GREATER LEESBURG CRA
MEETING
AGENDA
MONDAY, APRIL 13, 2026 5:15 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 January 26, 2026

3. RESOLUTIONS:

A. Resolution of the Greater Leesburg Community Redevelopment Agency (GLCRA) of the City of Leesburg, Florida authorizing the Chairperson and Secretary to execute a resolution approving Fiscal Year 2026 Façade Sign, and Landscape Grant Awards; and providing an effective date. (FSL Grants GLCRA 2026)

B. Resolution of the Greater Leesburg Community Redevelopment Agency of the City of Leesburg, Florida authorizing the Chairperson and Secretary to execute an Inter-Governmental Agreement with Lake County, clarifying Community Redevelopment Agency TIF payments by the Ambulance and Emergency Medical Services (MSTU); 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.

MINUTES
GREATER LEESBURG CRA MEETING
AGENDA
MONDAY, JANUARY 26, 2026 5:00 PM

1. CALL TO ORDER

The City of Leesburg, Greater Leesburg Community Redevelopment Agency held a regular meeting on Monday, January 26, 2026, at Leesburg City Hall. Chairperson Pro Tem Pederson called the meeting to order at 5:02 p.m. with the following members present:

Commissioner Jimmy Burry
Commissioner Jay Connell (5:24 pm)
Commissioner Samantha Ponder
Commissioner Alan Reisman
Commissioner John Sokol
Chairperson Pro Tem Mike Pederson

Chairperson Allyson Berry was absent. 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 Pro Tem Pederson 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 22, 2025

Commissioner Reisman made a motion to approve the Regular Meeting Minutes of September 22, 2025, and Commissioner Burry seconded the motion.

Chairperson Pro Tem Pederson requested comments from the Commission. There were none.

The roll call vote was:

Commissioner Reisman	Yes
Commissioner Ponder	Yes
Commissioner Sokol	Yes
Commissioner Burry	Yes
Chairperson Pro Tem Pederson	Yes

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

3. GLCRA FACADE, SIGN AND LANDSCAPE GRANTS:

A. Resolution of the Greater Leesburg Community Redevelopment Agency (GLCRA) of the City of Leesburg, Florida authorizing the Chairperson and Secretary to execute a resolution approving Fiscal Year 2026 Façade, Sign, and Landscape Grant Awards; and providing an effective date. (FSL Grants GLCRA 2026).

ADOPTED RESOLUTION 66

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 Burry seconded the motion.

Chairperson Pro Tem Pederson requested comments from the Commission and the audience.

Commissioner Sokol asked if they were talking about the total amount of what they were going to approve. **Chairperson Pro Tem Pederson** answered yes. Unless he wanted to single one out. **Commissioner Sokol** said he did want a single out the Great Chicago Fire Brewery. He inquired about it, and they said the reason they chose that was for the landscaping part, because the other two may not have such an impact on the downtown. He understands that the black top may not, but he did bring pictures of the awnings, which were absolutely terrible. The awnings would make a huge impact because they would redo the front one. The bid for the other two was $1,700. They would come in, clean the awnings, redye them, and change the color back to the original. **Commissioner Burry** questioned the military, fire and police support association because they were looking for a sign, exterior painting and landscaping, but he thought they were closed. **Commissioner Sokol** responded that the warehouse itself did close, so the signage will not be done, but the building and landscaping will still happen because the buildings are still there. **Commissioner Burry** asked if there were plans in place for somebody else to go into that building. **Commissioner Sokol** agreed. **Chairperson Pro Tem Pederson** wanted to confirm that he was the owner of the building. **Commissioner Sokol** answered yes. **Commissioner Burry** wanted to verify that one commissioner would not be voting. **CM Minner** agreed. Commissioner Sokol will not be voting. He will abstain when it comes to voting, and he will file a form with the city clerk. **Commissioner Ponder** said he was talking about the awnings and the shutters, so did he want to change the amount because of that? **Commissioner Sokol** replied yes. He wanted to change the amount. They were given $500, which was about half of the landscaping, and it looks like they would be awarding about half the amount of the grant. He believed the awnings were about $1,700. So, if they went with how they had been doing it, it would be great if they could get at least half of that and add it to the $500. **Chairperson Pro Tem Pederson** stated it looked like the percentages were different, and his was one of the smaller amounts.

