WINTER HAVEN
THE CHAIN OF LAKES CITY

COMMUNITY REDEVELOPMENT AGENCY (CRA) BOARD

DATE: Monday, November 10, 2025, 5:00 p.m.

LOCATION: John Fuller Auditorium

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1. Call to Order

2. Roll Call

3. Approval of Minutes

3.A **July 28, 2025 - Regular Meeting**

Staff Contact: *Samise Lee, CRA Coordinator, slee@mywinterhaven.com*

July 28 2025 CRA Board Meeting Minutes - Draft

4. Action Items

4.A **Reappointment of Advisory Committee Members**

Staff Contact: *Angie Hibbard, CRA Manager, ahibbard@mywinterhaven.com*

Summary - Advisory Committee Reappointments 2025.docx
Reappointment Letters

4.B **Meeting Schedule 2026**

Staff Contact: *Samise Lee, CRA Coordinator, slee@mywinterhaven.com*

Summary - 2026 Meeting Schedule

4.C **Selection of Chair and Vice Chair**

Staff Contact: *Angie Hibbard, CRA Manager, ahibbard@mywinterhaven.com*

Summary - Appointment of Chair & Vice Chair 2025

5. Advisory Committee Minutes (informational only)

5.A **Florence Villa Advisory Committee Meeting:**

i. **No minutes**

Staff Contact: *Samise Lee, CRA Coordinator, slee@mywinterhaven.com*

5.B **Downtown Advisory Committee Meetings:**

i. **August 18, 2025 - Workshop Minutes - *Draft***

Staff Contact: *Samise Lee, CRA Coordinator, slee@mywinterhaven.com*

6. Other Business

6.A Comments from the Board

6.B Comments from the Staff

i. **Next Regular Meeting Date - TBD**

6.C Comments from the Public

7. Adjournment

If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceeding is made which record includes the testimony and evidence upon which the appeal is to be based (FS 286.0105). In accordance with the Americans with Disabilities Act and Florida Statutes, Section 286.26, persons with disabilities needing special accommodations to participate in this proceeding, should contact the City Clerk's Office, 451 Third Street, NW, Winter Haven, Florida 33881, in writing, not later than 48 hours prior to the proceeding; if not in writing, then not later than four (4) days prior to the proceeding at (863) 291-5600. Vision or hearing impaired please call (800) 955-8771 for assistance.

City of Winter Haven
Economic Opportunity & Community Investment

CITY OF WINTER HAVEN
Community Redevelopment Agency Board
Regular Meeting Minutes
July 28, 2025

City Hall - John Fuller Auditorium
451 Third Street, NW, Winter Haven, Florida

1. **Call to Order**

   Chairman Yates called the meeting to order at 5:00 PM.

2. **Roll Call**

   Board Members Present: Chairman Yates; Vice Chair Mercer; Board Member Birdsong; Board Member Threlkel; Board Member Dollison; Board Member Dantzler

   Board Members Absent: Board Member Hunter

   Staff Members Present: T. Michael Stavres, City Manager; Michael "M.J." Carnevale, Deputy City Manager; Eric Labbe, Economic Opportunity & Community Investment Director; Cedric Cox, Economic Opportunity & Community Investment Assistant Director; Nancy Hurley, Affordable Housing Compliance Manager; Angela "Angie" Hibbard, CRA Manager; Samise Lee, CRA Coordinator; John Murphy, City Attorney; Joshua Stone, Information Technology Support Supervisor;

3. **Approval of Minutes**

   Board Member Birdsong moved for approval of the June 9, 2025 regular meeting minutes. Seconded by Board Member Threlkel. **Motion carried by unanimous vote (6-0).**

4. **Action Items**

   a. **Resolution – R-CRA-25-03 - FY25-26 Budget**

      Angela Hibbard stated that each year the CRA is required to adopt a budget for its operation. Within this budget, funds are set aside for personnel, operating expenses, debt service, development incentives, and capital projects.

