

AGENDA
CARVER HEIGHTS/MONTCLAIR AREA COMMUNITY REDEVELOPMENT AGENCY
CITY COMMISSION MEETING
VENETIAN CENTER, 1 DOZIER COURT
THURSDAY, SEPTEMBER 16, 2021 5:01 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 August 9, 2021

3. RESOLUTIONS:

A. Resolutions amending the Budget for Fiscal Year 2020-21 and adopting the Budget for Fiscal Year 2021-22 for the Carver Heights/Montclair Area Community Redevelopment Agency.

- 1. Resolution of Carver Heights/Montclair Area Community Redevelopment Agency of Leesburg, Florida, approving the amended Fiscal Year 2020-21 Budget; Appropriating certain funds to specific redevelopment projects; and providing an effective date.**
- 2. Resolution of the Carver Heights/Montclair Area Community Redevelopment Agency of Leesburg, Florida, approving the Fiscal Year 2021-22 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
CARVER HEIGHTS/MONTCLAIR AREA
COMMUNITY REDEVELOPMENT AGENCY (CRA) MEETING
VENETIAN CENTER, 1 DOZIER COURT
MONDAY, AUGUST 9, 2021 5:01 PM**

1. CALL TO ORDER

The Carver Heights/Montclair Area Community Redevelopment Agency of the City of Leesburg held a regular meeting on Monday, August 9, 2021, at the Venetian Center. Chairperson Christian called the meeting to order at 5:01 p.m. with the following members present:

Commissioner Jimmy Burry
Commissioner Jay Connell
Commissioner Mike Pederson
Commissioner Erika Jasper
Commissioner Kevin Conner
Chairperson John Christian

Commissioner Dan Robuck was absent. Also present were City Manager (CM) Al Minner, City Clerk (CC) J. Andi Purvis, City Attorney (CA) Fred Morrison, the news media, and others.

INVOCATION

Chairperson Christian 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 July 26, 2021

Commissioner Conner made a motion to approve the regular meeting minutes of July 26, 2021 and Commissioner Burry seconded the motion.

Chairperson Christian requested comments from the Commission and the audience. There were none.

The roll call vote was:

Commissioner Pederson	Yes
Commissioner Burry	Yes
Commissioner Jasper	Yes
Commissioner Connell	Yes

Commissioner Conner	Yes
Chairperson Christian	Yes

Six yeas, and no nays, the Commission approved the regular meeting minutes of July 26, 2021.

3. RESOLUTIONS:

- A. **Resolution of the Carver Heights / Montclair Area Community Redevelopment Agency, of the City of Leesburg, Florida, authorizing the Chairperson and Secretary to execute an "AS IS" Residential Contract with Gwendolyn C. Allen Carston; and providing an effective date.**

ADOPTED RESOLUTION 94

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

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

Chairperson Christian requested comments from the Commission and the audience.

Commissioner Connell asked for a further explanation of what is going on with this. **Housing Director (HD) Ken Thomas** stated the contract is to purchase property adjacent to the Leesburg Resource Center. Mrs. Allen's mother lived there for a number of years and this is considered an out parcel as it relates to the Resource Center. The City purchased the Kristen Court Apartment Complex several years ago, which is where the Resource Center was built. The City owns the property from Schoolview Street going south to Pruitt Street and the only parcel we do not own is this parcel. Mrs. Allen's mother passed away and she is at the point where she wants to sell the property and came to the City asking if we wanted to purchase it. She went and got an appraisal and the city made an offer. Today, staff is here asking the Commission for a decision on purchasing this property.

Commissioner Burry wanted to know where we came up with the difference in price. **HD Thomas** replied that the appraisal came back at one hundred and seventy-one and we made a good-faith effort on our part to meet her half way, so staff offered her one hundred and eighty thousand and that is where we stand. However, Mrs Allen wanted to come before the board to ask that you meet her at the asking price of one ninety-one. **Commissioner Burry** asked if that was based on an appraisal. **HD Thomas** replied that her appraisal came in at one hundred and seventy-one as indicated and she is asking the City to pay one ninety-one. He did not want to speak on her behalf, but as far as the staff was concerned, we made a good-faith effort by offering a few more dollars beyond the appraised value and she wanted one-ninety-one. She asked that we come before the board and ask for that. **Commissioner Jasper** inquired if she was present. **HD Thomas** responded no, she was not in attendance.

