

**GREATER LEESBURG COMMUNITY REDEVELOPMENT AGENCY
AGENDA**

CITY COMMISSION MEETING

CITY HALL, 501 W MEADOW STREET

THURSDAY, SEPTEMBER 14, 2023 5:10 PM

1. CALL TO ORDER

INVOCATION

**PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF
AMERICA**

2. APPROVE MINUTES:

A. Regular meeting held April 10, 2023

3. RESOLUTIONS:

A. Resolutions amending the Budget for Fiscal Year 2022-23 and adopting the budget for the Fiscal Year 2023-24 for the Greater Leesburg Community Redevelopment Agency.

1. Resolution of the Greater Leesburg Community Redevelopment Agency of Leesburg, Florida, approving the amended Fiscal Year 2022-23 budget; appropriating certain funds to specific redevelopment projects; and providing an effective date.

2. Resolution of the Greater Leesburg Community Redevelopment Agency of Leesburg, Florida, approving the Fiscal Year 2023-24 Budget; appropriating certain funds to specific redevelopment projects; and providing an effective date.

4. ROLL CALL:

5. ADJOURN:

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES DEPARTMENT, ADA COORDINATOR, AT 728-9740, 48 HOURS IN ADVANCE OF THE MEETING.

F.S.S. 286.0105 "If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that for such purpose they 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 of Leesburg does not provide this verbatim record.

**AGENDA MINUTES
GREATER LEESBURG COMMUNITY REDEVELOPMENT AGENCY MEETING
CITY HALL, 501 W MEADOW STREET
MONDAY, APRIL 10, 2023 5:01 PM**

1. CALL TO ORDER

The Greater Leesburg CRA of the City of Leesburg held a regular meeting on Monday, April 10, 2023, at Leesburg City Hall. Chairperson Burry called the meeting to order at 5:01 p.m. with the following members present:

Commissioner Allyson Berry
Commissioner Jay Connell
Commissioner Mike Pederson
Commissioner Alan Reisman
Commissioner Stevens-Coney
Chairperson Jimmy Burry

Commissioner James Reid was absent. Also present were City Manager (CM) Al Minner, City Clerk (CC) J. Andi Purvis, City Attorney (CA) Grant Watson, the news media, and others.

INVOCATION

Chairperson Burry gave the invocation followed by the Pledge of Allegiance to the Flag of the United States of America.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

2. APPROVE MINUTES:

A. Regular meeting held March 27, 2023

Commissioner Reisman made a motion to adopt the minutes from March 27, 2023 and Commissioner Stevens-Coney seconded the motion.

The roll call vote was:

Commissioner Pederson	Yes
Commissioner Reisman	Yes
Commissioner Connell	Yes
Commissioner Stevens-Coney	Yes
Commissioner Berry	Yes
Chairperson Burry	Yes

Six years, no days, the Commission adopted the March 27, 2023 meeting minutes.

3. CONSIDER POTENTIAL CAPITAL IMPROVEMENT PROJECTS IN THE GREATER LEESBURG CRA AREA

CM Minner stated at the last meeting they discussed a sign grant for Mt. Ararat Metropolitan Missionary Baptist Church. At that meeting, Commissioner Stevens-Coney asked to present some additional projects, but they had run out of time. They discussed having a workshop to talk about those concepts. From that meeting, Commissioner Stevens-Coney was to meet with him to put together a presentation on the specific concepts and bring them back to the board for consideration. After meeting with Commissioner Stevens-Coney, he put together a presentation of the concepts she wanted to share.

The first concept would be for a proclamation from this body, to the Marriott. The Marriott has been very successful with diversity training. Their program is called "Bridging the Gap". Commissioner Stevens-Coney asked if they could make a proclamation and issue it. The second concept was for the consideration of historical markers. She asked that historical markers be located in specific areas to recognize African-American contributions in Leesburg. There are two churches located in district one, which is in the Downtown CRA; St. Stephens AME Church, located at 302 Church Street, and Mount Olive Progressive Baptist, located at 407 South Childs Street. Another historical marker would go on the old Dabney School site to recognize the historical significance of the Dabney School being the first formal school for African-Americans in Leesburg.

