AGENDA
Community Redevelopment Agency Meeting
5:45 PM - Thursday, May 20, 2021 - City Hall

CALL TO ORDER

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

1. APPROVAL OF MINUTES

    1.1 March 19, 2020 - Community Redevelopment Agency Meeting
    January 7, 2021 - Community Redevelopment Agency Meeting
    February 4, 2021 - Community Redevelopment Agency Meeting
    Staff Report #21-0120 - Html
    03-19-2020 CRA MIN - For Approval
    01-07-2021 CRA MIN - For Approval
    02-04-2021 CRA MIN - For Approval

2. CRA ITEM WITH DISCUSSION, PUBLIC INPUT AND DIRECTION

    2.1 General CRA Update for May 20, 2021
    Staff Report #21-0119 - Html
    Staff Report General CRA Update for 5-20-21 ADA

    2.2 FY 19-20 Annual Report
    Staff Report #21-0117 - Html
    Staff Report FY 19-20 Annual Report ADA
    Community Redevelopment Agency 2019-2020 Annual Report ADA

3. ADJOURNMENT

This Agenda is provided to the Commission only as a guide, and in no way limits their consideration to the items contained hereon. The Commission has the sole right to determine those items they will discuss, consider, act upon, or fail to act upon. Changes or amendments to this Agenda may occur at any time prior to, or during the scheduled meeting. It is recommended that if you have an interest in the meeting, you make every attempt to attend the meeting. This Agenda is provided only as a courtesy, and such provision in no way infers or conveys that the Agenda appearing here is, or will be the Agenda considered at the meeting.

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (Florida Statutes, 286.0105). In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact the City Clerk 48 hours prior to any meeting so arrangements can be made. Telephone (352) 483-5430 for assistance.

City of Eustis

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

Staff Report

TO:	CRA Board
FROM:	Mary Montez, City Clerk
DATE:	May 20, 2021
RE:	MARCH 19, 2020 - COMMUNITY REDEVELOPMENT AGENCY MEETING JANUARY 7, 2021 - COMMUNITY REDEVELOPMENT AGENCY MEETING FEBRUARY 4, 2021 - COMMUNITY REDEVELOPMENT AGENCY MEETING

Introduction:
This item is for consideration of the minutes of the March 19, 2020, January 7, 2021 and February 4, 2021, Community Redevelopment Agency meetings.

Attachments:
03-19-2020 CRA MIN - For Approval
01-07-2021 CRA MIN - For Approval
02-04-2021 CRA MIN - For Approval

Reviewed by:

MINUTES
Community Redevelopment Agency Meeting

5:30 PM - Thursday, March 19, 2020 - City Hall

CALL TO ORDER: 5:30 P.M.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

PRESENT: Board Members Marie Aliberti, Gail Isaac Thomas, and Karen LeHeup-Smith, Vice Chair Emily Lee and Chairman Michael Holland

1. CRA ITEM WITH BOARD DISCUSSION, PUBLIC HEARING AND DIRECTION

1.1 CRA Resolution Number 20-02: Option agreement for sale and purchase with Eustis Partners, LLC
CRA Resolution Number 20-03: Option agreement for sale and purchase with Lake Eustis Properties, LLC

Tom Carrino, Economic Development Director, provided a history of the property to be considered for purchase under CRA Resolution Numbers 20-02 and 20-03. He reviewed the terms of the agreements, explained the financing for the purchases, and reviewed the incentives included in the agreements. He introduced Tom Hofmeister and Jack Prickett representing the Lake Eustis Foundation.

The CRA Board confirmed that the proposal and appraisal are for all three blocks with Mr. Carrino providing a breakdown of the appraisal.

The following issues were discussed regarding the proposed purchase: 1) Why the property owners have not been able to get the property developed; 2) The current owners not being in a position to actively market the property; 3) The City's efforts to assist the owners in marketing the property; 4) The City being better able to make things happen more efficiently than the private sector; 5) Concern regarding the CRA paying the full price for the property when it hasn't sold previously; 6) The current state of emergency in the country and its effect on the hospitality industry; 7) Previous CRA development agreements not using existing CRA revenues but utilizing the additional taxes generated by a specific project so current revenues are not impacted; 8) What the possible cost to the City might be; 9) How much new CRA revenue might be generated by the proposed hotel; and 10) What might be the net loss to the City.

