

**Community Redevelopment Agency (CRA)
Meeting Minutes February 15, 2022
(APPROVED)**

2/15/2022 - Minutes

1. CALL TO ORDER & ROLL CALL

CRA Members Present: Chair Robin Gibson, Mayor Eugene Fultz, Terrye Howell, Jack Hilligoss, Daniel Williams

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

Chair Robin Gibson called the meeting to order at 6:39 p.m.

2. COMMENTS AND PETITIONS

3. Minutes - February 1, 2022

Commissioner Howell made a motion to approve the minutes of the February 1, 2022 meeting. Mayor Fultz seconded the motion.

By Voice vote:

ALL "YES"

Motion passed 5-0.

4. Purchase Of Properties On C Street And D Street For \$40,000.

[Begin Agenda Memo]

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 were asked what items should receive the MOST EMPHASIS 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.

[End Agenda Memo]

Darrell Starling, CRA Projects Manager, reviewed this item.

Commissioner Howell asked for clarification as to the locations of the lots. Mr. Starling showed on the screen where the lots were. He explained that houses can fit on those lots.

Chair Gibson asked if we have homes lined up for these lots. Mr. Starling said we will work with developer on this.

Mayor Fultz asked if this is part of our push for affordable housing. James Slaton, City Manager, said this is part of the land acquisition item of the budget and this is the intended purpose.

Commissioner Williams asked if we are getting all 3 lots for \$40,000. Mr. Starling said yes.

Albert Galloway, Jr., City Attorney, said he is waiting on title evidence on all three which has been ordered but he doubts there will be liens against the church.

Chair Gibson said this will put the properties back on the tax rolls. While the church had them they weren't on the tax rolls.

Chair Gibson commended the new homes. Mr. Starling said there have been some snafus getting them to completion. There will be ribbon cuttings soon. Chair Gibson said they are well done.

Commissioner Howell made a motion to approve the purchase. Mayor Fultz seconded the motion.

By Voice Vote:

ALL "YES"

Motion Approved 5-0.

5. EXECUTIVE DIRECTOR'S REPORT

6. ADJOURN

The meeting was adjourned at 6:49 p.m.

Chair/Vice-Chair

ATTEST:

City Clerk/Deputy City Clerk