

**AGENDA MINUTES
CITY COMMISSION MEETING
CITY HALL, 501 W MEADOW STREET
THURSDAY, SEPTEMBER 11, 2025 5:01 PM**

1. CALL TO ORDER

The City of Leesburg Carver Heights/Montclair Area Community Redevelopment Agency held a regular meeting on Thursday, September 11, 2025, at Leesburg City Hall. Chairperson Reisman called the meeting to order at 5:01 pm with the following members present:

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

Also present were City Manager (CM) Al Minner, Budget Director (BD) Brandy McDaniel, 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 June 23, 2025

Commissioner Pederson made a motion to approve the regular meeting minutes of June 23, 2025, and Commissioner Berry seconded the motion.

The roll call vote was:

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

Five years, no nays, the Commission approved the meeting minutes.

3. RESOLUTIONS:

A. Resolutions amending the Budget for Fiscal Year 2024-25 and adopting the Budget for Fiscal Year 2025-26 for the Carver Heights / Montclair Area Community Redevelopment Agency.

Budget Director (BD) Brandy McDaniel said she had one slide to let the commission know where they are at. The draft that was presented did not have all the revenue in it because they did not receive the ad valorem numbers until later. So, there was an increase of \$81,000 to the revenue and the only change that was made was to the reserve. It was at \$82,000 in the draft, and it has now increased to \$164,000. That \$81,000 increase will go into reserves for the Carver Heights CRA. The value of this CRA has grown 12.5%. With the home improvement grants, we allocated \$600,000. Last year we made improvements to about twenty houses, so she believes that will be about the same. She noted that the stormwater pond improvements were budgeted in stormwater. They will not come from the Carver Heights CRA fund. That will be in the regular operating budget, and that is \$150,000. **Mayor Reisman** asked if there were any questions for the budget director.

Commissioner Berry said she had two discussion items she would like to add. First was the Carver Heights Montclair CRA development plan, since the master plan they are working with is from 2015. She would like to bring that up to date to include goals and changes to the economy as well as the district. She also wanted to include an after-school/summer tutoring program. That would bring enrichment and education programs for the youth. She would like to advocate for an allocation of \$150,000. It would be a summer tutoring program at the teen center, but she would also look at churches due to conversations they had with the Boys and Girls Club and the structure. It is important to provide some form of summer programs for the youth in district one. She would also like to bring up the master plan because she would like to have an up-to-date plan. We should incorporate the extensions of the district because those have grown along with the demographics, and with stakeholders, because they have changed within district one. **Chairperson Reisman** wanted to know if we had any idea how the tutoring program would work? Is there an outline for that? **Commissioner Berry** said yes and she had previously presented this. She would like to incorporate teachers to work with her on this. Some teachers said they were willing to volunteer. They would concentrate on Math and English as well as Civics. She would like to teach the children about the city structure and how the city works as far as making decisions and running a city. She would incorporate some summer fun of teaching dance, music and chorus. One teacher said she was willing to create a chorus for the area. **Chairperson Reisman** inquired if this would all be orchestrated through the Boys and Girls Club? **Commissioner Berry** said she was hoping to use the Boys and Girls Club location, but if not, she would consider churches. **Commissioner Pederson** said his only concern is that the city put a lot of money into the Boys and Girls Club, which tugs at him. The city spent \$2.5 million on the Boys and Girls Club, and he looks at what they offer. He would hope that they would work together with them. **Commissioner Berry** said she was hoping to as well, but they do not offer any arts and enrichment curriculum. They offer sports, but nothing is really happening in the mixing room that they have there. **Commissioner Pederson** wanted to know how much money this was going to be. **Commissioner Berry** responded that she estimates it to cost about \$120,000, and she previously presented a layout of her proposal and she could share that later. However, this would be a two-to-three-hour summer program Monday through Friday and after school for an hour. She also has teachers willing to volunteer and some were willing to orchestrate and oversee one of the programs. **Commissioner Pederson** asked if she had talked to the Boys and Girls Club about this? **Commissioner Berry** said yes, they did. **Commissioner Pederson** questioned how that discussion went. **Commissioner Berry**

