

**PUBLIC NOTICE AND AGENDA OF THE GROVELAND COMMUNITY REDEVELOPMENT AGENCY GOVERNING BOARD REGULAR MEETING SCHEDULED TO CONVENE AT 6:00 P.M. MONDAY, JULY 27, 2020**

**Please note: In order to reduce public gatherings and the spread of COVID-19, the July 27, 2020 Community Redevelopment Agency Board Meeting will be held using telephonic video conferencing as authorized by Governor DeSantis in Executive Order 20-69. The public can attend the virtual meeting. Instructions to participate have been posted to the city's website under "public notices" at [www.groveland-fl.gov](http://www.groveland-fl.gov)**

CHAIR	EVELYN WILSON
VICE CHAIR	MIKE RADZIK
BOARD MEMBER	DINA SWEATT
BOARD MEMBER	RANDOLPH WAITE
BOARD MEMBER	MIKE SMITH
BOARD MEMBER	BRIGGETT BRANNON
BOARD MEMBER	(vacant)
CITY ATTORNEY	ANITA GERACI-CARVER, ESQ.
CRA MANAGER	DAN MURPHY
CRA COORDINATOR	JOHN M. JONES
CITY MANAGER	MICHAEL HEIN
RECORDING SECRETARY	CIARA BENDER
SERGEANT-AT-ARMS	CHIEF SHAWN RAMSEY

**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**

**PUBLIC COMMENT**

**OLD BUSINESS**

1. **Approval of May 4, 2020 Groveland CRA Governing Board Special Meeting Minutes**

## **NEW BUSINESS**

2. **Consideration for Approval: Broad Street Streetscape Design and Construction Plan**
3. **Consideration for Approval: Façade Grant - Coyote Rojo**
4. **Consideration for Approval: Façade Grant – Cashwell Steel Building**
5. **Consideration for Approval: Job Growth Incentive Grant and Building Permit Fee Grant - Traffic Control Devices**
6. **CRA Manager’s Report**
7. **City Attorney’s Report**
8. **Upcoming Meeting Schedule\***
  - August 24<sup>th</sup>, 2020 (CRA Budget Workshop)
  - September 28<sup>th</sup> 2020
  - November 23<sup>rd</sup> 2020

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

## **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.*

*In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the City Clerk’s Office 72 hours prior to the date of the meeting.*

# AGENDA ITEM 1

**City of Groveland  
Minutes  
Community Redevelopment Agency Special Meeting  
Monday, May 04, 2020**

The Groveland Community Redevelopment Agency held a Special Meeting on Monday, May 04, 2020 that was held using telephonic video conferencing in order to reduce public gatherings and the spread of COVID-19, as authorized by Governor DeSantis in Executive Order 20-69. The public was able to attend the virtual meeting. Instructions to participate were posted to the City's website under "Public Notices" at [www.groveland-fl.gov](http://www.groveland-fl.gov) and at City Hall in the display board. Chair Evelyn Wilson called the meeting to order at 6:00 p.m. with the following members present: Vice Chair Mike Radzik and Board Members Mike Smith, Dina Sweatt and Randolph Waite. City officials present were City Manager Mike Hein, City Clerk Virginia Wright, CRA Manager Dan Murphy, CRA Coordinator John Jones, City Attorney Anita Geraci-Carver, and Assistant to City Clerk Ciara Bender.

Absent: Board Member Brigette Brannon

**OPENING CEREMONIES**

Pledge of Allegiance led by Vice Mayor Radzik.

Chair Wilson read the following into the record:

Pursuant to Executive Order No. 20-69, issued by Governor DeSantis on March 20, 2020, municipalities may conduct meetings of their governing boards without having a quorum of its members present physically or at any specific location. Further, municipalities may utilize telephonic or video conferencing to hold public meetings.

Thank you for joining us for the City's first CRA meeting being held through the Zoom platform. On behalf of myself, all board members and staff we hope you and your families are well.

