

# AGENDA

## Community Redevelopment Area Advisory Board

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Thursday, February 2, 2017 | 3:00 PM – 5:00 PM  
City Commission Conference Room, City Hall, Third Floor

### **A. Housekeeping**

1. Introduce Alis Drumgo and Mike Smith

### **B. Presentation** – S. Florida Avenue Corridor Study

*Dana Little, Treasure Coast Regional Planning Council*

### **C. Action Items**

1. Old Business
  - 1.1 Meeting Minutes dated January 5, 2017
  - 1.2 Word Alive Ministry Properties – Counteroffer
  
2. New Business
  - 1.1 TIF Request – 124 S. Tennessee Ave, Federal Building

### **D. Discussion Items**

1. Habitat House – 704 Magnolia

### **E. Adjourn**

NEXT REGULAR MEETING:

**Thursday, March 2, 2016, 3:00 - 5:00 PM – City Commission Conference Room**





**MIDTOWN COMMUNITY REDEVELOPMENT AREA**

FY 2017 - WORKING BUDGET		WITH APPROVED CARRY OVERS		ENCUMBRANCES		AVAILABLE	
last updated:	1/26/2017	AS APPROVED FY '17 CIP Budget	WITH APPROVED FY '17 CIP Budget	EXPENDITURES	ENCUMBRANCES	AVAILABLE	AVAILABLE
<b>REVENUES</b>							
Tax Increment-		\$ 2,349,000	\$ 2,349,000				
Investment Income		\$ 71,000	\$ 71,000				
Surplus Land Sale Proceeds							
Misc. Revenues							
Residential Redevelopment - Rental Income		\$ 20,000	\$ 20,000				
Unappropriated Surplus		\$ 1,684,604	\$ 1,684,604				
<b>CARRYOVER FROM FY 2016*</b>							
Total Revenues		\$ 4,124,604	\$ 4,124,604				
<b>Operating</b>							
Neighborhoods		\$ 382,886	\$ 382,886	\$ 32,553	\$ -	\$ -	\$ 350,333
Northwest Neighborhood		\$ 850,000	\$ 850,000	\$ 244,853	\$ 6,900	\$ 6,900	\$ 843,100
Northwest Neighborhood		\$ 600,000	\$ 600,000	\$ 102,873	\$ -	\$ -	\$ (1,753)
Misc. Project		\$ 657,449	\$ 657,449	\$ 98,698	\$ -	\$ -	\$ 558,751
Property Management		\$ 52,530	\$ 52,530	\$ 7,456	\$ -	\$ -	\$ 45,074
Annual Report		\$ 4,944	\$ 4,944	\$ 1,242	\$ -	\$ -	\$ 3,702
Affordable Housing		\$ 5,000	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Small Project Assistance		\$ 350,000	\$ 350,000	\$ 90,000	\$ -	\$ -	\$ 260,000
Community Policing Innovation		\$ 244,975	\$ 244,975	\$ 40,461	\$ -	\$ -	\$ 204,514
Redevelopment Plan MUAC		\$ 500,000	\$ 500,000	\$ 582	\$ -	\$ -	\$ 499,418
East Main Street Master Plan (currently 642)		\$ 500,000	\$ 500,000	\$ 582	\$ -	\$ -	\$ 499,418
Corridor Enhancements		\$ 1,734,269	\$ 2,376,715				
Citrus Connection Services		\$ 155,000	\$ 155,000	\$ 37,595	\$ -	\$ -	\$ 117,405
<b>Redevelop Mass Ave Properties (Salvation Army Properties)</b>							
Memorial Blvd		\$ 1,409,650	\$ 1,409,650	\$ 846,467	\$ 1,619,049	\$ -	\$ (1,055,866)
Landscape - Ingraham Avenue		\$ 40,000	\$ 40,000	\$ 1,261	\$ -	\$ -	\$ 38,739
Brunnell Parkway (W. Parker Street to Memorial Blvd)		\$ 8,652	\$ 8,652	\$ 631	\$ -	\$ -	\$ 8,021
Brunnell Parkway (Memorial Blvd to 10th Street)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape - US 98- Memorial to 10th Street		\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000
Landscape - US 98 - Griffin to 10th Street		\$ 16,068	\$ 16,068	\$ -	\$ -	\$ 0	\$ 16,068
Landscape - Parker Street		\$ 16,068	\$ 16,068	\$ 138	\$ 0	\$ 0	\$ 15,930
Providence Rd - W 10th St to Griffin Rd		\$ 8,652	\$ 8,652	\$ -	\$ -	\$ -	\$ 8,652
E. Main Street Landscape & Maintenance		\$ 12,875	\$ 12,875	\$ -	\$ -	\$ -	\$ 12,875
MLK - Memorial to 10th Street		\$ 8,652	\$ 8,652	\$ -	\$ -	\$ -	\$ 8,652
Landscape Intown Bypass		\$ 8,652	\$ 8,652	\$ -	\$ -	\$ -	\$ 8,652
West Lake Parker/Lakeshore Trail Improvements		\$ -	\$ 642,446	\$ -	\$ 100,000	\$ -	\$ 542,446
<b>PRA Fund</b>		\$ 4,124,604.00	\$ 4,124,604.00				
<b>Total</b>		\$ 4,124,604.00	\$ 4,124,604.00				
<b>Approved Budgeted Expenses</b>							