Chairperson Christian stated he is a hundred percent behind the City buying this house, but he is not going above one hundred and seventy one. He will not go to one eighty or one ninety. If she does not want to sell for one hundred and seventy one, then we will create a site plan going around that property and we take that one seventy one and buy some other property on Thomas Avenue or another piece of property, because we do not want to get into the habit of buying property above an appraised value. When we have an appraisal for one seventy-one, that makes this offer very generous. He personally

owns property just down the road with a newer home and the fact that she can get one hundred and seventy-one is pretty good. He wanted this property and thought we should try to get it when we purchased Kristen Court, but we could not, and that was still twenty thousand dollars in the Carver Heights / MontClair area, where we could do a lot of other things with that money.

Commissioner Jasper asked if she had a rationale for the one hundred and ninety. **HD Thomas** said no, his conversation with her was let's evaluate it based on the appraised value and the generous offer going a few thousand dollars more. We felt it was a fair offer and there was no justification for going beyond that.

Commissioner Pederson respects the comments made. He was about to make a comment that he would go a few thousand higher, but we are paying all the closing costs for the contract. **HD Thomas** commented that with closing costs the City pays up to a thousand dollars. **Commissioner Pederson** agrees we need to hold this at one seventy one. This is not statute driven, but we have to pay for the title insurance. If we did not have to pay the other costs, he might wiggle to one seventy five, but he agrees we should not pay anything beyond the appraisal. He would like to have this, but we do not have to have it.

Commissioner Conner said it was appraised at one seventy one and, at max, he thinks it should be one seventy five. He feels like, as the Mayor said, one seventy five, but it was appraised at one seventy one and see if we get it.

Chairperson Christian asked if any commissioner would like to amend the motion to one hundred and seventy-five thousand.

Commissioner Pederson made a motion to offer one hundred and seventy-five thousand and give the Chairperson/Mayor the authority to execute the contract and Commissioner Conner seconded the motion.

Commissioner Burry asked why we would be offering one hundred and seventy five when we already offered one hundred and eighty. **CM Minner** said staff offered her one hundred eighty and she said she wanted one ninety one. Now, the motion is at one seventy five with the Mayor's authority to execute the contract. The City's offer was contingent on the CRA board's approval and now we have this offer and if she says yes and signs the agreement, it is a done deal and we will be set to close. The only difference now is, we have this body's approval. **Commissioner Pederson** pointed out that she would be netting one seventy-five at the closing table, which compared to the free marked she would be in the low one eighties. **Chairperson Christian** commented that we are the body that approves this and the staff is negotiating and they said they had to take it to the board when they go back and say it is now one seventy five. She will have to make a decision and if she decides to go with a realtor, we will have to live with that. We have to negotiate this in a public forum in the open and that puts us at a disadvantage; we cannot go back and forth and it puts us on a hard line, so it is a take it or leave it at one hundred and seventy-five.

The roll call vote on the amendment was:

Commissioner Burry	Yes
Commissioner Jasper	Yes
Commissioner Connell	Yes
Commissioner Conner	Yes
Commissioner Pederson	Yes
Chairperson Christian	Yes

Six yeas, no nays, the Commission amended the motion to offer one seventy-five for the property and give the Mayor authority to execute the contract.

The roll call vote was:

Commissioner Jasper	Yes
Commissioner Connell	Yes
Commissioner Conner	Yes
Commissioner Pederson	Yes
Commissioner Burry	Yes
Mayor Christian	Yes

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

4. ROLL CALL:

The Commission had nothing further to discuss 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 5:12 p.m.

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 3.A.

Meeting Date: September 16, 2021

From: Brandy McDaniel, (Budget Manager)

Subject: Resolutions amending the Budget for Fiscal Year 2020-21 and adopting the Budget for Fiscal Year 2021-22 for the Carver Heights/Montclair Area Community Redevelopment Agency.

Staff Recommendation:

Staff recommends approval of the resolutions which take two actions: 1) approve the amended Fiscal Year 2020-21 budget and 2) approve the Fiscal Year 2021-22 budget for the Carver Heights/Montclair Area Community Redevelopment Agency (CRA).

