

**CARVER HEIGHTS MONTCLAIR AREA CRA
MEETING
AGENDA
MONDAY, JUNE 23, 2025 5:00 PM**

1. CALL TO ORDER

INVOCATION

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

2. APPROVAL OF MINUTES

A. Regular meeting held June 9, 2025

3. DISCUSSION

A. Discussion of Budget Requests for Fiscal Year 26

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
CARVER HEIGHTS / MONTCLAIR AREA CRA MEETING
CITY HALL, 501 W MEADOW STREET
MONDAY, JUNE 9, 2025 5:00 PM

1. CALL TO ORDER

The City of Leesburg Carver Heights Montclair Area Community Redevelopment Agency held a regular meeting on Monday, June 9, 2025, at Leesburg City Hall. Chairperson Reisman called the meeting to order at 5:00 p.m. with the following members present:

Commissioner Robert Alderman
Commissioner Allyson Berry
Commissioner Jimmy Burry
Commissioner Jay Connell (arrived at 5:02 p.m.)
Commissioner Theresa Conner
Commissioner Mike Pederson
Chairperson Alan Reisman

Also present were City Manager (CM) Al Minner, City Clerk (CC) J. Andi Purvis, City Attorney (CA) Grant Watson, Deputy City Clerk (DCC) Anna Rottermond, the news media, and others.

INVOCATION

Chairperson Reisman 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 December 16, 2024

Commissioner Burry made a motion to approve the regular meeting minutes of December 16, 2024, and Commissioner Berry seconded the motion.

The roll call vote was:

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

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

3. RESOLUTIONS:

- A. **Resolution of the Carver Heights / Montclair Area Community Redevelopment Agency of the City of Leesburg, Florida, approving Home Improvement Grant Award Agreements for Nineteen (19) recipients in the Carver Heights/Montclair Community Redevelopment Area; and providing an effective date.**

ADOPTED RESOLUTION 113

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

Commissioner Burry made a motion to adopt the resolution and Commissioner Berry seconded the motion.

Chairperson Reisman requested comments from the Commission and the audience.

Commissioner Berry noted that she was happy to see the residents in attendance. She was excited about the second roll-out for the home improvements. She was hopeful of adding additional people as they continued to put in applications. She questioned the process for approving applications after tonight. **CM Minner** explained that with this round of grants there is nothing left as far as an allocation until next fiscal year because we picked up some from the previous year. It was those who applied who were not funded last year. They were picked up this year, and we also received and approved the new ones. If there is any funding left over, they could run them individually and bring it back to the board as they come in. It would be a first come, first served until the body resets the funding source, which would bring in a new round of funds starting September 1st. **Commissioner Berry** wanted to make sure that the residents were aware of the process of the voting that had to be done because she received a lot of calls about where the city was with the process because they received their approval. They wanted to know when this would start. **CM Minner** stated that assuming all grants are approved, they are ready to go right after. **Commissioner Berry** said as far as the calls she has received for the east side of town, there is no funding for that. She wanted to make sure that people understood that on the east side there are no home improvements that have happened since last year or this year due to no funding. **Commissioner Pederson** clarified that the funding was coming from the Carver Heights CRA. It is not a general fund issue. **Commissioner Alderman** pointed out a typo in a number on the staff report. **CM Minner** apologized and agreed it was a typo. **Commissioner Alderman** continued to say that he saw the areas that were represented were mostly in the Carver Heights and Woodland Park areas. He wanted to know if any other areas were targeted or identified in the Montclair area. **CM Minner** answered that if the home was located in the CRA box, that was the area targeted, then they would be eligible. That information was provided in the application, and it was advertised. **Chairperson Reisman** asked if there were any other comments. There were none.

The roll call vote was:

Commissioner Berry	Yes
Commissioner Conner	Yes
Commissioner Alderman	Yes
Commissioner Connell	Yes
Commissioner Burry	Yes

Commissioner Pederson	Yes
Chairperson Reisman	Yes

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

4. ROLL CALL:

Commissioner Pederson had nothing.

Commissioner Berry asked that as projects progress, that the commission receive updates.

Commissioner Conner had no comments.

Commissioner Alderman had nothing further.

Commissioner Connell had nothing.

Commissioner Burry had no further comments.

Chairperson Reisman had nothing.

CM Minner commented that because it affects the CRA, we have had some air conditioner breakdowns at the Police department, the Library, the LMS building, and the Resource Center. All units will be replaced with Trane's units. The Resource Center has two units to replace at an emergency expenditure of \$137,655, which the CRA can pay out of its reserve fund. It is an eligible expense through the CRA, and it will come back for approval after the fact. After the nineteen home grants this evening, the reserve fund balance is about \$750,000. **Commissioner Berry** wanted to know if it was time for a new unit or would it just be patch work? **CM Minner** explained that the building was only seven years old, so those air conditioners only had seven years of life on them, but they got to a point where the existing supplier would not fix them. In all honesty, when we built that facility, we did not go with the highest-grade air conditioner, so penny-wise and pound-foolish, we stayed within that budget perimeter. However, he could not provide the exact reason for the units breaking down. **Commissioner Conner** said that Trane has a maintenance program, so will the new units include that? **CM Minner** agreed.

Commissioner Berry mentioned there was a strong possibility of CRAs going away next year by the legislature. She wanted to know if the CRA could meet once a month so they could readily prepare for what might be coming because it would affect District One and the entire city. She would like to meet more often and not just wait until there is an issue or problem. **Commissioner Pederson** said he would meet anytime they wanted to meet. She could call a meeting at any time. He did not believe there was enough to talk about on a monthly basis. **Commissioner Burry** had no problem with meeting once a month. **Chairperson Reisman** said as long as there was an agenda for it, he was okay with it. **Commissioner Alderman** agreed they should have at least one workshop meeting and after that discussion they could go from there. He was interested in having a meeting so they could discuss ideas and brainstorm to improve this CRA. **Chairperson Reisman** recommended that if they wanted to put something on an agenda, they needed to get with the city manager, and he could have that agendaized, that way they could have a discussion on that item.

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 Berry and a second by Commissioner Pederson, the meeting adjourned at 5:13 p.m.