



## AGENDA

CITY OF HAINES CITY, FLORIDA

### COMMUNITY REDEVELOPMENT AGENCY MEETING

July 3, 2025, 5:00 p.m.

City Hall Commission Chambers

620 E. Main Street, Haines City, FL 33844

Phone: 863-421-9921 Web: hainescity.com

NOTICE – Pursuant to Section 286.0105 of the Florida Statutes, if any person decides to appeal any decision made by the City Commission with respect to any matter considered at this public meeting, such person will need a record of the proceedings and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

For special accommodations, please notify the City Clerk's Office at least 72 hours in advance.

Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office. In accordance with the Americans with Disabilities Act (ADA), persons with a disability, such as a vision, hearing or speech impairment, or persons needing other types of assistance, and who wish to attend City Commission meetings or any other board or committee meeting may contact the City Clerk's Office in writing, or may call 863-421-9921 for information regarding available aids and services.

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#### Pages

1. CALL TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

3

The action proposed is stated for each item on the Approval of Minutes. Unless a Board Member removes an item from the Approval of Minutes, no discussion on individual items will occur and a single motion will approve all items.

4.a Meeting minutes-CRA 06.05.25

8

5. OLD BUSINESS

**5.a      Revision to the Residential Rehabilitation Grant Program      13**

The intent of this item is to review, discuss, and seek approval for the revised 2024-2025 Residential Rehabilitation Grant Program.

Staff contact: Alexander Abraham, CRA Manager/Consultant

**6.      NEW BUSINESS**

**6.a      Structural Rehabilitation Grant Request- 12 N 4th Street      15**

The intent of this item is to seek approval for the Structural Rehabilitation Grant for 12 N 4<sup>th</sup> Street.

Staff Contact: Alexander Abraham, CRA Manager/ Consultant

**6.b      Boys and Girls Club Mural Project Discussion      45**

The intent of this item is to request approval of the artist’s proposed theme in association with the Step It Up project.

Staff Contact: Omar DeJesus, Finance Director

**6.c      Residential Rehabilitation Grant Program- June 2025 Performance Report      58**

The intent of this item is to present to the CRA Board a performance dashboard of the 2024-2025 Residential Rehabilitation Grant Program.

Staff Contact: Alexander Abraham, CRA Manager/Consultant

**6.d      Reallocation of CRA Financial Funds per Florida Statute      60**

Reallocation of CRA funds per Florida Statute 163.387(7).

Staff Contact: Alexander Abraham, CRA Manager/Consultant

**6.e      Residential Rehabilitation Grant Program- 800 Citrus Avenue      63**

The resident of 800 Citrus Avenue has requested the construction of accessibility ramps at her home through the Residential Rehabilitation Grant Program to improve her quality of life. However, this type of work falls outside the current scope of eligible work as directed by the CRA Board. Staff seeks the Board’s direction in this matter and future similar matters.

Staff Contact: Alexander Abraham, CRA Manager/Consultant

**7.      CRA BOARD MEMBER COMMENTS**

**8.      PUBLIC COMMENTS**

**9.      ADJOURNMENT**



## **COMMUNITY REDEVELOPMENT AGENCY MEETING HAINES CITY, FLORIDA**

### **MINUTES**

**June 5, 2025, 5:30 p.m.**

**City Hall Commission Chambers**

**620 E. Main Street, Haines City, FL 33844**

**Phone: 863-421-9921   Web: hainescity.com**

Commissioners in Attendance: Morris West

Anne Huffman  
Omar Arroyo  
Kim Downing

Commissioners Absent: Vernel Smith  
Albertine Richard

Staff in Attendance: Sharon Lauther

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#### **1. CALL TO ORDER**

Board Chair called to order the Community Redevelopment Agency meeting on June 5, 2025 at 5:32 PM at 620 E Main St. Haines City, Florida..

#### **2. APPROVAL OF MINUTES**

Motion made by Arroyo

Seconded by Downing to accept the May 1, 2025 minutes as submitted

### 3. OLD BUSINESS

#### 3.a CRA Board Member Appointment

Elyci Gonzalez and Ketorah Manuel were both present as requested by the board. At this time, Board Chair asked each of the candidates would tell a little about themselves.

**Ms. Manuel-1001 Avenue C, Haines City, FL** - Ms. Manuel was born and raised in Haines City. Ms. Manuel states she was born and raised in Haines City and CRA is dear to her heart. Ms. Manuel also served on the CAC Advisory Board. Board Member Huffman commended Ms. Manuel has been very involved and an asset to the CRA initiative and helping residents with the application process. Board Member Downing also echoed the same sentiments and agrees that she has been an asset

**Elyci Gonzalez- 2006 Citrus Blvd.** - Ms. Gonzalez has lived in Haines City for the last five (5) years. Ms. Gonzalez is excited to help Haines City grow. Ms. Gonzalez loves working for the community. Ms. Gonzalez also served on the CAC Advisory Board. Board Member Downing stated that she has seen how involved she has been in the community. Board Member Arroyo stated that Ms. Gonzalez has participated in many organizations within the community. Board Member Arroyo stated that she represents the demographics needed for the city. Board Member Huffman states that Ms. Gonzalez has been involved in a lot of activities within the City. Board member Huffman states that she wants someone who will represent the entire city. Ms. Gonzalez states that she has always advocated for the entire city.

Board Chair West stated that there is only one seat and only one can be chosen. Motion made by Board Member Huffman, seconded by Board Member Downing, to appoint Ketorah Manuel to the CRA board.

A roll call vote was made.

Huffman- Ketorah Manuel

Downing- Ketorah Manuel

Arroyo- Elyci Gonzalez

Board Chair West- Ketorah Manuel

Motion passed 3-1



3.b Reallocation of CRA Financial Funds per Florida Statute Discussion

Dr. Abraham gave an explanation on the CRA reallocation of funds. \$1.6 million is recommended to use on items 1 (Artificial Turf Multi-Use Field) and item 2 (Langston Avenue Park). Discussion took place regarding the fields and the upkeep necessary. Board Member Downing had questions about the age of the field and the usage. Board Chair West would like to hear from the absent members before making a decision. Dr. Abraham states that this will be set up as an agenda item at the next meeting. The allocation of \$3 million was discussed. At this time, Director DeJesus clarified the carryover funds from last year's budget.

Obtain approval of proposed reallocation and initiate Budget Amendment to ensure compliance with Florida Statute requirements.

**4. NEW BUSINESS**

4.a Residential Rehabilitation Grant Program- May 2025 Performance Report

Dr. Abraham gave a performance report for May 2025 on the homes currently under the residential rehabilitation grant program. Discussion took place regarding a property located at 111 S. 20th Street and going over the \$50,000 threshold. Board Member Huffman and Board Member Downing stated that if there are funds available from other projects that did not use \$50,000.00 for the entire project. Board Member Arroyo was not in agreement to go over the budget as this would open up other people wanting more than the \$50,000.00 allocation. Discussion took place regarding the cost of the windows and doors was excessive. Dr. Abraham will be sending the proposal to the board members for review. Attorney Reilly stated that the scope of the program would allow to put HVAC in a home without A/C. Board Member Downing states that any home in the program that exceeds the \$50,000 comes to the board for approval. Board Member Huffman stated that some of these homes are 40-50 years old and are in need of the rehab. Board Member Huffman has confidence in Dr. Abraham that the homes being selected are within the scope of the program.

Motion made by Board member Downing to approve the additional \$8935.00 over the grant amount seconded by Board member Huffman.

Board Member Downing- yes

Board Member Arroyo- no

Board Member Huffman- yes

Ketorah Manual- yes.

Motion passed 3-1

It was the consensus of the board that sliding glass doors would be allowed for replacement under the residential rehabilitation grant program.

No recommendation as this is an update.

**4.b Revision to the Residential Rehabilitation Grant Program**

Discussion took place regarding the suggested changes to the residential grant program. Dr. Abraham went through each item. Discussion regarding the addition of the ceiling fan was reviewed. Adding additional items should not be included. This should be either the ceiling fan or HVAC. Additional discussion regarding the owner/occupant definition. Item 4b will be sent to the board members to review and discussed at the next meeting.

Staff recommends the approval of the revised 2024-2025 Residential Rehabilitation Grant Program, which is to become effective immediately.

**4.c Boys and Girls Club Mural Project Discussion**

Omar DeJesus is seeking a consensus of the theme for the mural that was previously approved for the Boys and Girls Club mural. The proposed them is "Local Celebrities". Board Member Arroyo stated a mural was asked for the East side over three years ago and nothing has been done for the East side while murals are being done all over other parts of the city. Board Member Downing is not in favor of voting as there are still unanswered questions. This should be revisited at a later date. Board Member Huffman was not in favor of the celebrity theme. A special meeting should be scheduled to clean up some of the extra items for discussion. City Clerk will come back with another date.

Staff seeks CRA Board consensus on the proposed theme before design work proceeds further.

**5. CRA BOARD MEMBER COMMENTS**

None

**6. ADJOURNMENT**

Without any further business the meeting was adjourned at 7:04 PM.

