

PUBLIC NOTICE OF THE GROVELAND COMMUNITY REDEVELOPMENT AGENCY REGULAR MEETING SCHEDULED TO CONVENE AT 6:30P.M., MONDAY, APRIL 25, 2016 AT THE E. L. PURYEAR BUILDING, 243 S. LAKE AVE.

CHAIR	TIM LOUCKS	_____
VICE-CHAIR	KAREN McMICAN	_____
BOARD MEMBER	JOHN GRIFFIN	_____
BOARD MEMBER	DINA SWEATT	_____
BOARD MEMBER	MIKE RADZIK	_____
BOARD MEMBER	RALPH MORRIS	_____
BOARD MEMBER	BRIGGETT BRANNON	_____
CITY ATTORNEY	ANITA GERACI-CARVER, ESQ.	_____
CRA LIAISON	RODNEY LUCAS	_____
CITY/CRA MANAGER	REDMOND JONES, II	_____
ACTING CITY CLERK	LISA CORTESE	_____
SERGEANT-AT-ARMS	DEPUTY CHIEF JOHN FLINN	_____

AGENDA

Call to Order

Opening Ceremonies:

- a. Pledge Allegiance
- b. Roll Call

Reports

- 1. Crime Stats for March - 2016
- 2. CRA Staff Report & Other Items

Guest Speakers, Presentations and Proclamations

Old Business

- 3. Approve March 28, 2016 Regular Meeting Minutes
- 4. Discuss Direction on Sampey Field Land Use (See attached email)

New Business

- 5. Discuss Developing Marketing Brochure for CRA District and Properties Available for Sale

Public Comments

Announcements

Adjournment

Groveland Code of Ordinances Sec. 2-58 (f). Any person desiring to address the council shall first secure the permission of the presiding officer and shall give his name and address for the record. All remarks shall be addressed to the council as a body and not to any member thereof unless permission to do so is first granted by the presiding officer. Unless further time is granted by the presiding officer or the council, members of the public shall limit their discussion or address to no more than five minutes. No question shall be asked a councilmember or city official except through the presiding officer.

Pursuant to the provisions of Chap. 286, F.S., Sec. 286.0105, if a person decides to appeal any decision made by this body with respect to any matter considered at this meeting, he or she will need a record of the proceedings, and that for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record may include the testimony and evidence upon which the appeal is to be based and is advised to make such arrangements at his or her own expense.

CRA CRIME STATS

March 1, 2016 through March 31, 2016



Crime monitoring updates for the area are on the map.

- How often?
 - Daily Weekly Monthly
- What crimes? Choose
- Set the area: Zoom in or out, or move the map to adjust
 - Name this crime update:
 - Include Registered Sex Offenders?
 - Yes No

Save



Map Report a map error

<u>Crime Type</u>	<u>Date/Time</u>	<u>Address</u>	<u>Description</u>
Assault	03/11/2016 09:23 PM	600 Block E BROAD ST	ASSAULT
Assault	03/11/2016 10:16 PM	200 Block W BROAD ST	ASSAULT
Assault	03/18/2016 02:54 PM	1500 Block DOWNING ST	ASSAULT
Assault	03/30/2016 01:37 PM	1100 Block STONEHAM DR	ASSAULT
Disorder	03/01/2016 09:48 PM	200 Block N MAIN AVE	VERBAL DISTURBANCE
Disorder	03/02/2016 06:20 PM	600 Block W BROAD ST	TRESPASSER
Disorder	03/04/2016 02:09 PM	7000 Block SAMPEY RD	TRESPASSER
Disorder	03/11/2016 07:11 AM	100 Block EDGE CT	VERBAL DISTURBANCE
Disorder	03/13/2016 04:35 PM	400 Block W ORANGE ST	VERBAL DISTURBANCE
Disorder	03/14/2016 08:50 AM	400 Block W ORANGE ST	VERBAL DISTURBANCE
Disorder	03/16/2016 09:18 AM	400 Block W ORANGE ST	VERBAL DISTURBANCE
Disorder	03/17/2016 04:45 PM	7000 Block SAMPEY RD	VERBAL DISTURBANCE
Disorder	03/19/2016 04:44 PM	1100 Block PARKWOOD ST	VERBAL DISTURBANCE
Disorder	03/19/2016 09:37 PM	600 Block E BROAD ST	VERBAL DISTURBANCE
Disorder	03/22/2016 04:44 PM	300 Block MOUNT PLEASANT RD	VERBAL DISTURBANCE
Disorder	03/23/2016 09:42 AM	600 Block E BROAD ST	TRESPASSER
Disorder	03/26/2016 10:39 PM	100 Block EDGE CT	VERBAL DISTURBANCE
Disorder	03/30/2016 10:10 AM	1500 Block DOWNING ST	VERBAL DISTURBANCE
Fire	03/19/2016 08:02 PM	400 Block HOWEY RD	FIRE
Missing Person	03/15/2016 02:31 PM	700 Block PARKWOOD ST	MISSING PERSON
Missing Person	03/29/2016 10:29 PM	400 Block W ORANGE ST	MISSING PERSON
Pedestrian Stop	03/01/2016 08:19 PM	200 Block E BROAD ST	SUSPICIOUS PERSON
Pedestrian Stop	03/06/2016 10:36 PM	700 Block BLUE ST	SUSPICIOUS PERSON
Pedestrian Stop	03/09/2016 03:03 AM	1200 Block OSPREY NEST CIR	SUSPICIOUS PERSON
Pedestrian Stop	03/12/2016 01:30 PM	300 Block E BROAD ST	SUSPICIOUS PERSON
Pedestrian Stop	03/12/2016 10:05 PM	200 Block W ORANGE ST	SUSPICIOUS PERSON
Pedestrian Stop	03/13/2016 08:00 PM	100 Block W PHELPS ST	SUSPICIOUS PERSON
Pedestrian Stop	03/14/2016 01:31 AM	FLORIDA AVE & SECOND AVE	SUSPICIOUS PERSON
Pedestrian Stop	03/14/2016 03:27 AM	100 Block E BROAD ST	SUSPICIOUS PERSON
Pedestrian Stop	03/14/2016 03:55 AM	ARNOLD AVE & OSPREY NEST CIR	SUSPICIOUS PERSON
Pedestrian Stop	03/15/2016 12:56 PM	100 Block N MAIN AVE	SUSPICIOUS PERSON
Pedestrian Stop	03/16/2016 06:21 PM	200 Block W BROAD ST	SUSPICIOUS PERSON
Pedestrian Stop	03/16/2016 10:32 PM	100 Block HOWEY RD	SUSPICIOUS PERSON
Pedestrian Stop	03/17/2016 09:15 PM	100 Block E BROAD ST	SUSPICIOUS PERSON

Pedestrian Stop	03/18/2016 12:04 AM	EAGLES CROSSING & SR 50	SUSPICIOUS PERSON
Pedestrian Stop	03/18/2016 02:06 AM	7900 Block SR 50	SUSPICIOUS PERSON
Pedestrian Stop	03/22/2016 01:33 PM	SINGLETON CIR & STONEHAM DR	SUSPICIOUS PERSON
Pedestrian Stop	03/30/2016 08:55 PM	GEORGIA AVE & W ORANGE ST	SUSPICIOUS PERSON
Property Crime	03/08/2016 06:30 PM	100 Block FIRST AVE	VANDALISM
Theft	03/09/2016 09:46 AM	1200 Block GREENLEY AVE	FRAUD
Theft	03/10/2016 02:14 PM	400 Block W BROAD ST	FRAUD
Theft	03/18/2016 08:33 AM	7200 Block SR 50	THEFT
Traffic	03/02/2016 11:35 AM	400 Block W BROAD ST	PARKING VIOLATIONS
Traffic	03/02/2016 01:36 PM	600 Block W BROAD ST	DUI ALCOHOL OR DRUGS
Traffic	03/03/2016 04:29 PM	E BROAD ST & BALDWIN ST	ACCIDENT
Traffic	03/03/2016 04:30 PM	E BROAD ST & BALDWIN ST	ACCIDENT
Traffic	03/04/2016 07:40 AM	500 Block SR 50	ACCIDENT
Traffic	03/04/2016 03:40 PM	TIMBER VILLAGE RD & SR 50	ACCIDENT
Traffic	03/06/2016 10:12 AM	W GREENWOOD ST & HOWEY RD	HIT/RUN
Traffic	03/06/2016 04:25 PM	300 Block W BROAD ST	DUI ALCOHOL OR DRUGS
Traffic	03/07/2016 10:45 AM	GEORGIA AVE & W ORANGE ST	ACCIDENT
Traffic	03/07/2016 03:21 PM	7900 Block SR 50	HIT/RUN
Traffic	03/07/2016 04:45 PM	E ORANGE ST & SR 33	ACCIDENT
Traffic	03/07/2016 04:46 PM	E ORANGE ST & SR 33	ACCIDENT
Traffic	03/09/2016 07:43 PM	CR 565A & SR 50	ACCIDENT
Traffic	03/10/2016 12:51 PM	600 Block E BROAD ST	PARKING VIOLATIONS
Traffic	03/10/2016 07:17 PM	CR 565A & SR 50	ACCIDENT
Traffic	03/11/2016 02:42 PM	CR 565A & SR 50	ACCIDENT
Traffic	03/11/2016 02:43 PM	14600 Block CR 565A	ACCIDENT
Traffic	03/13/2016 12:57 AM	500 Block W BROAD ST	TRAFFIC ACCIDENT, INJURY
Traffic	03/14/2016 10:23 PM	600 Block E BROAD ST	DUI ALCOHOL OR DRUGS
Traffic	03/15/2016 06:11 PM	VILLA CITY RD & W BROAD ST	ACCIDENT
Traffic	03/18/2016 03:22 PM	200 Block E BROAD ST	HIT/RUN
Traffic	03/22/2016 10:59 AM	SAMPEY RD & SR 50	ACCIDENT
Traffic	03/22/2016 07:04 PM	14600 Block CR 565A	ACCIDENT
Traffic	03/25/2016 03:04 PM	S LAKE AVE & W BROAD ST	ACCIDENT
Traffic	03/26/2016 02:49 PM	CR 565A & SR 50	ACCIDENT
Traffic	03/26/2016 03:00 PM	MONTEVISTA RD & SR 50	ACCIDENT
Traffic	03/29/2016 05:02 AM	W ORANGE ST & S LAKE AVE	ACCIDENT

