

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

Attendance

Board Members: Brian Goding (Vice Chair), Commissioner Chad McLeod, Frank Lansford, Chrissanne Long, Cliff Wiley, Harry Bryant, Teresa O'Brien, and Tyler Zimmerman

Absent: Brandon Eady (Chair), Brian Waller

Staff: Alis Drumgo, Terrilyn Bostwick, Iyanna Jones, and D'Ariel Reed

Guests: Tim Mitchell, Jerrod Simpson, Assistant City Attorney (call-in)

Packets

- Meeting Minutes dated August 5, 2021
- Financial Update
- Project Progression Report
- Memo – 719 North Massachusetts Avenue, Parkers Street Ministries Mortgage Note

Housekeeping

Action Items – Old Business

Financial Update & Project Tracker

Alis Drumgo noted that projects are on track, financials are stable, and projects are moving along. The construction project at 114 E. Parker Street is approximately 70% completed and the substantial completion date is September 23rd, 2021.

The Robson Neighborhood Septic to Sewer study is an active project that is funded by the Lakeland Community Development Agency (LCRA) and the Housing Division. This project focuses on the conversion of six neighborhoods from septic tanks to the City's wastewater system. It is a combined effort between the LCRA and the Housing Division. Cost will be evaluated to find out what it would take to convert the properties in the neighborhood from septic to utility service.

The Robson Neighborhood Sewer Study kick-off meeting is scheduled to take place in the next two weeks. More updates will be provided during the Advisory Board Retreat.

Mirrorton is 70% completed and there are a few obligations to be fulfilled. Based on the agreement, the LCRA is responsible for having a screen wall built adjacent to Mirrorton to screen the Lakeland Electric substation. It is currently out for proposal and a pre-bid meeting was held with several contractors.

Regarding the North Massachusetts Avenue Development Agreement, a local developer inquired about LCRA owned property to possibly combine with his existing property in order to develop on a larger scale of 100,000 square feet, along Massachusetts Ave; west of the Police Station. The developer is currently

working through due diligence for the site. Contamination monitoring is being established before engaging in the design and construction process.

Projects for the upcoming fiscal year include a few sidewalk projects. The Oak Street Parking Lot RFP for Downtown will be closed in coming days, and the selection committee will recommend a developer for the project. Alis Drumgo opened the floor for discussion.

Tyler Zimmerman asked if there is a timeline on the Art Infusion. D’Ariel Reed explained the Art Infusion Mural process and scheduling of the program.

Commissioner Chad McLeod asked if inquiries are still coming in. Staff responded and stated that it has slowed down. However, in the past two weeks inquiries were received from three different business owners, and an email inquiry from an artist representing a group of twelve (12) artists working together, who are wanting to sign up. Now thirteen (13) new artists have been added for business/property owners to select from.

Commissioner McLeod inquired about the five (5) awards listed under the Down Payment Assistance and the Fix It Up Program reports and wanted a status update on the program. Alis Drumgo responded that the awards listed on the Project Progression Report are those completed within the program. The Fix It Up Program is starting to pick up again and inquiries are coming in.

Alis Drumgo agreed to provide a summary of all project accomplishments for the fiscal year at the Advisory Board’s Annual Retreat.

Housekeeping

Alis Drumgo stated that, at this time, there is no business for the October 7, 2021 LCRA Advisory Board Meeting and acknowledged Cliff Wiley for his service as a LCRA Board member. This meeting will be his last meeting. With regards to the retreat, Alis Drumgo stated that he would invite Terry Coney, who will be the newest member for the Midtown District.

The proposed dates for consideration for the LCRA Advisory Board Retreat are October 19th – 22nd. Alis Drumgo will reach out to all Advisory Board Members to coordinate. Staff will be away October 26-29th, 2021 attending the Florida Redevelopment Association (FRA) conference.

Meeting Minutes Dated June 3, 2021

Terrilyn Bostwick stated that two adjustments were made to meeting minutes; 1) Jason Lewis was not on the call, and 2) Brian Waller was reflected as present, but was absent. The minutes were corrected.

