



**CITY OF CLERMONT  
COMMUNITY REDEVELOPMENT AGENCY (CRA)  
2:00 PM, Tuesday, January 13, 2026  
685 W. Montrose Street**

**CALL TO ORDER**

**NEW BUSINESS**

- |                                                  |                                                                                           |
|--------------------------------------------------|-------------------------------------------------------------------------------------------|
| Item No. 1 - Meeting Minutes                     | Consider approval of the October 14, 2025 Community Redevelopment Agency Meeting minutes. |
| Item No. 2 - Downtown Master Plan Update Funding | Consider funding for the Downtown Master Plan update.                                     |
| Item No. 3 - Downtown Grants                     | Consider direction on downtown grants.                                                    |
| Item No. 4 - Quarterly Reports                   | Discussion on scheduling reports.                                                         |

**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*  
MINUTES  
COMMUNITY REDEVELOPMENT AGENCY (CRA)  
MEETING MINUTES  
October 14, 2025

**CALL TO ORDER**

The Community Redevelopment Agency met on Tuesday, October 14, 2025, in the Clermont City Council Chambers. Chair Murry called the meeting to order at 2:00pm with the following Board Members present: Board Members Schuett, Crawford, Strange, Howard, and Myers.

Board Member Petersen was absent.

Other City officials present were City Manager Van Wagner and Deputy City Clerk Wisniewski.

City Manager Van Wagner provided the invocation and pledge of allegiance.

**AGENDA ITEMS**

**Item No. 1 – Meeting Minutes**

Board Member Howard motioned to approve item 1, Meeting Minutes: Seconded by Board Member Myers. The motion passed 6-0 with all members present voicing aye.

**Item No. 2 - Resolution No. 34**

Finance Director Borrer presented a budget amendment for FY 2024-25 to reconcile actual activity. Revenues exceeded projections by about \$77,000 from ad valorem and interest income. No additional expenditure is requested; the amendment mainly reflects internal budget reallocations made during the year.

Chair Murry opened public comments. There were no comments. Chair Murry closed public comments.

Board Member Strange motioned to approve item 2, amendment to fiscal year 2024/2025 budget: Seconded by Board Member Howard. The motion passed 6-0 with all members present voicing aye.

**Item No. 3 – Resolution No. 35**

Finance Director Borrer stated that the resolution establishes the FY 2025–26 Community Redevelopment Agency budget at \$977,732, which was approved by City Council on September 18 as part of the overall city budget. Revenue increases include higher ad valorem taxes. Key expenditures include adding sanitation personnel costs for compactor service within the Community Redevelopment Agency and an anticipated debt service payment for the proposed parking garage.

Board Member Schuett questioned the source of the \$400,000 for parking garage debt service and whether reduced capital outlay meant any projects were being cut. Finance Director Borrer explained it comes from Community Redevelopment Agency ad valorem revenues and unspent funds, noting that the Community Redevelopment Agency spent only about \$280,000 of its \$900,000 FY 2024–25 budget. The remaining dollars, about \$600,000, will roll into the fund balance. He added that the fund balance was just over \$1 million after the last audit and is expected to rise to roughly \$1.7 million once the FY 2024–25 audit is finalized in early spring.

Chair Murry opened public comments. There were no comments. Chair Murry closed public comments.

*City of Clermont*  
MINUTES  
COMMUNITY REDEVELOPMENT AGENCY (CRA)  
MEETING MINUTES  
October 14, 2025

Board Member Schuett asked how the 10 percent set aside for grants is decided and why residents are not included. Development Services Director Henschel explained the \$100,000 comes from what the Community Redevelopment Agency board has chosen in past years and currently covers building, façade, and food-service grants. Residential grants were left out by earlier board decisions. Board Member Schuett then asked when the board could revisit or increase funding and was informed that any item can be brought up at any Community Redevelopment Agency meeting. The discussion then turned to the \$1.7 million in reserves and whether it made sense to approve the budget before deciding priorities. Consensus was to have a bigger conversation, like a workshop or another meeting, to review the agenda items, set priorities, and figure out how to use those funds.

Board Member Howard motioned to approve item 3 as is: Seconded by Board Member Myers. The motion passed 6-0 with all members present voicing aye.

**Item No. 4 - Main Street Agreement for Services**

Finance Director Borrer explained that the agreement before them with Main Street was for \$70,000 from the approved Community Redevelopment Agency budget to fund projects, initiatives, marketing, and special events that promote downtown Clermont within the Community Redevelopment Agency district. It is nearly identical to last year's agreement and was ready for your approval.

Chair Murry opened public comments. There were no comments. Chair Murry closed public comments.

Board Member Howard motioned to approve item 4, agreement for services with Main Street: Seconded by Board Member Myers. The motion passed 6-0 with all members present voicing aye.

