



City of Mount Dora
Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112
Fax: 352-735-7191
E-mail: plandev@cityofmounddora.com

**NORTHEAST COMMUNITY REDEVELOPMENT AGENCY
ADVISORY COMMITTEE – Regular Meeting
Martin Luther King Memorial Center - 803 Florida Avenue, Mount Dora, FL 32757
September 12, 2023**

AGENDA

- I. Call to Order
- II. Roll Call, Moment of Silence & Pledge of Allegiance
- III. Public Comment Period
- IV. Approval of Minutes of July 11, 2023
- V. Discussion Items
 - 1. Budget Update
 - 2. Resource and Recreation Center Update
 - 3. Public Art Crosswalk with Chris Carson
- VI. Other Business
- VII. Announcement of next scheduled meeting date: October 10, 2023
- VIII. Adjournment

NOTICE: For purposes of Section 286.011, Florida Statutes, two or more members of the City Council may be present at this meeting, and this meeting may be considered a City Council meeting.

NOTICE: If any person decides to appeal any decision made at this meeting with respect to any matter considered at this meeting, such person may need a record of these proceedings. For such purpose, a person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

NOTICE: In accordance with the Americans with Disabilities Act (“ADA”) and Florida Statutes, Section 286.26, persons with disabilities needing a reasonable accommodation to participate in a public hearing or meeting should contact the City of Mount Dora’s ADA Coordinator at least 48 hours prior to the proceeding. The ADA Coordinator may be contacted by phone at 352-735-7126, ext. 1111, or by email at clerk@cityofmounddora.com.

If hearing impaired, telephone the Florida Relay Service numbers (800) 955-8771 (TDD) or (800) 955- 8770 (Voice) for assistance.

**CITY OF
MOUNT DORA, FLORIDA**

**NE CRA ADVISORY COMMITTEE
MINUTES**



July 11, 2023

Call to Order

Having been duly noticed as required by law, Mrs. Rona Rowe, Chair of the Northeast CRA Advisory Committee called the meeting to order at 6:00 p.m.

Roll Call, Moment of Silence & Pledge of Allegiance

Present: Rona Rowe, Lillie Taylor, Lynn Tacher, Stevie Harley, Rosalyn Harris, Bryan Belk

Absent: Ozell Ward

City Staff: Adam Sumner, Deputy Planning Director & Northeast CRA Manager; Catherine Hutcheson, Clerk Administrative Coordinator; Chris Carson Special Events Manager

Public Comment Period

Ms. Linda Harris- checking in on the updates for the photos for the MLK Building.

Mr. Sumner stated that there are 20 photos being printed and framed to bring to the building.

Ms. Rowe asked if the banners were going to be taken down when the photos are put up. Mr. Sumner responded saying he was not sure if the banners would stay or not. That the photos were going to be mounted lower on the wall.

Mr. Nate Walker, City Council member, invited everyone to the Methodist church on Jackson Ave this Saturday 7/15/23, trying to feed 500 families with Farm Share. It is a drive-thru event.

Volunteers are needed to be there by 9:00am. The event starts at 10am.

Ms. Taylor sent a message to the Chief of Police to have some police stationed at the church for the event.

Mr. Sumner asked Ms. Taylor to send a message to Fire Chief Hightower as well as to go to the church event.

Approval of Minutes of May 9, 2023

Ms. Tacher motioned to approve the May 9, 2023 minutes. Mr. Harley seconded the motion and the minutes were approved unanimously by voice vote.

Discussion Items

1. Community Resource & Recreation Center Update

Mr. Sumner gave a description of the building and the footprint of the building with a slideshow presentation.

Mr Sumner gave some information on a creative sculpture the architects are working on to be placed somewhere in the yard.

Mr. Sumner went over the design for the inside and outside of the building, which is inspired by African American art and culture.

Ms. Tacher asked if there were businesses to work within the new building.