Mr. Neibert explained the appraised value of the combined properties is $3.4 million in addition to $180,000 in school tax credits and several hundred thousand in transportation credits resulting in the City having an asset worth $3.8 million for which it will only be paying $3 million. He then noted that the lot the City just purchased for $230,000 was appraised for an interested purchaser at $440,000. He emphasized that he can't speculate regarding how long the current state of emergency will last. He concluded stating the CRA has the current revenue stream that will fund the proposed purchase without negatively impacting the rest of the City and giving the City the opportunity to make something happen downtown.

Discussion was held regarding postponing consideration to a future meeting.

Mr. Neibert commented on the City's lack of control due to not being able to restrict what can be developed on the property as long as what is proposed meets City regulations or the City risks a Bert Harris Act action. He emphasized that, as the owner of the property, the City would have more latitude to determine who to sell it to and for what they would sell it. He also commented on the benefit to negotiations if there are only two parties involved.

The Board questioned what taxes are generated by the properties with Mr. Neibert stating the one is not-for-profit so it pays zero taxes and the other is about $10,000 per year total, not just the City taxes. The Board then asked staff's vision for use of the property.

Mr. Neibert responded a hotel on the parking lot property with a rooftop restaurant. Property closest to the post office would be converted to a parking lot and the lot closest to City Hall would be retail shops with apartments on upper levels. He expressed confidence that the City could make that happen. He noted that the Lake Community Foundation charter requires them to put that money back into the City for health care programs. He indicated they would then have $1 million to invest in local health programs.

The Board then noted that the City already has a number of empty storefronts downtown with Mr. Neibert stating they do not have sufficient available space downtown for additional retail.

Chairman Holland opened the floor to public comment at 6:03 p.m.

Kress Muenzmay addressed the CRA Board and expressed support for the City helping to bring the owners and interested parties together rather than purchasing the property. He expressed concern regarding the current state of emergency and the uncertainties. He recommended waiting to move forward.

Daniel DiVenanzo commented on the history of the property citing previous efforts to redevelop the property. He stated that developers need to know who they are dealing with. He commented on the cost to create a site plan or do engineering for a lot. He expressed support for the City purchasing the property so that a master plan can be developed. He commented on the vision for the parcels and the possibility of putting a parking garage on the lowest level on the parcel across from City Hall. He cited the increase in occupied apartments downtown.

Mary Montez, City Clerk, read into the record an email from Kimberly Powis and Melanie Bottorff which addressed the community/conference/sailing center and expressed opposition to the meeting being held due to the pandemic.

CONSENSUS: It was a consensus of the Board to have the issue discussed at the April CRA meeting and for staff to schedule individual meetings with the Board members to discuss their vision for the downtown.

1.2 CRA Resolution Number 20-04: Developer Agreement with Joseph Matella

Mr. Carrino reviewed the proposed developer agreement with Joseph Matella for Oakwood Apartments. He cited the location of the proposed project and indicated the project would consist of four two-story market-rate apartment buildings with fourteen townhome style three-bedroom, 2 and 1/2 bath units. He indicated that the developer has stated that without the CRA assistance the project is not financially feasible. He then reviewed the specifics of the agreement and explained the financing.

Chairman Holland opened the floor to public comment at 6:24 p.m. There being no public comment, the hearing was closed at 6:24 p.m.

The Board asked about the traffic flow on Orange Avenue with Chairman Holland stating they would have to have a traffic impact study done prior to construction.

The Board then asked for an explanation about the market rates not being sufficient for construction with Mr. Carrino explaining that the market rate rents for that size unit do not support the cost of the project. He further explained that the purpose of the CRA is to close the gap and make a project, that is not otherwise workable, profitable.

Ms. Montez announced Resolution Number 20-04: A Resolution of the Community Redevelopment Agency of the City of Eustis known as the Downtown and East Town Redevelopment Agency, Lake County, Florida, approving and ratifying a developer agreement and making findings and determinations of fact and law pursuant to Chapter 163, Part III, Florida Statutes.

