



**FRUITLAND PARK
COMMUNITY REDEVELOPMENT AGENCY
MEETING AGENDA**

March 8, 2018

City Hall Commission Chambers
506 W. Berckman Street
Fruitland Park, FL 34731

As soon as practical at 6:15 p.m.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES** (city clerk)
September 14, 2018 CRA meeting minutes
- 4. CRA ANNUAL REPORT** (city treasurer)

5. PUBLIC COMMENTS

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Action may not be taken by the Community Redevelopment Agency at this meeting; however, questions may be answered by staff or issues may be referred for appropriate staff action.

Note: Pursuant to F.S. 286.0114 and the City of Fruitland Park's Public Participation Policy adopted by Resolution 2013-023, members of the public shall be given a reasonable opportunity to be heard on propositions before the CRA. Accordingly, comments, questions, and concerns regarding items listed on this agenda shall be received at the time the CRA addresses such items during this meeting. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

6. OTHER BUSINESS

7. ADJOURNMENT

Any person requiring a special accommodation at this meeting because of disability or physical impairment should contact the City Clerk's Office at City Hall (352) 360-6727 at least forty-eight (48) hours prior to the meeting. (§286.26 F.S.)

If a person decides to appeal any decision made by the City of Fruitland Park with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The city does not provide verbatim records. (§286.0105, F.S.)

PLEASE TURN OFF ELECTRONIC DEVICES OR PLACE IN VIBRATE MODE.

ORDINANCE NO. 95-001

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, FLORIDA, PERTAINING TO THE ESTABLISHMENT OF A COMMUNITY REDEVELOPMENT TRUST FUND; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR THE ESTABLISHMENT AND ADMINISTRATION OF A COMMUNITY REDEVELOPMENT TRUST FUND; PROVIDING FOR THE DESIGNATION OF THE COMMUNITY REDEVELOPMENT TRUST FUND AS THE RECIPIENT OF FUNDS PURSUANT TO SECTION 163.387, FLORIDA STATUTES; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fruitland Park has, by resolution, established a finding of blight; and,

WHEREAS, the City Commission desires to provide for the removal of such blighted areas and redevelop such areas, pursuant to the Community Redevelopment Act of 1969, hereafter referred to as the "CRA", as contained in Florida Statutes, Chapter 163, Part III; and,

WHEREAS, the City Commission has, by resolution, approved a Community Redevelopment Plan for the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, as follows:

SECTION 1. There is hereby established and created, in accordance with the provisions of Section 163.387, Florida Statutes, a Community Redevelopment Trust Fund, hereafter referred to as "the Fund".

SECTION 2. The monies allocated to and deposited into the Fund are hereby appropriated to the City of Fruitland Park Community Redevelopment Agency, hereafter referred to as "the Agency", to finance projects within the Community Redevelopment Project Area, hereafter referred to as "the Project". The Agency shall utilize the monies and the revenue paid into and earned by the Fund for all and every community development purpose delegated to it by the established Community Redevelopment Plan, hereafter referred to as "the Plan", and as further provided by law. The Fund is to exist for the duration of the Project programs or until legally terminated by ordinance. The monies shall be held by the City for and on behalf of the Agency and distributed to the Agency in accordance with a subsequent agreement to be established between the City and the Agency.

SECTION 3. There shall be paid into the Fund each year by all taxing authorities within the Project Area, except those authorities excluded by state law, the incremental increase in ad valorem taxes levied each year by the above-referenced taxing authorities over the amount of ad valorem taxes levied each year by the above-referenced taxing authorities over the amount of ad valorem taxes levied by the referenced taxing authorities in the base year, as established in Section 5 below.

SECTION 4. The tax roll used in connection with the taxation of such property for the base year shall be the Tax Roll of 1994 in Lake County. All deposits into the Fund shall begin with the incremental increases in ad valorem tax revenues received subsequent to November 1, 1995.

SECTION 5. The tax increment shall be determined and appropriated annually in an amount equal to the difference between:

a. the amount of ad valorem taxes levied each year by each taxing authority, exclusive of any amount from any debt service millage, on taxable real property contained within the geographic boundaries of the Community Redevelopment Area; and

b. the amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for each taxing authority, exclusive of any amount from any debt service millage, upon the total of the assessed value of the taxable real property in the Community Redevelopment Area, as shown upon the 1994 assessment roll used in connection with the taxation of such property by each taxing authority. If any conflict occurs between the provisions of this Ordinance and the provisions of Chapter 163, Part III, Florida Statutes, concerning tax increment financing, the statutory provisions shall control and apply to this Ordinance.

SECTION 6. Each taxing authority will annually appropriate to the Fund the aforestated sum at the beginning of their fiscal year. Payment of the sum shall be in accordance with state law.

SECTION 7. The Agency, with the approval of the City Commission, is directed to establish the Fund and to develop and promulgate rules, regulations and criteria whereby the Fund may be promptly and effectively administered, including the establishment and the maintenance of books and records and adoption of procedures whereby the Agency may, expeditiously and without undue delay, utilize the monies received for their allocated statutory purpose.

