

**CITY OF
MOUNT DORA, FLORIDA
CITY COUNCIL
MINUTES**



**January 17, 2023
City Hall
510 N. Baker St.
Mount Dora, FL 32757**

CALL TO ORDER

Having been duly advertised as required by law, Mayor Crissy Stile called to order the January 17, 2023, Regular Session of the Mount Dora City Council at 6:12 p.m. in the City Hall Council Chambers.

Members Present

Crissy Stile, Mayor
Marc Crail, Vice-mayor
John Cataldo, District 1
Cal Rolfson, District 2
Dennis Dawson, District 3
Nate Walker, District 5
Doug Bryant, At Large

Also Present

Patrick C. Comiskey, City Manager
Sherry G. Sutphen, City Attorney
Jeanann Hand, City Clerk

PRESENTATIONS

1. Mount Dora Fun Fact

Mayor Stile spoke about a food drive associated with the Fire Department.

PUBLIC COMMENT

Mayor Stile opened public comment.

Karen Muni, 20931 Oldenburg Loop, spoke about the smell that may be coming from water treatment plant or the landfill or the dump. She stated she made numerous complaints about the subject.

Miriam Lindley, 30102 Hackney Loop, complained about the odor and mentioned health problems.

Linda Bramer, 7017 Lake Ola Drive, Tangerine, demanded a solution to the odor problem, stating it is getting worse.

Tony Castronovo, 30122 Cheval Street, stated the smell had always been there, is getting worse, and mentioned his wife's illness.

Cynthia Breed, 7206 Lake Ola Drive, keeps data regarding the odor and believes it gets worse with higher barometric pressure.

Hunter File, 20946 Sullivan Ranch Boulevard, asserted he would continue to complain until there is a remedy.

Meisha Santagata, 30237 Hackney Loop, complained about the odor.

Michael Santagata, 30237 Hackney Loop, mentioned the landfill and the water treatment plant, and wondered if the facilities were up to code.

Jean Merenda, 30431 Gidran Terrace, described the odor's impact on their lives.

Mayor Stile closed public comment.

APPROVAL OF AGENDA

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE AGENDA; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION APPROVED BY A UNANIMOUS VOICE VOTE.

ADVISORY BOARD APPOINTMENTS

MOTION BY COUNCILMEMBER BRYANT TO APPOINT BETH SHARPE TO THE LIBRARY ADVISORY BOARD COUNCILMEMBER ROLFSON SECONDED THE MOTION. MOTION APPROVED BY A UNANIMOUS VOICE VOTE.

MOTION BY COUNCILMEMBER ROLFSON TO REAPPOINT THOMAS DECKER TO THE PUBLIC ARTS COMMISSION; COUNCILMEMBER DAWSON SECONDED THE MOTION. MOTION APPROVED BY A UNANIMOUS VOICE VOTE.

CONSENT AGENDA

1. Request Approval of Meeting Minutes

January 3, 2023

MOTION BY COUNCILMEMBER WALKER TO APPROVE THE CONSENT AGENDA; COUNCILMEMBER CATALDO SECONDED THE MOTION. MOTION APPROVED BY A UNANIMOUS VOICE VOTE.

ACTION ITEMS

1. Request Approval of the Agreement Between the City of Mount Dora and MSL, P.A. for Annual Audit Services

City Manager Comiskey explained the item is the same one that had just been approved at the CRA and Northeast CRA Governing Boards.

Mayor Stile opened public comment. No one spoke. Mayor Stile closed public comment.

