

City of Groveland

EVELYN WILSON
CHAIR

RANDOLPH WAITE
VICE CHAIR



BRIGGETT BRANNON
BOARD MEMBER

BARBARA GAINES
BOARD MEMBER

MIKE RADZIK
BOARD MEMBER

COMMISSIONER DOUG SHIELDS
EX-OFFICIO MEMBER

DINA SWEATT
BOARD MEMBER

MIKE SMITH
BOARD MEMBER

DAN MURPHY
CRA MANAGER

COMMUNITY REDEVELOPMENT AGENCY (CRA)

BOARD MEETING

July 25, 2022

6:00 P.M.

The Chair will ask for comments from the public, requesting that anyone desiring to speak on an item. When recognized by the Chair, please approach the podium and speak into the microphone, stating your name, address, if you are a citizen that lives in the Groveland City limits, and then present the information you desire. Each person has a maximum of five (5) minutes to speak.

Items listed in the "Consent Agenda" will be approved by the Board in their entirety by a single motion, unless otherwise indicated by the Board. These are routine items not anticipated to be controversial and are placed on the Consent Agenda to expedite the meeting. If a Board Member, staff member or member of the public wishes to discuss any item on the Consent Agenda, they can request the item be removed from the Consent Agenda for discussion. The remaining items on the Consent Agenda will be voted on with one motion being made for all items on the Consent Agenda. Then the item removed from the Consent Agenda will be separately considered and voted on.

Items identified with a double asterisk (**) are quasi-judicial functions of the City Council other than land use; the Council Members disclose any ex-parte communications.

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, member of the public shall limit their discussion or address to no more than five minutes. No question shall be asked a council member or city official except through the presiding officer.

If your address is exempt from public record you are not required to state it. In addition, do not give out your Social Security Number, phone number, email address or any other information you do not want others to have access to as the meetings are recorded and those recordings are considered public record.

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.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statute, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office no later than 5:00 p.m. the day of the meeting at (352) 730-9273 or Ciara.bender@groveland-fl.gov.

REVISED

PUBLIC NOTICE OF THE GROVELAND COMMUNITY REDEVELOPMENT AGENCY GOVERNING BOARD REGULAR MEETING SCHEDULED TO CONVENE AT 6:00 P.M., JULY 25, 2022 IN THE E.L. PURYEAR BUILDING LOCATED AT 243 S. LAKE AVENUE, GROVELAND, FL 34736.

Please note due to unforeseen technical difficulties the CRA Meeting will not be available virtually. We apologize for any inconvenience.

***If you would like additional information regarding an agenda item, please contact the Clerk's Office via email at ciara.bender@groveland-fl.gov or (352) 587-4014.**

CHAIR	EVELYN WILSON
VICE CHAIR	RANDOLPH WAITE
BOARD MEMBER	BRIGGETT BRANNON
BOARD MEMBER	BARBARA GAINES
BOARD MEMBER	MIKE RADZIK
BOARD MEMBER	DINA SWEATT
BOARD MEMBER	MIKE SMITH
EX-OFFICIO	COMMISSIONER DOUG SHIELDS
CITY MANAGER	MICHAEL HEIN
CITY ATTORNEY	ANITA GERACI-CARVER
CRA MANAGER	DAN MURPHY
COMMUNITY DEVELOPMENT DIRECTOR	TIMOTHY MASLOW
CRA COORDINATOR	JOHN M. JONES
SERGEANT-AT-ARMS	CHIEF SHAWN RAMSEY
RECORDING SECRETARY	CIARA BENDER

Please note: Most written communication to or from government officials regarding government business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

CALL TO ORDER

PLEDGE OF CONDUCT

- We may disagree, but we will be respectful of one another.
- We will direct all comments to issues.
- We will avoid personal attacks.
- Audience members wishing to speak must be recognized by the Chair.
- Speaking without being recognized will be considered "Out of Order."

OPENING CEREMONIES

- a. Pledge of Allegiance

ROLL CALL

AGENDA

CONSENT AGENDA

Consideration of Approval:

- A. **March 28, 2022 Community Redevelopment Agency (CRA) Governing Board Meeting Minutes**

OLD BUSINESS

None.