Traffic	03/29/2016 11:33 AM	400 Block W ORANGE ST	PARKING VIOLATIONS
Traffic	03/29/2016 02:40 PM	600 Block E BROAD ST	HIT/RUN
Traffic	03/29/2016 03:46 PM	TIMBER VILLAGE RD & SR 50	ACCIDENT
Traffic	03/31/2016 08:18 AM	CRITTENDEN ST & N SR 19	HIT/RUN
Vehicle Stop	03/03/2016 09:56 PM	6800 Block SR 50	SUSPICIOUS VEHICLE
Vehicle Stop	03/04/2016 03:02 AM	RAILROAD ST & N INDIANA AVE	SUSPICIOUS VEHICLE
Vehicle Stop	03/06/2016 06:12 AM	600 Block E BROAD ST	SUSPICIOUS VEHICLE
Vehicle Stop	03/06/2016 09:07 PM	300 Block E BROAD ST	SUSPICIOUS VEHICLE
Vehicle Stop	03/16/2016 12:13 PM	1100 Block STONEHAM DR	SUSPICIOUS VEHICLE
Vehicle Stop	03/16/2016 12:37 PM	1100 Block STONEHAM DR	SUSPICIOUS VEHICLE
Vehicle Stop	03/21/2016 12:07 PM	1300 Block KEY CT	SUSPICIOUS VEHICLE
Vehicle Stop	03/22/2016 01:55 AM	W PHELPS ST & HOWEY RD	SUSPICIOUS VEHICLE
Vehicle Stop	03/22/2016 03:39 AM	100 Block SR 33	SUSPICIOUS VEHICLE
Vehicle Stop	03/23/2016 10:05 PM	600 Block E BROAD ST	SUSPICIOUS VEHICLE
Vehicle Stop	03/30/2016 11:05 PM	7900 Block SR 50	SUSPICIOUS VEHICLE
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MONTHLY CRA STAFF REPORT



Date: April 20, 2016
To: CRA Board
From: Rodney Lucas, CRA Liaison
Subject: April Monthly Report

CRA Economic Development Incentive Program (CRA EDIP)

Current Applicant(s): None at this time

Next Featured Business of the Month (Revised Dates)

April	7, 2016	1pm	Firebase Tactical, 128 W. Broad St
May	6, 2016	1pm	We Are The Future Academy, 207 Groveland Farms Rd
June	3, 2016	1pm	Suds Shop Car Wash, 158 N. Main Ave
July	1, 2016	1pm	Groveland Mini Storage, 178 Groveland Farms Rd
August	5, 2016	1pm	AAA American Storage, 199 Villa City Rd
September	9, 2016	1pm	Papi's Pinchos, 133 E. Orange St

Next CRA Event(s):

The Vietnam Veterans Memorial Fund, Inc., The Wall That Heals ("TWTH"), December 7 through 11, 2016

Next City Events:

Memorial Day, May 30, 2016, 11am to 1pm
4th of July, July 4, 2016, 8am to 11pm

Other Business:

- Gateway Sign – (West) In the process of completing an application with FDOT to obtain approval for sign structure in the median.
- Staff has completed bid description for the Landscape Maintenance Contract and posting bid in Orlando Sentential for vendors. Once we receive proposals back, we will bring them to the CRA board for selection.
- RAC selected CFC Soccer Club for Sampey Field. The soccer club would like to move out to Wilson Lake Pkwy.
- CRA Economic Development Incentive Project:
 - Krispy's Fried Chicken - \$12,500 - Completed
 - Riffle's Air & Heat - \$10,000 - Completed
 - Faith Neighborhood Center Food Pantry - \$10,000 – Construction Phase

- My Kinda of Color Nail Salon - \$3,432.03 – Completed rehab
- Completed Agreement for lien – Krispy's Fried Chicken and (9) Lien Releases (See Attachments).
- Completing statistical and future land use updates to CRA Redevelopment Plan, then bring it back to board for approval.
- Blue Wake was recommended by RAC as a potential project for the City to move forward with negotiations. Staff is pending confirmation of land owners along bottom of the lake to see if there will be an issue for Blue Wake tying cables into the ground at the bottom of the lake. Also, a memorandum of understanding (MOU) has to be drawn up between both parties.
- Attached copies of both final annual reports (2013-14 and 2014-15) with proof of public notice and we contacted the other taxing authorities to get the reports to them.
- Green Valley West HOA has selected Blackburn to complete their survey contract. Their bid was for \$6,200 (See attached supporting document). Staff will have Anita's office draw-up an agreement between the city and HOA on conditions and distribution of funds.
- Have board Chairman sign the contract with the Vietnam Veterans Memorial Funds and enclosed the check and mail it.



City of Groveland Community Redevelopment Agency

Fy 2014/2015 Annual Report



City with a Future... Watch Us Grow



Vision / Mission

Our Vision is to have “A downtown that is memorable, sustainable, prosperous and friendly”. The mission is “To pursue redevelopment projects and revitalization endeavors that will enhance the economic, social and physical aspects of the Community Redevelopment Agency (CRA) district and result in increased private investment”.

History of Groveland's CRA

In the heart of Florida, halfway between the Atlantic Ocean and the Gulf of Mexico lies the City of Groveland. Blessed with bass-filled lakes, near perfect climate, and Florida rare rolling hills; has long beckoned to settlers. In May of 2002, the City of Groveland created the CRA with the intent to once again capture this natural beauty and address blighted areas of town that once served as the main transportation routes, old general stores, and original settlements that have fallen into disrepair and divestment. In June 2002, Ordinance 2002-06-20 provided the formal creation and administration of the Community



Redevelopment Trust Fund for The Community Redevelopment Area. Money Allocated to the Fund shall be used by the CRA to finance

projects within the Redevelopment Area. Each year the appropriate taxing authorities, as defined in Florida Statutes, shall pay into the fund the incremental increase in ad valorem taxes levied each year, based upon the base tax year of 2002, subject to such other conditions as outlined in Florida law.

The CRA consists of a (7) member board that is comprised of (5) City Council members, with the other (2) members being appointed by the City Council. These members are chosen from members of the public who reside or are engaged in business within the CRA district.

The City Council members are allowed to serve on the CRA board as long as they serve on the City Council. The other two members serve a four-year term with a vacancy during a term being filled for the unexpired term.

The CRA is charged with undertaking redevelopment functions that include but are not limited to: reducing or eliminating blight, improving the tax base and encouraging public and private investments in the CRA district.

SR 50 Realignment and the Coast to Coast Trail



The 50 Realignment and the Coast to Coast Trail

This project once completed will create a vibrant, memorable and resilient downtown for the City of Groveland.

This project in its early concept stages with much of the transportation design work completed. However, within the proposed project, the goal is to upgrade the transportation infrastructure to a pedestrian friendly transportation system that divert heavy truck traffic away from pedestrian areas and move bicyclist into a welcoming pedestrian environment that is aimed to offer opportunity for recreational, retail, and residence experiences.