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE AGREEMENT BETWEEN THE CITY OF MOUNT DORA AND MSL, P.A. FOR ANNUAL AUDIT SERVICES; COUNCILMEMBER DAWSON SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

YES	Councilmember Rolfson
	Councilmember Dawson
	Councilmember Cataldo
	Councilmember Walker
	Councilmember Bryant
	Vice-mayor Crail
	Mayor Stile
NO	None

2. Request Acceptance of the Plan for Development and Protection of the 12+ acre Greenbelt Forest Property to the West of the W.T. Bland Public Library (Forest Property) and Approval of the Task Authorization with Halff Associates, Inc., for Design of Recreational Landscape Features for the Trail System on the Forest Property

Library Director Cathy Lunday described the project and the purpose of the item. She reviewed the history of the project. Discussion ensued about points of entry and parking, and the turn of public opinion regarding the project. The meaning of a Preserve designation was clarified.

Mayor Stile opened public comment. No one spoke. Mayor Stile closed public comment.

MOTION BY COUNCILMEMBER BRYANT TO APPROVE ACCEPTANCE OF THE PLAN FOR THE DEVELOPMENT AND PROTECTION OF THE 12 + ACRE GREENBELT FOREST PROPERTY TO THE WEST OF THE W.T. BLAND PUBLIC LIBRARY (FOREST PROPERTY) AND APPROVAL OF THE TASK AUTHORIZATION WITH HALFF ASSOCIATES, INC. FOR DESIGN OF RECREATIONAL LANDSCAPE FEATURES FOR THE TRAIL SYSTEM ON THE FOREST PROPERTY; COUNCILMEMBER ROLFSON SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

YES	Councilmember Bryant Councilmember Rolfson Councilmember Dawson Councilmember Cataldo Councilmember Walker Vice-mayor Crail Mayor Stile
NO	None

PUBLIC HEARINGS - RESOLUTIONS/ORDINANCES

1. Request adoption of Single Reading (Final) Ordinance No. 2023-01, Small-Scale Future Land Use Map Amendment for Orange Lake Development, LLC

Ms. Sutphen read Ordinance No.2023-01 by title only.

ORDINANCE NO: 2023-01

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THAT PROPERTY LOCATED ON THE SOUTH SIDE OF U.S. HIGHWAY 441 AND EAST CROOKED LAKE DRIVE AND THE CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF MOUNT DORA COMPREHENSIVE PLAN 2045; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO FUTURE LAND USE MAP; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

City Attorney Sutphen requested disclosure of ex parte communication. There were no disclosures for this item.

City Planning Director Vince Sandersfeld provided background on the item, which was a petition for a comprehensive plan reassignment of the property on 441 east of East Crooked Lake. The applicant is requesting a land use amendment from public lands institutional to commercial. The petition was supported by the Planning and Zoning Commission and is recommended for approval by staff.

Mayor Stile opened public comment. No one spoke. Mayor Stile closed public comment.

The applicant was present to answer questions.

MOTION BY COUNCILMEMBER WALKER TO ADOPT ORDINANCE NO. 2023-01, SMALL-SCALE FUTURE LAND USE MAP AMENDMENT FOR ORANGE LAKE DEVELOPMENT, LLC; COUNCILMEMBER CATALDO SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

YES Councilmember Walker
Councilmember Cataldo
Councilmember Rolfson
Councilmember Dawson
Councilmember Bryant
Vice-mayor Crail
Mayor Stile
NO None

2. Request Approval of First Reading of Ordinance No. 2023-02, Orange Lake Development, LLC (Rezone to C-2A)

City Attorney Sutphen read Ordinance No. 2023-02 by title only.

ORDINANCE NO: 2023-02

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE ZONING DISTRICT CLASSIFICATION CHANGE FOR THAT PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF U.S. HIGHWAY 441 AND EAST CROOKED LAKE DRIVE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ZONING DISTRICT CLASSIFICATION CHANGE; PROVIDING FOR OFFICIAL ZONING MAP AMENDMENT; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Ms. Sutphen requested disclosure of ex parte communications. None were disclosed.

Mr. Sandersfeld explained this is a petition to change the zoning of the property discussed in the prior public hearing. He explained the reasons for the change in zoning intensity, which is now C-2A instead of P-LI. Discouragement of future ingress and egress were discussed.