Commissioner Stevens-Coney added it was first known as the Lake County Training School. **CM Minner** said the churches are significant because the first church was also the first school house. It functioned as a school house and a church. She also requested the concept of a pavilion. The potential location site would be at Mike and Main Street or Washington and Indiana Street. That is the old Dabney School. Using a slide, he showed what the historical marker concept would look like. They would be the standard historical markers. They are not just a plaque. The measurements are forty-two inches wide by thirty inches high. The plaques would be installed on top of a post. Referring to a slide, he showed a sample plaque. He provided renderings of both churches being proposed. He then provided a sample of what the pavilion would look like. **Commissioner Stevens-Coney** said she was anticipating a larger pavilion so the residents could have game tables under the pavilion. She asked if everyone knew there was a book written about them in heaven because in that playbook there are lists of their assignments. Their current assignment is the furtherance of knowledge about his love and power through history, showing the steadfastness of those who came before them. Anyone can participate in this and they can all get a checkmark next to their names. That is if you are interested in heaven. For the past fifty years, she has been working on assignments for her community. That is what a servant of the people does. The conceptual framework for this assignment/project is through the vision of Dr. Carter G. Woodson. He was a historian, author, educator, and philosopher. Back in 1926, if an individual, group, or race of culture of people failed to teach or learn their history overtime, that individual, person, group, or race of culture would be rendered nameless and faceless. At this time she would like to preserve history. That is why she requested the historical markers. She requested a third marker to designate the first black public school, known as the Lake County Training School and later named Dabney Elementary School. Next to the historical marker for the Lake County Training School, she would love to have a pavilion. She would like to name that pavilion after Catherine Minatee. It would be very symbolic. Catherine Minatee gathered her people together in the early 1900's so they could organize and sell potato pies and bags of peanuts to raise money for the first black public school. Catherine Minatee was tired of the boys and girls being treated like nomads. Meaning, for a forty-five year period, they were going from pillow to post because there was no permanent school house. Catherine Minatee wanted better for the boys and girls. She went to the school board for Lake County on behalf of the black boys and girls. After selling bags of peanuts for a nickel and potato pies for a dime, she turned that money over to the school board. She

raised one hundred and ten dollars for the school. She took a stand on March 10, 1921, and the school board agreed. By 1922, the Lake County Training School was erected for the black boys and girls of the neighborhood. That is why she would like to name the pavilion after her. It would honor the work she did for her people. She asked the city manager to try and negotiate a deal with Binge Development Corporation to seek a historical compromise that would result in public recognition through a humanitarian gift for the historical preservation of that property on Washington Street. It would be the exact place where the first black public school was located. If they are unable to work out a deal, she respectfully asks the city to purchase that land so they may have the remembrance and historical preservation of where the Lake County Training School was. She did not feel like it was too much to ask for. The pavilion would not only serve the Greater Leesburg CRA community, it would be a place for all people to come. It would be so attractive and it would be in the vicinity where they could have a spill over from the thousands of people who come for swim meets and tournaments. There are a number of things that the pavilion could be used for. **Commissioner Reisman** inquired if the churches agreed with the monuments. **Commissioner Stevens-Coney** answered that both pastors were in attendance. **Commissioner Berry** wanted to know what type of pavilion it would be and what it would be used for. Would it be for serenity, entertainment, or games only? **Commissioner Stevens-Coney** responded that the pavilion could be used for several different activities. Different civic groups could meet under the pavilion. She provided a list of fifty names of the guys who live on Mike and Pine Street who would like to have a place to meet. They would like that to be a pavilion. At a previous meeting, it was questioned whether or not the guys would use the pavilion. After that meeting, she surveyed the guys and they all said yes. A pavilion would allow for a number of wholesome activities and games. Staff from the hospital could use it for lunch, people could have family reunions, birthday parties, or anything of that nature. When she thinks about naming it the Catherine Minatee pavilion, she gets chills. **Commissioner Connell** asked what the estimated costs were for the signs. **CM Minner** answered that he was unsure, but it could be between fifteen and two thousand dollars each. **Commissioner Connell** inquired about the cost of the pavilion. **CM Minner** replied the photo provided by Commissioner Stevens-Coney would be more complicated than the original concept. Looking at her image, the pavilion appears to be thirty-two by twenty-four with eight-foot spans. **Commissioner Connell** wanted to know which pavilion rendering he was referring to. **CM Minner** answered originally he thought it was going to be a wood pavilion, but Commissioner Stevens-Coney stated she would like a grander pavilion. The one she would like has eight foot spans and appears to be thirty-two by twenty-four feet. The cost for that could easily be a six-figure number. **Commissioner Connell** asked how many pavilions they were looking at. **CM Minner** responded that there would be one pavilion located at the Dabney School site. It was asked to check with Binge Corporation to see if they were willing to donate a portion of the parcel. If the Binge Corporation does not want to donate a portion of the parcel, she would like the city to consider purchasing that parcel. If that fails, she would like the pavilion location to be at Mike and Main Street. **Commissioner Connell** wanted to confirm that they were not asking for two different locations. **CM Minner** said it would be either or, but not both. **Commissioner Connell** asked how much property would be needed for the pavilion there. **Chairperson Burry** pointed out that the second piece of property would involve the CDC. The city transferred that property to them, so it is unavailable. They have already designated that property to be used for restaurants or sales. A pavilion cannot happen on that property. **Commissioner Pederson** said he remembered a big debate on the use and if it should be residential or commercial. It was agreed that it will be for commercial use because it fronts other commercial use. **Chairperson Burry** agreed and said that leaves the other property which the city does not own. **Commissioner Stevens-Coney** wanted to clarify that they were referring to the location on Washington Street. **Chairperson Burry** said it was the old training school site and the city does not own that property. **Commissioner Stevens-Coney** said she understood. **Chairperson Burry** stated the city does not own that. It is owned by some of the same people that built the Marriott. **Commissioner Stevens-Coney** said that was why she asked about negotiating, to see if there was some kind of in-kind humanitarian for historical preservation. **Commissioner Berry** expressed that it was a wonderful idea to preserve their

