

**COMMUNITY REDEVELOPMENT AGENCY (CRA)
OFFICIAL AGENDA
February 15, 2022 7:00 p.m. (or after the Commission meeting)**

**Municipal Administration Building
Commission Chambers
201 W. Central Avenue
Lake Wales, FL 33853**

1. CALL TO ORDER & ROLL CALL
2. COMMENTS AND PETITIONS

Public participation from residents, taxpayers, business owners, and utility customers is encouraged. The CRA Board welcomes information that would assist them in considering agenda items, CRA business, and otherwise fulfilling the City's mission to make Lake Wales "a bit better or more beautiful" for its citizens.

Anyone wishing to speak should give their name, state if they are a resident, taxpayer, business owner, or utility customer and they will have 5 minutes. Courtesy and respect is the hallmark.

Speakers are expected to address the Board and not audience members, and not engage in back and forth discussions that can deteriorate into argument, debate and accusations.

Questions about subject matter are best directed to city staff during normal business hours

3. Minutes - February 1, 2022
Minutes of [FEBRUARY 1, 2022](#)
4. Purchase Of Properties On C Street And D Street For \$40,000.
The purpose of this request is to consider the purchase of property owned by First Institutional Baptist Church at:

0 C Street, parcel number 27-29-35-879000-002130

0 D Street, parcel number 27-29-35-880000-007010

0 D Street, parcel number 27-29-35-880000-006030

Documents:

[CRA AGENDA ITEM - CRA PURCHASE FIRST INSTITUTIONAL BAPTIST CHURCH PROPERTY.PDF](#)

5. EXECUTIVE DIRECTOR'S REPORT

6. ADJOURN

Note: The full staff memo will be incorporated into the official record

Minutes of the CRA meeting can be obtained from the City Clerk's Office. The minutes are recorded, but are not transcribed verbatim. Persons requiring a verbatim transcript may make arrangements with the City Clerk to duplicate the recording, or arrange to have a court reporter present at the meeting. The cost of duplication and/or court reporter will be the expense of the requesting party.

Persons who wish to appeal any decision made by the CRA Board with respect to any matter considered during this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the office of the City Clerk no later than 5:00 p.m. on the day prior to the meeting.

MEMORANDUM

February 15, 2022

TO: Community Redevelopment Agency (CRA) Board

VIA: James Slaton, City Manager/CRA Executive Director

FROM: Mark J. Bennett, Development Services Director
Darrell G. Starling, CRA Project Manager

SUBJECT: Purchase of Properties on C Street and D Street for \$40,000.

SYNOPSIS: *The purpose of this request is to consider the purchase of property owned by First Institutional Baptist Church at:*
0 C Street, parcel number 27-29-35-879000-002130
0 D Street, parcel number 27-29-35-880000-007010
0 D Street, parcel number 27-29-35-880000-006030

RECOMMENDATION

It is recommended the CRA Board approve the following actions:

1. Authorize the purchase of the property at 0 C Street, parcel number 27-29-35-879000-002130, 0 D Street, parcel number 27-29-35-880000-007010, and 0 D Street, parcel number 27-29-35-880000-006030.
2. Authorize the Executive Director of the CRA to sign a vacant land contract with the property owner.

BACKGROUND

In an effort to encourage housing redevelopment on C Street and D Street, staff is seeking to purchase the Properties at 0 C Street, parcel number 27-29-35-879000-002130, 0 D Street, parcel number 27-29-35-880000-007010, and 0 D Street, parcel number 27-29-35-880000-006030. With these key pieces of property, the CRA has the opportunity to partner with developers to construct three affordable homes which will build the tax base, increase the property value, and allow families to have generational wealth.

The redevelopment of the parcels located on C Street and D Street are an important step in continuing housing development within the Northwest neighborhood. Using other housing developments in the neighborhood as a model, there can be one home constructed on C Street and two homes constructed on D Street.

The City would look to work with a developer to build three 3bdrm/2brm single-family unit homes that meet HUDs definition for affordable housing.

LAKE WALES CONNECTED PLAN ACTION STEPS

Action #	Description
9	Provide down payment assistance and low-interest mortgages for infill housing in the Northwest Neighborhood
27	Identify properties owned by CRA or the City and explore joint ventures for new housing
38	Provide first-time homebuyer counseling and education (NOTE: For this project, this service will be provided by Keystone Challenge Fund)
39	Provide down payment assistance and low-interest mortgages for infill housing

Northwest Neighborhood Conditions Survey (2021)

- Based on the sum of respondent's top three choices, 49% of the housing conditions should receive the most emphasis
- Housing conditions received the second highest score when residents *where asked what items should receive the MOST EMPASIS from City leaders over the next year?*

FISCAL IMPACT

The CRA will pay \$40,000 to purchase the properties on C Street and D Street. The \$40,000 will come out of the Land-Strategic Development Line Item. These funds are available under the budget line item.

OTHER OPTIONS

Not accept CRA staff recommendation.

ATTACHMENTS

Aerial Photo of Site

Aerial Photo of Site



