

**COMMUNITY REDEVELOPMENT AGENCY (CRA)  
OFFICIAL AGENDA  
October 12, 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. 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.
3. Minutes - September 8, 2021  
Minutes [SEPTEMBER 8, 2021](#)
4. PRESENTATION - Central Florida Incubator, LLC  
  
Documents:  
  
[CITY OF LAKE WALES PRESENTATION CENTRAL FLORIDA INCUBATOR.PDF](#)
5. CRA Resolution 2021-03, Recommending That The City Commission Of The City Of Lake Wales Amend The Lake Wales Community Redevelopment Plan  
The attached resolution sets forth the CRA's recommendation for amending the plan to (i) ratify and provide current information, including cost estimates, for certain capital projects to be undertaken by the CRA, and (ii) to extend the time certain for completion of redevelopment activities funded by tax increment to September 30, 2051.  
  
Documents:  
  
[CRA AGENDA MEMO - RESOLUTION RECOMMENDING AMENDMENT OF PLAN.PDF](#)  
[CRA RESOLUTION 2021-03 RECOMMENDING PLAN AMENDMENT.PDF](#)
6. CRA Resolution 2021-04 - Approving Issuance Of The CRA's Redevelopment Revenue Note, Series 2021, In A Principal Amount Not To Exceed \$18,500,000 (The "Note"), And Authorizing Execution Of An Interlocal Agreement Between The CRA And The City Pertaining To The Note.  
The CRA is considering issuance of the Note to provide financing for redevelopment activities related to implementation of the Lake Wales Connected Plan.  
  
Documents:  
  
[CRA AGENDA MEMO FOR RESOLUTION RE NOTE AND INTERLOCAL \(01866330-2\).PDF](#)  
[INTERLOCAL AGREEMENT \(01842461-3\).PDF](#)  
[RESOLUTION 2021-04 - CRA APPROVAL OF INTERLOCAL AND BONDS.PDF](#)
7. Restaurant / Food-Related Incentive Program (Maggie Mae's Ice Cream Shack.125 E. Park Ave. Lake Wales, FL 33853)

Steve Manwell, Owner, Maggie Mae's Ice Cream Shack. 125 E. Park Ave, Lake Wales, FL 33853 is seeking a \$50,000 Matching Grant to renovate the space in downtown and make the extensive improvements required to open a new restaurant and redevelop the property according to the incentive guidelines and requirements.

Documents:

[AGENDA MEMO MAGGIE MAES ICE CREAM.PDF](#)  
[GRANT APPLICATION CRA MAGGIE MAE.PDF](#)

8. Sale Of The Entire B Street Lot 22 Property To The Florida Development Corporation (FDC) For \$15,000.

The purpose of this request is to consider the sale of property owned by the CRA to the Florida Development Corporation.

Documents:

[CRA AGENDA ITEM - FDC PURCHASE OF B STREET AND LINCOLN AVE LOT-22 \(REVISED\).PDF](#)

9. EXECUTIVE DIRECTOR'S REPORT
10. 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.