All votes will be received by roll call vote. For board member discussion I will call on each board member individually to avoid members talking over one another. If you wish to speak again after your initial comments or have additional questions, please click on "Raise Hand" so you can be recognized.

We will be taking public comment during the meeting. The procedures for public participation will be explained by the City Attorney shortly.

City Attorney Anita Gerarci Carver provided explanation of public participation procedures as follows:

Public notice of this meeting was provided on the City's website and posted at City Hall. The public notice included directions for how members of the public can

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participate. The public has the option to join the Zoom meeting remotely using a computer to watch and listen to the meeting. Or the public can call into the meeting on their telephone and listen to the meeting. Regardless of which option, all attendees from the public are added in listen-mode only.

The notice also provided direction for members of the public who need special accommodation to participate in the meeting in accordance with the ADA to contact the City Clerk not later than 3 business days before the meeting.

The public has been given the opportunity to submit public comments in advance of the meeting by e-mailing the City Clerk. Public comments received before 3 p.m. on the meeting date have been shared with the CRA Board prior to this evening's meeting. The Clerk will read the comments into the record during the meeting. Any public comments received after 3 p.m. will be shared with the CRA Board after the meeting and will be retained as a public record.

No public comments were received by the City Clerk.

**OLD BUSINESS**

**1. Consideration of Approval of January 27, 2020 Groveland CRA Governing Board Meeting Minutes**

**Motion:** Board Member Sweatt moved to approve the January 27, 2020 Groveland CRA Governing Board Meeting Minutes; seconded by Vice Chair Radzik.

**Public Comment:**  
None.

Motion passed with all Board Members present voting aye.

**2. Consideration of Approval: Resolution 2020-20 FON Study – CRA Boundary Expansion – Finding of Necessity Study**

City Clerk Wright read the following title into the record:

A resolution of the Community Redevelopment Agency of the City of Groveland, Florida, providing for findings of necessity relating to the existence of one (1) or more conditions in a certain area of the City of Groveland and unincorporated Lake County that meet the criteria described in Section 163.340(7) or (8), Florida Statutes; providing for other findings; providing for the acceptance, approval and adoption of the City of Groveland Community Redevelopment area Findings of Necessity Study; finding the need for a Community Redevelopment area under the

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provisions of Chapter 163, Part III, of the Florida Statutes, providing for limitation of effect; providing for severability, conflict, and effective date.

Community Redevelopment Agency (CRA) Director Dan Murphy advised the final Finding of Necessity (FON) report would be presented by CRA Coordinator John Jones for the possible boundary extension, as well as an extension of the CRA term for up to 60 years.

Mr. Jones provided a presentation of the FON Study noting five (5) conditions of blight and one (1) condition of slum identified in areas outside of the current CRA boundary. He reported the following:

- The current Groveland CRA boundary consists of approximately 1,033 acres.
- Four (4) additional areas within the City of Groveland that demonstrate conditions of slum and blight. Totaling an additional 1,118 acres.
- The total proposed CRA boundary is 2,151 acres.

Mr. Jones provided the next steps for FON Study. This includes an update at the May or July Meeting that would reflect the new area. The agency would then notify the Lake County taxing authorities regarding intent to adopt a resolution providing legislative findings and approval of the Community Redevelopment Plan in July. An ordinance would follow to be considered by City Council for approval of the CRA boundary expansion and participation within the tax increment fund over a period of time.

Board Member Smith asked for further explanation of blight conditions as it pertains to the CRA areas. Mr. Jones reported the areas were selected based on their perceived impediments to development and redevelopment, as well as their redevelopment potential for increased value. When looking at conditions of blight, the areas were considered as a whole instead of individual pieces around the City.

Vice Chair Radzik asked for clarification of which parts of South Lake David Park were included and if the reason for inclusion was due to some of the areas not being inline with the City and County's vision. Mr. Jones noted all areas of Lake David Park had been included in the presentation.

Chair Wilson inquired if the changes would help with Community Development Block Grant (CDBG) in the future. Mr. Murphy answered that it should be a big help.

