurance and Workers' Compensation Certificate, and will maintain it fully in effect until completion of this contract.

Signature: _____ Date: _____MN



January 13, 2022

**K.H. STEPHENS CONSTRUCTION
5000 Clayton Road
Kathleen Florida
33849**

PROPOSAL FOR DECK for

The Yard On Mass
802 N Massachusetts Ave
Lakeland FL
33801

Framing Materials - \$6,200

Composite Decking Materials - \$20,450

Aluminum Railing Materials - \$4,100

Blocks & Framing Hardware - \$1,550

LABOR - \$12,500

TOTAL - \$44,800

Note - This is for a deck with railing down the 2 sides closest to rock bed, and railing around the tree.

Kenny Stephens



Proposal

Phone: (863) 293-2442
Email: ardsawning@verizon.net

AWNING & UPHOLSTERY, INC.

503 FIFTH STREET, S.W. • WINTER HAVEN, FLORIDA 33880

PROPOSAL SUBMITTED TO:		PHONE:	DATE: 1-20-22
NAME: The Yard	JOB NAME:		
STREET: 802 N. Mass Ave	STREET:		
CITY: Lakeland, FL	CITY:	STATE:	
STATE:	ARCHITECT:	DATE OF PLANS:	

We hereby submit specifications and estimates for:

6 - shade sails installed on existing post

Extra Heavy duty knitted shade cloth
wire rope & hardware = 13,500.00

fabrication & installation = 4500.00

We hereby propose to furnish labor and materials — complete in accordance with the above specifications, for the sum of:

dollars (\$ 18,000.00) with payment to be made as follows:

Any alterations or deviations from the above specifications must be made in writing and all extra costs including materials and labor will become a charge over the sum mentioned in this contract.

All sales are not final and all materials remain the property of Ard's Awning & Upholstery, Inc., until paid for in full. In default of any payment by the purchaser, the seller may take possession of goods without legal process. If seller requires an attorney's services in order to institute legal action of any kind, in the event of default, then the buyer agrees to pay all attorney's fees of the seller, including all costs of collection.

Authorized Signature Randy A. O.

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

Cancellation Policy: All cancellations must be made in writing and forwarded to our Accounting Department. Customer will be responsible for any and all work done up and through the date of customer's cancellation of the contract. The Cancellation Date is the date on which Ard's receives and processes your cancellation request.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Accepted:

Signature _____

Date _____

Signature _____



Proposal

Phone: (863) 293-2442
Email: ardsawning@verizon.net

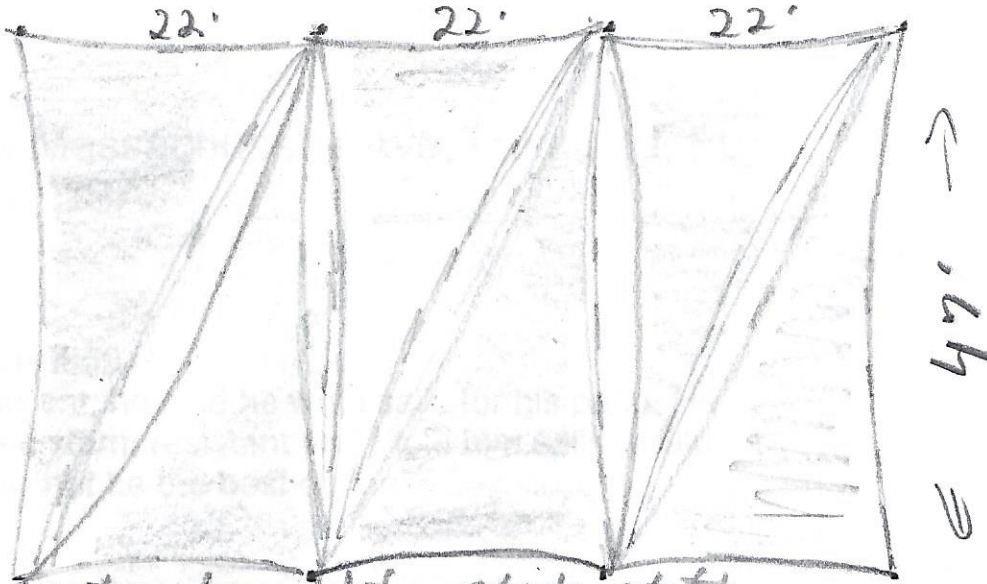
AWNING & UPHOLSTERY, INC.

