CITY OF MOUNT DORA, FLORIDA
NORTHEAST CRA BOARD MINUTES
April 15, 2025
City Hall 510 N. Baker St.
Mount Dora, FL 3275

CALL TO ORDER

Having been duly advertised as required by law, Chairperson James Homich called the Northeast CRA Board meeting to order at 6:00 p.m. in the Mount Dora City Hall Council Chambers.

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

A moment of silence and the Pledge of Allegiance were led by Chairperson Homich.

ROLL CALL

Members Present	Also Present
James Homich, Chairperson	Vince Sandersfeld, City Manager
John Cataldo, Vice-chair	Patrick Brackins, City Attorney
Cal Rolfson, District 2	Jeanann Hand, City Clerk
Dennis Dawson, District 3	
Marc Crail, District 4	
Nate Walker, District 5	
Doug Bryant, At Large	

PUBLIC COMMENT

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

ACTION ITEMS

1. **Interlocal Agreement with Lake County, City of Mount Dora and Northeast CRA Pertaining to the Tax Increment Revenues for the Northeast Expansion Area 2025**

Mr. Sandersfeld told the Board that the City wishes to table this item due to the County rejecting the agreement at their last Board of County Commissioners meeting. The Board authorized the County Attorney to file suit, challenging the study's pronouncement of Slum and Blight. Mr. Brackins explained in further detail the status of the agreement and described the processes that would most likely take place moving forward.

Mr. Brackins and City staff met with the County Administrator and County Attorney the Friday following the Commission meeting. Present at the meeting were Mr. Brackins, Andrew Hand, Mr. Sandersfeld, and Planning Director Adam Sumner. This meeting meets the requirements for the conflict assessment meeting that must take place under Florida Statutes chapter 64, which will be the statute the County will invoke in their impending suit against the City in this matter.

Mr. Brackins further explained the timeline of the process as the County moves forward in its filing against the City. Any litigation filed must be stayed or abated while these procedures take place. The entire process should conclude in about 75 days.

The City has taken all necessary steps to maintain a strong position in the face of litigation that the County will most likely initiate.

The Board and staff spoke about the City and the County's disagreement over the slum and blight pronouncement, staff's calculations to determine the cost effectiveness of litigation, in short and long terms.

MOTION BY MR. ROLFSON TO TABLE THE ITEM; MR. CRAIL SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

Mr. Homich opened public comment. No one spoke. Mr. Homich closed public comment.

YES Cataldo
Crail
Dawson
Rolfson
Bryant
Homich
Walker
NO None

2. **Request Approval of Agreement with Habitat for Humanity of Lake-Sumter Florida, Inc., Related to the Home Repair Grant Funding Program, and Approval for the Mayor to Execute on Behalf of the Northeast CRA**

Mr. Sumner provided information about the agreement. This is the fourth or fifth agreement of this kind to come before the Board over the past few years. Mr. Sumner described the two properties and the benefits of this grant, which have been demonstrated through the success of past projects. Mr. Sumner requested approval for a third property under this agreement. There are more projects slated to come before the Board with similar grants. Staff recommended approval. The addresses of the properties were clarified.

Mr. Homich opened public comment. No one spoke. Mr. Homich closed public comment.

MOTION BY MR. CRAIL TO APPROVE THE AGREEMENT WITH HABITAT FOR HUMANITY OF LAKE-SUMTER FLORIDA, INC., RELATED TO THE HOME REPAIR GRANT FUNDING PROGRAM, AND APPROVAL FOR THE MAYOR TO EXECUTE ON BEHALF OF THE NORTHEAST CRA; MR. CATALDO SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

YES Crail
Walker
Homich
Rolfson
Bryant

Cataldo
Dawson
NO None

DISCUSSION ITEMS
Mr. Dawson asked staff what could be done with 10 City-owned lots in the Northeast CRA. Mr. Sumner spoke about the possibility of Habitat for Humanity using those properties for affordable housing and the legal requirements for that process to move forward. He would bring it to the Northeast CRA Advisory Committee for approval.

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, the meeting adjourned at approximately 6:22 p.m.

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JAMES HOMICH, CHAIRPERSON
City of Mount Dora
Northeast CRA

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JEANANN HAND, CITY CLERK
City of Mount Dora