

MEMORANDUM

DATE: June 10, 2022

TO: Honorable Chairman and Members of the Lake Wales Community
Redevelopment Agency

FROM: James Slaton, Executive Director

SUBJECT: Due Diligence Related to Real Property Acquisition (Clark's Corner)

SYNOPSIS: *The Community Redevelopment Agency (CRA) Board will consider authorizing staff to perform further due diligence related to the acquisition of the real property located at the intersection of Hwy 60 and West Central Ave., commonly referred to as Clark's Corner.*

RECOMMENDATION

Staff recommends the CRA Board take the following action(s):

1. Authorize an expenditure in the amount of \$25,250 for the completion of a comprehensive Phase 2 Environmental Site Assessment.

BACKGROUND

The Lake Wales CRA approved the purchase of the subject property during its May 10, 2022 Board meeting. The site has development constraints due to the lack of land available to comply with current parking space, buffering, and storm water management requirements. Furthermore, the 1,788 SF structure located on the parcel is in poor condition.

Purchase of this property will meet the goals of the CRA to reduce slum and blight.

After the original Sale and Purchase Agreement was approved, the CRA Board and staff were made aware of potential negative environmental impacts to the property. Staff made the seller aware of the concerns related to the environmental conditions and the CRA did not close on the transaction. At this time, no enforceable Sale and Purchase Agreement exists between the seller and the Lake Wales CRA.

A Phase 1 Environmental Site Assessment (ESA) has been conducted on the property with the conclusion that a much more comprehensive Phase 2 ESA must also be conducted, primarily due to the potential existence of underground petroleum tanks.

Additionally, staff has authorized an appraisal to determine the actual market value of the property.

If the CRA Board wishes to continue pursuit of this property acquisition, staff recommends this due diligence be performed so the Board can make an informed decision.

Staff will make a recommendation on whether to move forward with the property acquisition once the Phase 2 ESA report has been produced.

OTHER OPTIONS

Do not approve the expenditure and direct staff to discontinue all efforts related to this acquisition.

FISCAL IMPACT

The cost to the CRA Trust Fund is \$25, 250.

ATTACHMENT

Proposal – Phase 2 ESA

Report – Phase 1 ESA