

**FRUITLAND PARK COMMUNITY REDEVELOPMENT AGENCY
MEETING MINUTES
August 26, 2021**

A Community Redevelopment Agency meeting was held at 506 W. Berckman Street, Fruitland Park, Florida 34731 on Thursday, August 26, 2021 at 6:30 p.m.

Members Present: Mayor Chris Cheshire, Commissioners Chris Bell, Commissioner Patrick DeGrave and John Mobilian.

Member Absent: Vice Mayor John L. Gunter Jr.

Also Present: City Attorney. Anita Geraci-Carver, City Treasurer Jeannine Racine; Police Chief Erik Luce, Public Works Director Robb Dicus; Community Development Director Dwyane Williams; Human Resources Director Jabari Hopkins, Lake County Fire Rescue Firefighters Eric Batista and Adrian Raygoza and City Clerk Esther B. Coulson.

1. CALL TO ORDER

Mayor Cheshire called the meeting to order.

ACTION: 6:30:18 p.m. No action was taken.

2. ROLL CALL

Mayor Cheshire requested that Ms. Coulson call the roll where a quorum was declared present

3. Approval of Minutes

Correct the minutes to reflect that Commissioner Patrick DeGrave was present.

4. Community Center Pavers Quotes

Agenda Item Summary Sheet reflects corrected budgetary title and the recommended amount of \$72,637.

5. 2021 Street Repair and Maintenance – Paving Proposal

Agenda Item Summary Sheet reflects corrected budgetary title and amounts and addendum to include the May 10, 2019 county agreement with Paqco Inc. for on-call payment and base repair contractor.

8.(b) CRA Redevelopment Plan Discussion, Historical District Establishment

Addendum, historic building list.

ACTION: 6:01:24 p.m. Upon Mayor Cheshire's suggestion and by **unanimous consent, the CRA accepted the changes to the CRA agenda as previously cited.**

3. APPROVAL OF MINUTES

March 25, 2021 CRA meeting

ACTION: 6:31:31 p.m. **On motion of Commissioner DeGrave, seconded by Commissioner Bell and unanimously carried, the CRA approved the March 25, 2021 minutes as corrected.**

4. COMMUNITY CENTER PAVERS QUOTES

The CRA considered its action to accept staff's recommendation on the paving installation quotes for the length of the community center building from Paradise Pavers & Coping LLC for \$17,284 and Deep South Scapes for \$18,543.

ACTION: 6:31:45 p.m. After discussion and **on motion of Commissioner Mobilian, seconded by Commissioner DeGrave and unanimously carried, the CRA accepted staff's recommendation and approved Paradise Pavers LLC as the lowest, responsive and responsible bidder at a cost of \$17,284 to pave the community center as previously cited.**

5. 2021 STREET REPAIR AND MAINTENANCE - PAVING PROPOSAL

The CRA considered its action to accept staff's recommendation on Paqco Inc. "Paquette Company" (piggyback contract with Lake County) for \$172,770.

Mr. La Venia gave a background information on the subject paving proposal; emphasized the need to prioritize Fountain Street, and noted that the proposal excludes \$24,750 to repave West Hilltop Street which is not in the CRA with funds supplanted from the general fund.

ACTION: 6:36:03 p.m. After further discussion and **on motion of Commissioner DeGrave, seconded by Commissioner Mobilian and unanimously carried, the CRA approved staff's recommendation of approval to award the paving proposal to Paqco Inc. as previously cited.**

6. CRA FINANCIAL STATEMENT SEPTEMBER 30, 2020 AND AUDIT ENGAGEMENT LETTER

Ms. Racine reviewed the independent auditor's report from McDirmit Davis, CPA together with the April 8, 2021 engagement letter.

ACTION: 6:41:09 p.m. and 6:43:18 p.m. After discussion and **on motion of Commissioner Bell, seconded by Commissioner DeGrave and unanimously carried, the CRA approved the CRA Financial Statement for September 30, 2020 as submitted.**

On motion of Commissioner DeGrave, seconded by Commissioner Mobilian and unanimously carried, the CRA approved the previously cited audit engagement letter as submitted.

7. **CRA BUDGET FY 2021-22**

Ms. Racine reviewed the CRA budget for FY 2021-22.

ACTION: 6:43:50 p.m. **On motion of Commissioner DeGrave, seconded by Commissioner Mobilian and unanimously carried, the CRA approved the CRA Budget for FY 2021-22 as submitted.**

8. **CRA REDEVELOPMENT PLAN DISCUSSION**

The CRA discussed the CRA redevelopment plan – major goals, objectives and policies enacted by Ordinance 2021-001 to be incorporated into the land development regulations by 2025.

(a) **Planning Review and Preliminary Streetscaping**

The planning review and preliminary streetscaping for Berckman Street, Dixie Avenue and CR 466A prepared by LPG Urban and Regional Planners Inc., (consultants retained by the city) was addressed by Mr. La Venia who recognized the CRA’s fiscal position as favorable.

Mr. La Venia relayed the CRA’s March 25, 2021 discussions to utilize Urban Land Institute (ULI) Central Florida Chapter and LPG on the vision to develop the community, what would logically work and the concept of what would be practical. He concurred in the affirmative to Commissioner DeGrave’s inquiry that costs from LPG would be obtained to conduct streetscaping on Berckman Street as its main street where he recommended, prior to implementation, the pursuit of Community Development Block Grant funding for city center improvements; namely; crosswalks, curbing, paving, stormwater needs, and public parking after the public works building is vacated.

After discussion, Commissioner Bell suggested that the CRA consider increasing its business development matching grant program that was approved at the February 14, 2019 to more than \$2,500 and for staff to review other similar successful grant programs and Commissioner DeGrave recommended that the CRA focus its efforts on creating a two downtown future development planning concept – “walkability” streetscapes for Berckman Street and “drivability” a drive-through for CR 466A – thus the abatement of nuisance properties.

ACTION: 6:44:49 p.m. After much discussion and **by unanimous consent, the CRA directed staff to provide the preliminary streetscaping prepared by LPG Urban and Regional Planners for the CRA’s review.**

(b) **Historical District Establishment**

Mr. La Venia reported on the grant writer’s research to fund the installation of lights; enhanced landscaping and additional parking at Shiloh Cemetery and addressed staff’s intent to obtain new columns due to the decrease in niches.

ACTION: 6:57:57 p.m. No action was taken.

9. PUBLIC COMMENTS

There were no public comments at this time.

ACTION: 6:59:05 p.m. No action was taken.

10. UNFINISHED BUSINESS

There was no unfinished business to come before the CRA at this time.

ACTION: 6:59:07 p.m. No action was taken.

11. ADJOURNMENT

The meeting adjourned at 6:59 p.m.

The minutes were approved at the December 9, 2021 meeting.



Signed 

Esther B. Coulson, City Clerk, MMC

Signed 

Chris Cheshire, Mayor