

**AGENDA MINUTES
CITY COMMISSION MEETING
CITY HALL, 501 W MEADOW STREET
MONDAY, OCTOBER 28, 2024 5:00 PM**

1. CALL TO ORDER

The City of Leesburg Carver Heights/Montclair Area Community Redevelopment Agency held a regular meeting on Monday, October 28, 2024, at Leesburg City Hall. Chairperson Burry called the meeting to order at 5:00 p.m. with the following members present:

Commissioner Robert Alderman (5:06 p.m.)
Commissioner Allyson Berry
Commissioner Jay Connell
Commissioner Theresa Conner
Commissioner Mike Pederson
Commissioner Alan Reisman
Chairperson Jimmy Burry

Also present, were City Manager (CM) Al Minner, City Clerk (CC) J. Andi Purvis, Deputy City Clerk (DCC) Anna Rottermond, 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. APPROVAL OF MINUTES:

A. Regular meeting held September 12, 2024

Commissioner Reisman made a motion to approve the regular meeting minutes of September 12, 2024, and Commissioner Pederson seconded the motion.

The roll call vote was:

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

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

3. RESOLUTIONS:

- A. **Resolution of the Carver Heights / Montclair Area Community Redevelopment Agency of the City of Leesburg, Florida, terminating an existing lease agreement for property located at 902 Talladega Street, Leesburg, Florida 34748, and conveying the property to the tenant subject to temporary covenants and restrictions on transfer; and providing an effective date.**

ADOPTED RESOLUTION 110

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 Berry seconded the motion.

Chairperson Burry requested comments from the Commission and the audience.

Chairperson Burry asked the city manager to provide a quick overview of both agenda items. **CM Minner** explained that the city owns three houses/properties. From the audience, the **Housing Director (HD) Sandra Wilson** mentioned that the CRA owns the properties. **CM Minner** continued to say that the CRA owns three houses. Two of the homes are on this agenda and the third house is located next to the Resource Center. The purpose of these items is to unload the homes the city currently owns. That way, the city will no longer be responsible for maintenance of the homes. We have also received most of the money back on the investment. We would be walking away from a couple of dollars, but in exchange, and more specifically with the Talladega house, we will not be responsible for any further maintenance issues because the current resident will be taking the house as is. This will help us and them and the same goes for the Woodland Street house. Just recently, the city put some money into that house, but there are other issues that the house has and the city's position is that we will do our contractual obligations with the lease and give them the house. That way, the tenant will become the homeowner instead of the renter, and they will handle the necessary repairs. Essentially, all we are doing is transferring ownership of the homes to the tenants. **HD Wilson** wanted to correct her statement. The city attorney informed her that the City of Leesburg is the owner of the homes; however, they are located in this CRA, which is why they had to come to Carver Heights CRA for disposition. **Chairperson Burry** asked if there were any questions. **Commissioner Connell** wanted to know if these were being given to them or were the homes being purchased. **CM Minner** responded that these were leases to purchase and there are a few years left on them. However, the answer would be that we are giving them the house. We would walk away from the last couple of years of the lease. **Commissioner Connell** asked about the length of the leases. **CM Minner** answered that each house had a fifteen-year lease, and they had about five years left. **Commissioner Pederson** pointed out that the first lease was in year fifteen, and the second one was in year eleven. **CM Minner** continued to say that we would walk away from a couple of months on the first lease and four years on the second lease. **Commissioner Berry** wanted to verify whether the house on Woodland was in year eleven or was that the Talladega house? **Commissioner Pederson** mentioned it was the second resolution in the packet, which was the Woodland house. **Chairperson Burry** asked if there were any other comments? **Commissioner Berry** congratulated the homeowner of the Talladega house.

The roll call vote was:

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

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

B. Resolution of the Carver Heights / Montclair Area Community Redevelopment Agency of the City of Leesburg, Florida, terminating an existing lease agreement for property located at 2142 Woodland Boulevard, Leesburg, Florida 34748, and conveying the property to the tenant subject to temporary covenants and restrictions on transfer; and providing an effective date.

