CITY OF CLERMONT
COMMUNITY REDEVELOPMENT AGENCY (CRA)
2:00 PM, Tuesday, September 15, 2026
685 W. Montrose Street

CALL TO ORDER

NEW BUSINESS

Item No. 1 - Meeting Minutes	Consider approval of the August 11, 2026 CRA meeting minutes.
Item No. 2 - CRA Resolution No. 36	Consider a Resolution to establish the CRA Budget for Fiscal Year 2026-2027.

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)
AND CITY COUNCIL
MEETING MINUTES
August 11, 2026

CALL TO ORDER

The Community Redevelopment Agency met on Tuesday, August 11, 2026, in the Clermont City Council Chambers. Chair Murry called the meeting to order at 2:00 pm with the following Board Members present: Board Members Schuett, Crawford, Strange, Bain, Myers and Petersen.

Other City officials present were Deputy City Manager Matthys, City Attorney Waugh and City Clerk Howe.

City Manager Van Wagner provided the invocation.

AGENDA ITEMS

Item No. 1 – Meeting Minutes from June 23, 2026

Board Member Bain motioned to approve meeting minutes: Seconded by Board Member Myers. The motion passed 5-0 with all members present voicing aye.

Item No. 2 – Agency Administration

Economic Development Director Nathan Norris stated that there was no staff presentation and that the discussion, requested by Board Member Bain, was intended to address the future composition of the organization. Council Member Bain clarified that the discussion was brought forward to consider available options and determine how the Board might proceed.

Economic Development Director Norris explained that state law provides two options for Community Redevelopment Agency (CRA) composition: the current structure of the governing body with two appointed members or a standalone board of appointed members who live or work in the downtown area. Council Member Bain noted that the current composition is not statutorily required and encouraged consideration of a seven-member citizen board to provide greater resident and business involvement, broader perspectives, and recommendations on CRA functions, budgets, expenditures, and initiatives before returning to City Council for final decisions.

Board Member Petersen arrived at 2:06pm

City Attorney Waugh explained that state law does not provide for a direct conversion from a CRA governed by City Council to a standalone citizen board. He noted that while the CRA could potentially be dissolved and reconstituted under a different structure, there is no statutory provision for a direct conversion, and Attorney General opinions support this interpretation.

Board Member Schuett asked about the potential drawbacks of changing the CRA's composition and whether the area still met redevelopment requirements. City Attorney Waugh explained that changing the structure would require dissolving and reconstituting the CRA, resulting in additional time and costs and potentially resetting the tax increment financing period. He also confirmed that the CRA is self-governing and that its redevelopment plan serves as its governing framework. Board Member Strange requested a summary outlining the CRA's history, formation, renewal, and key responsibilities.

Board Member Strange asked for clarification on whether the CRA redevelopment plan was being updated along with the Downtown Action Plan, Comprehensive Plan, and base code. Economic Development Director Norris explained that the CRA's 2015 Redevelopment Plan is a separate, long-term plan that can remain in effect for 30 years and is not currently being updated, although it could be informed or revised based on the Downtown Action Plan.

Board Member Crawford arrived at 2:15pm.

Chair Murry recalled that the CRA had been discussed for revision or expansion around 2022–2023, including extending the CRA toward Highway 27 and potentially incorporating the Lincoln Park area. City Attorney Waugh stated that, to his knowledge, the current redevelopment plan remains the 2015 plan and suggested he may have been referring to the 2021 Waterfront Master Plan.

Discussion focused on creating a comprehensive CRA reference binder containing key historical dates, governing documents, resolutions, ordinances, amendments, and redevelopment plans to provide continuity and ensure CRA members understand their responsibilities. Board Members also discussed the value of ongoing training on CRA processes, placemaking, downtown redevelopment, and other relevant topics to provide members with a better understanding of the frameworks guiding their decisions.

Chair Murry stated that the board needed to consider whether to maintain the current CRA structure or dissolve and reestablish it as a new board. While supportive of a resident led CRA in principle, the Chair expressed concern about the potential legal and financial impacts and requested additional information on the process and effects on the CRA's budget and tax increment timeline. City Attorney Waugh agreed to provide the requested information and confirmed that the existing board could not be expanded.

Chair Murry opened public comments.

Sharon Keyes, 644 W. Osceola – questioned whether expanding the CRA to include the Lincoln Park area had previously been considered.