Mr. Sumner stated that there are 30 businesses ready to start working once the building is completed. Ms. Tacher asked about certain cards that would allow the kids into each room to work with the computers.

Mr.Sumner stated that, yes, the kids will have key cards to grant them access.

Mr. Belk asked if the rooms would be sound proofed.

Mr. Sumner stated that they would be sound proofed.

Mr. Sumner described the different types of furniture and artistic treatment that will be in the building.

Mr. Sumner stated the seating capacity is 240 with a stage for a banquet or event. With classroom-style seating, it could seat 350 people.

Mr. Sumner described the buffet style kitchen and portable drink and food stations.

Ms.Tacher asked about internship opportunities.

Mr. Sumner said he spoke with Career Source who are ready to work with the district, once the new building is completed.

Ms. Harris asked if specialized chefs would work on the events.

Mr. Sumner said that it is a "bring your own caterer". He went on to elaborate on what that means.

Ms. Harris asked if the chairs and tables were stored until needed.

Mr. Sumner responded, there are eight storage rooms and that the tables will be stored there. He explained that there would be 240 chairs at all times.

Ms. Rowe asked if what was shown was the style of chair that would actually be in the building.

Mr. Sumner responded that yes, those chairs are the best for what they will be used for. Mr. Sumner stated they have not come up with a product list for young people yet, but it is being worked on.

Mr Sumner gave information on the dates when the ground breaking for the project will begin.

They are working towards the first of the new year.

Mr. Sumner told the board that he is working on placing informational kiosks around the city for upcoming events and programs.

2. Retention Pond- Fencing

Mr. Sumner stated that he spoke with several engineers and they stated that the code does not require a fence because of the slope.

Mr. Sumner stated that he knew this answer would not make people happy but it was the answer he was given.

He went on to say it was a slope of 4: 1.

He was not able to get an engineer to come to speak at the meeting.

Ms. Tacher asked if the kids had been in the retention pond.

Ms. Taylor stated that, yes, she sees kids there all the time.

Ms. Harris said that she believed that kids could get hurt playing in the retention pond. Mr. Sumner stated that he could see about getting some shrubs to block off the pond, to stop the kids from playing in it.

Mr. Belk gave his opinion on how tall the plants should be.

Mr. Sumner stated he would go and speak with Mr. Troy Shonk about what can be done. Ms. Harris asked about the fence on Highland Street and children playing basketball near the street.

Safety concerns in regards to the basketballs rolling into the street or almost hitting vehicles.

Mr. Walker approached the podium and said that there is a barrier similar to what is at Lilly Park.

Further discussion on the fence between the board.

3. Budget Discussion

Mr. Sumner stated that City Council had their first budget meeting the night of 7/10/23. He went into a description of what that meant for the Northeast CRA.

A printed copy of the budget was given to all members to review during the presentation.

Ms. Tacher questioned the economic development incentive- is there a way to get an economic incentive grant to get new businesses into the Northeast CRAP

Mr. Sumner went on to answer that question by saying that the grants cannot be "a gift". He went on to say that a lot is included under a Facade Grant program.

Mr. Sumner stated that if there is any flexibility, it can be brought to City Council for a Facade Grant which has a match requirement. Mr. Sumner went on to elaborate how this can/ cannot benefit the community.

Mr. Sumner and Ms. Tacher continued talking about what is qualified under the Grant Programs. Ms. Harris asked what can be done to increase awareness about land (business section) ability in the Northeast. She stated there is nothing driving people to the northeast section of the city. Mr. Sumner stated that he had asked for advice on this question but he did not have a good answer for them. He stated what can be done is if the CRA owns a piece of property within the district he can promote that property, but that is not the case at this time.

Ms. Harris asked if the seized property could be bought by the Northeast CRA.

Mr. Sumner stated he would rather not buy a seized property by the City.

Further discussion on this topic between Mr. Sumner, Ms. Harris and Ms. Tacher on how the city and CRA buy a property.