The project being proposed as a partnership between the City of Groveland, the City of Groveland Community Redevelopment Agency, the Florida Department of Transportation, and the private development community. The project is anticipated to last 3 years and estimated to have a combined project(s) cost of \$45 million dollars. The project also includes the potential for a Direct Incentive Funding from the CRA, City of Groveland Lease to Own Agreement(s) with the private investment sector, and 80% funding from the Florida Department of Transportation.

The project considers alternatives to consolidate civic uses currently scattered around the downtown district

into a municipal mall like development with a central pocket park that will highlight “coast to coast trail” access and a water feature.

These project(s) concepts include the potential development of, but are not limited to:

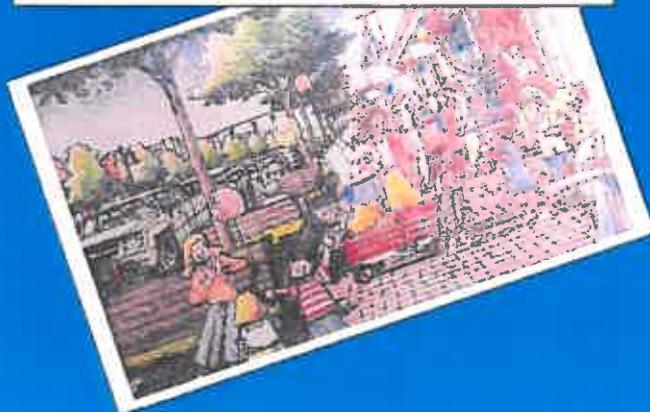
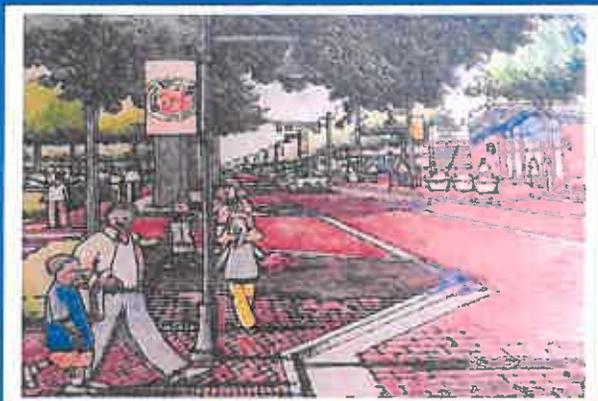
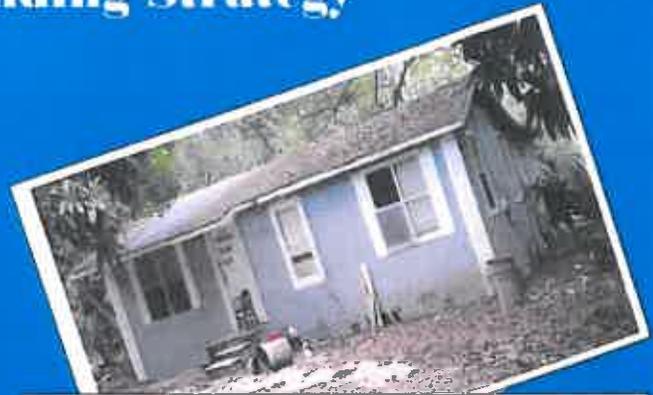
- A realigned State Highway
- Newly dedicated local road that may run through the heart of downtown
- A portion of the Coast to Coast Trail
- Two Large Wet Retention Ponds that will feature aeration fountains with lighting
- A proposed pedestrian / bicycle overpass
- New Municipal Complex with pocket park and water feature
- A renovated Historic Train Depot which may be outfitted for retail use to serve trail users.
- Two land clearings in partnership with private development for hotel and commercial development
- New and Old public controlled leasing opportunities

Infill Development and Streetscape Funding Strategy

Infill Development

Each neighborhood's appearance contributes to its residents' quality of life. Attractive housing, accessible parks and well-maintained streets are key indicators of a neighborhood's livability. The CRA is working on ways to help residents maintain their neighborhoods as desirable locations to live, work and play.

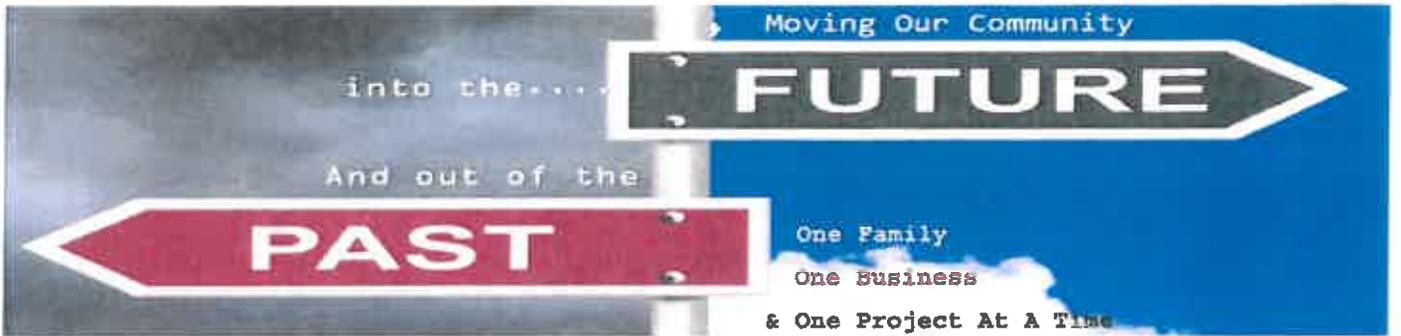
Within the CRA District we have been able to replace several of Groveland's most troubled homes with new homes. Making changes one family at a time. The result: retain property values and improve neighborhood quality and livability.



Streetscape Funding Strategy

In January 2008, the City of Groveland set out a Streetscape plan that boldly prioritizes people over vehicles, it provides for much-needed infrastructure support and major improvements to streets that have been neglected for far too long, while providing a showcase for the Downtown.

In 2015, the CRA Board and Manager devised a strategy to fund the long-outstanding Streetscape Plan. Although the strategy is still conceptual, we believe through a Public Private Partnership that leverages a \$32-million transportation project and \$14 million in civic projects in a manner that will not raise local taxes, the CRA goals can be achieved.



Before



After



Before



After



Before



After



Before



After



Community Policing

To protect its investment in redevelopment projects, the CRA continued its innovative community policing program by providing funding for additional law enforcement and bike patrol in and around recently completed CRA projects and events. During special events, law enforcement is able to provide extra effort to enforce no parking on sidewalks and reduce speeding within the project area. As the CRA district attracts new businesses and patrons, the additional community policing efforts ensure that areas improved using Tax Increment Revenue remain safe and inviting for visitors.

Special Events

As a change from previous years, the CRA funded select few special events aimed at encouraging business development in the District. Special events funded in FY14/15 included the 4th of July Fireworks Celebration, Christmas Parade, Memorial Day and Veterans Celebration and Movie Night & Food Trucks. These five events attracted over 5,000 people to the downtown District.

New CRA Economic Development Incentive Program

The CRA Board set-a-side \$20,000 for its economic development incentive grant program for FY2014/2015. The grant provides a 10% rebate to a new or existing business in the CRA district based on total expenditure towards expanding (Existing business expanding 25% SF) or rehabbing internal and external repairs to the business. In FY2014/2015, the CRA awarded one business grant. The Board approved an amended CRA Economic Development Incentive Resolution 2015-11-16.

CRA Debt Service

The CRA paid \$150,814 for debt service on real property purchased in prior years by the CRA for the purpose of redevelopment of blighted properties.

FREQUENTLY ASKED QUESTIONS ?

What is A CRA?

In 1969, Florida enacted legislation (Chapter 163, Part III) that enabled local governments to create Community Redevelopment Agency districts and community redevelopment agencies to work in those districts. There are approximately 203 CRA's operating in Florida at this time. A Community Redevelopment Agency (CRA) is a independent taxing district established by local government for the purpose of carrying out redevelopment activities including reducing or eliminating blight, improving the tax base and encouraging public and private investments in the redevelopment area.

How is A CRA Funded?

Redevelopment activities are primarily funded by Tax Increment Revenue (TIR). TIR is calculated by "freezing" the tax base in the year CRA was created. Taxing authorities continue to receive tax revenue based on frozen tax base. When tax revenues rise as a result of redevelopment activities, this "increment" is deposited into the CRA Trust Fund for use on subsequent redevelopment activities.



