

**Community Redevelopment Area Advisory Board
Meeting Minutes
Thursday, February 2, 2017
3:00 – 5:00 PM
City Commission Conference Room, City Hall**

MEETING MINUTES

Board Members: Cory Petcoff (Chair), Ben Mundy (Vice-Chair), Zelda Abram, Todd Baylis, Dean Boring, Brian Goding, Pastor Eddie Lake, Frank Lansford, Commissioner Jim Malless, Trinetta McCalip and Cliff Wiley

Staff: Nicole Travis (CRA Manager), Celeste Deardorff (Assistant Director), Chuck Barmby, Alis Drumgo, Patricia Hendler, Teresa Maio, D'Ariel Reed and Michael Smith

Guests: Matt Clark, Jennifer Codo-Salisbury, Barry Friedman, Asst. Chief Ruben Garcia, Chris Guinn, Laura Herrscher, Dana Little, Shaun Puri and Pat Steed

Packets

- Meeting Minutes dated January 5, 2017
- Working Budgets Dixieland, Downtown, and Midtown
- Word Alive Ministry Properties - Counteroffer
- Memo – Tax Increment Finance Request

Handouts

- South Florida Avenue Corridor Study & Master Plan Presentation Invitation

Housekeeping

- CRA Manager, Nicole Travis, introduced the two new CRA Project Managers, Alis Drumgo and Mike Smith, who gave a brief description of their professional background as it related to their roles in the CRA.

Presentation

- Dana Little with the Treasure Coast Regional Planning Council gave a presentation on the South Florida Avenue Corridor Study commissioned by the Florida Department of Transportation (FDOT). The study covered not only South Florida Avenue corridor but also the things that influence the corridor. The objectives were to look at redevelopment growth, economic development growth and ways to fix the road way through a community based vision. The study addressed short term and long term opportunities within the corridor, including a road diet.

Action Items – Old Business

Meeting Minutes dated January 5, 2017

At the request of Zelda Abram, Nicole Travis noted that the minutes were revised to correct the spelling in Mrs. Abram's name.

Zelda Abram moved for approval of the January 5, 2017 minutes as amended. Commissioner Jim Malless seconded the motion and it passed 10-0. Trinetta McCalip had to leave the meeting early.

Word Alive Ministries Properties

Patricia Hendler reminded the Board about Tunesia Mayweather's, with Keller Williams, request at last month's meeting. Word Alive Ministries had just gotten appraisals for the two properties they're offering for

sale totaling \$567,000. At that time, the Board indicated they weren't interested in purchasing the properties. She informed the Board that she had received an email from Ms. Mayweather stating they would accept an offer of \$300,000 for the properties.

Cory Petcoff expressed that the Board still has no interest in purchasing the property.

Action Items – New Business

TIF Request

Patricia Hendler explained that the packets include an application from the developers, Federal Building, LLC (lessee) and Broadway Real Estate Services. The request complies with the TIF requirements as they are planning to spend over 50 percent of Assessed Valuation, the proposed first user is a restaurant, they're providing first floor retail and they're redeveloping an underutilized property. The only requirement not being met is the utilization of second story space as this building does not have second story space. She stated that the request is under the New TIF program and explained its differences from the old program.

Commissioner Malless expressed concern that the proposed investment of \$1,350,000 included furnishings which are not improvements to the building. Shaun Puri of Broadway Real Estate Services explained that the accessibility improvements, HVAC, plumbing and fixtures would total more than 50% of the present Assessed Valuation of \$853,249. Also, the reassessment of the property which will establish the amount of TIF reimbursement will be based on the permitted improvements which will not include furnishings.

Commissioner Malless made the Board aware that there is an agenda item for Monday's Commission meeting to extend the CO deadline date.

Dean Boring moved for approval of staff's recommendation. Todd Baylis seconded the motion and it passed 10-0.

Discussion Items

Habitat House

Patricia Hendler recalled that staff sent a letter to Habitat about the house located at 704 Magnolia Street because of the constant trash, beer cans and cars parked on the lawn, broken windows, hanging blinds, etc. Staff was also informed that law enforcement had been called to the house twice in one month. Habitat has started the foreclosure process on the house. Through this process, staff learned of a third purchase money mortgage on the property so it's not clear what will happen to the CRA's second mortgage. Staff did receive a call from Habitat requesting the CRA bow out; staff declined.

Mass Market Change Order

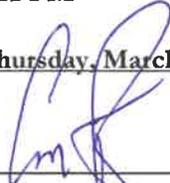
Cory Petcoff informed the Board that more unexpected items have surfaced so the development will need more funds. He summarized some of the "Big Ticket" items that have affected the overall costs of this project.

Nicole Travis explained that in November 2016 the Board approved \$600,000 for Phase II renovations. After working with Strickland and value engineering, the cost is over the approved amount by \$122,000. The Building Official is requiring a wheel chair lift be installed in the back half of Mass Market which will cost approximately \$25,000. The structural engineer requested the bricks be repointed so that every four feet there will be a plate located at the top to remedy the structural issues they discovered. There will be two change orders that will go to the Commission: the first is Mass Market and the overall site and the second is for the Collective and the garden. The change orders are split so that Mass Market and the overall site are separate from the Collective and the garden to prevent a delay in the substantial completion date for Mass Market and the site. Cory Petcoff made it clear that they do not want any more change orders.

Commissioner Jim Malless moved for approval of the Mass Market change order. Dean Boring seconded the motion and it passed 10-0.

Adjourned at 4:21 PM

Next Meeting, Thursday, March 2, 2017, 3 PM, City Commission Conference Room.



Cory Petcoff, Chairman

5-4-2017

Date