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Morris L. West, Mayor

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Sharon Lauther, MMC, City Clerk

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Fred Reilly, City Attorney



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Huffman- Ketorah Manuel

Downing- Ketorah Manuel

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Board Chair West- Ketorah Manuel

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Board Member Downing- yes

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Morris L. West, Mayor

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Sharon Lauther, MMC, City Clerk

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Fred Reilly, City Attorney





# HAINES CITY

WWW.HAINESCITY.COM

## **CITY MANAGER MEMORANDUM**

**To:** Honorable Chairperson and Board Members

**Through:** James R. Elensky, City Manager

**From:** Alexander Abraham, CRA Manager/Consultant

**Date:** July 3, 2025

**Subject:** Revision to the Residential Rehabilitation Grant Program

### **Executive Summary**

The intent of this item is to review, discuss, and seek approval for the revised 2024-2025 Residential Rehabilitation Grant Program.

Staff contact: Alexander Abraham, CRA Manager/Consultant

### **Introduction**

The 2024-2025 Residential Rehabilitation Grant (RRG) Program is an initiative designed to strengthen and revitalize the community by supporting homeowners in maintaining and improving their residential property. This program reflects the ongoing commitment of the Haines City CRA to foster safe, attractive, and thriving neighborhoods while enhancing property values and the quality of life for residents.

The Residential Rehabilitation Grant Program has been active since October 2024, when approved by the CRA Board during the October 1, 2024 CRA Meeting.

### **Background**

At the October 1, 2024 CRA Board Meeting, board members passed and approved a new Residential Rehabilitation Grant Program. This new program expanded eligible expenses for Residential Rehabilitation while incorporating new policies and parameters.

At the April 22, 2025 CRA Board Meeting, the Board requested time and the opportunity to individually provide “redline” change requests to the CRA, which will be discussed at a future Board Meeting. The

CRA requested individual Board comments to be provided by May 21, 2025. The CRA has received comments and has collectively noted them for Board discussion.

**Organizational Goal(s)**

Quality of Life: Create an environment that enhances the quality of life and benefits the community culturally, recreationally and economically.

**Budget Impact**

There is no budget impact for fiscal year 2025.

**Recommendation**

Staff recommends the approval of the revised 2024-2025 Residential Rehabilitation Grant Program, which is to become effective immediately.



# HAINES CITY

WWW.HAINESCITY.COM

## **CITY MANAGER MEMORANDUM**

**To:** Honorable Chairperson and Board Members

**Through:** James R. Elensky, City Manager

**From:** Alexander Abraham, CRA Manager/ Consultant

**Date:** July 3, 2025

**Subject:** Structural Rehabilitation Grant Request- 12 N 4th Street

### **Executive Summary**

The intent of this item is to seek approval for the Structural Rehabilitation Grant for 12 N 4<sup>th</sup> Street.

**Staff Contact: Alexander Abraham, CRA Manager/ Consultant**

### **Introduction**

The intended purpose of this item is to request funding for 12 N. 4<sup>th</sup> Street, in Historic Downtown. Mr. Rampergas is requesting 50% of the \$17,432.48 that it will cost to rehabilitate the property address mentioned above. Rehabilitation will include: Extension of awning.

### **Background**

The Structural Rehabilitation Grant is an incentive for property owners. The intent of the incentive is to encourage property owners to redevelop vacant or underutilized commercial properties, including the second floor of buildings in the Central Business District and Dr. Martin Luther King Jr. Commercial District, into attractive and viable businesses. The Community Redevelopment Agency will fund 50%, up to \$50,000, based on the lowest of three quotes provided for fixed capital improvements per the parameters of the Structural Rehabilitation Grant Program. Funds are awarded as available and by approval of the CRA Board.

### **Organizational Goal(s)**

Partnership: Encourage public and private partnerships.

### **Budget Impact**

The budget impact for fiscal year 2024-2025 is \$8,716.24 and is budgeted in the CRA department.

**Recommendation**

Staff recommends the approval of the Structural Rehabilitation Grant requested for 12 N. 4<sup>th</sup> Street.



303 Ledwith Ave  
Haines City, FL 33844  
863-421-3600 ext. 5375  
CRAinfo@hainescity.com

## Commercial Property/Business Owner Application

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### Section 1: Applicant Information

# \_\_\_\_\_

Applicant Name: Hansram Rampergas

Business Name (if applicable): Rose Hall

EIN: \_\_\_\_\_

Mailing Address: 418 South 14 Street, Haines City

Phone: 407-452-4728 Email: 12rosehall@gmail.com

Project Address: 12 North 1st Haines City FL

Project Budget: \$ 19,000 Requested Grant Amount: \$ 9,000

Lease Term (if applicable): \_\_\_\_\_

Property Owner Name: Hansram Rampergas

Property Owner Mailing Address: 418 S 14th Haines City

Phone: 407-452-4728 Email: 12rosehall@gmail.com

407-334-3235 - Jackie Rampergas

### Section 2: Please select all that correspond to the grant(s) for which you are applying

#### Commercial:

- ☒ Beautification Façade & Exterior Improvement Grant
- ☐ Structure Rehabilitation Grant
- ☐ Business Development

### Section 3: Business Description

Building's existing use(s): Banquet Banquet hall  
Building's new use(s): Same.

General description of proposed improvements:

<input type="checkbox"/> Façade	<input checked="" type="checkbox"/> Awnings/Canopies	<input type="checkbox"/> Signs
<input type="checkbox"/> Electric	<input type="checkbox"/> HVAC	<input type="checkbox"/> Plumbing
<input type="checkbox"/> Roofing	<input type="checkbox"/> Walls	

Please provide a brief description of the work to be performed, material to be used, color and material samples (if applicable).

Looking to Increase the Size of the awning to provide shade in addition to protection from the rain.

### Section 4: Business Information

What is the expected opening date? Open already.  
What type of business is being proposed? Venue  
What will be the business' hours of operation? Monday - Sunday.  
Will entertainment be offered? ☒ Y / ☐ N yes  
Will there be outdoor seating at this establishment? ☒ Y / ☐ N  
What is the proposed seating capacity if a restaurant? none restaurant.  
Is this the business' 1<sup>st</sup> location, 2<sup>nd</sup> location or a relocation? 1<sup>st</sup> location

## Section 5: Required Documentation

☐ Project Schedule

☒ **Copy of Business Tax Receipt from City of Haines City**

☒ **(3) cost estimates from licensed contractor**

☐ All funding awarded requiring permits, must be submitted by a licensed contractor

☐ Permit ready drawings

☒ **Photos of existing building and proposed project area**

☐ Schematic drawings (if required)

☒ Notarized letter from property owner (if applicable)

☒ If project is paving, fencing, landscape, etc.

A survey indicating the location of the work is REQUIRED

☒ **Completed & signed W9 form**

## Section 6: Applicant Acknowledgement

**Properties that are sold within (60) months of receiving grant funding: (initial each line)**

H.R. Must repay the prorated awarded amount per the Program's guidelines.

H.R. CRA shall record a lien against the property to secure the re-payment.

H.R. Copy of cancel check or credit receipt of payment to contractor/GC must be received within (15) days of the project start.

H.R. **CRA Application must be signed and dated.** Incomplete applications not accepted.

H.R. Owner is responsible for implementation of project and all contractor communication.

H.R. Submit project completion photos to CRA office

## Section 7: Signature

Applicant's Signature:

H. R. Ringer

Date: 5.7.25

Property Owner Signature:

H. Ringer

Date: 5.7.25

Date: \_\_\_\_\_

CRA Manager



## FOR STAFF USE ONLY

PROJECT # \_\_\_\_\_

Date of initial contact: \_\_\_\_\_

\_\_\_\_ Pre-Application Meeting      \_\_\_\_ Copy of HC BTR

\_\_\_\_ Post-Application Meeting

Three estimates submitted? ☒ Y      N

Property taxes current?      Y      N

Code Violations?      Y      N

All documents in Section 5 submitted?      Y      N

Section 6 acknowledged with initials?      Y      N

Staff Decision:      \_\_\_\_ Approved      \_\_\_\_ Denied      \_\_\_\_ Board Appealed

Approved amount \$ \_\_\_\_\_

Date of completion/close file: \_\_\_\_\_

### SUMBITTAL REQUIREMENTS

	Please bring all of the following items that apply when submitting your request.	Staff
APPLICATION	Incomplete applications will not be processed.	<input type="radio"/>
CONDITIONAL USE ZONING COMPLIANCE	Is a Conditional Use required for this project?	<input type="radio"/>
BUILDING/FIRE CODE COMPLIANCE	Is a Building/Fire inspection required for the project.	<input type="radio"/>
BUSINESS TAX RECEIPT	Provide a copy of the current business tax receipt.	<input type="radio"/>
INSURANCE CERTIFICATE	Provide a copy of the current property insurance.	<input type="radio"/>
PROPERTY TAX VERIFICATION	Provide a copy of the property's tax payments current.	<input type="radio"/>
DRAWINGS, RENDERINGS, SKETCHES	Provide a drawing, rendering or sketch for encompassing scope of work.	<input type="radio"/>
LEASE AGREEMENT	Signed copy of lease agreement (if applicable)	<input type="radio"/>
THREE (3) ESTIMATES	Estimates for all project phases from licensed contractor	<input type="radio"/>
BUSINESS PLAN	Copy of Business Plan for project location	<input type="radio"/>
PROPERTY APPRAISER	Confirm project location in zone (CRA OFFICE ONLY)	<input type="radio"/>
SUNBIZ CONFIRMATION	Confirm contractors and business as active (CRA OFFICE ONLY)	<input type="radio"/>
FEE	No Fee Required	



## UNDERSTANDING THE REQUIRED FORGIVABLE LOAN

To maintain the integrity of the Community Redevelopment Agency, grant award, the property shall not be sold for five years after receiving the grant. Repayment of repairs will only be enforced if the commercial building is sold. The property owner listed on the Polk County Property Appraisers database must approve all repairs and agree to the forgivable loan in the event of verified family occupancy.