SECTION 8. The Agency shall accept full responsibility for the receipt, custody, disbursement, accountability, management and proper application of all monies paid into the fund subject to the provisions of Section 2 of this Ordinance.

SECTION 9. Any and all ordinances or parts of ordinances that are in conflict herewith are hereby repealed.

SECTION 10. If any part of this Ordinance is held to be invalid or unenforceable for any reason, such holding shall not affect the validity or enforceability of the remainder, which shall remain in full force and effect.

SECTION 11. This ordinance shall take effect immediately upon its final adoption.

PASSED AND ORDAINED this 16th day of March, 1995, by the City Commission of the City of Fruitland Park, Florida.

William R. White
William R. White, Mayor
City of Fruitland Park

Attest:

Linda S. Rodrick
Linda S. Rodrick, City Clerk
City of Fruitland Park

First Reading: March 2, 1995

Second Reading: March 16, 1995

Approved as to form:

Gary J. Cooney
Gary J. Cooney
City Attorney

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**FRUITLAND PARK COMMUNITY REDEVELOPMENT AGENCY
MEETING MINUTES
September 14, 2017**

A Community Redevelopment Agency meeting was held at 506 W. Berckman Street, Fruitland Park, Florida 34731 on Thursday, September 14, 2017 as soon as practical at 6:15 p.m.

Members Present: Mayor Chris Cheshire, Vice Mayor John L. Gunter, Jr., Commissioners Christopher Bell, Ray Lewis, and Rick Ranize.

Also Present: City Manager Gary La Venia, City Treasurer; Jeannine Racine; Captain Eric Luce; Interim Fire Chief Don Gilpin; Deputy Fire Chief, Madison Leary, Fire Department; Community Development Director Charlie Rector; Public Works Director Dale Bogle, and City Clerk Esther B. Coulson.

1. CALL TO ORDER

Mayor Cheshire called the meeting to order at 6:10 p.m.

2. ROLL CALL

At Mayor Cheshire's request, Ms. Coulson called the roll and a quorum was declared present.

3. APPROVAL MINUTES

On motion of Commissioner Lewis, seconded by Commissioner Bell, and unanimously carried, the CRA approved the March 23, 2017 meeting minutes as submitted.

4. FY 2017-18 CRA BUDGET

After discussion and **on motion of Commissioner Bell, seconded by Commissioner Ranize and unanimously carried, the CRA approved the FY 2017-18 Community Redevelopment Agency budget as submitted.**

5. Veterans Park Improvements

The CRA reviewed the request to approve the following Veterans Park improvements in FY 2017-18 CRA budget:

- Sports Lighting and Electrical Installation, Himes Electric Company;
- Installation new lighting equipment, Affordable Electric
- Radius baseball – Standard Lighting System, Musco
- Installation of fixtures, Musco
- Baseball lighting contractor cabinet, Musco
- Playground equipment removal and relocation, Playmore Recreational

Mr. La Venia referred to the city commission's actions at its June 22, 2017 regular meeting regarding Veterans Park improvements and the allocation in the FY 2017-018 CRA budget.

Mr. La Venia responded in the affirmative to Commissioner Ranize' request that the respective department head involved in future would be available for questions.

In response to Commissioner Lewis' inquiry, Mr. La Venia and Ms. Racine confirmed that the CRA will be considering the expenditure for Veterans Park improvements in the FY 2016-17 CRA budget at this evening's meeting,

Mr. La Venia announced the total amount of \$105, 000 in the FY 2016-17 CRA budget on the approved quotes for the proposed changes on Veterans Park improvements. He pointed out the city commission's actions at its August 10, 2017 regular meeting awarding the proposed project to Musco Lighting as the lowest and most responsive preferred bidder and proceeding in using the original manufacturer to remove the playground equipment from Veterans Park.

After discussion, Mr. La Venia described the improvements and quoted costs by Musco to mount the equipment (poles) for \$32,300; install fixtures to existing poles for \$19,540, and support the control link and contractor cabinet for \$2,800. He addressed the removal of existing playground equipment and rebuilding of same by Playmore for \$4,500 and placing mulch around the subject area as a separate expenditure.

Mr. La Venia reported on future plans, where staff was in the process of obtaining quotes. to resurface and acquire new backboards for the basketball courts and mentioned the intent for the public works department staff to relocate the rocks to Gardenia Park.

On motion of Commissioner Bell, seconded by Commissioner Ranize and unanimously carried, the CRA authorized the expenditure of \$105,000 in the FY 2016-17 CRA budget earmarked towards Veterans Park improvements.

6. CRA – CS/CS/CS/HB 13 –Update

Ms. Geraci-Carver recognized the number of CRA bills that were proposed -- one of which would require CRAs to be authorized by the state legislature -- other bills that would have phased out the CRAs after 2037. She reported that none of them passed and announced that there is no new legislation relating to CRAs.

