

AGENDA

Community Redevelopment Area Advisory Board

Thursday, October 1, 2020 | 3:00 PM – 5:00 PM

In order to comply with the Safer-at-Home Order issued by Governor DeSantis, City Hall is closed to the public and the entire meeting will be conducted online. Members of the public and interested parties who wish to comment will be able to do so by calling in during the meeting. A phone number and access code will be posted online prior to the meeting and during the live broadcast on Spectrum Channel 643 or Fios Channel 43 or the webcast on www.lakelandgov.net.

A. Financial Update & Project Tracker*

B. Housekeeping

C. Action Items

- i. Old Business
 - i. Meeting Minutes July 9, 2020 (Pg. 5-6)
- ii. New Business
 - i. 923 E. Lemon Street TIF Agreement (Pg. 7-17)

D. Discussion Items

- i. Board Retreat October 12, 2020; 930a-1130a

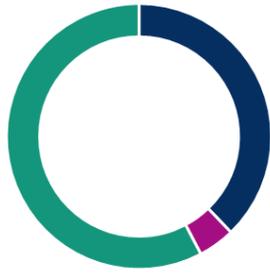
E. Adjourn

* For Information

NEXT REGULAR MEETING:

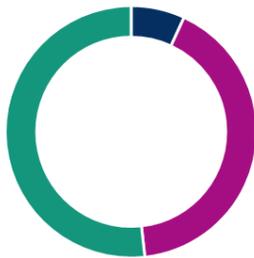
Thursday, November 5, 2020 3:00 - 5:00 PM – Location TBD

Dixieland Fund



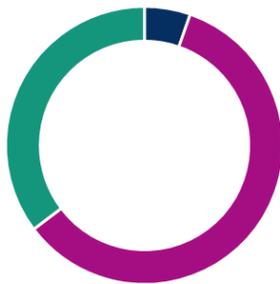
■ Available	\$432,730
■ Expenses	\$51,183
■ Encumbrances	\$660,235

Downtown Fund



■ Available	\$248,755
■ Expenses	\$1,493,080
■ Encumbrances	\$1,865,994

Midtown Fund



■ Available	\$344,811
■ Expenses	\$3,836,011
■ Encumbrances	\$2,280,908

LAKELAND CRA

COMMUNITY REDEVELOPMENT AGENCY

PROGRAM PROGRESSION REPORT



STATUS KEY
RISKS / ROADBLOCKS
POTENTIAL RISKS
ON TRACK

Grants/Programs	Status	Awards	Notes
Alley Vacating	ON TRACK	3	Boudaries located between Virigina and New York and 8th and 9th Street
Affordable Housing Partnerships	ON TRACK	4	Providence Reserve Seniors- Construction Underway Midtown Lofts-70+ Units Vermont Ave Apartments- 16 Units
Builder's Line of Credit	ON TRACK	1	703 W 5th Street; Complete
Design Assistance	ON TRACK	8	Vanguard Room The Work Shop Space 110 W. 7th Street
Down Payment Assistance	ON TRACK	3	Underway; Housing Administered
Façade and Site	ON TRACK	7	Coney Funeral Home
Fix-It Up	ON TRACK	9	Underway; Housing Administered
Food Related	ON TRACK	0	
Infill- New Construction	ON TRACK	4	2 lots sold 2 pending
Infill Adaptive Reuse	ON TRACK	5	Coney Funeral Home Providence Reserve Seniors The RecRoom
Murals	ON TRACK	4	2 Complete 2 Inquiries
Downtown Second Floor Renovations	ON TRACK	0	\$50,000 Allocation

