

**COMMUNITY REDEVELOPMENT AGENCY (CRA)  
OFFICIAL AGENDA  
February 8, 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. Grove Manor Redevelopment Funding  
This is a discussion about the next steps concerning the redevelopment of Grove Manor.

Documents:

[MEMO GROVE MANOR PROJECT CRA.PDF](#)  
[HOUSING AUTHORITY LETTER CRA.PDF](#)

3. 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**

4. EXECUTIVE DIRECTOR'S REPORT
5. 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**

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**DATE:** February 4, 2022

**TO:** Chair and CRA Board

**FROM:** James Slaton, Executive Director

**REGARDING:** Grove Manor Redevelopment Funding

**SYNOPSIS:** *This is a discussion about the next steps concerning the redevelopment of Grove Manor.*

### **RECOMMENDATION**

Staff recommends that the CRA give guidance to CRA staff on next steps towards trying to obtain financing to redevelop Grove Manor.

### **BACKGROUND**

Attempts over the past two years to obtain funding to redevelop Grove Manor have not been successful. These efforts were made with the assistance of Smith and Henzy, a partner of the Grove Manor project.

In December the CRA board directed staff to send a letter to the Housing Authority with the recommendation to select a new advisory group to help in the effort to find funding.

This meeting is to discuss this possibility as well as next steps moving forward.

### **OTHER OPTIONS**

Continue with same advisory group and try again next cycle.

### **FISCAL IMPACT**

None

### **ATTACHMENTS**

Letter to Housing Authority December 2021

December 16, 2021

Albert Kirkland, Jr., Executive Director,  
Lake Wales Housing Authority  
10 W Sessoms Ave  
Lake Wales, FL 33853



**City of  
Lake Wales**

201 Central Avenue W.  
P. O. Box 1320  
Lake Wales, FL 33859-1320  
Phone (863) 678-4182  
Fax (863) 678-4180

Re: Advisory Group for Grove Manor Redevelopment

Mr. Kirkland,

The two primary goals of Community Redevelopment Agencies (CRA) are to improve conditions of blighted areas and to increase property values within a CRA's boundaries. The Lake Wales CRA believes that accomplishing these two goals will significantly improve the quality of life for our citizens. As you are aware, both the Lake Wales City Commission and the Lake Wales CRA have adopted the "Lake Wales Connected" urban design plan to guide our redevelopment efforts of the Lake Wales historic core.

Prescribed within the plan is the redesign of Grove Manor to serve as a keystone that connects Lake Wales' Northwest Neighborhood to its historic downtown district. This connection is fundamental in our redevelopment plan and it certainly meets the two primary goals of our CRA. With this said, the Lake Wales CRA and its Board of Directors are committed to assisting the Lake Wales Housing Authority with the redevelopment of Grove Manor, as evidenced by the previous commitment of funding toward Phases 1 and 2 of the project.

However, after recent failures of Smith & Henzy Advisory Group to obtain State funding, the Lake Wales CRA requests the Housing Authority select a new advisory group to assist with the Grove Manor redevelopment project. Once a qualified new firm is selected, the Lake Wales CRA will consider partnering with the Housing Authority once again.

The CRA staff is available and would like to assist you with the selection of a new Affordable Housing advisory firm.

Please contact me at your convenience to discuss further.

Sincerely,

James Slaton, Executive Director

Lake Wales Community Development Agency