

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
MARCH 28, 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.

PUBLIC NOTICE OF THE GROVELAND COMMUNITY REDEVELOPMENT AGENCY GOVERNING BOARD REGULAR MEETING SCHEDULED TO CONVENE AT 6:00 PM, MARCH 28, 2022, IN THE E.L. PURYEAR BUILDING LOCATED AT 243 S. LAKE AVENUE, GROVELAND, FL 34736.

As an alternate option, the public can attend the March 28, 2022, CRA Meeting virtually. The virtual meeting will be in “watch/listen mode” only; no public comments will be taken virtually. Instructions to participate have been posted to the City’s website under “public notices” at www.groveland-fl.gov

*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) 429-2141, ext. 9172.

CHAIR	EVELYN WILSON
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BOARD MEMBER	MIKE SMITH
EX-OFFICIO	COMMISSIONER DOUG SHIELDS
CITY MANAGER	MICHAEL HEIN
CITY ATTORNEY	ANITA GERACI-CARVER
CRA MANAGER	DAN MURPHY
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

Consideration of Approval:

1. March 01, 2022, Groveland CRA Governing Board Meeting Minutes

OLD BUSINESS

None.

NEW BUSINESS

2. Consideration of Approval: Groveland Community Redevelopment Agency Annual Report FY 2020-2021
3. Consideration of Approval: Request for Proposal (RFP) Development of Former Groveland Police and Fire Headquarters Site

PUBLIC COMMENT

REPORTS

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

UPCOMING MEETING SCHEDULE*

- May 23, 2022
- July 25, 2022
- 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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CONSENT AGENDA

**City of Groveland
Minutes
Community Redevelopment Agency Meeting
Tuesday, March 01, 2022**

The Groveland Community Redevelopment Agency (CRA) held a regularly scheduled meeting on Tuesday, March 01, 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 6:03 p.m. with the following Board Members present: Barbara Gaines, Mike Radzik, Mike Smith, and Ex-Officio Commissioner Doug Shields. City officials present were CRA Manager Dan Murphy, City Attorney Anita Gerarci-Carver, CRA Coordinator John Jones and Recording Secretary Ciara Bender.

Note: Vice Chair Randolph Waite, Board Member Briggett Brannon, Board Member Dina Sweat, City Manager Mike Hein, and Sergeant-at-Arms Chief Shawn Ramsey had excused absences.

As an alternate option, the public was provided the opportunity to attend the March 01, 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 Board Member Radzik.

CONSENT AGENDA

1. Approval of December 7, 2021, Groveland CRA Meeting Minutes

Motion: Board Member Radzik moved to approve the December 7, 2021 Groveland CRA Meeting Minutes; seconded by Board Member Smith.

Public Comment: None.

Motion passed with all Board Members present voting aye.

OLD BUSINESS

None.

NEW BUSINESS

2. Broad Street Streetscape Façade and Signage Initiative

CRA Manager Dan Murphy introduced the item as a mini streetscape program. Over \$200,000 has been invested for new plants, lighting, and benches on the Broad Street block between Main Street and Indiana Avenue. This revealed that the storefronts are in bad shape. To improve the storefront facades, the agency is requesting approval of \$150,000 to be used to update nine (9) buildings along the block. With approximately \$75,000 allocated towards painting, brick work, awnings, and other construction costs; approximately \$30,000 allocated towards signage; and the remainder to be allocated towards other discrepancies such as bringing the sign lighting into Dark Sky compliance and fence work. The work would breakdown as follows:

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- Groveland pharmacy: \$12,446 paint and brickwork and \$3,525 signage
- Groveland laundry: \$4,458 paint and awning repair
- Cricket: \$5,605 paint
- Prosperity Financial \$5,275 paint and brickwork and \$3,525 signage
- Supermercado Jalisco: \$9,980 paint, front windows, and \$5,425 signage
- Ice cream/tortillas: \$6,305 paint, brickwork, and \$5,175 signage
- Barber/beauty: \$9,356 paint, awning, and \$4,410 signage
- Thrift store: \$10,710 paint or pressure wash
- Laboratory/yoga: \$5,500 paint and \$3,525 signage

Board Member Radzik asked why an outside company is being used to determine compliancy instead of developing an in-house review committee to save money. He noted the proposed signage and lettering seemed to be consistent throughout and asked the City Attorney if there would be an issue covering the item within the CRA plan under Capital Improvements. City Attorney Anita Gerarci-Carver there would not be an issue.

