

Community Redevelopment Agency (CRA)
Meeting Minutes May 10, 2022
(APPROVED)

5/10/2022 - Minutes

1. CALL TO ORDER & ROLL CALL

CRA Members Present: Chair Robin Gibson, Danny Krueger, Terrye Howell, Mayor Jack Hilligoss, Daniel Williams

Staff Present: Joanna Abernathy, Deputy City Manager, Jennifer Nanek, City Clerk; Albert C. Galloway, Jr., City Attorney

Chair Robin Gibson called the meeting to order at approximately 3:00 p.m. A quorum was present.

2. COMMENTS AND PETITIONS

3. Minutes - January 11, 2022 & April 12, 2022

Mayor Hilligoss made a motion to approve the minutes of April 12, 2022 and January 11, 2022. Commissioner Williams seconded the motion.

by voice vote:

ALL "YES"

Motion approved 5-0.

4. Election Of Chair And Vice-Chair

Commissioner Howell moved to approve Robin Gibson to serve as chair. Mayor Hilligoss seconded the motion.

by voice vote:

Commissioner Howell "YES"

Mayor Hilligoss "YES"

Commissioner Williams "YES"

Commissioner Krueger "YES"

Robin Gibson "YES".

Motion approved 5-0.

Mayor Hilligoss nominated Terrye Howell to serve as vice-chair. Commissioner Williams seconded the nomination.

by voice vote:

Mayor Hilligoss "YES"

Commissioner Williams "YES"

Commissioner Krueger "YES"

Commissioner Howell "YES"

Robin Gibson "YES"

Motion approved 5-0.

5. Purchase Of The Property At The Corner Of Central Avenue And Highway 60

[Begin Agenda Memo]

SYNOPSIS: The purpose of this request is to consider the purchase of property owned by JAK Rentals LLC at 1130 W Highway 60.

RECOMMENDATION It is recommended that the CRA Board approve the following actions:

1. Authorize the purchase of the property at 1130 W Highway 60 for \$60,000. This property is identified by parcel number 273003000000032080.

2. Authorize the Executive Director of the CRA to sign a vacant land contract with the property owner.

BACKGROUND Over the past few years, city staff has attempted to purchase this property, but has not been successful. A new owner recently purchased the property, and met with staff to discuss development options and requirements. During this discussion, it was determined that there was interest in selling the property to the City. After subsequent discussions, an agreement was reached.

The parcel currently contains a 1,788 SF structure, and is in fair to poor condition. The site is also constrained, due to the lack of land available to comply with current parking space, buffering, and storm water management requirements.

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

If approved, staff intends to pursue demolition, with the intent of eventually creating a gateway feature.

FISCAL IMPACT The CRA will pay \$60,000 to purchase the property at 1130 W Highway 60. Funds are available in the Strategic Development account.

OTHER OPTIONS Not accept CRA staff recommendation.

[End Agenda Memo]

Joanna Abernathy, Deputy City Manager, reviewed this item.

Chair Robin Gibson asked to confirm that the building to be demolished is the concrete one on the property. Darrell Starling, CRA Coordinator, confirmed this. He shared a picture of the building and ideas for the planned gateway.

Chair Gibson asked who the current owner is. Mr. Starling said Kevin Kitto.

Mark Bennett, Development Services Director, explained that there is not much one can do with the property so Mr. Kitto was willing to sell it to the City as this has long been a goal of the City to acquire this property. Chair Gibson said it is perfect for a gateway.

Commissioner Howell asked if we will have to demolish the building. Mr. Bennett said yes. Commissioner Howell estimated a cost of about \$10,000. Then the gateway will be a cost.

Chair Gibson asked how much the owner has in it. Mr. Bennett said it was purchased for approximately \$40,000 and the owner put some money in it. Mr. Bennett shared that the City has been trying to get this property for some time.

Commissioner Williams asked if we negotiated the price. Mr. Bennett said staff felt it was a good opportunity.

Chair Gibson said it has that value for us. Commissioner Howell said that is a lot of money but we need it for a reason.

Commissioner Krueger said he would have preferred if we made a counter offer. We want it but we shouldn't pay premium for it. Chair Gibson asked if Kitto would accept \$55,000. Mr. Bennett said he didn't know. This was an opportunity for the City. Chair Gibson said we do have an obligation to the taxpayer.

