

Community Redevelopment Agency (CRA)
Meeting Minutes May 14, 2019
(DRAFT)

5/14/2019 - Minutes

1. ROLL CALL

CRA members Present: Mayor Fultz, Commissioner Stewart, Commissioner Curtis Gibson, Commissioner Howell, Commissioner Goldstein

Chair Robin Gibson arrived late.

Staff Present: Kenneth Fields, CRA Director; Albert C. Galloway Jr, City Attorney; Jennifer Nanek, City Clerk; Karen Thompson, Assistant Director of the CRA

In absence of the Chair and Vice-Chair Mayor Fultz called the meeting to order at 5:30p.m.

2. AGENDA ITEMS

2.I. Minutes - April 3, 2019

Commissioner Howell made a motion to approve the minutes of April 3, 2019. Commissioner Gibson seconded the motion.

by voice vote:

Commissioner Howell "YES"

Commissioner Curtis Gibson "YES"

Commissioner Goldstein "YES"

Mayor Fultz "YES"

Motion passed 4-0.

2.II. Election Of Chairperson

Commissioner Howell made a motion nominating Robin Gibson to serve as Chairperson of the CRA. Mayor Fultz seconded the motion. There were no other nominations. The chair suggested that the nomination be accepted by acclamation.

By voice vote:

Commissioner Howell "YES"

Mayor Fultz "YES"

Commissioner Curtis Gibson "YES"

Commissioner Goldstein "YES"

Chairperson Robin Gibson "YES"

Motion Passed 5-0.

2.III. Election Of Vice-Chairperson

Commissioner Howell made a motion nominating Curtis Gibson to serve as Vice-Chairperson of the CRA. Mayor Fultz seconded the motion. There were no other nominations. The chair suggested that the nomination be accepted by acclamation.

By voice vote:

Commissioner Howell "YES"

Mayor Fultz "YES"

Commissioner Curtis Gibson "YES"

Commissioner Goldstein "YES"

Chairperson Robin Gibson "YES"

Motion Passed 5-0.

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

[Begin Agenda Memo]

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.

[End Agenda Memo]

Jennifer Nanek, City Clerk, read **RESOLUTION CRA 2019-01** by title only.

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.

Kenneth Fields, Executive Director, reviewed this item.

Commissioner Curtis Gibson asked if the Lodge will have everything done by end of this extension. Karen Thompson, Assistant CRA Director, explained that they are meeting this Sunday to work on the extension and they should have plenty of time.

Commissioner Howell made a motion to adopt **RESOLUTION CRA 2019-01**. Commissioner Curtis Gibson seconded the motion.

by Roll Call vote:

Commissioner Howell "YES"

Commissioner Curtis Gibson "YES"

Commissioner Goldstein "YES"

Mayor Fultz "YES"

Motion passed 4-0.

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

[Begin Agenda Memo]

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.

[End Agenda Memo]

Kenneth Fields, City Manager, reviewed this item.

Jennifer Nanek, City Clerk, read **RESOLUTION CRA 2019-02** by title only.

**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.**

Commissioner Curtis Gibson expressed concern about this second extension. We might miss out on other offers waiting 12 months. He suggested putting it on the market and not prolonging the purchase.

Robin Gibson arrived.

Commissioner Goldstein asked about the possibility of giving the the right of first refusal. Albert Galloway, Jr., City Attorney, said this would have to be brought back to buyer for review. Mr. Fields said that we have a good relationship with the buyer and would hate to jeopardize it. There would be a cost to market the property. Commissioner Curtis Gibson said we need to move forward for the benefit of the City. Deputy Mayor Robin Gibson recommended adding interest throughout the year. Mr. Fields agreed and said we could do this. This would encourage a quicker purchase. Mr. Fields suggested a .5% a month or 6% a year. Mayor Fultz agreed with this.

Deputy Mayor Robin Gibson made a motion to adopt RESOLUTION CRA 2019-02 with the change of adding interest of .5% a month to the purchase price until exercised. Commissioner Curtis Gibson seconded the motion.

by Roll Call vote:

Chair Robin Gibson "YES"

Commissioner Curtis Gibson "YES"

Commissioner Howell "YES"

Commissioner Goldstein "YES"

Mayor Fultz "YES"

Motion passed 5-0.

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

[Begin Agenda Memo]

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.

[End Agenda Memo]

Karen Thompson, Assistant Director of the CRA, reviewed this item. She said we have definitely been awarded the \$30,000 and there is no matching.

Commissioner Howell made a motion to accept the grant. The motion was seconded.

by voice vote:

Commissioner Howell "YES"

Commissioner Curtis Gibson "YES"

Commissioner Goldstein "YES"

Mayor Fultz "YES"

Chair Robin Gibson "YES"

Motion passed 5-0.

3. EXECUTIVE DIRECTOR'S REPORT

Kenneth Fields, Executive Director, reported that the Dover-Kohl report will be complete by mid June which will help with budget planning.

Mr. Fields reported on a meeting with the Housing Authority and that they are interested in working with the CRA on housing issue. He offered the CRA's help to improve any new housing that is put in as they move forward. He did not verbally commit the CRA but made the recommendation. Chair Robin Gibson recommended mixed income housing with business. Karen Thompson said that a local contribution can help the Housing Authority get a grant. Deputy Mayor Robin Gibson said that this will be a strong bridge between the two communities. Commissioner Howell said she will convey this to the Housing Authority at the next meeting that some matching funds may be available.

4. COMMUNICATIONS AND PETITIONS

Mayor Fultz reported that there were no significant changes made to CRAs by the Florida legislature during the recent session. Board members are now required to have ethics training which our board already does.

Meeting was adjourned at 5:32p.m.

Chair/Vice-Chair

ATTEST:

City Clerk/Deputy City Clerk