      Angie began with the Flrorence Villa CRA proposed budget. Based upon the current City millage rate of 6.59, the Florence Villa CRA is anticipated to receive $1,567,518 in ad valorem revenue and interest for fiscal year 2025-2026. Based upon projected end of year expenditures, projected fund balance, and anticipated revenue, a draft fiscal year 2025-2026 budget was presented for consideration.

      Angie opened the floor for discussion regarding the proposed FY 25-26 budget for the Florence Villa Community Redevelopment Area (CRA). Board Member Dantzler inquired

If a person decides to appeal any decision made by the CRA with respect to any matter considered at such meetings or hearing, they will need a record of the proceedings, and that, for such purposes, they need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based (FS 286.0105). The CRA Office may be reached at 863-291-5600, at 451 Third Street, NW, Winter Haven, Florida 33881. In accordance with the Americans with Disabilities Act and Florida Statutes, Section 286.26, persons with disabilities needing special accommodations to participate in this proceeding, should contact the City Clerk's Office, 451 Third Street, NW, Winter Haven Florida 33881, in writing, no later than 48 hours prior to the proceeding; if not in writing, then not later than four (4) days prior to the proceeding at (863) 291-5600. Vision or hearing impaired please call (800) 955-8771 for assistance.

about the $1,000,002 carry-over from the previous fiscal year, requesting clarification on its purpose and whether the "miscellaneous" classification was too vague. A broader discussion followed, with various board members asking and receiving clarification on related budgetary questions. Angie, Eric, and City Manager T. Michael Stavres elaborated further on the "Capital Projects" and "Miscellaneous Projects" line items, offering additional context on their intended use and strategic purpose.

Angie then presented the proposed budget for the Downtown CRA. Based upon the current City millage rate of 6.59, the Downtown CRA is anticipated to receive $4,235,010 in ad valorem revenue and interest for fiscal year 2025-2026. Based upon projected end of year expenditures, projected fund balance, and anticipated revenue, a draft fiscal year 2025-2026 budget was presented for consideration.

A brief discussion incurred about the reserved parking program and increasing parking revenue and bonds.

Staff recommended the CRA Board approve the proposed FY 2025-2026 budget for the CRA.

A copy of Resolution R-CRA-25-03 FY 2025-26 Budget was attached.

City Attorney Murphy read Resolution R-CRA-25-03 into the record.

Board Member Birdsong motioned for approval of Resolution R-CRA-25-03. Seconded by Board Member Dollison.

Chairman Yates opened the floor for public comment. Downtown CRA Advisory Committee Member Jessie Skubna expressed concerns about the allocation of funds, specifically $600K for the DOT pond and trail, and $50K for the sidewalk project. She felt that the breakdown of TIF funds and other projects appeared unbalanced, alluding to potentially outdated policies being the cause. She also shared concerns with how the expenditures are benefiting taxpayers. She also requested the vote to be corrected to reflect she did not vote in favor of recommending the proposed Downtown CRA budget to the CRA Board.

Robbie Loftis commented that he appreciated the building of the skatepark, but commented that it lacks water and shade. He also had concerns about security and vandalism.

Chairman Yates called for the vote. **Motion carried by unanimous vote (6-0).**

5. <u>Advisory Committee Minutes (informational only)</u>

a. Florence Villa Advisory Committee Meeting:

   i. June 30, 2025 – *Draft*

b. Downtown Advisory Committee Meeting:

   i. July 21, 2025 – *Draft*

6. <u>Other Business</u>

a. Comments from the Board

   None

b. Comments from the Staff

   i. Next Regular Meeting Date –November 10, 2025

   ii. Angie revisited the FY 2024-2025 budget request for the purchase of one GEM vehicle for micro-transit service and sought the Board's consensus to reallocate funds from "Operating Services" to "Capital Funding" to allow the purchase of two vehicles priced at approximately $39,000 each. City Manager T. Michael Stavres clarified that the service was not activated due to lack of equipment, and recommended proceeding with the purchase of the two vehicles now as needed to operate the service. City Manager T. Michael Stavres concluded that funding to purchase and implement the service has already been allocated into the FY 2025-26 Budget.

c. Comments from the Public

7. <u>Adjournment</u>

Meeting adjourned at 6:09 PM.