Planning and Zoning Director (PZD) Dan Miller said they went through the process and made the recommendations. In Commissioner Sokol's case, fifty percent was the recommendation. **Commissioner Sokol** remarked that the only part that was actually put in there was the landscaping, which was $1,000. So, according to this resolution, it is $500. **CM Minner** asked about the total grant request. **Commissioner Sokol** answered it was about $8,000. **CM Minner** reiterated that it was $8,000 for landscape and hardscape improvements, $2,000 for awnings, and there appears to be some blacktops. **Commissioner Sokol** pointed out that they took the blacktop repairs out because that does not qualify. It was $2,000 for the awnings to be reconditioned. **CM Minner** wanted to know what the award recommendation was. **Commissioner Sokol** said it was $500. **CM Minner** wanted to confirm how much he was asking for. **Commissioner Sokol** stated he would like to request an additional $1,000. **CM Minner** pointed out that he was requesting $1,500. **PZD Miller** added that they took out what would not qualify and that was how they came up with the 50%. **Chairperson Pro Tem Pederson** thanked him for that clarification because it explains why the percentages were different on a few of them. **CM Minner** wanted to verify if this would qualify his request. **PZD Miller** responded yes. It would be everything but the blacktop. He can receive $1,500.

Commissioner Reisman made a motion to amend the Great Chicago Fire for an additional $1,000, and Commissioner Burry seconded the motion.

Chairperson Pro Tem Pederson asked if there were any further comments by the commission and audience. There were none.

The roll call vote on the amendment was:

Commissioner Ponder	Yes
Commissioner Sokol	Abstained
Commissioner Burry	Yes
Commissioner Reisman	Yes
Chairperson Pro Tem Pederson	Yes

Four yeas, one abstain, no nays, the Commission approved the amendment.

Chairperson Pro Tem Pederson stated they now needed to vote on the resolution as amended.

The roll call vote was:

Commissioner Burry	Yes
Commissioner Reisman	Yes
Commissioner Ponder	Yes
Commissioner Sokol	Abstained
Chairperson Pro Tem Pederson	Yes

Four yeas, one abstain, no nays, the Commission adopted the resolution as amended.

4. DISCUSSION:

CM Minner started the discussion by saying after the last city commission meeting/CRA meeting, both Commissioner Ponder and Commissioner Sokol asked him to have open discussion about budgetary and direction items for FY 26–27. They would like to begin planning for expenditures in the CRA. However, one of the difficult things with the Downtown CRA is that most of the allocation is prescribed and mandated by the decree, the NAACP versus the City and the hospital decree, which dated back to 1995. That decree is still in effect, and essentially it called for the creation of this CRA and that the CRA has to pay 50% of the incremental revenue to the CDC. That is the first bill this CRA has to pay. In rough numbers, they bring in about $1 million to the Downtown CRA and half of that $1 million goes directly to the CDC pursuant to the federal decree. Then $100,000 of that goes to the debt payment for the Main Street project. He was not sure, but that debt was about to sunset. We had a ten-year note, and he believed it would sunset in 2027 or 2028. At this point, they are left with about $400,000 each year. For FY 26, they left $400,000 unallocated, but he believed that really shook out to about $300,000 for FY 26 coupled with the $300,000 that this CRA was sitting on. They did not put any money in for FSL grants.

If they read the packet closely, they would have seen that they used an allocation from the reserve account, so they are sitting on about $600,000, and they used about $90,000 of that this evening. They are now sitting on about half a mill. The purpose was to leave that cash there for the parking project and remember that the project had not gone out to bid. Now, to digress further, the city commission tonight will be considering a lease/use agreement between the City of Leesburg and LifeStream. So, LifeStream is on the precipice of agreeing to allow us to use their parking lot. Their parking lot is roughly from Sixth Street to Fifth Street, Magnolia, and then it goes about halfway to the trail. LifeStream is on the precipice of allowing the city to use it. We will build the parking lot, we will maintain the parking lot and we will accept liability. This deal will be in place for thirty years. We will have to pay them $15,000 starting this year prior to April 1st, which is a regeneration of Bikefest. So every year the city will pay LifeStream for the use of the parking lot during Bikefest. We are putting it in writing because we are asking for a larger use. That is important for this CRA to know because, assuming the commission approves it later this evening and LifeStream signs off on it, which we have all indications, this will go out to bid shortly, and then construction should start on the project in April or May, sometime after Bikefest. By the time we meet for the budget year 2026–27, they should know some of the parameters of what is available. What he would recommend to the CRA is that the project would be between the $2 to $3 million-dollar range and if we need extra cash, that is where he would go. He could not remember the amount, but he believed it was $1 million dollars. **Chairperson Pro Tem Pederson** stated it was about $2.5 million minus the $250,000 for the design. **CM Minner** continued to say that they have about $2 million sitting there. If that project starts going over, he would recommend they use that money. If it goes over what we have there, then he would say to borrow the 2027 money, because they would have the time to do that for the cash management. If they need more than half a million dollars, they know there will be more coming in unless the state legislature does anything crazy, but they will talk more about that in June. This fund may be tapped for this fiscal year, which we know it is, and the next fiscal year, which is 2027, because we have to commit to paying the CDC, the debt, and we have prioritized the parking project. At that time, this CRA did not have much money to discuss, and he wanted to put that out there for their discussion, and the big answer about where this parking lot was going, and they would have that answer by June. Hopefully, by June they will know where the state legislature is going with regard to taxes and CRAs. Plus, this project will be out to bid and they will know the project number. Some of the question marks that he threw out will be solidified by summer. He wanted to put that out there.

