

AGENDA

Community Redevelopment Area Advisory Board

Thursday, December 3, 2015 | 3:00 PM – 5:00 PM
City Commission Conference Room, City Hall, Third Floor

A. Board Discussion - E. Main Street District - Next Steps

B. Old Business

1. Meeting Minutes dated November 5, 2015
2. Update – Oak Street Parking Lot
3. Update – Former Salvation Army Site*
 - i. Site Plan*
 - ii. Demo Bids*
 - iii. Project Schedule*
 - iv. Sealed Bid*
4. Update - Lincoln Square Development
 - i. Project Schedule*
5. Update - Bay Street Development

C. New Business

1. TIF Programs*
2. Façade Improvement Programs*
3. TIF Request - 933 E. Lemon Street*
4. FRA Award (picture & video)

D. Adjourn

*action required

NEXT REGULAR MEETING:

Thursday, January 7, 2016, 3:00 - 5:00 PM – City Commission Conference Room

**Community Redevelopment Area Advisory Board
Meeting Minutes
Thursday, November 5, 2015
3:00 – 5:00 PM
City Commission Conference Room, City Hall**

MEETING MINUTES

Board Members: Cliff Wiley, Brian Goding, Ben Mundy, Cory Petcoff, Pastor Eddie Lake, Commissioner Jim Malless, Zeldia Abram, Todd Baylis, Earl Johnson, Dr. Sylinda Fulse

Absent: Dean Boring

Staff: Nicole Travis, Jim Studiale, Celeste Deardorff, Judith Keller, Patricia Hendler

Guests: Evan Johnson and Mike Chen – Tindale Oliver, Julie Townsend, Susan Spelios, Sam Simmons

Packets

- Meeting Minutes dated October 1, 2015
- Real Estate Appraisal 729-745 E. Parker Street - excerpt
- Oak Street Parking Lot – Site Plan
- Memo – Proposed Changes to CRA Incentive Programs
- Design Assistance Grant Application 311 E. Parker Street
- Design Assistance Grant Application 618 N. Massachusetts Avenue

Handouts

- Dixieland, Downtown, and Midtown Capital Improvement Plans

Presentation

- Evan Johnson and Mike Chen presented the findings of the East Main Street Study prepared by Tindale Oliver and Associates, Inc.. The presentation included demographics, economic data, real estate market data, and feedback from focus groups convened by the consultants. Recommendations for revitalization and economic development of the area based on these findings were also presented. There were some questions and recommendations from Advisory Board members which will be incorporated into the final written report that Tindale Oliver expects to deliver to the CRA in December. Chairman Petcoff asked Advisory Board members to come to the December meeting with ideas and suggestions for CRA redevelopment incentives and programs for the area and that Staff put this discussion on the Agenda as the “Presentation” for the December meeting.

Old Business

Meeting Minutes dated October 1, 2015

Minutes were approved as submitted.

Update 729-741 E. Parker Street

Staff reviewed the market appraisal of the property completed by Mark Misiaszek valuing the property at \$162,000 and compared it with the previous appraisal submitted by Peace River which valued the property at \$40,500. Commissioner Malless moved to authorize the sale of the property to Peace River at the \$162,000 appraised value; Pastor Lake seconded the motion which passed unanimously. Staff will contact Peace River.

Update Oak Street Parking Lot

Staff reviewed the revised siteplan for the Phase II expansion. Final SWFMD permit has been issued and building permit application will be submitted next week.

Update Former Salvation Army Site

The Your Pro Kitchen lease was approved by the City Commission and Staff is working with Risk Management and City Attorney on final issues regarding insurance. The lease for the apartments was also

approved, but Staff is required to go through a PUD action because the apartments are not allowed within the current C-2 zoning. Staff went through DRT process and has received comments on current proposed site plan. Staff met with Cory Petcoff, Jon Kirk, and John Rife, developer of East End Market, yesterday afternoon and gathered a wealth of valuable information regarding the redevelopment of 820 N. Massachusetts as a market/art gallery/art studios. In that meeting John Rife suggested that the site could work better without the Halo Building which is in very bad shape including mold intrusion from a leaky roof. There is asbestos abatement in this structure necessary whether we renovate or demolish. Commissioner Malless asked for Staff to bring a new site plan showing the site without the Halo Building to next meeting and to proceed with preparation of a bid packet for the abatement/demolition.

Update Lincoln Square Development

Staff has met with Community Development Planning Staff to review the proposed site plan for the property. Planning staff suggested that the plan should be more reflective of the single family neighborhood surrounding the property and that it should not have attached housing if possible. Current site plan with some attached dwellings includes 24 residences. If the plan is revised to all single family detached, units would be reduced to 20. The property will need a zoning change from its present MF zoning and Staff is proceeding with that. There was discussion of the Planning Staff suggestions and Advisory Board members directed Staff to bring a revised site plan showing only single family detached housing to the December meeting.

Update Bay Street Development

Bay Street is tentatively scheduled to close week of November 9. Staff has been working diligently with City Departments to coordinate the necessary infrastructure work to facilitate the developer's desire to close in early November. Undergrounding of electric along Oak Street is currently underway.

New Business

Update – Proposed Changes to Incentive Programs

Staff reviewed the memo outlining current Downtown TIF Program, Midtown Gateway, Midtown Façade and Site Improvement Grants and proposed changes to same. There was discussion of the proposed changes and how implementation could work particularly in regard to the enforcement of required reimbursement by Grantee if property which had received a façade improvement were to be sold within five years of the grant award. Commissioner Malless moved to accept the proposed changes to the Downtown TIF Program. Cliff Wiley seconded the motion. Todd Baylis abstained from the vote which passed unanimously. Pastor Lake moved approval of the proposed changes to the Midtown Façade and Site Improvement Matching Grant programs. The motions was seconded by Todd Baylis. Discussion included directing Staff to consult with City Attorney as to the best way to approach enforcement of the reimbursement upon sale and a suggestion that the time limit be a maximum of five years. The motion passed unanimously. Ben Mundy moved that the Midtown Gateway program be replaced by a TIF Program. The motion was seconded by Brian Goding. Discussion directed Staff to define community benefits referenced in the Staff recommendation. The motion passed unanimously.