WINTER HAVEN CRA BOARD **ATTEST:**

Brian Yates
CRA Board Chair

Angela Hibbard
CRA Manager

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DATE: November 3, 2025

TO: Chairman Yates and CRA Board Members

VIA: Eric Labbe, Economic Opportunity and Community Investment Director

FROM: Angie Hibbard, CRA Manager

SUBJECT: Reappointment of CRA Advisory Committee Members

BACKGROUND

The Winter Haven Community Redevelopment Agency By-Laws state in Sections 5-A-4 (Downtown Advisory Committee) and 5-B-4 (Florence Villa Advisory Committee) that the CRA Board shall appoint or reappoint members of the Advisory Committee's seats to a term of two years.

Sections 5-A-4/ 5-B-4 of the Winter Haven CRA By-Laws:

> Terms of membership shall be for two (2) years. The Board shall appoint, or reappoint, Committee Members to fill seats numbered 1 - 10. The terms for seats 1 - 5 shall begin in October of odd numbered years. The terms for seats 6 - 10 shall begin in October of the even numbered years.

The following members have made application to be reappointed:
Term - October 1, 2025 – September 30, 2027

Downtown:	*Florence Villa:*
Robert "Bob" Sammons (Seat 1)	Joe Halman (Seat 1)
Chris Collany (Seat 2)	Betty Smothers (Seat 2)
Cyndi Threlkeld (Seat 3)	Derrick Baker (Seat 3)
Steve Kalogridis (Seat 5)	Kendra Williams (Seat 4)

FINANCIAL IMPACT

There is no financial impact to the City or CRA with this request.

STRATEGIC PLAN ALIGNMENT

The reappointment of advisory committee members is most closely aligned with the Responsible Government strategic pillar.

RECOMMENDATION

Staff recommends the CRA Board reappoint the Advisory Committee Members.

ATTACHMENT

- Reappointment letters

City of Winter Haven
City Clerk

Mr. Robert O. "Bob" Sammons
1556 Sixth Street SE
Winter Haven, FL 33883

SENT VIA EMAIL
bob@winterhavenlegal.com

JULY 11, 2025

Dear Mr. Sammons,

Thank you for having served on the City of Winter Haven's Community Redevelopment Agency (CRA) Downtown Advisory Committee. Your term will expire on September 30, 2025. Please let us know if you would like to continue serving on this Committee (2-year term) by completing the following:

1. **Check (✓) one:** ☑ I wish to be reappointed ☐ I do not wish to be reappointed
2. **Submit a new *Board/Committee Appointment Information* application** (if applicable – ex: any information has changed and/or is being added)
3. **Select <u>one</u> of the following:**
   a. If **<u>not</u>** submitting via email, print this letter, sign & date (required):
   × _____ Date: 7-11-2025
   b. If submitting via email with no signature, check **(✓)** here: ☑
4. **Return this letter (**and ***Board/Committee Appointment Information*** **application** if applicable**) in any of the following ways:**
   a. Email: vcastillo@mywinterhaven.com and lharris@mywinterhaven.com
   b. Drop off: City Hall, 451 Third Street NW, Winter Haven, FL 33881
   c. Mail: City Clerk's Office, 451 Third Street NW, Winter Haven, FL 33881

Please contact me if you have any questions.

Sincerely,

Vanessa Castillo, MMC
CITY CLERK

P 863.291.5627
C 863.287.7521
vcastillo@mywinterhaven.com

City of Winter Haven
City Clerk

Mr. Chris Collany
393 East Central Avenue
Winter Haven, FL 33880

SENT VIA EMAIL
chris@collany.com

JULY 11, 2025

Dear Mr. Collany,

Thank you for having served on the City of Winter Haven's Community Redevelopment Agency (CRA) Downtown Advisory Committee. Your term will expire on September 30, 2025. Please let us know if you would like to continue serving on this Committee (2-year term) by completing the following:

1. **Check (✓) one:** ☑ I wish to be reappointed ☐ I do not wish to be reappointed
2. **Submit a new *Board/Committee Appointment Information* application** (if applicable – ex: any information has changed and/or is being added)
3. **Select <u>one</u> of the following:**
   a. If **<u>not</u>** submitting via email, print this letter, sign & date (required):
   × _____ Date: 9/15/25
   b. If submitting via email with no signature, check **(✓)** here: ☐
4. **Return this letter (**and ***Board/Committee Appointment Information*** **application** if applicable**) in any of the following ways:**
   a. Email: vcastillo@mywinterhaven.com and lharris@mywinterhaven.com
   b. Drop off: City Hall, 451 Third Street NW, Winter Haven, FL 33881
   c. Mail: City Clerk's Office, 451 Third Street NW, Winter Haven, FL 33881

Please contact me if you have any questions.

Sincerely,

Vanessa Castillo, MMC
CITY CLERK

P 863.291.5627
C 863.287.7521
vcastillo@mywinterhaven.com

City of Winter Haven
City Clerk

Ms. Cyndi Threlkeld
1324 East Lake Cannon Drive NW
Winter Haven, FL 33880

SENT VIA EMAIL
threedawg.nite@verizon.net

JULY 11, 2025

Dear Ms. Threlkeld,

Thank you for having served on the City of Winter Haven's Community Redevelopment Agency (CRA) Downtown Advisory Committee. Your term will expire on September 30, 2025. Please let us know if you would like to continue serving on this Committee (2-year term) by completing the following:

1. **Check (✓) one:** ☑ I wish to be reappointed ☐ I do not wish to be reappointed
2. **Submit a new *Board/Committee Appointment Information* application** (if applicable – ex: any information has changed and/or is being added)
3. **Select <u>one</u> of the following:**
   a. If **<u>not</u>** submitting via email, print this letter, sign & date (required):
   x Cynthia Threlkeld Date: July 11, 2025
   b. If submitting via email with no signature, check **(✓)** here: ☐
4. **Return this letter (**and ***Board/Committee Appointment Information*** **application** if applicable**) in any of the following ways:**
   a. Email: vcastillo@mywinterhaven.com and lharris@mywinterhaven.com
   b. Drop off: City Hall, 451 Third Street NW, Winter Haven, FL 33881
   c. Mail: City Clerk's Office, 451 Third Street NW, Winter Haven, FL 33881

Please contact me if you have any questions.

Sincerely,

Vanessa Castillo, MMC
CITY CLERK

P 863.291.5627
C 863.287.7521
vcastillo@mywinterhaven.com

City of Winter Haven
City Clerk

Mr. Steve Kalogridis
P.O. Box 2094
Winter Haven, FL 33883

SENT VIA EMAIL
skalogridis@silverpropertieswh.com

AUGUST 26, 2025

Dear Mr. Kalogridis,

Thank you for having served on the City of Winter Haven's Community Redevelopment Agency (CRA) Downtown Advisory Committee. Your term will expire on September 30, 2025. Please let us know if you would like to continue serving on this Committee (2-year term) by completing the following:

1. **Check (✓) one:** ☑ I wish to be reappointed ☐ I do not wish to be reappointed
2. **Submit a new *Board/Committee Appointment Information* application** (if applicable – ex: any information has changed and/or is being added)
3. **Select <u>one</u> of the following:**
   a. If **<u>not</u>** submitting via email, print this letter, sign & date (required):
   x _____ Date: 8.28.25
   b. If submitting via email with no signature, check (✓) here: ☐
4. **Return this letter** (and ***Board/Committee Appointment Information*** **application** if applicable) **in any of the following ways:**
   a. Email: vcastillo@mywinterhaven.com and lharris@mywinterhaven.com
   b. Drop off: City Hall, 451 Third Street NW, Winter Haven, FL 33881
   c. Mail: City Clerk's Office, 451 Third Street NW, Winter Haven, FL 33881

Please contact me if you have any questions.