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Board Member Smith asked about the zoning districts on page 16 of the study. Mr. Jones advised the zoning districts are a current representation and do not reflect the slum and blight conditions found in the FON report.

**Motion:** Vice Chair Radzik moved to approve Resolution 2020-20 FON Study for the CRA Boundary Expansion Finding Necessity Study; seconded by Board Member Sweatt.

Motion passed with all Board Members present voting aye.

**Public Comment:**

None.

3. **Consideration of Approval: Storm Water Master Plan (Final Report)**

Mr. Murphy reported CPWG had been contracted to develop the CRA's Stormwater Master Plan. He introduced Steve Tarte and Sue Woodbury to present the final report.

Mr. Tarte and Ms. Woodbury provided a presentation of the steps needed to develop the Stormwater Master Plan and conclusions. The steps consisted of identifying and collecting infrastructure data currently within the CRA boundary, delineating stormwater drainage basins based on field observed conditions and survey data, and comparing the 100 year flood plain to FEMA maps to determine what systems would work best. CPWG identified the next steps for the Stormwater Master Plan as follows:

- Design and construct lower cost stormwater projects to create momentum.
- Secure funding for SR 50 Realignment.
- Partner with FDOT to construct alternative stormwater management solutions within the CRA.
- Discuss with FDOT options for pervious pavement, decreasing pond sizes and relocating ponds.
- Public Education.

Board Member Smith asked if parcels could be built up using stilts, where the natural wetlands are not disturbed. Mr. Tarte answered it could be an option. Ms. Woodbury added stilts have to be a minimum of one (1) foot higher than the elevation of the flood plain.

Vice Chair Radzik expressed he was happy to be moving forward with some of the City's long standing projects.

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Board Member Smith inquired as to how or if the study ties into a city-wide study of stormwater management assessments. Ms. Woodbury stated every stormwater structure within the City and outlying regions were mapped and used in the study. Board Member Smith stated there are several stand alone stormwater management systems in existing subdivisions, but it's not typically looked at as a city-wide solution. Ms. Woodbury reported drainage basins and sub-basins were delineated around existing retention ponds or depressional areas in order to get an idea of what the flow is in each particular area and if flooding is an issue.

Mr. Tarte and Ms. Woodbury stated a lot of the new areas being added to the CRA were either covered under the study already or could be included fairly inexpensively.

Vice Chair Radzik stated the study was designed to bring light to areas within the CRA boundary that have needed to be addressed for a long time and to assist with the formulation of the City's CIP, but does not preclude from moving forward on a city-wide perspective.

Board Member Smith inquired if the Stormwater Master Plan would help with qualifying for grants. Mr. Murphy stated it would help with grants in the future. The CRA plans to apply for a CDBG Mitigation grant soon.

Vice Chair Radzik stated a stormwater master fee would need to be established at some point. He also expressed his concern regarding the mention of State Road 50's east pond. Vice Chair Radzik cautioned about doing anything that would affect the State Road 50 Realignment construction project.

Chair Wilson stated some of the areas of concern have been ongoing for at least 6 or 7 years and she does not want to prolong finding a solution.

**Motion:** Board Member Smith moved to approve the Storm Water Master Plan Final Report; seconded by Board Member Waite.

Motion passed with all Board Members present voting aye.

**Public Comment:**

None.

**NEW BUSINESS**

**4. Consideration of Approval: Bradshaw Property Purchase**

Mr. Murphy reported a draft copy of the property purchase agreement could be found within the agenda packet. After identifying snippets of land along downtown Groveland totaling about 1.3 acres, the CRA made an offer was made and it was accepted.

Vice Chair Radzik noted the address is written as Crittenden Road and he thought it was known as Railroad Street instead. He also stated he hopes the purchase has an immediate development plan.

Board Member Smith inquired about the property between Advance Discount Auto Parts store. Mr. Murphy reported the CRA is purchasing the properties owned by Charles E. Bradshaw, Jr. Trust and are looking at the other properties as well.