Chair Murry recalled that a request had been made in 2022 or 2023 to consider expanding the CRA into Lincoln Park and questioned what happened to the request; Board Member Strange asked for clarification on the status, and Ms. Keyes confirmed that the proposal was brought forward as a workshop request to consider expanding the CRA from East Avenue to Highway 27, but no follow-up was received.

Board Member Crawford explained that the CRA was originally formed primarily as a commercial CRA and noted that expanding it to include additional residential areas would require a study and a determination that the area qualifies for redevelopment. Chair Murry noted that the current CRA already includes significant residential areas, while Board Member Schuett expressed support for expansion or creating a new CRA to provide assistance to the Lincoln Park area.

City Attorney Waugh explained that state law requires a CRA area to be determined to be slum or blighted, or have a shortage of affordable housing, but also provides flexibility based on factors such as displacement, planning, community policing, and parks and recreation. Chair Murry referenced the City of Minneola's CRA, and Waugh noted that the Hills of Minneola CRA was supported by a study and that the area being discussed could potentially qualify, subject to the required study and resolution.

Board Member Strange questioned the value of a CRA when General Fund dollars continue to support downtown projects, while City Attorney Waugh explained that the General Fund retains the established base value and increases above that baseline generate CRA funds, suggesting the city should better evaluate the use of General Fund dollars in the CRA. Board Member Bain stated that a CRA provides a commitment to redevelopment, reinvests increased tax revenues into the area, encourages community involvement, and can leverage General Fund dollars. Lincoln Park was identified as a potential area for redevelopment, noting a Department of Planning and Zoning opportunity site that could support mixed-use development and attainable housing. Board Member Myers asked about pursuing a Lincoln Park CRA study, and it was noted that the process would begin with a resolution and required study. It was also suggested exploring alternatives to a CRA that could establish neighborhood visions, community engagement, redevelopment commitments, and reinvestment throughout the city, while Board Member Bain discussed Community Development Block Grant (CDBG) funding, community development programs, neighborhood associations, and potentially a Community Development Director. Board Member Strange supported exploring these options and implementing the Comprehensive Plan to create thriving neighborhoods.

The board reached consensus to receive a CRA reference binder containing historical dates and documents, research on potential board structure changes and the requirements and implications of pursuing an expanded or new CRA, and training for CRA members. City Attorney Waugh indicated binder and board-structure research could be provided by September 1, with training to be considered for the next CRA meeting.

ADJOURN: With no further comments, this meeting adjourned at 2:44pm.

APPROVED:

____
Tim Murry, Chair

ATTEST:

____
Tracy Ackroyd Howe, MMC
City Clerk

CITY OF CLERMONT

AGENDA ITEM

Meeting Date	
Tuesday, September 15, 2026	
Agenda Item Name	
CRA Resolution No. 36	
Requested Action	
Recommend approval of Resolution 36 to establish the CRA Budget for Fiscal Year 2026-2027.	
Staff Report	
Please find attached the resolution and supporting documentation to establish the CRA Budget for Fiscal Year 2026-2027.	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached(copies of original agreements)		
1.	Resolution 36 - FY27 Budget (08.31.2026)	Resolution 36 - FY27 Budget (08.31.2026).pdf
2.	600 CRA Fund Summary (2)	600 CRA Fund Summary (2).pdf

CITY OF CLERMONT
Community Redevelopment Agency
RESOLUTION NO. 36

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING THE BUDGET FOR THE 2026-2027 FISCAL YEAR.

WHEREAS, it is hereby found and determined by the Community Redevelopment Agency Board of the City of Clermont, Lake County, Florida that the following sums of money or as much thereof as may be authorized by law are required for the purpose of carrying out the Community Redevelopment Programs and Plans for the Fiscal Year of October 1, 2026 to September 30, 2027.

