



**CITY OF CLERMONT  
COMMUNITY REDEVELOPMENT AGENCY (CRA)  
6:00 PM, Tuesday, November 9, 2021  
685 W. Montrose Street**

**CALL TO ORDER**

Item No. 1 - Minutes Approval

Consider approval of the CRA minutes from the meeting held September 28, 2021.

Item No. 2 - Clermont Downtown Partnership

Consider request for funding to lease a parking lot within the CRA district.

**ADJOURN**

**PUBLIC NOTICE**

Meeting agendas are available on the city website and are posted within the first floor of City Hall.

Should any person desire to appeal any decision of the City Council with respect to any matter to be considered at this meeting, that person shall ensure that a verbatim record of the proceedings is made including all testimony and evidence upon which any appeal may be based (F.S. 286.0105).

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding he/she should contact Clermont, City Clerk's Office, 352-241-7331.

Please be advised that if you intend to show any document, picture, video or items to the Council or Board in support or opposition to any item on the agenda; a copy of the document, picture, video or item must be provided to the City Clerk for the City's records.



**CITY OF CLERMONT  
 COMMUNITY REDEVELOPMENT AGENCY (CRA)  
 6:00 PM, Tuesday, November 9, 2021  
 685 W. Montrose Street**

<b>Meeting Date</b>		
Tuesday, November 9, 2021		
<b>Agenda Item Name</b>		
Minutes Approval		
<b>Requested Action</b>		
<b>Staff Report</b>		
<b>Additional Analysis</b>		
<b>Fiscal Impact Summary</b>		
<b>Fiscal Impact</b>	<b>Fund Number and Description</b>	<b>Available Budget Amount</b>
<b>Exhibits Attached</b> (copies of original agreements)		
1. 09.28.2021 - Minutes - CRA Board (FINAL) 09.28.2021 - Minutes - CRA Board (FINAL).docx		

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*City of Clermont*  
MINUTES  
COMMUNITY REDEVELOPMENT AGENCY (CRA)  
MEETING MINUTES  
September 28, 2021

**CALL TO ORDER**

The Community Redevelopment Agency met on Tuesday, September 28, 2021 in the Clermont City Council Chambers. Chair Murry called the meeting to order at 6:00pm with the following Board Members present: Board Members Pines, Entsuah, Bates, Purvis, and Powell.

Other City officials present were Acting City Manager Davidoff, City Attorney Mantzaris, and City Clerk Howe.

**AGENDA ITEMS**

**Item No. 1 – Meeting Minutes**

MOTION TO APPROVE the minutes from the meeting of March 9, 2021 made by Board Member Purvis; Seconded by Board Member Pines. Passed unanimously with all members present voicing aye.

**Item No. 2 – CRA Resolution No. 22**

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF  
THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING THE  
BUDGET FOR THE 2021-2022 FISCAL YEAR.

City Clerk Howe read the Resolution into the record by legal title only. The staff presentation was given by Development Services Director Curt Henschel.

Director Henschel stated that before them was the budget resolution for FY2022 for \$533,433; this is an increase of \$80,204 from the FY2021 CRA budget.

Director Henschel provided highlights for the fiscal year 2022 budget. He informed the Council that the construction grants for food service, building façade, and building code assistance are remaining at the same level as well as the Chips and Salsa event funding levels. They will be providing in March 2022 an update to the Board regarding the successes of events from fiscal year 2021. Director Henschel also stated that the CRA will be spending approximately \$15,000 towards public art.

Chair Murry asked for clarification on the ad valorem taxes.

Chair Murry opened the floor for comments from the public; seeing none the floor was again closed.

Board Member Purvis asked if more information could be provided on the public art contribution and the process. Director Henschel informed the board that the funding will be to commission an art piece for the art walk, possibly a bronze sculpture based on the book “Because of Winn Dixie”. The project has not been commissioned yet, and the funding is for the art piece itself.

*City of Clermont*  
MINUTES  
COMMUNITY REDEVELOPMENT AGENCY (CRA)  
MEETING MINUTES  
September 28, 2021

Board Member Bates asked if the \$20,000 in reserves is accurate. Director Henschel asked Finance Director Pam Brosonski to come forward to address the question. Finance Director Brosonski stated that they are projecting to end the year with \$20,000 in reserves; next year it will end in zero. A CRA must allocate all reserves to projects or expenses each year according to Florida Statutes.

**MOTION TO APPROVE the CRA Fiscal Year 2022 budget as presented made by Board Member Purvis; Seconded by Board Member Bates. Passed unanimously (6/0) with all members present voicing aye.**

After the vote, Mayor Murry reopened the floor for public comments.

