

**Community Redevelopment Area Advisory Board  
Meeting Minutes  
Thursday July 7, 2022  
3:00 – 5:00 PM  
City Commission Conference Room, City Hall**

**Attendance**

Board Members: Brandon Eady (Chair), Commissioner Chad McLeod, Chrissanne Long, Harry Bryant, Terry Coney, Frank Lansford, Teresa O'Brien, Tyler Zimmerman and Kate Lake

Absent: Brian Waller and Brian Goding (Vice Chair)

Staff: Brian Rewis, Shelley Guiseppi and Carlos Turner

Guests: Assistant City Attorney Jerrod Simpson, Sara Walsh (The Ledger), Cynthia Haffey, Lucille Pfernd, Gary Clark, Lisa Abberger, David Bunch, Jack Murphy, Sam Galloway, Crystal Davis, Jennie Nesore, Misti Carman, Bill Read, Arlene Ramirez, Sebastian Guevera, Denise Roberts, Charles Barmby and Khalil Majied

**Packets**

- Meeting Minutes dated April 7, 2022
- Financial Update
- Project Progression Report
- Memo – Crystals World of Dance Lease Renewal
- Memo – Lake Wire Development TIF Agreement
- Memo – Stone Cabin Coffee & Cheesecake Grant Request
- Memo – Friends of Freedom Monument Funding Request

**Housekeeping**

**Action Items – Old Business**

**Financial Update & Project Tracker**

Brian Rewis advised no new highlights regarding finances and projects are on track.

**Housekeeping**

Brian Rewis provided an update regarding the current staffing. He advised the current staff consists of Project Manager Shelley Guiseppi, Office Support Carlos Turner and himself who is acting as CRA Manager in the interim.

**Meeting Minutes Dated April 7, 2022**

Chrissanne moved to approve, and Commissioner McLeod second motion, which passed unanimously.

**Action Items – New Business**

### **Crystals World of Dance Lease Renewal**

Brian Rewis advised the current lease expires on December 1, 2022 and contains renewal language that states the renewal is based on mutual consent with both parties 120 days before the end of the lease. The current rent will remain \$750 for the first year and then increase by five percent for years two and three of the three-year renewal terms. This change is based on the cost of building maintenance and lawn maintenance that has not been fully passed through the tenant. This means the CRA was paying the cost but not recovering the cost from the tenant. Staff recommends the changing of the lease.

Brandon Eady asked for Crystal Davis to give a brief update on how business is going and her relationship with the CRA.

Crystal Davis stated the business was affected by COVID but has seen an increase this summer. She stated there is a great relationship with her and the CRA. They are currently working with Parker Street Ministries to help with improving the neighborhood for the children and surrounding businesses.

Kate Lake thanked Crystal for her efforts in helping the children.

Terry Coney moved to approve the lease renewal as presented. Kate Lake seconded the motion which passed unanimously.

### **Lake Wire Development TIF Agreement**

Brian Rewis presented the Lake Wire Development TIF agreement. The request is from applicant Lake Wire Owner, LLC which is a subsidiary of Carter USA. The site consists of nine (9) parcels totaling 22.19 acres. The request is for the first phase of the development which is a total 13.44 acres. The plan for phase 1 is four, four-story buildings with 300 apartments and approximately 15,000 square feet of retail with an estimated completion date of Summer 2024. Staff has recommended approval for a standard TIF request which is 50% for five (5) years. Carter USA as Lake Wire Owner, LLC is requesting a modified TIF reimbursement of 75% for ten (10) years.

Brandon Eady advised it is important we have a standard to follow but we should also take into consideration the scale and where the project is to determine the modified request. Brandon requested the representative from Carter to explain the project further.

Jack Murphy from Carter USA began to explain the project further. He advised the first phase is for good quality apartments and approximately 15,600 sq. ft of retail buildings. They are very excited about the project regarding the uniqueness of the parcels. He advised the TIF agreement will assist with the closing of the loan from the bank to begin the construction.

Brandon requested Carter USA to explain how the TIF will help with obstacles of the project.

Jack Murphy advised it will help in a huge way. Based on the loan process, the TIF will help with the tax amount which will then help increase the amount of the loan they are able to receive. This will provide more funding for the project.

Brandon questioned how the modified 75% TIF came about.

Jack Murphy stated he previously spoke with CRA Staff and was advised of the standard but was also advised they can request more at the discretion of the Board.

Terry Coney asked if the cross bridge that was previously planned for this area is in the Carter plan.