Design Assistance Grants 311 E. Parker Street and 618 N. Massachusetts Avenue

Staff reviewed the two Design Assistance grant applications both of which were recommended for approval. Commissioner Malless moved approval of both grants, Earl Johnson seconded the motion which passed unanimously.

Other

Staff gave a brief report on the October 28 Charette for the North Downtown Redevelopment Site.

Adjourned at 5:10 PM.

Next Meeting, Thursday, December 3, 2015, 3 PM, City Commission Conference Room.

Cory Petcoff, Chairman

Date

**DIXIELAND COMMUNITY REDEVELOPMENT AREA
CAPITAL IMPROVEMENT PLAN**

	ADJUSTED 2015 BUDGET	2016 PROPOSED	2017 PROJECTED	2018 PROJECTED	2019 PROJECTED	2020 PROJECTED	2021 PROJECTED	2022 PROJECTED	2023 PROJECTED	2024 PROJECTED	2025 PROJECTED
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REVENUES:

Tax Increment	166,012	179,445	183,000	187,000	191,000	195,000	199,000	203,000	207,000	211,000	215,000
Interest Income	15,800	15,800	9,400	2,700	3,300	4,300	5,300	6,300	7,300	8,300	9,300
Unappropriated Surplus	541,399	82,059	27,130	12,061	9,693	(3,074)	(5,841)	(28,606)	(31,370)	(44,133)	(46,895)
TOTAL REVENUES	723,211	277,304	219,530	201,761	203,993	196,226	198,459	180,694	182,930	175,167	177,405

EXPENSES:

Corridor Enhancements:

Small Project Assistance	156,375	90,000	20,000	20,000	20,000	10,000	10,000	10,000	10,000	10,000	10,000
Parking and Access Program		0	0	0	0	0	0	0	0	0	0
Redevelopment Plan Update		0	0	0	0	0	0	0	0	40,000	40,000
Medians & Gateway Features - Const			0	0	0	0	0	0	0	0	0
Alley Improvements	358,034	0	40,000	20,000	20,000	20,000	20,000	0	0	0	0
SFLA Test Projects		0	0	0	0	0	0	0	0	0	0
SFLA Corridor Improvements	91,429	80,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	0	0

Miscellaneous:

Landscape & Maintenance by Others	1,000	1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305
Operating Expenses	103,711	97,102	99,000	101,000	103,000	105,000	107,000	109,000	111,000	113,000	115,000
Annual Report	852	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Enhancements	0	0	0	0	0	0	0	0	0	0	0
Publications and Promotions	9,208	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Alley Maintenance	2,602	1,702	2,000	2,200	2,400	2,600	2,800	3,000	3,200	3,400	3,600
TOTAL EXPENSES	723,211	277,304	219,530	201,761	203,993	196,226	198,459	180,694	182,930	175,167	177,405

UNAPPROPRIATED SURPLUS:

Beginning Balance	713,970	172,571	90,512	63,382	51,321	41,628	44,703	50,543	79,149	110,520	154,653
Sources / (Uses)	(541,399)	(82,059)	(27,130)	(12,061)	(9,693)	3,074	5,841	28,606	31,370	44,133	46,895
Ending Balance	172,571	90,512	63,382	51,321	41,628	44,703	50,543	79,149	110,520	154,653	201,548

**MID-TOWN COMMUNITY REDEVELOPMENT AREA
CAPITAL IMPROVEMENT PLAN**

	ADJUSTED 2015 BUDGET	2016 PROJECTED	2017 PROJECTED	2018 PROJECTED	2019 PROJECTED	2020 PROJECTED	2021 PROJECTED	2022 PROJECTED	2023 PROJECTED	2024 PROJECTED	2025 PROJECTED
REVENUES:											
Tax Increment	1,656,923	2,174,949	2,218,000	2,262,000	2,307,000	2,353,000	2,400,000	2,448,000	2,497,000	2,547,000	2,598,000
Interest Income	350,000	138,000	71,000	28,000	26,000	26,000	35,000	38,000	36,000	48,000	47,000
Surplus Land Sale Proceeds	895,583										
Residential Redevelopment - Rental Income	21,685	20,000									
Misc. Revenues	17,249							147,580			
Unappropriated Surplus	2,282,130	2,880,687	1,762,495	1,124,215	39,305	6,778	(235,356)	(219,666)	45,602	(301,282)	14,277
TOTAL REVENUES	5,223,570	5,213,636	4,051,495	3,414,215	2,372,305	2,385,778	2,199,644	2,413,914	2,578,602	2,293,718	2,659,277

EXPENSES:

Neighborhoods:

Ingraham Avenue Enhancements	7,330	8,400	8,652	8,912	9,179	9,454	9,738	10,030	10,331	10,641	10,960
Northeast Neighborhood	650,917	400,000	250,000	250,000	300,000	300,000	300,000	300,000	350,000	350,000	350,000
Parkview Place Pedestrian Improvements								300,000	300,000		350,000
Northwest Neighborhood	608,829	990,000	600,000	600,000	300,000	300,000	300,000	300,000	350,000	350,000	350,000
Brunnell Parkway (Memorial to 10th Street)		50,000									
Brunnell Parkway (W. Parker St to Memorial)	50,000										
Landscape US 98 - Memorial to 10th Street	11,177	15,600	16,068	16,550	17,047	17,558	18,085	18,627	19,186	19,762	20,354
Landscape US 98 - Griffin to 10th Street	10,882	15,600	16,068	16,550	17,047	17,558	18,085	18,627	19,186	19,762	20,354
Landscape Parker Street	4,520	8,400	8,652	8,912	9,179	9,454	9,738	10,030	10,331	10,641	10,960
Landscape Intown By-Pass	2,275										
Lincoln Avenue Sidewalk	405										
Providence Rd. - W. 10th St. to Griffin Road	350,000	350,000									
Landscape Intown Bypass		8,400	8,652	8,912	9,179	9,454	9,738	10,030	10,331	10,641	10,960
MLK - (Memorial to 10th Street)	235	8,400	8,652	8,912	9,179	9,454	9,738	10,030	10,331	10,641	10,960
Other Pedestrian Enhancements	35,000										
820 N. Massachusetts Ave	164,195										
E. Main Street Landscaping Maintenance	11,092	12,500	12,875	13,261	13,659	14,069	14,491	14,926	15,373	15,835	16,310

Corridor Enhancements:

E. Main Street Connector	27,969										
Lake Beulah Enhancements	20,000										
W. Lake Parker/Lakeshore Trail Improvements	340,273	350,000	350,000								
Bella Vista Trail	571,835										
Rose Street Enhancements	40,000										
Citrus Connection Services (LAMTD Agreement)		155,000	155,000	155,000							
Memorial Blvd	660,000	800,000	900,000	700,000	550,000	550,000	350,000	350,000	350,000	350,000	350,000
Intown By-Pass	12,750										

Miscellaneous:

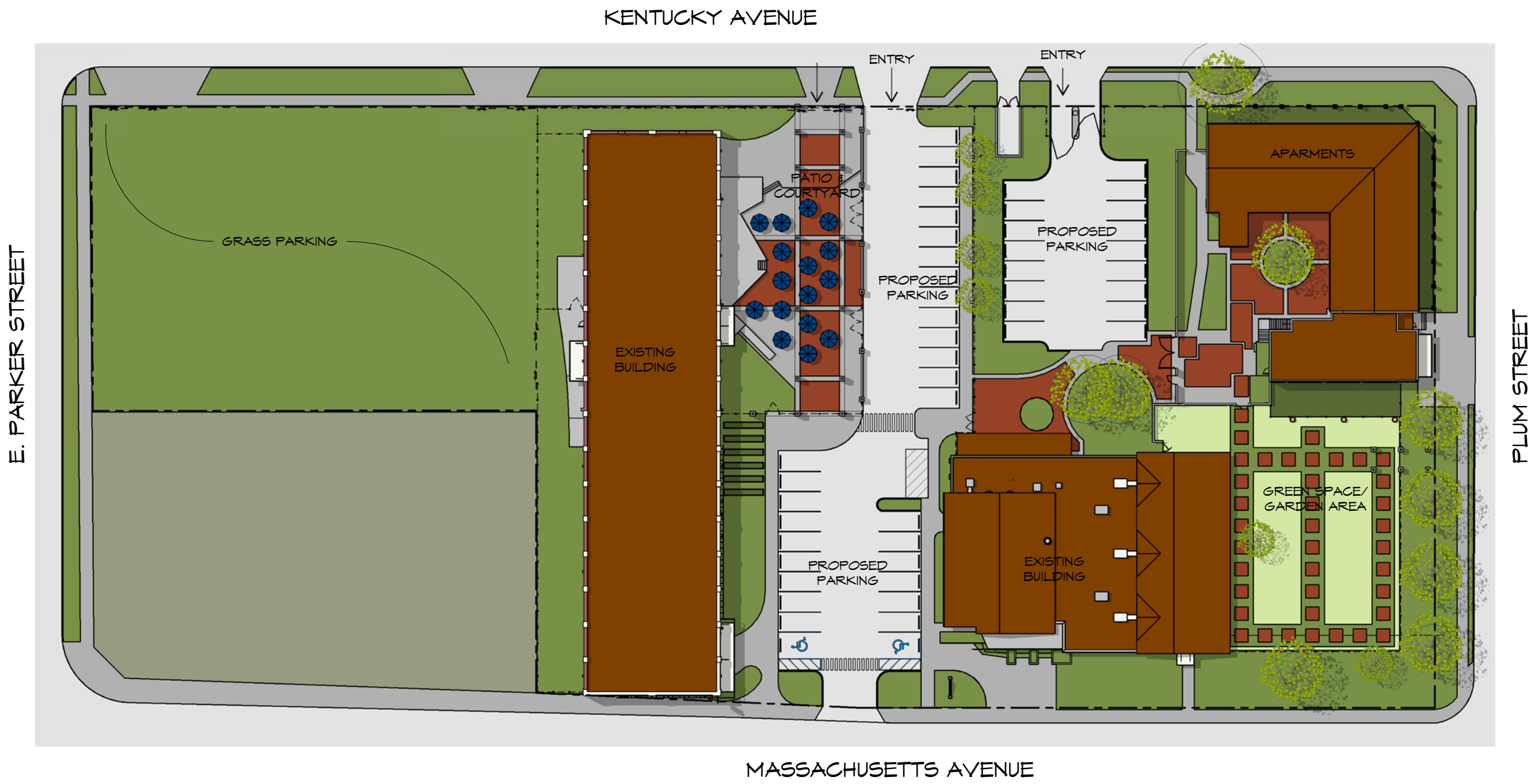
Operating Expenses	173,248	295,536	304,402	313,534	322,940	332,628	342,607	352,885	363,472	374,376	385,607
Small Project Assistance	432,500	435,000	350,000	350,000	350,000	350,000	350,000	350,000	400,000	400,000	400,000
Owner-Occupant Acq. & Relocate Program	13,800										
Property Management	30,000	51,000	52,530	53,581	54,652	55,745	56,860	57,997	59,157	60,340	61,547
Affordable Housing	42,500	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Medical District Master Plan	7,787										
Redevelopment of Massachusetts Ave Properties	859,195	750,000	500,000	400,000							
CRA Annual Report	2,616	4,800	4,944	5,092	5,245	5,402	5,565	5,731	5,903	6,080	6,263
East Main Street Master Plan	82,240	500,000	500,000	500,000	400,000	400,000	400,000	300,000	300,000	300,000	300,000
TOTAL EXPENSES	5,223,570	5,213,636	4,051,495	3,414,215	2,372,305	2,385,778	2,199,644	2,413,914	2,578,602	2,293,718	2,659,277

UNAPPROPRIATED SURPLUS:

Beginning Balance	8,421,972	6,139,842	3,259,155	1,496,660	372,445	333,140	326,362	561,718	781,384	735,782	1,037,063
Sources / (Uses)	(2,282,130)	(2,880,687)	(1,762,495)	(1,124,215)	(39,305)	(6,778)	235,356	219,666	(45,602)	301,282	(14,277)
Ending Balance	6,139,842	3,259,155	1,496,660	372,445	333,140	326,362	561,718	781,384	735,782	1,037,063	1,022,787