**Motion:** Vice Chair Radzik moved to approve the Bradshaw Property Purchase; seconded by Board Member Sweatt.

Motion passed with all Board Members present voting aye.

**Public Comment:**

None.

**5. Groveland CRA Annual Report for 2019 Activities**

Mr. Murphy reported the Annual CRA Report had been previously distributed to all parties ahead of the meeting due to COVID 19 restrictions. He advised the report has been posted and sent to the proper taxing authorities, as required.

No action for this item was required.

**Public Comment:**

None.

**6. Discussion and Consideration of Approval: Anchor Tenant Loan to Grant Program Applicant – Papa’s Diner relocation**

Mr. Murphy explained one of the CRA restaurant business incentives includes a loan to grant possibility. Under the incentive, the City of Groveland would loan 35 percent of construction costs up to \$75,000. Before the onset of COVID 19, the owners of Papa’s Diner were in discussions to open a second location within the Groveland CRA area. At this time, discussions are paused due to the pandemic.

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Board Member Sweatt stated she has visited Papa's Diner in Clermont and the food is terrific.

Board Member Smith asked Mr. Murphy to confirm the budget the owners were considering. Mr. Murphy stated the owners would need to invest approximately \$220,000.

Board Member Smith inquired if the diner planned to remain open for breakfast and lunch only, or to include dinner as well. Chair Wilson and Board Member Sweatt confirmed the diner would be open for breakfast and lunch only.

Board Member Smith also asked if there would be a time frame in which the restaurant had to remain in business to receive the incentive. Mr. Murphy reported the incentive is a loan for the first five (5) years and then would convert into a grant that is forgiven at a rate of 20 percent for each of the five (5) years.

Vice Chair Radzik asked for clarification regarding if the discussion pertained to Papa's Diner only or if it should be regarding the incentive program in general. Mr. Murphy advised any restaurant willing to invest would be considered for the incentive. Vice Chair Radzik also inquired as to other requirements, such as the number of employees. Mr. Murphy stated there could be an expression of employment built into the incentive.

Vice Chair Radzik asked how this incentive would equate for Chefiging It Up's desire to expand. Mr. Murphy explained if Chefiging It Up wanted to invest in a build out of a new restaurant they would qualify for the incentive.

Board Member Smith inquired about the Anchor Tenant Program. Mr. Murphy advised that Papa's Diner would be considered an anchor tenant, as well as Chefiging It Up if they decide to make an investment in upgrading the restaurant.

Chair Wilson noted she and Mr. Proper had both spoken to the owners of Papa's Diner about opening a second restaurant in Groveland. She advised the owners were very interested and were doing as much as possible to assist with the Groveland Eats initiative. Chair Wilson stated she believes the City needs to pursue and work with Papa's Diner.

Vice Chair Radzik stated he was not disputing against Papa's Diner, but needed clarification if the discussion is about Papa's Diner specifically or creating an incentive program in general. Mr. Murphy stated he originally placed the item on

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the agenda to discuss Papa's Diner once they were ready to move forward, but did see the opportunity to discuss the incentive program in general as well.

Vice Chair Radzik stated it shouldn't matter if the business is an anchor tenant or not. Businesses who would be willing to make an investment should be offered what the CRA can budget. Attracting businesses and restaurants should be the main focus.

Board Member Smith stated there is already an Anchor Tenant Program codified within the City. He reiterated the agenda stated Papa's Diner as the topic of discussion.

City Manager Hein agreed that the item should be tabled at this time until the potential stakeholders are prepared to move forward.

No action was taken.

**Public Comment:**

None.

**7. Discussion and Consideration of Approval: Open Air Dining Pilot Project Program – Chefing It Up Weekend Outdoor Seating/Service**

Mr. Murphy reported he was approached by several merchants before the onset of the pandemic regarding stimulating business in downtown Groveland. In anticipation of the completion of Lake David Park North, one concept was to authorize Chefing It Up to utilize the alleyway adjacent to their restaurant on Friday and Saturday evenings. This would allow the restaurant more space for patrons. The alleyway would be improved and blocked off to vehicle traffic. At this time, the City prohibits open air food sales. Mr. Murphy proposed the City allow Chefing It Up to implement this concept on a 90 day trial basis to determine business levels, post pandemic.