Ms. Harris further discussed the incentives to buy and start a business back in the northeast area. Ms. Harris questioned the reasoning behind the pond going into the middle of the business district.

Mr. Sumner gave an explanation that he tried multiple times to speak with the Public Works Department about tearing out the pond, with no luck. A grant was used to build that retention pond.

Ms Taylor questioned what purpose the pond serves in that area. Why was it built there? Mr. Sumner stated he is not an engineer and could not give a detailed response. He elaborated that Mr. Sanderfeld tried to keep the pond from going there but was unsuccessful.

Further discussion on this within the board and Mr. Sumner.

Ms. Tacher asked if they could put an advertisement in the Northeast.

Mr. Sumner stated that it would be tough with what the budget has to offer.

Ms. Taylor asked about the T&N store that remains closed within the district.

Mr. Sumner stated he did not know. He elaborated that he had not heard from the owner, Cody Realty Group, of the store for over six months.

Mr. Tacher asked about two properties and whether or not they were for sale.

Mr. Sumner stated that the area is considered commercial and everyone who wants to buy wants to put a residential home.

Further discussion on the commercial lots between Mr. Sumner and the board.

Ms. Harris asked further questions about the retention pond.

Mr. Harley went into detail about what was there before the retention pond.

Mr. Sumner and the board discussed the commercial district around the retention pond and possible reasoning for the placement of the pond.

The board want to incentivize businesses to come into the Northeast and believe getting rid of the retention pond would do that.

Ms. Taylor asked about donating the seized land to the CRA, if that was possible.

Mr. Sumner stated that it was seized in 2002 and he was not sure if the City would donate the land.

Other Business

Mr. Sumner introduced Mr. Carson

Mr. Carson gave an update on the Public Art Advisory Committee wanting to paint one of the crosswalks on Pine Ave by Cauley Lott Park.

He stated in September he would bring forth a design for the crosswalk to get the advisory board's opinions.

Ms. Tacher asked about this being brought up a year ago.

Mr. Carson gave an explanation of what took the project longer to come about.

Discussion with Mr. Carson and the Board about the possible artwork.
Mr. Carson stated they are looking to paint one crosswalk.
Ms. Tacher asked if high school artists could apply to paint the crosswalk.
Mr. Carson stated that, yes, they can apply.
Mr. Rowe asked how big it would be.
Mr. Carson stated it was 6x30 ft.
Further discussion on the call to artist.
Ms. Taylor asked who would make the final decision on choosing the artist.
Mr. Carson stated that the art committee would make the final decision.
Ms. Tacher asked about a possible Mural.
Mr. Carson stated that there was discussion about it but that is was by a private company.
Mr. Walker asked if it was possible for the Northeast Board to make the final decision on the crosswalk art.
Mr. Carson answered that "anything is possible" and it can be discussed on the 25th of July meeting at City Hall.
Mr. Sumner stated it was up to the arts commission if they are willing to give up that decision to the Northeast board.
Mr. Walker stated that he does not want the project to be counterproductive.
Mr. Sumner stated that he agreed and asked the board members to reach out to the council members and to be at the meeting.
Mr. Carson said that the project is taken very seriously.
Further discussion on a possible mural.
Discussion about the park lights and the timing of park closure.

Announcement of next scheduled meeting date: September 12 2023

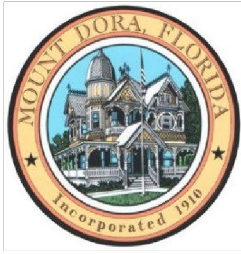
Next meeting date is scheduled for September 12, 2023. (Due to no quorum on August 8, 2023)

Adjournment

Mr. Harley moved to adjourn the meeting and Ms. Taylor seconded the motion. All approved unanimously by voice vote. There being no further business, we adjourned the meeting at 7:26 PM.

