

Minutes of the Community Redevelopment Agency of the City of Auburndale held January 19, 2021 at 8:31 p.m. in the Commission Room of City Hall, after having been properly advertised, with the following members present: Chair Ellie Harper, Vice Chair Cindy Price, Dorothea Taylor Bogert, Keith Cowie, Richard Hamann, Jack Myers, and Tim Pospichal. Also present were: Assistant City Manager Jeff Tillman.

Motion by Dorothea Taylor Bogert, seconded by Richard Hamann, to approve the Community Redevelopment Agency Minutes of the November 16, 2020 Meeting. Upon vote, all ayes.

Assistant City Manager Jeff Tillman went over the CRA calendar and said tonight we will present the Revised Capital Improvement Program. We are going to move the Finance Report to the February meeting for Mrs. Lowrance to present. He said the property located at 110 Park Street East has decided to change the project for their CRA grant. They originally had plans for the second story to have multi-family apartments. They do not plan to move forward with the second story apartments. We have informed them they would need to resubmit the CRA grant application because the scope of work has changed so significantly. It is not the same project. They do still have plans to move forward with the redevelopment as an office building, but they would need to resubmit that application with news plans and new cost estimates.

Chair Ellie Harper asked for any other citizen comment. There was no citizen comment.

1. PRESENTATION OF THE REVISED DRAFT OF THE 5-YEAR CAPITAL IMPROVEMENT PLAN

Assistant City Manager Jeff Tillman said the current CRA Capital Improvements Program (CIP) is a long-term plan that acts as the key guiding document for the CRA Board in prioritizing redevelopment expenditures. At the last meeting of the CRA on November 16, 2020, the CRA Board entertained public and staff comments as to future projects for consideration within the CRA area. There were no comments for additional projects to add to it. We do review that annually and update that annually, but there were no projects to add to the Suggested Projects List. We then take that Suggested Projects List, and that is where we are at tonight, we move projects from the Suggested Projects List into the 5-Year CIP. We are presenting the new updated CIP this evening. In accordance with the approved CRA Calendar, City Staff will present a proposed draft of the 5-year CIP for fiscal years 2022 through 2026. The CIP will be presented to the CRA Board for final approval at the February meeting, February 15, 2021. He presented the CIP for fiscal years 2022 through 2026. The new year, or the FY 2025-2026 CIP, inserts the US Highway 92 Commercial Corridor Improvement Plan. This was one of the suggested projects that was added in 2016. It is very timely that we just added US Hwy 92 and Havendale Boulevard to the CRA Target Area for grants. There were many comments among the board members of wanting to see something done on 92 and Havendale Boulevard. Are there additional things that would need to change in our code? Are there additional things we can as a CRA to promote development? That is what the study would look at. I have discussed this project with the Community Development Director and she has suggested that there may be grants available through the Department of Economic Opportunity that would move the study forward. We want to get it in the CIP plan to go after those grants.

Jack Myers asked would we have anyone on retainer on staff or would we have to do an RFQ or RFP for somebody to perform that study?

Assistant City Manager Jeff Tillman said we would likely look outside and do an RFQ or an RFP if we know exactly what we are looking for.

2. CRA REDEVELOPMENT GRANT – 308 BRIDGERS AVENUE W.

Jack Myers said just for the record, the reason that this is being brought forward is because I am one of the owners on this. If it pleases the Board, I will excuse myself or go away so I do not have to recuse myself from voting. If it is the pleasure of the Board I am good doing that.

The Board gave consensus to allowing Board Member Jack Myers to excuse himself.

Assistant City Manager Jeff Tillman said the CRA has received a Redevelopment Grant Application from Pair of Jack's HIW LLC, to redevelop a property located at 308 Bridgers Avenue W. in the CRA Grant Target Area. The property previously contained a single-family residence that was demolished due to fire damage. He presented a location map of the property. The 0.12 acre parcel of property is currently vacant and is zoned General Commercial, or CG. The property owners plan to construct a two-story building with the primary use being office space. The first floor will contain two (2) front office entrances with a one-bedroom apartment entrance in the rear of the building. The second floor of the building is planned as part of the one-bedroom apartment. The proposed use is allowed in the zoning classification of General Commercial. The primary use as office space qualifies the project for the Redevelopment Grant. The applicant received two bids for construction of the office building with the low quote estimating the improvements to cost \$251,600. The project is eligible for the full \$50,000 Redevelopment Grant and funding is available. The applicant did not apply for the Impact Fee Assistant Grant, which would have been the additional \$50,000 that they can get up to, as there are no associated impact fees from the project due to the residence previously being there. Traditionally, CRA Grants are approved by the CRA Grant Committee consisting of the CRA Chair, Assistant City Manager, and Community Development Director. The application is being brought before the full CRA Board for transparency and due to the property being owned in part by CRA Board Member Jack Myers. Mr. Myers conveyed that as his reason for leaving the meeting. This is the first grant application that we have brought to the full board for approval. He described the processes the CRA Grant Committee go through to make sure that it is an eligible project. He said the project is in the CRA Grant Target Area and the CRA targets specific types of business uses including office space. He presented renderings of the building to be constructed. Staff does recommend approval and it meets the intents of the Redevelopment Grant including being in the Targeted Area and by providing additional office space in the Downtown Commercial Core. It would be taxed at a higher value than a traditional residence. You see this more and more on Lake Avenue and Palmetto, where you see some of the old houses going away and we see office spaces coming back in. Staff recommends approval of the Redevelopment Grant for the full \$50,000.

Richard Hamann stated it said that it had two office buildings. How would they get to the apartment?

Assistant City Manager Jeff Tillman said it only has an entrance in the rear. It has a circular drive that would reach around the building. You could only access the apartment from the rear of the facility.

Dorothea Taylor Bogert said there is a stairwell to upstairs inside. The apartment is in the back with the stairs going upstairs to the bedroom. You have the main living and the bedroom on the back side of the two-story portion and the office in the front of the first story.

Tim Pospichal asked for Assistant City Manager Jeff Tillman to bring the rendering of the office building back up on the screen.

Assistant City Manager Jeff Tillman said these are the elevations that I had. You really do not see the floor plan. You were copied to the floor plan. I can pass that around if everyone wants to see how it is laid out. It did have a primary use of office on the first floor with some residential on the first floor and a stair case that gets to the second floor, that would also be residential.

Keith Cowie said like a two-story apartment.

Dorothea Taylor Bogert said like a townhome setup.

Richard Hamann said okay. I was fixing to say, you have to go through the office building to get to the apartment.

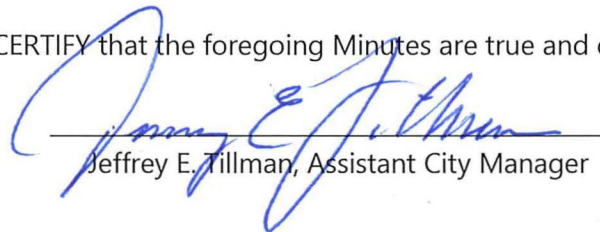
Assistant City Manager Jeff Tillman said they do not have connectivity through the office space into the residential. There is wall separating the two.

Tim Pospichal said it will definitely be an improvement. We all remember the night it burned down.

Richard Hamann said it was a real bad night.

Motion by Dorothea Taylor Bogert, seconded by Keith Cowie, to approved the Redevelopment Grant application for 308 Bridgers Avenue W. Upon vote, all ayes.

Meeting adjourned at 8:45 p.m. I HEREBY CERTIFY that the foregoing Minutes are true and correct.



Jeffrey E. Tillman, Assistant City Manager