

MINUTES

LDDA BOARD OF DIRECTORS MEETING City Commission Conference Room Thursday, October 16, 2003 8:00 AM

PRESENT: Chris McLaughlin, Jerry Herring, Jim Verplanck, Greg Mugg, Tamara Sakagawa, Krista Yurchak, Steve Turbeville, Chris Smith, Anne Furr, Becky Abel

ABSENT: Janet Tucker, Joe Mawhinney, Kevin Jones

MINUTES: Jim Verplanck moved to accept the Minutes of the October 2, 2003 regular Board Meeting. Motion seconded by Greg Mugg. Motion passed 4-0.

LIGHTHOUSE MINISTRIES: Krista Yurchak, Director of Development, and Steve Turbeville, Executive Director, began by explaining some of the history of the ministry and its evolution to the program. Lighthouse Ministries offers a comprehensive program to teach life skills to people so they can become productive contributing members of society. They do not just feed and house people and turn them out on the street during the day. Mr. Turbeville explained that potential clients are offered two weeks to live in the dormitory to learn about the program and make a decision whether they can commit to the process to get their lives back in order. Although everyone that enters the Lighthouse program is not successful, there are significant success stories. Currently there are 12 women and 17 children in the women's section of the facility, but by the end of the year as many as 20 women and 32 children may be in residence. The preschool has been operating just a few months. Men are housed in a separate facility. Lighthouse operates a thrift store on Parker Street. All of the participants work to keep the facility clean and operative. Mr. Turbeville and Ms. Yurchak both emphasized that the ministry works hard to be good neighbors in the community, and care about being a part of the downtown. Ms. Yurchak attends DLP meetings to keep communication lines open with businesses downtown. They offered tours to anyone who would be interested. Board Members commended Lighthouse Ministries for their comprehensive treatment of the issues of people in various distressing situations and for being good partners in the community.

COMMITTEES:

Design Review –

Certificates of Review issued since the October 2, 2003 meeting:

- a. 107 West Pine Street – Bumper to Bumper, elevations, windows, doors, sills. Jim Verplanck said that one window on the east side and all sills will be removed. Windows, frames and doors were approved by the committee.

Certificate of Review Request:

- a. 215 E. Magnolia Street – Lighthouse Ministries Pre-school, signs – Chris Smith described the location and design of the two signs. They have a white background, blue vinyl letters and a logo in the center. They are 46" x 46". The signs will be placed on the south (for building identification) and north (above the entry door) walls of the building. Jim Verplanck recommended approval by the Board. The Board approved the motion 4-0.

NEW BUSINESS:

Anne Furr explained that she had received notification from Bryan Riley, Risk Management, October 13, 2003, that the City's health insurance premium increased by 5%. She asked that the budget be adjusted from \$8,550 to \$8,722 to reflect this increase of \$14.26 per month or \$42.78 per quarter. **Jim Verplank**

moved and Chris McLaughlin seconded the motion to amend the budget for Anne's health insurance premium. Motion passed 4-0. The additional \$172 will come from unappropriated reserves.

Jerry Herring was excused for an appointment. Anne Furr acted as Chairman for the remainder of the meeting.

CRA UPDATE: Tamara Sakagawa, Community Redevelopment Agency Coordinator, gave an update on the Dixieland and Midtown CRAs. In Dixieland, a Corridor Study and Streetscape Master Plan is being developed. Kimley-Horn Urban Resource Group has been hired as a consultant. Public workshops were scheduled to get input from area stakeholders. Meetings with City staff and the CRA Board were held to agree on typical cross-section changes. Meetings with the FDOT regarding proposed changes on Florida Avenue (elimination of center turn lane, widening of other lanes and increasing sidewalk width) have so far produced resistance, but City staff are working to reduce the issues of contention. The plan is anticipated to be completed by February 2004.

In the Midtown CRA, Glatting-Jackson has been hired to complete a small area study bordered by the In-town Bypass, N. Florida Avenue, Memorial Boulevard and Iowa Street. A City Commission workshop will be held on October 17, 2003 for comments on the draft document. Approval will be requested of the Commission in November and further study on implementation and financial feasibility will be in December 2003. There is a study underway also for the US 98 / North Florida Avenue Corridor between the In-Town Bypass and Griffin Road. There was a Public workshop in early October to identify issues for that area. The study should be complete in February 2004.