**Community Redevelopment Area Advisory Board  
Meeting Minutes  
Thursday, January 5, 2017  
3:00 – 5:00 PM  
City Commission Conference Room, City Hall**

**MEETING MINUTES**

Board Members: Cory Petcoff (Chair), Ben Mundy (Vice-Chair), Zelda Abram, Todd Baylis, Dean Boring, Brian Goding and Frank Lansford

Staff: Nicole Travis (CRA Manager), Celeste Deardorff (Assistant Director), Patricia Hendler and D’Ariel Reed

Guests: Barry Friedman, Brian Stephens, Tunesia Mayweather and Shawn Sherrouse

**Packets**

- Meeting Minutes dated November 3, 2016
- Working Budgets Dixieland, Downtown, and Midtown
- CIP Midtown
- To-Date Encumbered Projects Graph
- Memo – Word Alive Ministry Properties
- Memo – Lincoln Square Redevelopment Site Work Bids

**Handouts**

- None

**Housekeeping**

- CRA Manager, Nicole Travis, informed the Board members that staff has hired two new employees, Alis Drumgo and Mike Smith, and they will start on Monday, January 9, 2017. An offer for a third new employee has been made and accepted; the employment will begin in March, 2017. She gave an overview of each of the new employee’s area of experience. Mrs. Travis also informed the Board that the CRA will be relocating to the old LDDA office on the 3<sup>rd</sup> floor.

**Action Items – Old Business**

**Meeting Minutes dated November 3, 2016**

Dean Boring moved for approval of the November 3, 2016 minutes as submitted. Zelda Abrams seconded the motion and it passed 7-0.

**Action Items – New Business**

**Word Alive Ministries Properties**

Patricia Hendler introduced Tunesia Mayweather and Brian Stephens with Keller Williams and explained that they contacted her about the CRA purchasing two properties they have for sale. One property is 60,750 square feet and addressed 0 North Kentucky Avenue because it has frontage on both Tennessee Avenue and Kentucky Avenue. Property Information will not assign an address until it’s determined which street the future building will face. The other property is addressed 902 North Kentucky Avenue and is located on the corner of Kentucky Avenue and Plum Street. The assessed value is \$ .85 per square foot for the property at 902 North Kentucky Avenue is and \$3.55 per square foot for the property at 0 North Kentucky Avenue. The asking price for 0 Kentucky Avenue is \$5.76 per square foot and \$14.80 per square foot for 902

Kentucky Avenue. Although an appraisal of the property had not been conducted at the time, Ms. Mayweather stated that an appraisal was completed on December 28, 2016. The property at 0 Kentucky Avenue appraised at \$423,000 and 902 Kentucky Avenue appraised at \$144,000.

Cory Petcoff expressed that the Board will keep the property in mind, but has no interest in purchasing at this time.