Sincerely,

Vanessa Castillo, MMC
CITY CLERK

P 863.291.5627
C 863.287.7521
vcastillo@mywinterhaven.com

City of Winter Haven
City Clerk

Mr. Joe Halman
9463 Waterford Oaks Drive
Winter Haven, FL 33884

SENT VIA EMAIL
JoeHalman@polk-county.net

JULY 11, 2025

Dear Mr. Halman,

Thank you for having served on the City of Winter Haven's Community Redevelopment Agency (CRA) Florence Villa Advisory Committee. Your term will expire on September 30, 2025. Please let us know if you would like to continue serving on this Committee (2-year term) by completing the following:

1. **Check (✓) one:** ☒ I wish to be reappointed ☐ I do not wish to be reappointed
2. **Submit a new *Board/Committee Appointment Information* application** (if applicable – ex: any information has changed and/or is being added)
3. **Select <u>one</u> of the following:**
    a. If **<u>not</u>** submitting via email, print this letter, sign & date (required):

    × _____ Date: _____
    +
    b. If submitting via email with no signature, check **(✓)** here: ✓
4. **Return this letter (**and ***Board/Committee Appointment Information*** **application** if applicable**) in any of the following ways:**
    a. Email: vcastillo@mywinterhaven.com and lharris@mywinterhaven.com
    b. Drop off: City Hall, 451 Third Street NW, Winter Haven, FL 33881
    c. Mail: City Clerk's Office, 451 Third Street NW, Winter Haven, FL 33881

Please contact me if you have any questions.

Sincerely,

Vanessa Castillo, MMC
CITY CLERK

P 863.291.5627
C 863.287.7521
vcastillo@mywinterhaven.com

City of Winter Haven
City Clerk

Ms. Betty Smothers
620 Avenue O NE
Winter Haven, FL 33881

SENT VIA EMAIL
missann43@outlook.com

JULY 11, 2025

Dear Ms. Smothers,

Thank you for having served on the City of Winter Haven's Community Redevelopment Agency (CRA) Florence Villa Advisory Committee. Your term will expire on September 30, 2025. Please let us know if you would like to continue serving on this Committee (2-year term) by completing the following:

1. **Check (✓) one:** ☒ I wish to be reappointed ☐ I do not wish to be reappointed
2. **Submit a new *Board/Committee Appointment Information* application** (if applicable – ex: any information has changed and/or is being added)
3. **Select one of the following:**
   a. If **not** submitting via email, print this letter, sign & date (required):
   x Betty Smothers Date: 9/9/25
   b. If submitting via email with no signature, check **(✓)** here: ☐
4. **Return this letter** (and ***Board/Committee Appointment Information*** **application** if applicable**) in any of the following ways:**
   a. Email: vcastillo@mywinterhaven.com and lharris@mywinterhaven.com
   b. Drop off: City Hall, 451 Third Street NW, Winter Haven, FL 33881
   c. Mail: City Clerk's Office, 451 Third Street NW, Winter Haven, FL 33881

Please contact me if you have any questions.

Sincerely,

Vanessa Castillo, MMC
CITY CLERK

P 863.291.5627
C 863.287.7521
vcastillo@mywinterhaven.com

City of Winter Haven
City Clerk

REC'D WH CITY CLERK OFC
SEP 3 '25 PM5:02

Rev. Derrick Baker
1702 Terry Circle NE
Winter Haven, FL 33881

SENT VIA EMAIL
revdlbaker@gmail.com

JULY 11, 2025

Dear Rev. Baker,

Thank you for having served on the City of Winter Haven's Community Redevelopment Agency (CRA) Florence Villa Advisory Committee. Your term will expire on September 30, 2025. Please let us know if you would like to continue serving on this Committee (2-year term) by completing the following:

1. **Check (✓) one:** ☑ I wish to be reappointed ☐ I do not wish to be reappointed
2. **Submit a new *Board/Committee Appointment Information* application** (if applicable – ex: any information has changed and/or is being added)
3. **Select one of the following:**
   a. If **not** submitting via email, print this letter, sign & date (required):
   × Rev. Derrick L. Baker Date: 9-3-2025
   b. If submitting via email with no signature, check **(✓)** here: ☐
4. **Return this letter (**and ***Board/Committee Appointment Information*** **application** if applicable**) in any of the following ways:**
   a. Email: vcastillo@mywinterhaven.com and lharris@mywinterhaven.com
   b. Drop off: City Hall, 451 Third Street NW, Winter Haven, FL 33881
   c. Mail: City Clerk's Office, 451 Third Street NW, Winter Haven, FL 33881

Please contact me if you have any questions.