Analysis:

As seen in Attachment A, Fiscal Analysis for the four year period as of July 31, 2021 projects a carryover approximating \$547,841 of fund balance that can be carried forward and spent in Fiscal Year 2021-22. As shown in Attachment B (Adopt FY 22 Budget), the total budget proposed for the Carver Heights/Montclair Area CRA for Fiscal Year 2021-22 is \$510,282. Because of significant, rapid growth in the Carver Heights/Montclair CRA, no Capital Improvement Plan (CIP) was assigned. However, during FY 22 planning for CIP's will continue. Projects under consideration include:

- Redevelopment projects
- Feeding the needy project
- Property acquisition
- Continue housing demolition
- Housing Rehabilitation
- Community Outreach programs
- Teen Center
- Senior Housing
- Street beautification
- Single family housing

Procurement Analysis:

Options:

1. Approve the amended budget for Fiscal Year 2020-21 and the budget for Fiscal Year 2021-22 for the

Carver Heights/Montclair Area Community Redevelopment Agency; or
2. Such alternative action as directed by the CRA board.

Fiscal Impact:

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

Submission Date and Time:

Carver Heights Community Redevelopment Agency
Fiscal Analysis since inception for the period ending on
Fund Balance as of July 31, 2021

Prepared by: Finance Department

Fiscal Year 2017-18:

Revenues from other agencies	\$ 133,381.18
Interest	(5,733.51)
Revenue from City (Interfund Transfers In)	98,376.48
Sale of CRA property	0.00
Property rental	910.00
Grant funds	200,000.00
Debt proceeds	0.00
Interfund Transfers	309,946.00
Expenditures	(2,030,931.77)
Encumbrances	
Interfund Transfers out	
Housing rehab program	
6192	(23,445.11)
Debt service costs	0.00
Excess of revenues over expenditures	<u>(1,317,496.73)</u>

Fund Balance as of September 30, 2018 \$ (919,720.76)

Fiscal Year 2018-19:

Revenues from other agencies	\$ 158,085.82
Interest	10,858.49
Revenue from City (Interfund Transfers In)	112,067.34
Sale of CRA property	0.00
Property rental	4,625.00
Grant funds	0.00
Debt proceeds	1,102,126.00
Interfund Transfers	0.00
Expenditures	(105,659.14)
Encumbrances	
Interfund Transfers out	
Housing rehab program	(5,000.00)
6192	(58,146.79)
Debt service costs	(17,424.66)
Excess of revenues over expenditures	<u>1,201,532.06</u>

Fund Balance as of September 30, 2019 \$ 281,811.30

Fiscal Year 2019-20:

Revenues from other agencies	\$ 185,729.10
Interest	5,803.57
Revenue from City (Interfund Transfers In)	135,438.17
Sale of CRA property	0.00
Property rental	1,830.20
Grant funds	0.00
Debt proceeds	0.00
Interfund Transfers	0.00
Expenditures	(68,489.66)
Encumbrances	
Interfund Transfers out	(141,958.00)
Housing rehab program	(22,800.00)
6192	(98,551.43)
Debt service costs	(27,553.15)
Excess of revenues over expenditures	<u>(30,551.20)</u>

Fund Balance as of September 30, 2020 \$ 251,260.10

Fiscal Year 2020-21:

Revenues from other agencies	\$ 240,567.02
Interest	2,546.21
Revenue from City (Interfund Transfers In)	170,358.29
Sale of CRA property	
Property rental	970.00
Grant funds	
Debt proceeds	
Interfund Transfers	
Expenditures	(32,120.03)
Encumbrances	
Interfund Transfers out	
Housing rehab program	(15,000.00)
6192	(44,899.35)
Debt service costs	(25,841.53)
Excess of revenues over expenditures	<u>296,580.61</u>

Fund Balance as of July 31, 2021 \$ 547,840.71

Al Minner, City Manager

The City of Leesburg created the Carver Heights/ Montclair Area Community Redevelopment Agency (CHCRA) on December 10, 2001 (Ordinance 01-61). The trust fund is effective for 15 years expiring on September 30, 2016 pursuant to Section 163.512 Florida Statutes. The trust generates the majority of its annual income from tax increment revenues. The base year was established in 2001 with an assessed taxable value of \$57,980,259. The purpose of creating the CRA was to identify and address blighted conditions and to enable the City to establish a mechanism to finance redevelopment projects through Tax Increment Financing (TIF). The boundaries of the CHCRA are generally County Road 468 to the east, the West Fork Road to the west, the Leesburg city limits to the north, and Center Street/ Montclair Road to the south.

