

Community Redevelopment Area Advisory Board

Meeting Minutes

Thursday, June 6th, 2019

3:00 – 5:00 PM

City Commission Conference Room, City Hall

Attendance

Board Members: Ben Mundy (Chair), Pastor Edward Lake (Vice-Chair), Dean Boring, Harry Bryant, Brandon Eady, Brian Goding, Frank Lansford, Commissioner Stephanie Madden and Cliff Wiley

Absent: Zelda Abram and Cory Petcoff

Staff: Alis Drumgo, Valerie Ferrell, D’Ariel Reed and Jonathan Rodriguez

Guests: Michael Allen, Joe Bonora, Palmer Davis (Assistant City Attorney), Brandy Gillenwater, Frank McCaulley, Commissioner Bill Read, Brian Rewis (Assistant Director Community & Economic Development), Officer Rick Taylor (LPD), Tara Walls and Sara-Megan Walsh

Packets

- Meeting Minutes dated May 2nd, 2019
- Financial Update
- Project Progression Report
- Memo- Oak Street Parking Lot Selection Committee Recommendations

Housekeeping

Action Items – Old Business

Meeting Minutes dated May 2nd, 2019

Dean Boring moved approval of the minutes. Frank Lansford seconded the motion which passed unanimously.

Financial Update

Ben Mundy noted the inclusion of the update for informational purposes.

Oak Street Parking Lot Selection Committee Recommendations

Alis Drumgo provided a brief summary of the Oak Street Parking Lot timeline.

The CRA owns 0 N. Kentucky Ave, the Oak Street Parking Lot, comprising 1.49 acres. The lot encompasses a full city block and is situated in an ideal location about a block off both the Massachusetts Avenue corridor to the East and the Florida Avenue corridor to the West. In 2015, the CRA explored issuing request for qualifications (RFQs) for the development site but opted to expand the parking instead. Today, the CRA operates the lot as a public parking facility with about 150 spaces of which approximately 125 are leasable.

In March 2019, the CRA Advisory Board voted 9-1 to solicit requests for qualifications (RFQs) via the City’s purchasing procurement process with the intent of entering an agreement with the most qualified and responsive applicant.

Following the procurement process, two applicants, Broadway Real Estate Services and Catalyst Asset Management Inc, were deemed qualified and responsive. The Selection Committee reviewed the qualifications based on the criteria set forth and deemed Catalyst Asset Management to be the most qualified and most responsive with a ranking of 8 versus Broadway Real Estate Service’s ranking of 13. The lower number holding the most weight.

At the May 2019 meeting the Board voted to hear presentations from both groups. On May 13, 2019 Broadway Real Estate Services submitted a withdrawal letter from consideration of the award.

Catalyst Asset Management Inc (Catalyst) presented the proposal and qualifications to the Board.

Discussion ensued regarding funding and potential risks for the project.

Alis Drumgo recommended the Advisory Board recommend negotiation of a development agreement to City Commission for final approval.

Frank Lansford moved approval of Staff's recommendation with a 90-day cap on development agreement negotiations. Cliff Wiley seconded the motion which passed unanimously.

Action Items – New Business

Discussion Items

Construction documents for 114 E. Parker have gone out to bid and are due back by June 21st. Staff will provide an update on the responses at the July Board meeting.

A pre-construction meeting for the Mirrorton project is scheduled for mid-June. Groundbreaking will be scheduled after closing.

The Yard on Mass team had their groundbreaking ceremony last month. Site work is currently underway.

Lincoln Square is expected to be complete by mid-September.

The Lake Beulah gateway project is now shifting into the design phase.

Green Mills will discuss budget gaps for the Midtown Lofts affordable housing project at the July Board meeting.

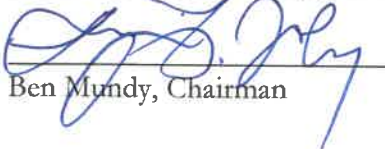
The Vermont Avenue Apartments project has been approved by the City Commission. Talbot House has currently raised \$300,000 of the funding needed for the project.

Brandon Eady suggested the Board discuss implementing a formal process for disposing of property going forward. Staff will bring recommendations to the Board at a later date.

Discussion ensued regarding affordable housing and the purchasing procurement process. Tara Walls and Palmer Davis further explained the necessity and requirements of selection committees based on the City's adopted policies.

Adjourned at 4:16 PM

Next Meeting, Thursday, June 6th, 2019 3 PM, City Commission Conference Room.


Ben Mundy, Chairman

7/11/19
Date