

**Motion** made by Vice Chair Burrows, seconded by Mr. Gabriel, for the Property and Business Improvement Program at a maximum of \$225,000. In a roll call vote, the **motion** passed 11-1 (Ms. Barber dissenting).

**Motion** made by Mr. Lagi, seconded by Mr. Hooper, for the Commercial Façade Improvement Program for the \$125,000. In a roll call vote, the **motion** passed 11-1 (Ms. Barber dissenting).

#### **b. Invasive Species**

Mr. Wojcik, CRA Planner, explained that Invasive Species Brewing has requested \$110,353, which includes \$24,796 from the Commercial Façade program and \$85,557 from the Property and Business Improvement Program. They have leased the subject property since January 2016. Invasive Species has spent over \$200,000 of their own funds to build out the property, including renovations to the interior. An additional \$60,000 for interior and exterior improvements and approximately \$100,000 for additional brewing equipment are still needed. The requests would be secured through a lien against the property and equipment, as well as a personal guarantee by all four business owners. Staff supports the project.

Josh Levitt, representing Invasive Species Brewing, showed a PowerPoint presentation on the business, noting that Florida is the number-one state in the country for new brewery growth. Two of the business partners also own Laser Wolf, a local craft beer bar. There is no outside investment in Invasive Species. Mr. Levitt advised that the City has asked the business to make improvements for which they had not originally budgeted, including trees, planters, a mural, parking upgrades, and a new façade for the building. The requests would provide funds for these and other improvements.

Phil Gillis, also representing Invasive Species, pointed out that a brewery can have unique effects on the surrounding community, as it can tie itself to other local businesses, provide local jobs, and contribute to local charities. The increase in equipment is expected to significantly increase annual production.

Mr. Lue asked how many people would be employed by the facility. Mr. Levitt replied that there will be four to five employees right away, with up to 15 employees eventually. Mr. Gillis clarified that the funds requested through the Commercial Façade Program would be used not only to improve the building's façade, but to change the facility's backout parking to parallel on-street parking, add shade trees, provide irrigation and ground cover, improve doors and windows, and add a mural. The business has requested a 100% parking reduction, as there are 26 spaces available within a 100 ft. radius of the building.

Mr. Wojcik clarified that the building is currently owned by a company affiliated with Metro1 Realty, which also owns a building across the street. Invasive Species is negotiating with the owner of an adjacent empty lot to lease it for parking after 5 p.m. The facility is still in the permitting phase and will open in summer 2017.

**Motion** made by Mr. Gabriel, seconded by Mr. Lagi, for [funding from] the Property and Business Improvement Program, not to exceed \$85,557. In a roll call vote, the **motion** passed 8-2 (Mr. Strawbridge and Ms. Teague dissenting). (Chair Centamore abstained. A memorandum of voting conflict is attached to these minutes.)

**Motion** made by Mr. Gabriel, seconded by Mr. Lagi, to approve the façade grant, not to exceed \$24,796. In a roll call vote, the **motion** passed 9-1 (Ms. Teague dissenting). (Chair Centamore abstained. A memorandum of voting conflict is attached to these minutes.)

### **c. Affiliated Companies**

Mr. Hall characterized this project as unprecedented, stating that Affiliated Companies, a local developer, has requested gap funding for the construction and development of a new mixed-use project, The Six13, located within the CRA focus area. It is an 11-story, 142-apartment building with workforce rental units, 240 parking spaces, and 8300 sq. ft. of retail. The project is expected to spur growth, as well as social and economic improvements along Sistrunk Boulevard. Units are intended to be affordable to teachers, nurses, and City employees, many of whom are priced out of the Downtown market.

The site is currently owned by a nonprofit entity and pays no property taxes. After purchase, the building is expected to produce over \$18 million in property tax revenue over the next 30 years. It will create 260 construction jobs and 15 management jobs in addition to those generated by retail components. It represents a \$42 million investment in the Sistrunk Corridor.

The \$7 million request from the CRA would come from the Development Incentive Program, which is a custom incentive program designed to meet the needs of specific development projects within the CRA. Staff recommends funding the project.

Jeff Burns, representing Affiliated Companies, showed a PowerPoint presentation on the project. The building is intended to serve as a catalyst that will spur economic and social improvements along the historic Sistrunk Corridor.

The building will offer ground-floor commercial space that will be active during both day and night. Mr. Burns emphasized the importance of attracting the right mixture of commercial tenants. Affiliated Companies will move its offices to the building. He