Board Member Sweatt stated she has been inside of Chefing It Up and heard mention of them utilizing their upstairs space and having a garden in the back of the building. Board Member Sweat feels this is a great idea that may lead to other businesses doing the same thing.

The Board agreed the improvements and utilization of the alleyway would be a great idea.

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**Motion:** Board Member Smith moved to approve a 120 day trial initiation to begin at Phase 2 or 3 of the State of Florida's reopening, as established by Governor DeSantis; seconded by Vice Chair Radzik.

Motion passed with all Board Members present voting aye.

**Public Comment:**

None.

**PUBLIC COMMENT**

None.

**REPORTS**

**CRA Manager**

Mr. Murphy reported the following:

- At the next meeting a Streetscape Pilot Project for Broad Street will be presented.
- The CRA will implement continuing service contracts with some vendors. The qualified vendors will be reported at the next meeting.
- The pavers at Veteran's Park have been resurfaced and replaced.
- Mr. Murphy recommended the next CRA meeting be held Monday, June 22, 2020 and to cancel the May 26, 2020 meeting.

Vice Chair Radzik reported types of trees selected for the Streetscape Pilot Program need to be carefully considered to avoid trees that will cause future damage.

Board Member Smith requested the status of the historic train depot be included on the next CRA Meeting Agenda.

Board Member Sweatt agreed with Vice Chair Radzik that live oak trees should not be included in the street scape project.

**Anita Geraci-Carver**

City Attorney Geraci-Carver had nothing to report at this time.

**ADJOURNMENT**

Mayor Wilson thanked everyone who attended and participated the meeting. Mayor Wilson adjourned the meeting at 7:56 p.m.

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Evelyn Wilson, Mayor

Attest:

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Ciara Bender, Recording Secretary

## AGENDA ITEM 2

## REQUEST FOR CRA REVIEW

**MEETING DATE:** July 27, 2020

**ITEM NUMBER:** 2

**AGENDA ITEM:** Broad Street Streetscape Design and Construction Estimate

**PREPARED BY:** John Jones, CRA Projects Coordinator

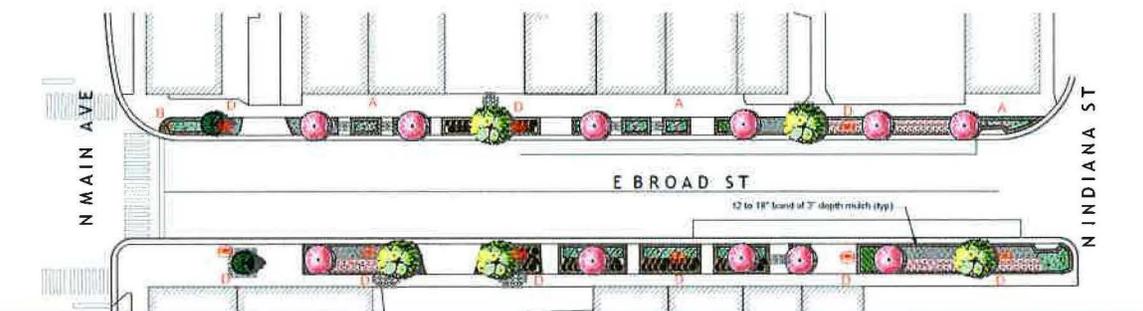
**DATE:** July 16, 2020

### BACKGROUND:

This item is to present for consideration of CRA funding, a streetscape pilot-project design for the Broad Street from Indiana Street to North Main Avenue. The streetscape improvements will include street trees, sidewalk improvements and street furnishings and street-lights.