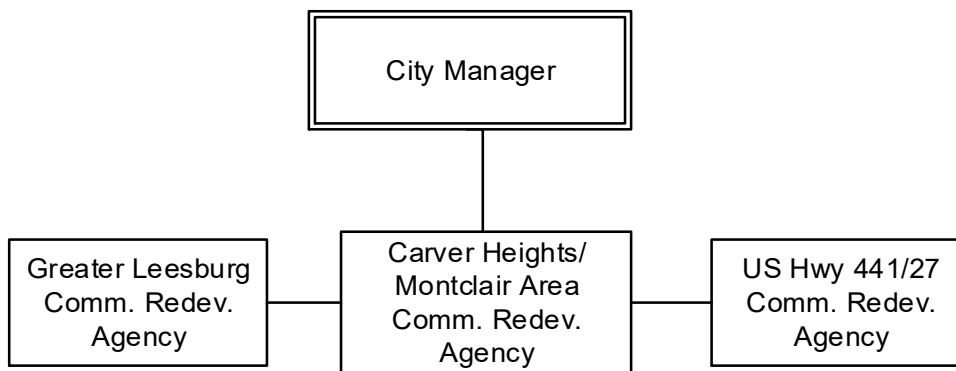
The Carver Heights/ Montclair Area CRA was expanded in July 2015 by 327 acres and 83 properties. In addition the CHCRA was extended by 30 years to 2045. The base year for the properties that were added is 2015. The base year for the original properties remained at 2001.

The Carver Heights Redevelopment Plan identified the following five (5) most crucial projects:

- Develop Senior Housing
- Develop infrastructure and pedestrian support (sidewalk) facilities
- Develop a comprehensive recreation program and facilities
- Commercial and single home development
- Develop gateways into the community

The Carver Heights/ Montclair Area Community Redevelopment Agency works with assistance from the Community Development Corporation. All projects/fund disbursements must be in accordance with the Carver Heights Redevelopment Plan and approved by the CRA.

Organization Chart:



Carver Heights/ Montclair Area Community Redevelopment Agency

Description

Total Department Budget

\$ 510,282

Goals & Tasks

Goals & Tasks

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

Task:

- ◆ Implement In-fill Lot Housing Program
- ◆ Seek funding to acquire additional lots in the Carver Heights CRA
- ◆ Improve the housing conditions in the Carver Heights CRA
- ◆ Increase single family home development

Goal: Foster an environment where local governance is collaborative, transparent and fiscally sound.

Task:

- ◆ Partner with non-profit organizations, government agencies, churches and civic groups to offer classes/programs at the Leesburg Resource Center to increase the education and employability skills of our residents
- ◆ Coordinate with commercial developers to expand and build new construction in the area
- ◆ Develop partnerships for redevelopment of residential and commercial properties
- ◆ Hold meetings to discuss needs, concerns and issues affecting the Carver Heights/Montclair Community
- ◆ Provide information to CRA community on potential redevelopment project/programs

Major Accomplishments:

- Secured \$820,000 in funding for the Teen Center
- Established job training network with Career Source and Kids Central
- Created a partnership with West Leesburg CDC to increase homeownership opportunities

Performance Measures:

	2019-20	2020-21	2021-22
Land Acquired (lots/homes/units)	2	2	2
Community Meetings	28	35	35
Assist West Leesburg CDC Board Meetings	5	12	12
Community Cleanup projects	1	1	1
Conducted Workshops/Conferences for community	3	12	12
Resource Center Programs/Classes	15	20	20

Revenue Sources and Appropriations

Carver Heights/ Montclair Area CRA Fund

Revenue Sources and Appropriations & Revenue Detail

	ACTUAL 2018-19	ACTUAL 2019-20	ADOPTED 2020-21	ADOPTED 2021-22
<u>REVENUE SOURCES</u>				
Taxes	112,067	135,438	170,441	206,256
Intergovernmental Revenue	158,086	185,729	244,423	300,276
Miscellaneous Revenues	15,483	7,633	6,500	3,750
Other Sources	0	0	0	0
TOTAL REVENUE SOURCES	285,636	328,800	421,364	510,282

<u>APPROPRIATIONS</u>				
Operations	128,085	260,803	346,199	432,102
Resource Center	58,146	98,553	75,165	78,180
TOTAL APPROPRIATIONS	186,231	359,356	421,364	510,282

