

**Community Redevelopment Agency (CRA)
Meeting Minutes March 8, 2022
(APPROVED)**

3/8/2022 - Minutes

1. CALL TO ORDER & ROLL CALL

CRA Members Present: Chair Robin Gibson, Mayor Eugene Fultz, Terrye Howell,

CRA Members Absent: 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 3:00 p.m. A quorum was present.

2. COMMENTS AND PETITIONS

3. Minutes - February 15, 2022

Mayor Fultz made a motion to approve the minutes of February 15, 2022. Commissioner Howell seconded the motion.

by Voice vote:

ALL "YES"

Motion passed 3-0.

4. Central Avenue Streetscape Enhancements Chastain-Skillman, Inc. (CSI)

[Begin Agenda memo]

SYNOPSIS:

Staff is requesting CRA Board approval to enter into an agreement with Chastain-Skillman, Inc. that will provide professional services related to Central Avenue streetscape enhancements in accordance with the Lake Wales Connected Plan.

RECOMMENDATION

It is recommended the CRA Board take the following action(s):

1. Approve the agreement with Chastain-Skillman, Inc.
2. Authorize the Executive Director of the CRA to execute the agreement on behalf of the CRA
3. Authorize an expenditure in the amount of \$34,975,
4. Authorize a budget amendment in the amount of \$34,975. The funds will be reimbursed by the loan proceeds.

BACKGROUND In accordance with the Lake Wales Connected Plan, the CRA will plan and design streetscape enhancements on Central Avenue between 1st Street and Scenic Highway. The design will feature a road diet, resizing travel lanes, enhanced sidewalks, street trees and parallel parking spots. Funding for construction of the condition will come from the CRA \$18.5 million loan. The primary tasks provided by Chastain-Skillman through the proposed agreement are:

1. Design & Construction Documents
2. Permitting & Bid Support
3. Limited Construction & Certification Services

LAKE WALES CONNECTED PLAN ACTION STEPS

Action steps addressed in this proposal include:

Step Number Description

47 Implement additional Downtown street improvements as funding is available

OTHER OPTIONS The CRA Board may direct staff to reject the proposal submitted by Chastain-Skillman, Inc.

FISCAL IMPACT The fiscal impact for design and construction documents is \$34,975. There are not funds appropriated in the CRA FY'22 budget. There are funds allocated within the CRA \$18.5 million loan.

[End Agenda Memo]

Michael Manning, Assistant to the City Manager, reviewed this item. He shared a slideshow on the proposed plan.

Chair Robin Gibson said that pots don't often work. Plants work better in the ground. The pots will have to be maintained. Mayor Fultz said the City Horticulturist will supervise maintenance. James Slaton, City Manager, said the pots are just drawn in. They aren't related to the agreement. Mr. Manning said these aren't standard pots. They function as bollards. They will be anchored into the ground. They will also be on Park Avenue. They will have irrigation in them. Our horticulturist will supervise this.

Chair Gibson asked if this ties into Park Avenue improvements. Mr. Manning said perfectly.

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

By voice vote

Mayor Fultz "YES"

Commissioner Howell "YES"

Chair Gibson "YES"

Motion approved 3-0.

5. Sale Of CRA Property At 39 Lincoln Avenue

[Begin Agenda memo]

SYNOPSIS:

The purpose of this request is to consider the sale of the CRA property located at 39 Lincoln Ave to Whadda-Wing, LLC for \$8,000.

RECOMMENDATION

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

1. The CRA Board authorize the sale of the CRA property at 39 Lincoln Ave to Whadda-Wing, LLC for \$8,000. Property number: 27-29-35-879000-001010
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

At the October 2021 CRA Board meeting, the Board agreed to purchase the property at 39 Lincoln Ave to encourage redevelopment in the business district. By gaining that key piece of property, the plans for a multi-lot redevelopment between A St. & B St. fronting Lincoln Avenue can move forward.

During the meeting, the board came to an agreement to sell the parcel on Lincoln & B St. to the Florida Redevelopment Corporation (FDC), the first step in redeveloping Lincoln Ave.