**DOWNTOWN COMMUNITY REDEVELOPMENT AREA
CAPITAL IMPROVEMENT PLAN**

	ADJUSTED 2015 BUDGET	2016 PROPOSED	2017 PROJECTED	2018 PROJECTED	2019 PROJECTED	2020 PROJECTED	2021 PROJECTED	2022 PROJECTED	2023 PROJECTED	2024 PROJECTED	2025 PROJECTED
REVENUES:											
Tax Increment Revenues	907,988	985,252	1,025,000	1,066,000	1,087,000	1,109,000	1,131,000	1,154,000	1,177,000	1,201,000	1,225,000
City Subsidy	40,000										
Investment Income	24,927	10,048	9,316	9,256	9,896	11,463	13,833	17,239	21,562	26,838	28,180
Misc. Revenues	67,101	14,280									
Unappropriated Surplus	305,996	48,214	(22,611)	2,415	(21,202)	(46,687)	(72,915)	(101,117)	(131,172)	(964,341)	(991,281)
TOTAL REVENUES	1,346,012	1,057,794	1,011,705	1,077,671	1,075,694	1,073,776	1,071,918	1,070,122	1,067,390	263,497	261,899
EXPENSES:											
Debt Service :											
Downtown Streetscape Loan (Paid 2015)	59,878										
Lake Mirror Park (Paid 2016)	350,000										
Debt Service-Residential Redevelopment	802,228	802,228	802,228	802,228	802,228	802,228	802,228	802,228	802,228		
Miscellaneous Projects:											
Residential Redevelopment-Land Acquisition	350										
Mowing	22,056	10,300	10,403	10,507	10,612	10,718	10,825	10,934	11,043	11,153	11,265
Oak Street Parking - Phase I	30,000	10,000	12,000	14,000	16,000	18,000	20,000	22,000	24,000	26,000	28,000
Oak Street Parking - Phase II		115,000									
Operating:											
Tax Increment Refunds	55,000	60,000	125,000	187,000	181,000	175,000	169,000	163,000	156,000	150,000	144,000
Annual Audit/Reporting Requirements	4,500	4,800	4,944	5,092	5,245	5,402	5,565	5,731	5,903	6,080	6,263
Other Operating Expenses		55,466	57,130	58,844	60,609	62,427	64,300	66,229	68,216	70,263	72,371
Saturday Garbage Collection	17,000										
Bay Street	5,000										
TOTAL EXPENSES	1,346,012	1,057,794	1,011,705	1,077,671	1,075,694	1,073,776	1,071,918	1,070,122	1,067,390	263,497	261,899
UNAPPROPRIATED SURPLUS:											
Beginning Balance	493,081	187,085	138,871	161,482	159,067	180,268	226,956	299,871	400,988	532,159	1,496,500
Sources/(Uses)	(305,996)	(48,214)	22,611	(2,415)	21,202	46,687	72,915	101,117	131,172	964,341	991,281
Ending Balance	187,085	138,871	161,482	159,067	180,268	226,956	299,871	400,988	532,159	1,496,500	2,487,782



TAX INCREMENT FINANCING PROGRAM

Lakeland Community Redevelopment Agency

1. The renovation/development must be at least 50% of the then current assessed value of the property and must bring the property up to meet all building codes.
2. The applicant must apply for consideration prior to receiving a building permit for construction.
3. The increment benefit would be given for a maximum of five (5) years and the applicant would receive benefits according to the following schedule: beginning in Year One, the year immediately following the Base Year, and continuing for a total of five (5) years, the LCRA shall make a single annual payment to the applicant in an amount calculated according to the following equation:

Assessed Value (Post Improvement) – Preconstruction Assessed Value (Base Year) x Combined Millage Rates of Polk County, City of Lakeland, Lakeland Area Mass Transit District, and all other taxing authorities then required by law to deposit increment taxes into the Community Redevelopment Trust Fund x 95% x 50%.

For the purposes of this calculation, the Post-Improvement Assessed Value of the Property shall be determined the first year after the "Base Year" which shall be the year in which the Project is completed. A project shall be deemed completed when the City issues a Certificate of Occupancy, Certificate of Completion, or other official acknowledgement indicating completion of the Project in accordance with all applicable regulations. The calculated payment made in Year One shall be the amount paid each of the following four years.

THE APPLICATION PROCESS

1. Written request from Applicant to be placed on the agenda of a regularly scheduled Advisory Board meeting of the Lakeland Community Redevelopment Agency (LCRA).
2. Applicant shall provide site and floor plans (at least) of the proposed project.
3. Applicant should be prepared to discuss the current assessed value of the property and the cost of the project.
4. If the property is Downtown and outside of the Munn Park Historic District, the LDDA would be responsible for the design review (exterior, signage and color) of the project.

5. A motion to approve TIF would be predicated on compliance with the conditions of the policy. The Board can make a judgment to deviate from the criteria to either approve or disapprove an application.
6. Once approved by the LCRA Advisory Board, a recommendation would be made to the Lakeland City Commission (CRA) to approve the TIF request.
7. Once approved by the CRA, a copy of the building permit stating the value of the improvements shall be provided by the Applicant for the LCRA's records.

TIF Program Selection Considerations

Downtown CRA Goals

To be considered for incentives, a project must be consistent with the following Downtown CRA goals:

- Be consistent with the Redevelopment Plan
- Maintain and enhance the historic and pedestrian character of Downtown
- Provide a catalyst for economic development
- Promote infrastructure improvements including bike/pedestrian connections that allow for connectivity between all areas of Downtown
- Promote infill development
- Provide for residential development of 2nd floor spaces
- Include structured parking
- Develop office space of 10,000 or more square feet

Sub district Goals

Garden District

Overall Goals

- Access management/ creation of alleys where appropriate
- Create a pedestrian environment

Selection Considerations

Does the project:

- Allow creation of new alleys south of Orange Street between Indiana Avenue and Ingraham or enhance access management
- Reinforce the pedestrian interaction with Lake Morton and Lake Mirror and the surrounding business
- Provide "live/work" building types where appropriate
- Encourage preservation of the historic elements and assure architectural compatibility of new construction utilizing the Garden District and Residential Historic Design Guidelines.
- Improve housing stock within the district
- Promote [public art/public green space/courtyards/gardens]

North District

Overall Goals

- Redevelop underutilized lots
- Residential Development Considerations

Selection Considerations

Does the project:

- Redevelop surface parking lots, blighted or underutilized sites

- Provide shared parking facilities and/or parking garages with spaces that are available to the public or for the City/LCRA to purchase
- Provide ground floor retail where appropriate
- Provide housing
- Promote [public art/public green space/courtyards/gardens]

