

**COMMUNITY REDEVELOPMENT AGENCY (CRA)
OFFICIAL AGENDA
June 8, 2021 3:00 p.m.**

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

1. CALL TO ORDER & ROLL CALL
2. Minutes - May 11, 2021
The Minutes of [MAY 11, 2021](#)
3. COMMENTS AND PETITIONS
Public participation is encouraged. If you are addressing the Board, step to the podium and state your name and whether you are a resident, business owner or taxpayer. Please limit your discussions to five (5) minutes.
4. Presentation - FDC Affordable Housing Project
5. Main Street Update
6. Restaurant Incentive Update
In 2016, an economic analysis of the Community Redevelopment Area was conducted which revealed that there is an unmet consumer demand for specialty foods within the NW Redevelopment Area and Downtown Main Street District. The Restaurant Incentive Program is intended to attract food-related service providers, restaurateurs and specialty food providers to locate, relocate or establish another location in the Downtown Main Street District and NW area. This program is designed to incentivize private investment. Staff to give a status update on the program.

Documents:

[AGENDA MEMO RESTINCEN STAUS UPDATE.PDF](#)

7. EXECUTIVE DIRECTOR'S REPORT
8. 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

June 3, 2021

TO: Chairman and Members of the Community Redevelopment Agency Board

VIA: James Slaton, Executive Director

FROM: Karen Thompson, Assistant Director

RE: Restaurant / Food-Related Incentive Program Status Update

SYNOPSIS

In 2016, an economic analysis of the Community Redevelopment Area was conducted which revealed that there is an unmet consumer demand for specialty foods within the NW Redevelopment Area and Downtown Main Street District. The Restaurant Incentive Program is intended to attract food-related service providers, restaurateurs and specialty food providers to locate, relocate or establish another location in the Downtown Main Street District and NW Redevelopment area. This program is designed to incentivize private investment. Staff to give a status update on the program.

RECOMMENDATION

To consider establishing a deadline for the completion date of projects under the Restaurant/ Food-Related Incentive Program

BACKGROUND

The Food-Related Incentive Program offers dollar-for-dollar matching funds to assist in establishing food-related businesses in the NW Redevelopment Area and Downtown Main Street District. Matching funds are a grant that can be used to offset the cost of eligible leasehold improvements necessary to establish and operate a food service or restaurant business.

The Food-Related Services Incentive Program is for leasehold improvements to an existing property in order to make it functional for a food-service business. Funds may not be used for normal maintenance or repair. Specific improvements for which grant funds may be used include, but are not limited to:

- Electrical/ Plumbing upgrades
- Installation of attached fixtures
- Grease traps
- Utility connections
- Venting systems
- Sprinkler systems
- Solid Waste and recycling management
- Mechanical, Electrical and Plumbing engineering services (not to exceed 20% of the grant total)
- Monitoring man-hole system installation

Improvements must be consistent with the City of Lake Wales Land Development Regulations and Engineering Standards. Any improvements visible to the exterior in CRA may be subject to Section 23-227 Certificate of Appropriateness and issued by the Historic Regulatory Board.

As a condition of approval, Applicants agree that improvements made using these funds will stay in place a minimum of five (5) years. If improvements are replaced within five (5) years of construction completion, the grant recipient must pay a pro rata portion of the grant proceeds invested in the project for the number of months remaining.

Applicant is responsible for obtaining or having obtained all required local and state approvals and permitting for work undertaken.

Once a maximum grant for any property has been awarded, businesses occupying that property, or the building owner cannot reapply for another grant for the same location for a five (5) year period.

Grant Recipients agree to allow the LWCRA to photograph the project for use in future publications.

OTHER OPTIONS

Not to consider a deadline date.

FISCAL IMPACT

None

ATTACHMENTS

None