

**COMMUNITY REDEVELOPMENT AGENCY (CRA)
OFFICIAL AGENDA
January 11, 2022 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 from residents, taxpayers, business owners, and utility customers is encouraged. The CRA Board welcomes information that would assist them in considering agenda items, CRA business, and otherwise fulfilling the City's mission to make Lake Wales "a bit better or more beautiful" for its citizens.

Anyone wishing to speak should give their name, state if they are a resident, taxpayer, business owner, or utility customer and they will have 5 minutes. Courtesy and respect is the hallmark.

Speakers are expected to address the Board and not audience members, and not engage in back and forth discussions that can deteriorate into argument, debate and accusations.

Questions about subject matter are best directed to city staff during normal business hours

3. Minutes - December 14, 2021 And December 21, 2021

The Minutes of [DECEMBER 14, 2021](#)

and [DECEMBER 21, 2021](#)

4. PRESENTATION: Brownfields 101 - Miles Ballogg

5. Purchase Of Property On A Street For \$30,000.

The purpose of this request is to consider the purchase of property owned by Mr.

Edward Anthony at 0 A Street, parcel number 27-29-35-879000-001020.

Documents:

[CRA AGENDA ITEM - CRA PURCHASE OF A STREET PROPERTY.DOCX.PDF](#)

6. EXECUTIVE DIRECTOR'S REPORT

7. 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.

MEMORANDUM

January 11, 2022

TO: Community Redevelopment Agency (CRA) Board

VIA: James Slaton, City Manager/CRA Executive Director

FROM: Mark J. Bennett, Development Services Director
Darrell G. Starling, CRA Project Manager

SUBJECT: Purchase of Property on A Street for \$30,000.

SYNOPSIS: *The purpose of this request is to consider the purchase of property owned by Mr. Edward Anthony at 0 A Street, parcel number 27-29-35-879000-001020.*

RECOMMENDATION

It is recommended the CRA Board approve the following actions:

1. Authorize the purchase of the property at 0 A Street for \$30,000. This property is identified by parcel number 27-29-35-879000-001020.
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 A Street, staff is seeking to purchase the property at 0 A Street, identified by parcel number 27-29-35-879000-001020. With this key piece of property, the CRA has the opportunity to construct the pedestrian trail on the Westside of A Street in the future.

The redevelopment of the parcel located at A Street as an important step in continuing housing development within the Northwest neighborhood. Using other housing development in the neighborhood as a model, there can be two homes constructed on A Street that would fit the areas affordable housing needs.

The City would look to work with a developer to build two 3/2 single family unit home that meets HUDs definition for affordable housing.

We will be partnering with developer Keystone Challenge Fund to create the Keystone Phase III build on these lots

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 30 years, Keystone has provided affordable housing to low and moderate-income homebuyers to connect families with homeownership. As a result, nearly 4,300 families have become homeowners throughout Polk County.

In 2021, the CRA and the City partnered with Keystone for the project, Keystone Phase I and II. Keystone was able to build four single family unit homes and rehabilitate two homes on B Street.

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

FISCAL IMPACT

The CRA will pay \$30,000 to purchase the property on A Street.

The \$30,000 will come out of the Land-Strategic Development Line Item. These funds are available under the budget line item.

OTHER OPTIONS

Not accept CRA staff recommendation.

ATTACHMENTS

Aerial Photo of Site

Potential Home

Aerial Photo of Site

Potential Home