Sincerely,

Vanessa Castillo, MMC
CITY CLERK

P 863.291.5627
C 863.287.7521
vcastillo@mywinterhaven.com

City of Winter Haven
City Clerk

Ms. Kendra Williams

SENT VIA EMAIL
healthyk25@gmail.com

JULY 11, 2025

Dear Ms. Williams,

Thank you for having served on the City of Winter Haven's Community Redevelopment Agency (CRA) Florence Villa Advisory Committee. Your term will expire on September 30, 2025. Please let us know if you would like to continue serving on this Committee (2-year term) by completing the following:

1. **Check (ü) one:** ☑ I wish to be reappointed ☐ I do not wish to be reappointed

2. **Submit a new *Board/Committee Appointment Information* application** (if applicable – ex: any information has changed and/or is being added)

3. **Select one of the following:**

   a. If **not** submitting via email, print this letter, sign & date (required):

   û_____ Date: _____

   b. If submitting via email with no signature, check **(ü)** here: c

4. **Return this letter (and *Board/Committee Appointment Information* application if applicable) in any of the following ways:**

   a. Email: vcastillo@mywinterhaven.com and lharris@mywinterhaven.com
   b. Drop off: City Hall, 451 Third Street NW, Winter Haven, FL 33881
   c. Mail: City Clerk's Office, 451 Third Street NW, Winter Haven, FL 33881

Please contact me if you have any questions.

Sincerely,

Vanessa Castillo, MMC
CITY CLERK

P 863.291.5627
C 863.287.7521
vcastillo@mywinterhaven.com

City Clerk's Office
451 Third Street NW
Winter Haven, FL 33884

l
MYWINTERHAVEN.COM

DATE: November 4, 2025

TO: CRA Board

VIA: Eric Labbe, Director of Economic Opportunity & Community Investment

FROM: Angie Hibbard, CRA Manager

SUBJECT: 2026 Meeting Schedule

BACKGROUND

According to Section 6 (Meetings) of the CRA By-Laws:

- The Agency Board shall adopt a quarterly, semiannual, or annual schedule of its regular meetings. The Agency Board shall also adopt a regular meeting schedule for the Downtown Advisory Committee and the Florence Villa Committee. The approved schedules will be submitted to the local Governing Body. The schedules shall include the date, time, and location of each scheduled meeting and will be posted at City Hall.
- The Downtown Advisory Committee and the Florence Villa Advisory Committee shall meet as necessary, but no less than quarterly and minutes of the meetings shall be maintained.

The proposed 2026 Meeting Schedules are as follows:

Board	Downtown Advisory	Florence Villa Advisory
January 12th	February 2nd	March 30th
June 8th	April 20th	May 4th
September 28th	July 20th	August 3rd
December 14th	October 5th	November 2nd

FINANCIAL IMPACT

No financial impact.

STRATEGIC PLAN ALIGNMENT

Adopting an annual schedule of the regular meeting dates of the CRA Board, Downtown Advisory Committee, and Florence Villa Advisory Committee is most closely aligned with the Responsible Government strategic pillar.

RECOMMENDATION

Staff recommends the CRA Board approve the 2026 Meeting Schedule for the CRA Board, Downtown Advisory Committee, and Florence Villa Advisory Committee.

ATTACHMENTS

- None

DATE: November 4, 2025

TO: CRA Board

VIA: Eric Labbe, Director of Economic Opportunity & Community Investment

FROM: Angie Hibbard, CRA Manager

SUBJECT: Appointment of Chair and Vice Chair

BACKGROUND

According to Section 4 (Officers) of the CRA By-Laws:

- The Board shall designate a Chairman and Vice-Chairman from among the Board Members during the Board's first meeting of the new fiscal year (October 1 – September 30).
- The Chairman has the general powers and duties of supervision and management usually vested in the Officer of Chairman of the Board. The Chairman shall preside over all meetings of the Board.
- The Vice-Chairman shall have and may exercise the powers and functions of the Chairman in the absence or disability of the Chairman. The Vice-Chairman shall have such other powers and duties as may be assigned or delegated by the Chairman of the Board. Upon a vacancy of Chairman, the Vice-Chairman shall become Chairman.