### DISCUSSION

#### Proposed Streetscape Improvements



The proposed streetscape area will include the north and south sides of East Broad Street between North Main Avenue and North Indiana Street. This pilot-project will include street trees and other plantings, street-lights and street furnishings (benches, trash receptacles, bike racks).

The street trees will be planted in “silvacell”, or equivalent, tree planting containers to protect the tree’s roots and adjacent sidewalks. Special planting beds, planting materials (soil augmentation) and irrigation systems will be installed to maximize the viability of the plantings.

## AGENDA ITEM 3



**DISCUSSION AND CONSIDERATION FOR APPROVAL  
FAÇADE GRANT APPLICATION**

<b>MEETING DATE:</b>	July 27, 2020
<b>ITEM NUMBER:</b>	<b>3</b>
<b>AGENDA ITEM:</b>	<b>Façade Grant Application (COYOTE ROJO)</b>
<b>PREPARED BY:</b>	John Jones, CRA Projects Coordinator
<b>DATE:</b>	July 16, 2020

**BACKGROUND:**

This item is to request consideration for approval of a façade grant application for Coyote Rojo, II, located at 214 West Broad Street.

The Community Redevelopment Agency (CRA) of Groveland has received a complete and sufficient Façade Grant application from Mr. Juan Alfaro, owner of Coyote Rojo II. The proposed improvements include:

Repair, replacement and repainting of metal trim along the roofline	\$ 3,894.50
New LED lights along roofline	\$ 2,000.00
Repainted exterior walls	\$11,694.50
Signage	\$ 2,500.00
<b>TOTAL</b>	<b>\$20,089.00</b>

**DISCUSSION**

The façade grant program may provide a maximum award of \$20,000 to reimburse applicant for eligible expenses.

**Available Funding**

The Groveland Community Redevelopment Agency has allocated \$50,000 for FY 2019/2020 in account 10-552000 488 for the Business Assistance program. The current balance of the account is \$41,087.

**STAFF RECOMMENDATION:** Staff recommends the CRA Governing Board approve the \$20,000 matching grant façade award and authorize the City Manager, CRA Manager and or their designee(s) to execute necessary agreements and documents to implement this projects.

Attachments: City of Groveland Community Redevelopment Agency MEMO- Coyote Rojo II, Façade Grant Application.

## AGENDA ITEM 4



**DISCUSSION AND CONSIDERATION FOR APPROVAL  
FAÇADE GRANT APPLICATION**

<b>MEETING DATE:</b> July 27, 2020
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<b>ITEM NUMBER:</b> 4
<b>AGENDA ITEM:</b> Façade Grant Application (MIKE CASHWELL, BODY SHOP)
<b>PREPARED BY:</b> John Jones, CRA Projects Coordinator
<b>DATE:</b> July 16, 2020

**BACKGROUND:**

This item is to request consideration for approval of a façade grant application for Mike Cashwell’s Body Shop located at 135 Garden Avenue, Groveland Florida, within the CRA boundaries.

The Community Redevelopment Agency (CRA) of Groveland has received a complete and sufficient Façade Grant application from Mr. Mike Cashwell. Mr. Cashwell is proposing to rehabilitate the facility and open a automobile body shop at the facility. The proposed improvements include:

Exterior Front Porch	\$ 6,793.00
Exterior Building Paint	\$ 4,558.00
Front Drive Approach	\$ 3,460.00
Asphalt Parking	\$ 1,780.00
Landscaping Parking and Entry area	\$ 3,850.00
Contractor Permitting and Supervisions	\$ 4,890.00
<b>TOTAL</b>	<b>\$25,331.00</b>

**DISCUSSION**

The façade grant program may provide a maximum award of \$20,000 to reimburse applicant for eligible expenses, with the applicant spending at least \$5,000 or 20 percent of the total.

**Available Funding**

The Groveland Community Redevelopment Agency has allocated \$50,000 for FY 2019/2020 in account 10-552000 488 for the Business Assistance program. The current balance of the account is \$41,087, with another \$20,000 grant application pending..