LAKELAND CRA

COMMUNITY REDEVELOPMENT AGENCY

PROJECT PROGRESSION REPORT



STATUS KEY
RISKS / ROADBLOCKS
POTENTIAL RISKS
ON TRACK

Project	Status	Phase	Funding Allocated	Notes
114 E. Parker	ON TRACK	Bid-Notice to Award	\$350,000.00	Bid Evaluation Underway
Lake Parker Art Path	ON TRACK	Closeout	\$820,000.00	Construction Complete Accessory Structures Underway
Five Points Roundabout	POTENTIAL RISKS	Construction	\$175,000.00	Cul De Sac Under Construction Complete Roundabout Design Phase 30% Complete
Downtown Bark Park	RISKS / ROADBLOCKS	Closed	\$150,000.00	Project De-appropriated
Tapatios	ON TRACK	Construction	\$340,000.00	Pending Temporary Certificate of Occupany
Mirrorton	ON TRACK	Construction	\$970,000.00	40% Complete
N. Massachusetts Ave Development Agreement	ON TRACK	Agreement in Place		Developer Due Diligence
Oak Street Parking Lot Development Agreement	ON TRACK	Preliminary		Developer Due Diligence
Providence Rd	ON TRACK	Design	\$1,100,000.00	DRMP Designing Project
W. 14th Street Sidewalk & Pedestrian Enhancements	ON TRACK	Design	\$280,000.00	Underway
South Florida Road Diet	ON TRACK	Construction	\$350,000.00	Underway
Central Avenue Pedestrian Improvements	ON TRACK	Preliminary	\$75,000.00	Design
N. Kentucky Parking Improvements	ON TRACK	Preliminary	\$250,000.00	Design

**Community Redevelopment Area Advisory Board
Meeting Minutes
Thursday July 9, 2020
3:00 – 5:00 PM
Virtual Meeting**

Attendance

Board Members: Ben Mundy (Chair), Pastor Edward Lake (Vice-Chair), Zelda Abram, Dean Boring, Harry Bryant, Brandon Eady, Brian Goding, Frank Lansford, Cory Petcoff and Cliff Wiley

Absent: Commissioner Stephanie Madden

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

Guests: Christelle Burrola, Brandy Gillenwater, Mike Mustard, Brian Rewis, Jonathan Rodriguez and Jerrod Simpson

Packets

- Meeting Minutes dated June 4th, 2020
- Financial Update
- Project Progression Report
- Nomination of Brian Waller to Fill Dixieland CRA Vacancy
- Nomination and Selection of Vice Chair

Housekeeping

Action Items – Old Business

Financial Update & Project Tracker

Alis Drumgo noted that the development agreement with FURC1 LLC. for 313 North Massachusetts Avenue has been approved by the City Commission. The development agreement notes a 90-day due diligence period with one 30-day extension. It is anticipated that construction will begin by March 2022 at the latest.

Meeting Minutes dated June 4th, 2020

Pastor Eddie Lake moved approval of the minutes. Dean Boring seconded the motion which passed unanimously.

Action Items – New Business

Nomination of Brian Waller to Fill Dixieland CRA Vacancy

Brian Waller, a local contractor working in the Dixieland area, has been nominated to fill the vacancy presented by Ben Mundy's term expiration.

Alis Drumgo provided a brief review of Mr. Waller's qualifications.

Dean Boring motioned to approve Staff's nomination. Pastor Eddie Lake seconded the motion which passed unanimously.

Nomination and Selection of Vice Chair

Dean Boring nominated Brandon Eady to fill the position of Vice Chair. Cliff Wiley seconded the motion which passed unanimously.

Discussion Items

Alis Drumgo thanked Ben Mundy for his contributions to the Advisory Board on behalf of the City and Staff.

Adjourned at 3:24 PM

Next Meeting, Thursday, August 6, 2020 3:00 PM, Virtual.