Moved by Member Morin, seconded by Member Aliberti, to approve CRA Resolution Number 20-04. Motion carried by the following votes:

Ayes: Member Aliberti, Vice Chair Lee, Member LeHeup-Smith, Member Morin and Chairman Holland

2. ADJOURNMENT: 6:27 P.M.

**These minutes reflect the actions taken and portions of the discussion during the meeting. To review the entire discussion concerning any agenda item, go to www.eustis.org and click on the video for the meeting in question. A DVD of the entire meeting or CD of the entire audio recording or verbatim transcript of the meeting can be obtained from the office of the City Clerk for a fee.*

MARY C. MONTEZ City Clerk	MICHAEL L. HOLLAND Chairman

MINUTES
Community Redevelopment Agency Meeting
6:30 PM - Thursday, January 7, 2021 - City Hall

CALL TO ORDER: 6:55 P.M.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

PRESENT: Vice Chair Emily Lee, Member Karen LeHeup-Smith, Member Nan Cobb, Member Willie Hawkins and Chairman Michael L. Holland

1. CRA ITEMS WITH DISCUSSION, PUBLIC INPUT AND CRA DIRECTION

1.1 CRA Resolution Number 21-01: Approving and ratifying an amendment to developer agreement with Lake Investment Ventures, LLC

Tom Carrino, Economic Development Director, provided a brief history of the original agreement and stated the CRA Board directed staff at the December 17, 2020 meeting to bring forward an amendment with two changes: 1) Project is considered complete when the improvements to the canal and seawall are done; and 2) Second payment is due no less than six-months after first payment. He confirmed that the canal and seawall have been completed and that it is more than six months since the first payment; therefore, if the amendment is approved, staff will proceed with processing the second payment. He clarified for the Commission that the payments are $25,000 each for a total of $50,000.

Moved by Member LeHeup-Smith, seconded by Member Cobb, to approve CRA Resolution Number 21-01. Motion carried by the following votes:

Ayes: Vice Chair Lee, Member LeHeup-Smith, Member Cobb, Member Hawkins and Chairman Holland

1.2 General CRA Update for January 7, 2021

Mr. Carrino provided the quarterly CRA update noting the following: 1) In December the CRA collected $776,592; however, the report provided is only through the end of November so it only reflects collections of $546; and 2) Expenses through November totaling $50,266.85. He reviewed the status of CRA projects including the following: 1) Bay Street drainage; 2) Continued monitoring of the Lake Eustis seawall; 3) Housing rehabilitation; 4) Development incentives including the Lake Eustis Marina and gateway grants; and 5) Purchase of former Waterman site in September 2020. He reported one response has been received from the RFP for the Waterman site. He stated staff is working with the developer on an agreement to come before the CRA and Commission at a later date.

The CRA Board expressed concern regarding the housing rehab project with Mr. Neibert noting there would be a report at the next Commission meeting.

Mr. Neibert encouraged Member Isaac Thomas to recommend to residents that they apply to the Lake Community Action Agency. He confirmed that applicants must reside within the CRA district.

2. ADJOURNMENT: 7:01 P.M.

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MARY C. MONTEZ	MICHAEL L. HOLLAND
City Clerk	Chairman

MINUTES
Community Redevelopment Agency Meeting

5:30 PM - Thursday, February 4, 2021 - City Hall

CALL TO ORDER: 5:45 P.M.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

PRESENT: Member Nan Cobb, Member Willie Hawkins, Vice Chair Emily Lee, Member Karen LeHeup-Smith and Chairman Michael Holland

1. NOTICE: DUE TO REQUIRED SOCIAL DISTANCING, THERE WILL BE LIMITED SEATING FOR ALL CITY COMMISSION, COMMUNITY REDEVELOPMENT AND LOCAL PLANNING AGENCY MEETINGS UNTIL FURTHER NOTICE.

Due to a recent uptick in Covid-19 cases, the City of Eustis has determined the need to re-impose limited seating in order to meet recommended social distancing standards. Therefore, please note that seating will be limited for all City meetings for the foreseeable future. Seating will be closed five minutes prior to any meeting whether the meeting room is full or not due to no staff member being available to monitor the entrance. Anyone who is not able to obtain seating is encouraged to watch the livestreaming of the meetings from home and submit any comments or questions to the City Clerk via email at cityclerk@eustis.org. Please note that anyone attending the meeting must sit in the designated seats and cannot sit in clusters in order to maintain the CDC recommended six feet. Thank you for your cooperation.