NEW BUSINESS

1. **Consideration of Approval: Request for Proposal (RFP) Scope for Development of Former Groveland Police and Fire Headquarters Site**
2. **Information Item: FY 2022-23 CRA Budget**
3. **Consideration of Approval: FY 2021-22 CRA Mid-Year Budget Amendment**
4. **Consideration of Approval: FY 2020-21 CRA Audited Financial Statements**
5. **Consideration of Approval: Modification of Anchor Tenant Agreement for Chefiging it Up**
6. **Consideration of Approval: Modification of Contract with Anointed Community Services**

PUBLIC COMMENT

REPORTS

- a) Board Member Reports
- b) CRA Manager Report
- c) City Attorney Report

UPCOMING MEETING SCHEDULE*

- August 22, 2022 (CRA Budget Workshop)
- September 26, 2022 (CRA Budget Adoption)
- October 24, 2022
- November 28, 2022

*The CRA Meetings are held at 6:00 p.m.

ADJOURNMENT

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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.

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CONSENT AGENDA

**City of Groveland
Minutes
Community Redevelopment Agency Meeting
Monday, March 28, 2022**

The Groveland Community Redevelopment Agency (CRA) held a regularly scheduled meeting on Monday, March 28, 2022 in the E.L. Puryear Building located at 243 S. Lake Avenue, Groveland, FL 34736. Chair Evelyn Wilson called the meeting to order at 6:01 p.m. with the following Board Members present: Vice Chair Randolph Waite, Mike Radzik, Mike Smith, Dina Sweatt and Ex-Officio Commissioner Doug Shields. City officials present were Community Development Director Timothy Maslow, City Manager Michael Hein, CRA Manager Dan Murphy, City Attorney Anita Geraci-Carver, CRA Coordinator John Jones, Sergeant-At-Arms Chief Shawn Ramsey and Recording Secretary Ciara Bender.

Note: Board Members Briggett Brannon and Barbara Gaines had excused absences.

As an alternate option, the public was provided the opportunity to attend the March 28, 2022, Community Redevelopment Agency Meeting virtually in listen/watch mode only. A public notice with instructions to participate was posted to the City's website under "public notices" at www.groveland-fl.gov, and in the display board at City Hall.

OPENING CEREMONIES

Pledge of Allegiance led by Ex-Officio Commissioner Doug Shields.

GUEST SPEAKER AND PRESENTATIONS

➤ **Presentation by Steve Smith, Executive Director of New Beginnings of Central Florida – Affordable Housing**

Steve Smith, Executive Director of New Beginnings of Central Florida provided a presentation regarding developing affordable housing in Groveland as follows:

- Low-income homes built for seniors, veterans, disabled, and working households.
- 1 - 3 bedroom units available at 60 percent (60%) of the County's average minimum income (AMI)
 - 1 bedroom/ 1 bath - \$750 a month rent.
 - 2 bedroom/ 1 bath - \$920 a month rent/ \$130,000 purchase price.
 - 3 bedroom/ 1 bath - \$1,050 a month/ \$150,000 purchase price.
- Can be multi-property or apartment buildings also.
- Price assumes land donated and city/county fees waived.
- Homes would remain low-income through a land trust.
- Right of first refusal to Groveland residents and workers.

Board Member Radzik expressed his excitement for the project, stating these are homes people would be proud to live in and would improve quality of life.

Commissioner Shields asked if the development would follow the same model as Habitat for Humanity regarding land trust. Mr. Smith stated it is the same concept.

MARCH 28, 2022, COMMUNITY REDEVELOPMENT AGENCY (CRA) MEETING MINUTES

Board Member Smith inquired if owners would pay an annual fee for the land lease and/or a small fee to maintain the lawn, and if owners would be able to have a sense of ownership and the ability to make changes to the home. Mr. Smith reported there is language within the legal document that dictates who would be responsible for maintenance. The preference would be to collect a small fee from owners to ensure the land is consistently maintained. The legal document would also dictate if owners would have rights to their property or if the land would be communal to all owners.

Board Member Sweatt asked if initial owners would have the option to customize the home. She stated the home renderings were beautiful. Mr. Smith stated yes.

Vice Chair Waite inquired if there would be a minimum occupancy requirement for owners before they sold or moved. Mr. Smith stated the only restriction would be new income-restricted owners and a percentage of the proceeds would need to go back into the land trust. Vice Chair Waite asked if any type of first-time homebuyer assistance would be provided, such as the Lake County SHIP program. Mr. Smith stated yes, depending on fund availability.