cultural heritage and history. They should be marked appropriately. She was in favor of putting historical markers at the churches. **Commissioner Connell** wanted to know how much property would be needed in order to put up a pavilion. **CM Minner** responded about an acre. **Commissioner Reisman** asked about the size of that site. **CM Minner** replied it was about five acres. **Commissioner Connell** asked the city manager if he thought they would donate that property. **CM Minner** responded no. **Commissioner Stevens-Coney** wanted to know if he thought Binge Corporation would sell the site at a reduced price since it would be used for historical preservation. **CM Minner** answered that he did not think Mr. Binge would do that. **Commissioner Stevens-Coney** asked if Mr. Binge was connected with the Marriott. **CM Minner** replied no. He had a former partner, but it was not the same guy. Mr. Binge may have been in a partnership when it first started, but as the project finished, it was the Binge Group. **Commissioner Pederson** pointed out that Mr. Binge paid a lot of money for that property. **Commissioner Stevens-Coney** said she looked it up. It was seven hundred and twenty-five thousand dollars. **Commissioner Pederson** said he knows that property well. He looked at it with the Boys and Girls Club, but he did not personally speak to Mr. Binge. He stated that they should not get too bogged down on this until they receive consent. He does not see Mr. Binge giving up an acre of land. If he did, it would be expensive. **Commissioner Stevens-Coney** said she did not want to give up until they gave it a look. **Commissioner Pederson** stated he was not giving up and he was fine with the markers and monuments. However, they should slow down on the pavilion until they have had a chance to speak with Mr. Binge. They should probably start looking at alternative sites. It would provide more time to get better cost numbers. He does not want to vote on the pavilion tonight. **Commissioner Stevens-Coney** asked if she could get consent on the concept of the Catherine Minatee pavilion. Even if it is not on this site. **Commissioner Pederson** said he would like to hear more from the community first. He was okay with moving ahead on the markers and monument signs, but they needed to slow down the pavilion. **Commissioner Berry** asked if they should bring the community in to have a charrette. **Chairperson Burry** stated that anyone wanting to address this item should limit their comments because there was another meeting scheduled right after this one.

Pastor Daryl Reeves of Mount Ararat Metropolitan said at the last meeting he attended, Commissioner Stevens-Coney strongly supported their sign grant. He wanted her to know that he strongly supported what she was initiating. It is fantastic and long overdue. He thanked her for her leadership and leading them in this direction. He supports the historical markers being put at Mount Olive and St. Stephens. He supported the idea of a pavilion and believes it should be more than just a pavilion. It should be an in-house building with air conditioning. They truly deserve it. He fully supported what she was attempting to do.

Cheryl Gibson Connor, 905 Georgia Avenue, Leesburg, said she was representing a few different people. She was a member of the Mount Olive Progressive Baptist Church. She was there to speak on behalf of Pastor, Reverend Kenneth King, the Pastor of St. Stephens Church and members of their congregation. Their statement was to support the recommendation of Commissioner Stevens-Coney for the markers. They support and think, if nothing better, they should recognize the legacy of their ancestors for the things they did in Leesburg. She had letters to submit in support of this recommendation.

Charles Wright stated he was the uncle of Commissioner Berry. He has worked in city/county government planning over the last forty years. As Carter G. Woodson pointed out, if they are going to deal with history, it must meet certain criteria. The basic criteria must have a sense of space, time, and purpose. He wanted to know if that was considered. If not, they should consider making the area on the eastside a black historic district. He heard about Pine Street being a historic street and that corridor. However, if they look at what happened in 1876, S.A. Williams, the pastor at St. Stephens AME Church started the first school. It was good that Catherine Minatee talked to the school board, but it would be better if they talked about what everyone did. The plaque for the black school tells what happened, but it

does not tell you who made that happen. It was St. Stephens of Mount Olive and the rest of the black churches. It was done by individuals and unless they give recognition to all the fore-fathers of the black community, they are doing a disservice to all of them. If someone has the last name of Dabney, Williams, or Johnson, they must feel bad because the school board received all the credit and no credit goes to the pioneers. When talking about the sense of space and time, at what point do they start counting it as history? Is it 1933 or prior to the 1800's? **Commissioner Stevens-Coney** said in her handout they would see the historical site. It was mentioned as the first school for black students in 1876. The second school for black children was built about 1882, on the campus of the present Mount Olive Progressive Baptist Church. She thanked Mr. Wright and appreciated his collection of experiences. She looked forward to working with him.