503 FIFTH STREET, S.W. • WINTER HAVEN, FLORIDA 33880

PROPOSAL SUBMITTED TO:		PHONE: 581-0059	DATE: 1-5-22
NAME: The yard	JOB NAME:		
STREET: 802 N. Mass. Ave	STREET:		
CITY: Hekeland, FL 33801	CITY:	STATE:	
STATE:	ARCHITECT: Craig Murby	DATE OF PLANS:	

We hereby submit specifications and estimates for:

Shade sail installed on existing post



Comtex extra heavy duty shade cloth

We hereby propose to furnish labor and materials — complete in accordance with the above specifications, for the sum of:

dollars (\$ 18,000.00) with payment to be made as follows:

9,000.00 down and balance at completion

Any alterations or deviations from the above specifications must be made in writing and all extra costs including materials and labor will become a charge over the sum mentioned in this contract.

All sales are not final and all materials remain the property of Ard's Awning & Upholstery, Inc., until paid for in full. In default of any payment by the purchaser, the seller may take possession of goods without legal process. If seller requires an attorney's services in order to institute legal action of any kind, in the event of default, then the buyer agrees to pay all attorney's fees of the seller, including all costs of collection.

Authorized Signature Randy Lee

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

Cancellation Policy: All cancellations must be made in writing and forwarded to our Accounting Department. Customer will be responsible for any and all work done up and through the date of customer's cancellation of the contract. The Cancellation Date is the date on which Ard's receives and processes your cancellation request.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Accepted:

Signature _____

Date _____

Signature _____

DIXIE SIGNS INC
2930 Drane Field Road
Lakeland, FL, 33811- USA
Phone: (863)-644-3521 Fax: (863)-644-3524
www.dixiesignsinc.com



QUOTE Submitted To:

THEYARD001
 ALLEN
 THE YARD ON MASS
 802 N MASSACHUTES AVE
 LAKELAND, FL 33811- USA

Phone: (863) 500-1476

Fax:

Email

Job Name and Location

THE YARD ON MASS
 802 N MASSACHUTES AVE
 LAKELAND, FL 33811- USA

Quote No	Quote Date	Payment Terms	Contact
043509	2/14/2022	50 DEP/NET 10	PAW

Quantity	Description	Unit Price	Extension
1	FABRICATE AND ISNTALL (3 SETS) OF 10" X 1/4" FCO ALUMINUM LETTERS, PAINTED BLACK. COPY: (1) FOOD TRUCKS (1) CRAFT BEER (1) LIVE MUSIC AND EVENT SPACE	\$3,750.0000	\$3,750.00
1	PERMIT FEES- TO BE BILLED AT COST	\$0.0000	\$0.00
3	ENGINEERED DRAWING FOR WALL SIGN	\$300.0000	\$900.00
1	STAFF TIME TO OBTAIN PERMIT, RUN CODE CHECK, FILE NOTICE OF COMMENCEMENT, ETC.- TO BE BILLED AT TIME AND MATERIALS ON FINAL INVOICE	\$0.0000	\$0.00

This Quote is valid for the current Calendar Day Only

Authorized
 Dixie Signs
 Signature: _____ Date: _____

 Customer
 Signature : _____ Date: _____

Taxable:	\$0.00
NonTaxable:	\$4,650.00
SalesTax:	\$0.00
Freight:	\$0.00
Misc	\$0.00
Total:	\$4,650.00

Thank You

For: THE YARD ON MASS

Effective 07/01/2021: ALL PAYMENTS MADE BY CREDIT CARD WILL BE ASSESSED A 3% CONVENIENCE FEE AT TIME OF PROCESSING



228 S MASSACHUSETTS AVE
LAKELAND, FLORIDA 33801
863.834.6011

Memo

To: CRA Advisory Board
From: Iyanna Jones, CRA Project Manager
Date: March 3, 2022
Re: **901 N Tennessee Avenue & 210 Plum Street Acquisition**