## **Discussion Items**

### **Budget Encumbrances**

Staff presented a quick overview of Midtown's project encumbrance in response to a request made during the Board's retreat. Based on the \$10,000,000 surplus, \$3,000,000 is for the Mass Market development and includes the change order going before the City Commission on January 17<sup>th</sup>. Lincoln Square's \$1,550,000 does not include the entire buildout of the 21 Single-Family Homes, it only includes the first phase on Lincoln Avenue. The \$1,200,000 for East Main Street Incentives reflects what is encumbered with Colorado Box Beef job creation incentives. The \$200,000 for the Massachusetts Avenue Redevelopment is more of a place holder for the repairs needed at 801 North Massachusetts Avenue. The \$360,000 for general incentives include Façade and Site Improvement, Fix-It-Up and other grants offered in the Midtown district. \$3,890,000 is unencumbered and the annual increment is approximately \$2,000,000. The unencumbered amount will continue to increase while we do not have any projects. At the purview of the Board, more funds can be set aside for the Lincoln Square Development as we will receive money from the house sales.

### **Lincoln Square Bids**

Staff reported that an RFQ for site work and infrastructure was issued in October and only two bids were received, Strickland Construction at \$867,000 and Grade-A-Way at \$709,000. In order to determine why there was such a large gap between the bids, staff submitted a request for clarification to both respondents. Grade-A-Way did not include some of the concrete work and manhole covers. As advised by the City Attorney's office and the Purchasing Manager, staff recommends deeming Grade-A-Way unresponsive. This includes all site work, infrastructure, tie-ins to the Storm Water Systems and Water Main, driveways, aprons and bringing all to the 21 lots. The next bid to be submitted will be strictly for the vertical site work.

Staff is still in communication with the School Board to alleviate the traffic concerns caused by the pick-up and drop-off lines associated with Lincoln Academy. This is not included in the proposed bid.

Dean Boring moved for approval of staff's recommendation. Brian Goding seconded the motion and it passed 7-0.

### **Haus 820**

Staff reported that the tenant Laura Helm with Ashton Events, held their annual Starlit Supper in the unfinished, 820 Massachusetts Avenue warehouse. Mrs. Travis displayed pictures. Since this event, Ms. Helm has been receiving an increased number of request for the event space.

### **Other**

Cory Petcoff recommended the Board draft a letter of appreciation to the tenants of Mass Market for being good stewards of CRA property and aiding in the turnaround of the community. He asked staff to email their contact information. Patricia Hendler suggested a letter also be sent to Brian Seeley.

Nicole Travis informed the Board that staff is hoping to hold a Grand Opening for Mass Market in March. We would like to have Laura Helm host the event and asked the Board to approve an amount to be contributed to the cost. Cory Petcoff suggested that the contribution not be used towards print media

Dean Boring moved for approval of the \$5,000 contribution not to be used on print media. Zelda Abrams seconded the motion and it passed 6-0. Cory Petcoff stepped out of the room to address an urgent matter.

**Adjourned at 4:01 PM**

**Next Meeting, Thursday, February 2, 2017, 3 PM, City Commission Conference Room.**

\_\_\_\_\_  
Cory Petcoff, Chairman

\_\_\_\_\_  
Date

DRAFT

## Hendler, Patricia

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**From:** tmayweather@kw.com  
**Sent:** Monday, January 16, 2017 9:45 PM  
**To:** Hendler, Patricia  
**Cc:** Travis, Nicole  
**Subject:** 902 and 0 N Kentucky vacant lots

Hi Patricia,

I would like to first Thank you for inviting My Team and I to attend the Advisory Board meeting. We were very grateful for that opportunity.

My Team and I really feels the City can make a difference with the vacant commercial properties because they lie within Lakeland's Mid Town Community Redevelopment Area (CRA) and We understand the city designates CRAs to promote redevelopment and encourage public and private investment in blighted areas.

I wanted to let you know the Seller would accept both vacant commercial properties for **\$300k**. Instead of the appraised value \$567k.

Please let me know if you are interested in making an offer. 😊

Tunesia Mayweather  
Keller Williams Realty  
863.838.8101

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**From:** [Hendler, Patricia](#)  
**Sent:** Tuesday, November 29, 2016 3:18 PM  
**To:** [tmayweather@kw.com](mailto:tmayweather@kw.com)  
**Subject:** Word Alive Ministries

Hi Tunesia, I got your voicemail and sorry about that error. Our next meeting is Jan 5, **2017**. As to an offer, we will have to wait until our January meeting to see if the Advisory Board has any interest in the property, but if there is an appraisal, it would be helpful. Thank you.

