



**FRUITLAND PARK
COMMUNITY REDEVELOPMENT AGENCY
MEETING AGENDA**

December 13, 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. ELECTION OF OFFICERS** (city clerk)
 - (a) Chair**
 - (b) Vice Chair**
- 4. APPROVAL OF MINUTES** (city clerk)
August 30, 2018 CRA meeting minutes
- 5. ANNUAL REPORT FY 2017-18** (city treasurer)
- 6. RESOLUTION 2018-001 SOD AND IRRIGATION BUDGET AMENDMENT** (city treasurer/city manager)

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE 2018/2019 FISCAL YEAR BUDGET TO TRANSFER FUNDS FROM REDEVELOPMENT CONTINGENCY TO REDEVELOPMENT IMPROVEMENTS: MUNICIPAL COMPLEX, RELOCATION OF UTILITIES ON CR 466A, AND COMMUNITY CENTER; AND PROVIDING FOR AN EFFECTIVE DATE.
- 7. 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.
- 8. OTHER BUSINESS**

9. 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
August 30, 2018**

A Community Redevelopment Agency meeting was held at 506 W. Berckman Street, Fruitland Park, Florida 34731 on Thursday, August 30, 2018 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: District 2 Commissioner Candidates Fred Collins and John Mobilian; City Manager Gary La Venia; City Treasurer Jeannine Racine; Captain Erik Luce, David Cox, Sergeant Rains, Executive Assistant Karen McKillips, Police Department; Interim Fire Chief Donald Gilpin, Deputy Fire Chief Tim Yoder, Black Guy Fire Department; Public Works Director Dale Bogle; Parks and Recreation Director Michelle Yoder; Community Development Director Tracy Kelley; Human Resources Director Diane Kolcun, and City Clerk Esther B. Coulson.

1. CALL TO ORDER

Mayor Cheshire called the meeting to order at 6:02 p.m.

2. ROLL CALL

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

3. APPROVAL OF MINUTES

On motion of Commissioner Lewis, seconded by Vice Mayor Gunter and unanimously carried, the CRA approved the March 8, 2018 meeting minutes as submitted.

4. Road Resurfacing Contract Award – Roads and Streets

Mr. La Venia outlined to the city commission's discussions on the road resurfacing award (piggyback contacts with Lake County) with the following companies at its August 9, 2018 regular meeting which is being considered before the CRA on this evening's agenda;

- C W Roberts Contracting Inc. for \$189,445,
- DAB Constructors Inc. for \$193,900 and
- Paqco Inc. (formerly Paquette Company) for \$118,160.25.

Mr. La Venia recommended that the city commission proceed with the work on roads and streets and award the road resurfacing contract to Paqco Inc. as the lowest responsive and responsible bidder.

After discussion, Commissioner Ranize pointed out the original CRA when it was formed and advised limiting how much to be expended in the CRA to \$50,000 annually. He believed that the funds funding to pave roads noting that sidewalks and other issues are disservice to the CRA funds. In referring to the new soccer fields, he recognized that there are no sidewalks on Dixie Avenue, the number of dirt roads in the city, and the CRA

blighted areas. Commissioner Ranize suggested that the CRA consider revisiting funds towards the whole issue including the repaving of Shiloh Street and Sunset Way at its next meeting.

A motion was made by Commissioner Lewis and seconded by Vice Mayor Gunter that the CRA approve the city manager's recommendation to award the road resurfacing contract to Paqco Inc., as previously cited.

Mayor Cheshire called for a roll call vote on the motion with the CRA members voting as follows:

Commissioner Bell	Yes
Commissioner Lewis	Yes
Commissioner Ranize	No
Vice Mayor Gunter	Yes
Mayor Cheshire	Yes

The motion was declared carried on a four to one (4-1) vote.

5. CRA BUDGET FY 2018-19

Ms. Racine reviewed the CRA Budget for Fiscal Year 2018-19; gave the reason for the significant revenue increase and pointed out the F1 and F2 districts where revenues were never received in the past for F2, the newer district.

Vice Mayor Gunter questioned the location of F2 and the boundaries to which Mr. La Venia explained that arrangements would be made for the CRA map to be provided to the city commission.

Bell The value for the properties outside the CRA do you have the percentage of increase from same?

After discussion, and on motion of Commissioner Bell, seconded by Vice Mayor Gunter and unanimously carried, the CRA approved the Annual Report for FY 2017-18.

5. PUBLIC COMMENTS

Mr. La Venia explained in response to several questions posed by Mr. Don Rosick, Villages of Fruitland Park (Pine Hills) resident, the acronyms and the districts addressed at this evening's meeting and Ms. Racine explained the funding.

6. NEW BUSINESS

There was no new business to come before the CRA.

7. ADJOURNMENT

On motion made, seconded and unanimously carried, the meeting adjourned at 6:12 p.m.

The minutes were approved at the December 13, 2018 meeting.

Signed _____
Esther B. Coulson, City Clerk

Signed _____
Chris Cheshire, Mayor

Community Redevelopment Agency
City of Fruitland Park

Annual Report FY 2017-2018

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 September 2016.

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 17-18 and includes the year's financial statements. This annual report briefly summarizes the redevelopment activities conducted by the CRA in FY 17-18 and includes the year's financial statements.

In FY17-18, four streets were repaved (Mirror Lake, Olive Street, Griffin Street, and Forest Street). Mirror Lake was also striped. Basketball rims, poles, backboards, and post were purchased as well as goals and nets. A majority of the expenses were for moving utilities in the expansion of 466a.

