

**AGENDA MINUTES
CITY COMMISSION MEETING
CITY HALL, 501 W MEADOW STREET
THURSDAY, SEPTEMBER 11, 2025 5:10 PM**

1. CALL TO ORDER

The City of Leesburg, Greater Leesburg Community Redevelopment Agency held a regular meeting on Thursday, September 11, 2025, at Leesburg City Hall. Chairperson Reisman called the meeting to order at 5:18 p.m. with the following members present:

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

Commissioner John Sokol was absent. 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

The invocation and pledge of allegiance were conducted at the Carver Heights Montclair Area Community Redevelopment Agency meeting held prior to this meeting.

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

2. APPROVAL OF MINUTES:

A. Regular meeting held February 24, 2025

Commissioner Berry made a motion to approve the regular meeting minutes of February 24, 2025, and Commissioner Pederson seconded the motion.

The roll call vote was:

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

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

3. RESOLUTIONS:

A. Resolutions amending the Budget for Fiscal Year 2024-25 and adopting the budget for the Fiscal Year 2025-26 for the Greater Leesburg Community Redevelopment Agency.

Budget Director (BD) Brandy McDaniel said from where they left off on the draft, they increased the revenue by \$53,000. That was done because they received the ad valorem. The increase is 6.4% in value for this CRA compared to last year. The only other change is the contribution to the CDC, which went up due to the revenues going up. The CDC will receive about \$10,000 more compared to the draft. The reserves went up by \$42,654, and that is already accounted for in the \$118,878. As previously discussed, this fund has \$518,000 unallocated, and it is assumed to put away \$118,878 in reserves at the end of FY 26. **Mayor Reisman** asked if the commission had any questions.

Commissioner Berry asked if this fund would take care of the marina expenses. **CM Minner** answered that we do not have any additional marina expenses yet and hopefully we will not. However, they would keep an eye on that, but the marina funds are coming out of American Recovery money and the TDC. The marina was separate and apart from this CRA. He hoped the allocation of \$2 million would cover the construction of about \$1 million and the other \$1 million for the docks. We are right on as far as our progress, but that does come from a different fund. It is not included in the Greater Leesburg CRA fund. **Commissioner Berry** wanted to know if they needed additional money would that come from another fund or this fund? **CM Minner** responded that, technically, the marina is not in this CRA. However, the overall concept was for about \$636,000 and \$118,878 comes from this year's budget and \$518,000 is unallocated in the bank. So, whatever odd FSL grant that may come in and/or if we need any spillover money for downtown parking, this is where we come for that funding. **Chairperson Reisman** asked if someone applied for the facade, sign and landscape grant could we use some funds for that in this fund? **CM Minner** answered yes. There are a couple of bucks in this fund for that. **Commissioner Pederson** mentioned that he was fine with this budget, but when he sat and looked at these numbers, he was not sure why this CRA pays for the special events because it was a benefit for the entire community. He did not want to juggle that this year, but down the road he would like the city to think about moving it.

Commissioner Ponder asked about the home improvement grant. She was hoping to extend that program to this side of town. When she asked for this at a prior meeting, she was told that a lot of the funds were being used for special events. She was hopeful to use some funds on this side of town. Can we figure out how to include the community on this side of town? **CM Minner** responded that when the city took over for the partnership, we knew that we needed to provide the events that were associated with the partnership. At that time, the concept was whether to have it hit the general fund or the increment fund, and to avoid putting that expense on the general fund, we chose the incremental fund. If we want to use the increment in the future for something other than special events, we will need to juggle where that \$400,000 for special events will go. Immediately thinking, we have two choices. It would either be a general fund expense or an incremental expense. If we decide we want to shift it, it would have to go into the general fund and that is a big nut for the general fund. **Commissioner Pederson** indicated that he did not want to get bogged down in that tonight. He just wanted to throw out an idea. They could possibly spread that around more throughout the funds. **CM Minner** mentioned that the city wanted to keep the special events, and we wanted to take over the partnership. So, we had an expense and the best place they found to put it was in the incremental fund. If they shift that, they will have to find a home in the general fund. **Commissioner Pederson** stated that he supported it three years in a row, but

he just threw it out for future reference and ideas because it does benefit the entire city, and not just this downtown district. **CM Minner** said he should be very careful about how he words that because this is a very important expense and impact on the district and the downtown. **Commissioner Berry** added that there was still a possibility that this CRA may not be here the following year. **CM Minner** commented that there are all sorts of crazy stuff that could potentially happen. However, we do know how our life will be through September 30, 2026, and it all depends on what legislation is filed. **Commissioner Berry** agreed. **CM Minner** remarked that this is to be continued. **Chairperson Reisman** asked if there were any further commission comments. There were none.

1. **Resolution of the Greater Leesburg 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 63

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 Ponder	Yes
Commissioner Connell	Yes
Commissioner Burry	Yes
Commissioner Pederson	Yes
Chairperson Reisman	Yes

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

2. **Resolution of the Greater Leesburg 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 64

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 Burry seconded the motion.

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

The roll call vote was:

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

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

4. ROLL CALL:

Commissioner Pederson had no comment.

Commissioner Berry had nothing to comment on.

Commissioner Ponder wanted to emphasize the need for her side of town. She wanted to ask if there was anywhere funds could come from, so they could provide the home grant program. Could CRA funds be used in an area that is not necessarily on their side? Could we pull it from anywhere else? **CM Minner** replied that it either comes from the general fund or the increment district. With the housing in this CRA, that is ostensibly on the east side of the CRA. The only place they could use funding for the home grant program would be through the general fund or the increment for this district. If we do not take money from the increment, then we have to take money from the general fund. **Commissioner Pederson** said, for the audiences' benefit, we are splitting the money and \$530,000 goes to the Leesburg CDC, which is the same district. **Commissioner Burry** added that they did ask the CDC to consider these grants, but we were told they would not do that. **Commissioner Berry** added that they do not repair homes, they build homes. **Commissioner Ponder** said this was the third time she has asked, and she was trying to figure out how to navigate this. **Chairperson Reisman** asked if she had set up a meeting with the city manager? **Commissioner Ponder** answered no. However, she would. **Chairperson Reisman** advised her to set up a meeting with him. That way, he could help guide her through the process. **Commissioner Pederson** said there have been some discussions on this and if we pulled it out of the general fund, it would be for the benefit of the entire city.

Commissioner Connell had no comment.

Commissioner Burry had no comments this evening.

Chairperson Reisman had nothing 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 Burry, the meeting adjourned at 5:27 p.m.