## Patricia Hendler

CRA Project Manager  
Lakeland Community Redevelopment Agency  
228 S. Massachusetts Ave, Lakeland, Florida 33801  
Phone Direct Line: 863.834.8025  
Fax: 863.834.8432  
[www.lakelandcra.net](http://www.lakelandcra.net)





23

MEMORIAL BLVD E

0 Kentucky

22

Tax Collector

902

Lakeland

PLUM ST

Mass Market

19

MASSACHUSETTS AVENUE N

TENNESSEE AVENUE N

KENTUCKY AVENUE N

24

17

19

R/W OR 4500-2202

R/W OR 2156-1072

R/W OR 4500-2202

# Memo

To: CRA Advisory Board  
From: Patricia Hendler, CRA Project Manager  
CC: Matt Clark, President, Broadway Real Estate Services  
Nicole Travis, CRA Manager, City of Lakeland  
Date: January 17, 2014  
Re: **Tax Increment Financing Request – property located at 124 S. Tennessee**

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Broadway Real Estate Services has submitted a request for Tax Increment Financing on behalf of Federal Building, LLC, the Lessee of the property at 124 S. Tennessee Avenue. They have plans for interior rehabilitation and site improvements to the property.

## The Site

The property, known as the Federal Building, was given to the City of Lakeland by the General Services Administration in 2005. The conveyance requires the City of Lakeland to maintain the building exterior in compliance with its designation as a Federal Landmark and allows the City to lease but not sell the property. In 2016 Federal Building, LLC, “Developer”, entered into a 30-year lease with the City of Lakeland which requires the Developer to pay all property taxes (the property has not previously generated property tax).

The building is a 16,300 square foot, one-story plus mezzanine and basement, brick structure which sits on Parcel ID 24-28-18-201000-018092. The City has completed interior demolition, abatement, and exterior restoration including re-roofing.



## Project Description

The Developer is proposing a complete interior renovation of the structure and has a signed 10-year sublease agreement for a 6,000 SF restaurant, Mojo’s, an upscale barbeque restaurant which is expected to open in approximately nine months.

Total project costs are estimated to be \$1,350,000. Renderings and a proposed floor plan are attached as well.

## **Project Evaluation**

The Tax Increment Financing program allows qualified developers to receive a reimbursement of tax increment funds collected by the Lakeland Community Redevelopment Agency. The reimbursement is based on incremental revenue collected due to increases in the property's taxable value as a result of investment made in the real estate. The term of the reimbursement is five (5) years, beginning in the year following the project's receipt of a Certificate of Occupancy. The developer will receive a 50% reimbursement calculated in year one, for a period of five years. Once awarded, this program is not transferrable and will expire upon the sale or transfer of the property.

There are two primary criteria which must be met in order to qualify for this program:

- 1.) *The renovation/improvement 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.*

The current assessed value of the property is \$852,249 and improvements are estimated to be \$1,250,000. Based on this information, the renovation/improvement is 147% of the current assessed value. The applicant currently has plans which have been approved by Federal and State Historic Preservation Authorities and are ready to submit for permitting.

In January 2008, the Lakeland Downtown Development Authority (then the review and approval authority for this program) adopted a number of additional Selection Considerations for the Tax Increment Financing Program. These Selection Considerations were based on the physical characteristics of different parts of Downtown. 124 S. Tennessee is located within the Munn Park District where the overall goals and selection considerations were listed as follows:

### ***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]*

The Munn Park District focus at the time appeared to be the development of retail and restaurant as well as utilization of vacant upper stories and development of vacant surface lots. This site is underutilized and the improvement will bring a retail/restaurant component to the area.

Staff recommends this project for approval.

Please be prepared to discuss.

**Broadway Real Estate Services**  
100 South Kentucky Ave. Suite 290  
Lakeland, Florida 33801

OFFICE 863-683-3425  
FAX 863-683-1066

January 9, 2017

**Via Email**

Downtown CRA Advisory Board  
c/o: Patricia Hendler  
The City of Lakeland, Florida  
Lakeland Community Redevelopment Agency  
228 S. Massachusetts Ave.  
Lakeland, FL 33801

Dear Downtown CRA Advisory Board:

The Federal Building, located at 124 South Tennessee Avenue, Lakeland, Florida 33801 (the "Federal Building"), was built in 1917, consists of approximately 16,300 square feet, and is part of the Munn Park Historic District. The Federal Building is owned by the City of Lakeland, Florida, who subsequently leased it to Federal Building, LLC ("Developer") for a term of thirty (30) years (the "Lease"). Federal Building, LLC, in turn, subleased 6,000 square feet of the Federal Building to Mojo Lakeland Que, LLC ("Mojo's") for a period of ten (10) years. Developer and Mojo's will be building out the space in order for Mojo's to occupy it as an upscale barbeque restaurant within the next nine (9) months.