Estimated Revenues:		
	Ad Valorem Taxes	$ 916,000
	Miscellaneous Revenue	40,000
	Beginning Reserves	2,326,188
Total Revenues & Reserves		3,282,188
Estimated Expenditures:		
	Personnel Services	48,607
	Operating Expenditures	399,400
	Capital Outlay	303,708
	Grants & Contributions	160,000
	Ending Reserves	2,370,473
Total Expenditures & Reserves		$3,282,188

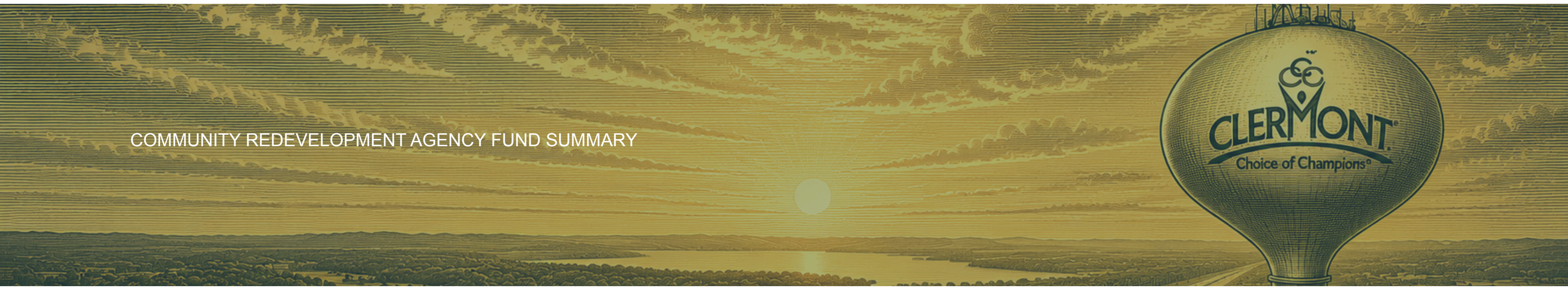
NOW, THEREFORE, BE IT RESOLVED, that the above said budget for the City of Clermont Community Redevelopment Agency for the 2026-2027 Fiscal Year and appropriations therefore are hereby adopted.

DONE AND RESOLVED by the Community Redevelopment Agency Board of the City of Clermont, Lake County, Florida, this 15th day of September 2026.

Tim Murry, CRA Chairman

Attest:

Tracy Ackroyd Howe, MMC
City Clerk



COMMUNITY REDEVELOPMENT AGENCY FUND SUMMARY

Fund Description

The City of Clermont, Florida Community Redevelopment Agency (Agency), a public body was established in May, 1997. Pursuant to the requirements of Chapter 163, Part III of Florida Statutes, the City of Clermont, Florida (the City) with the consent of Lake County, created the Agency and designated the Redevelopment Area to foster improvement activities in Clermont. The Agency uses future tax increment revenues to fund a variety of improvement projects.

The Agency is a component unit of the City of Clermont, Florida (City) for financial reporting purposes; the Agency has no component units that meet the criteria for inclusion in the Agency's basic financial statements. The governing board of the Agency consists of five members of the Clermont City Council and two individuals appointed by the City Council.

Fund Summary

	FY24 ACTUAL	FY25 ACTUAL	FY26 CURRENT BUDGET	CALCULATION	CALCULATION	CALCULATION
	FY2024	FY2025	FY2026	FY27 PROPOSED	% CHANGE	$ CHANGE
Revenues						
GENERAL GOVERNMENT TAXES	$754,960	$877,337	$957,732	$916,000	-4%	-$41,732
MISCELLANEOUS REVENUES	$43,438	$45,063	$20,000	$40,000	100%	$20,000
REVENUES TOTAL	$798,398	$922,399	$977,732	$956,000	-2%	-$21,732
Expenses						
PERSONNEL SERVICES	$2,765	$15,538	$50,284	$48,607	-3%	-$1,677
OPERATING EXPENDITURES	$205,843	$200,327	$266,440	$399,400	50%	$132,960
CAPITAL OUTLAY	$13,741	$1,942	$91,008	$303,708	234%	$212,700
GRANTS & CONTRIBUTIONS	$105,000	$79,534	$170,000	$160,000	-6%	-$10,000
OTHER EXPENDITURES	–	–	$400,000	$0	-100%	-$400,000
EXPENSES TOTAL	$327,348	$297,340	$977,732	$911,715	-7%	-$66,017