Revenue Detail

	ACTUAL 2018-19	ACTUAL 2019-20	ADOPTED 2020-21	ADOPTED 2021-22
<u>TAXES</u>				
33101 Current Property Taxes	112,067	135,438	170,441	206,256
TOTAL TAXES	112,067	135,438	170,441	206,256

<u>INTERGOVERNMENTAL REVENUES</u>				
33731 Lake County/Redevelopment	158,086	185,729	244,423	300,276
TOTAL INTERGOVERNMENTAL	158,086	185,729	244,423	300,276

<u>MISCELLANEOUS REVENUES</u>				
36110 Interest on Investments	6,040	5,162	2,500	1,250
36130 Gain/Loss Investments	4,818	641	0	0
36201 Resource Center	4,625	1,830	4,000	2,500
TOTAL MISCELLANEOUS REVENUES	15,483	7,633	6,500	3,750

<u>OTHER SOURCES</u>				
38891 Fund Balance Appropriated	0	0	0	0
TOTAL OTHER SOURCES	0	0	0	0

TOTAL RESOURCES	285,636	328,800	421,364	510,282
------------------------	----------------	----------------	----------------	----------------

**Carver Heights/
Montclair Area
CRA Fund**

Appropriations Detail

Account # 017-6190-559

Operations

**Appropriations
Detail**

		ACTUAL 2018-19	ACTUAL 2019-20	ADOPTED 2020-21	ADOPTED 2021-22
<u>OPERATING EXPENSES</u>					
3110	Professional Services	19,277	16,809	11,400	11,400
3130	Engineering Services	0	0	0	25,000
3210	Auditing	0	0	3,000	3,000
4010	Travel	0	6	0	0
4210	Postage	116	23	50	50
4310	Utilities	2,551	5,303	4,000	3,000
4510	Insurance	2,946	3,020	3,020	3,020
4620	Repairs & Maint/Building	898	485	1,500	1,500
4625	Repairs & Maint/Non Buildings	11,915	15,174	9,000	9,000
4631	Repairs & Maint/Internal IS Maint	819	1,019	900	900
4710	Printing & Binding	263	1,603	0	200
4810	Promotional Activities	1,150	0	750	750
4920	Other Current Charges	175	175	175	175
5210	Operating Supplies	331	161	350	350
5410	Publications & Memberships	0	620	695	695
5520	Training	470	0	750	750
TOTAL OPERATING EXPENSES		40,911	44,398	35,590	59,790
<u>CAPITAL OUTLAY</u>					
6110	Land Costs	0	24,094	0	0
6210	Buildings	62,754	0	0	0
6410	Machinery & Equipment	1,995	0	0	0
TOTAL CAPITAL OUTLAY		64,749	24,094	0	0
<u>DEBT SERVICE</u>					
71xx	2016 Debt	0	0	70,176	71,931
7214	Debt Service\Other	17,425	27,553	25,842	24,087
TOTAL DEBT SERVICE		17,425	27,553	96,018	96,018
<u>GRANTS AND AIDS</u>					
8212	BRAGG- Business Redevelop	0	0	0	0
8213	Housing Rehab Program	0	19,800	0	50,000
8214	Matching Landscape/Façade	5,000	3,000	0	50,000
TOTAL GRANTS & AIDS		5,000	22,800	0	100,000
<u>OTHER USES</u>					
9131	Transfer to Capital Projects	0	141,958	0	0
9910	Reserve for Future	0	0	214,591	176,294
TOTAL OTHER USES		0	141,958	214,591	176,294
TOTAL APPROPRIATIONS		128,085	260,803	346,199	432,102

Appropriations Summary

	ADOPTED 2020-21	ADOPTED 2021-22	INCREASE/ (DECREASE)	PERCENTAGE
Operating Expenses	35,590	59,790	24,200	68.00%
Debt Service	96,018	96,018	0	0.00%
Grants and Aids	0	100,000	100,000	100.00%
Other Uses	214,591	176,294	(38,297)	-17.85%
TOTALS	346,199	432,102	85,903	24.81%

Significant Budget Changes:

The increase in Operating Expenses is related to additional Engineering Services (3130). Grants and Aids includes funds for the Housing Rehab Program and Façade, Sign/Landscape (FSL) Grants. The change in Other Uses is directly related to a reduced Reserve for Future (9910) budget.