Developer has agreed to pay rent to the City of Lakeland in the amount of \$6,000.00 per year, beginning in Year 2 of the Lease, with escalations in rent as outlined in the Lease. The property is currently assessed at a total value of \$852,249.00. Between Developer and Mojo's, the hard costs to adaptively re-use and renovate the Federal Building are approximately \$1,250,000.00 with an additional approximate \$100,000.00 in soft costs bringing the total development cost to approximately \$1,350,000.00. Renovation of the Federal Building will expand the tax base for the City of Lakeland and encourage numerous other development projects that will cumulatively have a significant impact on the City's downtown tax base.

We view the sublease and the improvements to the Federal Building as an integral component to redeveloping our Downtown core into a viable and thriving urban community. In order to foster a more vibrant downtown community, Downtown Lakeland is in substantial need of more restaurants of the caliber that Mojo's brings. We are witnessing the transformation of Downtown Lakeland with the addition of NOBAY from the residential perspective, and now with the adaptive

**Broadway Real Estate Services**

100 South Kentucky Ave. Suite 290  
Lakeland, Florida 33801

OFFICE 863-683-3425  
FAX 863-683-1066

re-use of the Federal Building as a restaurant installation, it will be the catalyst for economic development from a restaurant and retail perspective, especially along Tennessee Avenue. This re-use of the Federal Building aligns perfectly with the goals sought by the City's Downtown Redevelopment Plan without compromising the historic or pedestrian character of Downtown Lakeland. For these reasons, we respectfully request the benefits of the Tax Increment Finance Program.

Best personal regards,



Matthew R. Clark  
President

Cc: Nicole Travis @ [Nicole.travis@lakelandgov.net](mailto:Nicole.travis@lakelandgov.net)

Enclosures (site and floor plans)



WMB

(ARCHITECTURE)

ROI SOLUTIONS.

110 South Kentucky Avenue  
Lakeland, Florida 33801  
843.687.3573  
wmb@roi.com

Corp. Lic. No. AAC001165

CONSULTANTS:

SEAL: J. MICHAEL MURPHY, P.A. Certificate No. 9346  
STEVEN J. ROYNTON, P.A. Certificate No. 9552

OWNER:

BROADWAY  
REAL ESTATE SERVICES

DATE:  
PROJECT NAME:



FEDERAL BUILDING  
TENANT BUILD-OUT  
MOJO'S BBQ  
124 S. TENNESSEE AVE.  
LAKELAND, FL. 33801

ISSUED DATES:

MARK	DATE	DESCRIPTION

CHKD. BY: OAL:

DR. BY: OAM:

DATE: 10/05/2016 REVISED 12/09/2016

SCALE: AS NOTED

PROJ. NO.: 15204

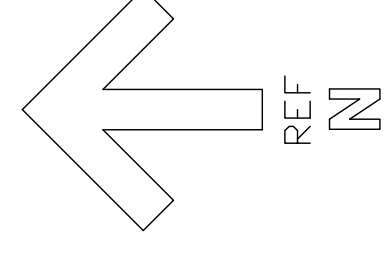
DWG TITLE:

FLOOR PLAN  
SOUTH SIDE TENANT

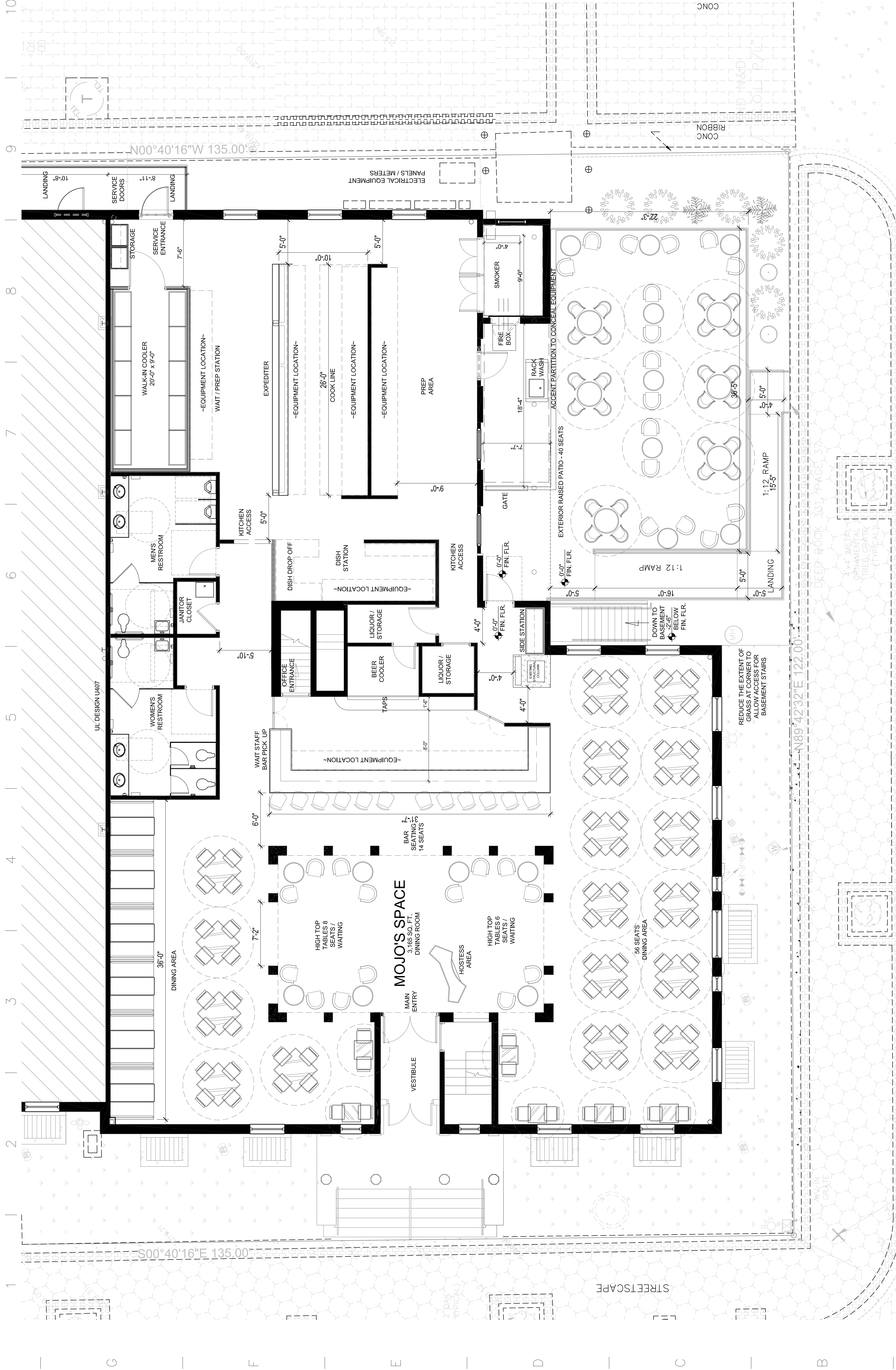
DWG. No.:

A-101

NOT FOR CONSTRUCTION 01/05/2017



SCALE - 1/8" = 1'-0"



1 PROPOSED FLOOR PLAN - SOUTH SIDE TENANT - MOJO'S SPACE

3/16" = 1'-0"



**WMB**  
(ARCHITECTURE)  
ROI SOLUTIONS, INC.  
110 South Kentucky Avenue  
Lakeland, Florida 33801  
863.687.3573  
wmb-roi.com  
Corp. Lic. No. AAC0001165

DAVID A. PIPKIN  
(O.R. 3256, P. 1241)

ELOISE G. MYRICK  
(O.R. 4460, P. 751)

ALISON P. PIPKIN  
(O.R. 5611, P. 996)

SEAL: J. MICHAEL MURPHY, Fla. Certificate No. 9346  
STEVEN J. BOYNTON, Fla. Certificate No. 9652