H.R. Initial

Upon completion of the construction work, the Haines City Community Redevelopment Agency will place a forgivable loan in the form of a construction lien against the property for the full value of the CRA's contribution. If the property changes ownership the remaining balance of the prorated lien will be immediately invoiced to the owner for payment to the Haines City Community Redevelopment Agency (CRA).

H.R. Initial

Proration begins immediately upon the completion of construction work. Funds received by the applicant will be returned to the CRA in the year the property is sold following the completion of construction work. For example, for a full \$50,000 award, the payback to the CRA will be 100% in the first year, 80% in the second year, 60% in the third year, 40% in the fourth year, and 20% in the fifth year. At the conclusion of the five-year agreement, if no violation of the award has occurred, the forgivable loan/lien will be fully released.

H.R. Initial

The applicant acknowledges and consents to the Forgivable Loan in the form of a Lien, and fully comprehends the prorated obligation to repay the grant if the home is sold or leased within five (5) years of receiving the grant award.

Applicant's Name

HANSRAM RAMPERGAS

Signature:

Hansram Rampergas

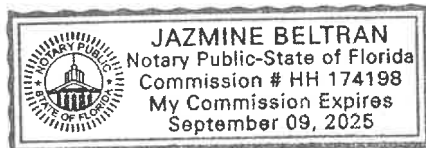
Date:

05-13-2025

FLORIDA

POLK COUNTY

I, Jazmine Beltran, a Notary Public for said County and State, do hereby certify that Hansram Rampergas personally appeared before me this day and acknowledge the due execution of the foregoing instrument.



Witness my hand and official seal, this 13 day  
Of May, 20 25.

Notary Public

Signature

Jazmine Beltran

My Commission Expires

9/9/25



**Disclaimer:** According to Florida Public Records Law, email correspondence to and from the City of Haines City, including email addresses and other personal information, is public record and must be made available to the public and media upon request, unless otherwise exempt by the Public Records Law. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

**From:** Rose Hall <12rosehall@gmail.com>

**Sent:** Wednesday, June 4, 2025 2:58 PM

**To:** Alex Abraham <Alex.Abraham@hainescity.com>

**Subject:**

**[WARNING!!! This e-mail originated from outside the City of Haines City's mail system. Do not open any attachments or click on any links unless you know the sender or can verify this e-mail's authenticity.]**

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To Whom It May Concern,

Please be advised that I Hansram Rampergas, the undersigned, is the sole owner of Joe's Corner of Central Florida Inc. domain. If you require any further information, please do not hesitate to contact me at the email address or telephone number provided below. Thank you

Mr Hansram Rampergas

407-452-4728

Email address: [12rosehall@gmail.com](mailto:12rosehall@gmail.com)

**From:** Alex Abraham  
**Sent:** Tuesday, June 17, 2025 2:44 PM  
**To:** Jazmine Beltran  
**Subject:** FW:

Thanks,

**Dr. Alexander Abraham**  
CRA Manager/Consultant



**NURTURING THE HEART OF FLORIDA**

**CRA | City of Haines City**  
303 Ledwith Avenue  
Haines City, FL 33844  
Main: 863-421-3600 ext. 5375  
Cell: 863-258-5015  
Fax: 863-419-3168  
Email: [alex.abraham@hainescity.com](mailto:alex.abraham@hainescity.com)  
[www.hainescity.com](http://www.hainescity.com)

Want to stay in the loop? [Subscribe](#) to the City Manager's Report.

#### **Haines City CRA Mission**

The Haines City Community Redevelopment Agency (CRA) is dedicated to preserving, unifying, and nurturing the heart of Florida by providing visionary leadership and inspiration for the revitalization within the designated CRA districts. Through the strategic use of tax increment financing (TIF) and other available resources, we aim to eliminate slum and blight while fostering economic growth, community development, and vibrant public spaces.

We are committed to actively engaging the community, encouraging collaboration, and seeking input to build a shared sense of pride and investment among residents and businesses. Together, we will create a thriving, unified, and resilient community that celebrates its heritage and embraces its future.

# Parcel Details: 27-27-29-790500-000061

## Owners [Recently purchased this property? Click here.](#)

JOES CORNER OF CENTRAL FLORIDA INC 100%

## Mailing Address [\(Address Change form\)](#)

418 S 14TH ST  
HAINES CITY FL 33844-5608

## Physical Street Address [Why postal city and municipality? Click here.](#)

12 4TH ST N

## Postal City and Zip

HAINES CITY FL 33844

## Parcel Information

Municipality **HAINES CITY (Code: 90420)**

Neighborhood **6666.25**  
[Search Recent Sales in this Neighborhood](#)

Subdivision **HINSON SUB PB 5 PG 9**

Property (DOR) **Retail up to 4999 sf**  
Use Code **(Code: 1110)**

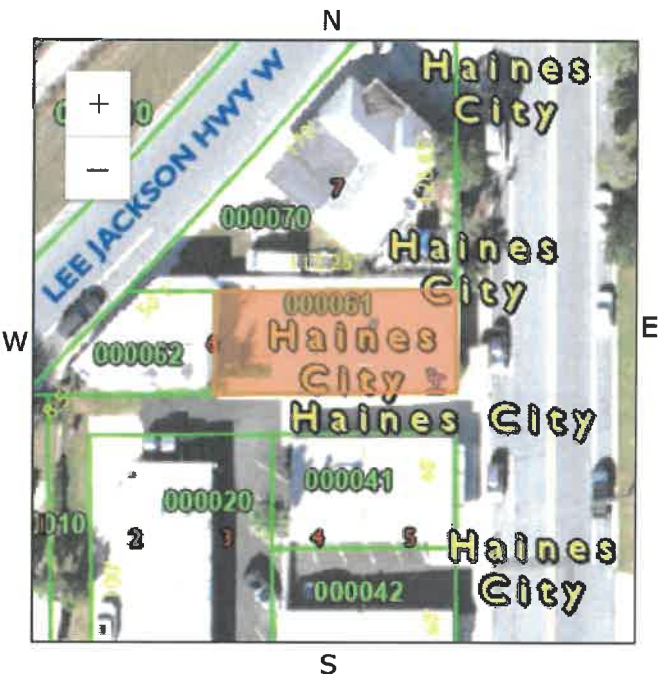
Acreage **0.07**

[Community Redevelopment Area](#) **Haines City CRA (Code: 327)**

## Property Desc

**DISCLAIMER:** The property description provided is a summary of the original legal description and should not be used for conveying property, as it may render the deed invalid.

## Area Map



## Recorded Plat

[Recorded Plat for this parcel](#)

## Section Maps for 272729

[HTML \(opens in new tab\)](#)

[Printable PDF](#)

## Sales History

**Important Notice:** If you wish to obtain a copy of a deed for this parcel, click on the blue OR Book/Page number. If the Book/Page number does not have a blue link or if the document is restricted, it may not be available online. Please contact the Polk County Clerk Indexing Department at 863-534-4516. If the Type Inst is an "R", please contact the Property Appraiser at 863-534-4765 to order "R" type instruments.

OR Book/Page	Date	Instrument Type	Vacant/ Improved	Sales Price	
<a href="#">09770/01634</a>	03/15/2016	WARRANTY DEED	IMPROVED	\$100,000	***
<a href="#">08109/00411</a>	03/23/2010	WARRANTY DEED	IMPROVED	\$50,000	25***

08007/01413	02/01/2010	CERTIFICATE OF TITLE	IMPROVED	\$100	...
7309/1418	05/22/2007	WARRANTY DEED	IMPROVED	\$145,000	...
5827/0340	06/22/2004	WARRANTY DEED	IMPROVED	\$60,000	...
3957/0065	12/01/1997	WARRANTY DEED	IMPROVED	\$10	...
2107/1990	06/01/1982	QUIT CLAIM	EITHER	\$100	...
2107/1991	04/01/1982	WARRANTY DEED	IMPROVED	\$67,500	...

## Exemptions

**Note:** The drop down menus below provide information on the amount of exemption applied to each taxing district. The HX—first \$25,000 homestead exemption may be allocated to one or more owners. The HB second amended homestead exemption reflects the name of the first owner only.