City of Groveland, Florida
Statement of Revenues, Expenditures, and Changes in Fund Balance
All Governmental Funds
September 30, 2015

Revenues	
Taxes	\$ 178,384
Intergovernmental	-
Miscellaneous	31,376
Total Revenues	\$ 209,760
Expenditures	
Current	
Community Redevelopment	219,368
Debt Service	
Principal and Interest	150,814
Capital Outlay	
Community Redevelopment	3,450
Total Expenditures	\$ 373,632
 Excess of Revenues Over (under) Expenditures	 (163,872)
Other Financing Sources	
Interfund Transfer in (out)	175,046
	175,046
 Net Change in Fund Balance	 11,174
Fund Balance – Beginning of the Year	217,120
Fund Balance – End of the Year	\$ 228,294

*** Unaudited**

* The City changed Auditing Firms this year which has delayed the CRA audited statements by the March 31st Annual required submittal date. However, the City of Groveland utilizes the reporting model as required by Governmental Accounting Standards Board Statement No. 34, Basic Financial Statements and Management’s Discussion and Analysis for State and Local Governments.



City of Groveland, Florida
Balance Sheet
All Governmental Funds
September 30, 2015

Assets		236,982
Cash and cash equivalents		\$ 236,982
Total Assets		
Liabilities and Fund Balances		
Liabilities		
Accounts Payable		\$ 3,091
Accrued Interest		760
Compensated Absences		4,837
Total Liabilities		\$ 8,688
Fund Balance		
Restricted		\$ 228,294
Total Liabilities and Fund Balance		\$ 236,982

* Unaudited

* The City changed Auditing Firms this year which has delayed the CRA audited statements by the March 31st Annual required submittal date. However, the City of Groveland utilizes the reporting model as required by Governmental Accounting Standards Board Statement No. 34, Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments.

The People behind the City of Groveland Community Redevelopment Agency

COMMUNITY REDEVELOPMENT AGENCY BOARD

Current CRA Board members:

- Chair, Tim Loucks (Mayor)
- Vice Chair, John Griffin (Vice Mayor)
- Board Member, James Smith (City Council)
- Board Member, Dina Sweatt (City Council)
- Board Member, Evelyn Wilson (City Council)
- Board Member, Ralph Morris
- Board Member, Briggett Brannon

City Staff

City/CRA Manager, Redmond Jones
CRA Liaison, Rodney Lucas
CRA Administrative Support, Lisa Cortese
City Clerk, Teresa Begley
City Attorney, Anita Geraci-Carver
Sergeant at Arms, Deputy Chief John Flinn

CRA Board Meetings

All meetings are held on the 4th Monday of each month at 6:30 p.m., E. L. Puryear Building located, 243 S. Lake Avenue, Groveland, FL 34736

All meetings are open to the public.

Contact:

Redmond Jones II, City/CRA Manager
352-429-2141, Ext. 250 • E-mail: Redmond.jones@groveland-fl.gov

Rodney Lucas, CRA Liaison and Economic Development Manager
352-429-2141, Ext. 225 • E-mail: rodney.lucas@groveland-fl.gov

Website: www.groveland-fl.gov



“One of the most important practices of leadership is giving life and work a sense of meaning and purpose by offering an exciting vision.”

***James M. Kouzes and Barry Z. Posner
The Leadership Challenge***



City with a Future... Watch Us Grow



CITY OF GROVELAND COMMUNITY REDEVELOPMENT AGENCY

FY 2013 - 14 ANNUAL REPORT



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WHAT IS THE CRA

In 1969, Florida enacted legislation (Chapter 163, Part III) that enabled local governments to create Community Redevelopment Agency districts and community redevelopment agencies to work in those districts. There are approximately 203 CRA's operating in Florida at this time. A Community Redevelopment Agency (CRA) is a dependant taxing district established by local government for the purpose of carrying out redevelopment activities including reducing or eliminating blight, improving the tax base and encouraging public and private investments in the redevelopment area.

HOW THE CRA IS FUNDED

Redevelopment activities are primarily funded by Tax Increment Revenue (TIR). TIR is calculated by "freezing" the tax base in the year the CRA was created. Taxing authorities continue to receive tax revenue based on frozen tax base. When tax revenues rise as a result of redevelopment activities, this "increment" is deposited into the CRA Trust Fund for use on subsequent redevelopment activities.

CITY OF GROVELAND COMMUNITY REDEVELOPMENT AGENCY OUR VISION & MISSION

Our vision is to have "A downtown that is memorable, sustainable, prosperous and friendly". The mission is "To pursue redevelopment projects and revitalization endeavors that will enhance the economic, social and physical aspects of the CRA and result in increased private investment".

HISTORY OF GROVELAND'S CRA

In March 2002, the City of Groveland adopted a "Finding of Necessity" Report for the Groveland Redevelopment Area, finding that a blighted area as defined in Florida Statutes (Chapter 163, Part III) exists within the geographical area studied. That resolution also found that the blighted area was appropriate for rehabilitation, conservation, or redevelopment, and that there was a need to create a Community Redevelopment Agency within the City of Groveland to carry out the community redevelopment purposes.

In May 2002, the City of Groveland's Council created the Community Redevelopment Agency (CRA) with Ordinance 2002-05-15, establishing the CRA. The seven (7) member board is comprised of five (5) City Council members. The other two (2) members are chosen by the City Council from members of the public who reside in or are engaged in business within the CRA district. That same ordinance, enacted terms of office. The City Council members serve on the CRA board as long as they serve as a City Council member. The other two members have four year terms with a vacancy during a term being filled for the unexpired term. The CRA is charged with undertaking redevelopment functions within the specified [community redevelopment district](#). The CRA fiscal year is October 1 thru September 30. The CRA Board carries out the [CRA Plan](#) and manages the tax increment fund (TIF).

In June 2002, Ordinance 2002-06-20 provided for the creation and administration of a Community Redevelopment Trust Fund for the Community Redevelopment Area. Money allocated to the Fund shall be used by the Community Redevelopment Agency to finance projects within the Redevelopment Area. Each year the appropriate taxing authorities, as defined in Florida Statutes, shall pay into the fund the incremental increase in ad valorem taxes levied each year, based upon the base tax year of 2002, subject to such other conditions as outlined in Florida law.

**CITY OF GROVELAND
COMMUNITY REDEVELOPMENT AGENCY BOARD**

City of Groveland
City Hall
156 S. Lake Avenue
Groveland, Florida 34736
(352) 429-2241

CRA Board members - Fiscal Year 2013/2014:

- Chair, Tim Loucks (Mayor)
- Vice Chair, John Griffin (Vice Mayor)
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- Board Member, Dina Sweatt (City Council)
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All meetings are open to the public.

Contact:

Redmond Jones II, City/CRA Manager
352-429-2141, Ext. 250 • E-mail: Redmond.jones@groveland-fl.gov
Rodney Lucas, CRA Liaison and Economic Development Manager
352-429-2141, Ext. 225 • E-mail: rodney.lucas@groveland-fl.gov

Website:www.groveland-fl.gov

ACCOMPLISHMENTS: CRA PROGRAMS & SPECIAL EVENTS

REDEVELOPMENT

In order to meet the CRA Board's goal to promote redevelopment in the CRA and encourage private investment in the CRA, the Board supported the City's efforts in redevelopment of inferior housing. The City received a Community Development Block Grant in the amount of \$650,000 from the State of Florida's Department of Economic Opportunity for rehabilitation of housing. Five (5) homes were located within the CRA district. The CRA Liaison oversaw the rehabilitation of the homes located within the CRA district.

FEATURED BUSINESS OF THE MONTH

The CRA Board chose a business each month to recognize and spotlight for operating a business within the CRA District. The Board spotlights the business for 30-days by placing a sandwich sign in front of the business, naming the business on the CRA website as a recipient of the Featured Business of the Month and through the South Lake Tablet newspaper. This project is to encourage residents and visitors to frequent businesses within the CRA and promote economic development of the CRA district.

FAÇADE GRANT/CRA ECONOMIC DEVELOPMENT INCENTIVE PROGRAM

Façade grants were suspended in FY14 and the CRA Board established a new CRA Economic Development Incentive Program by setting-a-side \$20,000 in the fiscal year for economic incentives for business development within the CRA district. The Program is established by Resolution and has various requirements. An award is available to a new or existing, but expanding, business located in the CRA district. The CRA Board awarded one grant in the amount of \$10,000 to Timeless Boutique, a new business which opened in a vacant building located in the CRA district. The business owner made substantial internal and exterior improvements to the building.

COMMUNITY POLICING

To protect its investment in redevelopment projects, the CRA continued its innovative community policing program by providing funding for additional law enforcement and bike patrol in and around recently completed CRA projects and events, as well as the CRA district generally. During special events, law enforcement was able to provide extra effort to enforce no parking on sidewalks and reduce speeding within the area. As the CRA district attracts new businesses and patrons, the additional community policing efforts ensures that areas improved using Tax Increment Revenue remain safe and inviting for visitors.

SPECIAL EVENTS

The CRA funded special events to encourage residents and visitors to visit the CRA district and promote business activities within the CRA District. Special events included: 4th of July Fireworks, Christmas Parade, Memorial Day, and Movie Night & Food Trucks. These events attracted over 7,000 people to the City of Groveland CRA district.

