



COMMUNITY REDEVELOPMENT AGENCY MEETING HAINES CITY, FLORIDA

MINUTES

March 10, 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
Vernel Smith
Kim Downing
Albertine Richard

Commissioners Absent: Omar Arroyo

Staff in Attendance: Alex Abraham, CRA Consultant, Erica Sanchez, Deputy City Clerk

1. CALL TO ORDER

Board Member West called to order the Community Redevelopment Agency meeting on March 10 at 5:32 at 620 E Main St. Haines City, Florida.

2. INVOCATION

Removed for the 7 PM meeting

3. PLEDGE OF ALLEGIANCE

Removed for the 7 PM meeting

4. APPROVAL OF MINUTES

Board Member Smith motion to approve approved

Board Members Huffman and Downing second

Motion Carried

5. NEW BUSINESS

5.a 2025 CRA Board Monthly Meeting Dates

Alex Abraham presented this item.

Meeting monthly will allow staff to seek the required direction as they administer plans and implement policy. A consistent meeting schedule will be critical for staff and the agency. As the Work Plan remains fluid and in stages of redevelopment, CRA Board direction and consistent public dissemination are critical to ongoing success.

Board Member Huffman reminded Abraham about the special budget meeting but said she approves the dates.

Board Member West said we will leave these dates in place but will be adding addition meetings later in the year for budget sessions

Moved by Vernel Smith

Seconded by Kim Downing

Staff recommends approval of the 2025 CRA Board monthly meeting dates.

Carried

5.b Residential Rehabilitation Grant Program- February 2025 Performance Report

CRA Manager/Consultant presented this item.

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.

Board member Huffman asks why award letters are not sent until after the work is completed, and when will they know if they have been approved. As well, she

said she does not agree with residents having to call the CRA office to find out if they qualify. Moreover, why is there qualified applicant outside the CRA District?

Board Member Richard asked if there was a way to distinguish the two CRA districts from each other on the map.

Vice-Chair West asked why the map of qualified applicants was needed. He said It doesn't seem relevant.

Board Member Downing requested that the applicants receive updates on the status of their application and when will the work begin.

Board Member Richard asked if residents are receiving letters declining their applications.

Board Member Smith requested that we keep the CRA of qualified applicates for transparency purposes.

Board Member Huffman said the commercial business district should mirror the downtown district.

City Attorney Reilly said they can look into changing jurisdictional lines and bring them back to the board if you want to do so. Additionally, he said that any changes that relate to the CRA should be considered in light of extending the CRA.

No recommendation as this is an update.

5.c Revision to the Residential Rehabilitation Grant Program

Alex Abraham presented this item.

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

Vice-Chair West recommended that the board be given time to review the revision.

Board Member Downing had questions relating to the scope of qualified work, such as steps railing ramp repair. In addition, she wanted to know how residents who need ADA compliance are identified.

Board Member Smith clarified some language in the grant program, In regard to a resident with ADA issues.

Vicechair West said that an inspection is done to determine what is needed.

Board Member Huffman asked if the applicant checks off what they need, why do they need an inspection.

City Manager Elensky said that the county has an ADA program to help residents with that need.

City Attorney Reilly clarified board member Downing’s questions regarding railing and said that external ramps to the residents' entrance may be installed to be ADA compliant.

Board Member Downing asked how to identify the resident that need those ADA services.

Board Member Huffman recommended outreach to make the residents aware.

Vice-Chair West suggested that we check with other municipalities and ask how they identify these issues.

City Attorney Reily recommended that the application be amended to include the question of the ADA, additionally, he clarified that the inheritance property can be fixed by submitting it to probate.

Board Member Huffman said that she doesn't agree with that and said we are making it difficult for the people that need it.

The board agreed to a continue the discussion.

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

6. CRA BOARD MEMBER COMMENTS

Board Member Downing asked about the status of the CRA-CAC board.

Board Member Huffman said she doesn't believe that we need that.

7. PUBLIC COMMENTS

8. ADJOURNMENT

Without any further business the meeting was adjourned at 6:57.

Omar Arroyo, Chair

Sharon Lauther, MMC, City Clerk