Carver Heights/ Montclair Area CRA Fund

Operations

Appropriations Summary

**Carver Heights/
Montclair Area
CRA Fund**

Appropriations Detail

Account # 017-6192-559

**Resource
Center**

**Appropriations
Detail**

		ACTUAL 2018-19	ACTUAL 2019-20	ADOPTED 2020-21	ADOPTED 2021-22
<u>PERSONAL SERVICES</u>					
1310	Temporary Labor	1,916	0	0	0
2110	FICA	147	0	0	0
2410	Workers' Compensation	5	0	0	0
TOTAL PERSONAL SERVICES		2,068	0	0	0
<u>OPERATING EXPENSES</u>					
31xx	Professional Services	60	263	3,500	3,500
3410	Contract Services	4,560	11,624	11,716	12,251
4110	Communication	1,224	1,610	1,200	1,530
4310	Utilities	13,050	12,093	15,000	15,000
4410	Rentals	330	0	330	330
4620	Repairs & Maintenance/Buildings	10,622	5,059	17,129	17,129
4625	Repairs & Maintenance/Non Build	11,298	9,824	8,030	10,000
463x	Repairs & Maint/Internal IS Maint	1,920	2,652	3,020	2,700
4710	Printing & Binding	0	39	200	200
4810	Promotional Activities	203	722	1,000	1,500
5180	Minor Furniture & Equipment	2,231	2,586	2,500	2,500
5210	Operating Supplies	9,810	7,444	10,040	10,040
5410	Publications & Memberships	770	887	1,000	1,000
5520	Training	0	5,000	500	500
TOTAL OPERATING EXPENSES		56,078	59,803	75,165	78,180
<u>CAPITAL OUTLAY</u>					
6410	Machinery & Equipment	0	38,750	0	0
TOTAL CAPITAL OUTLAY		0	38,750	0	0
TOTAL APPROPRIATIONS		58,146	98,553	75,165	78,180

Appropriations Summary

	ADOPTED 2020-21	ADOPTED 2021-22	INCREASE/ (DECREASE)	PERCENTAGE
Operating Expenses	75,165	78,180	3,015	4.01%
Capital Outlay	0	0	0	0.00%
TOTALS	75,165	78,180	3,015	4.01%

**Carver Heights/
Montclair Area
CRA Fund**

**Resource
Center**

**Appropriations
Summary**

RESOLUTION NO. _____

**RESOLUTION OF CARVER HEIGHTS/MONTCLAIR AREA COMMUNITY
REDEVELOPMENT AGENCY OF LEESBURG, FLORIDA, APPROVING THE
AMENDED FISCAL YEAR 2020-21 BUDGET; APPROPRIATING CERTAIN
FUNDS TO SPECIFIC REDEVELOPMENT PROJECTS; AND PROVIDING AN
EFFECTIVE DATE.**

**BE IT RESOLVED BY THE CARVER HEIGHTS/MONTCLAIR AREA COMMUNITY
REDEVELOPMENT AGENCY:**

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

- Amounts available for carryover approximating \$547,841 for improvements to the Carver Heights/Montclair Area Community Redevelopment Agency.

THAT this resolution shall become effective immediately.

PASSED AND ADOPTED by the Carver Heights/Montclair Area Community Redevelopment Agency of Leesburg, Florida, at a regular meeting held on the 16th day of September 2021.

Mayor

ATTEST:

City Clerk

RESOLUTION NO. _____

**RESOLUTION OF THE CARVER HEIGHTS/MONTCLAIR AREA
COMMUNITY REDEVELOPMENT AGENCY OF LEESBURG, FLORIDA,
APPROVING THE FISCAL YEAR 2021-22 BUDGET; APPROPRIATING
CERTAIN FUNDS TO SPECIFIC REDEVELOPMENT PROJECTS; AND
PROVIDING AN EFFECTIVE DATE.**

**BE IT RESOLVED BY THE CARVER HEIGHTS/MONTCLAIR AREA COMMUNITY
REDEVELOPMENT AGENCY OF LEESBURG, FLORIDA:**

THAT the Fiscal Year 2021-22 Budget is hereby adopted and ratified;

THAT this resolution shall become effective immediately.

PASSED AND ADOPTED by the Carver Heights/Monclair Area Community Redevelopment Agency of Leesburg, Florida, at a regular meeting held on the 16th day of September 2021.

Mayor

ATTEST:

City Clerk