CRA DEBT SERVICE

The CRA paid \$154,042 for debt service on real property purchased in prior years by the CRA for the purpose of redevelopment of blighted properties.

Financial Statements

CITY OF GROVELAND, FLORIDA

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

ALL GOVERNMENTAL FUNDS

SEPTEMBER 30, 2014



Revenues	
Taxes	\$ 144,636
Intergovernmental	-
Miscellaneous	46,850
Total Revenues	<u>\$ 191,486</u>
Expenditures	
Current:	
Community redevelopment	206,025
Debt Service	
Principal and interest	154,042
Capital Outlay	
Community redevelopment	1,000
Total Expenditures	<u>\$ 361,067</u>
Excess of Revenues Over (Under) Expenditures	(169,581)
Other Financing Sources	
Interfund Transfer in (out)	148,664
	<u>148,664</u>
Net Change in Fund Balance	<u>(20,917)</u>
Fund Balance - Beginning of Year	238,037
Fund Balance - Ending of Year	<u>\$ 217,120</u>
*AUDITED	

**CITY OF GROVELAND, FLORIDA
BALANCE SHEET**

**ALL GOVERNMENTAL FUNDS
SEPTEMBER 30, 2014**



ASSETS

Cash and cash equivalents	241,567
TOTAL ASSETS	\$ 241,567

LIABILITIES AND FUND BALANCES

Liabilities:	
Accounts payable	\$ 18,851
Accrued interest	760
Compensated absences	4,836
TOTAL LIABILITIES	24,447
FUND BALANCE	
Restricted	217,120
TOTAL LIABILITIES AND FUND BALANCE	\$ 241,567

***AUDITED**

CRA FINANCIALS

***AUDITED STATEMENTS** As a dependent district established by the City of Groveland, Florida, the Groveland CRA presents its financial statements in accordance with the reporting model required by Governmental Accounting Standards Board Statement No. 34, Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments.

This report also contains other supplementary information in addition to the basic financial statements themselves. The CRA adopts an annual budget. This report demonstrates compliance with the annual budget.

Copies of the Groveland CRA's financial statements are available at the City Clerk Office, on the website at www.groveland-fl.gov or may be requested by telephone at 352-429-2141.

Rodney Lucas

From: Adkins, Linda <LAdkins@orlandosentinel.com>
Sent: Friday, April 15, 2016 2:49 PM
To: Rodney Lucas
Cc: Wolfe, Rene; Redmond Jones; Gwen Walker
Subject: Re: CRA Public Notice
Attachments: OS_20160407_OSZZBS_LAKC_LAK_LK_G_G7_G007_000B_BS_CCI.pdf; Groveland 4-7.pdf

Attached is the proof of pub and electronic tearsheet for the 4/7 ad. Let me know if you need anything else.

On 4/4/16 11:47 AM, "Rodney Lucas" <Rodney.Lucas@groveland-fl.gov> wrote:

Hi Linda,

I approve the attached proof for \$79.60 to run Thursday, April 7, 2016 on the Public Notice for our CRA Annual Reports.

Rodney D. Lucas, MPA
Economic Development Manager/CRA Liaison



Work: (352) 429-2141, ext. 225, Cell: (321) 246-0440, **E-mail:** rodney.lucas@groveland-fl.gov

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PUBLIC RECORDS NOTICE: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: Adkins, Linda [<mailto:LAdkins@orlandosentinel.com>]
Sent: Monday, April 04, 2016 9:19 AM
To: Rodney Lucas <Rodney.Lucas@groveland-fl.gov>
Cc: Wolfe, Rene <rwolfe@orlandosentinel.com>
Subject: Re: CRA Public Notice

Attached find the 2col x 3" ad for Thursday 4/7. Please let us know it is approved or if you need changes. If you think it needs to be larger, let me know and we can change the size. It is 3.22" wide by 3" deep.

On 4/1/16 4:18 PM, "Rodney Lucas" <Rodney.Lucas@groveland-fl.gov> wrote:

Rodney D. Lucas, MPA
Economic Development Manager/CRA Liaison



CITY OF GROVELAND
156 E LAKE AVENUE
GROVELAND, FL 34736

PHONE 352-429-2141
FAX 352-429-3652

"The city with a future, unable us grow!"

Work: (352) 429-2141, ext. 225, Cell: (321) 246-0440, E-mail: rodney.lucas@groveland-fl.gov

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PUBLIC RECORDS NOTICE: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

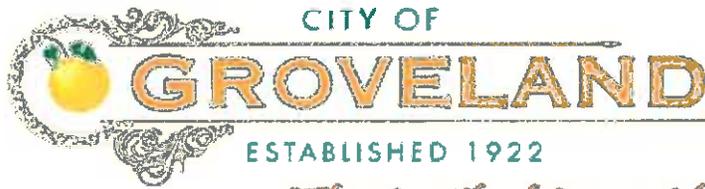
--

Linda Adkins
Client Service Coordinator/Lake Bureau

Orlando Sentinel Media Group
633 North Orange Avenue | Orlando | Florida | 32801

:: o 352 742 5951

OrlandoSentinel.com
A Tribune Publishing Company



CITY OF GROVELAND
156 S. LAKE AVENUE
GROVELAND, FL 34736

PHONE 352-429-2141
FAX 352-429-3852

"The city with a future, watch us grow!"

PUBLIC NOTICE

City of Groveland Community Redevelopment Agency (CRA) Report Available:

FY2014/2015 Annual Report

FY2013/2014 Annual Report

In accordance with S. 163.356(3)(c), Florida Statutes, the City of Groveland CRA has developed the annual report of its activities for the preceding fiscal year, including a complete financial statement setting forth assets, liabilities, income, and operating expenses as of the end of fiscal years 2013/2014 and 2014/2015. This report has been filed with the City Clerk's Office and is available for inspection during business hours in the office of the Clerk, located at 156 South Lake Avenue, Groveland, Florida 34736, phone number (352) 429-2141. In addition, the report is available in the office of the CRA, located at 156 South Lake Avenue, Groveland, Florida 34736, phone number (352) 429-2141, Ext. 225.

For further information, contact the CRA at (352) 429-2141, Ext. 225, www.groveland-fl.gov.

Orlando Sentinel

633 North Orange Avenue
MP 130
Orlando, FL 32801

Account Name: City of Groveland
Account Number: CU00122703
Attn: Rodney Lucas

To Whom It May Concern:

This is to confirm that the advertisement for City of Groveland published in *The Orlando Sentinel* on the following dates.

Publication Date: Apr 07, 2016

Ad Caption: PUBLIC NOTICE

Section: Lake Zone

Size: 1/20 (2 x 3)

Order ID: 4089074

Cost: \$79.60

Should you need further information, please feel free to contact me.

Sincerely,



Cynthia Mason
Account Representative Assistant
The Orlando Sentinel

/mdu

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this
15 day of April, 2016, by Cynthia Mason,
who is personally known to me.


Notary Public
State of Florida at Large



LINDA JEANNINE ADKINS
MY COMMISSION # FF 033320
EXPIRES: November 3, 2017
Bonded Thru Budget Notary Services

Orlando Sentinel

633 North Orange Avenue
MP 130
Orlando, FL 32801

Account Name: City of Groveland
Account Number: CU00122703
Attn: Rodney Lucas

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Account Representative Assistant
The Orlando Sentinel

/mdu

State of Florida
County of Orange

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who is personally known to me.


Notary Public
State of Florida at Large



LINDA JEANNINE ADKINS
MY COMMISSION # FF 033320
EXPIRES: November 3, 2017
Bonded Thru Budget Notary Services

LAKE SENTINEL

VOLUNTEERS

Volunteers are needed by agencies in Lake and Sumter counties. If you are interested in volunteering for any of the services listed below, telephone numbers and contact names are noted.

New Beginnings, a nonprofit, faith-based organization which aids the homeless and needy in south Lake County, needs volunteers and mentors for its residents. Contact Debbie Milwee at giving@nbcfl.org or 407-436-5649.

The Central Florida Dreamplex in Clermont, an athletic-training complex that caters to a wide range of people with disabilities, is seeking volunteers to serve as coaches, buddies or front-desk staff. High-school students can earn community-service hours. Details: Carmen Gomez, 352-404-4085 or info@cdreamplex.com.

Compassionate Care Hospice of Lake and Sumter Inc. in Minneola, needs

volunteers to provide support to patients or office support. Training will be provided. Details: 352-405-0778.

New Vision for Independence Inc., a nonprofit that provides assistance and training for blind and visually impaired people in Lake and Sumter counties, seeks volunteers to help with data entry, phone calls and other projects at its Leesburg office 3 to 6 hours a week. Prospective volunteers should complete an application by visiting newvisionfl.org. Details: Terry Tabone, 352-435-5040 or info@newvisionfl.org.

