



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

Vernel Smith

Kim Downing

Kitty Manuel

Board Members Absent: Albertine Richards

Staff in Attendance: Sharon Lauther

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- Alyci 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 theme 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.

Morris L. West, Mayor

Sharon Lauther, MMC, City Clerk

Fred Reilly, City Attorney