

**Community Redevelopment Area Advisory Board  
Meeting Minutes  
Thursday, July 20, 2017  
3:00 – 5:00 PM  
City Commission Conference Room, City Hall**

**MEETING MINUTES**

Board Members: Cory Petcoff (Chair), Ben Mundy (Vice-Chair), Pastor Eddie Lake, Frank Lansford, Commissioner Jim Malless and Cliff Wiley

Staff: Nicole Travis (CRA Manager), Celeste Deardorff (Assistant Director), Alis Drumgo, Patricia Hendler, D’Ariel Reed, Michael Smith and Valerie Vaught

Guests: Chad Pettinato

**Packets**

- Meeting Minutes dated May 4, 2017
- Memo – Tax Increment Finance Request
- Memo – TIF Policy Change
- Memo – Lincoln Square Vertical Award
- Memo – Purchase of CRA Properties

**Handouts**

**Housekeeping**

**Action Items – Old Business**

**Meeting Minutes dated May 4, 2017**

Commissioner Jim Malless moved approval of the May 4, 2017 minutes. Pastor Eddie Lake seconded the motion and it passed 6-0.

**TIF Request – 107 W. Pine Street**

Nicole Travis reminded the Board that an electronic vote was taken to approve the TIF request for 107 West Pine Street. The request was added to the agenda to be recorded in the minutes.

**Action Items – New Business**

**TIF Policy Change**

Valerie Vaught presented a proposed revision to the Tax Increment Financing (TIF) Policy. TIF is one of our oldest incentives and has been very successful. The requirement is that the applicant must apply for consideration prior to receiving a building permit for construction. Per the City Attorney’s Office, application for consideration occurs when the application is presented to the City Commission. Staff would like to expedite the process for applicants interested in proceeding with the redevelopment project. Staff proposed clarifying that “application for consideration” occurs when the TIF application is presented to the CRA Advisory Board with the caveat that the application will still have to receive City Commission approval and the- developer will be proceeding at their own risk in the event that the City Commission does not approve the application.

Commissioner Jim Malless moved approval of staff's recommendation. Frank Lansford seconded the motion and it passed 6-0.

### **Lincoln Square**

Nicole Travis provided a brief update of the status of the Lincoln Square Development. Bid #6335 was previously awarded to Strickland Construction because Grade-A Way was deemed unresponsive. Grade-A Way protested the decision due to inconsistencies in the RFP. Staff added scope to the project and decided to re-bid the site work. The new bid, Bid #7150, only received submissions from Strickland Construction and Grade-A Way. Grade-A Way was deemed a responsive bidder and a Notice of Intent to Award to Grade-A Way was issued. Strickland protested the decision; however, staff plans to move forward with their intent to award to Grade-A Way.

Mike Smith informed the Board that the vertical construction bid received five responses. The bid called for a cost per house type rather than an overall project cost. After reviewing their qualifications, construction schedule and cost, staff ranked Nujak as having the best timeline, experience and prices. Staff recommended Bid #7177 be awarded to Nujak for the construction of the 21 Single-Family homes at the Lincoln Square Development site. Mr. Smith pointed out that the proposed contract includes the option to review the work after the first phase of construction and staff has the right to choose another company for the remaining phases.

Ben Mundy expressed concern with the cost of construction and recommended staff revisit the design to reduce the cost.

Commissioner Jim Malless expressed concern with awarding the vertical contract prior to resolving the protest of the site bid. Mrs. Travis confirmed that staff wouldn't sign the vertical contract until the site work protest is complete.

In response to Patricia Hendler, Mr. Mundy explained that lowering the ceiling height, installing aluminum soffit and fascia, eliminating the trellis from the back of the house and bringing the house to grade level would allow some cost breaks.

In response to Cliff Wiley, Mr. Mundy estimated that while it will be tough, we might be able to get a 10 percent savings with redesigning the houses. He also speculated that some of the redesigning could be very simple and shouldn't be too expensive.

Mrs. Travis explained that the drawings have been submitted to the Building Department to ensure that they can be permitted in order to alleviate delays; redesigning the house and having to resubmit the drawings would result in additional fees.

Commissioner Malless expressed that the City Commissioners will have a problem with the costs.

Commissioner Jim Malless moved approval of staff to issue an Intent to Award to Nujak Construction with negotiations on the final price. Pastor Eddie Lake seconded the motion and it passed 4-2.

### **Purchase of CRA Properties**

Patricia Hendler explained that two contracts are being proposed. The first contract is for the West Lane properties purchased in the mid-2000s because Watson Clinic and Lakeland Regional Medical Center (LRMC) were working with the CRA to establish a medical district. These lots are surrounded by property owned by Watson Clinic. Mr. Pettinato previously purchases property from the CRA and has been very successful. Since we do not know Watson Clinic's intent for their surrounding property, staff feels that selling the property now is premature. The second contract is for property located on Mabel Street. Mr. Pettinato has submitted a proposal for Multi-Family Residential. After speaking with the Planners, staff concluded that Multi-Family Residential is permitted. The issue with the Mabel Avenue property is the proposed \$20,000

purchase price. The CRA can sell property for 120 percent of assessed valuation without going before the City Commission. Currently, the assessed valuation is \$61,000.

In response to Pastor Eddie Lake, Ms. Hendler explained that the CRA purchased four apartment complexes within the current 10-acre development site. The Midtown CRA paid the Downtown CRA because the property was outside of the CRA area.

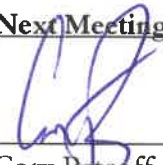
The Board expressed discomfort with selling the West Lane properties without having a discussion with Watson Clinic.

Commissioner Jim Malless moved approval to recommend the sale of property located at 518 Mabel Avenue for \$20,000 to the City Commission and withhold on any action on the West Lane properties. Pastor Eddie Lake seconded the motion and it passed 6-0.

### **Discussion Items**

**Adjourned at 4:41 PM**

**Next Meeting, Thursday, September 7, 2017, 3 PM, City Commission Conference Room.**

  
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Cory Petcoff, Chairman

11-2-2017  
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Date