**Item No. 5 - Sharing Expenses of Downtown Code from DPZ**

Board Member Strange stated that item 12 on the agenda covers items 5–11 and raises a policy question about how much funding should come from the Community Redevelopment Agency versus the general fund. The goal is not to debate each item now but to get a sense of the board's position on funding priorities. The items could be tabled and addressed in a workshop, where the board can decide which expenses should be covered by the Community Redevelopment Agency and which by the general fund.

Board Member Howard said that a strict policy on spending Community Redevelopment Agency funds was not necessary, since the budget is limited and a rigid policy could be restrictive. He supported sharing expenses for projects directly linked to the Community Redevelopment Agency like parking garage plans, DPZ work, and Meet Us in the Middle® but noted that high-cost items like ArtWalk or the De Hoya property should not be funded through the Community Redevelopment Agency, as that would limit the district's strategic flexibility.

Board member Strange suggested having a workshop to plan Community Redevelopment Agency spending, noting \$1.7 million in reserves has not been strategically used. She would like to invest these funds in grants and community projects rather than leaving money unspent.

City Attorney Waugh noted that the Community Redevelopment Agency can fund projects included in its redevelopment plan, but retroactive reimbursements are legally tricky. Prospective spending is fine, though some projects may require a formal interlocal agreement with the city.

*City of Clermont*  
MINUTES  
COMMUNITY REDEVELOPMENT AGENCY (CRA)  
MEETING MINUTES  
October 14, 2025

The consensus was that a workshop is needed to review Community Redevelopment Agency priorities, including tree beautification and updating the redevelopment plan, which has not been refreshed since 2015. Discussion focused on possibly amending the current downtown code and comprehensive plan contracts to include a Community Redevelopment Agency specific update, noting that Community Redevelopment Agency legislation may change soon, potentially affecting future projects.

Board Member Strange motioned to table items 5-9 and 11 to a workshop: Seconded by Board Member Howard.

The board discussed how to fund projects, with the consensus that Community Redevelopment Agency funds should cover projects directly benefiting the district like the parking garage while larger citywide initiatives remain funded by the general fund. Board Member Strange emphasized the need for clear policy guidance on when to use Community Redevelopment Agency versus general fund money.

Board Members discussed a date for the workshop and agreed on October 21, 2025.

Board Member Strange amended her motion to table items 5-9 to the October 21, 2025, workshop: Seconded by Board Member Howard.

Consensus was to have a joint workshop with City Council on October 21 at 3:00pm

The motion passed 6-0 with all members present voicing aye.

**Item No. 6 - Parking Garage Plans**

This item was tabled to the October 21, 2025, Council/CRA joint workshop.

**Item No. 7 - Art Walk (De Hoya property)**

This item was tabled to the October 21, 2025, Council/CRA joint workshop.

**Item No. 8 - Meet Us in the Middle**

This item was tabled to the October 21, 2025, Council/CRA joint workshop.

**Item No. 9 - Comprehensive Plan Funding for Community Redevelopment Agency (CRA)**

This item was tabled to the October 21, 2025, Council/CRA joint workshop.

**Item No. 10 - New Comprehensive Plan Team**

Deputy City Manager Matthys announced a new comprehensive plan team, including DPZ Design Co., ABA Ethos, a new Economic Development Director, and an Urban Designer. The comprehensive plan is expected to take 12 to 18 months, while the northwest quadrant code updates should be completed in 6 to 8 months, with drafts ready by this summer. The team will work simultaneously on the plan and code, aiming for a faster, more efficient process than past efforts.

*City of Clermont*  
MINUTES  
COMMUNITY REDEVELOPMENT AGENCY (CRA)  
MEETING MINUTES  
October 14, 2025

**Item No. 11 - Issue of Reimbursement**

The board talked about reimbursements and agreed that retroactive payments were not allowed, so the focus should be on future projects. Board Member Strange asked if future payments for things like Victory Point could come from the Community Redevelopment Agency instead of the general fund and was informed by City Attorney Waugh that could be decided going forward since many of these projects are in the redevelopment plan. The board's consensus was to focus on current and upcoming projects, not past ones, and stressed the need for clarity and responsible planning. They also asked for details on annual payments and remaining debt so they could plan how to use the \$1.7 million in Community Redevelopment Agency reserves, which will be provided to them by Finance Director Borrer.

**Item No. 12 - Clarify Expenses Funded by the Community Redevelopment Agency (CRA) Compared to the General and Enterprise Funds**

Board Member Strange expressed the need for a clear, transparent picture of how Community Redevelopment Agency projects are funded, including what other city funds contribute. She said that the upcoming workshop should provide detailed information on all Community Redevelopment Agency related spending to ensure informed policy discussions and responsible planning.

Discussion ensued on what projects fall under the Community Redevelopment Agency and establishing clear criteria or policy for determining what would qualify while keeping flexibility for future decisions.

Board Member Crawford cautioned that the Community Redevelopment Agency should supplement, not replace, city funding for downtown projects and warned against using Community Redevelopment Agency funds to offset existing city budgets. He supported having an evaluation process for funding decisions but emphasized keeping enough flexibility.