Commissioner Sokol said they were not necessarily asking for money. They just wanted to talk about some of the things they learned at the CRA Conference. He learned some stuff that he thought would make their position a little bit easier. **Commissioner Ponder** thanked the city for allowing them to go to the conference because they learned a lot, and it was very informational. There were people from all over that had some really innovative things that they were doing with the CRA to help improve their communities. They were not coming to necessarily ask for dollars today, but they wanted to give some of the takeaways they took from that conference that they think could be beneficial for the city, along with some possible ways that they may be able to eliminate slum, blight, and improve the community. **Commissioner Sokol** added that they would like to hold quarterly CRA meetings instead of having them whenever there is something to talk about. They would like to have them scheduled so they know when the meetings are. Even if they do not have anything to talk about, they could always cancel it. However, they would like to have the meetings scheduled on a regular basis. They do not like finding out about a meeting four days in advance. Continuing, he said some people do not even know who they are and there is a CRA section on the web page, and they would like to have their names added to that page, so people know they can ask them questions. **Commissioner Ponder** added that they would like to include a way for people to reach out to them for information or if there are things happening in the community, they could easily reach out to them. **Commissioner Sokol** said they talked about having a CRA boundary map on the website because the website is vague when it comes to the CRAs. **Commissioner Ponder**

indicated that the boundary map is there, but it is a little tricky navigating it. **Commissioner Sokol** said that the east side of town is still in the CRA, but it has been overlooked. However, he did not know if there were any projects planned for that area. There are items that they are not touching, so they may want to look at them down the line. **Commissioner Ponder** has observed that a lot of funding is being focused on the downtown, more so than the community areas where people are living. There definitely needs to be some attention placed on the community that surrounds the downtown area. She understands the idea of improving the downtown, and hopefully that bleeds into the community, but as a person who lives in the surrounding community, she is not really seeing that. Such as BikeFest, those activities are not brought down into the community end of the street. There are some businesses down there, but the activities are not being brought down that far. They cannot necessarily talk about funds being mandated to different groups which make improvements, but for the dollars that they are able to do something, they would like to ensure that they are doing it equitably to affect all areas within their reach. **Commissioner Sokol** continued to say that one thing they learned, which he did not know if the city was already doing, but was to break down the project to the smallest denominator and then look at grants that could be used for each section of the project. They should try to layer grants to accomplish projects. He would like to use more grant money than CRA money. That was huge and a lot of different departments were talking about how they layer grants. Another thing that was brought up was Brownfields, and those are huge. He said they would be surprised to see how many CRAs were getting into that, and those are project properties that may be contaminated that we may not know were contaminated. A lot of times we may not want to touch that property, yet there are a lot of state and federal dollars that can come through. They could have private and city partnerships to look at properties where those dollars will cover them. Even if we find out that it is a project we do not want to take to the next level, those dollars are still available. That might be a way to get some private people to look at some properties that are sitting there because nobody wants to touch them. One property that comes to his mind is the corner of 14th Street and Main Street. **Chairperson Pro Tem Pederson** commented that he believed it was clean now. It was being remediated by the state. They removed all the equipment, so that tells him that it was completed. After they complete their work, there is a one-year holding period where they continue to monitor the wells. After that it will get a no further action needed. **Commissioner Sokol** said that could be with any project. It does not matter where it is, it can be addressed because that is money they can use instead of saying this is all the CRA money we have. Maybe they could look at other options: partnering with the CRA money to take the CRA dollars and make them more useful and powerful. That way they could do more things. **Commissioner Ponder** added that they were talking a lot about using the funds that are available to create more funds in the CRA so they could in turn do more in the community. When talking about Cutrale, she was unaware of all the chemicals they used in order to create the product that they were creating. Is that something that could be looked at to draw in the right buyer, or whether they may want to do something different depending on what the community needs in that area. These are spaces that are important for our community to look at and to use grants to incentivize people to come in and develop. **Commissioner Sokol** added that at one time the city had a part-time CRA director.

