

## **CRA RESOLUTION NUMBER 23-02**

**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF EUSTIS KNOWN AS THE DOWNTOWN AND EAST TOWN REDEVELOPMENT AGENCY; AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH A CONSULTANT TO DEVELOP A DOWNTOWN MASTER PLAN; AUTHORIZING THE FINANCE DEPARTMENT OF THE CITY OF EUSTIS TO MAKE THE NECESSARY BUDGET AMENDMENTS TO BUDGET FOR AND FUND THE DOWNTOWN MASTER PLAN.**

**WHEREAS**, the Downtown and East Town CRA issued an RFQ to identify developers that would conceptualize designs, elements, and construction projects that could transform the former Waterman Hospital site in the downtown area into a vibrant mixed-use development; and

**WHEREAS**, G3C2, was selected as the development firm to work with the Downtown and East Town CRA to, first conceive development options, then undertake construction projects that will make the envisioned improvements a reality; and

**WHEREAS**, the RFQ included a requirement that a Master Plan outlining a vision for the development of both the former Waterman Hospital site and the entire downtown area be devised; and

**WHEREAS**, the master plan process is conducted at the very beginning of development consideration, and provides a long-term perspective for guiding the sustainable, planned mixed-use growth of the downtown area; and

**WHEREAS**, G3C2 conducted a bid solicitation process for a Master Plan consultant, and the top two candidates, GAI and MIG, were jointly interviewed by G3C2 and City Staff; and

**WHEREAS**, MIG, Inc was selected as the firm to develop the Master Plan proposal for the development of the entire downtown area, including the former Waterman Hospital site; and

**WHEREAS**, the Downtown and East Town CRA desires to engage the services MIG to develop a Master Plan; and

**WHEREAS**, the master plan process and public engagement are in the best interests of the public health, safety, and welfare.

**NOW, THEREFORE, BE IT RESOLVED** by the City Commission of the City of Eustis, Florida, as follows:

1. The City Manager is authorized to execute the necessary documents to move forward with the attached Downtown Development Master Plan Agreement.
2. The Finance Department of the City of Eustis is authorized to make the necessary budget amendments to budget for and fund the Downtown Development Master Plan Agreement.

**DONE AND RESOLVED**, this 18<sup>th</sup> day of May, 2023, in regular session of the Community Redevelopment Agency of the City of Eustis, Lake County, Florida.

**COMMUNITY REDEVELOPMENT  
AGENCY OF THE CITY OF EUSTIS,  
FLORIDA**

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Michael L. Holland  
Chairperson

**ATTEST:**

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Christine Halloran, City Clerk

**CITY OF EUSTIS CERTIFICATION**

**STATE OF FLORIDA  
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of May, 2023, by Michael L. Holland, Mayor, and Christine Halloran, City Clerk, who are personally known to me.

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Notary Public - State of Florida  
My Commission Expires:  
Notary Serial Number:

**CITY ATTORNEY'S OFFICE**

This document is approved as to form and legal content for the use and reliance of the Community Redevelopment Agency of the City of Eustis, Florida.

\_\_\_\_\_  
City Attorney's Office

\_\_\_\_\_  
Date

**CERTIFICATE OF POSTING**

The foregoing CRA Resolution Number 23-02 is hereby approved, and I hereby certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Parks & Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

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Christine Halloran, City Clerk