

Community Redevelopment Area Advisory Board
Meeting Minutes
Thursday February 1, 2024
3:00 PM – 5:00 PM
City Commission Conference Room

Attendance

Board Members: Terry Coney, Katy Martinez, Christine Goding, Lynne Simpkins, Ronald Roberts and Tyler Zimmerman

Absent: Chrissanne Long, Jason Ellis and Commissioner LaLonde Jr.

Staff: Valerie Ferrell, Karen Thompson, Shelley Guiseppi, Jonathan Rodriguez, Sandra Fairall and Carlos Turner

Guests: Assistant Director Jason Willey, Kevin Lovelace, Marcus Ruggiero, LPD Lt. Joe Parker and LPD Sgt. Renew

Packets

- Meeting Minutes dated January 11, 2024
- Financial Update
- Project Progression Report
- Site and Infrastructure Incentive – 625 E. Lime LLC
- Leased Properties Landscape and Irrigation Maintenance

Action Items – Old Business

Financial Update & Project Tracker

Valerie Ferrell provided an update on financials and projects.

Valerie Ferrell provided the dates of upcoming events. The City Commission Parking study is on Monday February 5, 2024, the Prospera Business Seminar is on Wednesday February 14, 2024 and Tigers Spring Training Opening Day Ceremony is on Saturday February 24, 2024.

Meeting Minutes Dated January 11, 2024

Katy Martinez motioned to approve.

Christine Goding seconded which passed unanimously.

Housekeeping

Action Items – New Business

Site and Infrastructure Incentive- 625 E. Lime St. LLC

Valerie Ferrell stated The CRA received a request from 625 E. Lime St. LLC for Site and Infrastructure Incentive. The Lime St. apartments is under final design and construction estimating with site construction expected to begin in late 2024. Originally the CRA Board approved TIF for this project in February 2022. There has been an increase in costs which is the reason for the request. Staff recommends approval of Site and Infrastructure incentive up to \$589,625. The next steps would be preparation of an Agreement and consideration of the recommended incentive by the CRA Board/City Commission.

Katy Martinez questioned how the \$589,625 was calculated.

Valerie Ferrell advised it is a total of line items and is detailed on page 29 in the agenda.

Katy Martinez wanted to clarify if the amounts presented are the increase or the full costs.

Valerie stated they are the full costs of the items that are specially highlighted.

Discussion ensued.

Katy Martinez motioned to approve the request.

Lynne Simpkins seconded which passed unanimously.

Leased Properties Landscape and Irrigation Maintenance

Valerie Ferrell presented the leased properties landscape and irrigation maintenance request. Valerie advised that The CRA leases properties to tenants and provides landscaping and maintenance. This was put out as a competitive bid process. There was a total of eight responses from vendors. Staff reviewed the responses and chose the vendor that would be able to accommodate the landscaping and maintenance needs. Staff recommends awarding the bid to STAG Industries with an annual contract amount of \$76,550. The next steps would be approval by the CRA Board/City Commission and issuance of a Purchase Order.

Katy Martinez questioned if STAG is a local business.

Valerie Ferrell stated yes.

Lynne Simpkins asked how long STAG has been used by the City.

Valerie Ferrell advised the CRA has not used STAG, but Lakeland Electric and other local businesses have, and they have a high rating within those businesses.

Terry Coney asked what the cost of these services was last year.

Valerie Ferrell advised a different vendor named JDMF was used last year.

Sandra Fairall added that JDMF provided a higher bid than STAG at \$92,000 and the cost of their services last year was approximately \$76,000.

Discussion ensued.

Christine Goding motioned to approve.
Ronald Roberts seconded which passed unanimously.

Discussion Items

Valerie Ferrell advised our new system IMS is live and working. Applicants can apply for CRA grants, permits and plans.

Valerie Ferrell stated the 2024 Legislative Session: HB7013 – Special Districts was presented. This potentially would have affected LDDA, Citrus Connection and CRA's but it changed and will not have an effect.

Karen Thompson provided an update for BBIC and Prospera. BBIC has been paid in full for their FY23 service of \$125,000 for fulfilling their agreement. Prospera has been paid \$60,625 of the \$75,000 due to still working to adapt to the Lakeland area to fulfill their agreement. Both have provided good deliverables for their efforts and will continue working on building their networks.

Shelley Guiseppi provided an updated on Skateworld. The \$1.6million renovation has been completed. They were awarded Façade & Site, EDGE and Infill grants totaling \$175,000 to help with the renovations. She also provided an update on Bay St Streetscape stating it is currently in construction and have 60% plans. There will be trees and irrigation added to go along with the screen wall project.

Jonathan Rodriguez provided an update on N. Scott Ave. and Emma St. are receiving sidewalks in the NW area of Midtown. The total funding is \$575,000.

Ronald Roberts questioned the street lighting.

Jonathan Rodriguez advised Lakeland Electric inspected the area and advised most of the lighting just needed to be replaced with new LED lights. But this project is specifically for the sidewalks.

Jonathan Rodriguez provided another update on Country Chicken & Fish restaurant. They applied for the Design Assistance incentive to rebuild the restaurant on the same site. He is also working with medical professionals who are moving into Midtown on Infill and Façade & Site grants.

Terry Coney asked the process for applying for grants.

Jonathan Rodriguez advised applicants can call and email the CRA office or schedule an appointment via the CRA website to discuss their project, determine what grants are available and how the grant process works.

Discussion ensued.

Marcus Ruggerio asked about the Affordable Landbank round two.

Valerie Ferrell stated that discussion has been moved to the March 2024 CRA Advisory Board meeting but advised round two has already begun.

Terry Coney asked for an update from LPD.

Sgt. Renew stated some abatements have occurred and staff is working on small projects throughout the City.

Discussion ensued.

Christine Goding provided information and hand-outs on Affordable Housing.

Discussion ensued.

Adjourned at 4:08 PM

Next Meeting, Thursday, March 7, 2024, at 3:00 PM.


Terry Coney, Chairman

MARCH 7, 2024
Date