

**COMMUNITY REDEVELOPMENT AGENCY (CRA)  
OFFICIAL AGENDA  
May 14, 2019 5:30 p.m.**

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

1. ROLL CALL

2. AGENDA ITEMS

2.I. Minutes - April 3, 2019

The minutes of the meeting on [APRIL 3, 2019](#)

2.II. Election Of Chairperson

2.III. Election Of Vice-Chairperson

2.IV. RESOLUTION 2019-01 - Purchase Extension St. Paul Lodge #77

This resolution provides for extension of time to purchase two lots on B Street.

Documents:

[AGENDAMEMO 2019-01.PDF](#)  
[RES2019-01\(2\).PDF](#)

2.V. Resolution 2019-02 - Extension Of The Option To Purchase Lots

This Resolution provides for extending the purchase option for remaining lots at the Lake Wales Commerce and Technology Park.

Documents:

[AGENDAMEMO 2019-02.PDF](#)  
[RES2019-02.PDF](#)

2.VI. Grant Acceptance, Center State Bank, \$30,000

The City of Lake Wales Redevelopment Agency proposes to accept a grant awarded to the Community Redevelopment Agency, in the amount of \$30,000.00 from Center State Bank, CRA Department. Funds are to be allocated for the Northwest Redevelopment Master Plan, Dover Kohl & Partners.

Documents:

[AGENDA MEMO CRA GRANT.PDF](#)

3. EXECUTIVE DIRECTOR'S REPORT

4. 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.

## MEMORANDUM

---

**DATE:** May 7, 2019

**TO:** Honorable Chair and Board of Commissioners

**VIA:** Kenneth Fields, Executive Director of the Lake Wales  
Community Redevelopment Agency

**FROM:** Albert C. Galloway, Jr., City Attorney

**RE:** Resolution CRA 2019-01

### **STAFF RECOMMENDATION:**

It is recommended that the Lake Wales Community Redevelopment Agency pass and adopt Resolution CRA 2019-01.

### **BACKGROUND:**

The Lake Wales Community Redevelopment Agency ("CRA") has contracted to sell two vacant lots located on "B" Street to the St. Paul Lodge #77 Make a Difference Foundation, Inc. (the "Buyer"). As set forth in the Resolution, the Buyer did not tender the closing funds as scheduled and has requested an extension of time through June 30, 2019, to complete the transaction.

### **OTHER OPTIONS:**

Decline to grant the requested extension.

### **FISCAL IMPACT:**

Costs associated with the closing that would be recovered through the transaction in the amount of \$250.00 if the closing does not take place.

### **ATTACHMENTS:**

Resolution CRA 2019-01

## **RESOLUTION CRA 2019-01**

### **A RESOLUTION OF THE LAKE WALES COMMUNITY REDEVELOPMENT AGENCY APPROVING AN EXTENSION OF THE TIME TO CLOSE THE PURCHASE BY THE ST. PAUL LODGE #77 MAKE A DIFFERENCE FOUNDATION, INC.**

**WHEREAS**, the St. Paul Lodge #77 Make a Difference Foundation, Inc. (the “Buyer”), entered into a Vacant Land Contract with the Lake Wales Community Redevelopment Agency (the “Seller”) for the purchase of two vacant lots located on B Street in the City of Lake Wales; and

**WHEREAS**, the Contract contemplated a closing date of March 5, 2019; and

**WHEREAS**, the closing documents were timely prepared and executed by the Seller; and

**WHEREAS**, the Buyer has advised the settlement agent of a desire to extend the Contract to “late May or early June” in order to make certain that the purchase funds, as well as the construction funds, are available prior to closing; and

**WHEREAS**, the Seller is interested in seeing the contemplated project come to fruition as expected by both the Seller and Buyer; and

**WHEREAS**, an extension of the closing date would be prudent and the Seller desires to accommodate the request of the Buyer; and

**WHEREAS**, and extension of the closing date would not be detrimental to the public; and

**WHEREAS**, an extension of the closing date through June 30, 2019, may assist in implementing development in the CRA Area in which the subject property is located and the CRA has the power and authority to grant the requested extension.

**NOW THEREFORE, be it resolved by the Board of Commissioners of the Lake Wales Community Redevelopment Agency,**

That the closing date for the sale and purchase provided for in the subject Contract is hereby extended through June 30, 2019. Should the closing not occur as provided hereby, the Contract shall be null and void.

