



**CITY OF MOUNT DORA
NORTHEAST COMMUNITY REDEVELOPMENT
July 8, 2025 MEETING MINUTES**

The City of Mount Dora Northeast Redevelopment Committee met on Tuesday, July 8, 2025, in the Mount Dora City Hall, located at 510 North Baker Street, Mount Dora, Florida to discuss matters pertaining to the Committee.

I. Call to Order

Having been duly noticed as required by law, the July 8, 2025 meeting of the Mount Dora Northeast CRA was called to order at 6:00 p.m. by Rona Rowe, Chair.

II. Roll Call, Moment of Silence & Pledge of Allegiance

Present: Rona Rowe, Lillie Taylor, Ozell Ward, Juan Perez, Rosalyn Harris

Absent: Lynn Tacher

City Staff: Whitney Scott, *Associate Planner*; Adam Sumner, *Community Development Director*.

III. Approval of March 11, 2025 Meeting Minutes

Mr. Perez stated that there's a typo in the minutes. Staff acknowledged and made the correction, replacing "do with to".

On a motion by Mr. Ward, seconded by Ms. Taylor, the board motioned to approve the amended meeting minutes; with a 4-0 vote.

IV. Public participation/hearing for non-agenda items

Mrs. Rowe stated that will be a family field day at Cauley Lott Park on Saturday, July 12, 2025 from 9:00 am to 12:00 pm.

V. Discussion Items

1.) Budget Overview

Mr. Sumner provided a brief overview of the proposed budget.

Discussion on annual budget for sidewalk repair/replacement being too low.



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Mr. Sumner stated that City Council would like to increase the budget for those line items. As a result, other line items will need to be adjusted and other projects may be potentially put on hold.

Conversation on preserving the digital scoreboard at Frank Brown Park. Mr. Sumner stated that City Council is on board for keeping this project in the budget.

Mrs. Harris arrived to the meeting at 6:05 pm.

Mr. Sumner stated that they weren't able to balance the budget and reduce mileage rate. The mileage rate will remain at 6.3, which it's currently at.

Mr. Sumner clarified that the milcage rate can't be reduced without cutting more projects and staff.

Mr. Sumner stated if the city were to reduce the mileage rate, it would reduce the T.I.F. which is paid by the city.

Discussion on current negotiations with Lake County regarding the T.I.F.

Mr. Sumner discussed Lake County's rate of 5.094. He stated that this has been their rate for the last three years and believes that it will be reduced by the time it gets adopted.

Mr. Sumner stated that City Council is in support of the Northeast CRA Expansion Area II, which is the Simpson Groves South Property. It has been entered into the tax rolls this year and the Property Appraisers set the base year's value, at last year's value.

Mr. Sumner stated that the city will be receiving T.I.F. this budget cycle. As a result, Lake County is suing the city.

Mr. Sumner indicated that based on projections from the city, the expansion will generate about twenty-five million dollars in total T.I.F. from the three taxing authorities; over the life of the agency.

Mr. Sumner explained that the city is hoping to have a meeting with Lake County and a mediator, in an effort to reach an agreement. Originally, the city offered the county 75/25.

Mr. Sumner stated that staff will be sending out the budget spreadsheet provided at tonight's meeting via email.



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Mr. Sumner stated that the revenue is up almost nine percent. There are still unobligated funds that need to be put into line items. Staff was able to maintain the \$300,000 annual funding for business incentives and home repair grants.

Mr. Sumner clarified there will be an increase in numbers due to the Resource and Recreation Center and it will hit the books next summer. Positions for have to budgeted for the full year.

Discussion on the water authority revenue. Mr. Sumner stated that it's zero and has been taken away by the state.

Conversation regarding the signage at Martin Luther King building.

Mr. Sumner stated there is about \$190,000 of unallocated funds, in addition to whatever the new T.I.F. is. The funds can be used towards signage, grant money and debt payment.

Discussion regarding the average number of homeowner repair applications received.

Mr. Sumner stated that it's averaging at three a year. Hopefully we will be able to do more in the future if funds are available. There has been talk about contractors possibly donating work.

Conversation on sidewalk repairs and pending lawsuits due to injuries.

Mr. Sumner stated that Councilman Walker strongly advocates for more sidewalks in the N.E. community. The city does have funds that are paid into a sidewalk bank, the funds just need to be allocated.

Board members and Mr. Sumner discussed adding trees for shade along sidewalks, weather protection and seating at bus stops.

Mr. Sumner stated he will have to confirm who pays for and maintains the bus seating. He further shared his concerns with adding benches at bus stops, due to the potential issues it can foster.

Discussion on blocking retention pond at Cauley Lott Park to prevent drownings/ safety hazards.

Mr. Sumner stated that it's a City general fund expense that would need to be initiated by Parks and Recreation.

Mr. Sumner and board discussed possibly adding trees to block the retention pond, instead of a fence.



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Mr. Sumner stated he will follow up with Mr. Shonk to see what options are available.

2.) Witherspoon Lodge Update

Mr. Sumner stated that the appraisal has been received and it's for \$50,000. In order to save the building there needs to be a heavy investment, per the Historic Preservation Guidelines. As soon as the city has ownership, staff can begin applying for grants to fund long term rehab.

The board members thanked Mr. Sumner for his efforts.

3.) Northeast Officer Update with Officer Clim Robbins

No representative from the Mount Dora Police Department was present to give an update.

Mr. Ward stated that Officer Robbins and himself, will be getting together to work on a report for statistics.

VI. Announcement of next scheduled meeting date: August 12, 2025

VIII. Adjournment

On a motion by Mr. Perez, seconded by Mr. Ward, the Northeast Community Redevelopment Committee Meeting was adjourned at 6:47 PM.

*Rona Rowe, Chairwoman,
Northeast CRA*

*Whitney Scott
Associate Planner*