Chair Wilson asked if a waiting list had been established. Mr. Smith stated there was no waiting list at this time, however he recommends restricting applicants to Groveland residents or workers only.

Ex-Officio Commissioner Shields reported a shortage of approximately 9,000 workforce housing units in Lake County.

Board Member Smith inquired if financial counseling would be provided for potential owners. Mr. Smith answered yes.

Community Development Director Tim Maslow stated he is excited to be working on affordable and workforce housing. Building Division Manager Terry Eckert is working on the upcoming demolition and a site plan is in the works. The City is paying impact fees and considering other incentives for the property.

Ex-Officio Commissioner Shields inquired if the impact fee conversation has begun with Lake County. Mr. Maslow stated staff has not spoken with Lake County regarding impact fees yet and would appreciate any help. Ex-Officio Commissioner Shields stated he believes the County Board is interested in making the project happen.

Public Comment

Tim Loucks stated the land trust option should be thoroughly reviewed by the City Attorney to ensure the land remains low income for generations to come. Land trusts do not protect land forever, as the owners can change often without public knowledge.

CONSENT AGENDA

1. Approval of March 1, 2022 Groveland CRA Meeting Minutes

Motion: Board Member Smith moved to approve the March 1, 2022 Groveland CRA Meeting Minutes; seconded by Board Member Radzik.

Public Comment: None.

Motion passed with all Board Members present voting aye.

OLD BUSINESS

None.

NEW BUSINESS

2. Groveland Community Redevelopment Agency Annual Report FY 2020-2021

CRA Coordinator John Jones presented the CRA Annual Report for the time beginning on October 1, 2020 through September 30, 2021. He stated the next steps would be to post the annual report to the City's website, provide a printed copy to the Clerk's office to be available for public inspection, and provide a copy to each taxing authority within Lake County. Mr. Jones advised no action would be needed. He offered to answer any questions the Board may have.

Board Member Smith stated it is encouraging to see the City's goals begin to happen.

Board Member Radzik felt the same as Board Member Smith. He asked that Mr. Jones or Mr. Murphy find out the percentage of the total number of vacant city-owned properties within the CRA, as it relates to the total number of vacant properties within the CRA. Board Member Radzik thanked Mr. Jones for his efforts in bringing the CRA's Annual Report before the Board.

Public Comment: None

3. Request for Proposal (RFP) Development of Former Groveland Police and Fire Headquarters Site

Mr. Murphy stated one of the first projects, Procurement Director Chris Coghill was to prepare an RFP for the approximately 1.8 acres of the former Groveland Police and Fire Department headquarters site. Initial conversations involved converting the Firehouse to a retail establishment or commercial business. The CRA Plan recognized the site as an opportunity site that would warrant a more comprehensive and long term use for the property. The CRA is requesting the Board's consideration to allow staff to prepare and distribute an RFP for the site, based on the new scope.

Ms. Coghill offered to answer any questions the Board may have.

MARCH 28, 2022, COMMUNITY REDEVELOPMENT AGENCY (CRA) MEETING MINUTES

Vice Chair Waite asked what the completion timeframe would be once the RFP is issued. Ms. Coghill stated 120 days would be needed for the RFP. The RFP would be open for submissions for at least 30 days. Staff would need 2 – 3 weeks to review submissions and bring recommendations before the Board.

Board Member Radzik asked is RFP would disclose the property that City does not own or control at this time. Ms. Coghill stated yes. Board Member Radzik inquired if any steps had been taken to acquire the parcel. Mr. Murphy stated attempts have been made to acquire the parcel, however, the owner has shown no interest in selling at this time. Attention garnered from the RFP may provoke a response from owner of the neighboring parcel.

Board Member Smith asked if it would take the full 90 days to re-write the scope for the RFP. Ms. Coghill stated it may not take the full 90 days, it would depend on the desired outcome of the RFP.

Board Member Smith inquired if an entity wanted to purchase the property, would they need to wait and submit to the RFP once issued. Ms. Coghill reported the City's procurement policy allows for exemptions for the purchase or sell of any real property owned by the City.

The Board concurred for staff to revise the RFP for the development of the former Groveland Police and Fire Headquarters site and present the revisions prior to the RFP being issued to the public.

