

**Community Redevelopment Agency (CRA)
Meeting Minutes October 11, 2022
(DRAFT)**

10/11/2022 - Minutes

1. CALL TO ORDER & ROLL CALL

CRA Members Present: Robin Gibson -Chair, Terrye Howell, Mayor Jack Hilligoss, Danny Krueger, Daniel Williams

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

Chair Robin Gibson called the meeting to order at approximately 2:00 p.m.

2. COMMENTS AND PETITIONS

3. Minutes - August 9, 2022 And August 31, 2022

Commissioner Howell made a motion to approve the minutes of August 9, 2022 and August 31, 2022. Mayor Hilligoss seconded the motion.

By Voice vote:

ALL "YES"

Motion passed 5-0.

4. Proposal For The Purchase Of The Seminole Hotel

[Begin Agenda Item]

SYNOPSIS: The purpose of this request is to reject the sale of the CRA property located at (273002901000001010) 1st Street to Commerce Park Realty, LLC for \$10,000.

RECOMMENDATION It is recommended the CRA Board consider the following action(s) 1. Reject the proposal from Commerce Park Realty, LLC to buy the Seminole Hotel for \$10,000.

BACKGROUND On August 11, 2022, the CRA advertised a Request for Proposal (RFP) 22-506 for 1 st Street (Seminole Hotel). The intent of the RFP was to offer the property for sale to the construction of a mix use building to support residents and businesses on 1st Street. However, the only proposal received was from Commerce Park Realty LLC whose intent was to demolish the building. Demolishing the building is not consistent with the provisions of the Lake Wales Connected Plan, which envisions the building being redeveloped for mixed uses. The Ranking Committee reviewed the one proposal submitted, and recommends that the CRA Board reject the bid from Commerce Park Realty, LLC.

FISCAL IMPACT None.

[End Agenda Memo]

James Slaton, Executive Director, reviewed this item.

Chair Gibson said this building can stimulate development in this area along First Street. Commissioner Krueger asked if the building is structurally sound. Chair Gibson said that is the next item on the agenda.

Commissioner Howell said this building is mixed use. Chair Gibson agreed and said this adds interest to a community.

Commissioner Krueger made a motion to reject the proposal. Commissioner Howell seconded the motion.

by voice vote:

ALL "YES"

Motion approved 5-0.

5. Proposal From Planning And Design Consultant Kimley-Horn

[Begin Agenda Memo]

SYNOPSIS: The purpose of this request is to approve the structural condition assessment of CRA property located at (273002901000001010) 207 1st Street by planning and design consultant, Kimley-Horn for \$22,200.

RECOMMENDATION It is recommended the CRA Board consider the following action(s) 1. The CRA Board authorize the structural condition assessment of the CRA property located at (273002901000001010) 207 1st Street by Kimley-Horn for \$22,200 2. Authorize the Executive Director of the CRA sign a contract with Kimley-Horn to conduct a structural condition assessment of the property located at 207 1st Street.

BACKGROUND On August 11, 2022, the CRA advertised a Request for Proposal (RFP) 22-506 for 1 st Street (Seminole Hotel). The intent of the RFP was to offer the property for sale to the construction of a mix use building to support residents and businesses on 1 st Street. The Ranking Committee reviewed the one proposal submitted, and recommends that the CRA Board reject the bid from Commerce Park Realty, LLC. On September 23, 2022, Kimley-Horn submitted a structural evaluation proposal for the Seminole hotel totaling, \$22,200. Kimley-Horn Kimley Horn is one of the nation's premier planning and design consultants for almost 50 years. They combine creative yet practical solutions, a sense of urgency, and a focus on bottom line value to meet their client's project needs.

FISCAL IMPACT Kimley-Horn's fee for the structural condition assessment is \$22,200

OTHER OPTIONS Not accept CRA staff recommendation.

[End Agenda memo]

James Slaton, Executive Director, reviewed this item.

Commissioner Krueger expressed support for this as it will be good to have it confirmed by a third party that its structurally sound. Mr. Slaton said if its not structurally sound we need to know that too. Chair Gibson said this is part of doing things right.

Commissioner Krueger made a motion to approve the proposal. Commissioner Howell seconded the motion.

by voice vote:

ALL "yes"

Motion passed 5-0.

