

**Community Redevelopment Agency (CRA)**  
**Meeting Minutes February 9, 2021**  
**(APPROVED)**

2/9/2021 - Minutes

1. CALL TO ORDER & ROLL CALL

**CRA Members Present:** Chair Robin Gibson, Commissioner Curtis Gibson, Mayor Gene Fultz, Commissioner Howell, Commissioner Goldstein

**Staff Present:** James Slaton, Executive Director; Albert C. Galloway, Jr., City Attorney; Jennifer Nanek, City Clerk

Chair Robin Gibson called the meeting to order at approximately 3:00 p.m. Chair Robin Gibson read a statement:

The Governor's Executive Order 20-246 allowing for meetings of a Municipality's governing boards without having a quorum of its members present physically or at any specific location has expired as of Nov. 1.

However due to the ongoing State of Emergency, while a majority of CRA Board Members must be present in the Chambers, members of the staff and public may still participate in our meetings virtually.

Members of the public are welcome to come into the Commission Chambers to participate in our CRA Board Meetings. We will check your temperature before entering the building, we ask that everyone be mindful of social distancing, wearing a mask is required, and please sit in designated seating.

Citizens may submit comments and Questions at [www.lakewalesfl.gov/comments](http://www.lakewalesfl.gov/comments) for either a specific Agenda Item or for Communications and Petitions.

Albert Galloway, Jr., City Attorney, read a statement on Procedures for this partial virtual Public Meeting.

Mr. Galloway asked the Board Members, "are you comfortable with all the notice provisions set forth and these uniform rules of procedures we have established for this Virtual meeting? The Board answered affirmatively.

2. COMMUNICATIONS AND PETITIONS

3. Minutes - January 12, 2021

Mayor Fultz made a motion to approve the minutes of January 12, 2021. Commissioner Curtis Gibson seconded the motion.

By Voice Vote:

ALL: "AYE"

Motion passed 5-0.

4. The North West Community Street Mural On The Intersection Of Lincoln Ave And C Street.

[Begin Agenda Memo]

**SYNOPSIS:** The purpose of this memorandum is to give an overview of the NW Community Street mural project.

**RECOMMENDATION**

None - for information purposes only.

**BACKGROUND**

Action Step 12 in the Lake Wales Connected plan states that investment in public art should take place in the North West Community within 1-3 years

**LAKE WALES CONNECTED PLAN ACTION STEPS**

Action #	Description
12	Invest in Public Art

**NORTH WEST STREET MURAL PROJECT**

The CRA will be sponsoring a street mural in the North West Community this coming February. The timing of the mural is significant because February is Black History Month. The mural will be located in the intersection of C Street and Lincoln Avenue. The mural project incorporates unity, growth, and history of the NW Community all in one.

The design's main image is a lion to signify strength and community. The colors of the lion are earth tones to signify the rich history of Lincoln Avenue. Surrounding the lion are the names of previous business owners who helped establish Lincoln Avenue. The names will be painted in bright-vibrant colors to signify the future of Lincoln Avenue and the NW Community.

To bring this painting to fruition will be the renowned artist, EJ Nieves. EJ comes with a wealth of experience in street murals. His passion is helping revitalize communities with art. The project is in the last stage of planning, with the painting of the mural scheduled for February 19th – 21st. This date coincides with Lake Wales Art Show, CRA staff are coordinating with the necessary departments on road closures, advertising, etc.

**FISCAL IMPACT**

\$10,000 – Initially, other organizations were to fund the street mural. However, after a last-minute cancelation, the CRA will now fund the project to allow the project to proceed as planned.

**OTHER OPTIONS**

Not Applicable

[End Agenda Memo]

Darrell Starling, CRA Coordinator, reviewed this item.

Chair Robin Gibson commended the effort.

Commissioner Curtis Gibson said that this is exciting and he can't wait to see it.

Mayor Fultz said he liked the concept "Building Bridges not Kingdoms" it says we want to build relationships.

Chair Robin Gibson said its consistent with the Lake Wales Connected Plan.

James Slaton, Executive Director, said that this is related to Action Item #12 in the plan.