Code	Bld. #	Description	% Ownership	Renew Cd	Year Name	Note	Value
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## Buildings

### BUILDING 1 (1329 - RETAIL STORE)

#### Building Characteristics

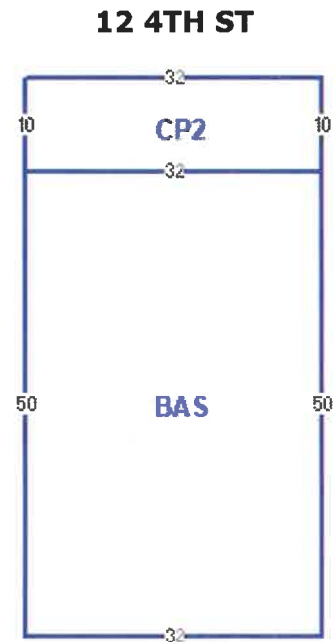
**Living Area:** 1,600 sqft

**Total Under Roof:** 1,920 sqft

**Actual Year Built:** 1955

**Wall Structure:** CONCRETE (M & S CRNT MULTIPLIER)

Element	Units	Information
LIVING UNITS	1	
STORIES	1	
WALL HEIGHT	10	
HEAT CODE		ACP
EXTERIOR WALL		NONE



View Larger: [Double](#) - [Quadruple](#)  
Effective Year: 1996

#### Building Subareas

Code/Description	Heated	Total
BASE AREA	Y	1,600
CANOPY		320
<b>Total Under Roof</b>		<b>1,920 SQ FT</b>
<b>Total Living Area</b>		<b>1,600 SQ FT</b>

## PERMITS

Please contact the [appropriate permit issuing agency](#) to obtain information. This property is located in the **HAINES CITY** taxing district.

1 \* COMMERCIAL/INDUSTRIAL N SQUARE FOOT 0 0 2,899.00

\* For Zoning/Future Land Use contact Polk County or the Municipality the parcel is located in.

**NOTICE: All information ABOVE this notice is current (as of Monday, May 5, 2025 at 2:09:29 AM). All information BELOW this notice is from the 2024 Tax Roll, except where otherwise noted.**

### Value Summary (2024)

Desc	Value
LAND VALUE	\$22,467
BUILDING VALUE	\$93,858
EXTRA FEATURES VALUE	\$0
JUST MARKET VALUE	\$116,325
AG CLASSIFIED LAND VALUE	\$0
AGRICULTURE CLASSIFICATION SAVINGS	\$0
*HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$0
ASSESSED VALUE	\$116,325
EXEMPTION VALUE (COUNTY)	\$0
TAXABLE VALUE (COUNTY)	\$116,325

\*This property contains a Non Homestead Cap with a differential of \$0.

### Values by District (2024)

District Description	Just Market Value	Assessed Value	Exemption	Final Tax Savings	Taxable Value	Final Tax Rate	Final Taxes
BOARD OF COUNTY COMMISSIONERS	\$116,325	\$116,325	\$0	\$0.00	\$116,325	6.634800	\$771.79
POLK COUNTY SCHOOL BOARD - STATE	\$116,325	\$116,325	\$0	\$0.00	\$116,325	3.048000	\$354.56
POLK COUNTY SCHOOL BOARD - LOCAL	\$116,325	\$116,325	\$0	\$0.00	\$116,325	2.248000	\$261.50
CITY OF HAINES CITY	\$116,325	\$116,325	\$0	\$0.00	\$116,325	7.589500	\$882.85
SOUTHWEST FLA WATER MGMT DIST	\$116,325	\$116,325	\$0	\$0.00	\$116,325	0.190900	\$22.21
				<b>Tax Savings:</b>	<b>\$0.00</b>	<b>Total Taxes:</b>	<b>\$2,292.91</b>

### Non-Ad Valorem Assessments (2024)



2	ST420	HAINES CITY STORM <sup>W</sup> WATER	1.00	73.76	\$73.76
<b>Total Assessments</b>					<b>\$320.48</b>

## Taxes

Desc	Last Year (2023)	2024 Final
Taxing District	HAINES CITY/SWFWMD (Code: 90420)	HAINES CITY/SWFWMD (Code: 90420)
Millage Rate	19.8870	19.7112
Ad Valorem Assessments	\$2,333.52	\$2,292.91
Non-Ad Valorem Assessments	\$314.43	\$320.48
<b>Total Taxes</b>	<b>\$2,647.95</b>	<b>\$2,613.39</b>

**Your final tax bill may contain Non-Ad Valorem assessments which may not be reflected on this page, such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city or any other special district. Note: The tax collector link is not available during tax sale processing. If you have questions, please contact the tax collector's office. Thank you for your patience.**

## Prior Year Final Values

The Final Tax Roll is the 1st certification of the tax rolls by the Value Adjustment Board, [per Florida Statute 193.122\(2\), F.S.](#) This is the date all taxable property and tax rolls are certified for collection to the Tax Collector. Corrections made after this date are not reflected in the Final Tax Roll Values.

<b>2023</b>	
LAND VALUE	\$22,467.00
BUILDING VALUE	\$99,436.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$121,903.00
HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$6,268.00
ASSESSED VALUE	\$115,635.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$115,635.00

<b>2022</b>	
LAND VALUE	\$22,467.00
BUILDING VALUE	\$92,816.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$115,283.00
HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$10,160.00
ASSESSED VALUE	\$105,123.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$105,123.00

<b>2021</b>	
LAND VALUE	\$22,467.00
BUILDING VALUE	\$82,576.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$105,043.00
HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$9,477.00
ASSESSED VALUE	\$95,566.00



TAXABLE VALUE (COUNTY)	\$95,566.00
<b>2020</b>	
LAND VALUE	\$22,467.00
BUILDING VALUE	\$83,616.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$106,083.00
HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$19,205.00
ASSESSED VALUE	\$86,878.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$86,878.00

**DISCLAIMER:**

The Polk County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted Site Notice.

Last Updated: Monday, May 5, 2025 at 2:09:29 AM





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Profit Corporation

**JOE'S CORNER OF CENTRAL FLORIDA INC**

### Filing Information

**Document Number** P09000009167  
**FEI/EIN Number** 26-4151105  
**Date Filed** 01/29/2009  
**State** FL  
**Status** ACTIVE  
**Last Event** REINSTATEMENT  
**Event Date Filed** 07/29/2013

### Principal Address

418 south 14th st  
 haines city, FL 33844

Changed: 04/02/2014

### Mailing Address

418 south 14th st  
 haines city, FL 33844

Changed: 04/02/2014

### Registered Agent Name & Address

**RAMPERGAS, HANSRAM**

418 south 14th st  
 haines city, FL 33844

Address Changed: 04/02/2014

### Officer/Director Detail

#### **Name & Address**

Title P

RAMPERGAS, HANSRAM P  
 418 south 14th st  
 haines city, FL 33844

### Annual Reports





# ESTIMATE

**A&J TECHNOLOGY SOLUTION,INC**  
9426 LAZY LN  
UNIT 102  
TAMPA, Florida 33614  
United States

7868089359  
www.ajtechnologysupply.com

## Bill to

**JACKIE ROSEHALL**  
JACKIE ROSEHALL  
12 North 4th Street  
Haines City, Florida 33844  
United States

4073343235  
12rosehall@gmail.com

**Estimate Number:** 862

**Estimate Date:** May 2, 2025

**Valid Until:** June 1, 2025

**Grand Total (USD):** \$17,432.48

Items	Quantity	Price	Amount
<b>ZM- INSULATED PANEL 3IN FOAMS 4X21</b> INSULATED PANEL 3IN FOAMS 4X21 ELITE WITH FAN BEAM	7	\$672.00	\$4,704.00
<b>AJ-INSULATED PANEL ELITE 3IN FOAMS 4X15</b> INSULATED PANEL ELITE 3IN FOAMS 4X15	7	\$450.00	\$3,150.00
<b>ZM- 6X6X0.125 SQ TUBE 24FT</b> ZM- 6X6X0.125 SQ TUBE 24FT	2	\$459.81	\$919.62
<b>ZM- 6IN INSERT NO EARS</b> ZM- 6IN INSERT NO EARS	4	\$16.75	\$67.00
<b>ZM- 6X6X0.125 SQ TUBE 30FT</b> 6X6X0.125 SQ TUBE 30FT	1	\$574.77	\$574.77
<b>GT- HEADER 3IN 30FT</b> HEADER 3IN 30FT	3	\$98.78	\$296.34
<b>ZM- E-GUTTER 30FT 2IN</b> ZM- E-GUTTER 30FT 2IN	2	\$203.28	\$406.56
<b>ZM- E-FASCIA 30 FT WHITE</b> ZM- E-FASCIA 30 FT WHITE	2	\$106.48	\$212.96
<b>LS- SOLAR SEAL 900</b> LS- SOLAR SEAL 900 WHITE	48	\$13.00	\$624.00
<b>LS- DOWNSPOUT 3X4 10FT WHITE HI GLOSS</b> LS- DOWNSPOUT 3X4 10FT WHITE HI GLOSS	4	\$23.25	\$93.00
<b>LS- ELBOW (A) 3X4 - 80GRADO HI GLOSS</b> LS- ELBOW (A) 3X4 WHITE 80GRADO HI GLOSS	12	\$5.00	\$60.00
<b>LS- OULTET 3X4</b>	4	\$3.00	\$12.00
			33



