

**Community Redevelopment Area Advisory Board  
Meeting Minutes  
Thursday March 2, 2023  
10:00 AM – 12:00 PM  
City Commission Conference Room, City Hall**

**Attendance**

Board Members: Tyler Zimmerman, Chrissanne Long, Terry Coney, Harry Bryant, Christine Goding, Katy Martinez and Teresa O'Brien

Absent: Commissioner McCleod

Staff: Valerie Ferrell, Shelley Guiseppi, Sandra Fairall and Carlos Turner

Guests: Assistant Director Jason Willey, LPD/NLO/CRA Officer Buttery, LPD/NLO/CRA Officer Hammersla, and Greg Wilkerson

**Packets**

- Meeting Minutes dated February 2, 2023
- Financial Update
- Project Progression Report
- Memo – Peachtree Flats Development Infrastructure Request

**Housekeeping**

**Action Items – Old Business**

**Financial Update & Project Tracker**

Valerie Ferrell advised projects are on track, financials are doing well and presented the new financial report which provides more details than the previous report. There is also a new Managers report which highlights projects and meetings the CRA manager has had since the previous board meeting.

**Housekeeping**

Valerie Ferrell introduced new CRA staff member Sandra Fairall and advised there are two vacancies to fill to complete staffing needs.

The Oak Street Development was approved through Commission and is in site plan review.

The Olive Street Pedestrian improvements have been designed, permitted and construction has begun.

The Downtown West Master plan had a meeting last week where public feedback was received, and staff will go out to the neighborhoods to speak with the residents to add to the planning documents.

### **Meeting Minutes Dated February 2, 2023**

Katy Martinez requested to modify the minutes by removing verbiage.

Christine Goding motioned to approve with amendment.

Chrissanne Long seconded which passed unanimously.

### **Action Items – New Business**

#### **Peachtree Flats Development Infrastructure Request**

Valerie Ferrell provided an overview of Peachtree Flats Development. The approved TIF was 75% at 5yrs versus the original request of 75% at 10yrs in November 2022. The site is 1.6 acres and will have 84 units in a four-story building. The proposed scope of improvements will be for the underground stormwater detention, street lighting, sidewalk and crosswalk updates and landscaping/irrigation. Based on the \$18m project cost, the TIF calculation is \$743,268 from the initial calculation of \$633,929. Staff recommends approval of site and infrastructure incentive not to exceed \$775,000 to Lake Wire Apartments, LLC.

Katy Martinez asked if the cost of the project is lower, would the CRA pay less.

Valerie advised that is correct.

Greg Wilkerson also provided a status update. He advised they are in the 3<sup>rd</sup> round of comments with City. The current delay is due to being financed via HUD, there is an 18-24 month underwriting period. But are expected to break ground in approximately 4-5 months.

Terry Coney questioned the proximity to the school and reopening of Lake Wire Drive for traffic.

Greg Wilkerson advised there will be additional crosswalks to accommodate but is unaware of the reopening of Lake Wire Drive. He stated there is always added congestion that occurs with all urban infill projects, but traffic studies do not show any major issues.

Discussion ensued.

Teresa O'Brien questioned if some units would be affordable.

Greg Wilkerson advised no.

Teresa O'Brien motioned to approve.

Tyler Zimmerman seconded which passed unanimously.

Greg Wilkerson added that the demolition of the current structure should be completed within the next 60-90 days.

### **Discussion Items**

Valerie Ferrell advised the Downtown budget has a small allotment for art and will provide an art incentive award for the Feng Shui statue to help restore it within Munn Park. The CRA has contributed \$10,000 towards the restoration.

Valerie Ferrell advised there was a Midtown inquiry regarding home-based businesses. The inquiry being to provide home-based business incentives.

Tyler Zimmerman suggested against it by stating it is a grey area because of how a home-based business is determined.

Chrissanne Long advised if there was clarity and the incentive is specific, then the incentive should be offered.

Katy Martinez stated that zoning would be an issue.

Terry Coney advised it may attract applicants who do not qualify but may still receive the incentive and just use it to improve the residence.

Discussion ensued.

Valerie Ferrell provided an update for small business technical assistance which is in development. The Chamber of Commerce came before the City Commission to present funding commitments to bring in new services to the community from the BBIC and Prospera. This will focus on technical assistance, business plans, coaching and access to capital for loan funding. The assistance will be used to help businesses move forward.

Katy Martinez questioned what the funds would be used for.

Valerie Ferrell advised it would be used to pay for staffing to be able to create classes, counseling and seminars.

Christine Goding questioned the amount of funding.

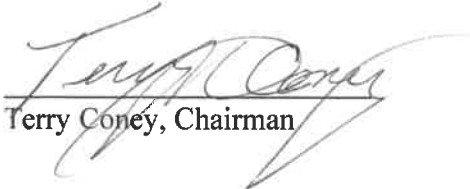
Valerie Ferrell advised the initial request was approximately \$800,000 for 3 years but has been negotiated down to \$600,000. This item will come back to CRA Advisory Board for budget allocation and recommendation to City Commission.

Discussion ensued.

Valerie Ferrell thanked Officer Hammersla and Officer Buttery for their service.

**Adjourned at 11:25 AM**

**Next Meeting, Thursday, April 6, 2023, at 3:00 PM.**

  
Terry Coney, Chairman

Aug 3, 2023  
Date