Minneola School/Passaic Library seeks volunteers for the following positions: Craft Innovators, who'll be responsible for planning and imple-

menting a craft for preschool story time at 10:30 a.m. every Tuesday. Circulation specialists for two hours in the late afternoon or early evening each week. Training provided. Photographer/Facebook guru to maintain the Friends of the Library's Facebook page by attending events and taking

photos. Call 352-432-3921.

The Leesburg Humane Society Inc. needs volunteers to help with animals at the shelter, 4250 Emerald Island Road, Leesburg. Hours and days are flexible. Must be 18 or older and have transportation. Details: 352-469-3332 or leesburghumanesociety@gmail.com.

Take Stock in Children in Lake and Sumter counties, needs mentors to work with high-school students in its scholarship program. The school-based mentoring program requires volunteers to meet with a student a minimum of three times per

month during the school year. Details: Sonia Williams, 352-787-6576.

Agencies seeking volunteers can write to Debbie Marks, Orlando Sentinel, 609 E. Bushy St., Tampa, FL 32778. List the agency name, number of volunteers sought and required skills, telephone number and people to contact.

PUBLIC NOTICE

City of Groveland Community Redevelopment Agency (CRA) Report Available:
FY2014/2015 Annual Report
FY2013/2014 Annual Report

In accordance with S. 183.366(9)(c), Florida Statutes, the City of Groveland CRA has developed the annual report of its activities for the preceding fiscal year, including a complete financial statement setting forth assets, liabilities, income, and operating expenses as of the end of fiscal years 2013/2014 and 2014/2015. This report has been filed with the City Clerk's Office and is available for inspection during business hours in the office of the Clerk, located at 158 South Lake Avenue, Groveland, Florida 34736, phone number (862) 429-2141. In addition, the report is available in the office of the CRA, located at 158 South Lake Avenue, Groveland, Florida 34736, phone number (862) 429-2141, Ext. 225.

For further information, contact the CRA at (862) 429-2141, Ext. 225, www.groveland-fl.gov.

BLIND REPAIRS
Most brands. Home services.
1217-7556
www.expertblind.com
No one else can fix it!

Dani's Fan City
52" Fans \$69.99
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www.danisfan.com

FREE INSTALLATION
On All Ceiling Fans \$199.99 & Up
Must present coupon. Not valid with any other offer. Expires 4/30/16

FREE INSTALLATION
On All Ceiling Fans BELOW \$199.99
Must present coupon. Not valid with any other offer. Expires 4/30/16

Leesburg • (Highway 27/441) In Dani's Plaza

A Call to Worship

PAID ADVERTISING

For Advertising Information Please contact 352-742-5951

THE FIRST PRESBYTERIAN CHURCH OF EUSTIS

First PRESBYTERIAN EUSTIS church done differently
Sunday Worship 9:30 AM, 11:00 AM, 1:00 PM
117 E. Cedar St. Eustis 352.567.8930 / firstpe.com

UNITARIAN-UNIVERSALIST CONGREGATION OF LAKE COUNTY

We encourage a free and responsible search for truth and meaning
Sunday, April 10, 2016
9:30 a.m. - The great Courses: "Natural Law and Human Nature - The Problem of God" by Father Joseph Kotanski, S.J.
11:00 a.m. - Respecting the Web of Life with Rev. Dr. Robert Tucker
227 N. Center St., Eustis • TEL: 352-728-1631
Visit us on Facebook at <https://www.facebook.com/UUlakeco>
www.lakecountyuu.net
A Welcoming Congregation

LAKEHAVEN TV CHURCH

LakeHaven.tv CHURCH
Transforming Lives. Sundays at 10am
Check us out before you visit via live streaming on Sundays!
801 E. Orange Ave. Eustis
352.589.1105
www.lakehaven.tv

LIFEPOINTE CHURCH

real :: relevant :: relational
LIFEPOINTE church
Sunday Worship at 9:00 & 10:30 a.m.
Life Groups at 8:00 & 10:30 a.m.
Wednesday Activities for All Ages at 6:00 PM
www.lifeointechurch.me

NEW LIFE BAPTIST CHURCH

Sunday: Bible Study 9:30 am
Worship Service 10:30 am
Wed: Prayer Meeting 6:00 pm
New Life Baptist is a Bible preaching, Independent Baptist church with traditional worship services. All are welcome.
Dr. Bob Ware, Pastor
10035 Poe Street at Radio Road, Leesburg, FL 3522 728-0004

FIRST BAPTIST CHURCH OF MOUNT DORA

First Baptist CHURCH OF MOUNT DORA
Dynamic Worship 10:30 A.M. & 6:00 P.M.

FAITH LUTHERAN CHURCH

The Lutheran Church's Missouri Synod
2727 South Grove Street • Eustis • FL • 32726
www.FaithEustis.org

TRADITIONAL SERVICE Sundays - 8 AM & 11 AM	ADULT & CHILDREN Saturdays - 5 PM	BIBLE SCHOOLS Sunday - 09:30 AM Saturdays - 4 PM
--	---	---

Church (352) 589-5433 Phone School: (352) 589-5483
PK - 8th Grade ▶ Our School is an Approved VPK Provider ◀
Faith Lutheran Church & School

FIRST UNITED METHODIST CHURCH CLERMONT

FIRST UNITED METHODIST CHURCH CLERMONT
making a difference
TRADITIONAL 11AM
CANTATA WEDNESDAY 9:30AM

BAY STREET BAPTIST

Bay Street Baptist Church
371.81 N. SR 19
Rev. Bob Walker, Senior Pastor
www.baybc.org
Service Times:
Sunday School @ 9:30 AM
Sunday Worship @ 10:45 AM
Wednesday Activities begin @ 6:00 PM
352-589-5838

FIRST BAPTIST CHURCH OF UMATILLA

First Baptist Church of Umatilla
www.fbcumatilla.org
Service Times:
8:00 am, 9:30 am & 11:00 am
Sunday School Times:
9:30 am & 11:00 am
"Where Christ is the Center"
539 Hatfield Drive
609-3214

THE FIRST PRESBYTERIAN CHURCH OF MOUNT DORA

First Presbyterian Church of Mount Dora
222 W. 6th Avenue, Mount Dora
352-383-4089 • www.fpcmountdora.org

Please Join us in Worship & Fellowship:
Cafe-Style Worship at the "Well" 9:10 am
Sunday School 10:00 am
Traditional Worship Service 11:00 am
Wednesday Evening Bible Study 6:15 pm
Preschool: 3 years - VPK 352-383-4089

Dr. Tom Biers, Senior Pastor
Cynthia deVos, Associate Pastor

To Advertise On This Page
Call: **352-742-5951**
or email ladkins@orlandosentinel.com

Rodney Lucas

From: Rick McCoy <rmccoype@att.net>
Sent: Thursday, April 14, 2016 4:32 PM
To: mikelbruno@aol.com; Lisa Cortese; Redmond Jones; Dina Sweatt; Anita Geraci; Ryan Berger; James Huish; David Littiken; Pat Kelly; Teresa Studdard
Subject: Re: REVISED proposal

We need to know who to request Blackburn Surveying to prepare the proposal for survey for please.

Thank you,
Teresa for Rick

McCoy & Associates
732 4th Street
Clermont, Florida 34711

(352) 394-5756 Office
(352) 360-8753 Cell

"The budget should be balanced, the Treasury should be refilled, Public Debt should be reduced, the arrogance of officialdom should be tempered and controlled, and the assistance to foreign lands should be curtailed lest Rome become bankrupt. People must again learn to work, instead of living on public assistance." - Cicero, 55 BC

On Wednesday, April 13, 2016 10:37 PM, "mikelbruno@aol.com" <mikelbruno@aol.com> wrote:

please let Rick know we want to go with Blackburn for survey

Ron

-----Original Message-----

From: Rick McCoy <rmccoype@att.net>
To: mikelbruno <mikelbruno@aol.com>
Sent: Thu, Apr 7, 2016 9:07 am
Subject: Fw: REVISED proposal

Ron,
Please confirm receipt.
Thank you,
Teresa for
Rick McCoy, P.E.

McCoy & Associates
732 4th Street
Clermont, Florida 34711

(352) 394-5756 Office

(352) 360-8753 Cell

"The budget should be balanced, the Treasury should be refilled, Public Debt should be reduced, the arrogance of officialdom should be tempered and controlled, and the assistance to foreign lands should be curtailed lest Rome become bankrupt. People must again learn to work, instead of living on public assistance." - Cicero, 55 BC

On Friday, March 4, 2016 2:54 PM, Rick McCoy <rmccoype@att.net> wrote:

Thank you Delana!