Items	Quantity	Price	Amount
LS- OULTET 3X4			
LS- 14 X 4 TEK ROOFS SCREW	56	\$1.00	\$56.00
LS- 14 X 4 TEK ROOFS SCREW			
LS- SCREW 10 X 3/4 HWH TEK 1/4	500	\$0.08	\$40.00
LS- SCREW 10 X 3/4 HWH TEK 1/4 WHITE			
AJ- LABOR 1	1	\$5,000.00	\$5,000.00
AJ- INSTALACION, ENSAMBLE, ACABADO			
Subtotal:			\$16,216.25
AJ TECHNO 7.5% (87-2069735):			\$1,216.23
Grand Total (USD):			\$17,432.48







CONSTRUCTIONS LLC.  
ORLANDO, FL. 4077580122  
JUAN C. SIAVICHAY

Date: 05/06/25, 2020

# CONTRACT OR PRO-FORMA FOR THE EXECUTION THE WORK

Contact Person: 407 452 4728  
Address: 12 North City/State/Zip code: 33844  
4th Street Haines City  
Mr. Juan Carlos Siavichay is committed to  
make: Joey Rampergas.

Invoice no:  
Phone/Fax:

Permit? ☒ Yes  
Survey? ☒ No  
Engineering? ☒ Yes  
H.O.A.? ☒ No

Enclosure type:

DOME:  
GABLE:  
SHED:  
Wall Height: 8'  
Dimensions (Approx.) 30 x 36  
Frame color: Bronze  
Doors: # X

MANSARD:  
FLAT: ☒  
HIP:  
Overhang: 1'

Solid Roof: 30 x 36  
Type: Insulated Roof  
Fan Beams: 4 yes  
Kickplate: X  
Gutter: Yes

Screen Type: X  
Carrier Beam: X  
Deck Type: X  
Deck Size: X  
Demo: X  
Electrical: Yes.

Additional Specs/Notes: 20 led

lights 200 Ft. cable. includes electricity connection

## DESCRIPTION OF WORK TO BE DONE:

36' Insulated  
Roof  
30'

Post 6x6  
Headers. 30'  
Gutters. 30'  
Dowspoot.  
Facia 30'  
solar seal.  
Eloos.

Mr. Juan C. Siavichay commits to building design using high quality materials. BX CONSTRUCTIONS undertakes to carry out the project complete professionalism and responsibility of a maximum of two months. Total price include new materials, construction, labor and eviction garbage. The contract agrees to supply electrical power at job site. We have read the foregoing proposed proform contract and accept the same on the terms and consitions printed on the reserve side and as stated above.

TOTAL PRICE: \$22500  
ADVANCE (50%):  
SECOND DEPOSIT (25%):  
REMAINING (25%):

Terms:  
Cash and check accepted

*[Signature]*



# ESTIMATE

**JJ screen repair**  
277 pine tree bidge trail  
St. Cloud FL 34772  
United States

Juan Pérez  
4076667128  
jjscreenrepair31@gmail.com  
<https://www.facebook.com/199099720704526/posts/232145597399938/>

## FOR

Jackie and Joey Rampergas  
12 North 4th Street Haines City Florida 33844  
United States

Estimate No.: **136**  
Issue date: **5/4/2025**  
Valid until **5/7/2025**

DESCRIPTION	QUANTITY	UNIT PRICE (\$)	AMOUNT (\$)
Screen room porch	1,080 square foot	16.50	17,820.00
<i>insulate roof gutters downspouts labor permits is not included city permit \$1800 extra</i>	<b>TOTAL (USD):</b>		<b>\$17,820.00</b>



General Aluminum W

USA  
general.awaterp@yahoo.com

INVOICE

BILL TO  
Joey and Jackie Rampergas  
12 North 4th Street  
Haines City, Florida 33844

INVOICE 475  
DATE 05/09/2025  
DUE DATE 06/01/2025

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Modern pergola installation	Aluminum structure and insulated panels	1	18,300.00	18,300.00

Subtotal: 18,300.00

Zelle And check

BALANCE DUE

\$18,300.00



INVOICE  
INV0015

## YP PATIO ALUMINUM ROOF LLC

YP PATIO ALUMINUN ROOF LLC  
185 Alford Drive, Davenport, FL 33896  
941-807-9028  
yppatioaluminunroof@gmail.com

DATE  
08/11/2024

DUE  
On Receipt

BALANCE DUE  
USD \$24,000.00

### BILL TO

**Joey**

12 North 4th St Haines City fl,33844  
☎ 407-334-3235  
12rosehall@gmail.com

DESCRIPTION	RATE	QTY	AMOUNT
7 Panels 15'	\$24,000.00	1	\$24,000.00
7 Panels 21'			
4 Post 6x6 12'			
1 Post 6x6 30'			
3 Header 30'			
2 Gutter 30'			
2 Fascia 30'			
2 Bug of 14x4 SDS Zinc 200pcs			
2 Bug of 10x2 Nylo Tec			
4 Internal aluminum 6"			
Solar Seal 4box			
4 Downspout 3x4 40ft			
36x30	\$0.00	1	\$0.00

TOTAL \$24,000.00

BALANCE DUE **USD \$24,000.00**







# HAINES CITY

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WWW.HAINESCITY.COM

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## **CITY MANAGER MEMORANDUM**

**To:** Honorable Chairperson and Board Members

**Through:** James R. Elensky, City Manager

**From:** Alexander Abraham, CRA Manager/Consultant

**Date:** July 3, 2025

**Subject:** Boys and Girls Club Mural Project Discussion

### **Executive Summary**

The intent of this item is to request approval of the artist's proposed theme in association with the Step It Up project.

Staff Contact: Omar DeJesus, Finance Director

### **Introduction**

The CRA is committed to fostering inclusive growth and revitalization within historically underserved neighborhoods. The Step It Up project represents a strategic and community-centered initiative designed to elevate the quality of life for residents through targeted investments in infrastructure, public spaces, and educational programming. Aligned with the CRA's plan, this project underscores the agency's dedication to collaboration, creativity, and sustainable neighborhood transformation.

### **Background**

The CRA Board has previously approved the CRA's Step It Up project, which aims to revitalize the Northeast Oakland area through collaborative partnerships and targeted community enhancements, including court art, STEAM programs, community garden development, building renovations, and the installation of public art murals. With a focus on fostering neighborhood pride, engagement, and opportunity, the project embodies the CRA's mission to drive equitable redevelopment and improve the quality of life.

The purpose of this discussion is to present mural concepts developed by Kent McAllister, the selected local artist for this project.

**Organizational Goal(s)**

Quality of Life: Create an environment that enhances the quality of life and benefits the community culturally, recreationally and economically.

**Budget Impact**

The budget impact for fiscal year 2024-2025 is \$18,000 to \$22,000 and is budgeted in the CRA department.

**Recommendation**

Staff seeks CRA Board consensus on the proposed theme before design work proceeds further.

Certainly! Below is a detailed mural community project proposal tailored for Haines City, focusing on the Boys & Girls Club, with a budget range between \$18,000 and \$22,000.

## **HAINES CITY COMMUNITY MURAL PROJECT PROPOSAL**

### **Revitalizing the Boys & Girls Club with Public Art**

**Prepared for:** Haines City Local Government & Community Stakeholders

**Prepared by:** [Art in Mind, Kent McAllister]

**Date:** [Insert Date]

**Budget:** \$18,000–\$22,000

### **Introduction**

Public art serves as a powerful tool for community engagement, youth empowerment, and local pride. This proposal outlines a plan to create a large-scale mural at the Boys & Girls Club of Haines City, covering two walls and a basketball court. The mural will reflect the spirit of inclusivity, creativity, and community strength, incorporating designs inspired by local youth.

### **Project Overview**

#### **Scope:**

- **Two Large Walls:** These walls will feature themes of mentorship, diversity, and the vibrancy of Haines City, incorporating artistic elements chosen by local students.
- **Basketball Court Design:** The court's mural will celebrate movement, teamwork, and perseverance, making the space more engaging for young athletes.

#### **Objectives:**

- Foster artistic expression and leadership among youth.
- Strengthen community ties through collaborative creativity.
- Enhance the aesthetic appeal of the Boys & Girls Club facility.
- Promote inclusivity and local pride.

### **Target Audience & Community Engagement**

This project will primarily serve the youth who attend the Boys & Girls Club, educators, artists, and the broader Haines City community. Students from Boone Middle School and Haines City High School will be involved in design workshops to ensure their artistic voices shape the final mural.

#### **Community Involvement:**

- **Local Student Engagement:** Youth from area schools will help design and paint.
- **Professional Muralists:** Artists will mentor students in painting techniques and mural craftsmanship.
- **Public Collaboration:** Residents will be invited to participate in discussions and painting sessions to foster a sense of ownership.