Board Member Radzik stated a good number of the shops in the downtown area are out of compliance by exceeding the maximum amount of coverage in the windows. Mr. Murphy agreed stating a major purpose of the facade initiative is to help bring businesses into compliance and gain standardization.

Community Development Director Tim Maslow added as apart of the new compassionate code compliance effort, Code Enforcement and the CRA's Façade Program would combine efforts to show businesses what can be done versus what cannot. Mr. Maslow offered to have staff work on bringing all signs up to compliance if the Board considered increasing the requested \$30,000.

Board Member Smith asked for clarification of the request. Board Member Radzik stated he would like to include every business in the downtown area when updating the signs. Board Member Smith reported he would not be in favor of including every business at one time, as the CRA budget would not allow it.

Board Member Radzik stated he would still consider a motion to find out the costs and bring the findings back before the Board to determine if the funds are available, as there is money within the CRA budget that is not utilized year after year.

Mr. Maslow clarified his request was to bring the signage of businesses within the one (1) block up to code, as to bring all businesses up to code at this time would be cost-prohibitive. Chair Wilson asked if all businesses could be included in the cost finding. Mr. Maslow agreed staff could study to see how much additional, it would be to bring all businesses up to code.

Board Member Smith asked for clarification if the costs are to include the block or the City. His objection was for every business in the City to be included, not the block. However, Board Member Smith felt if every business on the block would be included, the vacant building at 101 should also be painted, to not leave an eye sore on the block.

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Board Member Gaines asked Board Member Radzik if his request was to place a hold on all work until the cost estimate for the additional businesses are completed. Board Member Radzik stated the cost estimate would allow the Board to set priorities moving forward. Board Member Gaines asked how inflation would be accounted for as the projects would take time. Board Member Radzik stated a baseline cost is needed.

Board Member Radzik proposed a motion to accept the item. He proposed a second motion to direct staff to study the costs to bring signage of all businesses within Groveland up to compliance with the addition of paint work for the 101 building.

Mr. Maslow requested the Board approve an additional \$15,000 - \$20,000 for the cost study to be completed as soon as possible. Mr. Murphy stated the request for \$150,000 could accommodate the additional paint work of the 101 building. He noted the owners have signed off on the proposed work. Mr. Murphy agreed to conduct a cost study for the additional businesses at the Board's direction, however, would like to keep the request at \$150,000 at this time.

Motion: Board Member Radzik moved to approve the Broad Street Streetscape Façade and Signage Initiative for \$150,000 with the inclusion of paint work for 101 Broad Street; seconded by Board Member Smith.

Second Motion: Board Member Radzik moved to direct staff to complete a cost study to bring all businesses within Groveland up to compliance regarding signage; seconded by Board Member Smith.

Board Member Radzik asked Mr. Maslow to investigate an Architectural Review Committee (ARC) to streamline items such as this to save money. Mr. Maslow noted there are architectural standards in the new code, however, in some cases when property owners don't take the necessary action it requires the City to hire an architect for a façade improvement to take the action. Mr. Maslow added he does foresee projects where owners will hire their own architects without staff interference.

Board Member Smith stated as a City its been found you sometimes have to create the vision for everyone to get onboard. Small businesses may not be inclined to spend the money for aesthetic purposes. He believes the City is moving in the right direction and is excited to generate a buzz that would get more businesses interested in a partnering with Groveland.

Board Member Gaines asked what the expected date of completion is once Council approves. Mr. Murphy stated most of the work would be completed in 60 days with all the work being completed in 90 days.

Commissioner Shields inquired if the owners were to make any contributions to the work. Mr. Murphy stated the CRA is paying for the work at this point. There were other proposed changes that owners had the option of buying into. The only buy-ins received were for signage.

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Chair Wilson requested Mr. Murphy reach out to the owner of 101 Broad Street regarding painting the building themselves.

Public Comment: None

Motion passed with all Board Members present voting aye.

3. Phase II Streetscape Project, Broad Street from Lake Avenue to Main

Mr. Murphy stated the second phase of the streetscape project is to include the block along Broad Street from Lake Avenue to Main Street. The project includes the sidewalks along Family Dollar, the Edge Building and encompasses the corner where commercial trucks turn to enter State Road 19. It would involve replacing existing trees, plants, and flowers on newly configured beds as a continuation of phase one. The project would also include updated lighting, benches, irrigation system, and trash receptacles.

Grace Harrison of Madrid CPWG thanked the Board for the opportunity to continue their partnership in phase two of the streetscape project. She listed the trees used as eastern redcedars, simpson's stoppers, and cathedral live oaks. It also included a variety of shrubs and botanical ground covers along the sidewalks.