Karen Thompson, Assistant CRA Director, gave an update on restaurants that were awarded a grant.

The Rose Bud Cafe owner Peggy Jean Williams has gotten quotes on the roof. She is working with her on possible loans. No construction has started yet.

The Corner Cafe requires a lot of staff to open. They are moving forward to do things now but waiting on fully opening when its safer to open up. Chair Robin Gibson said the new mural on the building is spectacular. Ms. Thompson agreed and said they are working on adding lighting and landscaping.

Wales Pointe, operated by Tiffany Davis, is looking at an april 5th opening.

The Ranch Taproom is moving at warp speed and making progress. They plan to open in March. Mayor Fultz said we should promote that opening. Ms. Thompson agreed.

5. The Donation Of Two Parcels To Keystone Challenge Fund To Be Redeveloped For Affordable Housing.

[Begin Agenda Memo]

**SYNOPSIS:** The purpose of this request is to consider the donation of two parcels owned by the CRA to the Keystone Challenge Fund.

**RECOMMENDATION**

It is recommended the CRA Board consider the following action(s)

1. Approval of the real property donation agreement.
2. Authorize the Executive Director of the CRA to sign any related documents.
3. Authorize the Executive Director of the CRA to enter into a developers agreement with Keystone, and that said agreement shall, at a minimum, include a \$30,000 donation for down payment assistance, and a prohibition against the sale or rental of said property for a minimum of 5 years.

**BACKGROUND**

The CRA recently purchased two lots, located on B Street and identified by parcel numbers 272935879000003060 and 272935879000003050 from the Green and Gold Foundation for

\$10,000. The goal of the lot purchase is to donate the parcels to Keystone Challenge Fund to build two single-family residences for affordable housing.

Along with the donation of the two lots to Keystone, the CRA proposes to provide a total of

\$30,000 for down payment assistance. These funds are coming from the Community Re-investment grant awarded to the CRA from Centerstate Bank.

**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 (via Keystone Challenge Fund)
- 39 Provide down payment assistance and low-interest mortgages for infill housing

**KEYSTONE CHALLENGE FUND OVERVIEW AND PLANS FOR REDEVELOPMENT**

Keystone Challenge Fund is a Community Housing Development Organization (CHDO) that serves to develop affordable housing specifically in low-income communities.

For over 28 years, Keystone has provided affordable housing to low and moderate-income homebuyers to connect families with homeownership. As a result, nearly 4,200 families have become homeowners throughout Polk County. One of Keystone's most recent projects was the construction of two homes in Haines City. Attached are pictures of the Haines City homes, which are examples of the houses to be built in Lake Wales.

If the CRA approves the donation, site development would commence during the first quarter of 2021, and take approximately 4-6 months from start to finish. When completed, two houses with an estimated value of \$170,000 each will be in place, serving as a catalyst for further redevelopment along B Street.

**REVENUE VALUE**

Jurisdiction	Millage
Polk BoCC	6.899
City of Lake Wales	6.7974
Total	13.6964

Assessed Value (Less Homestead Exemption)

\$120,000.00 (per home)(assumed)

Tax Increment Revenue \$1,643.57 (per home)

**RETURN ON INVESTMENT**

CRA Investment	\$0
Tax Increment Revenue	\$3,287.14/Year (2 homes)
Total Return on Investment (ROI)	0 Years

**FISCAL IMPACT**

The Cost to the CRA will be \$0. The \$30,000 down payment assistance funds are coming from CenterState Bank via a Community Reinvestment Grant.

**OTHER OPTIONS**

Not accept CRA staff recommendation.

[End Agenda Memo]

James Slaton, Executive Director, reviewed this item.

Chair Robin Gibson asked if this can be done in one vote. Mr. Slaton said yes.

Mayor Fultz made a motion to approve the donation of the two parcels. Commissioner Curtis Gibson seconded the motion.

by voice vote:

Mayor Fultz "YES"

Commissioner Curtis Gibson "YES"

Commissioner Goldstein "YES"

Commissioner Howell "YES"

Chair Robin Gibson "YES"

Motion approved 5-0.