Rona Rowe, Chair,
Redevelopment Board

Catherine Hutcheson Northeast
Coordinator



***MOUNT DORA NORTHEAST COMMUNITY REDEVELOPMENT
AGENCY ADVISORY COMMITTEE MEETING
MARTIN LUTHER KING CENTER
803 FLORIDA AVENUE, MOUNT DORA, FL 32757***

MEETING DATES 2024

January 9, 2024

February 13, 2024

March 12, 2024

April 9, 2024

May 14, 2024

June 11, 2024

July 16, 2024

August 13, 2024

September 10, 2024 October
8, 2024

November 12, 2024

December 10, 2024

All meetings are held the second Tuesday of each month at the MLK Center at 6:00 p.m.

Notice: For purposes of Section 286.001, Florida Statutes, two or more members of the City Council may be present at any one of these meetings, if so the meeting may be considered a City Council meeting.

Notice: If any person decides to appeal any decisions made at any of these meetings with respect to any matter considered, such person may need a record of these proceedings. For such purpose a person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

Notice: In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in this proceeding should contact Planning & Development no later than seven (7) days prior to the proceedings. Telephone

(352) 735-7113 for assistance. If hearing impaired Telephone the Florida Relay Service numbers (800) 955-8771 (TDD) or (800) 955-8770 (Voice) for assistance.

Northeast Community Redevelopment Agency Fund 118



CITY OF MOUNT DORA
FUND 118 - N.E.REDEVELOPMENT AGENCY REVENUE LINE ITEM DETAIL

GL NUMBER DESCRIPTION	FY 2020-2021 ACTIVITY					FY 2021- 2022 ACTIVITY	FY 2022- 2023 AMENDED BUDGET	FY 2022- 2023 ACTIVITY	FY 2023-24 PROPOSED BUDGET
118-0000- CDBG	\$		-	\$			-	-	\$ -
334.36-01 STORMWATER - WATER VALVE GRANT						\$	1,000,000	\$	
118-0000- CITY TAX		301,089					372,902	489,725	487,710 613,823
338.00-01 INCREMENT									
118-0000- COUNTY TAX		276,835					344,083	468,701	412,111 573,646
338.92-01 INCREMENT									
118-0000- LAKE WATER		17,151					28,961	-	25,440 -
338.93-01 AUTHORITY									
118-0000- N.E.AMBULANCE						-	-	-	37,877 -
338.95-01 INCREMENT									
118-0000- INVESTMENT		2,452					(3,145)	-	- -
361.10-01 INCOME									
118-0000- DEBT PROCEEDS						-	-	-	- 13,000,000
384.00-01							5,000,000		
118-0000- ESTIMATED						-	-	-	- -
389.10-01 CARRYOVER							1,708,699		
REVENUES - FUND 118	\$	597,527	\$	742,801	\$		963,138	\$	14,187,469
							8,667,125		\$ CITY OF MOUNT DORA

FUND 118 - N.E.REDEVELOPMENT AGENCY
EXPENDITURES LINE ITEM DETAIL

GL NUMBER	DESCRIPTION	FY 2020-2021 ACTIVITY	FY 2021-2022 ACTIVITY	FY 2022-2023 AMENDED BUDGET	FY 2022-2023 ACTIVITY	FY 2023-24 PROPOSED BUDGET
-----------	-------------	--------------------------	--------------------------	-----------------------------------	--------------------------	----------------------------------

118-1650-552.29-99	LABOR DISTRIBUTION	\$	170,828	\$	154,144	\$	172,800	\$	144,000	\$	189,200
	PERSONNEL	189,200	\$	170,828	\$	154,144	\$	172,800	\$	144,000	\$