The term of Chairman and Vice-Chairman are for a one-year term.

FINANCIAL IMPACT

No financial impact.

STRATEGIC PLAN ALIGNMENT

The appointment of a Chair and Vice Chair is most closely aligned with the Responsible Government strategic pillar.

RECOMMENDATION

Staff recommends the CRA Board appoint a Chairman and Vice Chairman for FY 2025-2026.

ATTACHMENTS

- None

CITY OF WINTER HAVEN
Community Redevelopment Agency
Downtown Advisory Committee
WORKSHOP MINUTES

August 18, 2025
Winter Haven Garden Center
715 Third Street, NW, Winter Haven, Florida

DRAFT

1. Call to Order

Chairwoman Sands called the workshop to order at 4:30 PM

2. Roll Call

Committee Members Present: Chairwomen Sands; Vice Chair Sammons; Christopher Collany; Steve Kalogridis; Dave Dershimer; Jessie Skubna; Panogiotis lakovidis; and Chris Sexson

Staff Present: T. Michael Stavres, City Manager; Michael "M.J." Carnevale, Deputy City Manager; Eric Labbe, Economic Opportunity & Community Investment Director; Cedric Cox, Economic Opportunity & Community Investment Assistant Director; Nancy Hurley, Affordable Housing Compliance Manager; Angela "Angie" Hibbard, CRA Manager; Samise Lee, CRA Coordinator and Joshua Stone, Information Technology Support Supervisor

Board Members Present: Chairman Yates

3. Discussion Items

a. **Programs and Incentives**

Eric Labbe lead the advisory committee members as they identified programs, areas of focus, concerns and services that might be missing in the Downtown CRA community.

Collectively the advisory committee expressed their desires to focus on the following changes, implementations and concerns:

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Downtown CRA Advisory Committee Workshop 8.18.25

Needs/ Issues

- Additional resources (to attract people) retail/ small businesses
- New small business incentives
- Pedestrian lighting
- More beautification
- Business education
- Public outreach/ workshops
- Residential incentives
- Continue to increase tax increments
- Cameras
- New grants for medium size projects
- Streamline processes
- Data Collection
- More focus on areas surrounding Downtown
- Parking garage safety/ lighting

Programs/ Focus Points

- Small business incubator (Catapult)
- 2nd parking garage
- Skate Park
- 1st Street beautification
- Bridge gap from Lake Howard to Downtown
- More dog parks
- Use 7th Street SW as Model for neighborhood revitalization
- More underground utility and lights

Programs/ Focus Areas

- Home down payment assistance
- Residential version of Capital Improvement Program
- New business loans/ financing
- Incentives/ Grants for new businesses
- Graduated façade grants
- Rehabilitation grant associated with historic buildings
- Small/ Mid-size incentives
- 15K residential improvement
- Tier/ Levels for homeowner vs tenant occupied properties

DRAFT

If a person decides to appeal any decision made by the CRA with respect to any matter considered at such meetings or hearing, they will need a record of the proceedings, and that, for such purposes, they need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based (FS 286.0105). The CRA Office may be reached at 863-291-5850, at 490 third Street, NW, Winter Haven, Florida 33881. In accordance with the Americans with Disabilities Act and Florida Statutes, Section 286.26, persons with disabilities needing special accommodations to participate in this proceeding, should contact the City Clerk's Office, 451 Third Street, NW, Winter Haven Florida 33881, in writing, no later than 48 hours prior to the proceeding; if not in writing, then not later than four (4) days prior to the proceeding at (863) 291-5600. Vision or hearing impaired please call (800) 955-8771 for assistance.

4. Adjournment

Workshop adjourned at 6:06 PM

WINTER HAVEN DOWNTOWN CRA ADVISORY COMMITTEE

Julie Sands
Downtown CRA Advisory Committee Chair

ATTEST:

Angela Hibbard
CRA Manager

DRAFT

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