South District

Overall Goals

- Redevelop underutilized lots
- Grocery store

Selection Considerations

Does the project:

- Redevelop surface lots or underutilized sites
 - Verizon parking lot east of Florida Avenue and north of Lime St.
 - City owned parking lot north of E. Walnut
 - Citrus Mutual lot
- Include shared parking facilities and/or parking garages with spaces that are available to the public or for the City/LCRA to purchase
- Support opportunities that provide goods and services to downtown workers and residents
- Provide a grocery store

West District

Overall Goals

- Redevelop underutilized lots
- Restaurants
- Mixed use development

Selection Considerations

Does the project:

- Redevelop surface parking lots, blighted or underutilized sites
- Provide restaurants
- Encourage shared parking facilities with spaces that are available to the public or for the City/LCRA to purchase

Lake Wire District

Overall Goals

- Mixed Use Development
- Restaurants
- Grocery Store

Selection Considerations

Does the project:

- Include mixed use development where appropriate

- Provide restaurants
- Include shared parking facilities and/or parking garages with spaces that are available to the public or for the City/LCRA to purchase
- Encourage development that will attract visitors from surrounding communities or local neighborhoods
- Reinforce the interaction of the lake environment, pedestrians, and the surrounding business
- Create a gateway along Sikes Blvd that frames the views of Downtown Lakeland
- Promote public art/public green space/courtyards/gardens
- Provide a grocery store

Munn Park District

Overall Goals

- Utilize vacant second story space
- Provide first floor retail
- Redevelop underutilized lots
- Restaurants

Selection Considerations

Does the project:

- Include use or occupancy of second and third stories
- Include first floor retail in the 60/40 area
- Redevelop surface lots, blighted or underutilized sites
- Provide shared parking facilities and/or parking garages with spaces that are available to the public or for the City/LCRA to purchase
- Provide Restaurants
- Promote public art/public green space/courtyards/gardens

Midtown CRA Goals

To be considered for incentives, a project must be consistent with the following Midtown CRA goals:

- Be consistent with the Redevelopment Plan
- Provide a catalyst for economic development
- Provide employment opportunities for area residents
- Promote infrastructure improvements including bike/pedestrian connections that allow for connectivity between all areas of Midtown
- Promote infill development

Overall Goals

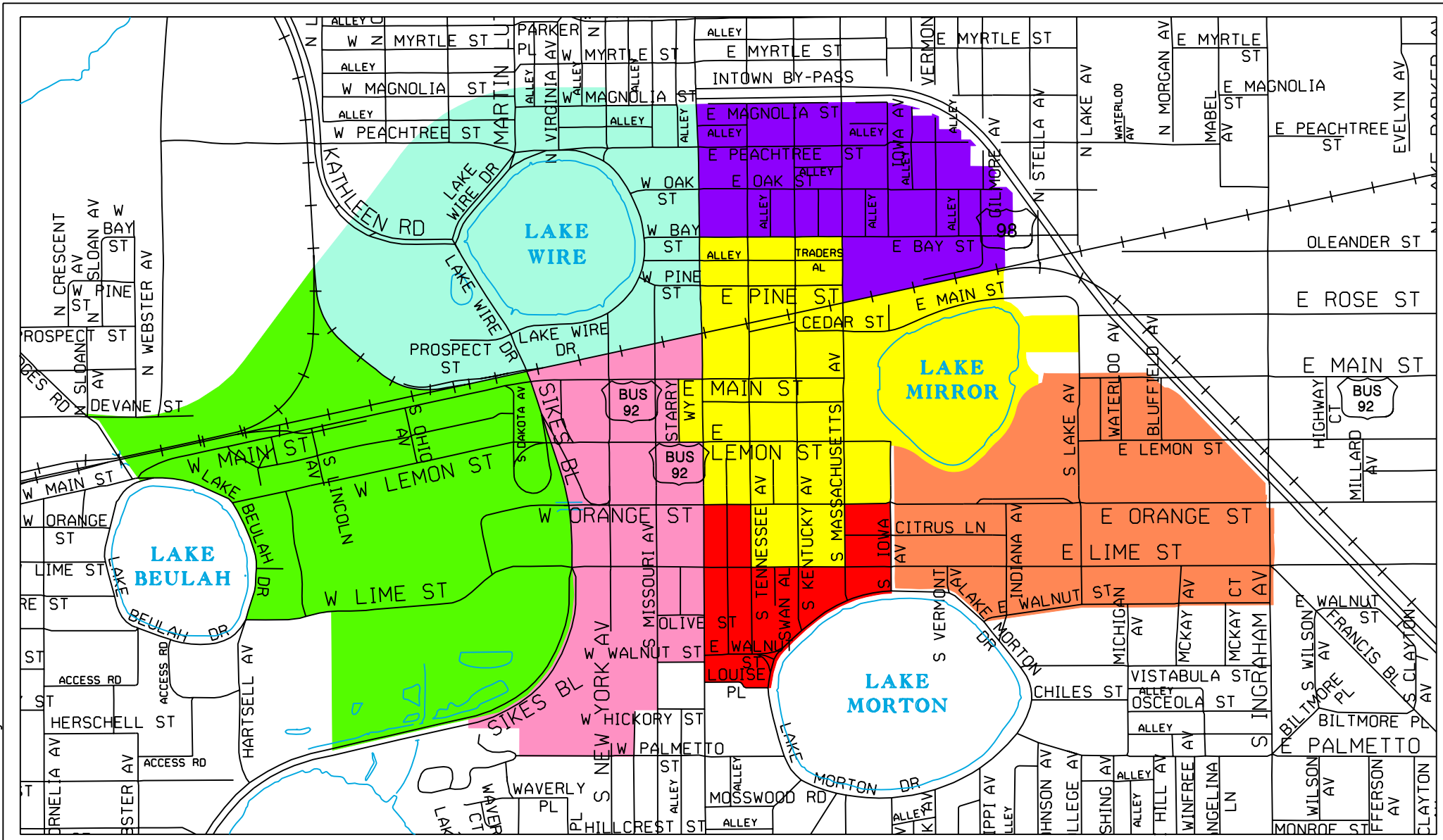
- Promote development in the U.S. 98 North/Florida Avenue, Massachusetts Avenue/Lakeland Hills Boulevard, Memorial Boulevard, Martin Luther King, Jr. Avenue, Ingraham Avenue, Rose Street, E. Parker Street, or N. Lake Parker Avenue corridors.