Eddie Lake, Chairman

Date

DRAFT

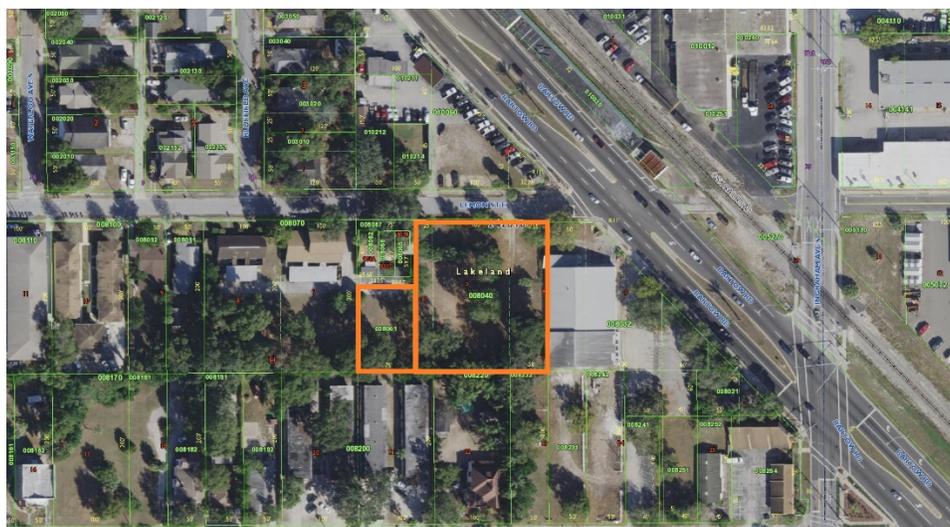
Memo

To: CRA Advisory Board
From: Terrilyn Bostwick, CRA Senior Project Manager
Through: Alis Drumgo, CRA Manager
CC: Jason Lewis, Benchmark Property Group, Inc.
Date: October 1, 2020
Re: **Tax Increment Financing Request – Property Located at 923 Lemon Street East and 0 Lemon Street East**

Benchmark Property Group, Inc. has submitted a request for Tax Increment Financing for properties the entity owns at 923 and 0 Lemon Street East. Plans include new construction, and site improvements to the properties. The finished proposed project will be twenty-two (22) apartment units located in the Downtown’s Garden District.

The Site

The existing site consists of parcels 24-28-18-205000-008040 and 24-28-18-205000-008061; totaling 43,560 SF (1 acre) of vacant land.



Project Description

The Developer is proposing a new construction of five, 2 story buildings, consisting of twenty-two (22) apartment units with on-site surface parking. The Developer's hard costs are projected to be \$2,384,930 with an additional \$347,713 in soft costs and \$152,500.00 in land acquisition costs, bringing the total development costs to approximately \$2,885,143. Renderings, proposed plans, and a proposed contractor's budget are attached for reference, and plans will be submitted to the Building Division within the next thirty (30) days for permitting.

Project Evaluation

The Tax Increment Financing program allows qualified developers to receive a reimbursement of tax increment funds collected by the Lakeland Community Redevelopment Agency (CRA). The reimbursement is based on incremental revenue collected due to increases in the property's taxable value resulting from the investment made in the real estate. The proposed term of the reimbursement is five (5) years, beginning in the year following the project's receipt of a Certificate of Occupancy. The developer will receive a 50% reimbursement calculated in years one through five.

Year One	50%
Year Two	50%
Year Three	50%
Year Four	50%
Year Five	50%
Beyond Year Five	0%

Based upon estimated project costs, TIF payments under the Agreement are projected to total \$59,665 over the five-year duration of the Agreement. TIF will be non-transferable.

There are two primary criteria which must be met to qualify for this program:

- 1) The renovation/improvement must be at least 50% of the then current assessed value of the property and must bring the property up to meet all building codes.*
- 2) The applicant must apply for consideration prior to receiving a building permit for construction.*

The current total assessed value of the properties is \$152,500 and improvements are estimated to be \$2,384,930. Based on this information, the renovation/improvement clearly exceeds the required 50% investment above the current assessed value.

In January 2008, the Lakeland Downtown Development Authority (then the review and approval authority for this program) adopted several additional Selection Considerations for the Tax Increment Financing Program. These Selection Considerations were based on the physical characteristics of different parts of Downtown.

To be considered for incentives, a project must be consistent with the following Downtown CRA goals:

- Be consistent with the Redevelopment Plan
- Maintain and enhance the historic and pedestrian character of Downtown
- Provide a catalyst for economic development
- Promote infrastructure improvements including bike/pedestrian connections that allow for connectivity between all areas of Downtown
- Promote infill development

The Development aligns with that sought by the CRA's Redevelopment Plan as:

- 1) it will maintain and enhance the historic character of the Garden District, as confirmed by the Design Review Committee of the Historic Preservation Board, who approved the design in May 2020;
- 2) it will provide a catalyst for economic development by the expansion of the residential community in Downtown, which will result in the expansion of retail, restaurants and other commerce in Downtown; and
- 3) it will provide infill development by constructing twenty-two apartment units on currently vacant land located in the Garden District of Downtown.