**Item No. 13 - Projected Income from the Community Redevelopment Agency (CRA)**

Board Member Strange informed the board that there is an organization called U3 that is in the comprehensive plan that analyzes real estate and taxable values. She requested the board consider not just the current status of downtown but also potential growth, including how it might affect downtown height and density restrictions. She would like everyone to plan ahead to avoid surprises in the coming months.

*City of Clermont*  
MINUTES  
COMMUNITY REDEVELOPMENT AGENCY (CRA)  
MEETING MINUTES  
October 14, 2025

**ADJOURN:** With no further comments, this meeting adjourned at 2:48 pm.

**APPROVED:**

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Tim Murry, Chair

**ATTEST:**

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Tracy Ackroyd Howe, MMC  
City Clerk



## CITY OF CLERMONT

# AGENDA ITEM

Page 1 of 1

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| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                |
| Tuesday, January 13, 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                    |                                |
| Downtown Master Plan Update Funding                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                    |                                |
| Seeking CRA feedback on the funding of an update to the Downtown Redevelopment Master Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                    |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                |
| <p>In 2013, Clermont held a series of 3 community vision sessions with over 1,000 people in attendance to begin working on a <a href="#">Downtown Master Plan</a>. The City hired GAI &amp; Associates to help develop the master plan, which was adopted in 2015. The City of Clermont's award-winning <a href="#">Downtown-Waterfront Master Plan</a> has served as the city's road map for the future of our city since its adoption. The Downtown Master Plan was meant to be a guide and is intended to adapt to changing circumstances.</p> <p>The plan was divided into 3 phases and involved over 30 projects including streetscapes, trails, parks and infrastructure improvements. While much of the focus of the plan is on the Downtown-Waterfront District, the Master Plan offers insight on how to keep our growing city connected and how to protect the very charms that have drawn hundreds of thousands of people to this internationally recognized city that is one of the nation's top places to live and also a training ground for world athletes.</p> <p>In 2025, the City hired DPZ CoDesign to update our Comprehensive Plan and develop a Form-Based Code (FBC) for the northwest quadrant of Clermont. The City has begun the process of re-writing the Comprehensive Plan and development of the FBC, which has resulted in discussions with the Council and CRA about updating our 10-year-old Downtown Master Plan.</p> <p>Staff is seeking direction from the CRA on funding for the Downtown Master Plan update.</p> |                                    |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |                                |
| Unknown at this time                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |                                |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |
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| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |                                |
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# CITY OF CLERMONT

## AGENDA ITEM

Page 1 of 1

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| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |                                |
| Tuesday, January 13, 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |                                |
| Downtown Grants                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |                                |
| Staff is seeking CRA direction on downtown grants.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                    |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |                                |
| <p>The City of Clermont Community Redevelopment Agency currently offers 3 grant opportunities for commercial projects located within the Community Redevelopment Area.</p> <p>The grants available are:</p> <ol style="list-style-type: none"> <li>1. Building Code Assistance Grant - Up to \$10,000 for tenants making improvements that are required due to building code requirements. Examples include: electrical upgrades, handicap access, fire alarms, heating and A/C. (for buildings over 4,000 square feet, an additional \$5,000 may be requested).</li> <li>2. Façade Improvement Grant – Up to \$10,000 (corner lot tenants may request up to \$20,000) for tenants making exterior improvements to their storefront. This may include paint, stucco, window or sign improvements.</li> <li>3. Food Related Service Grant - Up to \$15,000 for establishing or upgrading food-related businesses. These include fire alarm systems (often cooking hood installations), air handle systems, electrical, and ADA improvements.</li> </ol> <p>These grants are reimbursement grants that are awarded after each project is completed. The Community Redevelopment Agency budgets \$100,000 each year for the grant program.</p> <p>During a previous CRA/Council workshop, staff was directed to come back to a future CRA meeting to explore the options of amending our downtown grant program, including possibly extending the program to non-residential properties. Should the CRA approve any amendments to the downtown grant program, staff would bring back a new resolution reflecting the CRA's direction to amend the grant program.</p> |                                    |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                    |                                |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                                |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |                                |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |
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| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                    |                                |
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## CITY OF CLERMONT

# AGENDA ITEM

Page 1 of 1

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| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                      |                                    |                                |
| Tuesday, January 13, 2026                                                                                                                                                                                                                                                                                |                                    |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                  |                                    |                                |
| Quarterly Reports                                                                                                                                                                                                                                                                                        |                                    |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                  |                                    |                                |
| Staff is seeking CRA direction.                                                                                                                                                                                                                                                                          |                                    |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                      |                                    |                                |
| Staff is seeking Council direction on whether to schedule quarterly CRA meetings, which would include updates from organizations within the CRA including, but not limited to, Chamber of Commerce, Main Street and other organizations which own, operate or maintain City-owned properties in the CRA. |                                    |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                               |                                    |                                |
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| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                             |                                    |                                |
| N/A                                                                                                                                                                                                                                                                                                      |                                    |                                |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                     | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |
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| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                 |                                    |                                |
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