118-1650-552.31-01	PROFESSIONAL SERVICES	20,000	118-1650-552.32-01	AUDITING	7,500	118-1650-552.34-01	OTHER CONTRACTUAL SERVICE	65,000	-	20,735	35,000	26,373	ACCOUNTING & 118-1650-552.40-
01 TRAVEL & PER DIEM	2,500	118-1650-552.41-01	COMMUNICATION	(18)	5,000	7,500	5,000	SERVICES	2,500				
118-1650-552.42-01	MAIL & FREIGHT	650	118-1650-552.43-01	UTILITY	-	960	65,000	2,100	SERVICES	3,000			
118-1650-552.45-01	INSURANCE	--			-	564	2,000	570					
118-1650-552.46-01	REPAIR & MAINT SERVICES	15,000	118-1650-552.47-	PRINTING & BINDING	50	286	979	2,125	-	01			
					-		650	-					
118-1650-552.48-01	PROMOTIONAL ACTIVITIES/AD	12,500			937	1,490	2,500	1,638					
118-1650-552.49-01	OTHER CURRENT CHGS & OBLG	3,375	118-1650-552.51-	SUPPLIES	1,000	118-1650-552.52-01	OPERATING SUPPLIES	27,500	17,000	15,000	-	552.52-49	
	UNIFORMS/SHOES/BOOTS	2,850			-	53	550	27					
118-1650-552.54-01	DUES AND MEMBERSHIPS	3,000			196	29,661	50,000	50					
118-1650-552.55-01	TRAINING	3,250			-		3,375	-					
					468	642	1,000	298					
	OPERATING EXPENDITURES	169,675			64,616	7,708	40,000	2,593	\$				

118-1650-552.83-01	ECONOMIC DEVELOPMENT/INCENTIVES -		1,273	838	2,750	798	45,000	175,000-		
175,000 FY 2022-2023	FY 2023-24		633	448	3,000	650				
			<u> </u>	<u> </u>	<u> </u>	<u> </u>				
		\$	85,391	\$	73,966	\$	233,300	\$	40,338	FY 2020-2021
										FY 2021-2022
			<u> </u>	<u> </u>	<u> </u>	<u> </u>				AMENDED

GL NUMBER	DESCRIPTION	ACTIVITY	ACTIVITY	BUDGET	ACTIVITY	BUDGET
-----------	-------------	----------	----------	--------	----------	--------

				\$	-	\$	45,000	\$	175,000	\$	-		
DEPT 5555 - OTHER GENERAL GOVERNMENT OPERATING EXPENDITURES													
				\$	256,219	\$	273,110	\$	581,100	\$	184,338		
118-5555-580.45-01	PROPERTY/CASUALTY/AUTO INS PREMIUMS	7,058											
OPERATING EXPENDITURES				7,058								\$	
OTHER USES													
118-5555-580.00-01	ALLOCATIONS - ADMIN SERVICES	43,169	118-5555-	34,445	20,724	6,358	5,300					581.02-00	
TRANSFER TO DEBT SERVICE FUND--				118-5555-581.03-10	TRANSFER TO							GENERAL	
CONSTRUCTION	13,480,000	118-5555-581.05-00	TRANSFER TO	\$	34,445	\$	20,724	\$	6,358	\$	5,300		
FLEET/WAREHOUSE-													
118-5555-589.10-01	CURRENT YEAR	FUND BALANCE--	123,367										
				53,126	52,344	96,761	80,630					OTHER	
USES	\$	13,646,536		69,830			-						
				396,744	190,407	7,913,426	325,697						
TOTALS FOR DEPT 5555 - OTHER GENERAL GOVERNMENTS				13,653,594	-	69,420	69,480	57,900					
				-			-						
EXPENDITURES - FUND 118				14,187,469	\$	519,700	\$	312,171	\$	8,079,667	\$	464,227	
				\$	554,145	\$	332,895	\$	8,086,025	\$	469,527		
				\$	810,364	\$	606,005	\$	8,667,125	\$	653,865		
GRANTS AND AIDS												\$	175,000
TOTALS FOR DEPT 1650 - NORTHEAST CRA												\$	533,875