

**Community Redevelopment Area Advisory Board
Meeting Minutes
Thursday, November 7th, 2019
3:00 – 5:00 PM
City Commission Conference Room, City Hall**

Attendance

Board Members: Ben Mundy (Chair), Pastor Edward Lake (Vice-Chair), Brandon Eady, Brian Goding, Frank Lansford, Commissioner Stephanie Madden, and Cliff Wiley

Absent: Zelda Abram, Dean Boring, Harry Bryant and Cory Petcoff

Staff: Alis Drumgo, Terrilyn Bostwick, Jasmine Denson, Iyanna Jones, D'Ariel Reed and Damaris Stull

Guests: Annie Gibson (Housing), Commissioner Bill Read, Brian Rewis (Community and Economic Development Assistant Director), Harrison Ross and Sara Walsh

Packets

- Meeting Minutes dated September 12th, 2019
- Financial Update
- Project Progression Report
- Memo- Midtown Residential Program Target Areas
- Memo- Dixieland Grant Maximums

Housekeeping

Alis Drumgo introduced new CRA staff member Terrilyn Bostwick. At the September Board Retreat, Ben Mundy and Pastor Eddie Lake both opted to continue serving as Chair and Vice Chair of the Board for fiscal year 2020. This was approved by unanimous vote.

Action Items – Old Business

Meeting Minutes dated July 11, 2019

Frank Lansford moved approval of the minutes. Brandon Eady seconded the motion which passed unanimously.

Financial Update

Ben Mundy noted the available funds represented in the report did not include anticipated carryovers and encumbrances from FY19 but would be updated by the December meeting. Alis Drumgo noted that the revenue received from the second and third phases of the Lincoln Square project have been received and were used for the completion of the project.

Action Items – New Business

Midtown Residential Program Target Areas

In February 2016, the LCRA Advisory Board voted to approve the Fix-It Up Grant. The program was established to improve the neighborhoods by assisting existing homesteaders with essential exterior repairs and enhancements to their properties to improve the safety, value and aesthetics. The program has been delivered in six target areas, five of which are in Midtown.

Despite the presence of over twenty residential neighborhoods in the Midtown CRA, the intent was to cluster renovation projects in the Paul A. Diggs, North Lake Wire, Parker Street, John Cox and Lakeshore communities for a more concentrated visual impact.

Over the course of the program, the CRA serviced over sixty grants to residents in the target neighborhoods.

In April 2019, the Board voted to shift the administration of housing programs, including Fix-It-Up, to the Housing Division in order to continue furthering the goals of providing affordable housing and stabilizing neighborhoods. The programs are now administered in tandem with Housing's funding, where permitted, to maximize impact and income restricted to meet the needs of those who lack the resources to improve their quality of life. Despite these inroads to meet the need, maintaining target areas for program administration limit the ability to serve the needs of Lakeland's residents in the most blighted areas.

Staff recommended the removal of target areas to allow service to all Midtown residents that meet the established guidelines as previously approved by the CRA Advisory Board.

Brandon Eady moved to approve Staff's recommendation. Pastor Eddie Lake seconded the motion which passed unanimously.

Dixieland Grant Maximums

The Dixieland CRA offers grants for design assistance, façade & site improvements, food related services, and infill adaptive reuse. The annual increment for the District is approximately \$300,000, and the grants are serviced from a pool of funds totaling \$250,000 for FY20. The design assistance and food related services grants are generally administered within the administrative approval amounts. The façade & site and infill adaptive reuse grants, however, are often pursued at varying rates by business and/or property owners to accommodate increased renovation expenditures, which requires request before the CRA Advisory Board.

Façade Improvement Matching Grants are available to all commercial property owners within the Dixieland Community Redevelopment Area and are capped at \$15,000. Governmental entities and not-for-profit entities are not eligible. Grants are intended for rehabilitation and restoration only. New construction is ineligible. The eligible improvements are: signs, awnings/canopies, facades, walls, fencing and landscape. Funds are awarded on a dollar for dollar basis.

The Infill Adaptive Reuse Program is for specific leasehold improvements that include the upgrading or installation of new electrical, HVAC, plumbing, sprinkler/fire suppression systems, security systems and ADA compliance items. The CRA offers a 50% matching grant with a \$15,000 cap. This program may be utilized for renovation construction of a new building or renovating existing structures for commercial use and/or projects that undergo commercial site plan review.

After hearing a request for a modified grant at the September 2019 regular meeting, the Board suggested a review of the grant maximums in Dixieland.

Staff left the discussion at the Board's discretion to review the grant maximums and vote if necessary.

Discussion ensued.

Brian Goding moved to increase both the Façade and Site and Infill Adaptive Reuse grants in the Dixieland district to \$25,000 maximum administrative allowance. Grants will continue to be awarded on a first come first serve basis. Brandon Eady seconded the motion which passed unanimously.

Discussion Items

Permits for the Mirrorton project have been released to the developer and a tentative closing date of November 12th or 14th has been set. The City's legal team is working to finalize the escrow agreement. Groundbreaking is tentatively set for January, after the site has been cleared. Construction is set to commence within 30 days of closing. Utility modifications will take place within the first 45 days of construction.

Alis Drumgo provided an update on the Downtown development agreement with FURC1 LLC. Staff is negotiating with the developer to move forward to the November 18th Commission meeting. The developer is offering \$200,000 for the property, which is the appraised value, with \$144,000 back in incentives. The developer has one year with one 30-day extension to meet all closing conditions which includes acquiring the former Greyhound Bus Station parcel.

The City's Attorney is currently reviewing the Oak Street development agreement with The Catalyst Group. Staff anticipates it will be ready to move forward in December.

The Lake Parker Shared Use Path project was approved by the City Commission at the October 21st meeting. Construction completion is anticipated for May 2020.

Midtown Loft's closing is tentatively set for November 13th with a 13-month construction timeline.

The Lincoln Sqaure project completion is anticipated for the end-of-November.


Staff is working with Dr. Brisbane on the demolition and redesign of the 114 E. Parker building.

Funding has been secured for the Vermont Avenue Apartments. The CRA will be working with the City Attorney to transfer the property to Talbot House by December 2nd.

Alis Drumgo invited the Board to the Yard on Mass' grand opening on November 20th.

Adjourned at 3:37 PM

Next Meeting, Thursday, December 5, 2019 2:00 PM, City Commission Conference Room.



Ben Mundy, Chairman

12/05/19

Date