6. The Purpose Of This Request Is To Consider The Sale Of Two CRA Parcels Located On Lincoln Ave To Sara Jones Law P.A. For \$10,047.

[Begin Agenda Memo]

#### **SYNOPSIS:**

The purpose of this request is to consider the sale of two CRA parcels located on Jones Law P.A. for \$10,047.

#### **RECOMMENDATION**

It is recommended the CRA Board consider the following action(s)

1. Authorize the sale of two CRA parcels on Lincoln Ave to Sara Jones Law P.A. for \$10,047.
2. Authorize the Executive Director of the CRA sign a vacant land contract with the contingency that the development agreement must be executed prior to closing.
3. Authorize the Executive Director of the CRA to enter into a developer's agreement and at said agreement shall, include, at a minimum, a reverter clause and project timeline.

#### **BACKGROUND**

The CRA recently advertised a Request for Proposal (RFP 20-477(2)) for two parcels on Lincoln Avenue. The intent of the RFP is to offer the parcels for sale to promote redevelopment. The redevelopment of the parcels are intended to provide retail, office space, and housing on Lincoln Avenue.

The Ranking Committee reviewed the proposal from Sara Jones Law, P.A. The Committee is

recommending that the CRA Board accept their bid. This is based on the company's plan for redeveloping the property to build a mixed-use structure.

#### LAKE WALES CONNECTED PLAN ACTION STEPS

Action # Description

30 Work with investors to develop a multi-tenant building on Lincoln Avenue

#### Sara Jones Law P.A. OVERVIEW AND PLANS FOR REDEVELOPMENT

Sara Jones Law is a law firm and professional association that provides legal representation to individuals charged with criminal offenses, individuals injured in automobile accidents, and individuals with family law disputes.

The firm has a long history engaged in community partnership in the North West Community and throughout the City of Lake Wales. Since formation, the firm has donated thousands of dollars to community organizations such as the Green and Gold Foundation and the Lincoln Community Development

Corporation along with contributing hundreds more in donations to local schools.

The Law group proposes to build its headquarters on the Lincoln Avenue properties. The lower floor will consist of a foyer and waiting/reception area. The second floor will consist of office space, a file room, a break room, a storage space, and appropriate restrooms. The third and final floor will be a multipurpose space with a full non-commercial kitchen, other meeting space and a The third floor will be designed as a luxury flat-style apartment, an upscale event venue, and a shared seminar room.

The firm would be looking to complete the project within 18 months.

#### FISCAL IMPACT

The Cost to the CRA will be \$0.

If approved, the CRA will receive \$10,047

#### OTHER OPTIONS

Do not accept CRA staff recommendation.

[End Agenda Memo]

James Slaton, Executive Director, reviewed this item.

Sara Jones, Resident and Business Owner, shared her plans to build a law office on the two lots. She hopes to encourage other investment in the neighborhood. Her building will have other offices and a conference room that will be available for use.

Mayor Fultz commended Ms. Jones on her leadership in the community.

Commissioner Curtis Gibson said this is wonderful.

Chair Robin Gibson said he has done something similar and there is great personal satisfaction in doing this. He congratulated Ms. Jones.

Commissioner Howell made a motion to approve the sale of the two parcels and authorize the Executive

Director to sign the necessary documents. Commissioner Curtis Gibson seconded the motion.

by voice vote:

Commissioner Howell "YES"

Commissioner Curtis Gibson "YES"

Commissioner Goldstein "YES"

Mayor Fultz "YES"

Chair Robin Gibson "YES"

Motion approved 5-0.

7. The Sale Of The B Street-Lot 19 Property To The Florida Development Corporation (FDC) For \$3,500 And The CRA Providing A Development Subsidy To FDC For \$18,200.

[Begin Agenda Memo]

**SYNOPSIS:** The purpose of this request is to consider the sale of a parcel owned by the CRA parcel to the Florida Development Corporation.