Mr. Murphy reported the cost estimate for the proposed streetscape phase II is \$295,811. He requested the Board approve the plans as submitted and the budget to move forward with CPWG or to allow for a request for proposal (RFP) through the procurement department.

Motion: Board Member Smith moved to approve Phase II of the Streetscape Project with the cost estimate of \$295,811, to include a modification to plans for parking on both sides of the street; seconded by Board Member Radzik.

Board Member Radzik asked what the time difference between using CWPG and completing a bidding process would be. Mr. Murphy stated the bidding process would be at least 60 days, whereas CWPG could get started immediately within the next 30 days. Board Member Radzik suggested Board Member Smith to amend the motion to include using CPWG. Board Member Smith referred to City Attorney Gerarci-Carver for guidance. City Attorney Gerarci-Carver stated CPWG could be used if the procurement policy allowed it.

Amended Motion: Board Member Smith moved to approve Phase II of the Streetscape Project with the cost estimate of \$295,811, to include a modification to plans for parking on both sides of the street, with the preference of the Board being to have the project completed by CPWG; seconded by Board Member Radzik.

Board Member Gaines asked what the estimated time of completion would be. Mr. Murphy reported the previous job was completed in 90 days, with the exception of lighting as Duke Energy took four (4) months to install. In phase II, the agreement to rent lighting from Duke Energy would be changed. Mr. Maslow noted two benefits of the contractual change will be dark-sky friendly lighting options and financial savings over time.

Board Member Radzik asked if \$100,000 of streetscape monies came with the approval of the State Road 50 Realignment Project. CRA Coordinator John Jones stated he did not have an answer at this time. Board Member Radzik inquired as to how to access those funds. Mr. Maslow stated he would investigate the matter. He noted 120 days would be a more probable completion timeframe considering the right-of-way belongs to the FDOT.

Board Member Smith asked for a consensus of the Board to direct staff to complete a cost estimate to apply the façade grant to the block after phase II of the streetscape is completed. All Board Members present concurred.

Public Comment: None

Motion passed with all Board Members present voting aye.

4. Anchor Tenant Agreement with Chefig It Up Pizza Cafe

Mr. Murphy reported the owners of Chefig It Up Pizza Cafe intends to invest approximately \$100,000 to improve the shop. This would include new tables, creating a bar area, and expanding the kitchen by approximately fifty percent. As a financial aid, the owners have requested a loan to grant agreement with Groveland. The Anchor Tenant agreement allows for up to thirty-five percent to be loaned to the owners with an equipment lien as collateral. The request is for \$35,000.

Motion: Board Member Radzik moved to approve the Anchor Tenant Agreement with Chefig It Up Pizza Café for \$35,000; seconded by Board Member Gaines.

Board Member Radzik asked the difference is between Loan to Grant Agreement and an Anchor Tenant Loan to Grant Agreement. Mr. Murphy stated the anchor tenant agreement is to specifically attract restaurants to the downtown area.

Board Member Smith encouraged members to stop by Chefig It Up to see the progress the owners have made thus far to understand the change happening there.

Chair Wilson stated the owners have made a major investment in the City and have become a part of Groveland.

Public Comment: None

Motion passed with all Board Members present voting aye.

5. Demolition of Building at 171 E. Broad Street

Mr. Murphy stated the building at 171 E. Broad has been deemed unsafe by the Fire Inspector and Building Department. An asbestos survey was completed, reporting minimal risk. After receiving quotes, Mr. Murphy recommends an approval of \$18,000 to complete the demolition. The owner intends to construct a 2 or 3 story building once demolition is completed.

Motion: Board Member Gaines moved to approve \$18,000 for the demolition of 171 E. Broad Street; seconded by Board Member Smith.

Board Member Smith inquired if the owner would be utilizing any of the timber from the original building on the new building to maintain a little of the history. Mr. Murphy agreed to discuss with the owner.

Board Member Radzik reported a similar situation with Grey Middle School; however, City Attorney Gerarci-Carver advised it was too late in the design and engineering phase to include. Board Member Radzik stated he would also like to see if anything can be salvaged and used on the new building.

Chair Wilson asked how long the building had been empty. Mr. Murphy stated to his knowledge at least 8 years.

Public Comment: None

Motion passed with all Board Members present voting aye.

6. Extension and Modification of Contract with Anointed Community Services

Mr. Murphy stated the LiveWell Grant was awarded to the City of Groveland largely due to services offered to the community through Anointed Community Services. As a reflection of that, he requested the following be awarded.

