



MINUTES

Community Redevelopment Agency Meeting

5:30 PM – Thursday, February 16, 2023 – City Hall

CALL TO ORDER: 5:33 p.m.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

PRESENT: Willie Hawkins, Vice Chair Emily Lee, Gary Ashcraft, Nan Cobb, Lori Pittsley, Tanya Wilder and Chairman Michael Holland

1. APPROVAL OF MINUTES

1.1 Approval of Minutes

September 9, 2021 CRA Special Meeting
September 8, 2022 CRA Meeting

A motion was made to approve the Minutes as submitted. Motion made by Vice Chair Lee, Seconded by Mr. Ashcraft. The motion passed on the following vote:

Voting Yea: Mr. Hawkins, Vice Chair Lee, Mr. Ashcraft, Ms. Cobb and Chairman Holland

2. CRA ITEM WITH BOARD DISCUSSION, PUBLIC INPUT AND DIRECTION

2.1 General CRA update for 2/16/2023

Tom Carrino, City Manager, provided the general CRA update. He reviewed the CRA budget to date stating they are on track with the fiscal year revenues. He explained what is included in the intergovernmental transfers and noted that while that is slightly under budget they are overbudget on overall revenues. He then reviewed the annual expenditures and explained what is included under Administration, Utility Services and Waterman Debt Service. He indicated that the major expenses are project specific.

Mr. Carrino then reported on the various major projects including Bay Street drainage and continued monitoring of the seawall.

Mr. Hawkins asked how long the City will continue monitoring the sea wall and if they will wait until it fails.

Mr. Carrino responded that the City had hired an engineer that specializes in lake improvements and they had evaluated the seawall. They initially proposed an improvement that exceed what was budgeted. The City also brought in a contractor who recommended continuing to monitor the situation.

Rick Gierok, Public Works Director, explained the City had contacted one of the City's continuing services consultants who has experience with water associated structures. The City informed them there was \$400,000 budgeted for the project and asked them to provide a design based on that; however, the bid came in at over \$1 million. They redesigned the project gratis due to not hitting the budgeted amount. He indicated that the cheaper repair is still \$800,000. He commented on the increase in

pricing and agreed that it needs to be addressed. He stated that they are monitoring the growth of the fissure and indicated it is only growing slowly.

The Board discussed the need to budget more appropriately for the repairs.

Mr. Carrino then reported on the housing rehabilitation project noting that the funding has been rolled for a couple of years and was originally budgeted at \$200,000. He stated that \$140,000 was rolled forward and reported on inspections he and Mr. Hawkins had done on the homes and progress being made. He indicated there are two homes left from the original list of applicants and stated that LCAA has been directed to proceed with those two homes. He stated that after that there will probably be approximately \$100,000 left in the program at which point the City will need to decide whether or not to continue the program.

Mr. Hawkins expressed support for the program and recommended that inspections be scheduled for other commissioners/board members to view the homes.

Mr. Carrino reported on the G3C2 project with the downtown redevelopment. He indicated that there have been no funds budgeted for the master plan process. He stated his belief that it would be appropriate for the CRA to pay for all or a portion of the master plan process. He noted that the property is entirely located within the CRA and the CRA owns the Waterman site. He stated that staff will bring back a budget amendment and a master plan consultant will need to be selected.

Mr. Carrino stated that Mr. Hawkins has assisted with contacting the Everlasting Life Church regarding the Palmetto Plaza project. He stated that the church had authorized the City to get some appraisals on their property; however, the church has had a turnover in staff. He indicated the City will have to reconnect with them. He then commented on the public input meeting that was previously held. He stated that the designer is working on concepts; however, staff has put them on hold due to the possibility of bringing more land into the project. He reported that \$50,000 has been budgeted for the shade structure. He explained they do not want to proceed with that until they work on the property acquisition so they don't build it and then possibly have to tear it out.

The Board asked about the appraisal on the house and church with Mr. Carrino explaining the appraisal was not for the church only for the house and a portion of the property north of the house. He indicated they had to do a second appraisal as the church changed its mind and said they may be willing to sell all of the property north of the house. The church subsequently asked to get their own appraisal and then they had a changeover in pastors. He added that the church was wanting to have some input as to what is built on the property. He noted they were interested in construction of a parking lot that could also be utilized by the church.

Mr. Carrino then reported \$400,000 has been budgeted for the Carver basketball shade structure. He noted they are working with the Curtright Center, Eustis Middle School and Lake County Schools on an indoor basketball facility so the shade structure has been put on hold. He added they are looking for some grant opportunities to assist with funding the shade structure should they move forward. He cited recent meetings held between City staff and school representatives regarding use of school facilities.

The Board expressed concern regarding projects being budgeted and then costs increasing.

Mr. Carrino reported on the gateway improvement grant program and introduced Al Latimer to discuss the program.

Al Latimer, Economic Development Director, reviewed the fiscal year activity stating there are 21 projects in process with ten being in the CRA and eleven along the gateway corridors. He indicated there are \$86,437 in reimbursements that are pending if all projects are completed. He cited the various improvements proposed under the grants. He then commented on the need to update the gateway grant application. He recommended the individual grant awards be increased to up to \$7,500. Additional recommended changes included the following: 1) Restriction and review of paint colors; 2) Provision of information required to allow staff to validate the cost of a project; 3) Encouraging applicants to obtain three written bids for their work; and 4) Addition of an estimated timeline from submittal to approval.

The Board discussed whether or not to have restrictions on the paint colors.

Mr. Carrino suggested that rather than prohibiting certain colors they implement a review process particularly for certain colors.

Further discussion was held regarding whether or not to have paint restrictions and/or a review process with guidelines.

East CRA Representative Tanya Wilder noted that younger people have different tastes and things are changing.

Downtown CRA Representative Lori Pittsley stated she can see both sides. She notes that the colors grab the attention.

Mr. Latimer noted that signature blocks have also been added to the application for both the applicant and property owner.

Discussion was held regarding who would do the review of it was required with Mr. Carrino recommending that it be a staff level review so that it would not slow down the process.

CONSENSUS: It was a consensus of the Board to require staff level review on Item #5 regarding paint colors.

Mr. Carrino noted that the program was created by resolution so they will be bringing back a resolution to make the amendments.

Discussion was held regarding whether or not individuals can come back for additional funding since the amount would be raised.

3. ADJOURNMENT: 6:11 p.m.

**These minutes reflect the actions taken and portions of the discussion during the meeting. To review the entire discussion concerning any agenda item, go to www.eustis.org and click on the video for the meeting in question. A DVD of the entire meeting or CD of the entire audio recording of the meeting can be obtained from the office of the City Clerk for a fee.*

CHRISTINE HALLORAN
City Clerk

MICHAEL L. HOLLAND
Chairman