

**COMMUNITY REDEVELOPMENT AGENCY (CRA)
OFFICIAL AGENDA
February 17, 2026 5:45 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

Documents:

[SPEAKER CARDS LAKE WALES.PDF](#)

3. Minutes - February 10, 2026

[FEBRUARY 10, 2026](#)

4. SEMCO Proposal For Walesbilt Hotel Debris Removal

Staff is requesting CRA Board approval of SEMCO Proposal for Walesbilt Hotel debris removal.

Documents:

[AGENDA MEMO SEMCO PROPOSAL.PDF](#)
[26153 COLW WALESBILT DEBRIS REMOVAL.PDF](#)

5. EXECUTIVE DIRECTOR'S REPORT
6. BOARD MEMBER COMMENTS

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.

City of Lake Wales, Florida
CITY COMMISSION - REQUEST TO SPEAK
The time limit is five minutes.



Date: _____

Speaker's Name: _____ Representing _____
(Print clearly)

Speaker's Address: _____
(Optional) (Print complete address)

_____ City State Zip Code

Telephone No: _____ Email: _____

Sign me up for the quarterly email newsletter

I wish to speak on this Agenda Item(s) or topic: _____

I waive my right to speak, but wish to express my opinion regarding Agenda items (Identify Items) _____,

For or Against (Circle One), Comments: _____

This form is a public record and will be added to the online agenda packet after the meeting.

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For or Against (Circle One), Comments: _____

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MEMORANDUM

DATE: February 12, 2026

TO: Chairman and Members of the Community Redevelopment Agency Board

VIA: James Slaton, City Manager/CRA Executive Director

FROM: Deena Drumgo, Assistant City Manager

SUBJECT: SEMCO Proposal for Walesbilt Hotel Debris Removal

SYNOPSIS: Staff is requesting CRA Board approval of SEMCO Proposal for Walesbilt Hotel debris removal.

RECOMMENDATION

It is recommended that the CRA Board take the following actions:

1. Approve SEMCO proposal for Walesbilt Hotel debris removal.
2. Authorize the expenditure of \$101,830.00 (not to exceed).
3. Authorize the City Manager to execute the necessary documents on behalf of the City.

BACKGROUND

SEMCO Construction, Inc. has submitted a proposal for debris removal at the Walesbilt Hotel (5 West Park Avenue) to include all labor, material, supervision, and equipment. The cost for labor and subcontractors is estimated to not exceed \$101,830.00.

Investment in the downtown core area has been growing, and moving forward with the redevelopment of the hotel has been a long-standing goal for the city. Restoring historic assets is essential to the Lake Wales Connected Plan for economic vitality and downtown reinvestment.

OTHER OPTIONS

Do not approve SEMCO proposal for Walesbilt Hotel debris removal.

FISCAL IMPACT

If approved, the scope of work would not exceed \$101,830.00

ATTACHMENTS

SEMCO Proposal

PROPOSAL

February 12, 2026

James Slaton
City of Lake Wales
201 W Central Ave
Lake Wales, FL 33853
jslaton@lakewalesfl.gov
cmonk@lakewalesfl.gov



RE: Walesbilt Hotel Debris Removal

SEMCO Construction, Inc. is pleased to quote all labor, material, supervision, and equipment to complete the following scope of work at the Walesbilt Hotel building, 5 W Park Ave, Lake Wales.

- Remove loose debris from all floors.
- Debris removal to be via crane set on west side of building.
- Dumpsters to be staged on west side of building.
- Approximately (50), 20 yd dumpsters are anticipated for this job.
 - SEMCO requests (10) dumpsters be provided initially
 - Dumpsters to be provided by Owner
- All salvage rights belong to Owner.
 - Owner to send vehicles to pick up salvage items.
 - Contractor to load salvage items at hotel.
 - Owner to unload salvage items at offloading point.
- All secured items to remain (such as base, doors, wall finishes etc.).
- Temporary board-up or reinstallation of ladders, doors, etc. is not included in this quote.
- Repair of elevator or restoration of electrical is not included in this quote.
- It is assumed that all debris to be removed will have no asbestos containing material, according to PCA report provided by Owner.
 - If any asbestos-containing materials are found, we will leave in place
- Demolition permit is not included in this quote. It is assumed no permit is required for debris removal.
- All work to be done during normal business hours.

Not to Exceed: \$101,830.00

Labor	Rate	Hours	Total
Project Estimator/Manager	\$ 65.00	48	\$ 3,120.00
Supervisor/Foreman	\$ 47.00	240	\$ 11,280.00
Laborer	\$ 25.00	1680	\$ 42,000.00
			Subtotal Labor \$ 56,400.00
Subcontracts			
Crane/Operator			\$ 35,000.00
GPR Testing			\$ 3,500.00
			Subtotal
			Subcontracts \$ 38,500.00
			Markup (18%) \$ 6,930.00
			Total
			Subcontracts \$ 45,430.00
			Total Not to Exceed \$ 101,830.00

Submitted by:
Mac McMillen, Executive Vice President
26153