- Redevelop underutilized property and/or vacant lots

Selection Considerations

Does the project:

- Create new office/retail space
- Utilize previously vacant land
- Redevelop surface lots, blighted or underutilized buildings
- Provide employment opportunities for area residents
- Promote public art/public green space/courtyards/gardens



- Garden District
- Lakeland Center
- South District
- Munn Park District
- West District
- Lake Wire District
- North District



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Memo

To: CRA Advisory Board
From: Judith Keller
CC: Nicole Travis
Date: November 30, 2015
Re: Proposed Changes to CRA Incentive Programs

Background information: In the interest of protecting the value of the CRA a discussion was had by the advisory board at the November 5, 2015 meeting to consider changes to the existing Midtown Façade and Site Improvement grant program. Two topics were considered.

1. Should the CRA add language to the program that would request that no alterations be made to the building funded with a CRA grant, and if there were, the grant would have to be repaid by the grantee on a prorated basis. The thought behind this was CRA investments can be as large as \$90,000 and the building owner could potentially remove or significantly alter the work funded. Staff suggested a method where the property owner would repay the grant on a prorated basis.

After reconsidering this strategy, Staff recommends not pursuing this. This happened only once. In the interest of trying to keep some simplicity in the program, we suggest a wait and see mode.

2. Should the CRA take proactive measures so that a grant funded building not be transferred to nonprofit ownership thereby affecting the increment of the TIF.

Staff exchanged many emails and had several discussions with legal council on this. This is not a simple matter with respect to Florida State Laws. Council offered only two possible strategies for the CRA to keep itself whole in the event such a property transaction occurred to a grant funded property.

(1) We give a loan secured by a lien against the property. The loan is forgiven over a set period of time provided the property is not sold to a non-profit and the property owner meets any other conditions we impose. If the property is sold to a non-profit or other conditions are not met, the un forgiven balance of the loan becomes due and payable. If not paid, we foreclose the lien against the property.

(2) The property owner fronts the costs of the improvement and we rebate the cost over time provided the property is not sold to a non-profit and all other conditions are met.

Staff requests another discussion by the board on the two strategies offered above for item 2



November 30, 2015

Lakeland Community Redevelopment Agency
Attn: Nicole Travis
228 S. Massachusetts Ave.
Lakeland, FL 33801

RE: Request for Approval of TIF incentives for Downtown LifeStyles Building Redevelopment (933 E. Lemon St.)

Dear Nicole:

On behalf of HTTP 307, LLC this letter constitutes our formal request for review and approval of tax increment financing for the redevelopment of the downtown LifeStyles fitness facility. Our goal is to renovate and convert the existing 11,900 SQFT fitness facility into owner occupied office space for both Qgiv, Inc. and Cipher Integrations, Inc. to support our continued growth over the next 2-5 years as we plan for a 2-3x increase in employees. The real estate holding company will be HTTP 307, LLC.

Attached to this document are:

- Architectural floor plans and proposed layouts of the interior space that accommodates between 80 and 120 employees.
- Preliminary exterior site plan and renderings.

According to the Property Appraiser's website, the property's assessed value, as of 2015, was \$329,359. Our acquisition cost of the building and surrounding land is \$580,000 and our construction budget and renovation cost for the project is budgeted at \$797,715, assuming normal contingencies.

We are excited to work with the City of Lakeland and the Community Redevelopment Agency on this project and believe that the project will greatly benefit the downtown core and the garden district. Also, please note that this project is dependent upon closing and appropriate permitting.

Please let me know if there are any questions or concerns related to this request or if you need any additional information regarding our request.

Sincerely,

Todd Baylis
President
Qgiv, Inc.

