

**Mid Town Community Redevelopment Area
Meeting Minutes
Thursday, June 4, 2009
3:30 PM – 5:30 PM
Building Inspection Conference Room, City Hall**

MEETING MINUTES

Board Members: Bill Mutz, Tim Mitchell, Earl Johnson, Gow Fields, Carole Philipson

Staff: Tamara Sakagawa, Heather Huebner

Guest: Claire Twomey, Lakeland Habitat for Humanity

Packets

- Lakewood Terrace Mortgage Agreement
- Memo re: Proposed Partnership with Platform Art and USF
- Memo re: Habitat for Humanity RFP Sites
- Memo re: Memorial Blvd Safety Improvements
- Memo re: 1045 N. Vermont – property owned by David Wilson

Housekeeping

Board Members

Staff regretted to inform the board that the suggested replacement board members live outside the city limits and therefore are ineligible to serve. Staff asked for other nominees to fill the existing vacant positions.

FY 2008 Annual report

The annual report is currently being printed and will be distributed at a later date. It is available on the website in pdf format.

Old Business

Lakewood Terrace

Summit Housing Partners is moving forward on the Lakewood Terrace project located at 1315 W. 14th Street. Per the Board's approval, the LCRA will loan \$153,000 to the project for the purpose of exterior improvements which enhance the property including decorative fencing, enhanced landscaping, and signage.

Parkview Place Sidewalk

The sidewalk extension on Parkview Place east of Lakeland Hills Blvd to Lake Parker has been put on hold due to opposition by a property owner on Parkview Place. Commissioners have not taken an official vote to end this project and alternatives are being looked into by city staff. Staff will continue with bricking existing crosswalks to help pedestrians cross the street to Lake Parker.

New Business

Platform Art/University of South Florida

Platform Art is proposing to host its next event in Mid Town. The theme of their next art event is Platform 14: Art and Architecture. They have invited Trent Green, Associate Professor of Architecture and Urban Design at USF's School of Architecture and Community Design to participate in the event, and have asked City/CRA Staff to make a recommendation of an architecture studio project.

It is staff's hope that any/some of these design ideas will be buildable in Parker Street or in any of the other Mid Town neighborhoods. Several vacant lots in the Parker Street neighborhood have been designated for use in this project.

The winning teams will be presented with cash prizes which must be provided by the "hosting" client or group. Staff proposed that the Mid Town CRA Advisory Board commit \$10,000 to this project; however the board felt that more funding should be raised by other participants. A motion to commit a maximum of \$5,000 with utilization of plans after the contest was passed.

Carole Philipson volunteered to be on the judging committee.

Habitat for Humanity – RFP for lots in Parker Street

Staff met with Claire Twomey of Habitat for Humanity to discuss the possibility of locating Habitat homes in the Parker Street neighborhood. Three and possibly four vacant lots, 704 Magnolia, 714 Magnolia, and 727 Peachtree (619 Stella may be added in the future) were included in a Request for Proposals (RFP) for infill development. The RFP is currently going through the purchasing department, but should be released to the public next week.

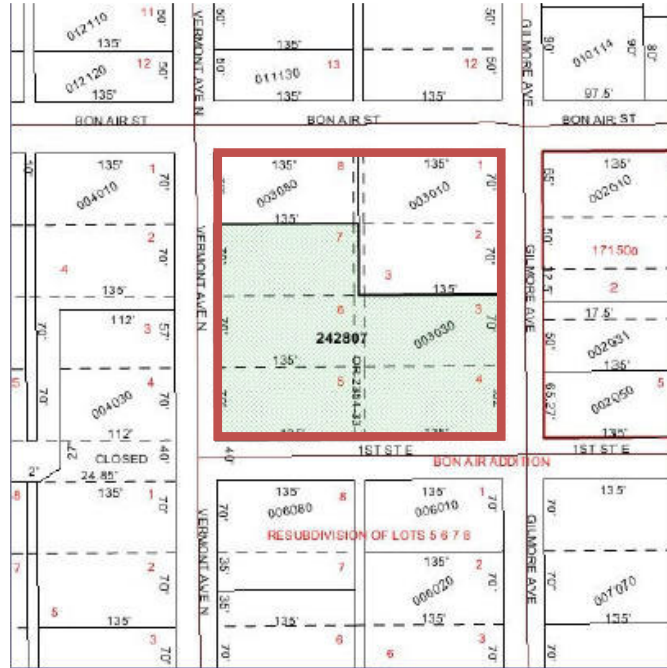
Memorial Blvd. Phase II, Safety Improvements

In early 2008, the Advisory Board received a presentation by Chuck Barmby regarding proposed FDOT median improvements on Memorial Boulevard between Kettles and N. Florida Avenue. FDOT will be moving forward with Phase II of improvements, including resurfacing and safety improvements on Memorial Boulevard from N. Florida Avenue to Gary Road in early 2010. As with Phase I, for safety reasons landscaping will be replaced with concrete separators in some areas. FDOT has asked if the CRA would be willing to duplicate the paver treatment from Phase I within these concrete islands. The price is \$23,325.00 and funds must be available by January 2010.

The board approved this expenditure.

Properties owned by David Wilson

CRA staff was recently approached by a property owner, David Wilson, who owns a block in Mid Town, just north of Memorial Boulevard and east of Lakeland Hills Boulevard. This area is known as the John Cox Neighborhood.



In 2008, Mr. Wilson was in negotiations with the City of Lakeland’s Stormwater Division; however a sales price could not be negotiated. CRA Staff spoke with the Stormwater Division to see if they are still able to use the property. At the moment, they believe they have found a more suitable site. If the property is purchased, it will be held by the CRA.

Mr. Wilson has stated that he is only interested in selling the property and paying off the existing promissory note. After researching the property through Russ Rhoads, staff made an offer on the block for \$130,000. The offer is subject to final approval by the Mid Town CRA Advisory Board.

Board Members voted to approve the offer.

Affordable Housing Summary

Recently, the CRA took over from Community Development, an impact fee reimbursement program for affordable housing. Board members were given a quarterly report showing the Affordable Housing Activity in Mid Town.

FYI

Tour of Sarasota Memorial Hospital Neighborhood

Friday, May 22, 2009 staff toured the commercial retail area near Sarasota Memorial Hospital, otherwise known as Southside Village. This district has similar characteristics as the medical area in Lakeland

encompassing LRMC and Watson Clinic. The goal of this visit was to learn more about the relationship between the hospital and the surrounding neighborhoods and retail areas.

Staff also spoke with Mike Taylor of the Sarasota Neighborhood Planning Department who provided the bulk of the background information.

Parker Street Multimodal Enhancement Project Public Meeting

City staff will be hosting a public informational meeting for the Parker Street Multimodal Enhancement Project. The meeting will be Monday, June 22 from 5 – 6 pm at Wesley Memorial United Methodist Church.

Next Meeting, **Thursday, July 21, 2009, 3:30 – 6:00pm, City Commission Conference Room.**

Adjourned at 5:00 PM.

DRAFT