2. APPROVAL OF MINUTES

2.1 December 17, 2020 - Community Redevelopment Agency Board Meeting

Moved by Vice Chair Lee, seconded by Member LeHeup-Smith, to approve the Minutes as submitted. Motion carried by the following votes:

Ayes: Ms. Cobb, Mr. Hawkins, Vice Chair Lee, Ms. LeHeup-Smith and Chairman Holland

3. CRA ITEM WITH DISCUSSION, PUBLIC INPUT AND DIRECTION

3.1 Presentation by the Atrium Management Company development team and discussion regarding RFP 009-20 for the redevelopment of the former Florida Hospital Waterman site

Tom Carrino, Economic Development Director, provided a brief history on the City's obtaining the former Waterman Hospital property and the subsequent request for proposals for sale and redevelopment of the property. He introduced Adam Wonus of Atrium Management Company.

Adam Wonus provided an overview of the proposed project known as Waterman Square. He stated there would be four phases with the first phase consisting of residential with some retail on Bay Street. The second and third phase would consist of additional residential, food and retail. He provided artist renderings of the proposed development and noted how they would tie in the area history with the development. He estimated the project would consist of approximately $50 to $70 million in redevelopment. He provided some background information on Atrium Management Company and PRN Real Estate & Investments.

Chairman Holland reported he had met with them during a First Friday event.

Mr. Hawkins asked about the use of local businesses with Mr. Wonus indicating they would like to. He commented on how they would try to incorporate local businesses.

Ms. Cobb asked if it would be a boutique hotel with Mr. Wonus responding it would be a boutique style hotel to be known as the Waterman Hotel.

Ms. Isaac-Thomas expressed support for the project noting when the downtown area had a shuffleboard court.

Ms. LeHeup-Smith expressed enthusiasm for getting to the indepth portion of the project.

Vice Chair Lee asked if the hotel would include a restaurant with Mr. Wonus indicating it would not include a restaurant but you would walk out of the hotel into the courtyard which would lead to retail and restaurants.

Vice Chair Lee then asked about it having meeting rooms with Mr. Wonus indicating he was not sure but would like to see that.

Ron Neibert, City Manager, indicated the three phases will take about five to six years to complete.

Discussion was held regarding whether or not the hotel would include a pool.

Ms. Cobb asked about the plan for restaurants and if they have a list or would they work with local restaurants.

Mr. Wonus stated their desire to be very selective about the restaurants and they would look around the area for good restaurants looking to open a second or third location.

Ms. Isaac-Thomas commented on the need for a variety of cuisines.

Chairman Holland opened the floor to public comment at 6:01 p.m.

An unknown audience member asked if it was a done deal or just a proposal from someone who wants to purchase the land with Mr. Holland confirming it is just a proposal.

Vance Jochim asked about the status of the planned conference/community building with Mr. Holland explaining that project has currently been placed on hold for the time being.

Christopher McCollum asked about parking for the project with Mr. Neibert responding that Phase 2 of the proposal includes a five story parking facility.

Rose Lindo, Lindo Catering, asked who makes the decision on the project with Mr. Neibert indicating that the CRA Board will make the decision about whether or not to enter into an agreement with the company.

An unknown audience member encouraged them to look at the local restaurants.

CONSENSUS: It was a consensus of the Commission for staff to move forward with negotiations.

Ms. Isaac-Thomas asked about the property on Glover Street with Mr. Carrino explaining that was supposed to be Oakwood Apartments and they had to do a redesign and then they will be moving forward with 14 townhome style units.

4. ADJOURNMENT: 6:06 P.M.

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MARY C. MONTEZ City Clerk	MICHAEL L. HOLLAND Chairman

City of Eustis

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Staff Report

TO:	CRA Board
FROM:	Ronald Neibert, City Manager
DATE:	May 20, 2021
RE:	GENERAL CRA UPDATE FOR MAY 20, 2021

Introduction:
Tom Carrino, Economic Development Director, will present the general CRA update for May 2021.

Attachments:
Staff Report General CRA Update for 5-20-21 ADA

Reviewed by:

Ronald Neibert, City Manager	Approved - 14 May 2021
Mary Montez, City Clerk	Approved - 14 May 2021

City of Eustis
P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

TO: CRA BOARD

FROM: RONALD R. NEIBERT, CITY MANAGER

DATE: MAY 20, 2021

SUBJECT: GENERAL CRA UPDATE FOR MAY 20, 2021

Introduction:
Included is the general CRA update for 5-20-21.

