

**Community Redevelopment Area Advisory Board
Meeting Minutes
Thursday, April 7, 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, Todd Baylis, Dean Boring

Staff: Nicole Travis, Judith Keller, D'Ariel Reed, Lynn Simpkins

Guests: Marco and Grace Franca - Posto 9, Marlon Lynn - Posto 9, Assistant Chief Reuben Garcia – LPD, Assistant Chief White – LPD, Jack Strollo – Broadway, Julie Townsend – LDDA, Barry Friedman – Lakeland Now

Packets

- CIP's Dixieland, Midtown, and Downtown
- Memo-Homeowner's Down Payment Assistance Grant
- Meeting Minutes dated March 3, 2016
- Memo from Lakeland PD
- Quote, L# Mobile-Vision, Inc
- Crime Statistics
- Memo – TIF Increment Financing Agreement with Posto 9 Properties, LLC
- Memo – Pinnacle Project – East Main Street District
- CRA Audit Report- Crowe Horwath

Handouts

- POSTO 9
- North Lake Mirror CRA Redevelopment site

Action Items

Housekeeping

President, Corey Petcoff called for a motion to renew the terms of board members Cliff Willey and Brian Goding. Dean Boring proposed the motion and Jim Malless seconded it. The motion was passed with Brian Goding abstaining.

Nicole Travis informed the board there was another vacancy to be filled because of the resignation of Earl Johnson and that the requirements to be on the board include living in the CRA district, owning property in the CRA district or working within the CRA District. The board was asked for suggestions for the Midtown Board seat. No action taken at this time.

Meeting Minutes dated March 3, 2016

Minutes were approved as corrected.

Action Items - New Business

Homestead Down Payment Assistance Grant

Staff reviewed earlier versions of the down payment assistance program and asked for guidance on creating a new program for the Midtown district. **Jim Malless** moved that the program provide a 20% down payment with a deed restriction for five years that the home remain homesteaded and designated \$250,000 for the program. **Ben Mundy** seconded the motion and the motion was passed with no objections.

Staff will craft the program and bring it back to the board for review and craft an accompanying program for home repairs for CRA participants in this Home ownership program.

TIF application 215 E. Main Street

Marco and Grace Franka appeared with their architect Marlon Lynn. Mr. Franka presented the Brazilian concept a gastro pub and lounge on the first floor, an event space on the second floor and a rooftop lounge at 215 E Main Street. The project will require \$2.6 million dollars and employ 65 full-time salaried jobs with a projected payroll of over \$1.4 Million. Staff recommended approval of the TIF application for the current TIF funding guidelines of 50% of the tax increment generated for five years. **Jim Malless** moved to approve the recommendation and **Reverend Hill** seconded it. It was approved unanimously.

LPD Community Policing Proposal

Nicole Travis explained that along with the newly approved Neighborhood Stabilization plan, staff believes that there needs to be additional police enforcement to be successful with neighborhood stabilization. After several months of discussion with the Lakeland Police department staff is presenting options to the board that includes: special equipment, directed patrols and sting operations. Travis asked for direction at this meeting because she is preparing the 2017 budget at this time. After a discussion about policing and policing equipment Jim Malless moved to direct staff to work towards hiring two officers and to budget for 100% of a license plate reader and Reverend Hill seconded the motion. The motion was approved unanimously. Realizing that the board would prefer to add 2 police before the October 1, **Jim Malless** moved to amend the original motion to reallocate budget funds for 2 police officers now. **Cliff** seconded the amendment and the motion was approved. Staff will work on preparing the budget and working towards an appropriate agreement with Lakeland Police Department for these services.

802 N. Massachusetts Avenue

Nicole Travis reported that staff contacted the owner of the property at 802 N Massachusetts Avenue to make a verbal offer to purchase and the offer was countered. The board decided to take no action at this time.

422 Ingraham

The discussion about 422 Ingraham included the value of completing the grid and who would pay for putting the road in and what it would cost if the CRA bought the lot. More discussion was needed to clarify that this was an additional lot the CRA would need to buy in order to complete the grid. The first lot is one under contract with the Colorado Box Company. Travis reported that the CRA is not eligible for any State aid to put the street in but hoped for a partnership with other city departments for that expense. Jim Malless moved that all board members visit this site before the next meeting to have a better understanding of how this would affect traffic to see the value towards the goal of completing the grid. Brian Goding seconded the motion and it was approved unanimously. Staff was instructed to research the cost of putting the roadway through and potential partnerships for the next meeting.

Discussion Items

1. N. Lake Mirror

Nicole Travis discussed the content of the presentation made to the commissioners by Kimley Horn. Kimley Horn did a market study of the 10 acre site which showed a need for residential development along with guidelines for what the city would like to see in the development. The intention of this document is to be used as a vision document to be attached to a Request for Qualifications. She also stated the great care that will be needed in crafting a selection process.

Staff would find it beneficial to have a conversation with the board about what would be important to them for this site. Staff was asked to set time aside at the next meeting to discuss the project after the board reads the material handed out. Staff will send an email with some suggested bullets points to frame the discussion.

2. Audit Report

N. Travis reported that there were no findings in the CRA audit report.

Adjourned at 4:45 PM.

Next Meeting, Thursday, May 6, 2015, 3 PM, City Commission Conference Room.



Cory Petcoff, Chairman

4-6-2017
Date