6. Restaurant / Food-Related Incentive Program (The Rose Bud Inn And Café, Inc. 215 Lincoln Ave N. Lake Wales, FL 33853)

[Begin Agenda Memo]

SYNOPSIS: The purpose of this request is to consider an extension between the CRA and Rose Bud Inn and Café, Inc. regarding the development agreement for the Restaurant / Food-Related Incentive Program.

RECOMMENDATION It is recommended the CRA Board consider the following action(s) 1. Authorize the Executive Director of the CRA to sign a development agreement for a new 12-month contract that ends September 30, 2023.

BACKGROUND The Food-Related Incentive Program offers up to \$50,000 in 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 lease-hold improvements necessary to establish and operate a food service or restaurant business. Ms. Peggy Jean Young Williams is renovating the café and making eligible improvements.

On January 14, 2020, the CRA Board approved Ms. Peggy Jean Williams, owner of Rose Bud Inn and Café, request for \$50,000 from the Restaurant Incentive Program. The site of her proposed restaurant is located in the CRA III district and she has been gradually working on making necessary developments towards the establishment of her café.

On September 29, 2021, the CRA agreed to enter into a one-year grant agreement with Ms. Williams. This agreement allows Ms. Williams to withdraw funds from the grant in installments versus seeking one payment only when a Certificate of Occupancy has been issued from the Building Department. Her previous grant agreement expired on September 30, 2022. Ms. Williams is requesting an additional twelve-month extension to complete her restaurant.

The opening of this restaurant will boost economic development within the Northwest Community, while supporting growth and providing an establishment to support the community needs.

OTHER OPTIONS Not to approve the twelve-month extension of the Restaurant/ Food-Related Incentive Program Grant.

FISCAL IMPACT The Food-Related Incentive Program offers up to but not limited to \$50,000 in dollar-for-dollar matching funds. Ms. Williams has been paid \$9,712.50 with a remaining grant balance of \$40,287.50. In order for Ms. Williams to receive all of her Food-Related Incentive funds, she must spend \$80,575 in approved projects for her building at 215 Lincoln Ave (Rose Bud Inn).

[End Agenda Memo]

Cheryl Baksh, CRA Specialist, reviewed this item.

Chair Gibson asked if its the same amount of money. Ms. Baksh confirmed this. She has already been paid a certain amount which will be subtracted from the balance that will be available to draw from.

Commissioner Williams made a motion to approve the extension. Commissioner Howell seconded the motion.

By voice vote:

ALL "YES"

Motion approved 5-0.

Peggy Jean Williams, owner, thanked the commission for their support.

7. Sale Of CRA Properties Sold To Sara Jones Law P.A.

[Begin Agenda Item]

SYNOPSIS: The purpose of this request is to consider a new redevelopment agreement of two properties sold to Sara Jones Law P.A. by the CRA.

RECOMMENDATION It is recommended the CRA Board consider the following action(s) 1. Authorize the Executive Director of the CRA to enter into a new redevelopment agreement.

BACKGROUND In January 2021 - The CRA advertised a request for proposals (RFP 20-477(2)) for two parcels on Lincoln Avenue for redevelopment. The redevelopment of the parcels is expected to provide retail, office space, and housing within the on Lincoln Ave. On February 9, 2021, The CRA Board authorized the sale of two CRA parcels on Lincoln Ave to Sara Jones Law P.A. for \$10,047. Attorney Sara Jones will be present at the October 11th CRA Board to explain why the new agreement and additional time is requested.

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 who have been 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 covered balcony/patio. The third floor will be designed to be used as a luxury flat-style apartment, an upscale event venue, and a shared seminar room.

FISCAL IMPACT CRA received \$10,047 from Sara Jones Law, P.A. for the two properties on Lincoln Avenue

OTHER OPTIONS Not accept CRA staff recommendation.

[End Agenda Memo]

Cheryl Baksh, CRA Specialist, reviewed this item.

Sara Jones gave an update on the project and shared the image of what the building will look like.

Commissioner Howell made a motion to approve the agreement. Commissioner Krueger seconded the motion.

by voice vote:

ALL "YES"

Motion passed 5-0.