Public Comment: None

REPORTS

Board Member Smith

Board Member Smith asked for the status of the latest façade grant work. Mr. Murphy stated two (2) of the buildings have been painted and awnings have been taken down to begin replacement. Permission has been granted to paint the 101 building. The solar lighting has been taken down except for two (2) that require police assistance for safety.

Board Member Smith asked the status of the demolition for 171 E. Broad Street. Mr. Murphy stated after the last meeting the item garnered a lot of comments on social media. The owner withdrew acceptance of the \$18,000 demolition incentive. City Attorney Geraci-Carver noted the City would need to follow the process to deem the building unsafe and declare the need to demolish it through the Building Official.

Board Member Radzik

Board Member Radzik prepared a statement and read it into the record as attached to these minutes as attachment 1.

Board Member Sweatt

Nothing to report at this time.

Vice Chair Waite

Nothing to report at this time.

Commissioner Shields

Nothing to report at this time.

Chair Wilson

- Chair Wilson reported she was pleased with the re-pavement of Crittenden Street.
- Attended the Food Truck Workshop held at Festival Park.
- Attended the great Centennial events. Chair Wilson thanked Kroger, and all of the sponsors and staff for their hard work.

CRA Manager Murphy

- Mr. Murphy reported the next CRA Board meeting is scheduled for Monday, May 23, 2022.

City Attorney Geraci-Carver

Nothing to report at this time.

CRA Coordinator Jones

Nothing to report at this time.

PUBLIC COMMENT

Tim Loucks expressed concern about the City pushing for the demolition of the building at 171 Broad Street. He stated it does not seem fair. Mr. Loucks suggested working with the current owner to bring the building up to code.

ADJOURNMENT

Chair Wilson adjourned the meeting at 7:11 p.m.



Evelyn Wilson, Chair

Attest:

Ciara Bender, Recording Secretary

ATTACHMENT

1

I know there has been a lot of recent chatter regarding the Newell building on Broad Street. And I'm concerned that a less than full picture may get portrayed.

If I recall, our CRA manager and other staff have been working with the owner for years. Numerous meetings and inspections have taken place over the period, including those with our Chief Building Official and the Fire Inspector. I know the Council, and the management of the City, are very committed to preserve any structures in the downtown area that we can to facilitate redevelopment and foster a sense of our historic charm.

I made it a point to personally reach out to the owner, Marco Pineda (who is a local resident), to get a first hand account of his thoughts and intentions. Here is a summary of my discussion regarding his intention:

Building has been in their family since 2011 and has been structurally compromised since at least then. (Alpha can attest to this)
Intended to re-locate the family business to the building and rent out the remainder of the building.

There have been 5 structural analysis done with each citing the deficiencies and the suggestion the building could be repaired but the cost would be substantial.

The owner has been in contact with several historical agencies in an attempt to get a grant and/or inquire as to the registration of the building as a Historical Structure.

The owner has been working with the city since 2019 and had at least one plan (Buchner Block) that was introduced in renovating the ground floor.

The owner did not want to demolish the building however, the cost of the repairs versus the construction of a new building makes better financial sense.

Owner worked with the city was awarded \$18,000 in CRA money to help in the demolition of the building and agreed to build a new building in its place.

I acknowledged that he has the right as the owners do as pleases with his property and that I had hoped we could continue working together. My various comments re-iterated that the building structure was compromised, I suggested to the author of the post that if they wanted to save the building, they could start a GoFundMe, and suggested that the author contact the owner and get answers to questions that I did not have all the answers to and I contacted the owner to talk about the history of the building and ideas as to how to save the building or parts of. At NO TIME did I say I represent the city.

Before meeting with the owner, I was told that he no longer wanted the \$18,000 that he was approved for and he re-iterated that to me as well and specifically asked that I put this on record that he did not want any taxpayer money to fund the demolition. I explained to him the function of the CRA and our various programs, (business assistance, facade grants etc)

We discussed possibly trying to save the facade, saving the exterior walls and, applying Florida National Register of Historical Places (note: current grant cycle end March 22, 2022 and appears to be minimal at best). He did not buy the building with the intention of selling it but if someone made him an offer that he couldn't refuse he'd sell the building and reinvest the proceeds in Groveland where he still wants to relocate his business.

