

MINUTES
LDDA BOARD OF DIRECTORS MEETING
City Commission Chambers
September 18, 2008
8:00 a.m.

PRESENT: David Hallock, Jim Verplanck, Janet Tucker, Jerry Herring, Ford Heacock, Joe Mawhinney, Anne Furr, Becky Abel, LeRoy Bradley, Julie Townsend, Glenn Higgins, Chris Bishop, Gerry McHugh, Tamara Sakagawa, Bruce Lyon, Scott Dye

ABSENT: Chris McLaughlin

CALL TO ORDER: David Hallock called the meeting to order.

MINUTES: Janet Tucker moved to accept the Minutes of the September 4, 2008 regular LDDA Board of Directors Meeting. Motion seconded by Jerry Herring. Motion passed 6-0.

TREASURER'S REPORT: Jerry Herring, Treasurer, highlighted the August financial statements. Income for August was \$1,040.21, and expenses were \$30,765.74. Year to date income was \$558,805.23 and year to date expenses were \$495,013.16. The report will be filed for audit.

During the time LDDA had tenants living in the acquired properties north of the police station, there were expenses and dollars from rent. The net amount of dollars left over is due to the LCRA in the amount of \$11,510.63. In order to clear this item in FY 08, we need to pay this amount to the LCRA before September 30, 2008. **Jerry Herring moved and Ford Heacock seconded the motion to transfer \$11,510.63 to the LCRA which is the balance in the LDDA budget (line item 3400) of the amount due to the LCRA from the lease payments in the Residential Redevelopment area north of Bay Street. Motion passed 6-0.**

COMMITTEES:

Downtown Farmers Curb Market – The term of agreement between the LDDA and Jim Luna for operation of the Downtown Farmers Curb Market, dated October 1, 2005 needs to be extended. The term of agreement allows for two one-year extensions. There are two changes in this agreement: the extension for one year and the removal of the requirement that the Market Manager provide his own insurance. The LDDA has added Jim Luna (L & R Market Management Company) to its existing liability insurance as an additional insured. **Janet Tucker moved approval of the contract extension of one year for Jim Luna. The motion was seconded by Jerry Herring.** It was asked whether a termination clause was included in the contract. There is language addressing termination by either party in section 4.0. **Motion passed 6.0.**

Storage has been needed for the Downtown Farmers Curb Market to house items for the market (signs, garbage cans, tables, boom box, etc.). We tried to find storage on site but we weren't successful. Jim Luna investigated the costs of sheds and a 6' x 10' shed, built by SmithBilt was \$1,315. Jim lives in a historic neighborhood and he received approval from the Historic Preservation Board to locate the shed in his back yard. There is enough money in 9750-Farmers Curb Market – Expense for the purchase. **Janet Tucker moved and Jerry Herring seconded the motion to purchase the storage shed for \$1,315 for the Market Manager. Motion passed 6-0.**

Janet Tucker announced that a decision had been made to cancel the Dr. Scissorhands event this October due to the number of days between when the event would be and Halloween. The fear was that the carved pumpkins would spoil. A letter has been sent to doctors who participated in the past explaining that the event would resume in October 2009.

Retail Committee - Committee Chairman Ford Heacock stated that at the last meeting, the position statement submitted by Kiku Obata & Company didn't hit the mark for the Committee. Via conference call, Ford, Anne and Tim Cox discussed the committee's concerns with Kevin Flynn of Kiku Obata & Company. Kevin will revise the positioning statement for the committee for their September 29th meeting.

DOWNTOWN CRA ADVISORY BOARD: The Downtown plan update is still in the process of being negotiated. David Hallock said that he hoped that the project could be completed by the end of December. Tamara Sakagawa said that things were moving forward with that goal in mind.

DLP REPORT: Executive Director Julie Townsend reported that three new members had joined DLP: Cask & Barrel, Scrapbook Street, and, as a Gold Member, Saturn of Lakeland. Recent Board elections results are: Kevin Jones will be President, Sandy Serletic, Jean Bunch, and Kammi Newberry are new Board Members. Jim Nixon and Bill Hatten are continuing Board Members. The Downtown Luncheon and Auction currently has 151 lunch reservations. Reservations and payment can now be made online at the DLP website. The Historic Walking Tours continue to be filled up every time they are offered. The October First Friday theme is "Art Walk". "Oncology on Canvas" is featured at J. Rowan Gallery and other art receptions and themes will be going on as well. The Lemon Street sculptures will be included as a feature that evening. Docents will be available to discuss the sculptures with visitors that evening.

CITY COMMISSIONER REPORT: Jim Verplanck stated that the commissioners were able to lower the fuel adjustment charge on electric bills. The City's proposed budget was passed.

DOWNTOWN BIKE RACE: The request to have a Downtown bike race scheduled for October 4 was originally approved by the City but now has been denied because of a conflict with a previously planned Leukemia Walk. Several possible compromises were suggested. Anne will meet with Chris Bishop later in the day to discuss compromises with affected City departments.

Chris Bishop obtained an estimate of the cost for the extra police he would need for the event. The total expense would be \$1920. He asked if LDDA would split that extra expense.