## **Budget Breakdown**

### **Estimated Cost Allocation:**

<b>Expense Category</b>	<b>Estimated Cost</b>
Professional Muralists' Fees	\$7,000–\$10,000
Art Supplies (Paint, Brushes, Primers)	\$3,000–\$4,000
Basketball Court Materials & Artwork Application	\$4,000–\$5,000
Workshops & Community Events	\$2,000–\$3,000
Permit Fees & Administrative Costs	\$2,000

Total Estimated Cost: **\$18,000–\$22,000**

## **Funding Strategy**

This project will seek funding through:

- Local government support & grants
- Business sponsorships & partnerships
- Community fundraisers & crowdfunding efforts
- In-kind donations from paint suppliers & local artists

## **Timeline & Implementation Plan**

### **Phase 4: Completion & Celebration (Month 2.5)**

- Apply finishing touches & protective coatings.
- Host a mural unveiling event with local media & stakeholders.

## **Impact & Sustainability**

This mural will serve as a long-term source of inspiration and identity for Haines City's youth. By maintaining engagement with art educators and future mural projects, the space can continue fostering creativity for generations.

## **Conclusion**

This project is an opportunity to bring the community together and empower the next generation through art. We welcome support from stakeholders in funding, participation, and promotion.

**Contact Information:**

[Kent McAllister

[Art In Mind]

[863-602-0291/kentsmcallister@yahoo.com]





# Step-It-Up

Boomerang Park and  
Boys & Girls Club Neighborhood  
Reboot Project



# Northeast Oakland Neighborhood Impact Project

- Inclusive Park Revitalization
- Arts Installation at Park
- STEAM Community & Education Garden
- Boys & Girls Club Facility Renovations
- Walk-In/Walk-Up Clinic

**TOGETHER WE CAN MAKE A DIFFERENCE!**





## Concept

This project includes four (4) significant components of redevelopment in the targeted distressed neighborhood of Northeast Oakland.

The revitalization of an existing community neighborhood park to become the first Haines City arts park that is inclusive for special needs residents; inclusion of a Community Education Garden that is "STEAM" (science, technology, engineering, arts, and math) focused; a walk-up clinic in partnership with local providers; and, a grandparents reading room at the Boys & Girls Club.

The project as a whole is situated at the Boomerang Park location, where the Haines City Boys and Girls Club sees hundreds of residents.

## Northeast Oakland

Northeast Oakland is one of the Haines City Community Redevelopment Agency's targeted distressed neighborhoods.

The beautiful and culturally vibrant community needs many resources, such as affordable living, food sustainability, medicine, transportation, and education.

## Strategic Approach & Partnerships

Distressed communities require many hands and partnerships involving key stakeholders, nonprofit groups, and government agencies to step up project planning that meets the community's needs while improving the quality of life for residents.

Together, we can create a life-changing amenity that provides resources for families within walking distance of Boomerang Park and the Boys and Girls Club.

Together, we can create dynamic change and restore pride in the community!

This project needs you!

HAINES CITY COMMUNITY  
REDEVELOPMENT AGENCY





# playing together

INCLUSIVE PLAYGROUND UPGRADE





# court art

BASKETBALL COURT UPGRADE



HAINES CITY COMMUNITY  
REDEVELOPMENT AGENCY



# STEAM

## COMMUNITY GARDEN UPGRADE

06





# Summary of Project Budget

## Boomerang Park



Inclusive Playground, \$265,000  
Art Sculpture, \$10,000  
Amphitheater, \$5,000  
  
Total: \$300,000

## Community Garden



STEAM Garden, \$15,000

## Building Renovations



Renovations to accommodate reading room, walk-in clinic, and update technology, \$50,000

## Art Murals



West Wall Mural, \$5,000  
Basketball Court Mural, \$3,000

## Summary



Park Total: \$300,000  
Community Garden: \$15,000  
Building Renovation: \$50,000  
Art Murals: \$8,000  
  
Total: \$373,000





# CRA Step-It-Up

Jane Adams Murphy

E. [jane.murphy@hainescity.com](mailto:jane.murphy@hainescity.com)

D. 863-514-8015

O. 863-421-5572

Appointments. 863-421-3600, ext 5578





# HAINES CITY

WWW.HAINESCITY.COM

## **CITY MANAGER MEMORANDUM**

**To:** Honorable Chairperson and Board Members

**Through:** James R. Elensky, City Manager

**From:** Alexander Abraham, CRA Manager/Consultant

**Date:** July 3, 2025

**Subject:** Residential Rehabilitation Grant Program- June 2025 Performance Report

### **Executive Summary**

The intent of this item is to present to the CRA Board a performance dashboard of the 2024-2025 Residential Rehabilitation Grant Program.

Staff Contact: Alexander Abraham, CRA Manager/Consultant

### **Introduction**

The 2024-2025 Residential Rehabilitation Grant (RRG) Program was intensified by the CRA Board's dedication to revitalizing the Haines City community. Due to the increase of work and available resources, the CRA intends to communicate the program's operations quantitatively.

### **Background**

The CRA Board significantly expanded the 2024-2025 Residential Rehabilitation Grant Program scope of eligible work and increased the budget as part of its ongoing commitment to enhancing the quality of life for residents.

This presentation of a monthly performance report to the CRA Board will provide a comprehensive overview of key metrics, progress updates, and operational insights. The report is designed to enhance transparency and track performance while highlighting successes and areas of improvement to facilitate the effective implementation and successful delivery of such an important program.

### **Organizational Goal(s)**

Communications: Enhance and promote communications and engagement opportunities that inform, build trust, incentivize growth and generate community pride.

**Budget Impact**

There is no budget impact for fiscal year 2025.

**Recommendation**

No recommendation as this is an update.



# HAINES CITY

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## Community Redevelopment Agency

**To:** The Honorable Chairman and CRA Members

**Through:** James R. Elensky, City Manager

**From:** Alexander Abraham, CRA Manager/Consultant

**Date:** July 3, 2025

**Subject:** Reallocation of CRA Financial Funds per Florida Statute

### Executive Summary

Reallocation of CRA funds per Florida Statute 163.387(7).

Staff Contact: Alexander Abraham, CRA Manager/Consultant

### Introduction

Based on the unaudited financial statements for Fiscal Year 2024, excess revenues have been identified and may be reallocated to support eligible redevelopment projects. At the June 5, 2025 CRA Board meeting, the Board agreed to reassign and reallocate funds for the installation of artificial turf at Myers & Wiley & 7 Acre soccer fields.

These projects align with the adopted CRA Redevelopment Plan and staff recommends funding the allocations accordingly.

### Background

Section 163.387(7), Florida Statutes, provides that "any money which remains in the trust fund after the payment of expenses pursuant to subsection (6) for such year shall be:

- (a) Returned to each taxing authority which paid the increment in the proportion that the amount of the payment of such taxing authority bears to the total amount paid into the trust fund by all taxing authorities for that year;
- (b) Used to reduce the amount of any indebtedness to which increment revenues are pledged;
- (c) Deposited into an escrow account for the purpose of later reducing any indebtedness to which increment revenues are pledged; or
- (d) Appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan



**Organizational Goal(s)**

Objective 9. Establish the administrative, financial, and programmatic mechanisms necessary to achieve the goals and objectives of the Haines City Redevelopment Plan

**Budget Impact**

Reallocation of funds per Florida Statute to result in a budget amendment.

**Recommendation**

Obtain approval of proposed reallocation and initiate Budget Amendment to ensure compliance with Florida Statute requirements.

**Haines City CRA**  
FS 163.387 Carryover Project Listing

District 328			District 327		
	Project Description	Amount		Project Description	Amount
Amendment #1	Tennis Court Lights	(81,300.00)			
Amendment #1	Lake Eva Playground	(370,750.00)			
Amendment #1	Boomerang Park	(280,000.00)			
Amendment #1	Myers & Wiley Concessions	(1,312,425.00)			
Amendment #1	Myers & Wiley Network Upgrade	(5,000.00)			
Amendment #1	Gateway Signs	(387,850.00)			
Amendment #1	Marquee -17/92	(75,000.00)			
Amendment #1	Peninsular Dr Sidewalk	(170,000.00)			
Amendment #1	Main Street Sidewalk	(130,000.00)			
Amendment #1	Beachfront Renovation Project	(175,000.00)			
Amendment #1	Multimodal Sunrail Plan	(250,000.00)			
Amendment #1	Railroad Park	(200,000.00)			
Amendment #1	Grace Ave Multi-Use Path	(50,000.00)			
	Amendment #1 Total	(3,487,325.00)		Amendment #1 Total	-
Amendment #2 - Proposed	JJ Smith Aquatic Heater & Chiller	(108,500.00)	Amendment #2 - Proposed	Marquee - Hinson	(55,000.00)
	Amendment #2 Total	(108,500.00)	Amendment #2 - Proposed	Multimodal Facility Planning	(203,500.00)
				Amendment #2 Total	(258,500.00)
Amendment #3 - Proposed	Artificial Turf - Myers & Wiley	(1,100,000.00)			
Amendment #3 - Proposed	Artificial Turf - 7 Acre Soccer Field	(1,100,000.00)			
Amendment #3 - Proposed	Mason Family Park	1,000,000.00			
Amendment #3 - Proposed	Lanston Ave	(410,000.00)			
	Amendment #3 Total	(1,610,000.00)			
		(5,205,825.00)			(258,500.00)
	Remaining to be Assigned	265.51		Remaining to be Assigned	269.71