Mayor Stile opened public comment. No one spoke. Mayor Stile closed public comment.

MOTION BY COUNCILMEMBER ROLFSON TO ADOPT ORDINANCE NO. 2023-02, ORANGE LAKE DEVELOPMENT, LLC (REZONE TO C-S2A); COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

YES Councilmember Rolfson
Councilmember Walker
Councilmember Cataldo
Councilmember Dawson
Councilmember Bryant
Vice-mayor Crail
Mayor Stile
NO None

3. Request adoption of Single Reading (Final Ordinance No. 2023-03, Small-Scale Future Land Use Map Amendment for MK and AD Land Investments, LLC (Mount Dora Mixed Use Project

City Attorney Sutphen read Ordinance No. 2023-03 by title only.

ORDINANCE NO: 2023-03

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO A CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF MOUNT DORA COMPREHENSIVE PLAN 2045; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO FUTURE LAND USE MAP; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Council members disclosed ex parte communication. Councilmember Walker spoke once with developer Aaron Hakim regarding the uses of the property and the project. Councilmember Rolfson spoke twice with Mr. Hakim, at Mr. Hakim's request, to broadly review Mr. Hakim's plans. Mayor Stile met three times with Mr. Hakim, including a tour of the property, looking over the plan and the property and receiving an overview of what the plan entails. Vice-mayor Crail met with Mr. Hakim at City Hall a couple of weeks ago for discussions on potential development. Councilmember Dawson met with Mr. Hakim two weeks ago to review plans and learn what he proposes to put on the site. Councilmember Bryant met with Mr. Hakim for about two hours to discuss issues associated with the project. Councilmember Cataldo met with Mr. Hakim at City Hall to be educated about the project.

Mr. Sandersfeld explained this request for a future land use change related to the re-eavluation of the employment center. The Planning and Zoning Commission approved the change and staff recommends approval of the ordinance.

Mayor Stile opened public comment. No one spoke. Mayor Stile closed public comment.

MOTION BY COUNCILMEMBER ROLFSON TO ADOPT ORDINANCE NO. 2023-03, SMALL-SCALE FUTURE LAND USE MAP AMENDMENT FOR MK AND AD LAND INVESTMENTS, LLC (MOUNT DORA MIXED USE PROJECT); COUNCILMEMBER CATALDO SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

YES Councilmember Rolfson
Councilmember Walker
Councilmember Cataldo
Councilmember Dawson
Councilmember Bryant
Vice-mayor Crail
Mayor Stile
NO None

4. Request approval of First Reading of Ordinance No. 2023-04, Mount Dora Mixed Use for MK and AD Land Investments, LLC Final PUD (WBI-E District)

City Attorney Sutphen read ordinance No. 2023-04 by title only.

ORDINANCE NO: 2023-04

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE REZONING AND MASTER PLAN FOR "MOUNT DORA MIXED USE"; PROVIDING FOR THE REZONING AND APPROVAL OF THE MOUNT DORA WOLF BRANCH INNOVATION EMPLOYMENT (WBI-E) DISTRICT FOR THAT PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF SR 46 AND EAST OF BUTTERCUP LANE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ZONING DISTRICT CLASSIFICATION CHANGE AND ZONING MAP AMENDMENT; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Council members disclosed ex parte communication. Councilmember Walker spoke once with developer Aaron Hakim regarding the uses of the property and the project. Councilmember Rolfson spoke twice with Mr. Hakim, at Mr. Hakim's request, to broadly review Mr. Hakim's plans. He did not promise anything to the developer. Mayor Stile met three times with Mr. Hakim, including a tour of the property, looking over the plan and the property and receiving an overview of what the plan entails. Vice-mayor Crail met with Mr. Hakim at City Hall a couple of weeks ago for discussions on potential development. Councilmember Dawson met with Mr. Hakim two weeks ago to review plans and learn what he proposes to put on the site. Councilmember Bryant met with Mr. Hakim for about two hours to discuss issues associated with the project. Councilmember Cataldo met with Mr. Hakim at City Hall to be educated about the project.