I. Background

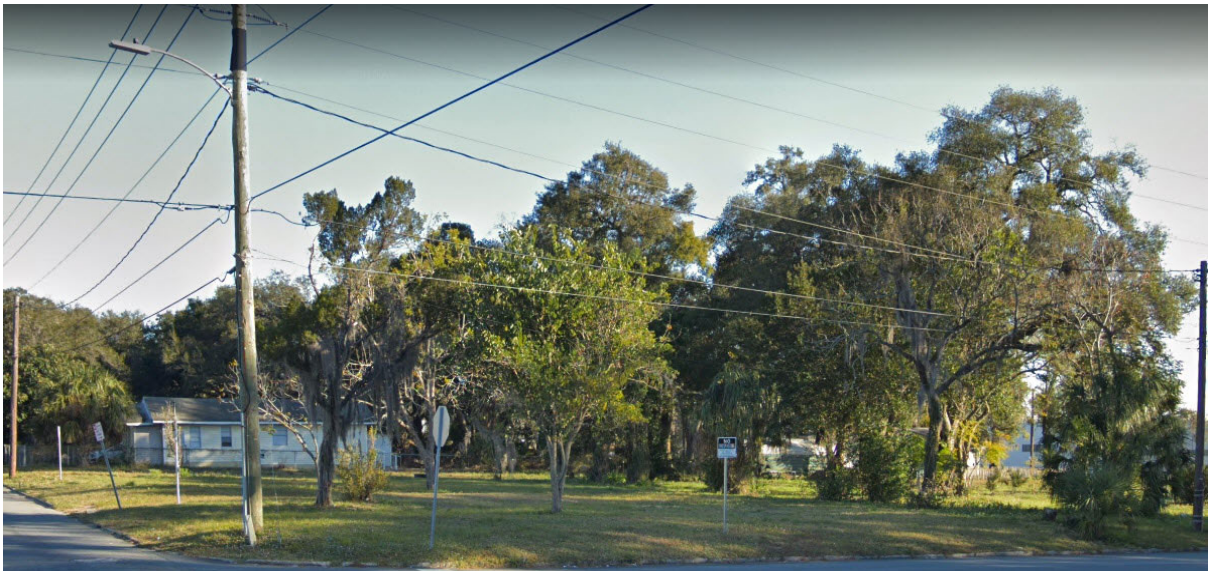
The Lakeland Community Redevelopment Agency (CRA) has executed projects in the Parker Street neighborhood successfully over the last decade to include supporting renovations of the Tax Collector's Building, Nujak's Office and the Parker Street Ministries Campus. In addition, the CRA acquired and redeveloped Mass Market, Crystal's World of Dance and constructed Yard on Mass. The Well has been completed, and the tenant has moved in. Continued efforts to plan for redevelopment of the neighborhood have led to a number of acquisitions which include all properties shown in purple on the enclosed map.

At this time, Staff continues to assemble properties in order to move forward with a large-scale project on properties south of Parker Street between N. Tennessee and N. Kentucky to the Intown Bypass. In November of 2021, the Board approved the acquisition of 210 East Myrtle Street which closed November 23rd. At the December 2021 meeting, Staff was approved to negotiate the acquisition of 215 East Parker Street which closed December 22nd. The request before you today is the acquisition of 901 N. Tennessee Avenue and 210 Plum Street.



II. Property Details

The subject properties consist of parcels 24-28-18-203000-023013 and 24-28-18-203000-023012; totaling approximately 10,018.8 square feet (0.23 acres) of vacant land. The Property Appraiser has a total assessment of \$8,645.



III. CRA Acquisition Policy

Resolution CRA2006-2 allows for acquisition of property upon the identification of property that will support the implementation of the redevelopment plan. The following factors are to be considered in the decision:

- Proposed purchase price and terms

- Availability of funding
- Location of the property
- Purpose for purchasing the property
- Any other factors bearing upon the decision to purchase or forego the purchase of the property.