The Developer is estimating completion in the Fall of 2021.

Staff recommends this project for approval.

Please be prepared to discuss.

Dear Downtown CRA Advisory Board:

The Lemon St. Development will be built on the property located at 923 East Lemon St. and 0 East Lemon Street, which is in the Garden District of Downtown Lakeland. The Development will consist of five, 2 story buildings, having a total of (22) apartment units, with a mix of one- and two-bedroom apartments. The Development Review Committee and Historic Preservation Board both granted approval of the design of the Development on May 20 & May 28, 2020 respectively. These approvals were sought to be consistent with the City's Redevelopment plan. This will help the City meet their goals of enhancing and maintaining the historic character of Downtown.

The Property will be purchased on September 25, 2020 for \$152,500.00. The current assessed value of both lots are \$115,280.00. The Developer's hard costs for the Development are projected to be \$2,384,930.00 with an additional \$347,713.00 in soft costs and \$152,500.00 in land acquisition costs, bringing the total development costs to approximately \$2,885,143.00.

My wife and I currently own 10 units in the surrounding historic district. One property consists of 4 units and the other has 6 units. Both properties were in serious disrepair when purchased and we've invested (and continue to invest) a considerable amount of money to upgrade the units and exterior of the buildings, therefore improving the neighborhood. We intend to purchase more properties in Lakeland with a similar plan to renovate and help improve the area.

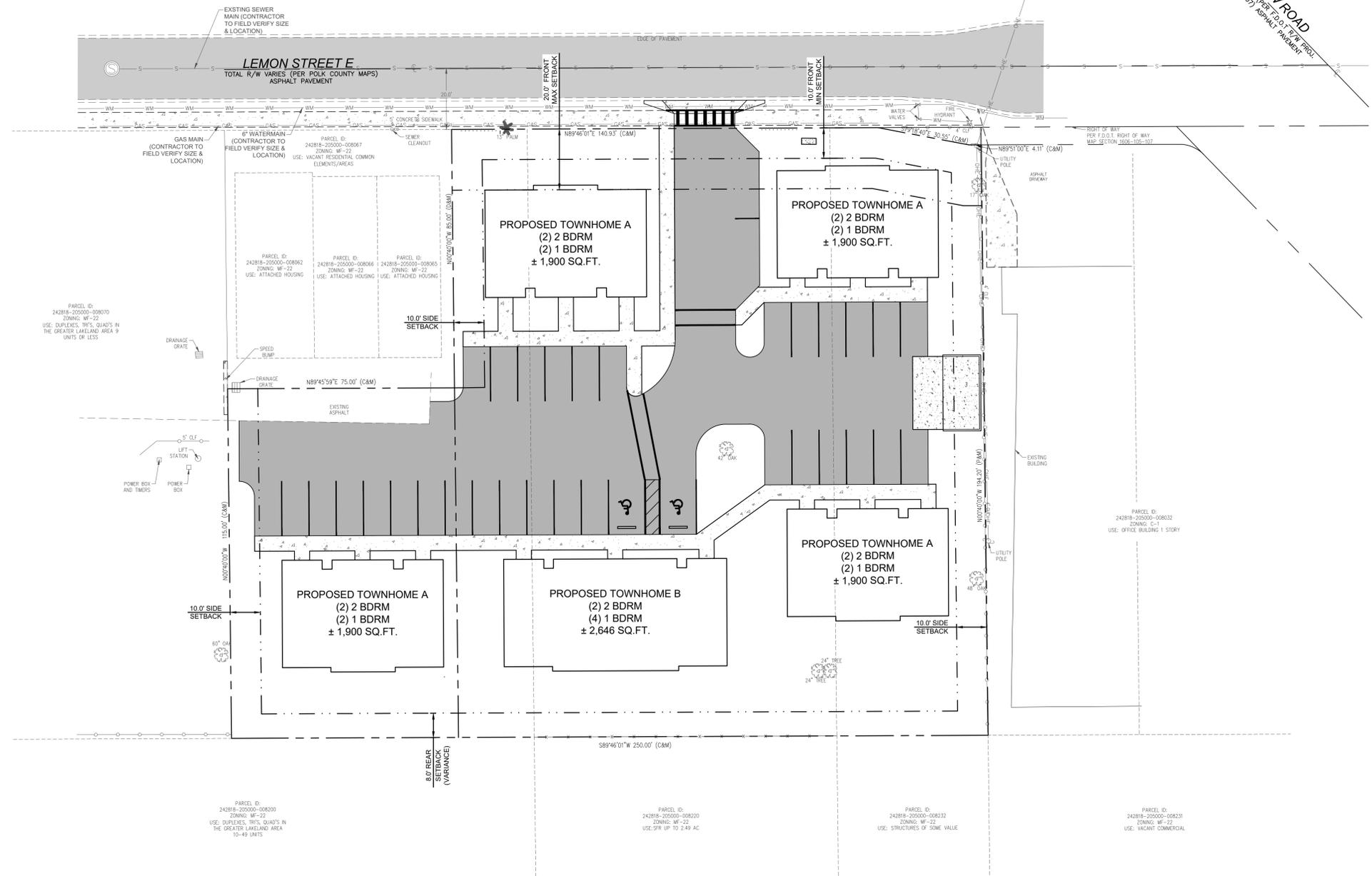
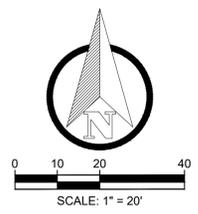
I understand the City of Lakeland is looking for an infill developer to build 20-40 units also referred to as the missing middle. I'm interested in filling that need in the community, however, building less units on a lot increases the per unit cost making it more difficult for the project to make financial sense. In addition, the cost of lumber has recently increased significantly which will also have a negative impact on the proposed development. Therefore, I respectfully request a Tax Increment Financing Agreement with the City of Lakeland for this development.