General Budget Update:

As of April 30, 2021, fiscal year CRA revenue is $779,063, which includes $2,470 in interest income and $776,593 in incremental tax revenue. Fiscal year expenses are currently at $233,340, which is comprised of $17,194 in administrative expenses, $9,070 for contractual services, $32,083 in utility services, $1,000.00 for housing rehab, $132,099 in principal and interest payments for the purchase of the former Florida Hospital Waterman site, $631 for wayfinding signage infrastructure, $38,173 in development incentives, $1,395 for seawall engineering and assessment services, and $1,695 in sidewalk/tree planting work.

Projects

Lake Eustis Seawall
Staff and the City's consultant continue to monitor the seawall to determine necessary improvements. Funding for improvements were carried over from the previous fiscal year. $1,395 has been spent through April to assess the seawall.

Housing Rehabilitation
The CRA Board originally budgeted $250,000 for housing rehabilitation projects in FY 19-20. Total expenses for FY 19-20 were $17,806 for the rehabilitation of one home and pre-inspection services for a second home. The remainder of the $250,000, or $232,194, carried forward to FY 20-21. Expenses for FY 20-21 through April 30 include $1,000.00 in pre-inspection services for 1312 Louis Court. The City is currently processing payment in the amount of $16,022.64 for improvements and administrative fees at 1312 Louis Court.

Bay Street Drainage
The purpose of this project is to alleviate drainage issues on the east side of Bay Street between Magnolia Avenue and Orange Avenue. The City is working with FDOT to incorporate the project into upcoming improvements on Bay Street. The project must first be designed and engineered before construction begins. Funding for this project carried forward from FY 19-20.

Development Incentives
The CRA made the second $25,000 payment to Lake Investment Ventures for the Eustis Marina project. There have also been four Gateway Grant reimbursements totaling $13,173.

Former Waterman Site
The City/CRA received one response to the Request for Proposals for the sale and redevelopment of the site. Staff is working with the respondent on a purchase/developer agreement that will come before the CRA Board and/or City Commission. The CRA budget includes $185,900 in principal and interest payments this fiscal year. Through April, the CRA has paid $74,738 in principal and $57,361 in interest (total of $132,099) on the loan. The budget also includes $100,000 for environmental work on the site. The $100,000 was received as revenue in FY 19-20 from the sellers of the site as part of the transaction

Prepared By: Tom Carrino, Economic Development Director

City of Eustis
P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

Staff Report

TO: CRA Board
FROM: Ronald Neibert, City Manager
DATE: May 20, 2021
RE: FY 19-20 ANNUAL REPORT

Introduction:
Tom Carrino, Economic Development Director, will present the Annual Report for FY 2019-2020.

Attachments:
Staff Report FY 19-20 Annual Report ADA
Community Redevelopment Agency 2019-2020 Annual Report ADA

Reviewed by:

Ronald Neibert, City Manager Approved - 14 May 2021
Mary Montez, City Clerk Approved - 14 May 2021

City of Eustis
P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

TO: CRA BOARD

FROM: RONALD R. NEIBERT, CITY MANAGER

DATE: MAY 20, 2021

SUBJECT: FY 19-20 Annual Report

Introduction:
Included is a summary of activity for FY 19-20 and a copy of the FY 19-20 Annual Report.

FY 19-20 Budget Summary:
FY 19-20 total CRA revenue was $3,837,324.77. This included $289,086.76 from the other participating government agencies, $379,790.95 from the City of Eustis, $8,297.06 in interest income, $60,000.00 from the sale of land on Lakeshore Drive, a $100,000.00 rebate from the purchase of the former Waterman site, $3,000,000.00 in loan proceeds for the purchase of the former Waterman site, and $150 in wayfinding sign revenue. Actual revenue ($3,837,324.77) exceeded budgeted revenue ($3,686,250.00) by $151,074.77.

