

**Community Redevelopment Agency (CRA)
Meeting Minutes October 1, 2019
(DRAFT)**

10/1/2019 - Minutes

1. ROLL CALL

CRA Board Members present: Chair Robin Gibson, Mayor Eugene Fultz, Commissioner Goldstein, Commissioner Howell, Commissioner Curtis Gibson.

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

Chair Robin Gibson called the meeting to order at approximately 5:30 p.m.

2. Minutes - August 13, 2019

Mayor Fultz made a motion to approve the minutes of August 13, 2019. Commissioner Goldstein seconded the motion.

by voice vote:

Mayor Fultz "YES"

Commissioner Goldstein "YES"

Commissioner Howell "YES"

Commissioner Curtis Gibson "YES"

Chair Robin Gibson "YES"

Motion passed 5-0.

3. AGENDA ITEMS

3.I. Presentation By Victor Dover – Owner, Dover Kohl And Partners:

Kenneth Fields, Executive Director, said that this is a community plan as the public provided input to this plan. This will benefit all of Lake Wales not just one area. This is the final draft but not the final plan as this can still change.

Victor Dover, Dover Kohl, explained what changes were made since the last meeting. He gave a recap of the process to develop the process. He said they had a team of experts helping with this document such as area planners and engineers. He shared a slide show of before and after pictures of what certain areas can look like. He said that Lake Wales has good bones and a good foundation. He shared a vision of a greener city with a greater sense of belonging. These changes will be dramatic. The plan is in a back to back volume but it is one plan. They had two contracts with deliverables. It is one plan with two volumes that will be put back together after approval. Content and action steps are one plan. Some changes were made today and the details can be tweaked as we move forward. He said more trees can help in a variety of ways. The big move involves creating a town square or a signature public space that would be good for special events. Many little moves will add to big improvements. He showed illustrations of changes on Stuart Avenue and Lincoln Avenue. Mr. Dover shared ideas on expanding

and connecting our downtown trails. He addressed proposed changes in parking. There is plenty of parking. Changes in pedestrian access will help people feel comfortable with parking a bit further away. He recommended where sidewalks could be added. We need more people living in the downtown. Some areas could be improved with infill housing. He recommended that affordable housing areas include a variety of income levels. He recommended more residential developments on Orange Avenue and Lincoln Avenue. He suggested redesigning streets for more residential needs. He included in the plan a list of steps, the costs and who should be responsible for the costs. He said there have been many false starts but suggested that we should not be afraid to try and not worry to fail. We should aim high. He shared the website.

After Communications and petitions:

Chair Robin Gibson said he supports the plan. It is a risk but worth trying to accomplish.

Kenneth Fields, Executive Director, said this is a plan not a budget. There are beginning elements of the plan already in the budget for the next year including planning for Park Avenue and working on affordable housing. We are receiving many inquiries in both areas. He would like to keep Dover Kohl involved. This document is not fixed it may change as we move forward. He recommended adoption of the plan.

Chair Robin Gibson asked for a motion to adopt the DoverKohl Plan with the understanding that it is one plan. Mayor Fultz made a motion to this effect. Commissioner Howell seconded the motion.

by voice vote:

Mayor Fultz "YES"

Commissioner Howell "YES"

Commissioner Goldstein "YES"

Commissioner Curtis Gibson "YES"

Chair Robin Gibson "YES"

Motion passed 5-0.

4. COMMUNICATIONS AND PETITIONS

John Scott, resident, asked about gentrification. Mr. Dover acknowledged the concern as costs may rise driving out long time residents and businesses. He said we need to give thought to this as we move forward. We should reward those that are willing to make long term commitments. We should build for the people here. Then others will come.

Charlene Bennett, resident, asked about sustainability. Mr. Dover said there is a whole section that addresses these concerns. Historic Preservation is the best way to build green for the environment. Making our downtown walkable reduces emissions and costs. He explained the benefits of the tree canopy. He encourage our city to be prepared as people move from the coast due to climate change.

Bart Delcamp, non-resident and Curator of the Lake Wales Museum, asked how the non-profits and arts organizations can help with this plan. Mr. Dover said these things, the activities, are a draw to the downtown. They should play it up. Expanding performing arts is encouraged. The social services have a place as well. We need a balance of both downtown. Chair Robin Gibson spoke of the benefits of the non-profits in our community including that they include people outside City limits. The cooperation of these

non-profits can help the City realize this plan.

Steve Weber, non-resident, asked about Dover-Kohl successful projects. Victor Dover said the most successful projects include participation from public and private sectors which Lake Wales does well. He described a successful effort in Chattanooga.

Kevin Kieft, Lake Wales Chamber of Commerce and EDC, read a statement of support for the plan.

Sara Jones, resident, head of the Northwest community group that they hope to incorporate soon expressed support for the plan. She thanked Rusty Ingley and Karen Thompson for working with them. She wants to make Lake Wales better for everyone.

Rusty Ingley, Main Street, expressed support for the plan and thanked Karen Thompson and City staff for their help. This process has involved community input from the beginning which was important. He thanked Victor Dover and Dover Kohl team for their hard work. He said he and the Main Street board are up to the task of seeing this through.

5. EXECUTIVE DIRECTOR'S REPORT

Karen Thompson, Assistant Director, thanked everyone for their hard work and said that the hard work is just beginning.

Kenneth fields, Executive director, said the CRA may need to meet more often in the future.

Meeting adjourned at 6:40 p.m.

Chair/Vice-Chair

ATTEST:

City Clerk/Deputy City Clerk