Staff views the redevelopment of the parcel located at A St. & Lincoln as the next logical step for commercial redevelopment on Lincoln Ave. The ideal type of development would be a remodeled or reconstructed historic appearing house serving in a commercial capacity. Prime examples of this type of redevelopment can be seen in St. Augustine and Ybor City. The City had engaged a consultant to conceptually draw this concept, which can be found in the attachments portion of the agenda item. Additionally, this parcel will serve as a natural trailhead and connection point to the improvements being made along 1st Street.

On February 2, 2022, the CRA advertised a Request for Proposal (RFP 22-505) for the property at 39 Lincoln Avenue. The intent of the RFP is to offer the property for sale to promote redevelopment. The redevelopment of the property is intended to provide a restaurant establishment on Lincoln Avenue.

The Ranking Committee reviewed the proposal, one proposal was received from Whaddawings. Staff is recommending that the CRA Board accept their bid. This is based on the company's plan for redeveloping the property by building a restaurant on Lincoln Avenue.

LAKE WALES CONNECTED PLAN ACTION STEPS Action # 11 Description Construct missing sidewalks in the Northwest Neighborhood: include a sidewalk on at least one side of each street; key connectors should have sidewalks on both sides. 46 Implement Lincoln Avenue improvements (shade trees and plantings) 65 Continue to construct missing sidewalks in the Northwest Neighborhood 66 Continue to implement a connected trails system in Lake Wales

NORTHWEST NEIGHBORHOOD CONDITIONS SURVEY (2021) - Seventy-eight percent (78%) of residents would like to see restaurants in close proximity to their neighborhood.

FISCAL IMPACT None - Whadda-Wing, LLC has offered to pay \$8000 for the property.

OTHER OPTIONS Not accept CRA staff recommendation.

[End Agenda memo]

Darrell Starling, CRA Project Manager, reviewed this item. He introduced representatives of the project.

Chair Gibson said he likes the trail head part as it works with the Lake Wales Connected idea. He asked if we are adjusting to go around the park to Lincoln. James Slaton, CRA Director, showed this on the screen and reviewed the purpose for buying the property. This will return approximately \$4000 a year back to the CRA. It will take 19 years to reimburse the CRA for the costs. Chair Gibson asked what property will go to the buyer. Mr. Slaton described which portion is part of the agreement and said we will change the legal description for the property and what we need for our project. Chair Gibson said this is a nice solution.

Commissioner Howell said she loves the proposal. She looked at the property. She asked about parking. Mr. Starling showed where some of the parking will be included onsite. Commissioner Howell wanted to be sure customers would not be hassled if they park in City lots. She thanked the representatives for coming to Lake Wales.

Mayor Fultz said this is needed in the northwest neighborhood for revitalization. Next we need is a store.

Chair Gibson said this mixed use development can combat on urban sprawl.

Mark Bennett, Director Development Services, introduced Frank Kendrick from Nujack and said he does quality developments. Kendrick's participation gives him confidence in this project.

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

by voice vote:

Mayor Fultz "YES"

Commissioner Howell "YES"

Chair Gibson "YES"

motion approved 3-0.

6. EXECUTIVE DIRECTOR'S REPORT

James Slaton, Executive Director, reported that the notice to proceed for the Park Avenue trail has been issued. The start date is April 6th. Area residents have been notified. There will be a groundbreaking ceremony. It will be complete in 8 months.

The RFQ for qualified bidders for downtown Park and Market is going out this month. Based on the qualifications we will create a short list of the best. Those will be the folks bidding on the project. Chair Gibson asked to confirm how far on Park. Mr. Slaton said to Wetmore and it will include Market. Chair Gibson asked how long until we go out to bid. Mr. Slaton said 60 days.

At the next CRA meeting will be an update on the Lake Wales Connected Plan. So many behind the scenes things are happening that all may not be aware of them all.

7. ADJOURN

The meeting was adjourned at 3:40 p.m.

Chair/Vice-Chair

ATTEST:

City Clerk/Deputy City Clerk