Total FY 19-20 expenditures were $3,508,063.29. A list of projects and activity expenses is provided in the attached FY 19-20 Annual Report. The most significant project for FY 19-20 was the purchase of the former Waterman site with direct expenses of $3,000,000.00. Other project expenses included former Waterman site due diligence (18,581.04), sidewalks/tree planting ($22,114.65), streetlights ($55,000.08), seawall engineering ($5,585.00), electric vehicle charging stations ($3,600.00), street rehabilitation ($46,625.40), housing rehabilitation in partnership with the Lake Community Action Agency ($17,805.90), development incentives ($57,452.00), and Ferran Park upgrades ($250,000.00). In addition to project expenses, there was $31,299.22 in administrative expenses, which included salary/benefits, accounting/auditing, annual fees/memberships, outreach activities, and office supplies. Actual expenses ($3,508,063.29) were below budgeted expenses ($4,506,140.36) by $998,077.07. The unspent funds are a combination of projects that continued into FY 20-21 (housing rehab, seawall improvements, road projects, and sidewalk projects) and unspent program funds.

FY 19-20 Annual Report

State legislation passed in 2019 established some new CRA reporting requirements. In addition to the annual audit, which has always been part of CRA annual reporting, a report on tax base and CRA projects/activities is also required to be prepared annually. The Florida Redevelopment Association has provided a report template that complies with the new reporting requirements. The FY 19-20 annual report is attached. The report includes general information about the CRA, including name, contact info, creation documents, etc. The report also includes tax base information, including the current tax base ($89,704,620.00, an increase of $9,269,127.00 over the prior year), the 1990 tax base ($37,095,164.00, an increase of $343,092.00 due to CRA boundary expansion), and tax base growth ($52,609,456.00, an increase of $8,926,035.00 over the prior year). Finally, the report breaks down information on projects and activities in the CRA, such as type of project, cost, the page it appears in the CRA plan, and whether the project was started and/or completed in the reporting period.

Prepared By: Tom Carrino, Economic Development Director

Attachments:
FY 19-20 CRA Annual Report

Community Redevelopment Agency 2020 Annual Report

Downtown and East Town Redevelopment Agency:
Florida Department of Economic Opportunity Special District Accountability Program ID: 307

Registered Agent:	Tom Carrino
Mailing Address:	P. O. Drawer 68, Eustis, FL 32727-0068
Office Address:	10 North Grove Street, Eustis FL 32726
Telephone:	(352) 483-5430
Fax:	(352) 357-4177
Email:	carrinot@eustis.org
Website:	www.eustis.org
County(ies)	Lake
Local Governing Authority:	City of Eustis
Date Created/Established:	Thursday, December 6, 1990
Creation Documents:	City Ordinance 90-42; Resolutions 90-39, 90-40, 90-41, 90-42 95-20, 98-18, 04-73, 08-42, 09-45, 16-100, 18-35 and 18-36
Board Selection:	Identical to Local Governing Authority
Authority to Issue Bonds:	Yes
Revenue:	Tax Increment Financing
Most Recent Update:	Tuesday, October 22, 2019

Total number of activities started:	1
Total number of activities completed:	12
Current Year Taxable Value in CRA:	$ 89,704,620.00
Actual expended increment revenue:	$ 3,508,063.29
Base Year Taxable Value in CRA:	$ 37,095,164.00
Current Year Tax Increment Value:	$ 52,609,456.00
Total amount expended for low and middle income affordable housing:	$ 17,805.00

The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals:

ACHIEVEMENT	CRA PLAN PAGE
Economic Development	24
Economic Development	24
Economic Development	24
Infrastructure	27
Infrastructure	27
Transportation	27
Economic Development	24
Housing 1 – Low to Moderate	26
Economic Development	24
Economic Development	24
Economic Development	24
Infrastructure	25
Infrastructure	27
Infrastructure	25

Completed activities by count:	42% - Infrastructure; 50% - Economic Development; 8% - Transportation
Started activities by count:	100% - Housing 1 – Low to Moderate Income
Activities summary in dollars:	Housing 1 Low to Moderate Started - $17,805.00 Infrastructure completed - $336,300.00 Economic Development completed - $3,076,033.00 Transportation completed - $46,625.00

