

**Community Redevelopment Area Advisory Board
Meeting Minutes
Thursday December 2, 2021
3:00 – 5:00 PM
City Commission Conference Room, City Hall**

Attendance

Board Members: Brandon Eady (Chair), Brian Goding (Vice Chair), Commissioner Chad McLeod, Chrissanne Long, Harry Bryant, Teresa O'Brien, Tyler Zimmerman and Terry Coney

Absent: Brian Waller and Frank Lansford

Staff: Alis Drumgo, Iyanna Jones, D' Ariel Reed and Carlos Turner

Guests: Assistant City Attorney Jerrod Simpson, Matthew Wilbur, Evan Eliason, Greg Madden and Frank Kendrick

Packets

- Meeting Minutes dated November 4 , 2021
- Financial Update
- Project Progression Report
- Memo – Mary's Bagel Café
- Memo – The Vanguard Room
- Memo – 238 N. Massachusetts Avenue Grant Request
- Memo – Bid Number 1266 Contract Award
- Memo – 215 E. Parker Street Acquisition

Housekeeping

Action Items – Old Business

Financial Update & Project Tracker

Alis Drumgo stated that all projects are up to date and 114 E. Parker St. is complete. The grand opening will be scheduled for the end of January.

Housekeeping

Brandon Eady stated no housekeeping items at this time.

Meeting Minutes Dated November 4, 2021

Chrissanne Long moved to approve November 4th minutes.
Terry Coney seconded motion which passed unanimously.

Terry Coney second motion which passed unanimously.

238 N. Massachusetts Avenue Grant Request

Alis Drumgo presented a renovation project at 238 N. Massachusetts Avenue which is also known as The Gore Building. The property was acquired this year by West Pointe One after being vacant for approximately one decade. The project includes renovation for Madden Branded Goods office, and has potential for small grocer and/or café, and private suites on the 2nd floor. There is also outdoor seating that fronts Bay St. The project also includes an elevator installation.

An extensive demolition was completed to discover the true cost which totals \$3,100,000. The CRA is focused on items that are typically reimbursable through the Infill Adaptive Reuse Grant such as fire sprinklers at \$61,500, electrical upgrades at \$360,000, HVAC at \$147,000 and plumbing at \$212,000. This totals approximately \$863,000. The project is expected to be completed in the fall of 2022. Staff is seeking to approve the Infill Adaptive Reuse grant for the reimbursement of up to \$313,000 which is 10% of the total cost. Due to the timeline of completing this project, the CRA staff is requesting to also award additional funds to assist with a potential tenant should the property owner partner to create a bodega in the space.

Chrissanne Long questioned the cost of the project and if the applicant would request additional funds after the starting. Alis advised due to the extensive demolition that was completed, it provided a true value at what the total cost would be.

Commissioner McLeod requested some more information about the tenant and bodega plans from West Pointe. Greg Madden stated they are open to adding the bodega and accommodating the tenants needs to assist with completing the project in a timely manner.

Commissioner McLeod then requested to verify if a tenant that has a bodega comes in, how would they receive the additional funds being requested. Alis stated The CRA can approve the base request of \$313,000 at 10% with the flexibility to allow an additional 5% increase which would be an additional \$150,000 provided we are able to secure a bodega as tenants and provide the receipts to be verified by Staff upon completion of the project.

Terry Coney questioned if the proposed tenant would request additional funds in the future due to the type of project. Alis clarified that based on the grant guidelines, we would restrict and prohibit this specific location from being able to receive any additional grant funding for a 5-year period.

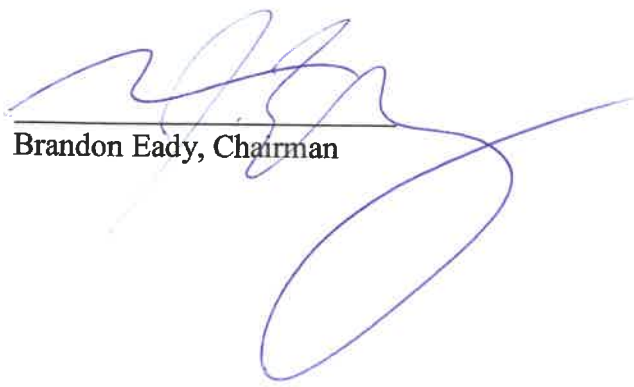
Brandon Eady questioned if this would be for the full property or just a specific space. Alis clarified this would be for the full property.

Terry Coney motioned to approve.

Harry Bryant seconded which passed unanimously.

Bid No.1266 Contract Award

Alis Drumgo stated the contract being considered is associated with The CRA's development agreement with Framework Group, builders of Mirrorton. There is a clause in the agreement that states the CRA is required to screen the electric substation to improve the corridor aesthetics. The work includes screening

A handwritten signature in blue ink, appearing to read 'Brandon Eady', written over a horizontal line. The signature is stylized and extends below the line.

Brandon Eady, Chairman

2/3/2022
Date