**Table: F.S. 163.387 Excess Reserve Allocation Summary as of September 30, 2024 (Unaudited)**

District 328		District 327	
Fiscal Year		Fiscal Year	
FY22	\$ 5,787,527.90	FY22	\$ -
FY23	1,383,295.56	FY23	204,535.06
FY24	5,206,090.51	FY24	258,769.71
<b>Total</b>	<b>\$ 12,376,913.97</b>	<b>Total</b>	<b>\$ 463,304.77</b>
Statute Option (a) Give Back	\$ -	Statute Option (a) Give Back	\$ -
Statute Option (b) Reduce Current Debt	-	Statute Option (b) Reduce Current Debt	-
Statute Option (c) Reduce Future Debt	7,171,088.97	Statute Option (c) Reduce Future Debt	304.77
Statute Option (d) Specific Projects	6,161,834.53	Statute Option (d) Specific Projects	463,000.00
<b>Total</b>	<b>\$ 13,332,923.50</b>	<b>Total</b>	<b>\$ 463,304.77</b>



# HAINES CITY

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## **CITY MANAGER MEMORANDUM**

**To:** Honorable Chairperson and Board Members

**Through:** James R. Elensky, City Manager

**From:** Alexander Abraham, CRA Manager/ Consultant

**Date:** July 3, 2025

**Subject:** Residential Rehabilitation Grant Program- 800 Citrus Avenue

### **Executive Summary**

The resident of 800 Citrus Avenue has requested the construction of accessibility ramps at her home through the Residential Rehabilitation Grant Program to improve her quality of life. However, this type of work falls outside the current scope of eligible work as directed by the CRA Board. Staff seeks the Board's direction in this matter and future similar matters.

Staff Contact: Alexander Abraham, CRA Manager/Consultant

### **Introduction**

The resident of 800 Citrus Avenue was qualified and awarded for the FY2025 Residential Rehabilitation Grant Program. Upon the notice of award, the resident's legal representative requested that ramps be constructed in the entryways to improve the resident's quality of life. The CRA informed the party that the Board decided to only address existing, external ramps as part of the program.

On June 8, 2025, the CRA received a formal request to define "new addition" and "alternation" as it pertains to their request for the construction of entrance ramps. The request was sent to the City Attorney, who reviewed the matter and prepared a response.

### **Background**

The currently approved Residential Rehabilitation Grant Program includes provisions for ADA-compliant home alterations as an eligible category of work. However, after extensive discussion during the program's development and review phases, the CRA Board determined that ADA-related improvements would be limited specifically to the repair or replacement of existing external residential ramps. This decision was made to ensure the program remained focused on core structural and safety-related priorities

while managing budget constraints and maintaining program consistency. The recent request from a resident for the construction of currently non-existent ramps presents an opportunity for the Board to review the City Attorney's response to the matter as well as the scope of work limitation, should the CRA Board wish to consider any adjustments to the program.

**Organizational Goal(s)**

Quality of Life: Create an environment that enhances the quality of life and benefits the community culturally, recreationally and economically.

**Budget Impact**

The budget impact for fiscal year is \$6,000.00 (based on the contractor's quote) and is budgeted in the CRA department.

**Recommendation**

Staff recommends adhering to the CRA Attorney's guidance on this matter to ensure compliance with the program's approved scope and applicable regulations.



















## NURTURING THE HEART OF FLORIDA

### **CRA Residential Rehabilitation Grant Program**

The City of Haines City Community Redevelopment Agency (CRA) Residential Rehabilitation Grant Program is intended to provide to income eligible, single-family homeowners located within the CRA designated boundaries with financial assistance needed to make necessary improvements to their homes. The program aims to increase their livability, home life span, correct code violations, and provide for a decent, safe and sanitary structure. Grant funding is available on a “first come, first qualified, first served” basis. The maximum amount of assistance per house is \$50,000.00, inclusive of all costs.

The goal of the Residential Rehabilitation Grant is to stabilize the community, to preserve the quality of the neighborhoods and assist residents with improvements. Strive to create a sense of pride, preserving the value of the home’s equity, the well-being of the occupants, as well as, preserving the culture and history of the neighborhoods. This program encourages redevelopment activity in neighborhoods within the Community Redevelopment Area.

This grant is limited to a single owner-occupied residence for the life of the program. Residential Rehabilitation Grants require no matching funds and repayment is not required if the homeowner lives in the property for a five (5) year period from the date of completion of work and payment made to contractor.

- **Grant Awards prior to October 1, 2024**

Any previously awarded CRA grants prior to October 1, 2024 for each residential location will have the total amount received deducted from new grant awards up to the maximum amount.

Example: Roof replaced \$15,000.00, new grant award \$50,000.00 - \$15,000.00 = \$35,000.00 award available.)

The Residential Rehabilitation Grant will include the following:

- Exterior pressure washing and painting to residence
- Electrical repairs necessary for other eligible
- Roof repair or replacement
- Windows, doors, and shutters replacement
- HVAC
- Repair or replacing damaged steps/railings, removal of structures deemed unsafe
- Repairs to meet city code violations
- ADA Compliance home alterations

The grant will NOT cover the following items:

- Any luxury item – swimming pool, spa, hot tub, interior decorating, etc.
- Kitchen cabinets
- Flooring, such as tile, hard wood, etc.
- New additions
- Installation of satellite dishes
- Installation of new patio, porch or deck
- Interior painting
- Sculptures/statues, fountains, decorative rocks
- Seasonal plants or topiaries



## NURTURING THE HEART OF FLORIDA

- This is not an exhaustive list of ineligible items

### Eligibility Requirements

#### General Eligibility Requirements:

- Applicants must reside within the Haines City Community Redevelopment Agency boundaries. Eligibility can be confirmed using Attachment “A” Community Redevelopment Agency map and [www.polkpa.org](http://www.polkpa.org) website for Polk County Property Appraiser
- The applicant must be the property owner and must live in the home.
- Only **ONE** property under the same owner will qualify for the grant.
- All applications are to be submitted by email or in person to the Haines City Community Redevelopment Agency staff located at:  
303 Ledwith Ave, Haines City, FL 33844.  
Phone: 863-421-5577 or 863-421-3387  
Email: CRAinfo@hainescity.com
- Applicant shall obtain, read, and understand all aspects of the grant program and execute the grant application, submit I.D. and income documents for the application to be considered complete.
- If awarded, applicant must agree to provide (20) twenty hours of volunteer service in their community unless they are disabled or a senior citizen. All hours must be served within Haines City, with a public school, city government, or non-profit charity serving in Haines City.  
Attachment “B” Volunteer Hours Log
- Applicants must have gross annual household incomes at below income limits established by the current Median Income in which the grant is approved.
- Grantees of the program are subject to a five (5) year recorded forgivable loan on their property after completion of work, and, payment is made to the contractor from the City of Haines City. If a grantee sells their property within the five (5) year loan period they will be required to payback funds disbursed on a prorated basis.
- Projects will commence after applying and receiving written award letter.
- Any repairs or improvements underway or prior to being approved will not be funded.
- The property associated with this application will be checked for violations with the City of Haines City’s Code Compliance authorities. If a lien is found a meeting will be scheduled with the Code Compliance Division to discuss repairs and reasons for fines associated with the address considered for award. If it is possible to reduce the cost of the fines or lien we will work with Code Compliance and the Special Magistrate. Funds for home repairs may be used to correct code violations for eligible items listed on owner occupied properties solely at the discretion of the city. Grant funds cannot be used to pay fines for code violations.
- It is not the intent of the Haines City CRA to engage in any rehabilitation activity that requires vacating property. The CRA will not pay for relocation expenses.
- Only the applicant or designated alternate contact provided on application can contact the CRA staff with requests unless designated power of attorney is applicable.
- The Grant Program shall be available to anyone meeting the eligibility requirements, and no one shall be denied the benefits of said program because of race, color, national origin, or sex.



## NURTURING THE HEART OF FLORIDA

To become eligible for the Residential Rehabilitation Grant Program, the applicant must reside in a household which does not exceed 100% Income Limits of the Haines City Area Median Income (AMI.)

Haines City CRA staff will verify the following information through homeowner documents, a third-party source and/or site visit. Verification of income and assets will be required to determine eligibility in the program.

The following original documents will be required for all applicants:

- Driver's License or Valid State of Florida Picture Identification  
Social Security Card
- One (1) year most recent income tax return.
- Seniors or Disabled not required to file income taxes must provide their most recent social security benefit letter with annual benefits
- Copy of code violation notices

Incomplete applications will not be processed for award until all required documents are turned in and verified.