Florida Special Districts Accountability Program

District's Name:	Downtown and East Town Redevelopment Agency
District's Unique ID:	307
Prefix:	Mr.
First Name:	Tom
Last Name:	Carrino
Mailing Address:	P. O. Drawer 68
Office Address:	10 North Grove Street
City:	Eustis
State:	Florida
Zip:	32727-0068
Telephone:	(352) 483-5430
Fax:	(352) 357-4177
Email:	carrinot@eustis.org
Website:	www.eustis.org
County(ies):	Lake
Local Governing Authority:	City of Eustis
Date Created/Established:	Thursday, December 6, 1990
Creation Documents:	Ordinance 90-42, Resolutions 90-39, 90-40, 90-41, 90-42, 95-20, 98-18, 04-73, 08-42, 09-45, 16-100, 18-35 and 18-36
Board Selection:	Identical to Local Governing Authority
Authority to Issue Bonds:	Yes
Revenue:	Tax Increment Financing
Most Recent Update:	Tuesday, October 22, 2019

FINANCIALS

TYPE	SOURCE	AMOUNT
Current Year Taxable Value in CRA	DOR DR420 TIF Sect I (1)	$ 89,704,620.00
Base Year Taxable Value in CRA	DOR DR420 TIF Sect I (2)	$ 37,095,164.00
Current Year Tax Increment Value	DOR DR420 TIF Sect I (3)	$ 52,609,456.00
Prior year Final taxable value in the tax increment area	DOR DR420 TIF Sect I (4)	$ 80,221,950.00
Prior year tax increment value (Line 4 minus Line 2)	DOR DR420 TIF Sect I (5)	$ 43,126,768.00
If the amount to be paid to the redevelopment trust fund IS BASED on a specific proportion of the tax increment value:		
Enter the portion on which the payment is based	DOR DR420 TIF Section II (6a)	95%
Dedicated increment value	DOR DR420 TIF Section II (6b)	$ 49,978,983.00
Amount of payment to redevelopment trust fund in prior year 558,138.68	Read note on cell	$ 668,877.71
If the amount to be paid to the redevelopment trust fund IS NOT BASED on a specific proportion of the tax increment value:		
Amount of payment to redevelopment trust fund in prior year	DOR DR420 TIF Sect II (7a)	$ -
Prior year operating millage levy from Form DR-420, Line 10	DOR DR420 TIF Sect II (7b)	0%
Taxes levied on prior year tax increment value	DOR DR420 TIF Sect II (7c)	$ -
Prior year payment as proportion of taxes levied on increment value	DOR DR420 TIF Sect II (7d)	- %
Dedicated increment value	DOR DR420 TIF Sect II (7e)	$ -
Actual expended increment revenue	Audit (FUND BALANCES)	$ 3,508063.29
Total Low and Moderate Housing Expended		$ 17,805.00

ACTIVITIES

TYPE	CRA Plan Page	Started (S) Completed (C)	AMOUNT
Economic Development	24	C	$ 9,410
Economic Development	24	C	$ 4,595
Economic Development	24	C	$ 4,576
Infrastructure	27	C	$ 3,600
Infrastructure	27	C	$ 55,000
Transportation	27	C	$ 46,625
Economic Development	24	C	$ 3,000,000
Housing 1 – Low to Moderate	26	S	$ 17,805
Economic Development	24	C	$ 25,000
Economic Development	24	C	$ 32,452
Infrastructure	25	C	$ 5,585
Infrastructure	27	C	$ 22,115
Infrastructure	25	C	$ 250,000
TOTAL			$ 3,476,763

Activities Summary

Contractual Services	Waterman Site GP Radar	$	9,410.04
	Waterman Site Geotechnical	$	4,595.00
	Waterman Site Appraisals	$	4,576.00
	Vehicle Charging Stations	$	3,600.00
	Total Contractual Services	**$**	**22,181.04**
Utility Services	**Streetlights**	**$**	**55,000.08**
Street Rehab	**Street Rehab**	**$**	**46,625.40**
Land	**Former Waterman Site**	**$**	**3,000,000.00**
Housing Rehab	**Housing Rehab**	**$**	**17,805.90**
Development Incentives	Lake Investment Ventures	$	25,000.00
	Permit Fee Reductions	$	32,452.00
	Total Development Incentives	**$**	**57,452.00**
Seawall Rehab	**Seawall Engineering Design**	**$**	**5,585.00**
Sidewalk/Tree Planting	**Sidewalks and tree planting**	**$**	**22,114.65**
Ferran Park Upgrades	**Ferran Park**	**$**	**250,000.00**
Total Project Expenses		**$**	**3,476,764.07**