Commissioner Williams asked Mr. Bennett his recommendation. Mr. Bennett said we should move forward and acquire the property, control it and improve it. Let's not wait another 10 years to get this.

Mayor Hilligoss said that is the entrance to the City a high level priority.

Mayor Hilligoss made a motion to purchase the property. Commissioner Howell seconded the motion.

By Roll Call vote:

Mayor Hilligoss "YES"

Commissioner Howell "YES"

Commissioner Krueger "YES"

Commissioner Williams "YES"

Chair Robin Gibson "YES"

Motion approved 5-0.

6. Sale Of CRA Property On 0 B Street

[Begin Agenda Memo]

SYNOPSIS: The purpose of this request is to consider the sale of the CRA property located at 0 B Street to Florida Development Corporation (FDC) for \$4000.

RECOMMENDATION It is recommended the CRA Board consider the following action(s)

1. The CRA Board authorize the sale of the CRA property at 0 B Street to FDC for \$4,000. Property number: 272935879000001210.

2. Authorize the Executive Director of the CRA to sign a vacant land contract with the contingency that the development agreement must be executed prior to closing.

3. Authorize the Executive Director of the CRA to enter into a developer's agreement and at said agreement shall include, at a minimum, a reverter clause and project timeline.

BACKGROUND At the August 2021 CRA Board meeting, the Board accepted the bid from FDC for the property at 0 B Street to encourage redevelopment in the Lincoln Avenue business district. FDC submitted plans to build LINC Plaza, a mixed use building that would house two commercial rental spaces and six 2 bedroom and 1 bath affordable housing units. On March 18, 2022, the CRA advertised a Request for Proposal (RFP) 22-508 for 0 B Street (Lot 21). The intent of the RFP was to offer the property for sale to construct a parking lot to support residents and patrons of businesses on Lincoln Avenue. The Ranking Committee reviewed the one proposal submitted, and recommends that the CRA Board accept the bid from FDC. This is based on the company's plan is to construct a 6,700 SF parking lot at the proposed property.

LAKE WALES CONNECTED PLAN ACTION STEPS

Action # 30 Description Work with investors to develop a multi-tenant building on Lincoln Ave

FLORIDA DEVELOPMENT CORPORATION Florida Development Corp, Inc. (FDC) is a progressive real estate development company founded in 2016. Its founders have over 60 years of collective experience in affordable housing development, community & economic development, weatherization, financial and project management. Their projects include numerous new construction homes, multi family, weatherization and single-family rehabilitation projects, and an adaptive reuse of a commercial building for a PPE (Personal Protective Equipment) manufacturing company. Their most recent project is the building of a single-family residence on Lot 19; just south of the B Street Lot 22 they were awarded. FDC has provided services to municipalities, and nonprofit organizations in Hillsborough, Pasco, Polk and Orange Counties as well as various areas throughout Central and Western Florida.

OTHER OPTIONS Not accept CRA staff recommendation.

[End Agenda Memo]

Joanna Abernathy, Deputy City Manager, reviewed this item.

Commissioner Howell made a motion to approve the sale. Commissioner Williams seconded the motion.

by roll call vote:

Commissioner Howell "YES"

Commissioner Williams "YES"

Commissioner Krueger "YES"

Mayor Hilligoss "YES"

Chair Gibson "YES"

Motion approved 5-0.

7. EXECUTIVE DIRECTOR'S REPORT

Commissioner Krueger said we should always try and get the best deal in selling or buying property and to try and negotiate no matter how much we could use the property. Chair Gibson agreed.

Commissioner Williams asked if the Florida Development company is the same one building the building at the end of Lincoln. Darrell Starling, CRA Coordinator, said yes.

Commissioner Howell asked if future meetings can be at 2:00p.m. to match the times of the Wednesday Work Session. The Board consented to change the time to 2pm.

Mayor Hilligoss asked if the work session agenda will be posted today. Jennifer Nanek, City Clerk, said yes, sometime today. Commissioner Howell asked if they could be posted earlier. Commissioner Williams agreed with the request. This was discussed. Ms. Nanek said they will work to get them posted earlier.

8. ADJOURN

The meeting was adjourned at 2:25 p.m.

Chair/Vice-Chair

ATTEST:

City Clerk/Deputy City Clerk