Thanks for your consideration.

Best Regards,

Jason Lewis

SITE CHARACTERISTICS	
1. PARKING REQUIREMENTS	27 SPACES
CITY PARKING REQUIREMENTS HERE	
PARKING PROVIDED	
REGULAR SPACES:	33(9X18)
HANDICAP SPACES:	2 (12X18)
TOTAL SPACES:	35



①	STRUCTURAL NO.
①	0.44 x 1.5" = 0.66
②	0.18 x 6" = 1.08
③	0.08 x 12" = 0.96
TOTAL 2.70	

NEW CONSTRUCTION

- 1.5" TYPE SUPERPAVE 12.5 (FINE) ASPHALTIC CONCRETE, F.D.O.T. SPEC. #334, TRAFFIC LEVEL C.
- 6" LIMEROCK BASE, COMPACTED TO 98% AASHTO - T180 (L.B.R. 100), F.D.O.T. SPEC. #230 OR 6" CRUSHED CONCRETE BASE, COMPACTED TO 98% AASHTO - T180 (L.B.R. 125), FOOT SPEC. #204; PRIME @ 0.10 GALS. PER SQ. YD., F.D.O.T. SPEC. #300.
- 12" TYPE "B" STABILIZATION, LBR 40, F.D.O.T. SPEC. 160-2, COMPACTED TO 98% AASHTO T-180. CONTRACTOR MAY SUBSTITUTE 4" OF ADDITIONAL BASE MATERIAL (1 TO 3 RATIO) IN LIEU OF TYPE "B" STABILIZATION OVER COMPACTED SUB-GRADE.