The Metro Lakeland Vision Community Housing Strategy is underway. Wallace Roberts & Todd, LLC has been hired to complete Phase 1. Completion of this phase is anticipated for November. A handout was distributed explaining the process. Goals and implementation strategies will be documented in a 3-5 year Community Plan of Action and Implementation.

COMMITTEES (Continued):

Container Gardens – Tennessee Avenue –

Anne reported that 72 new container gardens have been placed along Tennessee Avenue. She read a letter sent by Vick Troiano expressing appreciation for the new containers on his street.

Housing – Orlando Trip –

Anne stated that 10 individuals attended this tour. Tammy, Anne and Jim Verplanck were among the 10. The group felt that the housing developments that were selected for the tour were all very interesting with an urban feel. Several of the concepts would work well in Lakeland, particularly in the Garden District. Glatting-Jackson will be working to determine the extent of demand in Lakeland for new-styles of urban housing.

DLP: LeRoy Bradley reported that 270 people attended the Annual Luncheon and Silent Auction and approximately \$10,000 was raised. The poinsettia sale is underway at this time. The Business Expo will occur on October 21, 2003 at The Lakeland Center and the DLP will have a table there. The new downtown brochure / map has been promised for delivery on October 22, 2003. The Fall Festival by Arts on the Park was well attended on October 11, 2003. LeRoy has been stuffing LDDA / DLP tote bags with maps and donated items for participants in the Lake Mirror Classic Auto Festival, October 17-18, 2003.

CITY COMMISSION REPORT: Jim Verplanck reported on the groundbreaking October 6, 2003 of Peggy Brown Center and Barnett Family Park. City Commissioners picked a new City Manager on October 14, Doug Thomas of Alma, Michigan. He will begin work for the City on December 1, 2003.

CHAIRMAN'S REPORT: No report.

DIRECTOR'S REPORT:

Preservation Alley - Solid Waste Meeting – This meeting was held on Wednesday, October 15, 2003 at 8:30 a.m. in the MIDFLORIDA Federal Credit Union board room for businesses and property owners using Preservation Alley dumpsters. Richard Smith and Leanna Lott from Solid Waste presented information on how costs per user were calculated. They distributed a chart showing which dumpsters were designated for which users and when each dumpster was emptied. The dumpster in the MIDFLORIDA lot is dumped 6 days per week. Others are dumped 3 or 4 days a week. Solid waste will conduct a study to see if it would be feasible to have a cardboard-only dumpster in the alley. Users were asked to break down boxes to decrease volume. LDDA will do a better job of communicating with businesses and building owners to inform of the dumpster policies.

Two-Way Conversion of New York Avenue, Between Lake Wire Drive and Lime Street – The Director of Public Works has requested that a cost estimate be prepared. Because CSX would have to install northbound crossing signals, the estimate will be split into two phases. This would be the last remaining one-way street in downtown to be converted to two-way. Lime Street is scheduled to be converted to two-way in FY05 or FY06.

ERA Implementation Recommendation – Anne included in agenda packets the final report from ERA. Please read and plan to discuss at the November 6, 2003 Board Meeting.

Land Holdings, LLC – The City Commission approved the recommendation for TIF for the project at 107 West Pine Street and 230 North Florida Avenue on Monday, October 6, 2003.

NEW BUSINESS (Continued):

FRA Conference – Anne reminded Board members that she, Janet and Jim Verplanck would be attending parts of the Florida Redevelopment Conference next week in Orlando.

Anne out of Office – Anne will be at a LRMC conference in West Virginia Saturday – Wednesday next week. Becky will be in the office mornings and Anne will check in daily.

Alley Cleaning – Greg Mugg stated that he still thinks that alley trash and other debris needs to be cleaned out.

The meeting was adjourned at 9:25 AM.

The next regular LDDA Board meeting will be held on Thursday, November 6, 2003, at 8:00 a.m. in the City Commission Conference Room.