Councilmember Bryant disclosed receiving several emails from members of public that were sent to the City Council general email address. Through the City Council general email address, emails were received by each Councilmember from Lynn Tacher, Josh Hemingway, and Charlie Sands.

Councilmember Bryant disclosed receiving one personal email from Steve Williams. Mayor Stile disclosed receiving a text message from Steve Williams. Mayor Stile disclosed receiving an email from Susan Myers. Mayor Stile disclosed an email sent to the City Council general email address from Frank Ford. Councilmember Cataldo disclosed receiving a text message from Frank Ford. Councilmember Dawson disclosed receiving a text message and an email from Susan Myers and a text message and an email from Frank Ford. Vice-mayor Crail disclosed receiving an email from Josh Hemingway, from Charlie Sands, and from Frank Ford. Mayor Stile disclosed a communication from Jay Smith sent to the City Council general email address. Councilmember Rolfson disclosed receiving emails from Charlie Sands and Josh Hemingway. Councilmember Walker disclosed receiving a text message from Steve Williams, and emails from Susan Myers, Josh Hemingway, Charlie Sands, and Frank Ford. Councilmember Walker disclosed receiving an email from Tom Dring. Councilmember Rolfson disclosed emails received from Jay Smith and Frank Ford which Councilmember Rolfson had not yet read.

Mr. Sandersfeld explained the reasons the developer is petitioning for the zoning to change from a county designation to a city Planned Unit Development, the Wolfbranch Employment Center zoning district, with the intention to amend the performance standards of the zoning district. The Planning Commission reviewed the amendment, looking at the mixed use and intensity, with the building height being of most interest to the commission. The commission agreed on eight conditions upon which they would base their approval. Page one of Exhibit B to Ordinance 2023-04 demonstrates the latest revision related to the commission's recommendation.

Mr. Hakim presented further information on the development, and provided a presentation which is attached to the minutes as Exhibit A.

Staff recommends approval of the first reading, with the second reading of the Ordinance scheduled for February 7th.

Councilmembers discussed their concerns about the project, which included building height, development density and intensity, and potential impacts on the City. Economist John Stover, who was retained by the developer, and whose information is provided with the minutes as Exhibit B, appeared through electronic communication technology to answer questions and provide further information.

Mayor Stile opened public comment.

Frank Kerwin, 1110 East Fifth Avenue, remarked upon the impact the development could have on the City, economically and otherwise, expressing caution about the growth this project might bring.

Joe Lewis, 148 Charles Avenue, mentioned this decision could be precedent setting.

Michell Middleton, 112 East Fifth Avenue, spoke in support of the project, and urged Council to let this move forward.

Kay Volmer, 420 North Clayton Street, voiced concern about the amount of residents that would be coming into the area with this project.

Suzanne Scheck, 308 North Tremain Street, was shocked by number of residents who would be part of the development. She questioned the fit of assisted living.

Mayor Stile closed public comment.

Councilmember Dawson suggested the developer return with negotiations. Councilmember Walker proposed a workshop. It was suggested each councilmember define a target building height number for discussion.

MOTION BY VICE-MAYOR CRAIL TO APPROVE THE FIRST READING OF ORDINANCE NO. 2023-04, MOUNT DORA MIXED USE FOR MK AND AD LAND INVESTMENTS, LLC FINAL PUD WBI-E DISTRICT; COUNCILMEMBER ROLFSON SECONDED THE MOTION. MOTION APPROVED 6-1 BY A ROLL CALL VOTE.

YES Vice-mayor Crail
 Councilmember Rolfson
 Councilmember Cataldo
 Councilmember Walker
 Councilmember Bryant
 Mayor Stile

NO Councilmember Dawson

Mayor Stile adjourned for a break at 9:31 p.m.
Mayor Stile called the meeting back to order at 9:40 p.m.