Jerry Herring moved to pay up to \$960 for extra police officers for the Downtown Bike Race. The money would come from 8920.13-Event Subsidy. Motion seconded by Ford Heacock. Motion passed 6-0.

FRA AWARD: Bruce Lyon, Swan Development Advisors, Inc. informed the Board that his firm submitted an award application on behalf of the LCRA, LDDA and the City of Lakeland to the Florida Redevelopment Association for a Roy F. Kenzie Award. The project won the award for the innovative approach, funding and partnerships developed concerning the property acquisition north of the police station. He provided details for and invited Board members to attend the Awards Luncheon on October 22nd in Tampa when the award is presented.

CHAIRMAN'S REPORT: David Hallock reviewed the status of the 2008 Priority Goals. David asked what should be done to move the sidewalk sign decision forward. Anne stated that there needs to be a meeting of property owners to get their input. We also need to share the criteria from Cloud Geshan, including the size, placement, anchoring, removal, width of sidewalk, etc. The sidewalk signs need to be addressed before the desire for projecting signs can be addressed. (The projecting signs are allowed at Lakeside Village and that is what Downtown wants.) The Community Development Department wants to deal with signage only once. It will be determined later what LDDA committee is responsible for the sign issue.

Jim asked about the new pilot backflow preventer that was installed on Kentucky Avenue. It was installed by Lakeland Water and Public Works facilities & maintenance cut one of the garbage cans down to conceal the BFP. If you didn't know it was there, you wouldn't even notice it.

Anne said that there have been some problems with garbage cans and the lack of plastic bags inside them. She is working with solid waste on a solution.

No decision will be made concerning the property north of Bay Street bounded by Tennessee and Kentucky until the update of the Downtown plan is complete. Anne thought it is important to include the input of parcel owners and their vision for their properties in the Glatting Jackson Downtown plan update. With regard to the Feltrim project, the D & D agreement continues to be worked on. The next step would be to have a meeting with Bruce Lyon to discuss moving forward. October 2nd was suggested. Jerry Herring suggested that TIF could also be discussed on that date. It was suggested that at the October 2nd meeting, we discuss the idea of encouraging Feltrim to move forward with development of the commercial properties they have acquired on Massachusetts Avenue.

Concerning parking and building heights, Justin Wilson will be asked for an update.

David asked what is going on in the task force concerning CSX Mitigation. Anne said that the task force has not met recently. It was a Chamber vehicle. Julie Townsend and Anne sit on a planning committee that will hold a rail summit in October about consensus on passenger rail on the I-4 corridor. Anne will meet with Paula soon for guidance concerning the best use of LDDA budgeted money on this issue. Jim Verplanck said that the City Commission voted 5-2 to continue the funding of an attorney representing the City of this issue. The attorney can help insure that the City has standing on the issue.

The Board would like to hold its annual retreat earlier than last year and selected January 8, 2009 as the date. Normally, our installation of officers takes place at the first Board meeting of the calendar year, so that business will be first on the agenda on January 8th. A location will be announced later. Janet suggested that in January, the Board meet the 2nd and 4th Thursdays to accommodate the New Years Day holiday. Anne will send an e-mail to confirm the dates.

DIRECTOR'S REPORT:

Bloomberg Building – The update on the property is that the Clippership Barber Shop is moving to Dixieland. Silver Ring and Main Street Creamery have signed four-year leases at \$10.50 per month with CAM, building insurance, real estate taxes and deposit. The Style Hat shop will relocate out of Downtown to a site next to the owner's home. Scott Dye, working for Munn Park Properties LLC, said that they plan to come before the LDDA Board for tax increment. They are researching the buildings history before they decide what the building will look like after renovations.

229 North Tennessee Avenue – The contract fell through on the sale of this property

Make Your Mark – A letter from Lakeland Vision was included in agenda packets with information about the *Make Your Mark* idea-gathering meetings. On the back of the letter the six meeting dates are listed. Board members were encouraged to attend one of these meetings concerning the future of Lakeland.

Letter to Planning & Zoning Board concerning Alcohol Beverage Establishment Regulation. - A letter was sent on behalf of the LDDA requesting that the word "negative" be deleted from the Intent in two places. The wording was changed as the LDDA requested prior to the written regulation going before the Planning and Zoning Board.

Election Reminder – A reminder was sent to property owners and electors eligible to vote in the LDDA election. A sample ballot, along with instructions for absentee voting was included.

Electrified Columns Around Lake Mirror – Lakeland Electric will be working on the reconstruction of the columns and making repairs to the lights around Lake Mirror at a cost of \$130,000.

Articles – Articles from Jim Verplanck were distributed. Gerry McHugh (Molly's, The Gym) was asked how the restaurant / bar business was faring. He said that people were still coming out, but were not staying quite as long and have reduced spending.

NEW BUSINESS:

The meeting was adjourned at 9:21 AM.

The next LDDA Board Meeting will be Thursday, October 2, 2008 at 8 a.m. in the City Commission Conference Room.

David D. Hallock, Jr.
Chairman

Date

Becky Abel
Administrative Assistant

Date