	FY24 ACTUAL	FY25 ACTUAL	FY26 CURRENT BUDGET	CALCULATION	CALCULATION	CALCULATION
	FY2024	FY2025	FY2026	FY27 PROPOSED	% CHANGE	$ CHANGE
Revenues						
GENERAL GOVERNMENT TAXES						
AD VALOREM TAXES	$754,960	$877,337	$957,732	$916,000	-4%	-$41,732
GENERAL GOVERNMENT TAXES TOTAL	$754,960	$877,337	$957,732	$916,000	-4%	-$41,732
MISCELLANEOUS REVENUES						
INTEREST AND OTHER EARNINGS	$43,438	$45,006	$20,000	$40,000	100%	$20,000
CONTRIBUTIONS - PRIVATE SOURCE	–	$56	–	$0	–	$0
MISCELLANEOUS REVENUES TOTAL	$43,438	$45,063	$20,000	$40,000	100%	$20,000
REVENUES TOTAL	$798,398	$922,399	$977,732	$956,000	-2%	-$21,732
Expenses						
PERSONNEL SERVICES						
REGULAR SALARIES	$0	$13,013	$34,848	$35,358	1%	$510
OVERTIME SALARIES	$2,569	$12	–	$0	–	$0
FICA TAXES	$186	$984	$2,666	$2,705	1%	$39
RETIREMENT CONTRIBUTIONS	$0	–	$3,400	$3,400	0%	$0
LIFE AND HEALTH INSURANCE	$9	$1,529	$9,347	$7,120	-24%	-$2,227
WORKERS' COMPENSATION	$0	–	$23	$24	4%	$1
PERSONNEL SERVICES TOTAL	$2,765	$15,538	$50,284	$48,607	-3%	-$1,677
OPERATING EXPENDITURES						
PROFESSIONAL SERVICES	$57,466	$51,898	$63,260	$241,600	282%	$178,340
ACCOUNTING AND AUDITING	$4,000	$11,500	$7,500	$7,500	0%	$0
CONTRACT SERVICES	$19,456	$21,534	$38,300	$42,300	10%	$4,000
TRAVEL AND PER DIEM	–	–	$480	$0	-100%	-$480
FREIGHT AND POSTAGE SERVICES	–	–	$50	$50	0%	$0
UTILITY SERVICES	$15,348	$16,843	$20,000	$22,900	14%	$2,900
RENTALS AND LEASES	$54,175	$54,175	$62,000	$30,000	-52%	-$32,000
INSURANCE	$11,407	$9,131	$7,200	$7,200	0%	$0
REPAIR AND MAINTENANCE SERVICES	$2,749	$6,884	$17,200	$24,500	42%	$7,300
PRINTING SERVICES	$201	$381	$350	$350	0%	$0
PROMOTIONAL ACTIVITIES	$22,074	$20,255	$32,000	$2,000	-94%	-$30,000
OTHER CURRENT CHARGES	$107	$107	$2,100	$2,100	0%	$0
OPERATING SUPPLIES	$18,685	$7,444	$15,500	$17,500	13%	$2,000
SUBSCRIPTIONS, DUES, TRAINING AND EDUCATION	$175	$175	$500	$1,400	180%	$900
OPERATING EXPENDITURES TOTAL	$205,843	$200,327	$266,440	$399,400	50%	$132,960
CAPITAL OUTLAY						
INFRASTRUCTURE	$4,231	$1,042	$91,008	$303,708	234%	$212,700
MACHINERY AND EQUIPMENT	$9,300	–	–	$0	–	$0
PROFESSIONAL SERVICES	$210	$900	–	$0	–	$0
CAPITAL OUTLAY TOTAL	$13,741	$1,942	$91,008	$303,708	234%	$212,700
GRANTS & CONTRIBUTIONS						

	FY24 ACTUAL	FY25 ACTUAL	FY26 CURRENT BUDGET	CALCULATION	CALCULATION	CALCULATION
	FY2024	FY2025	FY2026	FY27 PROPOSED	% CHANGE	$ CHANGE
AIDS TO PRIVATE ORGANIZATIONS	$105,000	$79,534	$170,000	$160,000	-6%	-$10,000
GRANTS & CONTRIBUTIONS TOTAL	$105,000	$79,534	$170,000	$160,000	-6%	-$10,000
OTHER EXPENDITURES						
INTERGOVERNMENTAL TRANSFERS	–	–	$400,000	$0	-100%	-$400,000
OTHER EXPENDITURES TOTAL	–	–	$400,000	$0	-100%	-$400,000
EXPENSES TOTAL	$327,348	$297,340	$977,732	$911,715	-7%	-$66,017