At no time was Mr. Pineda solicited or contacted by members of the Groveland Historical Society. I suggest we examine their role in regard to fostering preservation and working proactively with owners and the City in a more collaborative approach. As a CRA board member, I do not want historic buildings simply demolished if they will add to the fabric of a revitalized downtown and believe we should do everything we can to preserve that history. However, I also don't want to sit and watch key properties sit idly when there is no economic model to support renovations.

NEW
BUSINESS



AGENDA ITEM 1

TO: HONORABLE CRA CHAIR AND BOARD MEMBERS

VIA: MIKE HEIN, CITY MANAGER

FROM: DAN MURPHY, CRA MANAGER

SUBJECT: CONSIDERATION OF APPROVAL: REQUEST FOR PROPOSAL (RFP) SCOPE FOR DEVELOPMENT OF FORMER GROVELAND POLICE AND FIRE HEADQUARTERS SITE

DATE: JULY 25, 2022

BACKGROUND:

The City of Groveland owns the 1.82 acres on Orange Avenue, formerly the site of the city's fire and police headquarters and is desirous of commercial development of the property. The current CRA plan lists the site at 408-450 Orange Avenue as a major opportunity site. Economic conditions suggest it is an appropriate time to issue a request for proposals from developers that would create greater awareness of the opportunity in the broker-developer-finance community and stimulate proposals that represent the highest and best use for the property. Staff review suggested that a previous, 2020, draft be revised to reflect current conditions and a Request for Proposals be published. Responses, while non-binding, would provide an accurate assessment of market interest as well as options for consideration by staff, the CRA Board and the public.

The scope of services for the city-owned property details the City's goal to create commercial, retail, hospitality or mixed-use development utilizing the property. In summary, the scope discusses goals for development, property details, design program and criteria, and submittal requirements. Submittal requirements include pre-submittal questions and instructions.

STAFF RECOMMENDATION:

Staff recommends CRA Board approve the Request for Proposals scope of services for the city-owned property at 408-450 Orange Avenue and authorize staff to publish the revised RFP.

BUDGET NOTICE:

None.

ATTACHMENTS:

1. Request for Proposal 2021-Const-012
2. RFP Photo Exhibits



AGENDA ITEM 2

TO: HONORABLE CRA CHAIR AND BOARD MEMBERS

VIA: MIKE HEIN, CITY MANAGER

FROM: DAN MURPHY, CRA MANAGER

SUBJECT: INFORMATION ITEM: FY 2022-23 CRA BUDGET

DATE: JULY 25, 2022

BACKGROUND:

On June 24, 2022, the City of Groveland's Finance Director presented the Community Redevelopment Agency (CRA) budget for FY 2022-23 as part of the FY 2022-23 City budget. The final CRA budget will be approved by the Board at the September 26, 2022, Budget Adoption meeting. The preliminary CRA budget is included today for Board discussion and review.

The proposed FY 2022-23 CRA budget includes an increment tax increase of \$172,622 due to a \$15.3 million increase in taxable property values. These include \$98,400 TIF from previous CRA properties and \$74,200 from properties added in the 2021 CRA expansion.

The budget projects a 24% increase in program expenses, to \$994,510. This includes contract expenses of \$125,000 for expanded Anointed Community Services work with Elese Tomlin Center as a result of the Livewell Grant, and a transfer to debt services fund of \$133,144 in support of the SR 50 realignment project.

\$469,566 is projected for capital projects. Key capital projects include Broad Street Streetscape phase 2, a downtown pedestrian lighting initiative, downtown trailhead connection project and parking improvements. Administrative expenses are projected to total 19%.

STAFF RECOMMENDATION:

Staff recommends Board review and discussion of the preliminary budget to address any board issues or concerns prior to final.

BUDGET NOTICE:

None.

ATTACHMENTS:

1. FY 2022-23 CRA Budget



AGENDA ITEM 3

TO: HONORABLE CRA CHAIR AND BOARD MEMBERS

VIA: MIKE HEIN, CITY MANAGER

FROM: DAN MURPHY, CRA MANAGER

SUBJECT: CONSIDERATION OF APPROVAL: FY 2021-22 CRA MID-YEAR BUDGET AMENDMENT

DATE: JULY 25, 2022

BACKGROUND:

Florida Statute 163.387(7), states that on the last day of the fiscal year, any money remaining in a Community Redevelopment Agency Trust Fund after the payment of expenses shall be returned to the taxing authority, used to reduce indebtedness, deposited into an escrow account to later reduce any indebtedness to which increment revenues are pledged, or be appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan.

