



City of Mount Dora  
510 North Baker Street  
Mount Dora, Florida 32757  
352-735-7126

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## **Mount Dora Northeast Community Redevelopment Agency Board**

**Mount Dora City Hall Board Room  
510 North Baker Street, Mount Dora, Florida 32757  
September 3, 2026 6:00 P.M.**

### **AGENDA**

#### **CALL TO ORDER**

#### **ROLL CALL**

#### **PUBLIC HEARINGS - RESOLUTIONS/ORDINANCES**

1. Request Adoption of **Resolution No. 2026-28**, Northeast CRA Fiscal Year 2026-2027 Budget

#### **ADJOURNMENT**

**NOTICE:** For purposes of Section 286.011, *Florida Statutes*, two (2) or more members of the City Council may be present at this meeting and this meeting may be considered a City Council meeting although no decision of the City Council will be made at this meeting and the City Council shall comply with the requirements of controlling State law in every respect.

**NOTICE:** If any person decides to appeal any decisions 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. The City shall not make or perfect such a record. Section 286.0105, *Florida Statutes*.

**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@cityofmoundora.com](mailto:clerk@cityofmoundora.com).

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



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**DATE:** September 3, 2026

**TO:** Honorable Chairperson and Board Members

**FROM:** Vince Sandersfeld, City Manager

**SUBJECT:** Request Adoption of **Resolution No. 2026-28**, Northeast CRA Fiscal Year 2026-2027 Budget

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**Introduction:**

This is a request for the Northeast CRA Board to approve Resolution 2026-28, Fiscal Year 2026-2027 Annual Budget.

**Discussion:**

This budget is consistent with the goals and objectives of the Redevelopment Plan of 2020. The proposed budget for Fiscal Year 2026-2027 is estimated to be \$3,456,478. This includes the following tax increment payments:

|        |           |
|--------|-----------|
| City   | \$983,132 |
| County | \$784,382 |

In addition, we will be utilizing \$1,676,444 prior year funding.

**Budget Impact:**

Approval of Budget

**Strategic Impact:**

Strategic Initiative 1: Promote Economic Development

**Recommendation:**

Northeast CRA Board to approve Resolution 2026-28 Northeast CRA, Fiscal Year 2026-2027 Annual Budget.

**Attachment(s):**

1. Northeast CRA Reso No 2026-28 Approval of Budget
2. Tentative Northeast CRA 2026-28 Exhibit A FY26-27

Prepared by: Jeanann Hand, City Clerk  
Reviewed by: Matthew Dodson, Budget Officer  
Jennifer Gates, Finance Director  
City Attorney, City Attorney  
Jeanann Hand, City Clerk  
Vince Sandersfeld, City Manager

Approved - 8/28/2026  
Approved - 8/28/2026  
Approved - 8/28/2026  
Approved - 8/28/2026  
Final Approval - 8/28/2026

## **RESOLUTION NO. 2026-28 (NORTHEAST CRA)**

**A RESOLUTION OF THE NORTHEAST COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF MOUNT DORA, FLORIDA PERTAINING TO THE APPROVAL AND ADOPTION OF THE FISCAL YEAR 2026-2027 BUDGET PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Mount Dora Northeast Community Redevelopment Agency (Northeast CRA) is charged with redevelopment activities within its boundaries to sustain and enhance the tax base; and

**WHEREAS**, pursuant to the Northeast CRA Redevelopment Plan of 2024, the agency must adopt an annual budget that complies with state law and the Redevelopment Plan; and

**WHEREAS**, Northeast CRA Governing Board must approve and adopt the budget before City Council approves and adopts the City's annual budget, and

**WHEREAS**, the Northeast CRA Advisory Committee has recommended approval of the draft budget; and

**WHEREAS**, the projects submitted in this budget are consistent with the Redevelopment Plan of 2020.

**NOW, THEREFORE, BE IT RESOLVED BY THE NORTHEAST COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF MOUNT DORA, FLORIDA, AS FOLLOWS:**

**SECTION 1. Legislative Findings and Intent.** The Northeast CRA has complied with all requirements and procedures of Florida law in processing this Resolution. The above recitals are hereby adopted.

**SECTION 2. Approval of Budget.** The Northeast CRA hereby approves the 2026-2027 Annual Budget for the Agency as set forth in **Exhibit "A"** attached hereto.

**SECTION 3. Implementing Administrative Actions.** The City Manager, City Attorney, and the Northeast CRA Administrator are hereby authorized and directed to take such action as may be deemed necessary and appropriate in order to implement the provisions of this Resolution. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

**SECTION 4. Savings Clause.** All prior actions of the Northeast CRA pertaining to this grant program and award, as well as any and all matters relating thereto, are hereby ratified and

affirmed consistent with the provisions of this Resolution.

**SECTION 5. Scrivener's Errors.** Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected.

**SECTION 6. Conflicts.** All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

**SECTION 7. Severability.** If any Section or portion of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Resolution.

**SECTION 8. Effective Date.** This Resolution shall become effective immediately upon its passage and adoption.

**PASSED AND ADOPTED this 3<sup>rd</sup> day of September, 2026**

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**JAMES HOMICH**  
**CHAIRPERSON**

ATTEST:

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Jeanann Hand  
City Clerk

Approved as to form and legality

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Patrick Brackins, City Attorney

**EXHIBIT “A”**  
Northeast CRA  
2026-2027 Annual Budget

**Exhibit "A"****PROPOSED NORTHEAST CRA BUDGET FISCAL YEAR 2026 - 2027****REVENUE**

|                          |    |           |
|--------------------------|----|-----------|
| City Tax Increment       | \$ | 983,132   |
| County Tax Increment     | \$ | 784,382   |
| N.E. Ambulance Increment | \$ | -         |
| Estimated Carryover      | \$ | 1,676,444 |
| Invement Income          | \$ | 12,520    |

|                      |  |                         |
|----------------------|--|-------------------------|
| <b>Total Revenue</b> |  | <b><u>3,456,478</u></b> |
|----------------------|--|-------------------------|

**EXPENSES**

|                                                |    |           |
|------------------------------------------------|----|-----------|
| Contractual Service                            | \$ | 35,000    |
| Operating                                      | \$ | 734,763   |
| Resource Center Operating                      | \$ | 130,000   |
| Economic Development/Incentives                | \$ | 50,000    |
| Administrative Services Allocation             | \$ | 94,565    |
| Property/Casualty/Auto Ins Premiums            | \$ | 40,000    |
| Transfer to Debt Service Fund 201              | \$ | 2,107,150 |
| CIP - Property purchase per redevelopment plan | \$ | 200,000   |
| CIP - Signage and Community Beautification     | \$ | 20,000    |
| CIP - Information Kiosks                       | \$ | 25,000    |
| CIP - Public Safety Streetlight Improvements   | \$ | 20,000    |

|                      |  |                         |
|----------------------|--|-------------------------|
| <b>Total Expense</b> |  | <b><u>3,456,478</u></b> |
|----------------------|--|-------------------------|