#### **RECOMMENDATION**

It is recommended the CRA Board consider the following action(s)

1. Authorize the sale of the CRA parcel located on B Street to the Florida Development Corporation for \$3,500.
2. Authorize the Executive Director of the CRA sign a vacant land contract with the contingency that the development agreement must be executed prior to closing.
3. Authorize the Executive Director of the CRA to enter into a developer's agreement and that said agreement shall, at a minimum, include a reverter clause, project timeline, and prohibitions against the sale or rental of said property for a minimum of 5 years.
4. Authorize the Executive Director of the CRA to provide a development subsidy of up to \$18,200.

#### **BACKGROUND**

The CRA placed the B Street lot out for bid (RFP 21-481) to find a developer that would to build an affordable housing unit on the property. In response, the CRA received one bid from the Florida Development Corporation (FDC).

The Ranking Committee reviewed the proposal from FDC and is recommending that the CRA Board accept their bid. This is based on the company's plan for redeveloping the property to build one single-family affordable housing unit.

#### **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

**FLORIDA DEVELOPMENT CORPORATION**

Florida Development Corp, Inc. (FDC) is a progressive real estate development company founded in 2016. Its founders have over 60 years of collective experience in affordable housing development, weatherization, financial and project management.

Their projects include numerous new construction homes, multi family, weatherization and whole house single family rehabilitation projects.

The most recent project was an adaptive reuse of a commercial building for a PPE (Personal Protective Equipment) manufacturing company.

FDC has provided services to municipalities, and nonprofit organizations in Hillsborough, Pasco, Polk and Orange Counties as well as various areas throughout Central and Western Florida.

**REVENUE VALUE**

Jurisdiction	Millage
Polk BoCC	6.899
City of Lake Wales	6.7974
Total	13.6964
Assessed Value (Less	
\$50,000 Homestead Exemption)	
\$ 145,900.00 (assumed)	
Tax Increment Revenue	\$ 1,998.30 (for home)

**RETURN ON INVESTMENT**

CRA Investment	$\$18,200 - \$3500 = \$14,700$
Tax Increment Revenue	\$1998.30/Year Total Return on Investment (ROI)
7.36 Years	

**FISCAL IMPACT**

The Cost to the CRA will be \$14,700 (\$18,200 Development Subsidy - \$3,500 Sale Price).

**OTHER OPTIONS**

Not accept CRA staff recommendation.

[End Agenda Memo]

James Slaton, Executive Director, reviewed this item.

Chair Robin Gibson said we can see things moving this is excellent.

Commissioner Goldstein made a motion to approve the sale of the parcel and authorize the Executive Director to take the necessary steps and sign the necessary documents. Commissioner Curtis Gibson seconded the motion.

by voice vote:

Commissioner Goldstein "YES"

Commissioner Curtis Gibson "YES"

Commissioner Howell "YES"

Mayor Fultz "YES"

Chair Robin Gibson "YES"

Motion approved 5-0.

Chair Robin Gibson explained that this is an example of the benefit of moving property to the CRA.

#### 8. EXECUTIVE DIRECTOR'S REPORT

James Slaton, Executive Director, said we should know soon whether or not we have received the CDBG Housing Rehabilitation Grant.

Mr. Slaton commended the staff for the work they are doing in the CRA.

Chair Robin Gibson review a newsletter from the Lake Wales Heritage Society and commended the organization's efforts. It is a good example of residents and non-residents working with the CRA and the City to get things done.

Mr. Slaton said our new horticulturist, Lester Gullledge, began work this week.

Commissioner Goldstein asked about the status of the Stuart House. Mr. Slaton said rehabilitation is in the CIP. He may have a proposal for the Commission in the future. Chair Robin Gibson said there may be an opportunity there.

Commissioner Curtis Gibson said he is glad we are following through on the plan for affordable housing. He said he hopes that the \$500,000 that was slated to help Grove Manor secure the funds they applied for but didn't receive can still go towards affordable housing.

Chair Robin Gibson said there might be a developer that can do a better job.

Commissioner Howell asked if there is a workshop tomorrow and we will discuss body cameras. Mr. Slaton confirmed this.

Mayor Fultz commended everyone putting in the effort to help the northwest area.

#### 9. ADJOURN

The meeting was adjourned at 3:37 p.m.

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Chair/Vice-Chair

ATTEST:

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City Clerk/Deputy City Clerk