On September 30, 2021, the Community Redevelopment Trust Fund's audited ending fund balance was \$391,254 of which \$50,000 was non-spendable. This leaves a balance of \$341,254 to be re-budgeted in Fiscal Year 2022 as budgeted carryforward and appropriated for administrative or program costs

The amount currently budgeted in Fiscal Year 2022 for carryforward is \$321,524. The actual amount available to be re-budgeted as carryforward exceeds this amount by \$19,370. These funds will be appropriated for the streetscape project.

STAFF RECOMMENDATION:

Staff recommends the approval and adoption of Resolution 2022-50.

ATTACHMENTS:

1. Resolution 2022-50
2. Budget Amendment Detail

ATTACHMENT

1

RESOLUTION NO. 2022-50

A RESOLUTION OF THE CITY OF GROVELAND COMMUNITY REDEVELOPMENT AGENCY GOVERNING BOARD AMENDING THE 2021-2022 FISCAL YEAR ANNUAL BUDGET TO INCLUDE CARRY FORWARD BUDGET FROM FY 2020-2021 AND REFLECT INCREASES IN EXPENDITURES IN THE 2021-2022 FISCAL YEAR BUDGET; PROVIDING FOR SCRIVENER'S ERRORS, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE

WHEREAS, the City of Groveland Community Redevelopment Agency (the "CRA") was created pursuant to Part III, Chapter 163, Florida Statutes; and is a dependent special district under Chapter 189, Florida Statutes, known as the Uniform Special District Accountability Act (the "Act"); and

WHEREAS, the Act required all special districts, including dependent special districts, such as the CRA, to adopt a budget for each fiscal year by resolution; and

WHEREAS, the total amount available from taxation and other sources, including balances brought forward from prior fiscal years, must equal the total of appropriations for expenditures; and

WHEREAS, the governing board of the CRA, at any time within a fiscal year or within 60 days following the end of the fiscal year may amend a budget for that year; and

WHEREAS, the funds carried over from FY 2020-2021 into the FY 2021-2022 approved CRA budget increased by \$19,370.00 for projects or services that were not completed in FY 2020-2021, and thus, needed to carry forward into the FY 2021-2022; and,

WHEREAS, the governing body of the CRA desires to increase the amount of appropriations in the adopted FY 2021-2022 budget for the streetscape project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF GROVELAND COMMUNITY REDEVELOPMENT AGENCY:

SECTION 1. Approval of a Budget Amendment. The City of Groveland Community Redevelopment Agency Governing Board hereby approves the amendment of the 2021-2022 Fiscal Year budget to increase the funds carried over from FY 2020-2021 in the amount of \$19,370.00 for projects or services that were not completed in FY 2020-2021, and further approves the amendment increasing the amounts appropriated as set forth more particularly in Exhibit 1, attached hereto.

SECTION 2. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected.

SECTION 3. Conflicts. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 4. Severability. If any Section or portion of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Resolution.

SECTION 5. Effective Date. This Resolution shall become effective immediately upon passage and adoption.

PASSED AND RESOLVED this ____ day of July, 2022, by the City of Groveland Community Redevelopment Agency

Evelyn Wilson, Chair
City of Groveland, Florida

ATTEST:

Virginia Wright, City Clerk



Approved as to Form:

Anita Geraci-Carver
City Attorney

Passed First Reading _____

Board Member _____ moved the passage and adoption of the above and foregoing Resolution. Motion was seconded by Board Member _____ and upon roll call on the motion the vote was as follows:

	YEA	NAY
Barbara Gaines		
Mike Radzik		
Mike Smith		
Randolph Waite		
Evelyn Wilson		
Briggett Brannon		
Dina Sweatt		



AGENDA ITEM 4

TO: HONORABLE CRA CHAIR AND BOARD MEMBERS

VIA: MIKE HEIN, CITY MANAGER

FROM: DAN MURPHY, CRA MANAGER

SUBJECT: ACCEPTANCE OF FY2020-21 FINANCIAL AUDIT AND
REQUIRED COMMUNICATION

DATE: JULY 25, 2022

BACKGROUND:

Carr, Riggs & Ingram, LLC (CRI) was engaged to audit the financial statements of the governmental activities and major fund of the Groveland Community Redevelopment Agency (the “Agency”), as of and for the year ended September 30, 2021, and the related notes to the financial statements which collectively comprise the Agency’s basic financial statements.

