



**CITY OF MOUNT DORA, FLORIDA**  
**NORTHEAST CRA BOARD MEETING MINUTES**  
**July 2, 2024, 8:55 p.m.**  
**Mount Dora City Hall**  
**510 N. Baker St., Mount Dora, FL 32757**

**CALL TO ORDER**

Having been duly advertised as required by law, at 8:55 p.m., Chairperson Crissy Stile called to order the meeting of the Northeast CRA Board in the City Hall Council Chamber.

**ROLL CALL**

**Members Present**

Crissy Stile, Chairperson  
Marc Crail, Vice-chair  
John Cataldo, District 1  
Cal Rolfson, District 2  
Dennis Dawson, District 3  
Nate Walker, District 5  
Doug Bryant, At-large

**Also Present**

Vince Sandersfeld, City Manager  
Patrick Brackins, City Attorney  
Jeanann Hand, City Clerk

**PUBLIC COMMENT**

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

**ACTION ITEM**

1. Request approval of Resolution No. 2024-09, Northeast Community Redevelopment Agency Redevelopment Plan of 2024

Mr. Brackins read Resolution No. 2024-09 by title only.

**RESOLUTION NO. 2024-09 (NORTHEAST CRA)**

A RESOLUTION OF THE NORTHEAST COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF MOUNT DORA, FLORIDA, REGARDING EXPANSION OF THE BOUNDARIES OF THE EXISTING NORTHEAST COMMUNITY REDEVELOPMENT AREA TO INCORPORATE THE STUDY AREA; RECOMMENDING THE CITY COUNCIL ADOPT SUCH MODIFICATIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mr. Sandersfeld explained the reasons this resolution is being presented to the board. The Redevelopment Plan amendment accomplishes two things. First, it includes a boundary modification, adding 80.34 acres to the Northeast CRA Boundary with the inclusion of a property known as the Simpson Groves South. This property is bounded by the Northeast CRA on three sides and is contiguous to the City's boundary, which makes it eligible to be added after annexation.

The City hired a firm to perform a Finding of Necessity Study in the area, which found the existence of conditions that meet the criteria for slum and blight as defined by Florida statute. Revenue from future developments there will be used to fund projects outlined in the redevelopment plan, including the Community Resource & Recreation Center, its programming and operation, affordable housing programs, stormwater improvements, home repair grants, community beautification enhancements, and transit improvements.

This amendment also modifies language concerning cultural and special events since CRAs are no longer

permitted to fund those events.

Mr. Brackins explained that the Board's vote at this meeting does not expand the Northeast CRA Boundary. Ordinances related to that action will be brought before City Council after the board's vote at this meeting. This is the initial step in the process.

Chairperson Stile opened public comment.

Christine King-Harris, 402 East Jackson Avenue, spoke about the CRA Advisory Board's input regarding this action.

Chairperson Stile closed public comment.

Mr. Sandersfeld told those present that this amendment had been presented to the Northeast CRA Advisory Committee for review.

Mr. Walker stated he supports this plan, and urged the City to move forward with stormwater improvements in the area. He spoke of recent flooding, and implored the City to clear drainage that would contribute to stormwater relief. He noted studies had been done for this issue. Mr. Sandersfeld explained funding generated as a result of this amendment will assist with remedies for this issue. Mr. Sandersfeld and board members agreed that the City will work on solutions immediately with funding already available and will work on long-term solutions as well.

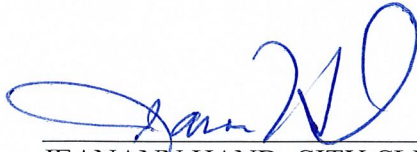
***MOTION BY MR. WALKER TO APPROVE RESOLUTION NO. 2024-09, NORTHEAST COMMUNITY REDEVELOPMENT AGENCY REDEVELOPMENT PLAN OF 2024; MR. ROLFSON SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS ROLL CALL VOTE.***

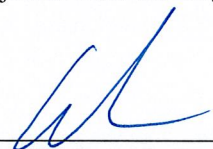
***YES Walker  
Rolfson  
Cataldo  
Dawson  
Bryant  
Crail  
Stile  
NO None***

**ADJOURNMENT**

***MOTION BY MR. ROLFSON TO ADJOURN; MR. WALKER SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.***

There being no further business for discussion, Chairperson Stile adjourned the meeting at approximately 9:02 p.m.

  
 JEANANN HAND, CITY CLERK  
 City of Mount Dora

  
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 CRISSY STILE, CHAIRPERSON  
 Northeast CRA Board