

**Community Redevelopment Area Advisory Board
Meeting Minutes
Thursday, May 6, 2016
3:00 – 5:00 PM
City Commission Conference Room, City Hall**

MEETING MINUTES

Board Members: Cliff Wiley, Brian Goding, Ben Mundy, Cory Petcoff, Pastor Eddie Lake, Commissioner Jim Malless, Dr. Sylinda Fulse

Staff: Judith Keller, D'Ariel Reed, Patricia Hendler, Charles Barmby

Guests: Brian Bollas, Aaron Banks, Michael Walker, Gail Bagley, Barry Friedman, Chris Mauser

Packets

- Projects Status Report
- Budgets Dixieland, Midtown, and Downtown
- Meeting Minutes dated April 7, 2016
- Memo- 2016 Security/LPD Funding Recommendation
- Homeowner's Down Payment Assistance Grant Program
- Memo Allen & Company Façade Improvement Grant Request

Handouts

- FDOT Lakeland Area Alternatives Analysis
- Allen and Company Photos
- 2015 CRA Annual Report
- L3 License Plate Reader Brochure

Presentation

Charles Barmby introduced the speaker Brian Bollas, FDOT. Bollas informed the Board about the ongoing Lakeland Area Alternatives Analysis which will be used to define solutions to the existing transit issues in the Midtown CRA. The Board invited Mr. Bollas to return and present the proposed solutions before implementation.

Housekeeping

The Board was asked to decide if there will be a meeting on July 7, 2017. Board members will check their schedules and decide at the June meeting.

Action Items – Old Business

Meeting Minutes dated April 7, 2016

Brian Goding moved to approve the minutes; Pastor Eddie Lake seconded and the minutes were approved without corrections.

2016 Security/LPD funding Recommendation

There was discussion about which fiscal year the recommended change in budget would come from. The Board was told that the 2017 draft budget would be presented at the June for review and approval. The current recommendation to fund the community policing partnership and equipment in the amount of \$150,000 in Fiscal Year 2016 will be funded from the Memorial Boulevard Corridor line item of unused funds in the Midtown CRA fund. Commissioner Malless moved to reallocate the \$150,000 from Memorial Drive line item to a line item to be created for Community Policing in FY 2016. Brian Goding seconded the motion and it unanimously passed.

More discussion ensued regarding how long the redevelopment agency would encumber the cost for supplemental community police services. Commissioner Malless moved to authorize a budget allocation for three years for the Community Policing services in the redevelopment districts. This timeframe would allow for reevaluation of the program prior to extending the contract with LPD. Ben Mundy seconded the motion and the motion passed unanimously.

Action Items – New Business

Allen & Company Façade Improvement Request

Aaron Banks of Furr and Wegman Architects and Michael Walker from Allen and Company asked the Board to consider approving a Façade Improvement Matching grant for work that was completed prior to approval. They explained that they were confused about the process and that a mistake was made. The Board was sympathetic about the situation, but was unwilling to set a precedent for this kind of exception or to risk a question being raised on the LCRA's annual financial audit. The Board suggested to Banks and Walker to apply for the Façade Improvement grant for work that has yet been completed, such as awnings. The property owner representatives were advised to submit an application to staff.

Alley Improvements Phase II

Patricia Hendler reminded the Board about the results of the 2014 AECOM study that referenced parking challenges in Dixieland. State laws require that all of CRA funds be spent inside of the boundary of the CRA unless it directly benefits the CRA. Staff verified the very unique circumstances in which funds could be spent outside the CRA boundary with the Florida Redevelopment Association and City attorney, Palmer Davis. Staff requested that the board authorize the acquisition of property adjacent to the Dixieland CRA boundary, specifically on the alleyways parallel to Florida Avenue, to create shared parking opportunities.

Chairman Petcoff expressed concern about reducing the number of taxpaying properties in the District and the impact to the CRA budget. He suggested that CRA staff might assemble parcels, create and improve them to make parking, subsequently selling them to property owners. Ben Mundy suggested that staff identify parcels first. He also commented that one side of the corridor would benefit more than the other side. Brian Goding pointed out that there are some right-of-way areas that could be utilized for the purpose of on-street parking. Staff explained to the Board that the CRA was probably the best entity to develop parking and get it designed the most efficient and aesthetically responsible way. Cory Petcoff asked staff to: 1. research a grant program for adjoining property owners to develop parking incentivized with a grant up to \$50,000; 2. explore the top five potential sites; and research whether any other redevelopment areas have done this.

Discussion Items

N. Lake Mirror Redevelopment Site

Staff informed the Board that the LEDC was unhappy with the Kimley Horn study and at the City's Strategic Planning Sessions the Mayor suggested another study to reconsider an office building on the site. Commissioner Malless confirmed that the LEDC sees the land as the best opportunity for a company to develop an office building Downtown. Staff will meet with the Community Development Department planners to discuss how to accommodate office on the site and move forward without too much delay in the release of the RFQ.

Mass Market

Staff reported that the remaining leases are now signed and will go to the City Commission for approval on May 16th. Construction is well under way and the Halo Building is scheduled to be completely demolished within the next week.

Homeowner's Down Payment Assistance Grant

Staff reviewed the Homeowner's Down Payment Assistance Grant program with the Board. The program would be limited to only homestead properties with a cap of 20% of the sales price. During the discussion about home values, staff pointed out that the median home value in Lakeland is currently under \$129,000. Cory Petcoff requested staff to come to the Advisory Board with any requests that are above the median home price in Lakeland. In response to questions about enforcement of the five-year homesteading requirement, staff reminded the Board that the CRA can only place deed restrictions on properties that the CRA sells.

Annual Report

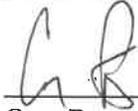
Cory Petcoff asked about Dixieland's budget as it appears that 93% of the budget was spent on operating expenses. Staff explained that even though grants are awarded they may not be paid out in the fiscal year it was awarded. Operating expenses include annual report, irrigation, annual financial audit, and alley maintenance.

Other comments

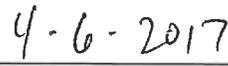
Commissioner Malless asked staff to come back with revisions to the Job Creation Program that reflects funding newly created jobs within the City limits at the \$5,000 per job rate. Existing or occupied jobs moving to the East Main Street District from another location within Polk County would be funded at \$2,500 per job over the five year period. Commissioner Malless cited Colorado Boxed Beef as an example of existing jobs within the county moving in to the district as opposed to newly created jobs. The proposed changes will not be imposed retroactively. Staff will provide a revised program to the June meeting.

Adjourned at 4:45 PM to see LPD demonstration on License Plate Reader technology.

Next Meeting, Thursday, June 2, 2016, 3 PM, City Commission Conference Room.



Cory Petcoff, Chairman



Date