## **PROGRAM PROCEDURES**

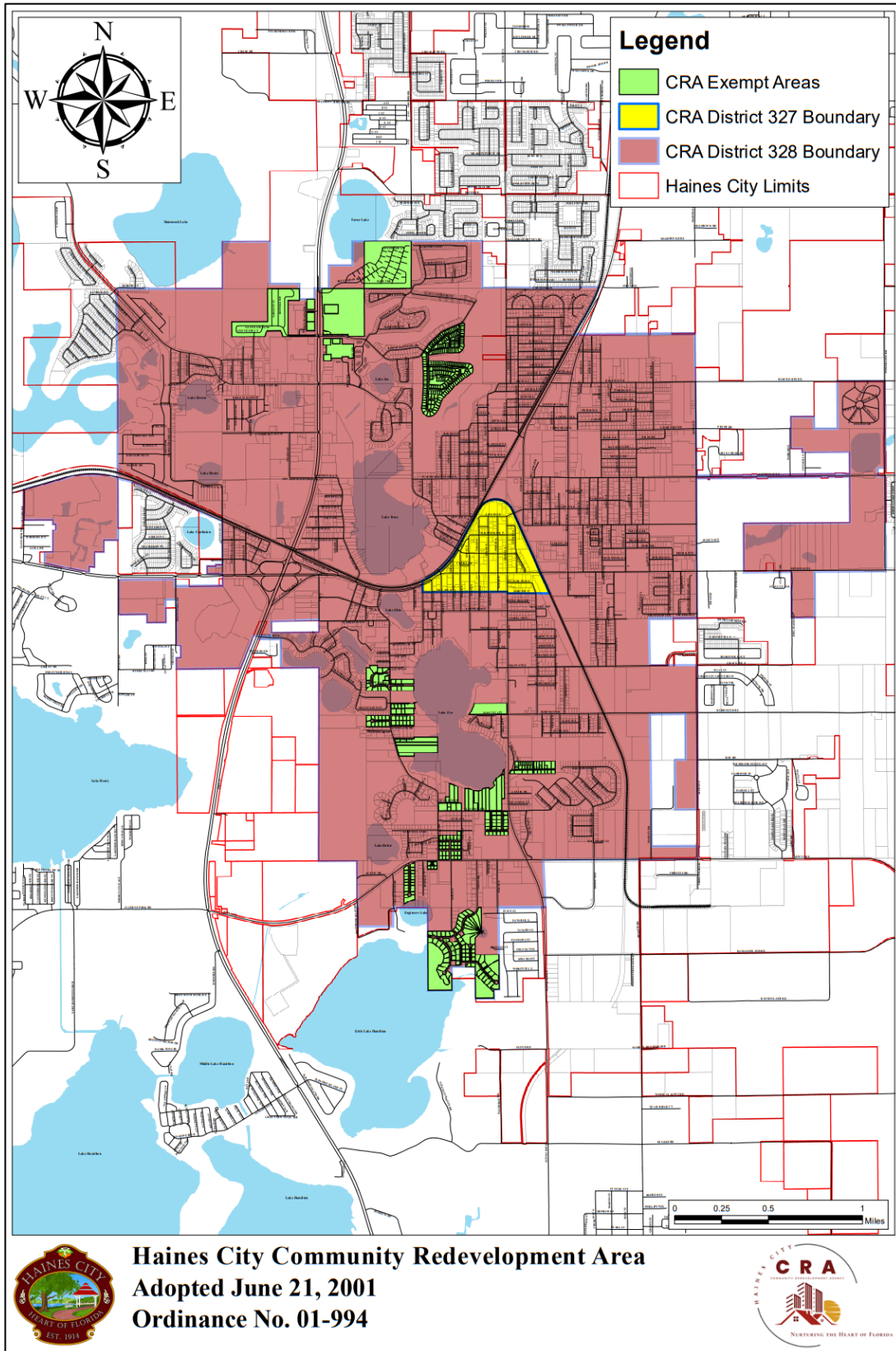
All applications will be reviewed by Haines City CRA staff to determine completeness and income eligibility. Scope of Work is approved based on greatest safety needs, sustainability of home structure, and highest livability for resident.

1. Applicants must complete the application and return it to the Haines City CRA along with all the necessary documents.
2. Staff will verify the information through homeowner documents, a third-party source and/or site visit.
3. Applicants will be notified within 5 business days regarding their eligibility to participate in the program.
4. After eligibility has been determined, a pre-inspection will be completed by a home inspector.
5. After the request for scope of work has been written by contractor, approved by the CRA staff, and approved by the owner – no changes will be made or approved. Contractors must complete work within (3) three months of Notice to Proceed.
6. CRA staff will send the file for approval to the Executive Directors office.
7. Once the application packet has been approved, an award letter will be sent to the applicant. CRA staff is responsible to notify the contractor that the work can start.
8. When the approved work is completed, the contractor must notify CRA staff. Haines City CRA staff will call the applicant to confirm that all work is completed and satisfactory. The contractor will submit all invoices and copies of final building inspections and/or Permit Closed (when required) to CRA staff.
9. Upon receipt of the required closing paperwork, CRA staff will perform an inspection to ascertain that all work has been completed and is in good standing. Applicant will sign Project Completion Acknowledgement for project file.
10. After the Haines City CRA inspection, the funds will be paid directly to the contractors. Checks will not be released until all necessary paperwork is turned in. The Haines City CRA will only pay for scope of work described and approved in the application.
11. After the work is completed, approved and paid, the Haines City CRA is not responsible for any claim or damage or repair.
12. All grant funds are paid directly to the contractor. No funds are distributed to the awarded applicant.
13. Residents shall be responsible for any scope of work exceeding the maximum grant amount.





NURTURING THE HEART OF FLORIDA





## **Re: CRA Residential Rehabilitation Grant Program - Response to letter from Debra McGowan**

Hi Mayor West, Vice-Mayor Smith, Commissioner Huffman, Commissioner Arroyo, Commissioner Downing, Board Member Richards, Board Member Manuel and City Manager Elensky,

The purpose of this email is to respond to City Manager James Elensky's email dated June 10, 2025 and Debra McGowan's letter dated June 8, 2025 concerning the CRA Residential Rehabilitation Grant Program.

I have attached a copy of Mrs. McGowan's letter and the CRA Residential Rehabilitation Grant Program (which contains the applicable standards/requirements). Mrs. McGowan's letter concerns improvements to her mother's home.

### **CONCISE RECOMMENDATIONS**

I do not recommend that the City approve the Scope of Work or fund (i) improvements which will result in the risk of water intrusion, and (ii) improvements that are not ADA compliant (in direct conflict with the Grant Programs standards/requirements).

### **CRA RESIDENTIAL REHABILITATION GRANT PROGRAM (the "Program")**

The CRA Residential Rehabilitation Grant Program document states, in part, the following:

"The Residential Rehabilitation Grant will include the following:

- Repair or replacing damaged steps/railings, removal of structures deemed unsafe
- Repairs to meet city code violations
- ADA Compliance home alterations" (Emphasis added).

### **DEFINITIONS OF "ADDITIONS" and "ALTERATION"**

Section 4.2.1 (Terms) of the City's Land Development Regulations, state, in part, that:

*Additions.* An extension or increase in floor area or height of a building or structure.

*Alteration.* Any change in, addition to, deletion from, or rearrangement of walls, roofs, floors, wiring, plumbing, supports or any other part(s) of a structure but, not including customary maintenance or repair.

### **QUOTE FROM BLOCK CONSTRUCTION ENTERPRISES, LLC**

I've reviewed the Quote from Block Construction Enterprises, LLC (for the home owned by Mrs. McGowan's mother) which expressly states the following:

"NOTE: Ramps are not to ADA standards. Block Construction Enterprises LLC shall not be held liable for any water intrusion resulting from the slope or design of the ramp leading into the walkway." (Emphasis added).

## RECOMMENDATION

Instead of focusing on a distinction between "alteration" and "addition," the real issue in this case is whether the CRA should fund an improvement that would be in direct conflict with the CRA's stated Program standards/requirements (i.e., that the improvement must be ADA compliant).

Due to the potential for liability to the City, I do not recommend that the City authorize a Scope of Work to this residential parcel which:

A. Creates a drainage issue. If the Contractor will not accept liability for a (flawed) improvement which will create a potential water intrusion, why should the City proceed with funding such improvement which creates a specific liability (water intrusion) and then accept the liability? I cannot recommend that the City fund an improvement which creates a water intrusion risk.

B. Creates an improvement that is not ADA compliant. Why should the City proceed with an improvement which is not ADA compliant, is clearly inconsistent with the Grant Program requirement and thus incur the corresponding liability for such non-ADA compliant improvements? I cannot recommend that the City proceed with an improvement which will knowingly not be ADA compliant.

Commissioners and CRA Board Members - To ensure compliance with the Florida Sunshine Law, please do not respond to this email with a group email reply. If you have any questions, please call me directly. Thanks in advance.

City Clerk Lauther - could you please ensure that this email is forwarded to Board Member Richards and Board Member Manuel?

Very truly yours,

Fred Reilly, Esquire\*  
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