- The term of agreement between the City of Groveland and Anointed Community Services should be reviewed for a possible 5-year period with additional 1-year extensions or other agreement consistent with grant provisions
- Staffing levels funded by the CRA should be increased up to \$36,347 in FY 2021/22 and FY 2022/23 to provide expanded Anointed Community Services levels even as the community center is being designed and built.
- The City of Groveland should proceed to provide a city-owned transportation van to Anointed Community Services for exclusive operations related to Elese Tomlin Center.

Ms. Linda Cowels provided a handout outlining the center's current staff and staffing needs. She spoke to the ever growing need to maintain properly screened staff to care for the youth, as well as a need for reliable transportation.

Chair Wilson noted she saw Ms. Cowels request for teachers on Facebook and asked if there had been any response. Ms. Cowels stated there had not been any response thus far from Facebook, but she has received one response from Lumen.

Board Member Radzik stated Ms. Cowels and her program are a Godsend. He asked about the partnership with Hope International Church. Ms. Cowels stated Hope International Church had grown a lot and she doesn't see how they would have any additional space at this time. Board Member Radzik asked if the high school or senior center had been

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contacted regarding space. Ms. Cowels stated she has not been given permission to contact the senior center at this time and that she has been in contact with the high school, welcoming student volunteers.

Mr. Murphy reported the LiveWell Grant covers a three (3) year period and will take time to design and build the new community center. Additionally, there was a \$200,000 draw for salaries and equipment. It is unclear how the funds will be dispersed at this time. With the continued growth of the center, the CRA Board may consider recommendation that the City assume funding.

Board Member Smith stated the program is great and needs more space. He agreed the program needs to be migrated to the main city budget so the proper resources can be allotted.

Board Member Radzik stated he would like to use whatever financial resources are available without over burdening the CRA. Mr. Maslow added the program may fall under the Parks Operating Expenses with a recreational agreement.

Motion: Board Member Gaines moved to approve the requested modification of the City of Groveland CRA's contract with Anointed Community Services, additional funding in the amount of \$36,347 from whatever City fund available, and the purchase of a city-owned transportation van to Anointed Community Services for exclusive operations related to Elese Tomlin Center; seconded by Board Member Radzik.

Chair Wilson thanked everyone who was involved in the process of applying for the LiveWell Grant.

Public Comment: None

Motion passed with all Board Members present voting aye.

7. Removal of Solar Lighting and Consideration of Projects on Hold

Mr. Murphy stated he wanted to address several projects that have been on hold. The first being approximately 14 solar lights within the City, half of which are broken with no means to repair. The removal and destruction costs are \$18,000.

Mr. Murphy reported CPWG completed a landscape projection drawing for the proposed parking lots on Cherry, Railroad, and Broad Streets.

Motion: Board Member Radzik moved to approve the removal and destruction of the solar lighting budget item in the amount of \$18,000; seconded by Board Member Smith.

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Board Member Radzik stated many years ago the lights were approved with the potential to move the lights to Wilson Lake Park. He asked if there was a possibility to save any of the lights. Mr. Murphy stated not without the parts to repair them.

Board Member Smith noted having the lights removed would help make the City's priorities clearer. He asked what the old hotel parking lot foundation would be. Mr. Murphy stated crushed granite. Board Member Smith stated he would rather something permanent be the foundation versus something that would need to be brought up in a few years with potential plans of a multilevel parking garage.

Chair Wilson asked if the solar lights could be used for scrape metal. Mr. Murphy stated one of the contractors has a contact in Bangladesh who has requested the solar panels. Chair Wilson suggested the parts be used to create art for the park.

Public Comment: None.

Motion passed with all Board Members present voting aye.

REPORTS

Board Member Gaines

Nothing to report at this time.

Board Member Radzik

Board Member Radzik reported he spoke with Faith Neighborhood Board Members regarding a bus stop. He felt it may not be best to utilize funds for that bus stop as the building would be moved behind Tractor Supply where there is already a bus stop. Board Member Radzik would like to revisit the four (4) locations previously discussed.

Board Member Smith stated there are other bus stops in the works throughout Lake County, however, he is not sure where they are on the priority list.

Board Member Radzik asked the Board for consensus to direct staff to locate the proposed bus stops in the CRA plan and bring it back before the Board with cost estimates.