5. Request Adoption of Resolution No. 2023-05, Accepting the Donation and Approving the Display of Black History Month Banners

City Attorney Sutphen read Resolution No. 2023-05, Accepting the Donation and Approving the Display of Black History Month Banners, by title only.

RESOLUTION NO. 2023-05

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO BANNERS CELEBRATING BLACK HISTORY MONTH; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ACCEPTANCE AND DISPLAY OF BANNERS; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Parks and Recreation Director Troy Shonk introduced Kay Volmar, who coordinated the donation of the banners. Ms. Volmar answered questions about the project.

Mayor Stile opened public comment.

Janet Manchon, 2108 Oakwood Circle, asked about donating to the project.

Mayor Stile closed public comment.

MOTION BY COUNCILMEMBER WALKER TO ADOPT RESOLUTION 2023-05, ACCEPTING THE DONATION AND APPROVING THE DISPLAY OF BLACK HISTORY MONTH BANNERS; COUNCILMEMBER CATALDO SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

YES	Vice-mayor Crail Councilmember Rolfson Councilmember Cataldo Councilmember Walker Councilmember Bryant Mayor Stile
NO	None

CITY MANAGER'S REPORT

City Manager Patrick Comiskey reported the emergency purchase of two three-phase transformers for the electric department. He thanked Library Director Cathy Lunday for her job performance at the library, mentioning excellent circulation numbers.

CITY ATTORNEY'S REPORT

Ms. Sutphen remarked upon Ms. Lunday's superior job performance. She advised regarding response to first amendment auditors. She mentioned the discussion of the joint planning agreement with Lake County had been moved to February 14th.

COMMUNICATIONS AND REPORTS

1. **Council Member John Cataldo**
No report.
2. **Council Member Dennis Dawson**
Councilmember Dawson mentioned meetings he had attended.
3. **Council Member Cal Rolfson**
Councilmember Rolfson mentioned the Florida League of Cities website, the legislative session, and thanked the Fire Department. He also updated regarding a lawsuit which had been dismissed with prejudice.

4. **Council Member Nate Walker**
No report
5. **Council Member Doug Bryant**
No report
6. **Vice-Mayor Marc Crail**
Thanked the organizers of the Unity Walk and mentioned the food drive.
7. **Mayor Crissy Stile**
No report.

FUTURE MEETING DATES

1. **February 7, 2023, 6:00 PM, Regular Session**
2. **February 21, 2023, 6:00 PM, Regular Session**
3. **March 7, 2023, 6:00 PM, Regular Session**
4. **March 21, 2023, 6:00 PM, Regular Session**

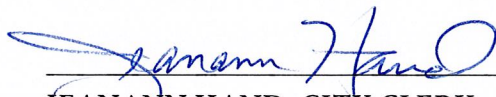
ADJOURNMENT

MOTION BY COUNCILMEMBER ROLFSON TO ADJOURN; COUNCILMEMBER CATALDO SECONDED THE MOTION. MOTION APPROVED BY A UNANIMOUS VOICE VOTE.

There being no further business for discussion, the meeting adjourned at approximately 9:43 p.m.