Rosetta Richard Givens said she was born and raised in Leesburg. She is almost eight-five years old. She has watched Leesburg grow. She attended the Lake County Training School. She would walk there from her home, which was behind the Minute Maid plant. She would walk to and from the Lake County Training School every day because her daddy would not allow them to miss a single day of school. There were three girls in her family and everyone who lived on that side of town enjoyed the Lake County Training School. When they outgrew that location, they built a new school. It was known as Carver Heights High and it was later turned into Dabney School. She wanted everyone to know that she had many fond memories there. She would sing with her sisters at the big national gospel concerts that came there. They would lead the singing while her daddy played the piano. Joe Louis, Jackie Robinson, and the Wings Over Jordan Chior came to that campus. It would make her so happy if they would give them a little bit of their history. She would like her children's children to see it and enjoy it. She thought the pavilion would be beautiful if that could be done. She would appreciate it if the city could do more. This is Leesburg and it is her home. She was born and raised here. She is proud of it. She wants people who come to Leesburg to be as proud. We need to show them that we are a united city and not separated.

Chairperson Burry stated that the commission feels the city manager needs to meet with the developer of the Dabney property. He needs to see if they are even interested in potentially selling one acre of the property and they need more information on the cost of a pavilion. The city manager will bring that information back. **CM Minner** stated he would take care of that. **Commissioner Connell** wanted to clarify that they were tabling the pavilion, pending purchase of the property. There were only voting for the monuments. **Chairperson Burry** pointed out that before they can do anything with the pavilion they need to find out the costs. **Commissioner Pederson** wanted to know if they were excluding the monument sign at the pavilion at this time. **Chairperson Burry** stated he would like to get a motion to do something about the historical markers. They would not be voting on the Lake County Training School historical marker because if they do not get the property there would be nowhere to put it. **Commissioner Connell** questioned if they were talking about two signs. **Chairperson Burry** said they were talking about historical markers at Church Street and South Childs Street. **Commissioner Stevens-Coney** wanted clarification that if the city cannot strike some kind of negotiation on the site where the Lake County Training School was, they would amend it for another site. She did not want that to be dangling so people would not be left wondering about the pavilion. **Chairperson Burry** answered that they cannot give guarantees on that property because the city does not own it and we need costs for that pavilion. **Commissioner Pederson** agreed. **Chairperson Burry** added that the city manager will explore the issues and bring that information back. **CM Minner** remarked it would probably be during budget sessions. He informed them that he would be out of the office the rest of the week. However, he would be in on Wednesday for the ribbon cutting on Pine Street. He does need to get with Wharton Smith. When this was discussed with Commissioner Stevens-Coney, he thought they were going down a different avenue on the pavilion. There were questions about the costs, and it would cost over one hundred thousand dollars. Referring to the picture provided, that is a big pavilion. It appears to be about thirty-two by twenty-four. In today's market, that would be around two hundred and fifty to five hundred

thousand dollars. It also shows a concession stand in the rendering provided, but the pavilion would be around a quarter of a million dollars if not more. If they put in a concession stand, that would be another half a million dollars. The picture provided would be pricey, and they need the property. He would meet with Mr. Binge to see what he says and he would report back.

Commissioner Connell wondered, since they were only voting on the two signs, would there be a cap on the amount? **Chairperson Burry** said that should be included in the motion. **Commissioner Connell** wanted to verify that the historical markers would be installed on a pole. **CM Minner** said yes.

Commissioner Pederson made a motion to approve the monument signs to be located at 302 Church Street and 407 South Child with an amount not to exceed seven hundred and fifty thousand dollars for both signs and Commissioner Berry seconded it.

The roll call vote was:

Commissioner Stevens-Coney	Yes
Commissioner Connell	Yes
Commissioner Reisman	Yes
Commissioner Pederson	Yes
Commissioner Berry	Yes
Commissioner Burry	Yes

Six yeas, no nays, the Commission approved the two historical monument signs.

4. ROLL CALL:

Commissioner Berry had no further comment.

Commissioner Pederson had no comment.

Commissioner Reisman had no further comment.

Commissioner Connell had no comment.