IV. Terms

Staff tried unsuccessfully to acquire the subject properties in 2018, Staff offered \$20,000 but at the time, the owners was unwilling to accept less than \$45,000. The properties are adjacent to CRA's most recently developed grass parking lot and continues to be a hotbed for transients and illegal dumping activity. Currently, there is an opportunity for a quick closing provided the title is clear.

- \$25,000 purchase price
- Buyer to pay closing costs
- Closing date on or before April 18th

V. Board Consideration

Staff is seeking authorization to finalize acquisition of the subject properties.

Attachments:

- Contract
- CRA Acquisition Policy

RESOLUTION NO. CRA2006-2

PROPOSED RESOLUTION NO. CRA06-02

A RESOLUTION OF THE LAKELAND COMMUNITY REDEVELOPMENT AGENCY; REPEALING RESOLUTION CRA2005-1; MAKING FINDINGS; ADOPTING A REAL PROPERTY ACQUISITION POLICY FOR THE COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lakeland Community Redevelopment Agency finds it necessary from time to time to purchase or otherwise acquire real property from various private and public landowners as a part of the implementation of the community redevelopment plans for the several community redevelopment areas within the City of Lakeland; and

WHEREAS, it is necessary to establish a procedure by which real property acquisitions can be accomplished in a timely and efficient fashion;

NOW, THEREFORE, BE IT RESOLVED BY THE LAKELAND COMMUNITY REDEVELOPMENT AGENCY:

SECTION 1. The foregoing findings are hereby adopted and incorporated herein by reference.

SECTION 2. The real property acquisition policy attached hereto as Attachment "A" and incorporated herein by reference is hereby approved and adopted by the Lakeland Community Redevelopment Agency.

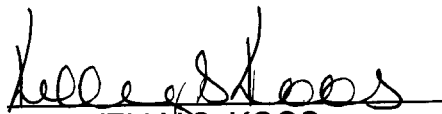
SECTION 3. If any word, sentence, clause, phrase, or provision of this Resolution, for any reason, is held to be unconstitutional, void, or invalid, the validity of the remainder of this Resolution shall not be affected thereby.

SECTION 4. Resolution CRA2005-1 is hereby repealed. All other resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 5. This resolution shall become effective upon passage.

PASSED AND CERTIFIED AS TO PASSAGE this 20th day of February, A.D. 2006.


RALPH L. FLETCHER, CHAIR

ATTEST: 
KELLY S. KOOS
CLERK

APPROVED AS TO FORM AND CORRECTNESS: 
TIMOTHY J. McCAUSLAND
ATTORNEY TO CRA



ATTACHMENT "A"**ACQUISITION POLICY**

1. The Lakeland Community Redevelopment Agency shall from time to time adopt a budget for real property acquisitions.
2. Upon the identification of potential real property acquisitions which would assist in the implementation of one or more of the City's redevelopment plans, the CRA Coordinator or the LDDA Executive Director shall schedule a meeting with the appropriate CRA Advisory Board to discuss the potential purchase. Factors that shall be taken into consideration shall include:
 - a. Proposed purchase price and terms;
 - b. Whether budgeted funds are available for the purchase;
 - c. Location of the property;
 - d. Purpose for purchasing the property;
 - e. Any other factor bearing upon the decision to purchase or forego the purchase of the property.
3. Upon the recommendation of the appropriate Advisory Board to go forward with a purchase, the CRA Coordinator or the LDDA Executive Director, with legal assistance from the City Attorney's Office as necessary, shall have the authority in their respective redevelopment areas to enter into contracts for the purchase of targeted properties and to execute all necessary closing documentation to finalize transactions.
4. Notwithstanding the above, in those circumstances when the opportunity to purchase a property will be lost before a meeting of the appropriate Advisory Board can be convened and properly noticed, the CRA Coordinator or LDDA Executive Director shall have the authority to enter into contracts for the purchase of specific properties in their respective areas provided such contracts contain sufficient conditions to allow the approval of the appropriate Advisory Board prior to becoming fully binding.
5. The procedure outlined herein is not intended as the exclusive means for acquiring properties. Any other legal method for acquiring real property may be utilized as the circumstances warrant.