The audit was completed, and the auditor’s reports were issued on June 30, 2022. The auditor’s opinion states that the Agency’s basic financial statements “present fairly, in all material respects, the respective financial position of the governmental activities and major fund of the Agency as of September 30, 2021, and the respective changes in financial position for the year then ended in conformity with accounting principles generally accepted in the United States of America”. The three prior year audit findings in the Independent Auditor’s Management Letter were all cleared. There were no new audit findings.

The audited financial statements, auditor’s reports and required communication for the fiscal year ended September 30, 2021, are attached, and are subject to the CRA Board’s acceptance.

STAFF RECOMMENDATION:

Staff recommends the CRA Board approve the FS 2021 Audited financial statements.

BUDGET NOTICE:

None.

ATTACHMENTS:

1. FS 2021 Required Communication Letter
2. FS 2021 Audited Financial Statements



AGENDA ITEM 5

TO: HONORABLE CRA CHAIR AND BOARD MEMBERS

VIA: MIKE HEIN, CITY MANAGER

FROM: DAN MURPHY, CRA MANAGER

SUBJECT: CONSIDERATION OF APPROVAL: MODIFICATION OF ANCHOR TENANT AGREEMENT WITH CHEFING IT UP

DATE: JULY 25, 2022

BACKGROUND:

The CRA Governing Board approved an Anchor Tenant Loan-to-Grant agreement with the owners of Chefing it Up Pizza located at 115 S. Lake Ave. The original agreement was signed March 3, 2022, and required capital investment of \$100,000 within 90 days to be eligible for the \$35,000 award. The owner has requested an extension of one-hundred twenty (120) days to complete the investment. The modified deadline would be September 29, 2022.

STAFF RECOMMENDATION:

Staff recommends the CRA Board approve a 120-day extension of the Anchor Tenant agreement investment period for Chefing it Up Pizza.

BUDGET NOTICE:

None.

ATTACHMENTS:

1. First Amendment to Anchor Tenant Agreement

ATTACHMENT

1

**FIRST AMENDMENT TO ANCHOR TENANT PROGRAM
GRANT AGREEMENT**

THIS AGREEMENT is made and entered into this _____ day of _____, 2022 by and between the **City of Groveland Community Redevelopment Agency** (“Agency”), a public agency created by the City Council of the City of Groveland, Florida, a municipal corporation, and **Eliana M. Ascolese and Vincent J. Ascolese**, having an address of 115 S. Lake Avenue, Groveland, FL 34736, (“Recipient”) (hereinafter each may be referred to individually as “party” or collectively as “parties”).

WHEREAS, Recipient owns and operates a restaurant and catering establishment known as Chefig It Up at the address 115 S. Lake Avenue, Groveland, FL 34736 and has plans to expand its business into additional space within the building which is located within the Groveland Community Redevelopment Area; and

WHEREAS, the Agency and Recipient entered into the Anchor Tenant Loan to Grant Program Agreement dated _____ (“Agreement”) for the installation of capital improvements to the interior of the structure on the Property to further expand its existing business (the “Project”); and

WHEREAS, Recipient has been unable to complete the Project within the time specified and desires an extension of 120 days to September 29, 2022; and

WHEREAS, this First Amendment to Agreement is consistent with the Agency’s Program, the Agency’s Community Redevelopment Plan, and serves both a municipal and public purpose and is in the public's best interest, to extend the time to complete the requirements of the grant pursuant to the terms of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein the Agency and the Recipient agree as follows:

- (A) The recitals set forth above in the “Whereas” clauses are hereby ratified by the parties as being true and correct and are incorporated herein.
- (B) Recipient must complete the approved project no later than September 29, 2022.
- (C) The Agency and Recipient agree that the Agreement as amended in this First Amendment and the Application sets forth the entire Agreement between the parties, and that there are no promises or understandings other than those stated herein. None of the provisions, terms and conditions contained in the Agreement, First Amendment and the Application may be added to, modified, superseded or otherwise altered, except by written instrument executed by the Agency and Recipient.
- (D) **Counterparts**. This Agreement may be executed in any number of counterparts each of which, when executed and delivered, shall be an original, but all counterparts shall together constitute one and the same instrument.
- (E) Except to the extent modified herein, all other terms and conditions of the Agreement remain in full force and effect and unchanged.