Jack Murphy advised there is an easement to connect the walking trail to the RP Funding Center and Bonnet Springs Park, and another easement for a bridge system. There is currently no funding available but the easements that are in place will allow those amenities to be added later.

Chrissanne Long questioned if Carter USA is the party that is responsible for the remediation of the area.

Jack Murphy advised the responsible party was Lake Wire Development Company.

Chrissanne Long requested Lake Wire Development Company to explain the cost of remediation.

David Bunch from Lake Wire Development Company advised this project began seven (7) years ago and that it cost a million dollars to remediate the site.

Commissioner McLeod questioned if a modified TIF has been done before.

Brian Rewis advised the Oak Street development with ONICX was a similar project that was granted a modified TIF. There has been a total of two projects that received the modified TIF within the last five (5) years.

Terry Coney questioned the downside of approving the modified TIF.

Brandon Eady advised the modified TIF will help the project. Jack Murphy added the TIF will help them with accessing additional funding. Brandon then asked the Board to provide their individual feedback and the discussion ensued.

Chrissanne Long moved to approve a modified TIF agreement, 75% for the first five (5) years and 50% for the next five (5) years. Terry Coney seconded the motion with passed unanimously.

#### **Stone Cabin Coffee and Cheesecake Grant Request**

Shelley Guiseppi presented Stone Cabin Coffee and Cheesecake Grant request. This business located in Dixieland at S. Florida Ave. and Belmar St. It is approximately 34,000 sq. ft and is on the same parcel as Biscuits and Benedicts, which was awarded grant benefits from the CRA in September 2021. This presents an issue with the grant request. The CRA policy states that grants are limited one (1) parcel and the grant funds for this parcel were utilized by the Biscuits and Benedicts project. Staff does not recommend awarding the grants to Stone Cabin due to the parcel issue.

Brandon Eady requested to clarify the request amount.

Brian Rewis advised the request is for three (3) grants totaling \$75,000.

Jennie Nesore from Stone Cabin also confirmed they are requesting three (3) grants.

Shelley Guiseppi advised if the request is approved, the funding will not be available until Fiscal Year 2023.

Brandon Eady then asked the Board to confirm if everyone understands that the request was denied by Staff due to the unique situation. The Board agreed to understanding.

Chrissanne Long then moved to approve the funding allocation according to Staff discretion up to \$75,000. Harry Bryant seconded the motioned.

Brian Rewis questioned the motion to approve due to clarify approval according to CRA grant guidelines, not Staff discretion.

Chrissanne Long amended her motion to approve allocating funds according to CRA grant guidelines. Harry Bryant seconded the motion which passed unanimously.

### **Friends of Freedom Monument Funding Request**

Brian Rewis presented the Friends of Freedom Monument Funding request. This request is from Platform Art on behalf of the Polk Veterans Council for CRA support of the Friends of Freedom Monument. The monument is approximately seven (7) feet tall, incorporates visual narrative images produced by students of Polk County High Schools and will be located at Veterans Memorial Park. The unveiling is scheduled for Veterans Day 2022. The total project cost is \$145,904 with approximately \$25,000 still needed for completion. Staff recommends the CRA to authorize \$10,000 for the project.

Gary Clark from Polk Veterans Council advised 17 monuments have been installed in Veterans park over the last 17 years. Each monument represents a conflict that the country has encountered, and this monument represents the final conflict which was the Spanish/American War.

Cynthia Haffey provided a visual model of the monument. She advised they worked with numerous libraries to help with the details and history of the monument. A total of eight (8) High School students were selected to provide images for the monument.

Terry Coney advised he was brought into this project at the beginning to assist and will not vote due to a possible conflict of interest. He advised this monument provides important history of Lakeland and recommends the CRA to pay the remaining amount to complete the monument.

Chrissanne Long moved to fund the remaining amount of \$24,502.99. Kate Lake seconded the motion which passed unanimously.

### **Discussion Items**

#### **South Florida Avenue Road Diet Project Public Forum**

Brian Rewis advised the Board that there will be a public meeting to discuss the South Florida Avenue Road Diet Project. This will take place Monday July 11, 2022 at the RP Funding Center. He advised this will educate the community regarding the project and allow for public input and feedback. Kate Lake asked what type of meeting this will be.

Charles Barmby advised this is a public meeting. He also advised the benefits of the forum and the importance of the project. It will allow for the public to speak and allow the City to take feedback in attempt to improve.

**Adjourned at 5:21 PM**

**Next Meeting, Thursday, August 4, 2022 3:00 PM.**

  
\_\_\_\_\_  
Brandon Eady, Chairman

8/4/2022  
Date