

**COMMUNITY REDEVELOPMENT AGENCY (CRA)
OFFICIAL AGENDA
January 14, 2020 6:00 p.m.**

**Municipal Administration Building
Commission Chambers
201 W. Central Avenue
Lake Wales, FL 33853**

1. ROLL CALL

2. Minutes - December 11, 2019
The minutes of [DECEMBER 11, 2019](#)

3. AGENDA ITEMS

3.I. Main Street Agreement

To support the continuing revitalization of Downtown Lake Wales, the Community Redevelopment Agency ("CRA") will renew a contract with Main Street Lake Wales, Inc. to provide staff support and funding for promotion in an amount not to exceed One Hundred Thousand Dollars (\$100,000.00).

Documents:

[CRA AGENDA MEMO - CONTRACT WITH MAIN STREET.PDF](#)
[MAIN STREETCRA AGREEMENT 2020.PDF](#)

3.II. B Street Properties

Two (2) vacant lots. Lot 1 is identified as Polk County Parcel Number 27-29-35-879000-001221 and Lot 2 is Parcel Number 27-29-35-879000-001210, legally described as the south ½ of lot 21 and all of lot 22 located in Block 1 of the Lake Wales Land Company subdivision, as recorded in Plat Book 5, Page 11 of the public records of Polk County Florida.

Documents:

[B STREET PROPERTIES CRA AGENDA MEMO.PDF](#)

3.III. Development Incentive Matching Grant - The Ranch Taproom

In 2016, an economic analysis of the Community Redevelopment Area was conducted which revealed that there is an unmet consumer demand for restaurants, breweries and businesses open after 5pm, within the core Downtown Historic District. The plan specifically recommended that attracting new businesses with evening hours will be critical to the success of the redevelopment and revitalization of the commercial portions of the Redevelopment Area. Incentives are intended to attract restaurateurs and entrepreneurs to locate, relocate or establish another location in the Downtown Historic District. This program is designed to incentivize private investment. Cathy and Jessica Garrett, Owner, The

Ranch Taproom, 247 E Park Ave, Lake Wales, FL 33853 are seeking a \$100,000 Matching Grant to renovate the space in downtown and make the extensive improvements required to open a new tap room and redevelop the property according to the incentive guidelines and requirements

Documents:

[TAP ROOM CRA AGENDA MEMO.PDF](#)
[THE RANCH TAPROOM PACKET.PDF](#)

3.IV. Restaurant / Food-Related Incentive Program (The Rose Bud Inn And Café)

In 2016, an economic analysis of the Community Redevelopment Area was conducted which revealed that there is an unmet consumer demand for specialty foods within the NW Redevelopment Area and Downtown Main Street District. The Restaurant Incentive Program is intended to attract food-related service providers, restaurateurs and specialty food providers to locate, relocate or establish another location in the Downtown Main Street District and NW Redevelopment area. This program is designed to incentivize private investment. Peggy Jean Young Williams, Owner The Rose Bud Inn and Café Inc. 215 Lincoln Ave N. Lake Wales, FL 33853 is seeking a \$50,000 Matching Grant to renovate the space on Lincoln Ave. and make the extensive improvements required to open a new restaurant and redevelop the property according to the incentive guidelines and requirements.

Documents:

[ROSE BUD INN AND CAFE INC. MEMO.PDF](#)
[THE ROSE BUD INN AND CAFE INC. PACKET.PDF](#)

4. EXECUTIVE DIRECTOR'S REPORT

5. COMMUNICATIONS AND PETITIONS

Public participation is encouraged. If you are addressing the Commission, step to the podium and state your name and address for the record. Please limit your discussions to five (5) minutes.

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.