responded that the conversation was about a year and a half ago. At that time, they were going through some restructuring, so she did not know much about that outcome. **Commissioner Pederson** stated he did not mean to keep asking rapid-fire questions, but this really tugged at him. There was a lot of support for the Boys and Girls Club, and we put it where the community wanted it. We spent \$2.5 million, so it troubled him to fund something that competes against that. Unless there were really good reasons, he would struggle with this concept. He was not saying he was a no vote, but he does struggle with this because we have so much investment in the Boys and Girls Club, so he would think there would be a way to work through this together to do what is best for Carver Heights. **Commissioner Berry** said it would not go against it, we would be adding to it. That is how she looked at it and currently there is nothing for the kids. In fact, there are not many children going there from this district because it is more of a force of reading. **Commissioner Pederson** said he was on the board. However, he has not kept up with it over the last year. **Commissioner Berry** stated if they looked at the numbers, they would see that there were not many kids going there. **Commissioner Connell** wanted to know how much she was proposing for the after-school program. **Commissioner Berry** replied that she was proposing \$150,000 for the after-school program and the CRA redevelopment plan update would be \$100,000. **Commissioner Connell** wanted to verify that she was asking for \$250,000. **CM Minner** said it would be about \$150,000. **Commissioner Connell** asked if that would be coming out of the CRA fund. **Commissioner Berry** said that was what she was hoping for. **Commissioner Connell** inquired if there was enough money in the fund to allocate towards that. **CM Minner** replied yes, if they so choose to do that. **Commissioner Connell** wanted to verify that she was asking for \$150,000 for after-school activities. **Commissioner Berry** said she thought he was asking about the master plan update. **Commissioner Connell** said he was asking about what she was referring to. **Commissioner Berry** remarked that she was asking for two items. With the after-school program, she was asking for \$150,000 to support the after-school and summer tutoring program at the teen center in collaboration with the Boys and Girls Club. If that did not work, even though they have met with them before, she would look at utilizing the churches. There are some churches offering to allow the kids to come in for three to four hours. The second request was a proposal for the Carver Heights Montclair CRA master plan update and that would cost around \$150,000. **Commissioner Pederson** said he was not going to push back on these items if they are that important to her, but he would hate to clean out the reserve. He would support them both, but he would want to pull a \$100,000 out of the home improvement grant program because he would hate to wipe out the reserves. We have \$280,000 left, and we would be taking out \$270,000. It is a lot of money, but if they pulled \$100,000 out of the home improvement grant, they would still have half a million dollars. **Commissioner Berry** indicated that the home improvement grant program is growing. More people are jumping on that. They are taking advantage of it and utilizing the program. In fact, she received an update and over half of the homes are almost completed, and there is a list of people waiting to join. However, she does not want to wipe out the reserves either. **Commissioner Pederson** stated we have \$280,000 left in the reserves, and you are asking for an additional \$250–\$270,000. **CM Minner** wanted to clarify that they have almost \$163,670 of new money estimated to come in for FY 26, plus the \$280,000 that has not been allocated. **Commissioner Berry** wanted to verify that it would not be a wipe out. **Commissioner Pederson** apologized. He thought the \$280,000 was total after the \$163,670. **BD McDaniel** mentioned that they have to wait for the \$163,670 because that will be at the end of FY 26. **CM Minner** said they are sitting on \$280,000 and then at the end of FY 26 they will have \$163,670 coming in. If they do not do anything, it will be \$163,670 plus the \$280,000 in reserves. **Commissioner Pederson** withdrew his comment because he thought they were taking \$250–\$270,000 out of the \$280 and that was troubling to him. **Chairperson Reisman** asked if there were any other commissioner's comments? There were none. He asked the city manager if he needed some direction on these items. **CM Minner** responded no, but if the commissioner wants to change the proposed budget, a motion is in order and the motion would be for \$150,000 for the new master plan study and \$150,000 for the after-school tutoring program. **Chairperson Reisman** wanted to verify that the final vote for this would be on September 22, 2025. **CM Minner** answered yes. **Chairperson Reisman** asked that before making a motion, can staff provide them

with a little more information on this? **Commissioner Berry** indicated that she could provide further details and she would include the actual plan. **Chairperson Reisman** stated that he would like to see how the churches would handle it and what the oversight would be. There are a lot of things that this could have an impact on, including the Boys and Girls Club. **Commissioner Pederson** agreed. He would like to see the impact on the Boys and Girls Club, and he would like their support. **Commissioner Berry** commented that she could provide that. She has a detail that was presented to the Boys and Girls Club, but because they were restructuring at the time of their meeting, they did not have a chance to follow-up. However, at that time, they were looking at utilizing the school as a title one school and focusing on that. Since then, the numbers have gone down. There is not that much participation in the Boys and Girls Club after-school program. The summer program did have a higher participation, but they were not kids from district one. **Chairperson Reisman** stated they provided a \$100,000 grant last year for that, and they did not have any takers on that from within the district. **CM Minner** agreed, but that was done two years ago and last year they removed that funding. **Commissioner Pederson** mentioned that they put that there because at least three hundred people were in that meeting from that district, and they said they wanted the Boys and Girls Club there, so he was a bit taken back. That was not a criticism to the commissioner, but he was taken back that the city would build a \$2.5 million-dollar facility and the community who wanted it is now perplexed about using it or happy with it. **Commissioner Berry** said she thought the building was beautiful, but it is underutilized; it really is. **Commissioner Pederson** mentioned that he was a little troubled by that. **Chairperson Reisman** stated he would like more information on this before they make a motion and a vote. **Commissioner Berry** indicated that she would provide more information on that. **Chairperson Reisman** stated that she needed to provide that to the city manager so he could disseminate it out. **CM Minner** informed her that she would have to wait until the meeting of September 22, 2025. **Commissioner Berry** inquired if the city manager still had the information, or should she send an updated report? **CM Minner** responded that she needed to send him that information offline, and they would get together after this meeting. **Chairperson Reisman** asked if there were any other commission comments. There were none.

- 1. Resolution of the Carver Heights / Montclair Area Community Redevelopment Agency of the City of Leesburg, Florida, approving the amended Fiscal Year 2024-25 Budget; Appropriating certain funds to specific redevelopment projects; and providing an effective date.**

ADOPTED RESOLUTION 114

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 Berry seconded the motion.

Chairperson Reisman requested comments from the Commission and the audience. 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.

2. **Resolution of the Carver Heights / Montclair Area Community Redevelopment Agency of the City of Leesburg, Florida, approving the Fiscal Year 2025-26 Budget; appropriating certain funds to specific redevelopment projects; and providing an effective date.**

ADOPTED RESOLUTION 115

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 Berry seconded the motion.

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

The roll call vote was:

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

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

4. ROLL CALL:

Commissioner Pederson had no comment tonight.

Commissioner Berry had no further comment.

Commissioner Conner had no comment this evening.

Commissioner Alderman had no comment.

Commissioner Connell had no further comment.

Commissioner Burry apologized for being tardy.

Chairperson Reisman had nothing further to comment on.

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 Pederson and a second by Commissioner Berry, the meeting adjourned at 5:17 p.m.