CM Minner pointed out that he did not want to be Mr. Negativity, and he did not want to squander the positive input, but he has been here for thirteen years, and he has had these discussions ad nauseam. He knows when folks go off to these conferences, they get a bunch of ideas and see how other communities do stuff, and they come back feeling that Leesburg sucks because we are not doing it like West Palm Beach. He wanted to bring some reality to the conversation. There are some things that were mentioned tonight that we can certainly take care of, and they are super easy administrative items. He would have that fixed before the end of the week. There were other things that were extremely difficult. The first thing, but in his opinion, there is no side of Leesburg that has received more investment than the east side of Canal Street. First, the aquatic facility was $6 million. That was a $6 million investment in Pine Street. The street was another $5 million, so that was an $11 million investment on the east side of Canal Street, on the east side of this district. Some CRA money was used, some DST money was used, and there was a cumulative pot there that got those two projects done. So, to say that the east side was not getting the city's attention is like taking your fingers across the blackboard. There is always the need to do more and when we say that we need to do more, there is an aura that they have ignored. He just wanted to clarify that the east side of Pine Street had not been ignored. The second thing, grants. We use grants all the time and whenever we can get a grant and put our hands on it, we do it. Other communities like to brag about grants, and we brag about grants. He would say that the city has received over $1 million dollars in legislative projects over the last couple of years. We are tapping into grants whenever we can. With Brown fields, they are tricky, and they are a fun buzzword to talk about at conferences. The trick with Brownfields is that they need private sector participation. Cutrale specifically came up, and he was not talking badly about Cutrale, but they are a difficult partner. Since Cutrale stopped juicing, there have been a number of companies who have reached out to the headquarters of Cutrale with an interest in purchasing the property, with an interest in redeveloping the property, and Cutrale has not been sensitive to that. Cutrale has done what they need to do to control that site. It has not hit a code enforcement issue as they are managing their site. They are not outgoing in terms of forming partnerships to redevelop that site. Offline, he would say it is inappropriate, because it is a non-factual opinion of his as to why they are not active in that. There have been a number of major corporations and local corporations, including LEAD, and the Cutrale site is at the top of everybody's bulletin board. Whether Cutrale is eligible for brownfield or not, we do not know because we do not know the contamination. They talked about Brownfields and the infamous Exxon corner lot. Again, private sector development, so they can rest assured that when they have talked with developers and private parties, they know the tools in the toolbox and to date on the Brownfield issue, it has not germinated. Brownfields are tricky in that they need that private developer; they need that partnership, and they need that private developer to bring in the dollars to help with the remediation, where they then can get the tax credits. Again, that has not germinated to date, and that is not for lack of effort. **Commissioner Sokol** pointed out that they were not trying to offend anyone. They just wanted to present what they learned. **Commissioner Ponder** thanked the city manager for sharing his experiences. It was very insightful. She wanted to echo something that was said at the conference that it would be beneficial if they had more people from the city attend the conference, because she never heard anything about Leesburg being bad. She did not hear anything of that nature, but they did learn from their peers. There are things that people are doing in other places and even if it was not a perfect fit for us, it is still educating us on things that are out there. It is nice to see what other places are doing because it is beneficial. Every city is different. They cannot copy and paste, but they can definitely learn about different things to help improve the community. Yes, Pine Street is a space and a lot of dollars were invested there; the road, the aquatic center. She did not think anyone said ignore, but it was said that the aura of that type of tone, but she did not hear it in this space. However, what she heard as a resident of that side, she was asking if they could continue to improve that area as well. Not just the business part, but where the homes are. She is over in the East and Main area, so she was not necessarily talking about Pine Street, although she was grateful for the work done there because it is beautiful. **Chairperson Pro Tem Pederson** asked if there were any other comments from the commission. He said that good news is that this CRA is working, and it is working well. The fact is that we can pay half a million to the CDC and have a half million that is being used as it is. Personally, with the parking lot, we are so close to the parking lot and that was a good recommendation by the city manager to hold on to the funds until we get through this parking lot, which has been very important to the downtown for years. He was excited to wrap that up, and after that they could talk about other projects. **Commissioner Ponder** said the last item was really important to confirm that the CRA is following the latest state CRA regulations. That was the first class they attended. It was to just make sure that they kept up, because every year the laws change. She wants to make sure we are matching up with what the laws are. **Chairperson Pro Tem Pederson** assured them that city staff was on top of that. He appreciated their input. **Commissioner Sokol** finalized his comments by saying he knew at one time there was a part-time CRA director, and he knew it would have to come out of CRA funds, but it was just something that many of the communities had. **Chairperson Pro Tem Pederson** said his reaction is that those communities are larger than Leesburg. **CM Minner** added that we did make Ken Thomas a part-time CRA director. However, we eliminated that position when Ken left. We only kept the housing portion, and we reassigned the CRA items to different departments because, essentially, we did not want to spend the money on staff. Also, we had already identified projects, so we saw the money being spent on goals. The FY 27 budget is coming up and, again, who knows what CRAs will look like after this legislative session. There may be no CRAs come October 1st. At this point, it is not really worth talking about other than the state legislature is peeling back the layers of the onions on CRAs and property taxes this year. Everything may be brand-new come June. Personally, as the city manager, he did not see the need for staff, because in all the CRAs we do have a defined vision. However, when budget time comes, they will be involved in the budget process, so maybe that is something we will look at for FY 27.