**DULY PASSED AND ADOPTED** this \_\_\_\_\_ day of May, 2019.

Lake Wales Community Redevelopment Agency

\_\_\_\_\_  
ROBIN GIBSON, Chairman

ATTEST:

\_\_\_\_\_  
Kenneth Fields, Executive Director

This instrument prepared by:  
Albert C. Galloway, Jr.  
City Attorney  
Albert C. Galloway, Jr., P.A.  
Post Office Box 3339  
Lake Wales, FL 33859-3339

## MEMORANDUM

---

**DATE:** May 7, 2019

**TO:** Honorable Chair and Board of Commissioners

**VIA:** Kenneth Fields, Executive Director of the Lake Wales  
Community Redevelopment Agency

**FROM:** Albert C. Galloway, Jr., City Attorney

**RE:** Resolution CRA 2019-02

### **STAFF RECOMMENDATION:**

It is recommended that the Lake Wales Community Redevelopment Agency pass and adopt Resolution CRA 2019-02.

### **BACKGROUND:**

The Lake Wales Community Redevelopment Agency ("CRA") previously sold numerous Lots within the Plat of the Longleaf Business Park to CRV Development, Inc. (the "Buyer"). The Contract provided an option for the Buyer to purchase the four remaining Lots within the Plat to which the CRA holds title. The option to purchase the remaining Lots will expire on May 15, 2019, if the option is not extended. The Buyer has requested that the option be extended for 12 months to May 15, 2020.

### **OTHER OPTIONS:**

Decline to grant the requested extension.

### **FISCAL IMPACT:**

No immediate impact. The Contract purchase price for the four remaining Lots is \$30,000.00 per acre.

### **ATTACHMENTS:**

Resolution CRA 2019-02

**RESOLUTION CRA 2019-02**

**A RESOLUTION OF THE LAKE WALES COMMUNITY REDEVELOPMENT AGENCY APPROVING AN EXTENSION OF THE OPTION TO PURCHASE LOTS 4, 5, 6 AND 7 IN LONGLEAF BUSINESS PARK BY CRV DEVELOPMENT, INC.**

**WHEREAS**, CRV Development, Inc., a Massachusetts corporation, (the “Buyer”), entered into a Contract with the Lake Wales Community Redevelopment Agency (the “Seller”) for the purchase of several vacant lots located within the Plat of Longleaf Business Park in the City of Lake Wales; and

**WHEREAS**, the initial closing occurred on November 15, 2016; and

**WHEREAS**, the Contract included an extension of time to purchase the remaining Lots 4,5, 6, and 7 which has been extended through May 15, 2019; and

**WHEREAS**, the Buyer has requested an additional extension through May 15, 2020; and

**WHEREAS**, an extension of the closing date would be prudent to the extent that the Community Redevelopment Agency would have no further responsibility for marketing the subject Lots; and

**WHEREAS**, an extension of the closing date would not be detrimental to the public.

**NOW THEREFORE, be it resolved by the Board of Commissioners of the Lake Wales Community Redevelopment Agency,**

That the Contract for the sale and purchase of Lots 4,5,6 and 7, in the Plat of Longleaf Business Park is hereby extended through May 15, 2020, under the same terms and conditions as originally provided in the Contract. Should the closing not occur as provided hereby, the Contract, as extended, shall be null and void.

**DULY PASSED AND ADOPTED this \_\_\_\_\_ day of May, 2019.**

Lake Wales Community Redevelopment Agency

\_\_\_\_\_  
ROBIN GIBSON, Chairman

ATTEST:

---

Kenneth Fields, Executive Director

This instrument prepared by:  
Albert C. Galloway, Jr.  
City Attorney  
Albert C. Galloway, Jr., P.A.  
Post Office Box 3339  
Lake Wales, FL 33859-3339



## **MEMORANDUM**

---

May 9, 2019

**TO:** Chairman and Members of the Community Redevelopment Agency Board

**VIA:**

**FROM:** Kenneth Fields, Executive Director, Karen Thompson, Assistant Director

**RE:** Grant, Center State Bank, CRA Department

### **SYNOPSIS**

The City of Lake Wales Redevelopment Agency proposes to accept a grant awarded to the Community Redevelopment Agency, in the amount of \$30,000.00 from Center State Bank, CRA Department. Funds are to be allocated for the Northwest Redevelopment Master Plan, Dover Kohl & Partners.

### **RECOMMENDATION**

Staff recommends the approval of accepting the \$30,000.00 grant.

### **BACKGROUND**

In the efforts to encourage public and private investments to boost economic growth and improve the quality of life in the redevelopment area, the Lake Wales Community Redevelopment Agency applied for a \$30,000.00 grant from Center State Bank's, CRA Department. Center State Bank's CRA department focuses attention and resources in a specific area characterized by blight and disinvestment. On April 24, 2019 the Lake Wales Redevelopment Agency was awarded the \$30,000.00 grant by the Center State Bank Grants Committee, pending their operating budget approval scheduled for May 10, 2019. Funds are to be allocated for the Northwest Redevelopment Master Plan, currently underway by Dover Kohl & Partners.

### **OTHER OPTIONS**

Not to approve accepting the grant.

### **FISCAL IMPACT**

This grant has no matching requirements. The fiscal impact is positive revenue.

### **ATTACHMENTS**

None