CRISSY STILE, MAYOR
City of Mount Dora

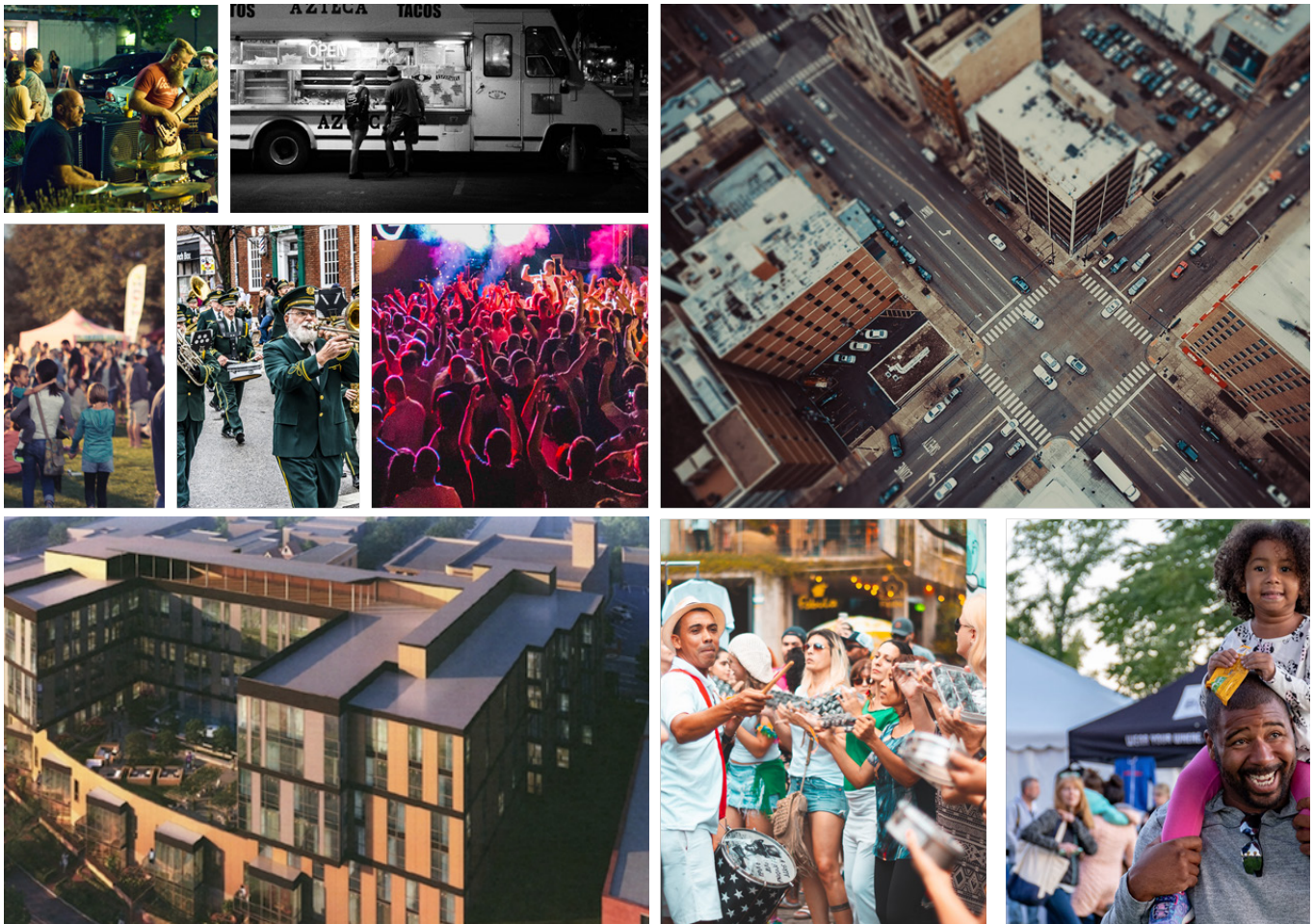


JEANANN HAND, CITY CLERK
City of Mount Dora

EXHIBIT A

Exhibit A is stored at the following link: [https://
files.ci.mount-dora.fl.us/?u=j6QT&p=wWtn](https://files.ci.mount-dora.fl.us/?u=j6QT&p=wWtn)

EXHIBIT B



Jon Stover & Associates (JS&A) works with public, private, and nonprofit organizations to bridge the gap between the very different worlds of local policy, business, and community interest. As Economic Development Consultants, we assess, develop, and implement strategies to strengthen a place economically, visually, and socially.

A certified business enterprise (CBE) located in the District of Columbia, JS&A specializes in economic impact analysis, quantitative business and real estate analysis, neighborhood and commercial revitalization strategy, and creating and implementing policies and programs to bolster local economies.