5. ROLL CALL:

There were no further commission comments offered.

6. 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 Burry, the meeting adjourned at 5:32 p.m.

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	3.A.
Meeting Date:	April 13, 2026
From:	Dan Miller, (Planning and Zoning Director), Dianne Yekel, (Senior Planner)
Subject:	Resolution of the Greater Leesburg Community Redevelopment Agency (GLCRA) of the City of Leesburg, Florida authorizing the Chairperson and Secretary to execute a resolution approving Fiscal Year 2026 Façade Sign, and Landscape Grant Awards; and providing an effective date. (FSL Grants GLCRA 2026)

Staff Recommendation:
Staff recommends approval of the attached request for funding of the annual Façade, Sign and Landscape Grant program for the projects located within Greater Leesburg Community Redevelopment Agency.

Analysis:
The purpose of this program is to offer local businesses the opportunity to apply for grant funds to enhance the aesthetics of their properties, thereby beautifying the City of Leesburg's major corridors. The City of Leesburg has received one (1) more grant application in the GLCRA. After review, staff is recommending funding shown in the attached Exhibit A. All construction is required to be completed within one (1) year of approval of the grant.

Procurement Analysis:
N/A

Options:
1. Approve the recommendation for funding the Façade, Sign and Landscape Grant program as presented; or
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:
The total cost of the funding proposed within this request is $10,543.50. The current GLCRA budget includes funding for this grant.
Account No. 016-6189-559-8214
Project No. CRASFP
Budget $111,125.00
Available $111,125.00

RESOLUTION NO. ___________

RESOLUTION OF THE GREATER LEESBURG COMMUNITY REDEVELOPMENT AGENCY (GLCRA) OF THE CITY OF LEESBURG, FLORIDA AUTHORIZING THE CHAIRPERSON AND SECRETARY TO EXECUTE A RESOLUTION APPROVING FISCAL YEAR 2026 FAÇADE SIGN, AND LANDSCAPE GRANT AWARDS; AND PROVIDING AN EFFECTIVE DATE. (FSL GRANTS GLCRA 2026)

BE IT RESOLVED BY THE GREATER LEESBURG COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LEESBURG, FLORIDA:

THAT the Greater Leesburg Community Redevelopment Agency (GLCRA) of the City of Leesburg hereby authorizes staff to execute FSL Grant Awards for the GLCRA in the amount of **$10,543.50**, as shown in attached Exhibit A, pursuant to the requirements of the Façade, Sign and Landscape Grant Program.

THAT this resolution shall become effective immediately.

PASSED AND ADOPTED by the Greater Leesburg Community Redevelopment Agency of the City of Leesburg, Florida, at a regular meeting held the 13th day of April 2026.

____
Mayor

ATTEST:

____
City Clerk

EXHIBIT A RECOMMENDED FUNDING FSL GRANTS IN GLCRA 2026

Project #	Project Name	Improvements	General Location	CRA	REC FUNDING
SGA-26-881	Community Collision	Wall Sign, Garage Door, Window Replacement, Ext. Painting, Awnings	111 E. North Blvd	GLCRA	$10,543.50

TOTAL = $10,543.50

City of Leesburg
Lake Front City

Agenda Memorandum

Item No: 3.B.