Prepared for
City of Fruitland Park Board of Commissioners
December 2018

**CITY OF FRUITLAND PARK
CRA FINANCIAL STATEMENT FOR FY2018**

CRA ACTIVITY REPORT FY2018

FY2017 Fund Balance \$ 126,496.24

Income - Revenue FY2017

City of Fruitland Park	\$ 96,745.00
Lake County Commission	\$ 123,260.00
Lake County Water Authority	\$ 6,198.00
Lake County Ambulance District	\$ 11,148.00
Interest	\$ 3,048.29
Rent & Late Fees	
TOTAL REVENUES	\$ 240,399.29

Operating Expenses FY2017

Misc. Expense	
Misc. Expense	\$ -
Memberships	
Special District Fees	\$ (175.00)
Improvements	
466a (BESH)	\$ (6,460.00)
466a (Lake County)	\$ (172,438.00)
Basketball rims, poles, backboards, posts, goals, and nets	\$ (5,662.68)
Light poles Vets Park	\$ (1,600.00)
Gate at entrance of Vets Park	
	\$ (186,160.68)
Streets	
Repaved 4 streets	\$ (118,160.25)
<i>Paved (Mirror Lake, Olive Street, Griffin Street, Forest Street), Striped (Mirror Lake)</i>	
Streets	\$ (118,160.25)
Transfer to Other Funds Fund	
Tx 10% UT for 466a Relocate	\$ (8,901.00)
Tx 20% CM, 10 CT	\$ (28,570.00)
	\$ (37,471.00)
Transfer to General Fund	\$ (37,471.00)
TOTAL EXPENSES	\$ (341,966.93)
FY2018 Fund Balance	\$ 24,928.60

GOVERNMENTAL BALANCE SHEET	
Assets	
SBOA Investments	\$ 43,838.85
CD Citizens Bank	\$ 100,000.00
	\$ 143,838.85
Liabilities	
Accts Payable	\$ (118,160.25)
Rent Deposit- R Holiday	\$ (750.00)
	\$ 24,928.60

RESOLUTION 2018-001

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE 2018/2019 FISCAL YEAR BUDGET TO TRANSFER FUNDS FROM REDEVELOPMENT CONTINGENCY TO REDEVELOPMENT IMPROVEMENTS: MUNICIPAL COMPLEX, RELOCATION OF UTILITIES ON CR 466A, AND COMMUNITY CENTER; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Fiscal Year 2018-2019 budget of the City of Fruitland Park and CRA was adopted on September 27, 2018; and

WHEREAS, water and sewer utility supplies are required for the relocation of the utilities on 466a; and

WHEREAS, irrigation, sod, and mulch are required for beautification of the municipal complex and to prevent soil erosion; and

WHEREAS, the community center needs improvement renovations to be fully functional to the community to fulfill the community needs; and

WHEREAS, the CRA desires to amend the CRA 2018-2019 Fiscal Year budget to transfer \$150,000 from the Redevelopment Contingency to assign to projects in the CRA district.

NOW, THEREFORE, BE IT RESOLVED BY THE CRA OF THE CITY OF FRUITLAND PARK, FLORIDA:

Section 1. The budget adopted on September 27, 2018; is amended as set forth in Exhibit "A" attached hereto.

Section 2. This resolution shall take effect immediately upon its final adoption by the City Commission of the City of Fruitland Park, Florida.

PASSED AND RESOLVED this 13th day of December 2018, by the CRA of the City of Fruitland Park, Florida.

City of Fruitland Park
Chris Cheshire, Mayor

Attest:

Esther B. Coulson
City Clerk

Vice Mayor Gunter _____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Bell _____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner DeGrave _____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Mobilian _____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Cheshire _____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

Approved as to form and legality:

Anita Geraci-Carver, City Attorney

CITY OF FRUITLAND PARK

Interfund Budget Amendment: #

BT2019-005

To: CITY MANAGER

Date: 4-Dec-2018

Prepared by: Finance Director
Department Head

Approved: _____
City Manager

REVENUES:

Object name & # _____	Amount: _____	Inc/Dec _____
Object name & # _____	Amount: _____	Inc/Dec _____
Object name & # _____	Amount: _____	Inc/Dec _____
Object name & # _____	Amount: _____	Inc/Dec _____
Object name & # _____	Amount: _____	Inc/Dec _____
Object name & # _____	Amount: _____	Inc/Dec _____

EXPENDITURES:

Object name & # <u>20511-90990 Redevelopment Contingency</u>	Amount: <u>150,000</u>	Inc/Dec <u>Inc</u>
Object name & # <u>20511-60624 Redevelopment Municipal Complex</u>	Amount: <u>50,400</u>	Inc/Dec <u>Inc</u>
Object name & # <u>20511-60655-466AU System Improvement 466A</u>	Amount: <u>49,600</u>	Inc/Dec <u>Inc</u>
Object name & # <u>20511-60636 Redevelopment Community Center</u>	Amount: <u>50,000</u>	Inc/Dec <u>Inc</u>
Object name & # _____	Amount: _____	Inc/Dec _____
Object name & # _____	Amount: _____	Inc/Dec _____

Explanation: 45k for SOD, \$3900 for Irrigation, and \$1500 for mulch of the Municipal Complex,
50k additional supplies for 466a project and 50k for improvements to the Community Center
Contingency currently has \$157,301 in it, assigning contingency to projects.

Approved by Commission: 12/13/2018
Date

 City Clerk

 City Finance Director

 Mayor