**STAFF RECOMMENDATION:** Staff recommends the CRA Governing Board approve the \$20,000 matching grant façade award and authorize the City Manager, CRA Manager and or their designee(s) to execute necessary agreements and documents to implement this projects.

Attachments: City of Groveland Community Redevelopment Agency MEMO- Mike Cashwell, Façade Grant Application.

## AGENDA ITEM 5



**DISCUSSION AND CONSIDERATION FOR APPROVAL  
ECONOMIC DEVELOPMENT INCENTIVE  
APPLICATION**

<b>MEETING DATE:</b> July 27, 2020
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<b>ITEM NUMBER:</b> 5
<b>AGENDA ITEM:</b> Economic Development Incentives for Relocating Targeted Industry (TRAFFIC CONTROL DEVICES)
<b>PREPARED BY:</b> John Jones, CRA Projects Coordinator
<b>DATE:</b> July 16, 2020

**BACKGROUND:**

This item is to request consideration for approval of economic development incentives for applicant Traffic Control Devices (TCD).

Before deciding to locate in Groveland, the applicant, Traffic Control Devices (TCD), requested consideration to participate in the Jobs Growth Incentive program. The company was seeking to develop a facility within the city Groveland. The company is proposing to construct a new building and create 25 jobs in Groveland.

Traffic Control Devices (TCD) is a specialty electrical contractor and whose work is primarily done for State, County and City municipalities. TCD has been the primary contractor for Lake County Traffic department of over 20 years and has worked for Disney and Universal Studios for over 25 years. The company's work typically includes: Traffic Signals; Street Lighting; Sign Structures and Signs and ITS (Intelligent Transportation Systems) such as Fiber Optic cable and high tech devices, GPS equipment, Smart Transportation readers, Toll equipment, Network devices, CCTV, etc.

Traffic Control Devices, Inc. (TCD) is a privately owned corporation established in 1978. Over the last three decades, TCD has earned a reputation of quality in the electrical contracting and transportation engineering industry. TCD specializes in the design, construction, implementation, and maintenance of Intelligent Transportation System (ITS) projects and their associated communications, control, and display hardware. TCD installs, integrates, tests, and maintains copper, fiber optic, wireless, and hybrid communications systems.

TCD is a very well established corporation with the in-house construction services and financial resources necessary to provide simultaneous support for multiple projects in different jurisdictions and states.

## **DISCUSSION**

TCD capital investment in Groveland will be \$1.1 million. (\$750K for structure, \$150K property and an additional 200K for design and miscellaneous improvements). The company will employ 25 people on average. Hourly rates would average approximately \$23-25 per hour without labor burden. With labor benefits, an additional 63% is added to the average, raising it to \$35 or greater per hour.

Based upon the projection, the Groveland CRA proposed to grant two incentives: waiver of permit fees and a Job Growth Incentive of \$1,000 per employee for ten new employees.

### **Waiver of Permit Fees**

Section 25-3 (1) a. of Groveland Code of Ordinances. Part of that specific section authorizes waiver building permit fees up to 100% for a new building of at least 4,000 sq ft. Estimated permit fees were approximately \$20,000 for the Traffic Control Devices structures.

### **Job Growth Incentive**

CRA incentives allow an allocation of \$1,000 per new employee earning more than 115 percent of the County's average annual wage. The proposed award was based upon an estimated 10 employees to open the facility.

## **Available Funding**

The Groveland Community has allocated \$100,000 for FY 2019/2020 in account 10-552000-485 Economic Incentives. The current balance of the account is \$100,000. \$750,000 is available in the permit fee fund.

**STAFF RECOMMENDATION:** Staff recommends the CRA Governing Board approve the \$10,000 economic incentive award and up to \$20,000 in permit fee waivers and authorize the City Manager, CRA Manager and or their designee(s) to execute necessary agreements and documents to implement this projects.

**NOTE: ADDITIONAL INFORMATION FOR AGENDA ITEM 5 TO FOLLOW**