Commissioner Stevens-Coney stated when she was out collecting signatures it was brought to her attention that there were no restrooms at John L. Johnson Park. The people she talked with that go to that park are afraid they may be arrested by the police because there is no place to take care of their personal needs. The facility currently there smells and appears to have not been changed for a couple of years. They request that the city take a serious look at this and bring in new port-a-potties or build an actual bathhouse. She promised that she would bring it up for the board's attention. **CM Minner** said he would look into that. It is a reasonable request to have a restroom at John L. Johnson Park. The last restroom they did cost about half a million dollars. If done, it would look similar to what is out at Berry Park and Ski Beach. **Commissioner Pederson** remarked that he thought there were restrooms out there. There were recent discussions about upcoming projects and high construction costs. He remembered talking about slowing projects down until the construction costs came down. **CM Minner** said the restroom issue does throw a curveball and his knee-jerk reaction would be that they put restrooms at John L. Johnson Park. This should happen ahead of the pavilion. The city has been striving to have restrooms at all park facilities and that is a greater need for the community. It would also be cheaper. He recommended putting that in the FY 24 budget. These items could be discussed during the budget process. The pavilion and restroom features are something to look at. They are budget items that would go into the CIP. The historical marker signs are different because they will cost about ten thousand dollars. It would not have a financial impact. However, the restroom and pavilion have an impact, and for

CIP purposes, he would put the restroom ahead of the pavilion. **Commissioner Stevens-Coney** said speaking on behalf of her community, all the seating places, recreational, and pavilions in the City of Leesburg are not in this location. When she looks at the Greater Leesburg CRA community, there are no recreational things in that part of the community. She was not sure if that was an oversight.

Commissioner Pederson pointed out that the city had just built a 5.5 million dollar pool on Pine Street. **Commissioner Stevens-Coney** said she was referring to the area from Lake Street into the intra-community area. She was proud of the pool, but she was referring to the intra-community. There is no place for people to go if they want to have a cup of coffee or play games. She said it was her pleasure to serve as the representative for the Greater Leesburg CRA community.

Chairperson Burry had nothing further this evening.

5. ADJOURN:

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES DEPARTMENT, ADA COORDINATOR, AT 728-9740, 48 HOURS IN ADVANCE OF THE MEETING.

F.S.S. 286.0105 "If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that for such purpose they 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 of Leesburg does not provide this verbatim record.

The meeting adjourned at 5:47 p.m.

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 3.A.

Meeting Date: September 14, 2023

From: Brandy McDaniel, (Budget Director)

Subject: Resolutions amending the Budget for Fiscal Year 2022-23 and adopting the budget for the Fiscal Year 2023-24 for the Greater Leesburg Community Redevelopment Agency.

Staff Recommendation:

Staff recommends approval of the resolutions which take two actions: 1) approve the amended Fiscal Year 2022-23 budget and 2) approve the Fiscal Year 2023-24 budget for the Greater Leesburg Community Redevelopment Agency (CRA).

Analysis:

As seen in Attachment A, Fiscal Analysis for the four-year period ending July 31, 2023 projects a carryover approximating \$403,887 of fund balance that can be carried forward and spent in Fiscal Year 2023-24 for the Main Street component. As shown in Attachment B (FY 24 Budget), the total budget proposed for the GLCRA for Fiscal Year 2023-24 is \$1,019,031. The projects planned for this Fiscal Year are as follows:

- Establish goals and time frames for additional improvements within the area
- Identify funding sources to fund any additional necessary improvements
- Facilitate the Landscape and Facade Grant program and Housing Rehabilitation program
- Encourage and provide additional civic activities and community events to the downtown area

Procurement Analysis:

Options:

1. Approve the amended budget for Fiscal Year 2022-23 and the budget for Fiscal Year 2023-24 for the Greater Leesburg Community Redevelopment Agency; or
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:

The budget is necessary to appropriate funds are complete and activities approved by the Community Redevelopment Agency.

Unaudited
Greater Leesburg Community Redevelopment Agency
Fiscal Analysis since inception for the period ending on
Fund Balance as of July 31, 2023

