

MINUTES
LDDA BOARD OF DIRECTORS MEETING
Hauger – Bunch Realty – 415 S. Kentucky Avenue
Thursday, March 20, 2008
8:00 a.m.

PRESENT: David Hallock, Janet Tucker, Jerry Herring, Joe Mawhinney, Ford Heacock, Jim Verplanck, Chris McLaughlin, Anne Furr, Becky Abel, Justin Wilson, Heather Huebner, Julie Townsend, David Bunch

ABSENT:

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

MINUTES: Jim Verplanck moved to accept the Minutes of the February 21, 2008 regular LDDA Board of Directors Meeting with a correction under the DLP section: change “brochure” to “packet”. Motion seconded by Joe Mawhinney. Motion passed 7-0.

TREASURER’S REPORT: Jerry Herring, Treasurer, presented the Treasurer’s Report. Income for February 2008 was \$14,810.49. Year-to-date income was \$477,455.53. February expenses were \$24,748.67 and year-to-date expenses were \$376,849.61. We are continuing to watch expenses for 9750-Downtown Farmers Curb Market. American Pie Day was last weekend, and any time we put on an event at the Market, extra expenses occur, but some extra income was also realized. On the balance sheet, 1100-Cash Operating Account showed a negative balance because money was not transferred the day checks were written. No penalty charges were incurred as the bank automatically transferred enough money to cover all checks that were presented. Policy has been adjusted to transfer money as needed on check-writing days.

The Treasurer’s Report will be filed for audit.

Quarterly Report from Baylis and Company – December 2007 – The records from Baylis agree with LDDA in-house records except for depreciation expense which wasn’t adjusted on LDDA records until February 2008. Anne made a notation of the increased depreciation expense.

RAIL FREIGHT REROUTING PRESENTATION: Today’s Board meeting was hosted by David Bunch at his office. David has taken a special interest in the CSX issue, particularly as it relates to the potential of rerouting trains so that they do not add a negative impact to Downtown Lakeland and surrounding areas. David has a wall-sized map that shows much of central Florida so that one can see the rail lines, crossings, and potential alternate routes. He has done a great deal of research on the topic and shared his knowledge.

A copy of a letter from Historic Lakeland to the State Historic Preservation Officer was circulated encouraging a study from a preservationist perspective of the impacts of the proposed CSX project.

Although much work is being done to press for complete study and consideration of the CSX issues, it will be good to have a plan for what can happen if the CSX plans move forward without changes. David has identified two places in Downtown where it may be feasible to put underpasses – one at Massachusetts Avenue’s crossing and one at Missouri Avenue’s crossing. It would be prudent to leverage funds for these or other mitigations in anticipation of their need, since there are currently no funds within the proposed \$491 million deal with the state to accommodate such mediations.

Concerning quiet zones, Heather Huebner explained there is a 1 ½ -2 year time frame for implementation. Traffic Operations counted trains for one week. The count is 19 trains per day, of which 2 are Amtrak. Lakeland Police Department continues to count breakdowns that occur affecting Lakeland rail crossings in Downtown.

DOWNTOWN CRA ADVISORY BOARD

Highland Investors Group, 92 Lake Wire Drive – A response was received from George Lindsay of Highland Investors Group concerning our questions about his TIF request. There was a consensus that the project is deserving of TIF, but there is concern that the valuation should be more than the assessed value. Anne created a TIF schedule, based on typical percentages of TIF over ten years. Ford suggested that an additional column be added that would show the TIF that would be realized for LDDA in this scenario. **Janet Tucker moved that TIF be granted based on the ten-year schedule and be non-transferrable. There was no second. Joe Mawhinney moved that the LCRA Board recommend to the City Commission (acting as the CRA) that it give favorable treatment to the request for TIF on this project with no add-on provisions. Motion seconded by Jerry Herring. Ford Heacock abstained from voting due to a conflict of interest. Motion passed 5-1.**

“No Trespassing Beyond This Point” signs – Due to problems with transients in the area north of LPD that is the Feltrim Development site, LPD and the Assistant City Attorney are of the opinion that additional signage on each block is necessary. Anne asked for a cost estimate from the City’s Traffic Operations Division for fabrication and placement of the recommended signs and that cost would be a total of \$943.94 **Janet Tucker moved and Jerry Herring seconded the motion to allocate \$944 out of CRA Residential Redevelopment funds for these signs and their placement. Motion passed 7-0.**

COMMITTEES

Downtown Farmers Curb Market – Janet Tucker, Chairman, reported the success of American Pie Day on March 15. A newspaper article in today’s *Ledger* listed the winners in the pie baking contests. There were about 40 entries in pie baking contests for amateurs and professionals. There were also pie eating contests, pie throwing for charity and sales of pie. Good attendance was noted in general. Vendors are happy and the Market has experienced recent growth.

Retail Recruitment Committee Report – The Committee has reviewed the RFPs for branding and has decided to go back to three of the proposers and ask them for additional information.

Design Review Approvals since 2/2/08:

117 West Pine Street, ASC Real Estate Group, fence approved.

DLP REPORT: Julie Townsend stated that she went to Tallahassee in a continuing effort to lobby the legislature about impacts of the CSX project. She learned that the proposed Winter Haven ILC may be treated as an inland port, which could exempt it from a DRI. The liability issue was scheduled to go to vote today as part of a larger transportation issue and is expected to pass. First Friday in April is an art theme and First Friday in May is Public Works. Julie said the DLP newsletter is delayed.

CHAIRMAN’S REPORT: No report. Goals from the recent retreat will be discussed at the next meeting.

DIRECTOR’S REPORT:

2008 Retreat Summary – Anne enclosed the summary with agenda packets. She asked Board members to review in advance of discussion on April 3.

Hardware for Banners (Explorations V) – Anne included an invoice from Banner Works for the hardware for three banners on South Kentucky Avenue. **Janet Tucker moved and Ford Heacock seconded the motion to transfer \$267.20 from 1160-Restricted Streetscape to 9770-Restricted Streetscape Expense to cover the cost of the hardware. Motion passed 7-0.**

Printer for Administrative Assistant – A new printer was needed to replace the old printer for the Administrative Assistant. **Janet Tucker moved and Jerry Herring seconded the**

motion to move \$70 from 6950-Unappropriated Surplus to 8360-Computer Services. Motion passed 7-0.

Tax Payer Bill of Rights – Information from the Florida Redevelopment Association concerning TABOR was included in agenda packets for information only. It is a proposed constitutional amendment that may limit funding for CRAs.

LEDC Annual Breakfast, May 15, 2008 – This scheduled meeting conflicts with LDDA's regular second meeting of the month. **Joe Mawhinney moved and Janet Tucker seconded the motion to cancel the LDDA board meeting on May 15, 2008. Motion passed 7-0.**

NEW BUSINESS

The meeting was adjourned at 9:55 AM.

The next LDDA Board Meeting will be the April 3, 2008 from 8 a.m. – 10 a.m. in the City Commission Conference Room.