AGENDA MINUTES
CITY COMMISSION MEETING
CITY HALL, 501 W MEADOW STREET
THURSDAY, SEPTEMBER 14, 2023 5:20 PM

1. CALL TO ORDER

The Leesburg U.S. Highway 441/27 Community Redevelopment Agency held a regular meeting on Thursday, September 14, 2023, at Leesburg City Hall. Chairperson Burry called the meeting to order at 6:01 p.m. with the following members present:

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

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

The invocation and pledge of allegiance were given at the Carver Heights/Montclair Area CRA meeting held just prior to this meeting.

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

2. APROVE MINUTES:

A. Regular meeting held February 27, 2023

Commissioner Reisman made a motion to approve the regular meeting minutes of February 27, 2023 and Commissioner Pederson seconded the motion.

The roll call vote was:

Commissioner Connell	Yes
Commissioner Reisman	Yes
Commissioner Pederson	Yes
Commissioner Berry	Yes
Chairperson Burry	Yes

Five yeas, no nays, the Commission approved the regular meeting minutes.

3. RESOLUTIONS:

A. Resolutions amending the Budget for Fiscal Year 2022-23 and adopting the Budget for Fiscal Year 2023-24 for the U.S. Highway 441/27 Community Redevelopment Agency.

1. Resolution of the U.S. Highway 441 / 27 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.

ADOPTED RESOLUTION 47

Commissioner Reisman introduced the resolution to be read by title only. CC Purvis read the resolution by title only.

Commissioner Reisman made a motion to adopt the resolution and Commissioner Pederson seconded the motion.

Chairperson Burry requested comments from the Commission and the audience.

The roll call vote was:

Commissioner Reisman	Yes
Commissioner Pederson	Yes
Commissioner Berry	Yes
Commissioner Connell	Yes
Chairperson Burry	Yes

Five yeas, no nays, the Commission adopted the resolution.

2. Resolution of the U.S. Highway 441/27 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.

ADOPTED RESOLUTION 48

Commissioner Reisman introduced the resolution to be read by title only. CC Purvis read the resolution by title only.

Commissioner Reisman made a motion to adopt the resolution and Commissioner Pederson seconded the motion.

Chairperson Burry requested comments from the Commission and the audience.

CM Minner stated that U.S. Highway 441/27 CRA needs to continue to pay the 2010 bond. That bond was issued to make improvements to U.S. Highway 441/27. This happened when the world crashed, and we did not have the money to do it. Then they refinanced it in 2016. However, they are now seeing significant growth and U.S. Highway 441/27 CRA brings in about 2.3 million dollars. That is a 27% increase, and the corridor continues to grow. The annual debt payment is $890,000. If they spend $890,000 on the debt payment, and they bank about 1.4 million by the end of this year, they will have about 4.6 million in the bank. He believes the existing liability on that hangs around 10.3 million dollars. They are catching up and that is a good thing. He recommended that once they have the existing cash to cover that note, which they need to pay off first, then they can start doing fun stuff. They have done extremely well with growth and that has been very good. The recalibration has really paid off. **Chairperson Burry** asked if they should give consideration to paying it off in greater chunks of principle so they can get out from underneath that debt quicker? **CM Minner** answered right now, the structure of that really does not pay off because they do not have the cash in the bank to close the note. If they close the note early, they need to grab money from somewhere else. He believes there is a prepay there, but it does not make sense to prepay to save on the interest until they have the cash. They may be able to close the note sooner if they continue to see 20% plus growth. To avoid the interest rate, they would have to grab general fund money or something else in order to pay it off earlier. **Commissioner Pederson** mentioned that the mayor was referring to pre-paying additional principal payments. **Chairperson Burry** added that they are showing a 20% increase a year. **CM Minner** stated he would have the finance director go back and look to see if it structurally does that. He did not think the note would allow them to prepay interest or principal without the interest payment unless they paid it all off. However, they will double-check. **Chairperson Burry** said it could possibly save them money, and maybe they could get out from under it. That way they could start doing good things. That was the whole idea. **CM Minner** commented that the current rate is pretty favorable, and it would be paid off in 2036. They will beat that time frame and they will have interest savings. **Chairperson Burry** remarked that the quicker they pay it off the better. **CM Minner** said they were not quite there yet, but they will look at the strategy. **Commissioner Pederson** asked if they knew what the rate was on it? **CM Minner** said it was reasonably low. It was around three percent or under. **Commissioner Pederson** said, without getting bogged down, the mall, are they working on paying for their utilities because it does have material impact on the CRA. He would like clarification as to the mall. **CM Minner** answered on the utility side, the mall has been proactive with him since June. They should be receiving their third payment. They have been giving the city twenty grand a month since June. They are making good faith payments. **Commissioner Pederson** asked if they were moving forward in good faith. **CM Minner** responded they are making progress to come up with what they owe. He thinks they can get that tackled in the next month. Another side of the equation is, in the past, when we talked about the mall, it had a significant impact on how the TIFF worked. However, lately they have seen significant growth in the 441/27 CRA and the mall increment is not as great as it once was. At this time, he was not so worried about the mall going dark because there had been significant other growth in that district and that would support it. **Commissioner Pederson** thanked him for that clarification. **Chairperson Burry** stated that we do not want the mall to go dark. There are a lot of employed people there. **CM Minner** said the rate on that note was 2.5%. **Commissioner Reisman** agreed he did not want to see the mall go dark. However, he would like them to repay a little quicker. If it were anyone else, the city would have shut them off already.

The roll call vote was:

Commissioner Pederson	Yes
Commissioner Berry	Yes
Commissioner Connell	Yes
Commissioner Reisman	Yes
Chairperson Burry	Yes

Five yeas, no nays, the Commission adopted the resolution.

4. ROLL CALL:

The Commission had nothing further to discuss.

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.

With a motion by Commissioner Reisman and a second by Commissioner Pederson, the meeting adjourned at 6:07 p.m.