Prepared by: Finance Department

	Main Street	Pine Street	Total
<u>Fiscal Year 2019-2020</u>			
Revenues from other agencies	124,336.80	124,336.80	248,673.60
Interest	4,075.74	653.85	4,729.59
Revenue from City (Interfund Transfers In)	90,356.86	90,356.87	180,713.73
Expenditures	(9,014.01)	(215,347.52)	(224,361.53)
Transfer from Capital	78,120.00	-	78,120.00
Capital	(42,660.27)		(42,660.27)
Sign Grant CRASFP	(20,000.00)		(20,000.00)
Leesburg Partnership	(78,120.00)		(78,120.00)
Debt service costs	(100,714.69)	-	(100,714.69)
Excess of revenues over expenditures	46,380.43	0.00	46,380.43
Fund Balance as of September 30, 2020	203,123.33	0.00	203,123.33
<u>Fiscal Year 2020-2021</u>			
Revenues from other agencies	159,606.59	159,606.59	319,213.18
Interest	(287.93)	3.06	(284.87)
Revenue from City (Interfund Transfers In)	112,792.44	112,792.43	225,584.87
Expenditures	(2,023.50)	(272,402.08)	(274,425.58)
Transfer from Capital	(100,000.00)	-	(100,000.00)
Capital	-		-
Sign Grant CRASFP	(21,000.00)		(21,000.00)
Leesburg Partnership	-		-
Debt service costs	(100,328.39)	-	(100,328.39)
Excess of revenues over expenditures	48,759.21	(0.00)	48,759.21
Fund Balance as of September 30, 2021	251,882.54	0.00	251,882.54
<u>Fiscal Year 2021-2022</u>			
Revenues from other agencies	113,752.01	113,752.01	227,504.02
Interest	(392.72)	93.34	(299.38)
Revenue from City (Interfund Transfers In)	164,722.77	164,722.76	329,445.53
Expenditures	(1,752.50)	(278,568.11)	(280,320.61)
Transfer from Capital		-	-
Capital or GF	(200,000.00)		(200,000.00)
Sign Grant CRASFP	(70,139.15)		(70,139.15)
Leesburg Partnership	-		-
Debt service costs	(100,861.60)	-	(100,861.60)
Excess of revenues over expenditures	(94,671.19)	-	(94,671.19)
Fund Balance as of September 30, 2022	157,211.35	0.00	157,211.35
<u>Fiscal Year 2022-2023</u>			
Revenues from other agencies	153,646.84	153,646.83	307,293.67
Interest	5,552.32	332.07	5,884.39
Revenue from City (Interfund Transfers In)	221,523.76	221,523.76	443,047.52
Expenditures	(1,877.50)	(375,502.66)	(377,380.16)
Transfer from Capital		-	-
Capital or GF			-
Sign Grant CRASFP	(31,840.00)		(31,840.00)
Leesburg Partnership	-		-
Debt service costs	(100,329.75)	-	(100,329.75)
Excess of revenues over expenditures	246,675.67	0.00	246,675.67
Fund Balance as of July 31, 2023	403,887.02	0.00	403,887.02

Al Minner, City Manager

The City of Leesburg created the Greater Leesburg Community Redevelopment Agency (GLCRA) on May 28, 1996 (Resolution 4994) pursuant to Section 163.512 Florida Statutes, and generates a majority of its annual income from tax increment revenues. The Trust Fund was created by Ordinance 96-30 on August 26, 1996 effective for 30 years expiring in 2026. The base year was established in 1995 with an assessed taxable value of \$86,757,505. The agency is part of the City’s Comprehensive Plan to enhance the downtown district and surrounding areas. The agency determined the existence of blighted areas, noted the general decline of the downtown area, and will attempt to revitalize this special district with available funds.

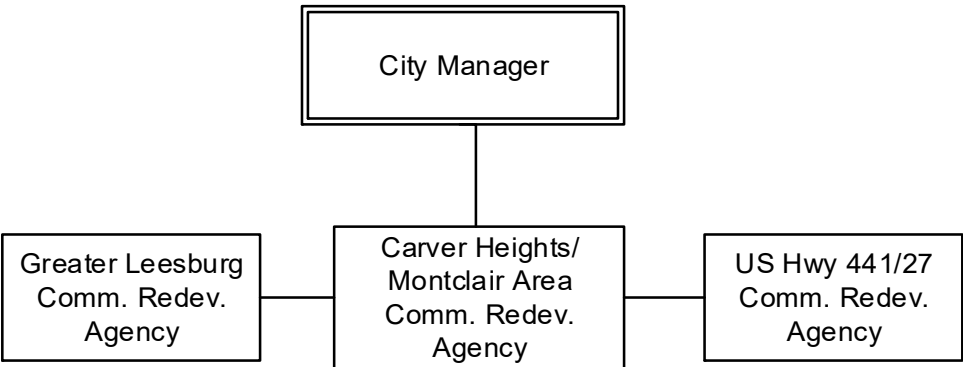
The Leesburg Redevelopment Plan identified four major objectives:

- Establish the boundary of the redevelopment area and the creation of the redevelopment agency
- Assess the current status of the redevelopment area
- Establish goals and time frames for making necessary improvements within the redevelopment area
- Identify funding sources to fund necessary improvements

In addition to revitalizing the downtown area, housing is a major concern for the redevelopment area. New housing stock and rehabilitation of existing structures is also needed.

The Redevelopment Area is divided between downtown and the Pine Street Community. By action of the governing body, the funds were also evenly divided between the two areas. The two (2) agencies work under the umbrella of the CRA, with assistance from the Leesburg Partnership and the Community Development Corporation. All projects and fund disbursements must be in accordance with the Leesburg Redevelopment Plan and approved by the CRA.