Managing Member
HTTP 307, LLC



VIEW OF NORTH SIDE OF SUBJECT BUILDING AND CIRCULAR DRIVE



VIEW OF EAST SIDE OF SUBJECT BUILDING



CLOSE-UP VIEW OF EAST SIDE OF SUBJECT BUILDING



VIEW OF SOUTH SIDE OF SUBJECT BUILDING & GRASS PARKING AREA



VIEW OF WEST SIDE OF SUBJECT BUILDING



VIEW OF INTERIOR OF NORTH AREA OF SUBJECT BUILDING



VIEW OF INTERIOR OF NORTH AREA OF SUBJECT BUILDING



VIEW OF INTERIOR OF SOUTHEAST AREA OF SUBJECT BUILDING



VIEW OF INTERIOR OF SOUTHWEST AREA OF SUBJECT BUILDING



VIEW OF INTERIOR OF PORTION OF ONE OF THE LOCKER ROOMS



VIEW OF INTERIOR OF ONE OF HALLWAYS LEADING TO IN-DOOR POOL



VIEW OF IN-DOOR POOL ROOM



MAIN DRIVE WHICH RUNS ENTIRE NORTH/SOUTH DEPTH OF PROPERTY



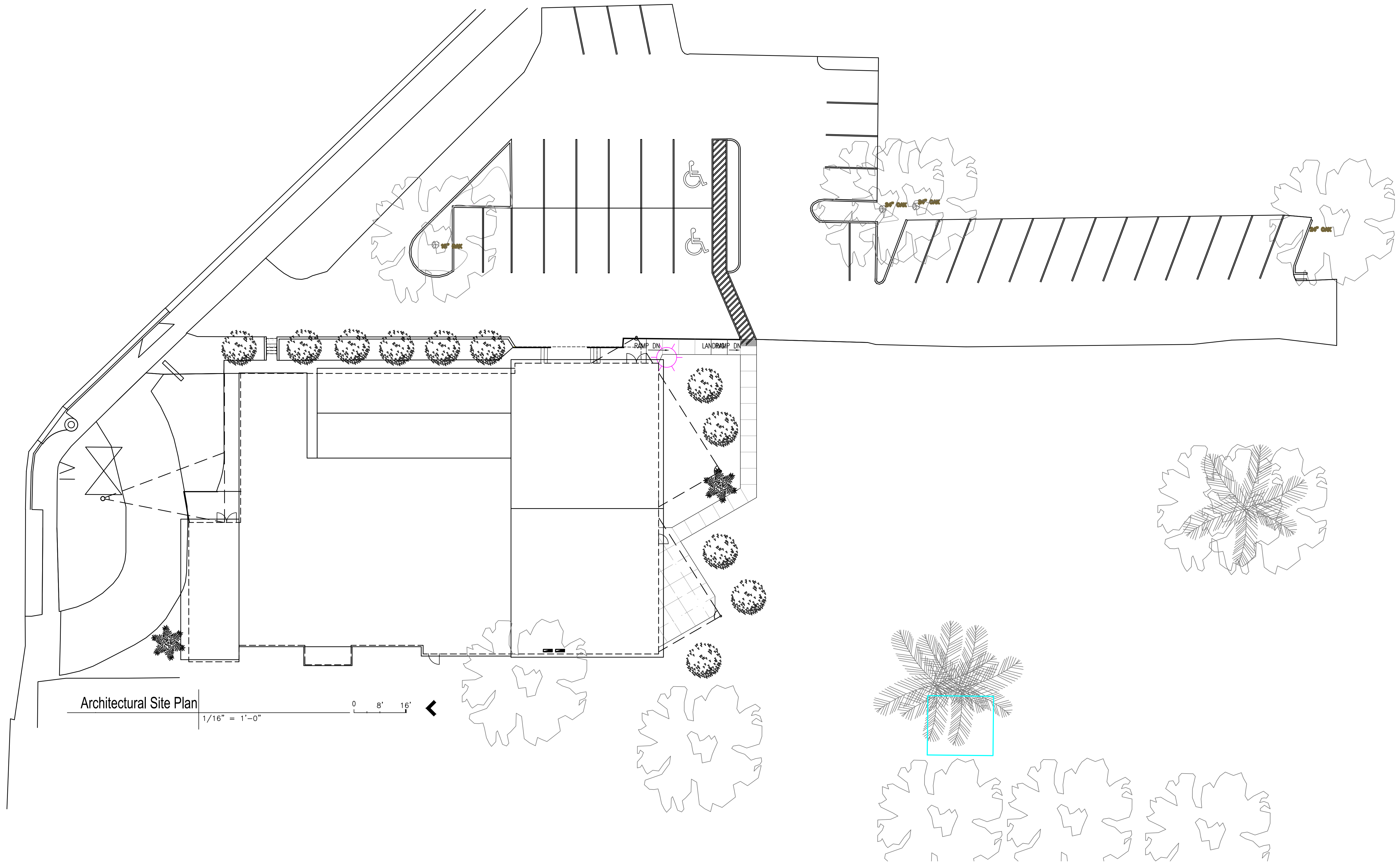
VIEW OF PORTION OF MAIN PARKING AREA AT NORTHEAST CORNER OF SITE



VIEW OF VACANT LOT AREA AT SOUTHWEST CORNER OF SITE



GRASSED PARKING AREA ADJACENT TO EAST OF PREVIOUS PICTURED LOT



Architectural Site Plan

1/16" = 1'-0"

0 8' 16'



QGIV East Lemon Remodel

933 East Lemon Street
Lakeland, FL 33801

Architectural Site Plan

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REVISION
REVISION

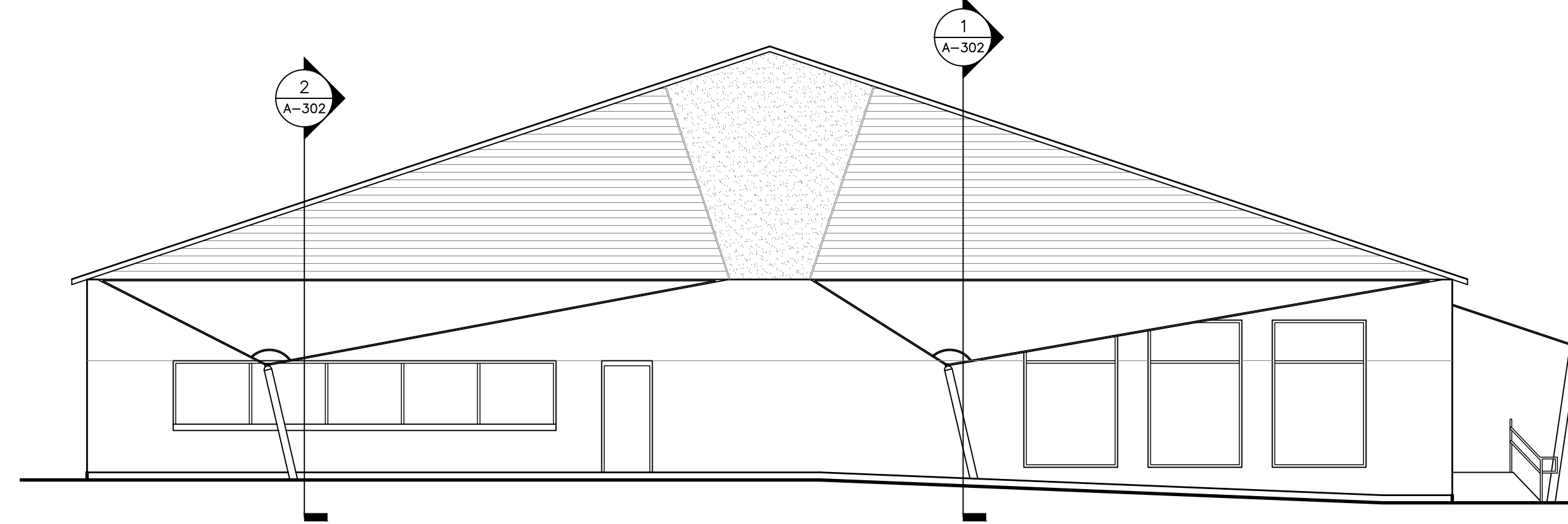
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ISSUED FOR BID: ..
ISSUED FOR APPROVAL: ..