8. CRA Resolution 2022-02 For Underpass Mural, Located At The Intersection Of Scenic Highway 17 And State Road 60.

[Begin Agenda Memo]

SYNOPSIS: The purpose of this request is to consider the approval of a resolution that will allow artist Terrence Wilson to paint a Lake Wales-themed mural on the existing concrete slope underneath the overpass of Scenic Highway 17 and SR 60.

RECOMMENDATION Staff recommends the approval of the resolution for muralist Terrence Wilson

BACKGROUND On January 25, 2022, the Community Redevelopment Agency released a 'call for street muralists' and received eleven (11) proposals. Neither the City nor the CRA had any influence on the artist chosen. Staff selected five (5) professionals that are active with the City of Lake Wales to serve as the 'Art Selection Committee'. The members include Alexis Garcia (college student), Julya Lizarralde (Curator from LW History Museum), Jennifer Nanek (President of the Ridge Scenic Highway Advisory Board), Jeanetta Alls (Owner of Exquisite Designs), and Victor Dover (town planner and urban designer).

The Art Selection Committee chose Terrence Wilson's sketch. The mural pays homage to Lake Wales and its beautiful jewels, hence the name 'Beauty of the Ridge'. (Please see attachment for image and further details.) Mr. Wilson is a self-taught artist that has been creating and drawing all for all of his life.

Weather permitting; staff anticipates the project will take between 14-18 business days. There will be no traffic interference during and after the painting of the mural. A sidewalk detour will be needed, but has already been planned for.

OTHER OPTIONS Not to approve the resolution

FISCAL IMPACT Total cost is \$10,000. Funds are available in the FY 22/23 CRA Budget.

[End Agenda Memo]

James Slaton, Executive Director, said they would like to hold off on this as some more research needs to be done concerning bats living under the overpass. Bats are protected so we need to figure out how to address this.

Cheryl Baksh, CRA Specialist, reviewed this item. The proposed pelican will be exchanged for a sandhill crane.

Commissioner Howell asked if the artist can assist with the band mural issue. Mr. Slaton said that has been worked out.

Ms. Baksh said we need a resolution for FDOT approval and permission from Bok Tower to use their image.

9. Sale Of CRA Property At A Street

[Begin Agenda Memo]

SYNOPSIS: The purpose of this request is to consider the sale of the CRA property located at (27-29-35-

879000-001020) A Street to Whadda Wing, LLC for \$5000.

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

1. The CRA Board authorize the sale of the CRA property at 0 A Street to Whadda Wing, LLC for \$5,000. Property number: 272935879000001020

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 March 2022 CRA Board meeting, the Board accepted the bid from Whadda Wing, LLC for the property at 0 A Street to encourage redevelopment in the Lincoln avenue business district. Whadda Wing, LLC submitted plans to build an 1800 sq. ft. restaurant that will serve as an economic catalyst for business on Lincoln Avenue. On August 12, 2022, the CRA advertised a Request for Proposal (RFP) 22-509 for A Street (Lot 2). The intent of the RFP was to offer the property for sale to the construction of a parking lot to support residents and patrons of businesses on Lincoln Avenue. The Ranking Committee reviewed the one proposal submitted, and recommends that the CRA Board accept the bid from Whadda Wing, LLC. This is based on the company's plan is to construct a 12-15 space parking lot at the proposed property.

FISCAL IMPACT Whadda-Wing, LLC has offered to pay \$5000 for the property.

OTHER OPTIONS Not accept CRA staff recommendation.

[End Agenda Memo]

James Slaton, Executive Director, reviewed this item.

Chair Gibson said its \$5000 for an area for parking. Mr. Slaton confirmed this.

Commissioner Krueger made a motion to approve the sale. Commissioner Howell seconded the motion.

by voice vote:

ALL "YES"

motion approved 5-0.

10. EXECUTIVE DIRECTOR'S REPORT

James Slaton, Executive Director, said there is a legacy housing project wrap up ceremony next Wednesday at 9am.

Mr. Slaton gave an update on the CDBG Housing rehabilitation grant. A bid award will be brought to the Commission for approval. Chair Gibson asked how much we've expended so far. Mr. Slaton said we haven't really gotten started yet. Once a contractor is selected we can move forward.

11. ADJOURN

The meeting was adjourned at 2:24 p.m.

Chair/Vice-Chair

ATTEST:

City Clerk/Deputy City Clerk