Have a great weekend,
Rick

McCoy & Associates
732 4th Street
Clermont, Florida 34711

(352) 394-5756 Office
(352) 360-8753 Cell

"The budget should be balanced, the Treasury should be refilled, Public Debt should be reduced, the arrogance of officialdom should be tempered and controlled, and the assistance to foreign lands should be curtailed lest Rome become bankrupt. People must again learn to work, instead of living on public assistance." - Cicero, 55 BC

On Friday, March 4, 2016 2:41 PM, Delana Johnson <Delana@allen-company.com> wrote:

Please find attached a proposal for the above mentioned property. After reviewing and wishing for us to proceed with the work, please sign and reply to me.

Should you have any questions, please contact Jerry Johnston.
E-mail: jerry@allen-company.com

Thank you,
Delana J. Johnson



Allen & Company, Inc
16 E. Plant Street
Winter Garden, FL 34787
Office: 407-654-5355
Fax: 407-654-5356



REQUEST FOR CRA CONSIDERATION

MEETING DATE: March 28, 2016

AGENDA ITEM: 10

PREPARED BY: Rodney Lucas, CRA Liaison

DATE: March 23, 2016

BACKGROUND: Rick McCoy as received two bids from two professional land surveying service companies for Green Valley West HOA Drainage Easement. Staff is seeking board's direction on choosing between Allen & Company, Inc and Blackburn.

The history of the current drainage problems dates back as early as 2003 with staff recommending the board select anyone or combination from the options offered below to bring closure and rectify the situation:

Vendor 1: Allen & Company – bid \$12,000 (See attached proposal).

Vendor 2: Blackburn – bid \$6,200 (See attached proposal)

Staff is seeking board direction in selecting one of the above companies and approving funding be set-a-side to pay for the work when completed through the GVWVHOA. Legal has ask we require proof of liability insurance before work is started.

STAFF RECOMMENDATION: Staff seeking Board direction on vendor selection and funding recommendation.
--

REVIEWED BY CITY MANAGER:

COUNCIL ACTION:

MOTION BY:

SECOND BY:

"The city with a future, watch us grow!"

Attachment 1



March 4, 2016

McCoy & Associates
Attn.: Rick McCoy
732 4th Street
Clermont, FL 34711

RE: Green Valley West Drainage Easement Topo – REVISED Letter of Agreement – Exhibit B (20160096)

Dear Mr. McCoy:

We appreciate your consideration of ALLEN & COMPANY, INC. to provide professional land surveying services for the above referenced project. These services will include items listed on Exhibit "B" to be billed Lump Sum as shown on Exhibit "B" attached, plus out-of-pocket expenses incurred on the clients behalf. Also, included in this contract are the attached "Standard Provisions of Agreement for Professional Services".

The survey will be prepared in accordance with the minimum technical standards for surveys as set forth in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.02, Florida Statutes.

The following additional provisions are included in this contract:

1. The terms of this agreement shall be valid for client acceptance for a period of sixty (60) days from the date of execution by Allen & Company, Inc. after which time this contract offer becomes null and void if not accepted formally (evidenced by receipt of an executed copy of this document).
2. This agreement may be terminated by either party within fifteen (15) days written notice. In the event of termination, Allen & Company, Inc. shall be compensated to the date of termination, including direct expenses then due.

3. All rates and fees quoted in this document shall be effective for a period of twelve (12) months, after which time they may be renegotiated with the client.
4. All original documents shall be retained by Allen & Company, Inc. and will remain their property. This information is proprietary and will not be shared with others without prior written consent. The client will be provided with reproducible copies of all original documents upon request, and at client expense.
5. The client will pay invoices upon receipt and understands interest charges of 1.5% per month will be applied to any unpaid balance. Allen & Company, Inc. may elect to stop work until payment is received. If work is stopped for thirty (30) days or more, Allen & Company, Inc. may be compensated for start-up costs when work resumes.
6. Upon client request, we will contract and/or coordinate with applicable transportation, environmental, geotechnical, and engineering consultants, and will rely upon their work; however, Allen & Company, Inc. assumes no liability for the accuracy of their work.

Thank you for this opportunity and we look forward to working with you on this exciting new project. Please sign, date and return a copy of this agreement as your authorization to proceed with these professional services. Should you have any questions, please do not hesitate to call.

Sincerely,

ALLEN & COMPANY, INC.


Gerald M. Johnston, P.S.M.
Director of Surveying & Mapping

BY _____

DATE: _____

EXHIBIT B

Green Valley West Drainage Easement Topo

Project Understanding.

Perform topographic survey to facilitate site drainage analysis and design to resolve drainage problems

Service Specifics:

Perform topographic survey along rear lot lines for lots highlighted in attached aerial. Ground shots will be taken along the rear lot lines at intersections of side lot lines, grade breaks, approximately 20' up the property side line and other features. All permanent improvements falling with 10' of the rear property line including but not limited to fences, retaining walls and pool decks will be located. Also visible evidence of underground utilities and trees 12" and larger will be located.

Service Total.....\$12,000.00

*The Green Valley West HOA will notify all residence 14 days in advance of our commencing work. Also a notification will be sent 48 hours in advance of commencing work.

**Daily work schedule will be from 7:30am to 4:30pm.

***A detailed designation and location of buried underground installations on and adjacent to the work area is not included in this fee. However, it's recommended such be performed prior to commencement of engineering. A fee for this will be provided at the client's request.

****A detailed survey of offsite right of ways for access and utility installation is not included in this fee.



STANDARD PROVISIONS OF AGREEMENT
FOR PROFESSIONAL SERVICES

The Client and Surveyor agree that the following Provisions shall be a part of their agreement:

1. Neither the Client nor Surveyor shall assign its interest in this agreement without the written consent of the other.

2. All agreements on Surveyor's part are contingent upon and Surveyor shall not be responsible for damages or be in default, or be deemed to be in default, by reason of delays in performance by reason of strikes, lock-outs, accidents, acts of God and other delays unavoidable or beyond Surveyor's reasonable control, or due to shortages or unavailability of labor at established area wage rate or delays caused by failure of Client or Client's agents to furnish information or to approve or disapprove Surveyor's work promptly, or due to late or slow, or faulty performance by Client, other contractors or governmental agencies the performance of whose work is precedent to or concurrent with the performance of Surveyor's work, in the case of the happening of any such cause of delay, the time of completion shall be extended accordingly.

3. In the event that any changes are made in the plans and specifications by the Client or persons other than Surveyor which affect Surveyor's work, any and all liability arising out of such changes is waived as against Surveyor and the Client assumes full responsibility for such changes unless Client has given Surveyor prior notice and has received from Surveyor written consent for such changes.

4. Surveyor is not responsible, and liability is waived by client as against Surveyor, for use by Client or any other person of any plans or drawings not signed by Surveyor.

5. All maps, plans, survey notes, and other original documents, instruments of service and shall be the property of Surveyor, except where by law or precedent these documents become public property.

6. Surveyor's liability to the Client for injury or damage to persons or property arising out of work performed for the Client and for which legal liability may be found to rest upon Surveyor, other than for professional errors and omissions, will be limited to Surveyor's general liability insurance coverage for any damage on account of any error, omission or other professional negligence. Surveyor's liability will be limited to a sum not to exceed Surveyor's fee.

7. Invoice will be paid upon the closing of transaction. If closing does not occur, Surveyor will be notified and Client will pay any outstanding invoice within 30 days following receipt of invoice.

8. Interest 1-1/2% per month (but not exceeding the maximum rate allowable by law) will be payable on any amounts not paid within 30 days of the billing date, payment thereafter to be applied first to accrued interest and then to the principal unpaid amount. Any attorney's fees or other costs incurred in collecting any delinquent amount shall be paid by the Client.

9. The Client shall pay the costs of checking, inspection fees, zoning and annexation application fees, assessment fees, soil surveying fees, soils testing fees, aerial topography fees, and all other fees, permits, bond premiums, title company charges, blueprints and reproductions, and all other charges not specifically covered by the terms of this agreement.

10. In the event all or any portion of the work prepared or partially prepared by Surveyor is suspended, abandoned or terminated, the Client shall pay Surveyor for the work performed on an hourly basis, not to exceed any maximum contract amount specified herein.

_____(Initials)

101 E. Hill Street • Winter Garden, Florida 34787 • 407/854-8356 • FAX 407/864/8356

**STANDARD PROVISIONS OF AGREEMENT
FOR PROFESSIONAL SERVICES**

11. Any portion of the Construction Cost prepared by Surveyor represents the judgment, as a design professional and is supplied for the general guidance of the Client. Since Surveyor has no control over the cost of labor and materials, or over competitive bidding or market conditions, Surveyor does not guarantee the accuracy of such options as compared to contractor bids or actual cost to the Client.