1 ASPHALT PAVEMENT CONSTRUCTION **N.T.S.**

THE LUNZ GROUP
Architecture | Interior Design

GADD & ASSOCIATES
1925 US HWY 98 S, SUITE 201
LAKELAND, FL 33801
PHONE: (888) 940-5979
Certificate of Authorization #30194
www.GaddCivil.com

NOT FOR CONSTRUCTION FOR REVIEW ONLY

RODNEY A. GADD, P.E.
FLA. P.E. No. 70875

923 LEMON STREET EAST
923 LEMON STREET EAST
LAKELAND, FLORIDA 33801

Civil Geometry Plan

DRAWN BY: JS/RS
REVIEW BY: RC

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20225.01



C-500





Section 1: Applicant Information

Applicant Name: Jason Lewis

Business Name (if applicable): _____

Mailing Address: 7668 El Camino Real Ste. 104-158 Carlsbad, CA 92009

Phone: 760-505-8195 Email Address: jason@benchmarkpgrp.com

Project Address: 923 E Lemon St. Lakeland, FL

Project Budget: \$ \$2,885,143.00 Requested Grant Amount: \$ 5 year TIF

Lease Term (if applicable): _____

Property Owner's Name: Wendev Co.

Property Owner's Mailing Address: _____

Phone: _____ Email Address: _____

Section 2: Please select the checkbox that corresponds to each grant for which you are applying. Complete the referenced section(s).

Commercial

- Design Assistance** –Sections 3 & 7
(Dixieland and Midtown Only)
- Façade & Site Improvement** –Sections 3 & 7
(Dixieland and Midtown Only)
- Food-Related Services** –Sections 3, 4 & 7
(Dixieland and Midtown Only)
- Infill Adaptive Reuse** –Sections 3 & 7
(Downtown, Dixieland, and Midtown)
- TIF** – Complete Sections 3, 6 & 7
(Downtown, Dixieland and Midtown)

Residential

- Fix-It-Up** –Sections 3 & 7
(Midtown and Downtown Target Areas only)
- Homeowner's Down Payment Assistance**
Sections 5 & 7
(Midtown Only)
- Job Creation** – Contact the CRA Office
(Midtown Only)
- Infill New Home Construction** –Sections 5 & 7
(Midtown Only)
- Builders Line of Credit** – Sections 5 & 7
(Midtown Only)

***All Projects will be deemed final upon issuance of reimbursement or payment.

Section 3: Project Description

Building's existing use(s): Vacant Land

Building's new use(s): 22 Unit Multi Family Apartments

General description of proposed improvements:

- New Construction Rehabilitation Other _____
- Façade Awnings/Canopies Signs Walls/Fencing/Landscaping
- Electric HVAC Plumbing Fire Suppression

Please provide a brief description of the work to be performed, materials to be used, color and material samples (if applicable).

We will be building 22 apartments that consist of one and two bedrooms units, two story townhouse style.

Section 4: Business Information

What is the expected opening date? _____

What type of food-related business is being proposed? _____

What will be the business' hours of operation? _____

Is the proposed business a franchise? No Yes _____

Will entertainment be offered? No Yes _____

Will there be outdoor seating at this establishment? No Yes

What is the proposed seating capacity of the restaurant, if applicable? _____

Is this the business' 1st location, 2nd location or a relocation? _____

Section 5: Purchase Information

Address of Home/Lot being Purchased: _____

General Description: _____

Mailing Address: _____

Seller: _____ Contractor (if applicable): _____

Do you currently own a home? Yes No (if yes, list below)

Have you previously owned a home? Yes No

Bank/Agency issuing the Mortgage: _____

Home Purchase Price: _____ Your Cash Contribution: _____

Estimated Closing Date: _____

Are you currently Employed? Yes No If yes, length of employment: _____

Employer: _____

Section 6: Required Documentation

- Project Schedule
- Proposed site plan
- Three cost estimates
- Permit ready drawings
- Notarized letter from property owner
- Food-related services resume(s) – If applicable
- Certificate of Review from the Historic Preservation Board
- Photographs of the existing building and the proposed project area
- Schematic drawings illustrating proposed work, or pictures with project description outlines

For TIF Applications Only

- Letter of request
- Project plans
- Current Assessed Value
- Project Budget

Section 7: Signature

Applicant's Signature:  _____

Date: 9/3/2020

Property Owner's Signature: _____

Date: _____

FOR STAFF USE ONLY

Date of initial contact: _____ Electronic submission In person

Staff representative: _____

Design Professional: _____

Pre-Application Meeting

Post-Application Meeting

Three estimates submitted? Yes No

Taxes current? Yes No

Staff Decision: Approved Denied Board Appealed

Property Site File Number: _____