Meeting Date: April 13, 2026

From: Al Minner, (City Manager)

Subject: Resolution of the Greater Leesburg Community Redevelopment Agency of the City of Leesburg, Florida authorizing the Chairperson and Secretary to execute an Inter-Governmental Agreement with Lake County, clarifying Community Redevelopment Agency TIF payments by the Ambulance and Emergency Medical Services (MSTU); and providing an effective date.

Staff Recommendation:
Approve resolution allowing Lake County EMS to keep their portion of CRA Tax Increment payments for the special taxing unit managed by Lake County BOCC.

Analysis:
Lake County officials have made the City aware that they wish not to pay the tax increment from the Lake County EMS Municipal Service Taxing Unit for the Carver Heighs CRA, 441/27 CRA and Greater Leesburg Area CRA. City staff agrees that there is no statutory obligation to collect and/or pay such obligation by the Lake BOCC. Approving this resolution will impact CRA collections in FY 26 and future budgets as follows:

	FY 26	FUTURE YEARS	
GLCRA	$ 32,082	$ 53,852	$
Carver Heights CRA	$ 39,053	$ 53,818	$
Hwy 441/27 CRA	$ 96,957	$ 173,528	$

Procurement Analysis:
N/A

Options:
1. Approve as presented; or

2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:

RESOLUTION NO. ____________

RESOLUTION OF THE GREATER LEESBURG COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LEESBURG, FLORIDA AUTHORIZING THE CHAIRPERSON AND SECRETARY TO EXECUTE AN INTER-GOVERNMENTAL AGREEMENT WITH LAKE COUNTY, CLARIFYING COMMUNITY REDEVELOPMENT AGENCY TIF PAYMENTS BY THE AMBULANCE AND EMERGENCY MEDICAL SERVICES (MSTU); AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE GREATER LEESBURG COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LEESBURG, FLORIDA:

THAT the Chairperson and Secretary are hereby authorized to execute an Inter-Governmental Agreement with Lake County, Post Office 7800, Tavares, Florida 32778, clarifying the Community Redevelopment Agency TIF payments by the Ambulance and Emergency Medical Services (MSTU).

THAT this resolution shall become effective immediately.

PASSED AND ADOPTED by the Greater Leesburg Community Redevelopment Agency of the City of Leesburg, Florida, at a regular meeting held on the 13th day of April 2026.

____
Mayor

ATTEST:

____
City Clerk

INTERLOCAL AGREEMENT
<u>REGARDING TAX INCREMENT REVENUES</u>

THIS INTERLOCAL AGREEMENT (the "Agreement") is made by and between **LAKE COUNTY**, a political subdivision existing under the Constitution and State Laws of Florida ("County"), the **CITY OF LEESBURG**, a municipal corporation existing under the State of Laws of Florida ("Leesburg"), and the **GREATER LEESBURG COMMUNITY REDEVELOPMENT AGENCY**, the **CARVER HEIGHTS COMMUNITY REDEVELOPMENT AGENCY**, and the **US 441/27 COMMUNITY REDEVELOPMENT AGENCY,** all of which are dependent special districts (collectively the "Agencies"); collectively (the "Parties").

WHEREAS, Lake County is a non-chartered political subdivision of the State of Florida; and

WHEREAS, Leesburg is a municipal corporation existing under the laws of State of Florida; and

WHEREAS, Chapter 163, Part III, Florida Statutes, known as the "Community Redevelopment Act of 1969" (the "Redevelopment Act") governs the creation and operation of community redevelopment agencies; and

WHEREAS, pursuant to the Redevelopment Act, the City of Leesburg created the Greater Leesburg Community Redevelopment Agency, the Carver Heights Community Redevelopment Agency and Amended Area, and the US 441/27 Community Redevelopment Agency, all within its boundaries, which are duly created and existing community redevelopment agencies authorized to receive "increment revenues" ("Increment") as defined in Section 163.340(22), Florida Statutes, and calculated pursuant to Section 163.387(1), Florida Statutes; and

WHEREAS, the Agencies oversees various the Trust Funds for the Redevelopment Areas (the "Redevelopment Areas"); and

WHEREAS, on June 27, 2000, the Board of County Commissioners adopted Resolution 2000-35 which established the countywide Lake County Municipal Services Taxing Unit (MSTU) for Ambulance and Emergency Medical Services; and

