

Community Redevelopment Area Advisory Board

Meeting Minutes

Thursday December 7, 2023

1:00 PM – 3:00 PM

City Commission Conference Room

Attendance

Board Members: Terry Coney, Chrissanne Long, Katy Martinez, Christine Goding, Ronald Roberts and Lynne Simpkins

Absent: Tyler Zimmerman, Jason Ellis and Commissioner McCleod

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

Guests: Assistant Director Jason Willey, Sgt. Henry and Blake Drury

Packets

- Meeting Minutes dated October 5, 2023
- Financial Update
- Project Progression Report
- Downtown West Action Plan
- TIF Assign-ability Amendments
- Strategic Acquisition

Action Items – Old Business

Financial Update & Project Tracker

Valerie Ferrell provided an update on the financials and provided reports on projects and incentives. Parker Pointe received CO and is ready for tenants and Griffin Lofts have broken ground. The LPD/NLO Unit have resolved two cases of nuisance abatement in the Parker St. and Lake Beulah neighborhood.

Shelley Guiseppi provided an update on the Midtown Mini Murals. She stated phase one is almost complete and phase two will begin soon.

Karen Thompson stated Prospect Lake Wire should be completed in Fall 2024 and we have hired a company to provide before, during and after aerial photos for all projects going forward.

Jonathan Rodriguez stated the Five Points Roundabout is in pre-construction. The contractors are working diligently to complete the project by July 2025.

Valerie Ferrell advised the Feng Shui statue is back in Munn park.

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Chrissanne Long motioned to approve.

Ronald Roberts seconded which passed unanimously.

Housekeeping

Valerie congratulated Shelley on her completion of all the FRA courses. She is now FRA-RP certified and will be graduating with the class of 2024. Jonathan Rodriguez and Sandra Fairall attended and completed their current FRA courses at the FRA Conference in October also.

Action Items – New Business

Downtown West Action Plan

Valerie Ferrell and Blake Drury presented the Downtown West Action Plan update. This action plan has been in process for approximately 1.5 years. The study area includes a large portion of Midtown, Downtown and a small portion of Dixieland. The start of the project began in the Fall of 2022 with stakeholder interviews. There was a workshop in Spring 2023 to develop scenarios that advance major moves. We then moved into a second workshop in Summer 2023 that revealed the draft plan and key insights. This then opened a public comment period which helped draft the plan document where we are today.

They stated the plan was created by using public feedback and analysis of the area. He explained how the area changed over time converting from the backdoor area of the city to now being the front door. He also explained how the North Lake Wire neighborhood is being held back by speculation due to a lack of new housing development based on vacancy data.

They advised there are three major themes for this action plan. Improve connectivity, starting with pedestrians and bikes, nurturing the neighborhoods with infrastructure for livability and to target infill to add to the residential base of Downtown through increased density in Downtown West.

Valerie Ferrell and Blake Drury then provided the Action Framework for Downtown West recapping the key insights, major moves and strategic initiatives for the neighborhoods. The focus being a five-year action plan.

Valerie Ferrell advised the request is to adopt the action plan to move forward with adoption to City Commission. This will help allocate priorities to set into the budget to be able to make any accommodations in this fiscal year and next.

Lynne Simpkins motioned to approve.
Chrissanne Long seconded which passed unanimously.

TIF Assign-ability Amendments

Valerie Ferrell presented the TIF Assign-ability Amendments. TIF agreements currently prohibit the assignability due to the possible changing of the initial project. There has been a request from a developer requesting to amend his previously approved TIF agreements. This request is to remove the prohibition of the assignability. One of the developers' current projects are already completed this would not affect the previously agreed and approved projects. Staff recommends approval of the TIF Amendments as presented. The next steps would include adoption by the CRA Board/City Commission at their December 18, 2023 meeting.

Valerie Ferrell added the main reason for this request is to allow for refinancing to obtain a better interest rate with no intention of changing ownership.

Ronald Roberts questioned if that is the reason for staff's recommendation.

Valerie Ferrell stated yes.

Katy Martinez asked why this request wasn't in the original agreement.

Valerie Ferrell advised standard TIF agreements do not offer that. The developer must request it.

Discussion ensued.

Chrissanne Long motioned to approve.

Christine Goding seconded which passed unanimously.

Strategic Acquisition

Valerie Ferrell presented the Strategic Acquisition. The property is 811 N. Tennessee. This is an O-1 Zoning (Low impact office) building that is 720sq ft with rear parking on 0.16 acres. The CRA currently owns the adjacent parcel which would create a combine acre total of 0.25. The purchase price is \$68,000 with the buyer to pay title, survey and closing costs with a closing date on or before May 13, 2024. Staff is requesting authorization to finalize acquisition contracts and present the final contact to the CRA Board/City Commission at their December 18, 2023 meeting.

Terry Coney questioned if Talbot House attempted to purchase this property.

Valerie Ferrell advised she spoke with the Board of Directors of Talbot House and they have no interest in purchasing the property.

Katy Martinez motioned to approve.

Lynne Simpkins seconded motion which passed unanimously.

Discussion Items

Valerie Ferrell presented the highlights of the FRA Conference in October.

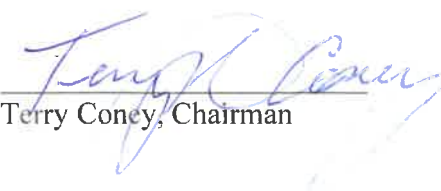
Christine Goding discussed her experience on the CRA tour at the conference.

Chrissanne Long expressed her appreciation for the conference for being able to connect with different counties and other CRA's.

Terry Coney encouraged all Board members to attend the next conference.

Adjourned at 3:15 PM

Next Meeting, Thursday, January 11, 2024, at 3:00 PM.



Terry Coney, Chairman



Date