12. The Client agrees that in accordance with generally accepted construction practices, the construction contractor will be required to assume sole and complete responsibility for Job site conditions during the course of construction of the project, including safety of all persons and property and that this requirement shall be made to apply continuously and not be limited to normal working hours.

13. In the performance of its professional services, Surveyor will use that degree of care and skill ordinarily exercised under similar conditions in similar localities and no other warranties express or implied are made or intended in any of Surveyor's proposals, contracts or reports. The Client agrees to defend, indemnify and hold harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability proximately arising from the sole negligence of Surveyor.

14. In the event the Client fails to pay Surveyor within sixty (60) days after invoices are rendered, then Client agrees that Surveyor shall have the right to consider such default a total breach of this agreement and the duties of Surveyor under this agreement terminated upon five (5) days written notice. This agreement may be terminated by either Client or Surveyor upon thirty (30) days written notice in the event of substantial failure of the other party to perform in accordance with the terms of this agreement. Client expressly agrees to hold Surveyor harmless from any liability arising out of

Surveyor's termination of its services hereunder due to Client's failure to perform and/or pay in accordance with the provisions of this agreement. In the event of termination of this agreement Client shall then promptly pay Surveyor for all of the fees, charges and services performed by Surveyor in accordance with the compensation arrangements under this agreement or on an agreed hourly basis.

15. The Client agrees not to solicit or be solicited by any employee, former employee or sub-contractant of Allen & Company, Inc. for employment for this project or any other Client's project for one year after completion and/or termination of Allen & Company services without written consent. In event Client fails to adhere by said agreement, then Client will be liable for one year at the employee's taxable rate.

16. Should litigation be necessary to enforce any term or provision of this agreement or to collect any portion of the amount payable under this agreement, then all litigation and collection expenses, witness fees and court costs, and attorney's fees shall be paid to the prevailing party.

17. Should any provision herein be found or deemed to be invalid, this agreement shall be construed as not containing such provisions and all other provisions which are otherwise lawful shall remain in full force and effect, and to this end the provisions of this agreement are deemed to be severable.

18. Services provided within this agreement are for the exclusive use of the Client.

19. There are no understandings or agreements except as herein expressly stated.

20. All "Standard Hourly Rates" will be maintained for 60 days from the date the contract is signed.

_____ (initials)

Re: Green Valley West - Request for Proposal - Drainage Easements

Rick McCoy [rmccoype@att.net]

Sent: Wed 3/16/2016 9:45 AM

To: pmk4423@aol.com

Cc: Teresa Studdard; Lisa Cortese; Redmond Jones; Dina Sweatt; Anita Geraci; James Huish; David Littiken; Ryan Berger; mikelbruno@aol.com

On Wednesday, March 16, 2016 6:42 AM, "pmk4423@aol.com" <pmk4423@aol.com> wrote:

Morning Rick

Been meaning to get back with you on this one. The cost of providing the requested topo would be a not to exceed price of \$6,200.00.

Thanks
Pat

-----Original Message-----

From: Rick McCoy <rmccoype@att.net>

To: pmk4423 <pmk4423@aol.com>

Sent: Tue, Mar 15, 2016 4:16 pm

Subject: Re: Green Valley West - Request for Proposal - Drainage Easements

Hi Pat,

Any proposal yet for this one?

Thanks,
Rick

McCoy & Associates
732 4th Street
Clermont, Florida 34711

Scope of Work / Project Description

Pat,

Green Valley West is having drainage issues in the rear yards because they didn't grade the rear yard swale in accordance with the engineer's design. And then they built swimming pools, patios and fences and planted trees in the drainage easement. They want me to design a solution, but I don't know what's in the drainage easement that needs to be relocated. That's where you come in. I used a topo down the two (2) rear lot drainage easements between the three internal streets. There are some issues on the eastern rear yard swale adjacent to the golf course and on the western side adjacent to the Publix too, but we probably won't have to survey those easements. You can provide a proposal for surveying them too, but I doubt if they will spend the extra money for them.

What I really need is a proposal for surveying two (2) topo swaths each about 1,000' long down the back yards. The easement is 15' wide, (7.5' from each lot), and we should pick-up at least 10' on each side of the easement to understand the adjacent grades and slopes. This is only for the lots that back-up to each other.

Please contact me with any questions.
Thank you,
Rick

McCoy & Associates
732 4th Street
Clermont, Florida 34711

(352) 394-5756 Office
(352) 360-8753 Cell

City of Groveland
Minutes
Community Redevelopment Agency
Monday, March 28, 2016

The Groveland Community Redevelopment Agency met in a regular meeting on Monday, March 28, 2016 in the E.L. Puryear Building located at 243 S. Lake Avenue. Chair Tim Loucks called the meeting to order at 6:40pm with the following members present: Vice-Chair Karen McMican and Board Members Mike Radzik, Dina Sweatt, Ralph Morris and Briggett Brannon. City officials present were: City Attorney Anita Geraci-Carver, City/CRA Manager Redmond Jones, CRA Liaison/Acting City Clerk Rodney Lucas, and Sergeant-at-Arms Deputy Chief John Flinn. Board Member John Griffin was absent.

OPENING CEREMONIES

The meeting opened with the Pledge of Allegiance lead by Board Member Dina Sweatt.

Reports

1. **Crime Stats for February – 2016**
2. **CRA Staff Report – Rodney Lucas**

Guest Speakers, Presentations and Proclamations

3. **Presentation: Proposal for Wakeboard Cable Ski Facility by Blue Wake, LLC**
Presentation given by Jeffrey Charles Emmett

OLD BUSINESS

4. **Approve February 22, 2016 Regular Meeting Minutes**
Board Member Mike Radzik moved to approve; seconded by Board Member Dina Sweatt. Motion was amended to approve, pending clarification on item number three. Both Board Members Dina Sweatt and Mike Radzik agreed to amend their motion. The motion was approved with all members present voting aye.

5. **Reaffirming CRA Redevelopment Plan FY 2015-16**
Board Member Dina Sweatt moved to table this item; seconded by Vice-chair Karen McMican. The motion was approved with all members present voting aye.

NEW BUSINESS

6. **Approve FY2014 Annual Report**
Board Member Mike Radzik moved to approve; seconded by Board Member Dina Sweatt. The motion was approved with all members present voting aye.

7. Approve FY2015 Annual Report

Board Member Dina Sweatt moved to approve; seconded by Vice-Chair Karen McMican. Motion was amended to have staff make revisions discussed and then have the city attorney review prior to releasing to the public. Board Members Sweatt and Vice-chair McMican agreed to amend their motion.

The motion was approved with all members present voting aye.

8. Approve Contract Agreement with Vietnam Veterans Memorial Fund, Inc. for The Wall That Heals (“TWTH”)

Board Member Dina Sweatt moved to approve; seconded by Vice-chair Karen McMican.

The motion was approved with all members present voting aye.

9. Approve Contract Down Payment to Vietnam Veterans Memorial Fund, Inc. to secure Event for December 7 – 11, 2016

Board Member Dina Sweatt moved to approve; seconded by Vice-chair Karen McMican.

The Motion was approved with all members present voting aye.

10. Seeking Direction on Professional Land Surveying Services for Green Valley West HOA Drainage Easement and Funding

Board Member Dina Sweatt moved to approve funds to be set aside in the form of a grant for cost of survey for discussion only; seconded by Vice-chair Karen McMican.

Both Board Member Dina Sweatt and Vice-chair Karen McMican amended their motion to approve funds (\$12,000.00) to be set aside in the form of a grant for the cost of survey.

The motion was approved with all members present voting aye.

PUBLIC COMMENT

ANNOUNCEMENTS

ADJOURNMENT

Chairman Tim Loucks adjourned the meeting at 8:25pm.



Tim Loucks, Mayor

Lisa Cortese, Acting City Clerk

Attest:

Rodney Lucas

From: Lisa Cortese
Sent: Wednesday, April 20, 2016 5:16 PM
To: Redmond Jones
Cc: Rodney Lucas; Gwen Walker; Lisa Cortese
Subject: Clarification

Importance: High

Mr. Jones,

As requested by the CRA Board at the March 28th CRA meeting I reviewed the audio recording from the February 22nd CRA meeting and also asked Rodney Lucas to listen and review as well. We both have confirmed that pertaining to item number 3. Approval of 2-22-16 meeting minutes that the minutes were recorded correctly and the Board did have a consensus to move forward with a soccer venue for land use at the city owned property, Sampey Field. Please advise as how to move forward. Thank you.

Lisa Cortese

lisa.cortese@groveland-fl.gov
Executive Assistant to City Manager
156 S. Lake Ave, Groveland, FL 34736
352-429-2141 x233 | Fax: 352-429-3852

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