Barbara Hollerand, 1343 Rainbow Lane, Clermont – Ms. Hollerand is present tonight representing the newly reorganized Clermont Main Street program. Her reason for appearance is to introduce herself to the CRA in her new role and provide some history on the Main Street program. The Main Street program is a national movement started in 1980 by the National Historic Trust for Preservation. There are more than 2,000 Main Street communities across the United States and about 50 in the State of Florida. Winter Garden is the closest Main Street community. The City of Clermont had a Main Street program from 2000 to 2003.

*Board Member Grogran arrived and was seated at 6:09 pm.*

Ms. Hollerand continued that she believes the time for downtown Clermont is now. They are excited to recruit a board and committee chairs to develop their work plan. The City will be eligible to a host of new grants at the local, state, and national level under the program. The Clermont Downtown Partnership is completing its transition to charitable 501C3 organization.

She made two requests of the board. The first being that the City CRA provide a letter of support for the reactivation application of the Main Street program. The second being that the CRA schedule a workshop in January to discuss and update to the CRA plan for the downtown goals. They last update occurred in 2015.

Board Member Purvis stated that they are going to be reviewing and updating the City Code and is wondering if this is something that can be rolled into that process. Acting City Manager Davidoff responded that it is premature to know if the CRA plan will be rolled into that process.

Board Member Bates asked when the letter of recommendation is needed. Ms. Hollerand responded that anytime would be great. It is a simplified process to get reactivated since Clermont was a previous Main Street program.

Acting City Manager Davidoff requested draft language be provided and the City would get started on it.

*City of Clermont*  
MINUTES  
COMMUNITY REDEVELOPMENT AGENCY (CRA)  
MEETING MINUTES  
September 28, 2021

**ADJOURN:** With no further comments, this meeting adjourned at 6:14pm.

**APPROVED:**

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Tim Murry, Chair

**ATTEST:**

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Tracy Ackroyd Howe, MMC  
City Clerk



# AGENDA ITEM

<b>Meeting Date</b>		
Tuesday, November 9, 2021		
<b>Agenda Item Name</b>		
Clermont Downtown Partnership		
<b>Requested Action</b>		
<b>Staff Report</b>		
The Clermont Downtown Partnership is requesting funding to lease a parking lot within the downtown CRA district.		
<b>Additional Analysis</b>		
<b>Fiscal Impact Summary</b>		
<b>Fiscal Impact</b>	<b>Fund Number and Description</b>	<b>Available Budget Amount</b>
<b>Exhibits Attached</b> <small>(copies of original agreements)</small>		
1. CDP Request	CDP Request.pdf	



Oct. 20, 2021

Dear Mayor and Council:

As you know, Downtown Clermont is undergoing an exciting revitalization that is bringing thousands of new visitors and residents Downtown for dining, shopping and entertainment. We all recognize that with this increased activity, providing convenient public parking solutions will continue to be a critical issue that we need to address as a community.

With this in mind, the Clermont Downtown Partnership board on Oct. 12, 2021 approved an agreement with Nexbiz for a temporary motor vehicle parking license for the company's property on the southwest corner of Seventh Street and Minneola Avenue. This agreement, modeled after the City's agreement with Nexbiz in September 2020, provides for temporary use of the paved parking spaces as public parking. The lease terms of \$700/month with a termination clause of 60 days notice by either party is the same as with the City's agreement.

The Clermont Downtown Partnership is interested in working with this property owner and with the City to make this lot available again to the public through the new arrangement. Because the Community Redevelopment Agency has funds allocated for parking lot leases such as this, the Partnership is requesting that the City enter into an agreement with the Partnership to reimburse the costs associated with providing this additional parking through its license agreement with the property owner. **The request is for the City to pay the Partnership/Clermont Main Street \$1,000/month, which covers the monthly lease amount, property maintenance and insurance.**

This time of year is particularly busy with seasonal events such as Harvest Festival, Light Up Clermont and Candy Cane Lane in addition to the Sunday Farmer's Market, First Friday events and Wine Strolls. Additionally, as the Phase III streetscape along Montrose Street begins in January, providing additional parking will continue to be essential to removing barriers to shopping and dining Downtown.

The Partnership respectfully asks that the City take action on this request at its Nov. 9, 2021 CRA meeting.

Sincerely,

A handwritten signature in cursive script that reads "Barbara Hollerand".

Barbara Hollerand  
Executive Director  
Clermont Downtown Partnership/Clermont Main Street