

**Community Redevelopment Area Advisory Board  
Meeting Minutes  
Thursday November 5, 2020  
3:00 – 5:00 PM  
Virtual Meeting/  
City Hall Commission Chambers, City Hall**

**Attendance**

Board Members: Pastor Edward Lake (Chair), Brandon Eady (Vice-Chair)- virtual, Robert Waller, Frank Lansford, Commissioner Stephanie Madden, Zelda Abram- virtual, Harry Bryant- virtual, Brian Goding- virtual, and Cory Petcoff- virtual

Absent: Cliff Wiley and Dean Boring

Staff: Alis Drumgo, Terrilyn Bostwick, Iyanna Jones, Damaris Stull and D’Ariel Reed

Guests: Mike Mustard, Jonathan Rodriguez, Jerrod Simpson, Sallie Stone, Mario Stone, Lorenzo Robinson, Jeanene Robinson-Kyles, Harrison Ross, Aaron Banks, Craig Morby, and Charles Jackson

**Packets**

- Meeting Minutes dated October 1, 2020
- Financial Update
- Project Progression Report
- Memo- Yard on Mass- Rent Deferral
- Memo- Talbot House- Parking Lease
- Memo- 114 East Parker Street- Bid and Lease Agreement

**Housekeeping**

**Action Items – Old Business**

**Financial Update & Project Tracker**

Alis Drumgo noted the financial update will now include grant allocation in the agenda packet. The project progression has reset for the new fiscal cycle. Currently, we have three active transportation projects and eighteen lots were awarded funding from the affordable housing land bank.

**Meeting Minutes dated October 1, 2020**

Pastor Eddie Lake minutes approved as presented.

**Action Items – New Business**

**Yard on Mass- Rent Deferral**

The Project Redfish Team current lease at property 802 Massachusetts Av expires on October 30, 2022 and automatically renew for an additional three years. In March 2020, Governor DeSantis issued an Executive Order regarding the closure of bars, beaches and restaurants due to COVID-19. The Yard on Mass experienced decline in sales which resulted in employee layoffs. The Yard on Mass Team requested rent deferment for 15 months which is \$18,915.

Discussion ensued regarding the impact COVID-19 to small businesses and the ability to help. Commission Madden proposed to forgive the total amount of rent instead of the 15-month deferral. Commission Madden motioned for rent forgiveness from June 1, 2020 to August 30, 2021 and Brian Goding seconded the motion. Brandon Eady confirmed the total amount will be forgiven for a total of \$18,915. Alis Drumgo mentioned the Yard on Mass Team will still be responsible for their property, sales taxes and utilities.

Motion approved unanimously.

#### **Talbot House- Parking Lease**

The CRA acquired properties located at 830 and 848 Kentucky Ave for land assembly and CRA staff designed sixty-four parking spaces. Dr. Brenda Reddout with Talbot House Ministries approached staff about leasing twenty spaces for staff members. CRA staff structured an agreement allowing for service in lieu of payment. The lease will be for one year with automatic one-year term renewals each year.

Discussion ensued regarding illegal dumping and impacts to the community. Commissioner Madden noted this is a creative solution to add value to the neighborhood.

Commissioner Madden motioned for approval and Robert Waller seconded the motion.

Motion approved uniamously.

#### **114 East Parker Street**

In 2019, the CRA Advisory Board directed Staff to issue Request for Proposals (RFP) for a new build project and draft a lease agreement with the potential tenant, Dr. Sallie Stone (Well Done Development, LLC). The RFP for bid a new office building (approximately 4,700 SF) was issued. There were a total of 23 proposals received, and Staff recommended the award to Miller Construction Management, LLC and associated funding budget of \$1,313,000.000 which represents the construction cost plus an additional 15% for contingency. Dr. Sallie Stone, owner of Well Done Development, LLC, has agreed to enter into an agreement as master tenant of the new office building. The lease will be a three year term with optional of three year renewal, no lease payments or maintenance fees in year 1, lease and maintenance fee payments begin in year 2, lessee responsible for liability insurance, utilities and all applicable sales and use taxes, and lessor grants lessee a right of first refusal to purchase the property at any time during the term of this lease.

Frank Lansford motioned to approve and Commissioner Stephanie Madden seconded the motion as recommended by Staff.

Dr. Sallie Stone expressed her gratitude for the opportunity to work with the CRA and continued partnership.

Motion approved uniamously.

#### **Robinson- Kyles Counseling and Testing Services**

Jeanene Robinson-Kyles moved her services to 110 W 7<sup>th</sup> Street and began seeking bids for interior demolition of the vacant building. The bids for office renovations exceeded their original estimates, so the applicant requested grant funds from the CRA. The CRA Staff recommended a grant not exceed \$175K with grant funding being disbursed in progress payments, and the work will need to be reviewed and approved by Staff. In order to obtain CRA funding, Mr. Lorenzo Robinson will need to pay \$85,000 of renovation costs first.

Commissioner Stephanie Madden motioned to approve and Frank Lansford seconded motion as recommended by Staff.

Discussion ensued regarding the grant and upcoming change to the area.

Mr. Robinson and Ms. Robinson-Kyles expressed their gratitude.

Motion approved uniamously.

## **Discussion Items**

### **Dixieland Art Infusion**

Alis Drumgo presented the Dixieland Art Infusion proposal. The planters originally designated for the Dixieland Road Diet would have a non-impactive profile because of the concrete separator and gap between the separator. The CRA Staff recommended utilizing the funding for the planters to initiate the art and façade program along the Dixieland corridor. The program would provide paint for façade, awnings, and murals at no cost to the business owners. The execution of the program would be conducted in four phases.

Discussion ensued regarding the environmental shift to creating a safer Dixielan corridor through traffic calming.

Robert Waller motioned and Commissioner Stephanie Madden seconded the motion as presented.

Commissioner Stephanie Madden recommended to have a palette of colors for the business owners to select from in order to diversify the visual aesthetics.

Brian Goding recommended Staff reach out to David Collins to continue collaboration with the arts. Alis Drumgo noted the intent to collaborate with multiple art studios as well as outside of the local area for this project.

Motion approved uniamously.

**Adjourned at 3:56PM**

**Next Meeting, Thursday, December 3, 2020 3:00 PM.**

  
Pastor Eddie Lake, Chairman

3/11/2021  
Date