Organization Chart:



Description

Total
Department
Budget

\$ 1,019,031

Revenue Sources and Appropriations

	ACTUAL 2020-21	ACTUAL 2021-22	ADOPTED 2022-23	PROPOSED 2023-24
REVENUE SOURCES				
Taxes	225,585	227,504	305,974	344,583
Intergovernmental Revenue	319,213	329,446	444,489	575,852
Miscellaneous Revenue	(285)	(299)	2,000	1,500
Other Sources	0	0	0	97,096
TOTAL REVENUE SOURCES	544,513	556,651	752,463	1,019,031
APPROPRIATIONS				
Special Events	0	0	0	450,000
CRA	495,754	651,322	752,463	569,031
TOTAL APPROPRIATIONS	495,754	651,322	752,463	1,019,031

Revenue Detail

Greater Leesburg CRA Fund

Revenue Detail

	ACTUAL 2020-21	ACTUAL 2021-22	ADOPTED 2022-23	PROPOSED 2023-24
<u>TAXES</u>				
31101 Current Property Taxes	225,585	227,504	305,974	344,583
TOTAL TAXES	<u>225,585</u>	<u>227,504</u>	<u>305,974</u>	<u>344,583</u>
<u>INTERGOVERNMENTAL REVENUES</u>				
33731 Lake County/Redevelopment	319,213	329,446	444,489	575,852
TOTAL INTERGOVERNMENTAL	<u>319,213</u>	<u>329,446</u>	<u>444,489</u>	<u>575,852</u>
<u>MISCELLANEOUS REVENUE</u>				
36110 Interest on Investments	573	1,380	2,000	1,500
36130 Gain/Loss Investments	(858)	(1,679)	0	0
TOTAL MISCELLANEOUS REVENUE	<u>(285)</u>	<u>(299)</u>	<u>2,000</u>	<u>1,500</u>
<u>OTHER SOURCES</u>				
38131 Transfer from Capital Projects	0	0	0	0
38891 Fund Balance Appropriated	0	0	0	97,096
TOTAL OTHER SOURCES	<u>0</u>	<u>0</u>	<u>0</u>	<u>97,096</u>
TOTAL RESOURCES	<u>544,513</u>	<u>556,651</u>	<u>752,463</u>	<u>1,019,031</u>

Goals & Tasks

Goals & Tasks

Goal: Eliminate blight and stimulate growth by investing in neighborhood redevelopment, while also pursuing new economic opportunities.

Task:

- ◆ Improve downtown and the surrounding neighborhoods as they are the heart of the community
- ◆ Protect and preserve past public and private investments in the downtown area
- ◆ Continue relationship with Community Development Corporation of Leesburg (CDC) to promote revitalization of Pine Street area
- ◆ Ensure the downtown area is maintained and improved to grow property values
- ◆ Stimulate a vital community which is a good place to live and work

Goal: Utilize Leesburg’s natural resources and slogan as the “Lakefront City” to enhance recreational and leisure amenities.

Task:

- ◆ Continue special efforts for preservation, redevelopment, rehabilitation and enhancement while utilizing existing resources and promoting community assets
- ◆ Establish the CRA as a focal point for the community and attract visitors from the entire region
- ◆ Encourage and provide additional civic activities and community events in the downtown area

Major Accomplishments:

- Provided funds in fiscal year 2023-24 to create a new division for Special Events which will be operated by the City
- Funded several Housing Rehab and Façade/Landscape grants

Performance Measures:

	2021-22	2022-23	2023-24
Housing Rehab and Façade/Landscape grants	6	2	6
Major Special Events conducted	N/A	N/A	3
Property Value increase (increment)	34%	35%	30%

Personnel Schedule

Greater Leesburg CRA Fund

Personnel Schedule

Classification	2023	Change	2024	Amount
Special Events Manager	0.00	1.00	1.00	75,400
Special Events Coordinator	0.00	1.00	1.00	53,250
Total	0.00	2.00	2.00	128,650

Greater
Leesburg
CRA Fund

Special Events

Appropriations
Detail

Appropriations Detail

Account # 016-6188-5xx

	ACTUAL 2020-21	ACTUAL 2021-22	ADOPTED 2022-23	PROPOSED 2023-24
<u>PERSONAL SERVICES</u>				
12xx Regular Salaries & Wages	0	0	0	128,650
1310 Temporary Labor	0	0	0	23,141
211x FICA	0	0	0	11,565
221x Retirement	0	0	0	6,413
23xx Insurance	0	0	0	29,580
2410 Workers Compensation	0	0	0	651
TOTAL PERSONAL SERVICES	0	0	0	200,000
<u>OPERATING EXPENSES</u>				
3410 Contract Services	0	0	0	50,000
4010 Travel	0	0	0	2,500
4410 Rentals	0	0	0	50,000
4625 Repairs & Maintenance- Non Buil	0	0	0	25,000
4810 Promotional Activities	0	0	0	19,750
4911 Advertising	0	0	0	19,750
5180 Minor Furniture/Equipment	0	0	0	2,500
5210 Operating Expenses	0	0	0	75,000
5215 Uniforms	0	0	0	2,500
5520 Training	0	0	0	3,000
TOTAL OPERATING EXPENSES	0	0	0	250,000
TOTAL APPROPRIATIONS	0	0	0	450,000

Appropriations Summary

	ADOPTED 2022-23	PROPOSED 2023-24	INCREASE/ (DECREASE)	PERCENTAGE
Personal Services	0	200,000	200,000	100.00%
Operating Expenses	0	250,000	250,000	100.00%
TOTALS	0	450,000	250,000	100.00%

Significant Budget Changes:

This is a new division for FY 24.