Founded in 2009, JS&A has completed hundreds of projects around the country for town, city, and state agencies, nonprofit organizations such as Main Streets and Business Improvement Districts, and private developers and business owners.

For more information about our firm, team, and previous experience, visit www.jonstoverandassociates.com.

Our Affiliations

International Downtown Association
American Planning Association
Responsible Hospitality Institute
Staff Certified by the American
Institute of Professional Planners
Main Street America Allied Member



Jon Stover, Managing Partner

Jon Stover is the founder and Managing Partner of Jon Stover & Associates. Mr. Stover is an expert in neighborhood revitalization and public-private economic development initiatives that help local stakeholders achieve a shared vision for their communities. He specializes in real estate market analysis; fiscal and economic impact analysis; development feasibility; inter-agency coordination; and economic development strategies. Mr. Stover has secured, planned, and directed projects working for and partnering with hundreds of county agencies, city departments, community groups, non-profit organizations, neighborhood stakeholder organizations, real estate developers and private business owners.

Education

*University of Pennsylvania
Masters of Urban Planning
School of Design*

*Wharton School of Business
Certificate in Real Estate Development
(Joint Program with School of Design)*

*Cornell University
Bachelor of Science in
City and Regional Planning*

Speaking Engagements

"Tips for Measuring the Impact of Your Program." Downtown Pennsylvania Conference, Pennsylvania Main Streets (2019)

"Building Resiliency on Main Street." Main Street NOW, Seattle (2019)

"Breaking the Black Box of Economic Impact." Main Street NOW, Seattle (2019)

NPR's All Things Considered, Guest Interview (2018)

"Using Data to Bolster Decision Making." Tennessee Retail Summit, Tennessee Main Streets (2018)

"Quantifying the Nighttime Economy in Your City." Sociable City Summit, New Orleans (2018)

"Local and National Retail Trends: How Can We Help Businesses Compete Now and In the Future." DC Main Street Executive Director Training (2018)

"Understanding the Economic and Fiscal Impact of Your Programs." Neighborhoods USA Conference (2017)

Relevant Project Experience

Lake Worth Arts and Cultural Economic Development Strategy | *Lake Worth, Florida
Lake Worth Community Redevelopment Association*

Real Estate and Analysis to Inform Boston Zoning Update | *Boston, Massachusetts
Boston Planning and Development Agency*

Gulfstream Hotel Impact Assessment and ROI | *Lake Worth, Florida,
City of Lake Worth*

Fiscal & Economic Impact Analysis of 3,100-Acre Devel. Proposal | *Clay County, Florida
Sandricourt Farms LLC*

Boynton Beach Economic Development Strategy | *Boynton Beach, Florida
City of Boynton Beach*

Kansas City Urban Redevelopment Strategy | *Kansas City, Missouri
Greater KC Local Initiatives Support Corporation*

Brookhaven Development Feasibility Analysis | *Atlanta, Georgia
City of Brookhaven*

Old South Baton Rouge Economic Development Plan | *Baton Rouge, Louisiana
Center for Planning Excellence, Arts Council*

Downtown East Re-Urbanization Strategy and Small Area Plan | *Washington, DC
DC Office of Planning*

Reunion Square Catalytic Impact Assessment TIF Financing Analysis | *Washington, DC
Four Points, LLC*

Mid City East Small Area Plan | *Washington, DC
DC Office of Planning*

Economic Generators and Catalyst Study | *Prince George's County, Maryland
Maryland – National Capitol Park & Planning Commission*

Economic and Fiscal Impact Study of Hershey Corporation and Tourism | *Hershey, Pennsylvania, RDS, WTL+a, Hershey Corporation*

Real Estate Analysis to Inform Prince George's County-Wide Zoning Rewrite | *Prince George's County, Maryland, Maryland-National Capitol Parks and Planning Commission*