Board Member Radzik thanked Board Member Gaines for requesting timelines for meeting items. He asked for an update on the use of Groveland's Annex Building for South Lake Chamber advertising. Mr. Maslow reported the item has been delegated to City Manager Hein, as he is stationed in the Annex and has the customer service team is set up there as well. Mr. Maslow noted an architect has been commissioned to produce a series of architectural vignettes reflective of the visioning work being done within the CRA and the Strategic Plan on the sidewalks and for the windows of the Annex Building with a start date of April 1, 2022.

Board Member Smith

Board Member Smith stated a sidewalk that comes down from Anderson Road along State Road 33 to the crosswalk on Patterson is needed as soon as possible.

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Commissioner Shields requested an email stating the issues so he can provide it to the right place to be expedited. He reported he was approved a bus route from Four Corners to Clermont to begin in October 2022. Commissioner Shields stated another extension would go from Clermont to Tavares. He is working on connecting the entire County.

Chair Wilson expressed her concerns with the exclusion of Groveland with the bus routes. Commissioner Shields stated he would investigate the issue. Mr. Murphy added he could aid in setting up bus route meetings.

Commissioner Shields

Nothing to report at this time.

Chair Wilson

Chair Wilson thanked Kroger for being the official sponsor for Groveland's Centennial celebrations and for their partnership. She stated the events have been great so far and she is looking forward to the March and April events.

CRA Manager Murphy

Mr. Murphy reported the next CRA Board meeting is scheduled for March 28th to adopt the CRA Annual Report. He introduced Eden Cooke as the CRA intern.

City Attorney Gerarci-Carver

Nothing to report at this time.

CRA Coordinator Jones

Nothing to report at this time.

PUBLIC COMMENT

None.

ADJOURNMENT

Chair Wilson adjourned the meeting at 8:13 p.m.



Evelyn Wilson, Chair

Attest:

Ciara Bender, Recording Secretary

**NEW
BUSINESS**



AGENDA ITEM 2

TO: HONORABLE CRA CHAIR AND BOARD MEMBERS

VIA: MIKE HEIN, CITY MANAGER

FROM: DAN MURPHY, CRA MANAGER

SUBJECT: GROVELAND COMMUNITY REDEVELOPMENT
AGENCY ANNUAL REPORT FY 2020-2021

DATE: MARCH 28, 2022

Background:

In accordance with Chapter 163.356 (c), Florida Statutes, the Groveland CRA is required to prepare and make available, on or before March 31 of each year, for public review a copy of the Annual Report of the previous fiscal year's activities and accomplishments of Community Redevelopment Agency. This item is to present the Groveland Annual Report that details the Community Redevelopment Agency's activities for the previous fiscal year. The reporting period addressed by this report is for the period of 10/1/2020 through 9/30/2021. An electronic copy of the Annual Report will be posted on the City's Community Redevelopment Agency website and a print copy of the report is available for the public to review in the City Clerk's Office. An advertisement will be placed in the upcoming edition of the Daily Commercial newspaper announcing the availability of the Annual Report.

The Lake County Taxing Authorities (Lake County Government, SJRWMD, Lake County School Board, South Lake Hospital District, Lake County Water Authority) will also be notified via e-mail of the Annual Report's availability.

Staff Recommendation

No action needed. Information item only.

BUDGET NOTICE:

There is no associated impact upon the CRA Budget

Attachments

1. Groveland CRA Annual Report FY 2020-2021



AGENDA ITEM 3

TO: HONORABLE CRA CHAIR AND BOARD MEMBERS

VIA: MIKE HEIN, CITY MANAGER

FROM: DAN MURPHY, CRA MANAGER

SUBJECT: REQUEST FOR CRA APPROVAL: REQUEST FOR PROPOSALS,
DEVELOPMENT OF FORMER POLICE/FIRE HEADQUARTERS
SITE.

DATE: MARCH 28, 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. Prior to the pandemic, a Request for Proposals was drafted that would have allowed for either lease or purchase of the city land and either limited refurbishing of existing facilities such as the firehouse for commercial use or complete demolishing and redevelopment of the property as a major opportunity site. The original RFP has not been issued.

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 by procurement and legal suggest that the previous draft be revised to reflect current conditions and an RFP be published within 120 days. Responses, while non-binding, would provide an accurate assessment of market interest as well as options for consideration by staff, the public and the CRA Board.

Staff Recommendation

Staff recommends CRA Board approve revision of a Request for Proposals for the city-owned property at 408-450 Orange Avenue and authorize staff to publish the revised RFP within 120 days.

BUDGET NOTICE:

The Request for Proposals would have no immediate impact on the CRA budget.

Attachments

1. Draft RFP format
2. Draft Scope of Services