Signature pages to follow

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in form and manner sufficient to bind them as of the date indicated hereinabove.

Witnesses:

Signature

Eliana M. Ascolese

Print Name

Signature

Vincent J. Ascolese

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2022, by Eliana M. Ascolese and Vincent J. Ascolese. He/she are personally known to me or have produced _____ as identification.

NOTARY PUBLIC

CITY OF GROVELAND, FLORIDA

BY: _____
Evelyn Wilson, Mayor

[SEAL]

Attest:

Virginia Wright, City Clerk

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ___ day of _____, 2022 by Evelyn Wilson, the Mayor of the City of Groveland, a Florida municipal corporation, and Chairperson of the CRA, who is personally known to me or has produced _____ as identification.

NOTARY PUBLIC



AGENDA ITEM 6

TO: HONORABLE CRA CHAIR AND BOARD MEMBERS

VIA: MIKE HEIN, CITY MANAGER

FROM: DAN MURPHY, CRA MANAGER

SUBJECT: INFORMATION ITEM: MODIFICATION OF CONTRACT WITH ANOINTED COMMUNITY SERVICES

DATE: JULY 25, 2022

BACKGROUND:

On March 1, 2022, the CRA Board approved increased funding for the continued provision of services by Anointed Community Services to the Else Tomlin Center during FY 2021-22. Staff prepared a contract modification increasing monthly payments \$9,226 from \$4,033 to provide expanded services consistent with the Livewell Foundation grant provisions. This is a net increase of \$36,347.

STAFF RECOMMENDATION:

Staff recommends the Board review the contract modification as drafted.

BUDGET NOTICE:

None.

ATTACHMENTS:

1. Anointed Revised Contract

ATTACHMENT

1

FIFTH AMENDMENT TO AGREEMENT

This **Fifth Amendment to Agreement** is made effective on March 1, 2022 by and between **Anointed Community Services International, Inc.**, a Florida Not-For-Profit 501(c)3 organization, 840 S. Grand Highway, #122D, Clermont, FL 34711, hereinafter “ACSI” and the **City of Groveland Community Redevelopment Agency**, 156 S. Lake Avenue, Groveland, Florida 34736, hereinafter “CRA” and the **City of Groveland**, 156 S. Lake Avenue, Groveland, Florida 34736.

WHEREAS, ACSI, the CRA and the City of Groveland entered into that certain Agreement dated February 23, 2018 which has thereafter been amended to extend the term (the “Agreement”); and

WHEREAS, enhanced and increased services will be provided and the cost to provide such services has increased; and

WHEREAS, ACSI, the CRA Board and City Council desire to increase the consideration of funding by the CRA Board.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. The parties agree that Paragraph 3 A. of the Agreement is amended to read:
 - A. For the services ACSI will provide at the Premises as hereinafter provided, CRA hereby covenants and agrees to pay ACSI at the address provided above, for the months of March 1, 2022 through and including September 1, 2022 equal monthly installments of NINE THOUSAND TWO HUNDRED TWENTY-SIX DOLLARS AND 00/100 (\$9,226.00), without offset or deduction except as otherwise set forth in this Agreement.
2. Except to the extent modified herein, the terms and conditions set forth in the Agreement between ACSI, CRA and the City of Groveland Dated February 23, 2018 as thereafter amended shall remain in the effect.
3. The Effective Date of this Fifth Amendment is March 1, 2022.

Approved by the CRA Board at a meeting held the 25th day of July, 2022.

Approved by the City Council of City of Groveland at a regular meeting held in Groveland, Lake County, Florida, the 1st day of August, 2022.

**CITY OF GROVELAND COMMUNITY REDEVELOPMENT AGENCY, AND
CITY OF GROVELAND, FLORIDA**

CHAIRPERSON/MAYOR

ATTEST:

(SEAL)

VIRGINIA WRIGHT, CITY CLERK

Dated: _____

ANOINTED COMMUNITY SERVICES INTERNATIONAL, INC.,

By: _____
LINDA D. COWELS-MURRAY,
CEO

Dated: _____