

**Community Redevelopment Area Advisory Board
Meeting Minutes
Thursday January 7, 2021
3:00 – 5:00 PM
Virtual Meeting**

Attendance

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

Absent: Dean Boring, Brian Waller and Cory Petcoff

Staff: Alis Drumgo, Terrilyn Bostwick, Iyanna Jones, Damaris Stull, D’Ariel Reed and Heisel Ortiz

Guests: Jonathan Rodriguez, Denise Gilmore, Frank Kendrick, Mark Dornstauder, Jerrod Simpson and Brian Rewis

Packets

- Meeting Minutes dated November 5, 2020
- Financial Update
- Project Progression Report
- Memo- Mary’s Bagel Café- Grant Request

Housekeeping

Alis Drumgo noted that there will be open seats in the Advisory Board in the middle of the year. Alis Drumgo will be renominating Brandon Eady and Harry Bryant to serve an additional three-year term.

Action Items – Old Business

Financial Update & Project Tracker

Alis Drumgo opened with greetings. Alis Drumgo noted carryover of funds from fiscal year 2020 are available in all three districts for infill grants and infrastructure grants. CRA Staff continues working to complete the Dixieland Art Infusion guidelines. The Robinson-Kyles renovation project is moving along as planned. 114 E Parker project was approved before the City Commission, and Staff is finalizing contractual agreements. A modest groundbreaking will take place in February.

Meeting Minutes Dated November 5, 2020

Pastor Eddie Lake motion approval of minutes and Brian Goding seconded the motion which was approved unanimously.

Action Items – New Business

Mary’s Bagel Café- Grant Request

D'Ariel Reed presented on Mary's Bagel Café grant request. Denise Gilmore (Applicant) born and raised in the subject property, has several years of experience in the food service industry and is requesting CRA funding to expand her cinnamon bun business. The proposed project will be located in southwest corner of N. Florida Ave. and 8th street, across from Lakeland Regional Health. Through the Design Assistance grant, John Kirk (Straughn Trout Architects) produced a conceptual rendering of the new 1,800 sq. ft. building. Administratively, Staff approved Infill Adaptive Reuse grant for up to \$75,000. New construction is ineligible for the Façade and Site grant. On behalf of the Applicant, Staff is requesting additional \$15,000 through the infill grant funds.

The designated site is Type 1 roadway per city's land development code, and the comprehensive plan requires access to development sites, with cross access and service roads to adjacent properties, when improvements are made along the US-98 North corridor. Therefore, a cross access agreement, between subject property and CRA-owned property to the south, is required. The alley between the properties will need to be improved to accommodate the incoming project, and Staff requests Board approval to cover design and construction cost

Staff recommends approval of \$107,000 total reimbursement towards Infill Adaptive Reuse Grant funds to be disbursed in progress payments, providing the lending agency and CRA Staff review and approve invoices. Staff also recommends approval of \$64,200 for off-site improvement of the ally.

Denise Gilmore expressed excitement towards project. Denise Gilmore stated the property was inherited from her grandfather and grandmother, which dates back to 1925.

Commissioner Stephanie Madden moved to approve, Brandon Eady seconded the motion which passed unanimously.

Discussion Items

Alis Drumgo introduced new CRA staff member Heisel Ortiz.

Adjourned at 3:19PM

Next Meeting, Thursday, February 4, 2021 3:00 PM.

Pastor Eddie Lake, Chairman

Date