WHEREAS, since the MSTU was established, a portion of the MSTU revenue has been paid to the Agencies to fund the municipal plan for the Redevelopment Areas rather than such funds being used for the special purpose of funding countywide ambulance and Emergency Medical Services; and

WHEREAS, Section 163.01, Florida Statutes, known as the "Florida Interlocal Cooperation Act of 1969," (the "Cooperation Act") permits local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage, and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities; and

WHEREAS, the Parties find this Interlocal Agreement to be necessary, proper, and convenient to the exercise of their powers, duties, and purposes authorized by law; and

WHEREAS, this Interlocal Agreement is entered into pursuant to the powers and authority granted to the Parties under the Constitution and laws of the State of Florida, including, but not limited to the authority of Section 163.01, Florida Statutes; and

WHEREAS, Section 163.387(3)(b), Florida Statutes, provides that alternate provisions contained in an interlocal agreement between a taxing authority and the governing body that created the community redevelopment agency may supersede the provisions of this section with respect to that taxing authority; and

WHEREAS, the Parties wish to enter into this Agreement pursuant to provisions of Section 163.387(3)(b); and

WHEREAS, the Parties are in agreement that a portion of the Incremental Revenues paid from the MSTU as calculated pursuant to Section 163.387(1) paid by the Parties to the various Trust Funds of the Redevelopment Areas is not necessary for redevelopment purposes, nor appropriate to be used for the Redevelopment Areas; and

WHEREAS, the Parties are in agreement that no Incremental Revenue payments from the MSTU should be made which would allow the County to use the funds for its intended purpose of providing countywide ambulance and Emergency Medical Services.

NOW, THEREFORE, it is hereby agreed by the Parties as follows:

ARTICLE I
INTRODUCTION

Section 1. **<u>Authority.</u>** This Interlocal Agreement is entered into pursuant to the authority set forth in the Cooperation Act, the Redevelopment Act, and other applicable laws.

Section 2. **<u>Recitals and Exhibits.</u>** The recitals so stated are true and correct and by this reference are incorporated herein.

Section 3. **<u>Authority to Contract.</u>** The execution of this Interlocal Agreement has been duly authorized by the appropriate official bodies of the Parties, each Party has complied with all applicable requirements of law, and each Party has full power and authority to comply with the terms and provisions of this instrument.

Section 4. **<u>Ambulance and Emergency Medical Services MSTU</u>.** Commencing on January 1, 2026, and on each January 1 thereafter for the duration of the time period that Incremental Revenues are collected for all the Redevelopment Areas established by the City of Leesburg, Lake County shall retain **One Hundred Percent (100%)** of the portion of such Incremental Revenues accruable to and payable from Lake County's Ambulance and Emergency Services MSTU.

Section 5. **Limitations on Governmental Liability**. Nothing in this Interlocal Agreement shall be deemed a waiver of immunity limits of liability of any of the Parties beyond any statutory limited waiver of immunity or limits of liability contained in Section 768.28, Florida Statutes, as amended, or other statutes. Nothing in this Interlocal Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim, which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

Section 6. **Negotiation at Arm's Length.** This Interlocal Agreement has been negotiated fully between the Parties as an arm's length transaction and with the assistance of legal counsel. All Parties participated fully in the preparation of this Interlocal Agreement. In the case of a dispute concerning the interpretation of any provision of this Interlocal Agreement, the Parties are deemed to have drafted, chosen, and selected the language, and the language in question will not be interpreted or construed against any of the Parties.

Section 7. **Notices.** Any notices required or allowed to be delivered shall be in writing and be deemed to be delivered when: (i) hand delivered to the official hereinafter designated, or (ii) upon receipt of such notice when deposited in the United States mail, postage prepaid, certified mail, return receipt requested, addressed to a Party at the address set forth opposite the Party's name below, or at such other address as the Party shall have specified by written notice to the other Parties delivered in accordance herewith.

If to Lake County:	County Manager P.O. Box 7800 Tavares, Florida 32778
With a copy to:	Lake County Attorney P.O. Box 7800 Tavares, Florida 32778
If to Leesburg/Agency:	City Manager 501 West Meadow Street Leesburg, Florida 32748

Section 8. **Assignment or Transfer.** No Party may assign or transfer its rights or obligations under this Interlocal Agreement to another unit of local government, political subdivision, or agency of the State of Florida without the prior written consent of the other Parties. No Party may transfer its rights or obligations under this Interlocal Agreement to a private party or entity.

