

MINUTES
COMMUNITY REDEVELOPMENT AGENCY MEETING
THURSDAY, SEPTEMBER 14, 2023
7:00 PM
CITY HALL

Chair Daley called to order the Community Redevelopment Agency meeting at 7:55 PM.

Roll Call: Linda Bourgeois, City Clerk

City Commissioners in attendance: Chair Nancy Daley, Vice Chair Mac Fuller, Board Member Jack Dearmin, Board Member Brent Eden, and Board Member Charles Lake.

Staff in attendance: City Manager Ryan Leavengood, City Attorney Seth Claytor, Public Works Director John Deaton, Community Development Director Amee Bailey, and Police Chief Art Bodenheimer.

Chair Daley introduced the consent agenda for consideration.

- 1.) Community Redevelopment Meeting Minutes for May 15, 2023
- 2.) CRA Annual Report

The analysis was inserted by the City Clerk. [Pursuant to Chapter 163, Florida Statutes a community redevelopment agency is required to file an annual report with the county or municipality that created the agency and publish the report on the agency's website. The report must include the following information:

The most recent complete audit report of the redevelopment trust fund as required in s. 163.387(8), and the performance data for each plan authorized, administered, or overseen by the community redevelopment agency as of December 31 of the reporting year.

This report includes:

1. The total number of projects started and completed and the estimated cost for each project.
2. Total expenditures from the redevelopment trust fund.
3. Original assessed real property values within the community redevelopment agency's area of authority as of the day the agency was created.
4. Total assessed real property values of the property within the boundaries of the community redevelopment agency as of January 1 of the reporting year.
5. Total amount expended for affordable housing for low-income and middle-income residents.

The report also includes a summary indicating the status of the goals set out in the adopted plan along with recent projects or developments.]

Chair Daley opened the floor to public comments and seeing no one, she closed the floor to public comments.

Board Member Eden made a motion to approve the CRA Consent Agenda. The motion was seconded by **Board Member Dearmin**. The motion was unanimously approved.

Chair Daley introduced the first business item for consideration.

1.) CRA Resolution 03-23: Capital Improvement Program and Budget Adoption FY 23/24

The City Attorney read CRA Resolution 03-23, in its entirety, into the record.

The City Manager presented the analysis. He said the proposed capital improvement program (CIP) for the Community Redevelopment Agency (CRA) is consistent with previous budget presentations. The FY 23/24 & FY 24/25 budgets include \$200,000 each year being set aside for projects and initiatives from operating revenues. The Budget & CIP also has \$150,000 set aside each year to fund commercial or residential façade grants.

Future years in the CIP show a buildup of funds for streetscaping projects which may act as a partial match or complement future FDOT projects in the downtown area (signalization, road diet, design improvements, etc.).

The staff recommendation is for approval of the CRA Resolution 03-23.

Chair Daley opened the public hearing. There were no audience members that came forward to speak and she closed the public hearing.

Board Member Dearmin made a motion to approve CRA Resolution 03-23 adopting the Capital Improvement Program and CRA Annual Budget for FY 2023/2024. The motion was seconded by **Board Member Eden**. The vote was unanimously approved.

Chair Daley introduced the next CRA business item for consideration.

2.) Residential Facade Improvement Grant Program: FY 23/24 Program Cycle

The City Manager presented the analysis. He said the CRA maintains residential and commercial façade grant programs. The FY 23/24 budget allocates \$150,000 in funding to the residential program. The proposed grant cycle for FY 23/24 will target the Echo Terrace neighborhood (the previous cycle focused on the Fruitland Park neighborhood). All eligible residences within the CRA may apply but preference within the ranking will be given to the target area.

Grant recipients will be eligible for up to \$15,000 per residential property for eligible improvements. Each grant will be limited to one residential property and each eligible property is able to receive funding through this program once every seven years. Mailers will be sent out to residents within the targeted area. The application cycle will open on October 1st and close on December 31st. Applications will be reviewed by the Community Redevelopment Agency staff and presented to the Board for consideration in 2024.

He concluded and said the Staff recommendation was for approval of the Residential Facade Grant Cycle for Fiscal Year 2023-2024.

Chair Daley asked how this affected people who just flipped houses, not that she is for or against it because it is for fixing up the neighborhood but do we want people to come in and take advantage of the money and then walk away with the proceeds from the sale of the house.

The City Attorney said the purpose of the program is to eliminate blighted areas, so our purpose as a municipality or as the CRA board is going to be to improve those blighted areas.

The City Manager said there were some advantages to being a smaller city as we are going to know the neighborhood and the owners. He said it would be a decision point that the board weighs and provided some examples.

Information shared was that the CRA programs can be rotated around the CRA area with targeted neighborhoods, general projects such as roofs, painting, tree removal, and repaving of roads or sidewalks throughout the areas. The board has a lot of flexibility.

The **Chair** then asked if there was one landowner with different tenants, how would that work and the City Manager said the Community Redevelopment Agency Board has the ability to evaluate and be fair with the ranking and it is at the board's discretion.

Board Member Eden asked if there were going to be any advertisements in the targeted area and the City Manager said the City staff would send out mailers and post the brochure on the website.

Vice Chair Fuller asked if we could recognize the Community Redevelopment Funding projects by putting a yard sign in front of the homes that are receiving funding. The City Manager said we could do that and it could be a part of their agreement.

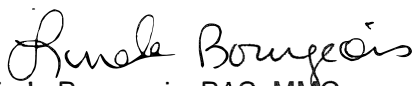
Chair Daley opened the floor for public comments. There were no audience members that came forward to speak and she closed the floor to public comments.

Board Member Dearmin thanked the City staff for the professional brochure that was created for the CRA program.

Board Member Eden made a motion to approve the Residential Facade Improvement Grant Program for the FY 23/24 program cycle. The motion was seconded by **Board Member Dearmin**. The vote was unanimously approved.

At 8:11 PM, **Chair Daley** adjourned the Community Redevelopment Agency meeting.

Respectfully submitted,



Linda Bourgeois, BAS, MMC,
City Clerk