7. PUBLIC COMMENTS

Mayor Cheshire announced that members of the public and employees wishing to address the city commission at this evening's meeting, will be recognized by him to appear at the podium and before making a comment, that they state clearly into the microphone their name and address.

There are were no comments from the public at this time.

8. ADJOURNMENT

There being no other business to come before the CRA at this time, on motion made, seconded and unanimously carried, the CRA adjourned at 6:17 p.m.

The minutes were approved at the March 8, 2018 meeting.

Signed _____
Esther B. Coulson, City Clerk

Signed _____
Chris Cheshire, Mayor

Community Redevelopment Agency
City of Fruitland Park

Annual Report FY 2016-2017

The Florida Community Redevelopment Act of 1969 (Florida Statutes: Title XI, Chapter 163, Part III) provides a vehicle for local communities to form a Community Redevelopment Agency (CRA) and create a Redevelopment Trust Fund through Tax Increment Financing (TIF) for financing improvements within a target area.

The City of Fruitland Park established its CRA in March 1995. The Community Redevelopment Plan was updated and approved in May 2015.

Pursuant to Chapter 163.356(3)(c) of the Florida Statutes, a progress report of the year's redevelopment activities, including a complete financial statement of assets, liabilities, income and expenses, is due March 31 of each year. This annual report briefly summarizes the redevelopment activities conducted by the CRA in FY 16-17 and includes the year's financial statements. This annual report briefly summarizes the redevelopment activities conducted by the CRA in FY 16-17 and includes the year's financial statements. The CRA Plan was updated in FY2016.

In FY16-17, trees were removed from Veterans Park, the Public Work building, and the Library. Nine streets were repaved (Century St, Arcia St, Penn St, Foxhill St, James St, Marysue St, Jewell St, Hilltop Cul-de-sac, and Berryhill Circle). Eight sidewalks were repaired (Berckman St, Railroad St, Mirror Lake, College & Fountain, United Pent. Church, and Fruitland St). Veterans Park was renovated with a resurfaced, newly painted basketball court; the playground was moved; lighting was added; a new fence was installed and gate was added to the entrance. Street and parking signs were purchased along with other various signs. City, State, and United States flags were purchased along with Christmas decorations for Fruitland Park downtown activities. New Christmas decorations added were a Christmas gift box, snowman, gator, and Palm tree. Also two additional reindeers were purchased.

Prepared for
City of Fruitland Park Board of Commissioners
March 2018

**CITY OF FRUITLAND PARK
CRA FINANCIAL STATEMENT FOR FY2017**

CRA ACTIVITY REPORT FY2017

FY2016 Fund Balance \$ 215,354.49

Income - Revenue FY2017

City of Fruitland Park	\$ 89,888.00
Lake County Commission	\$ 113,269.00
Lake County Water Authority	\$ 5,707.15
Lake County Ambulance District	\$ 10,245.00
Interest	\$ 2,151.49
Rent & Late Fees	
TOTAL REVENUES	\$ 221,260.64

Operating Expenses FY2017

Misc. Expense	
Flags	\$ (579.00)
Christmas Decorations	\$ (5,070.55)
Misc. Expense	\$ (5,649.55)
Memberships	
Special District Fees	\$ (175.00)
Improvements	
466a (BESH)	\$ (28,888.80)
Vets Park Sidewalks	\$ (6,500.00)
Resurface/paint basketball court	\$ (4,000.00)
Move playground, add mulch Vets Park	\$ (6,200.00)
Vets Park Lighting	\$ (54,540.00)
Install fence Vets Park	\$ (3,378.00)
Gate at entrance of Vets Park	\$ (2,658.00)
	\$ (106,164.80)
Streets	
Remove tree at Vets Park	\$ (2,500.00)
Remove trees Publics Work Bldg	\$ (1,000.00)
Remove trees, ground stumps Library	\$ (9,000.00)
Street Signs/Signs	\$ (2,091.49)
Repair 8 sidewalks <i>(Berckman St, Railroad St, Mirror Lake, College St & Fountain, United Pent. Church, Fruitland St)</i>	\$ (10,350.00)
Repaved 9 streets <i>(Century St, Arcia St, Penn St, Foxhill St, James St, Marysue St, Jewell St, Hilltop Cul-de-sac, & Berryhill Cir)</i>	\$ (128,129.25)
Streets	\$ (153,070.74)
Transfer to Other Funds Fund	
Tx 10% UT for 466a Relocate	\$ (8,969.60)
Tx 20% CM, 10 CT	\$ (36,089.20)
Transfer to General Fund	\$ (45,058.80)
TOTAL EXPENSES	\$ (310,118.89)
FY2017 Fund Balance	\$ 126,496.24

GOVERNMENTAL BALANCE SHEET

Assets

SBOA Investments	\$ 40,246.24
CD Citizens Bank	\$ 100,000.00
	\$ 140,246.24

Liabilities

Accts Payable	\$ (13,000.00)
Rent Deposit- R Holiday	\$ (750.00)
	\$ 126,496.24