

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

MEETING MINUTES

Board Members: Brian Goding, Ben Mundy, Cory Petcoff, Dean Boring, Zelda Abram, Cliff Wiley, Commissioner Jim Malless, Pastor Eddie Lake
Staff: Nicole Travis, Celeste Deardorff, Jim Studiale, D’Ariel Reed, Patricia Hendler
Guests: Frank Lansford, Colleen McCalip, Barry Friedman

Packets

- Meeting Minutes dated October 6, 2016
- CIPs Dixieland, Downtown, and Midtown
- Memo – Mass Market Change Order

Handouts

- Mass Market Change Order Contingency Log

Housekeeping

- CRA Manager Nicole Travis introduced proposed new Advisory Board members Frank Lansford and Colleen McCalip. Their nominations will go to the Boards and Committees Committee on November 4 and if approved to the City Commission for final approval on November 7. Both Frank and Colleen gave a short bio and described their current involvement in the Midtown CRA.

Action Items – Old Business

Meeting Minutes dated October 6, 2016

Dean Boring moved to approve the minutes from October 6, 2016 and Commissioner Malless seconded. The minutes were approved as submitted.

Mass Market Change Order

Chairman Petcoff introduced the topic reminding Advisory Board members that this is a change order in name only since the additional costs being presented are for the change of scope prompted by the tenant leases (Haus Management for event and collective office space and Art\ifact Studio and Gallery) which were signed after the initial construction contract bid was approved. The scope also includes the garden area on the northeast corner of the block. Nicole Travis reviewed the additional work being added along with how the value engineering of the original bid (resulting in a credit of \$309,363) had so far been used for contingencies. There is currently a credit balance of \$95,681.66. After a discussion of the cost items in the contractor’s proposals Commissioner Malless made a motion to authorize up to \$239,524 for the Collective at Mass Market and \$314,450 for the Mass Market revisions as presented in the Strickland Construction Schedule of Values for each project. The motion also included that the record should reflect that an additional \$400,000 in construction cost was anticipated for the project so this increase is a net of \$154,000. Dean Boring seconded the motion which passed unanimously. Dean Boring then made a motion approving Staff to pursue the construction of the garden for a cost not to exceed \$50,000. Commissioner Malless seconded the motion which passed unanimously.

114 E. Parker Street

Staff reported that the property appraisal for 114 E. Parker Street owned by Lighthouse Ministries came in at \$145,000. The Advisory Board had previously authorized purchase of the property for the appraised value as established by a Florida Licensed Appraiser. Lighthouse had agreed to sell for Appraised Value, but not less than \$225,000. Upon receipt of the appraisal Lighthouse stated it was not willing to sell for \$145,000 but still wanted to sell the property and was considering an auction, approaching area non-profits and/or churches, or trying to reach a compromise with the CRA. Staff agreed to bring a compromise purchase price of \$185,000 (the difference between the \$145,000 and \$225,000) to the Advisory Board. After discussion about the pros and cons of purchasing the building, Commissioner Malless moved to offer \$150,000 with Buyer to pay all closing costs. Dean Boring seconded the motion which passed with one "no" vote by Cliff Wiley.

Action Items – New Business

There were no Action Items for New Business

Discussion Items

North Lake Mirror Redevelopment Site Ranking

Staff reported that the Selection Committee for the North Lake Mirror Redevelopment Site RFQ had met to review the three submittals. CRA Advisory Board Member Ben Mundy served on the committee. Broadway RES, LLC; Framework Group, LLC; and Prestige Redevelopment Operations, LLC/Orlando Neighborhood Improvement Corporation were the three development groups who submitted proposals. The final ranking was: 1) Framework 2) Broadway 3) Prestige/Orlando. The recommendation to begin negotiation with Framework will go to the City Commission for approval on November 21 if there is no protest lodged by the 5PM, November 3 deadline.

G4S Security

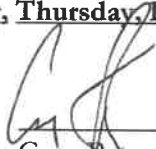
Staff reported that the Mass Market apartment residents had continued to suffer car break-ins with shattered windows and in one case finding used syringes in the back seat. Staff has hired G4S Security to patrol the block including our 801 N. Massachusetts Avenue building nightly. This is an armed guard service, and the company was recommended to Staff by Joe Tedder's office who has used their services. Since the patrols have begun, there have been no further break-ins. The anticipated length of service will be until construction has been completed and all tenants have access to secure, fenced parking on site. Advisory board members suggested that we get arrest data for the area now and over the time that G4S is on site.

FYI

Staff announced that future meetings may take place in another conference room due to scheduled renovation of City Commission Chambers which may result in construction noise. Staff will let Advisory Board members know if/when location is to be changed on a meeting by meeting basis.

Adjourned at 3:36 PM

Next Meeting, Thursday, December 1, 2016, 3 PM, City Commission Conference Room.



Cory Petcoff, Chairman

4-6-2017
Date