

Community Redevelopment Area Advisory Board Meeting Minutes

Thursday, December 1st, 2018

3:00 – 5:00 PM

City Commission Conference Room, City Hall

Attendance

Board Members: Ben Mundy (Chair), Dean Boring , Harry Bryant, Brandon Eady, Brian Goding, Frank Lansford, Commissioner Stephanie Madden, Cory Petcoff and Cliff Wiley

Absent: Pastor Edward Lake (Vice-Chair) and), Zelda Abram

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

Guests: Chuck Barmby (Transportation), Steve Boyington (WMB-ROI), Barry Friedman (Lkld Now), Annie Gibson (Housing), Julie Townsend (LDDA) and Nicole Travis (Director Community and Economic Development)

Packets

- Meeting Minutes dated November 1, 2018
- Financial Update
- Project Progression Report
- Memo- Façade and Site Grant Program Revisions
- Memo- 0 Sidney Ave

Housekeeping

Alis and Nicole reviewed the Heritage Parking Garage Agreement.

On December 3, 2018 the City Commission voted to approve the construction of the 824 space garage with a combination of approximately 35,000 sq. ft. of office space. Per the Downtown Redevelopment Plan, the CRA will examine the subsidization of structured parking case by case in an effort to spur redevelopment in the area. The CRA issued the bond necessary for the acquisition, construction and equipping of the project, but the City Commission ensured the CRA would not incur any expense.

Alis reviewed the Downtown debt service payment options for informational purposes.

Action Items – Old Business

Meeting Minutes dated October 4th, 2018

Cory Petcoff moved approval of the minutes. Brandon Eady seconded the motion which passed unanimously.

Financial Update

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

Façade and Site Grant Program Revisions

At its recent November meeting, the Advisory Board held discussion on expanding the façade improvement grant programs to include rear alley improvements in Dixieland as well as the flexibility of adding an art element into the matching grants.

Valerie reviewed the the current program as written for both the Dixieland and Midtown Districts with revisions providing for such improvements. The revisions would be granted under the current administrative and maximum grant award limits established for each district, but meet the intent of the Board's discussion.

Staff is recommending approval of the revisions.

Cory Petcoff moved approval of Staff's recommendation. Dean Boring seconded the motion which passed unanimously.

Action Items – New Business

0 Sidney Avenue

In August, the Community Redevelopment Agency (CRA) purchased the property located at 0 Sidney Avenue on the Southwest corner of Sidney Avenue and 9th Street. The property was purchased through a tax deed sale for the minimum bid of \$3,300. One of the goals of the CRA is to encourage new construction on vacant infill lots throughout the midtown district. The CRA purchased this lot in an effort to avoid possible neglect by the tax deed holder.

In October the owner of the property next door, Audrey Figgs contacted the City about the 0 Sidney Avenue lot. Mrs. Figgs obtained the lot next door through a tax deed sale in 1996. At that time, she thought the corner lot was part of the sale. Mrs. Figgs began to maintain the corner thinking it was part of her property. When she realized she did not own the lot she filed a \$10,000 lien against the property for the mowing and cleaning of the lot. Although nothing came from filing the lien and it has since expired, she continued to maintain the lot and has been mowing and cleaning the lot over the last twenty years. Mrs. Figgs would like to take ownership of the lot from the CRA so she can continue to maintain and use the lot as she has over the past twenty years.

The CRA staff met with Mrs. Figgs to discuss the property and what her intention are for the future use. Mrs. Figgs indicated that she has no immediate plans other than to maintain the lot. The CRA discussed the possibility of a new home being built on the site, Mrs. Figgs was open to the ideas as a possible option for the future. The CRA would like to deed the property to Mrs. Figgs and is confident she will continue to maintain the property in a consistent manner with the CRA goals for this area.

Cory Petcoff moved approval of Staff's recommendation. Harry Bryant seconded the motion which passed unanimously.

Discussion Items

Chuck Barmby provided an update on the South Florida Avenue Road Diet.

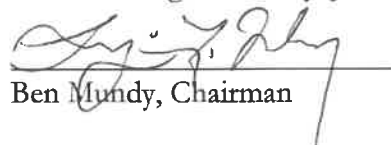
Discussion ensued.

Alis recommended the Board approve the allocation of Dixieland funds as follows; \$200,000 toward Small Project Assistance and encumber \$175,000 for the Road Diet.

Cory Petcoff moved approval of Staff's recommendation. Brian Goding seconded the motion which carried unanimously

Adjourned at 4:11 PM

Next Meeting, Thursday, January 3, 2019 3 PM, City Commission Conference Room.


Ben Mundy, Chairman

Date

1/3/19