

City of Dunnellon
Community Redevelopment Agency Board
Zoom Meeting

<https://dunnellon.zoom.us/j/87157563148?pwd=bkR6MGJLSk9zNXRJQmV3TitURURtQT09>

Meeting ID: 871 5756 3148

Date: August 08, 2022

Time: 5:00 p.m.

Place: City Hall

20750 River Dr., Dunnellon, FL 34431

Anyone who wished to provide public comment was able to do so by participating in the City Council meeting in person, or via the Zoom "**AUDIO ONLY**" platform and/or telephone, by speaking during public comment portions of the meeting when recognized or by submitting written comments, evidence and/or written testimony in advance of the meeting via email to the City Clerk at modom@dunnellon.org

Members of the public who would like to participate were encouraged to register in advance by Noon on Monday, August 08, 2022.

CALL TO ORDER AND PLEDGE

Mayor White called the meeting to order at approximately 5:03 p.m. and led in the pledge of allegiance. He asked if any invitee or volunteer was present to open with prayer. Jonathan Lee from SafeParc provided the invocation.

ROLL CALL

Bill White, Mayor

Valerie Hanchar, Vice-Mayor

Anita Williams, Councilwoman

Louise Kenny, Councilwoman - Absent

Jan Cabbage, Councilwoman

STAFF PRESENT

Mandy Odom, City Clerk

Jan Smith, Finance Officer

Georgina Cid, Community Development Manager

Troy Slattery, Public Works Manager

Julie Danowski, Records Clerk

Chief McQuaig, Police Department - Absent

LEGAL COUNSEL

Andrew Hand,

Shepard, Smith, Kohlmyer & Hand, P.A.

PROOF OF PUBLICATION

Mrs. Odom stated for the record the agenda for this meeting was posted on the City's website and City Hall bulletin board on Wednesday, August 3rd and amended on August 4th to add back up to Agenda Item #1.

Mayor White covered meeting etiquette.

AGENDA ITEM #1 – CRA Board Meeting Minutes

- March 21, 2022 - Special CRA Meeting
- May 9, 2022 - CRA Meeting
- May 23, 2022 - Special CRA Meeting

Vice-Mayor Hanchar moved to approve the CRA Board Meeting Minutes. Councilwoman Williams seconded the motion. A vote was taken and the motion passed 4-0.

AGENDA ITEM #2 – FY2021-2022 Third Quarter TIFD (CRA) Budget Update

Mrs. Smith shared the revenue projections and pointed out a decrease stating it was due to the cancellation of the 125th Anniversary Park project. She said everything else is coming in almost as budgeted.

Mrs. Smith stated the expenditures have been adjusted based on prior meeting conversations. She explained there is an overall increase primarily attributed to the 125th Anniversary Park. She spoke next about CRA grants and stated since there will not be any more funds given out for the remainder of the year, the balance will be carried over to next year. She said there is an overall decrease in expenditures of approximately \$124,000.

Vice-Mayor Hanchar asked if there will be any funds added to the grant project for next year. Mrs. Smith stated Ms. Cid has not added additional funds to the grant project. Vice-Mayor Hanchar stated the funds available will equal 12.74 recipients for the full \$5,000 next year.

Mrs. Smith spoke about the spending schedule and the projects that have been budgeted over the years. She explained she narrowed her spreadsheet to indicate only last year and this year for ease of viewing. She covered various project fund balances, how they are carried forward to the next year and how cancelled projects are managed. She stated the multi-modal project is fully funded for next year per the Marion County interlocal agreement.

Mayor White asked if Council decides to do something other than what is budgeted, what happens to the money we don't spend. Mrs. Smith stated it can be re-appropriated for the current year or it could stay in the bank. Mayor White explained they are trying to accomplish the wayfinding signs project at a better price and wanted to confirm the money can be moved.

Mrs. Smith stated as of June 30th the TIFD had \$900,205.88 in its account.

Mayor White asked if the money for the multi-modal trail is money predicted for next year or carried over and if that project goes forward, does that commit all the CRA funds for the year. Mrs. Smith stated that is just one project and there are more funds available in reserve.

AGENDA ITEM #3 – Public Comments

Kathy Dunn, 11386 SW Hendrix Dr., stated CRA funding was established to help older downtown and residential areas. She asserted there is not enough oversight by City Council and citizens for the expenditure of these funds. She said the funding must be driven by a master community redevelopment plan which guide the expenditures and if we have one it is not published on our website. She stressed she doesn't see how the use of the CRA funds have been effective. She said the State government passed a bill in 2019 and it provides a lot of stipulations. She stated if we don't follow it, we are in danger of losing those funds.

Bill Vibbert, 9552 SW 192nd Ct. Rd., stated Chairman Zalak has been instrumental in helping us obtain the funding for the Blue Run Park restroom project. He said he hoped we would be able to use CRA money for this because the park is in the CRA district. He explained use of the park is increasing by the day and the restroom is needed.

Juliane Mendonca, 11894 E. Blue Cove Dr., asked Mrs. Smith to explain line 37 of her report entitled Property Acquisition and Public Parking. Mrs. Smith stated the statute requires CRA monies to be obligated toward something. She explained that is simply a title used if the City doesn't have a specific allocation for the funds.

Tim Inskeep, 12140 Maple St., asked if there is a CRA master plan. He stated the CRA should be handled with an objective goal followed by a plan and then a budget. He commented it seems, over the years, work has been done hodge-podge without many results. Mrs. Smith replied there is a CRA plan which began in 1993 but is very generic. Mayor White asked for the plan to be added to the website.

Councilwoman Cabbage suggested rather than posting the CRA plan as it is, it should be discussed at the next meeting to see if revisions need to be made first. Mayor White stated this was an excellent suggestion and he asked Mrs. Odom to schedule some extra time for the next meeting to review this.

AGENDA ITEM #4 – Adjourn

At approximately 5:34 p.m. Vice-Mayor Hanchar moved to adjourn the August 08, 2022 CRA Board meeting. Councilwoman Williams seconded the motion.

A vote was taken and the motion passed 4-0.

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ATTEST:

Penned Signature of;
Amanda Odom, CMC, City Clerk

Penned Signature of;
William P. White, Mayor