DRAWN BY: Greg Seligge
REVIEW BY: Brad Lutz

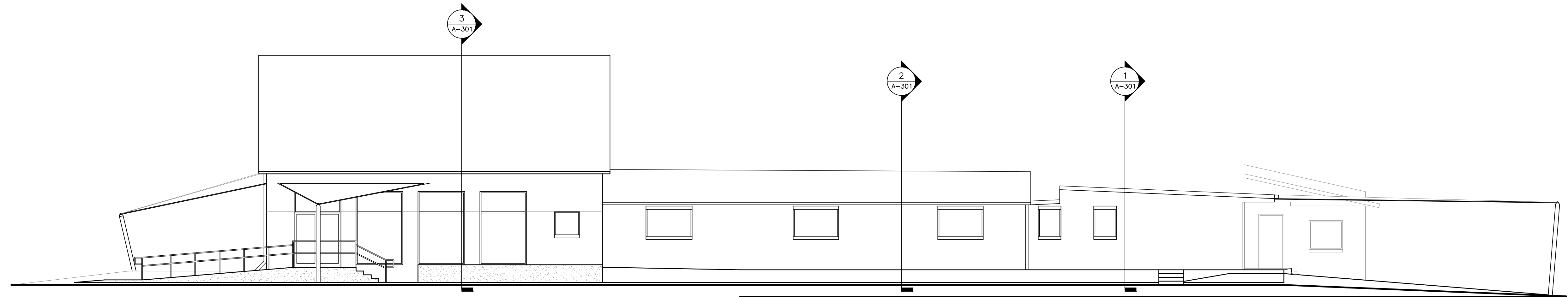
LUNZ PREBOR FOWLER ARCHITECTS
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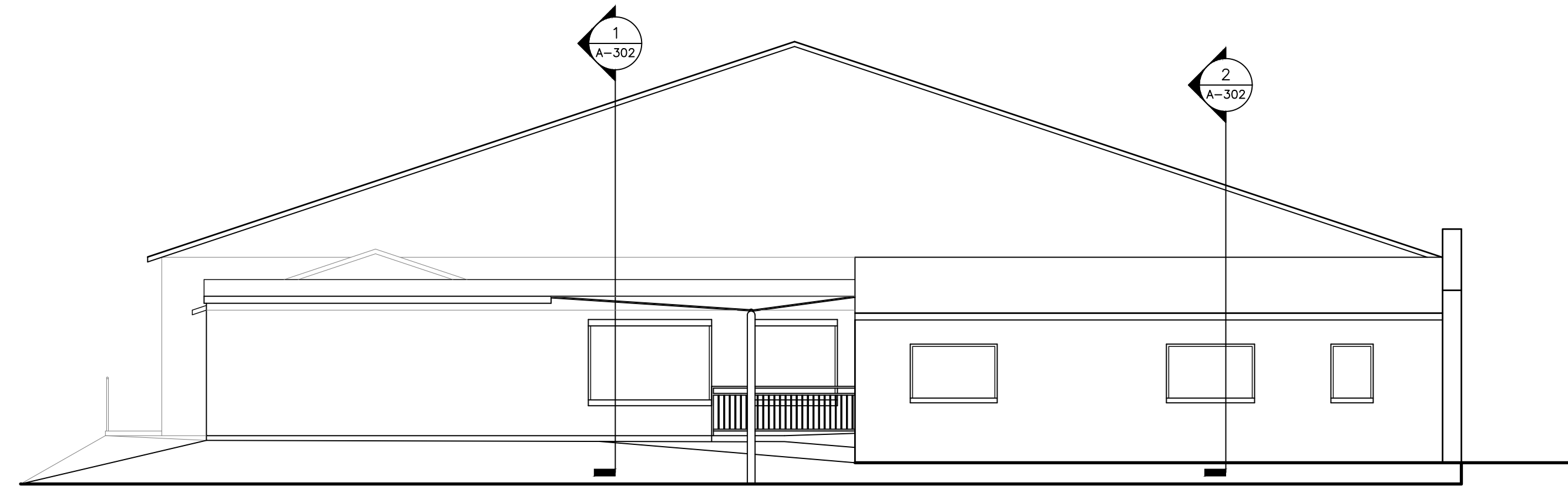
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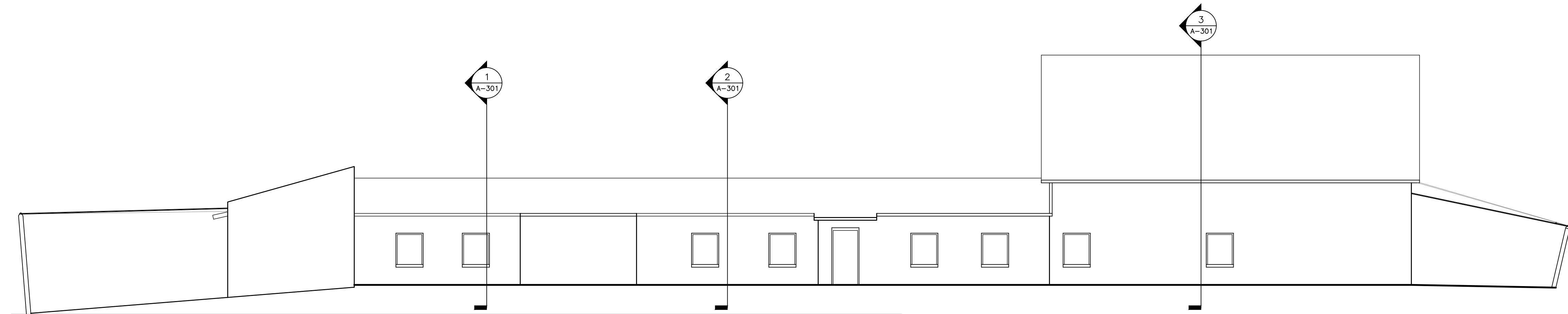
South Elevation Proposed
1/8" = 1'-0" 0 4' 8'



East Elevation Proposed
1/8" = 1'-0" 0 4' 8'



North Elevation Proposed
1/8" = 1'-0" 0 4' 8'



West Elevation Proposed
1/8" = 1'-0" 0 4' 8'

Qgiv East Lemon Remodel

933 East Lemon Street
Lakeland, FL 33801

Exterior Elevations

REVISION Δ
REVISION Δ
REVISION Δ

ISSUED FOR CONSTRUCTION: --
ISSUED FOR PERMIT: --
ISSUED FOR BID: --
ISSUED FOR APPROVAL: 11.11.15

DRAWN BY: Greg Seligge
REVIEW BY: Brad Lutz

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