Section 9. **Binding Effect.** This Agreement shall be binding upon and shall inure to the benefit of the Lake County, Leesburg, the Agency, and their respective successors.

Section 10. **Filing.** The Leesburg City Clerk is hereby authorized and directed, after approval of this Interlocal Agreement by the respective governing bodies of the Parties and the execution thereof by the duly qualified and authorized officers of each of the Parties hereto, to cause this Interlocal Agreement to be filed with the Clerk of the Circuit Court in Lake County, Florida, in accordance with the requirements of Section 163.01(11) of the Cooperation Act.

Section 11. **Applicable Law and Venue.** This Interlocal Agreement and the provisions contained herein shall be governed by and construed in accordance with the laws of the State of Florida. Venue shall lie in Lake County, Florida for any action, in equity or law, with respect to the enforcement or interpretation of this Interlocal Agreement.

Section 12. **Severability.** If any part of this Interlocal Agreement is held by a court of competent jurisdiction to be invalid, illegal, or unenforceable, such invalid, illegal or unenforceable part shall be deemed severable and the remaining parts of this Interlocal Agreement shall continue in full force and effect provided that the rights and obligations of the Parties are not materially prejudiced and the intentions of the Parties can continue to be effected.

Section 13. **Joint Effort.** The preparation of this Interlocal Agreement has been a joint effort of the Parties hereto and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the Parties than the other.

Section 14. **No Third-Party Beneficiaries.** This Agreement is an administrative agreement generated solely for the benefit of the Parties hereto and no right or cause of action shall accrue by reason of or for the benefit of any third-party. Nothing in this Agreement, expressed or implied, is intended nor shall it be construed to confer upon or give any person or entity any right, remedy, or claim under or by reason of this Agreement or any provisions or conditions hereof, other than the Parties hereto and their respective representatives, heirs, successors, and assigns.

Section 15. **Mutual Cooperation.** The Parties agree to cooperate and deliver any further documents or perform any additional acts to accomplish the agreements set forth herein.

Section 16. **Construction.** This Interlocal Agreement is the result of the negotiations among and between the Parties and such that all Parties have contributed materially and substantially to its preparation and shall not be construed more strictly against one party than the other.

Section 17. **Intent and Interpretation.** This Agreement shall not be construed as modifying or altering the governmental powers of the Parties as they now exist or may be modified in the future, except as are lawfully and expressly provided by the terms of this Agreement.

Section 18. **Entire Agreement.** This instrument and its exhibits constitute the entire agreement between the Parties and supersede all previous discussions, understandings and agreements between the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions herein shall be made by the Parties in writing by formal amendment.

Section 19. **Effective Date.** This Interlocal Agreement shall become effective upon the filing of same pursuant to Section 3.06 above.

IN WITNESS WHEREOF, the Parties hereto, by and through the undersigned, have entered into this Interlocal Agreement on the date and year first above written.

COUNTY

ATTEST:

LAKE COUNTY, FLORIDA, through its
BOARD OF COUNTY COMMISSIONERS

____
Gary Cooney, Clerk
Board of County Commissioners
Of Lake County, Florida

____
Leslie Campione, Chairman

This ________ day of __________________, 2026.

Approved as to form and legality:

____
Melanie Marsh
County Attorney

CITY OF LEESBURG, FLORIDA

By:______________________________
Allyson Berry, Mayor

This ___ day of ______________, 2026.

Attest:

By:__________________________
Clerk

APPROVED AS TO FORM AND LEGALITY
AS TO CITY OF LEESBURG ONLY.

____
City Attorney

**US 441/27 COMMUNITY
REDEVELOPMENT AGENCY**

By:___________________________
Chair

This ___ day of ____________, 2026.

Attest:

By:___________________________
Clerk

APPROVED AS TO FORM AND LEGALITY
AS TO AGENCY ONLY.

____
CRA Attorney

GREATER LEESBURG COMMUNITY REDEVELOPMENT AGENCY

By:___________________________
Chair

This ___ day of ____________, 2026.

Attest:

By:___________________________
Clerk

APPROVED AS TO FORM AND LEGALITY
AS TO AGENCY ONLY.

____
CRA Attorney

CARVER HEIGHTS COMMUNITY REDEVELOPMENT AGENCY

By:___________________________
Chair

This ___ day of ____________, 2026.

Attest:

By:___________________________
Clerk

APPROVED AS TO FORM AND LEGALITY
AS TO AGENCY ONLY.

____
CRA Attorney