OWNER:  
**BROADWAY**  
REAL ESTATE SERVICES

PROJECT NAME:  
**MOJOQ HOLDINGS, LLC**

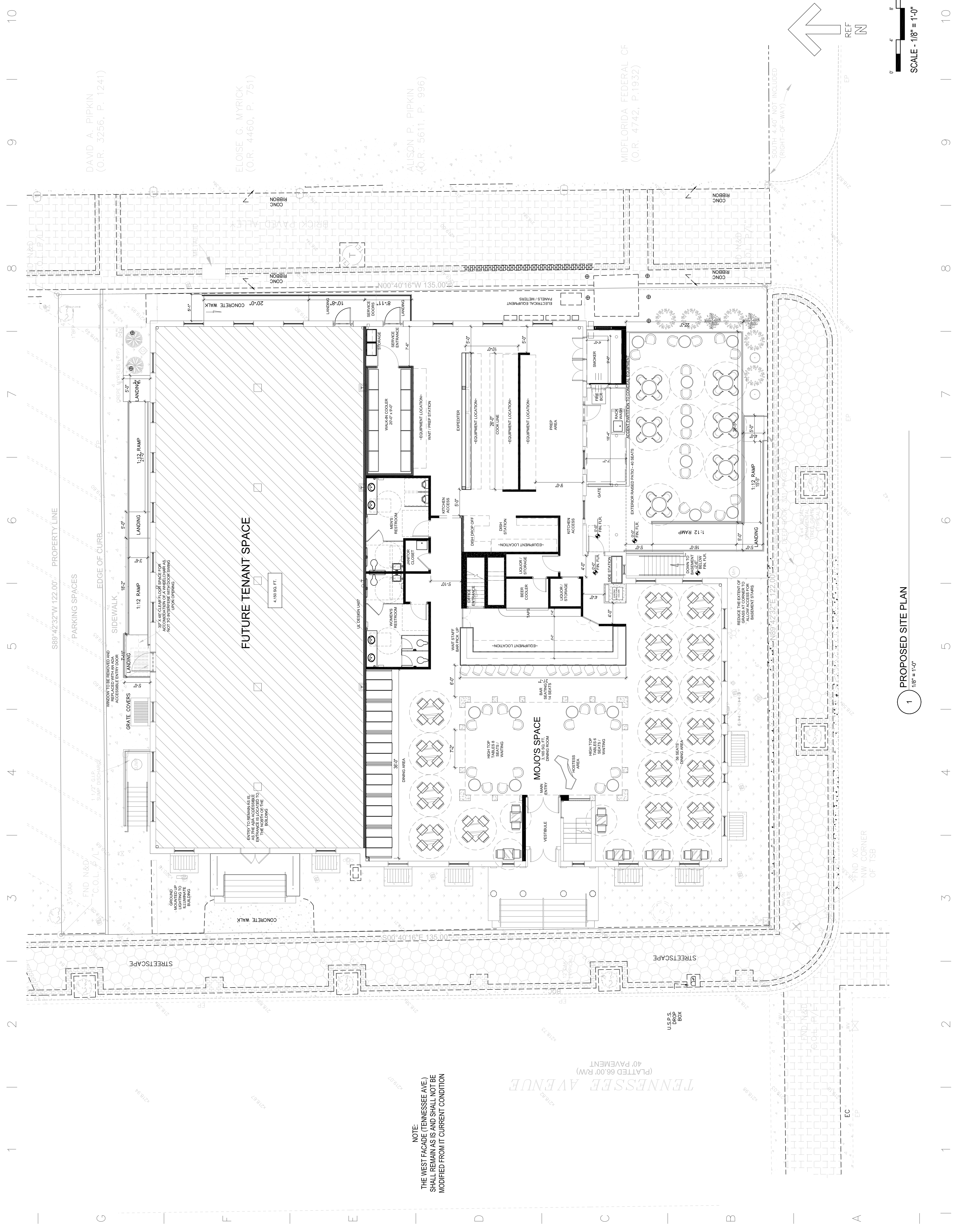
FEDERAL BUILDING  
TENANT BUILD-OUT  
MOJO'S BBQ  
124 S. TENNESSEE AVE.  
LAKELAND, FL. 33801

MARK	DATE	DESCRIPTION
DR. BY:	OAL:	
CHKD. BY:	CAH:	
DATE:	10/05/2016 REVISED 12/30/2016	
PROJ. NO.:	AS NOTED	
DWG. TITLE:	15204	

NOT FOR CONSTRUCTION 01/05/2017

PROPOSED SITE PLAN  
SCALE - 1/8" = 1'-0"