Cliff Wiley moved to approve. Commissioner McLeod seconded motion which passed unanimously.

Action Items – New Business

719 North Massachusetts Avenue, Parkers Street Ministries Mortgage Note

Terrilyn Bostwick presented the 719 North Massachusetts Avenue, Parkers Street Ministries (PSM) Mortgage Note. The Lakeland Community Redevelopment Agency (LCRA) purchased property located at 719 North Massachusetts Avenue from South Central District Florida United Methodist Conference in May of 2010 for \$500,000. The property was appraised at \$995,000.00 in February 2010 and Lakeland CRA assumed a 5-Year lease with PSM. They’ve utilized the property for after school programs and services for underprivileged neighborhood children and their families.

From July 2010 through February 2012, PSM leased the property from LCRA at a monthly rate of \$2,500.00 and invested over \$1.1 Million in capital investment to the property. They exercised the purchase option provided in the lease and the property appraised for \$1,276,500.00 at that time. PSM's capital investments were appraised at \$1,119,048.26 to include rent payments to the LCRA in the amount of \$25,000 and were credited towards the purchase. The existing agreement states that the LCRA holds a 10-Year, interest-free mortgage note, with no payments being due until the end of the term (February 22, 2022). The full balance of \$147,580.00 should also be paid by then.

Parker Street Ministries is a non-profit organization that is committed to community development. Their main focus is on families who live in this neighborhood and provide a variety of programmatic offerings such as Lifetime Learning/Education, Financial Fitness, Desirable Neighborhood & Housing, and Healthy Community.

Parker Street Ministries would like the LCRA Advisory Board to take into consideration the contributions that they have made to simplify the Parker Street neighborhood along with their collaborative efforts with the LCRA over the past ten years.

Staff recommended extension of the current agreement through 2032, and approval of forgiveness of the mortgage note, in the amount of \$147,580.00, at 10% a year over the next 10 years provided PSM continues its work in the Parker Street neighborhood.

Tim Mitchell, PSM Executive Director expressed gratitude to both the LCRA Advisory Board and staff for assisting them with purchasing and renovating the building. PSM are still interested in conducting similar work in the community and are looking for new ways to improve the neighborhood. With PSM continuing the work, it allows them to stay connected with the LCRA.

Brian Goding asked if anyone has any questions.

Cliff Wiley asked Alis Drumgo if the debt could be expunged since PSM has substantially improved the building and the area and have been a catalyst for change in the area. Alis Drumgo stated that doing so was the initial direction, however, the proposal was set in place so that the LCRA can maintain leverage just in case PSM defaults on the agreement.

Discussion ensued regarding the Parkers Street Ministries Mortgage Note.

Commissioner Chad McLeod asked Jerrod Simpson, Assistant City Attorney if there is any difference, from a legal standpoint, between forgiving the note today versus holding the 10-year mortgage note. Attorney Simpson provided clarification stating there is no difference and confirmed that doc stamps were paid on the original note. Recording fees may be the only payment to be paid.

Cliff Wiley asked Tim Mitchell if there is a chance that they might use the property to refinance or borrow against for his ministry. Mr. Mitchell stated that it may be possible being that they would like to expand into other areas, and it would be the last resort. They are trying not to have debt and have operated on a no debt plan with the exception of this mortgage note with the LCRA.

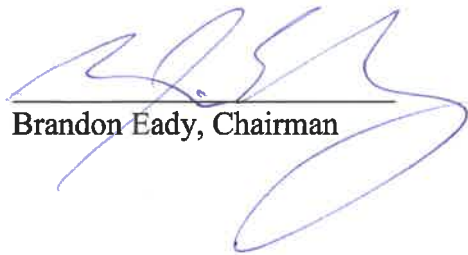
Cliff Wiley made a motion to forgive the total debt now for the Parker Street Ministries mortgage note. Commissioner Chad McLeod seconded motion which passed unanimously.

Discussion Items

No further discussion items.

Adjourned at 3:46 PM

Next Meeting, Thursday, November 4, 2021 3:00 PM.



Brandon Eady, Chairman

11/4/2021

Date