Greater Leesburg CRA Fund

Special Events

Appropriations Summary

**Greater
Leesburg
CRA Fund**

Appropriations Detail

Account # 016-6189-5xx

Operations

OPERATING EXPENSES

	ACTUAL 2020-21	ACTUAL 2021-22	ADOPTED 2022-23	PROPOSED 2023-24
3110 Professional Services	350	0	1,000	1,000
3210 Auditing	0	0	3,000	3,000
4510 Insurance	3,172	3,330	3,500	3,330
4920 Other Current Charges-CDC	270,904	276,991	376,232	458,285

TOTAL OPERATING EXPENSES

274,426	280,321	383,732	465,615
---------	---------	---------	---------

**Appropriations
Detail**

DEBT SERVICE

71xx Principal	83,000	86,000	88,000	91,000
72xx Interest	17,328	14,862	12,338	9,734

TOTAL DEBT SERVICE

100,328	100,862	100,338	100,734
---------	---------	---------	---------

GRANTS & AIDS

8213 Housing Rehab Program	15,000	0	0	0
8214 Matching Landscape/Façade Grt	6,000	70,139	0	0

TOTAL GRANTS & AIDS

21,000	70,139	0	0
--------	--------	---	---

OTHER USES

9131 Transfer to Capital Projects	100,000	200,000	0	0
9910 Reserve for Future	0	0	268,393	350,222

TOTAL OTHER USES

100,000	200,000	268,393	350,222
---------	---------	---------	---------

TOTAL APPROPRIATIONS

495,754	651,322	752,463	916,571
---------	---------	---------	---------

Appropriations Summary

	ADOPTED 2022-23	PROPOSED 2023-24	INCREASE/ (DECREASE)	PERCENTAGE
Operating Expenses	383,732	465,615	81,883	21.34%
Debt Service	100,338	100,734	396	0.39%
Grants & Aids	0	0	0	0.00%
Other Uses	268,393	350,222	81,829	30.49%
TOTALS	752,463	916,571	164,108	21.81%

Greater Leesburg CRA Fund

Operations

Appropriations Summary

RESOLUTION NO. _____

**RESOLUTION OF THE GREATER LEESBURG COMMUNITY
REDEVELOPMENT AGENCY OF LEESBURG, FLORIDA, APPROVING THE
AMENDED FISCAL YEAR 2022-23 BUDGET; APPROPRIATING CERTAIN
FUNDS TO SPECIFIC REDEVELOPMENT PROJECTS; AND PROVIDING AN
EFFECTIVE DATE.**

**BE IT RESOLVED BY THE GREATER LEESBURG COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF LEESBURG, FLORIDA:**

THAT the amended Fiscal Year 2022-23 Budget is hereby adopted and ratified;

THAT the following appropriations from the Redevelopment Trust Fund are made for specific redevelopment projects to be completed within three (3) years:

Amount available for carryover approximates \$403,887 for necessary improvements within the Main Street component of the Greater Leesburg Community Redevelopment Agency.

THAT this resolution shall become effective immediately.

PASSED AND ADOPTED by the Greater Leesburg Community Redevelopment Agency of Leesburg, Florida, at a regular meeting held on the 14th day of September 2023.

Mayor

ATTEST:

City Clerk

RESOLUTION NO. _____

**RESOLUTION OF THE GREATER LEESBURG COMMUNITY
REDEVELOPMENT AGENCY OF LEESBURG, FLORIDA, APPROVING THE
FISCAL YEAR 2023-24 BUDGET; APPROPRIATING CERTAIN FUNDS TO
SPECIFIC REDEVELOPMENT PROJECTS; AND PROVIDING AN
EFFECTIVE DATE.**

**BE IT RESOLVED BY THE GREATER LEESBURG COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF LEESBURG, FLORIDA:**

THAT the Fiscal Year 2023-24 Budget is hereby adopted and ratified;

THAT this resolution shall become effective immediately.

PASSED AND ADOPTED by the Greater Leesburg Community Redevelopment Agency of the City
of Leesburg, Florida, at a regular meeting held on the 14th day of September 2023.

Mayor

ATTEST:

City Clerk