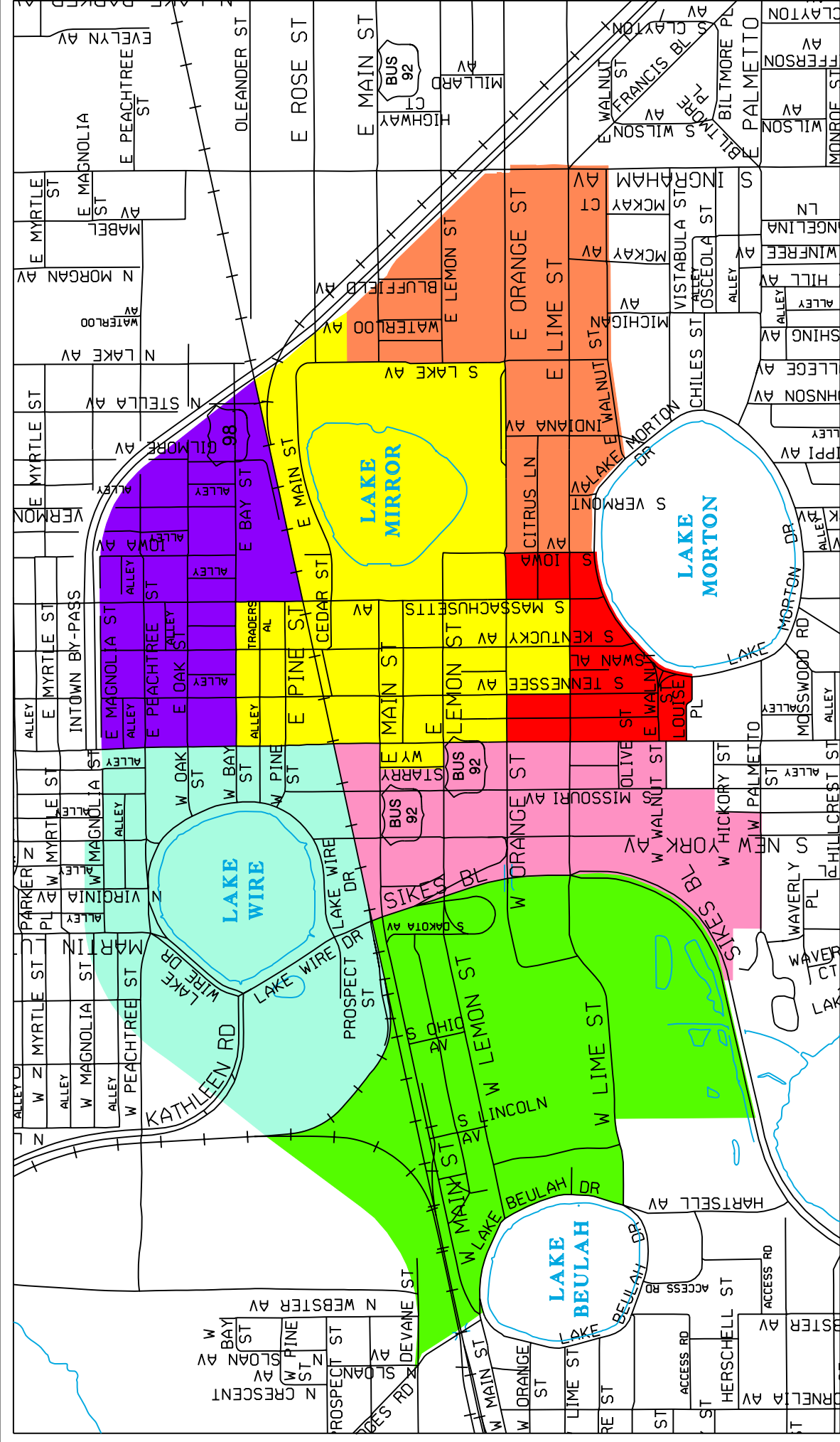
AS-101



NOTE:  
THE WEST FACADE (TENNESSEE AVE.)  
SHALL REMAIN AS IS AND SHALL NOT BE  
MODIFIED FROM ITS CURRENT CONDITION

1 PROPOSED SITE PLAN  
1/8" = 1'-0"





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

City of LAKELAND  
 COMMUNITY DEVELOPMENT