ADOPTED RESOLUTION 111

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 Berry seconded the motion.

Chairperson Burry requested comments from the Commission and the audience.

Commissioner Pederson commented that the city was being generous by giving this up in year eleven, but as houses get older there is more deferred maintenance. He was more than happy to let somebody who had paid for eleven years exercise their right, under the circumstances, to purchase the home.

Commissioner Berry asked if there was major work needed at this house. **CM Minner** replied that recently the city did some roof repairs along with some door and window repairs. Some of the other repairs were more cosmetic stuff which was outside the lease. **HD Wilson** mentioned that she did not bring the list with her, but her recollection was that it was more interior work. The city did the electrical and plumbing that needed to be done, but there were some windows and doors and things like that that needed to be done. However, they told the tenant that it would be her responsibility to do it.

Commissioner Berry wanted to know if the HVAC work was done. **HD Wilson** responded yes. They installed a new HVAC system. **Commissioner Reisman** questioned the number of homes that the city would still own after this. **HD Wilson** replied one. **Commissioner Reisman** wanted to know how far out they were on that one. **CM Minner** responded it was the house next to the Resource Center. That house is empty, and the city is doing some repairs to it. Once the repairs are done, we will need to get it into inventory to either sell or lease. **Commissioner Alderman** wanted to verify if the lease would continue for a few more years, and if they were obligated to finish making monthly payments to the city? **CM Minner** responded that the lease would be over. **Chairperson Burry** said approving this would make the home theirs. They would then be responsible for it.

The roll call vote was:

Commissioner Conner	Yes
Commissioner Alderman	Yes
Commissioner Connell	Yes

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

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

4. ROLL CALL:

Commissioner Pederson had no further comment.

Commissioner Berry wanted to know how these homes became city property. **CM Minner** responded that each home is different, but overall they are acquired through code enforcement. The houses were banged up, and they had a lot of liens against it. Ultimately, the city foreclosed on them and the ownership of the homes became the city's. Typically, they are empty properties or abandoned properties where, at the end of the day, the city foreclosed on them. **Commissioner Berry** asked if he knew how the people knew the homes were available for renting. How did the city get these tenants? Was it publicized? **CM Minner** stated both these homes were done prior to him coming aboard. These were leased out prior to him, so he was unaware of how the tenants were selected. The only area the city leases is the Mispah Simmons Apartments.

Commissioner Conner asked if the CRA Commission could sit down with the city manager to discuss updating the CRA plan. She would like to review what has been done because there may be new ideas for the plan. She would like to discuss ideas for next fiscal year. **CM Minner** said they had those discussions, and ultimately they opted not to update. The Carver Heights CRA plan is slightly generic because it covers blight, redevelopment and different aspects of removal. Most of the projects that were considered still fit underneath the plan. For example, if they invested in the Susan Street Recreational Complex project, that plan would fit underneath the existing plan. The CRA plan still functions, and they had talks about doing a couple of different things. We also talked about updating the Carver Heights plan, but it costs anywhere between \$50,000 and \$75,000 to bring in a consultant. It is important to have a consultant when talking and going over different projects and priorities. If there are specific projects or issues she would like a discussion on, she should let him know, and he could set up a meeting.

Commissioner Conner wanted to know how she could utilize the city's communications department. If there was an event happening, how would she get that information to the communication department? More specifically, there is a city-wide cleanup coming up, and she would like to have that advertised. **CM Minner** informed her that she should send that information to his office or him directly. The city does not have a communications department because we use Lakefront TV, and that is handled through his office. The three biggest delivery points are Lakefront TV, social media, and the website.

Commissioner Alderman commented that at some point he would like to have a workshop meeting where nothing is voted on, so they can sit down to discuss ideas for the area. There may be new ideas they want to incorporate into the community.

Commissioner Connell had no comment.

Commissioner Reisman congratulated the two new homeowners. He was glad to get these off the city books. He does not think the city should be a landlord; it should be left to the private/nonprofit sector.

Chairperson Burry had nothing 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 Connell, the meeting adjourned at 5:16 p.m.