

**Amended Agenda  
City of Dunnellon  
Community Redevelopment Agency Meeting  
20750 River Drive, Dunnellon, FL 34431  
August 8, 2022  
5:00 p.m.  
Join Zoom  
[https://dunnellon.zoom.us/j/87157563148?  
pwd=bkR6MGJLSk9zNXRJQmV3TitURURtQT09](https://dunnellon.zoom.us/j/87157563148?pwd=bkR6MGJLSk9zNXRJQmV3TitURURtQT09)**

Meeting ID:871 5756 3148

**Dunnellon Community Redevelopment Agency meeting will be held on August 8, 2022, 5:00 p.m. at Dunnellon City Hall.**

**Public Comment:** Anyone who wishes to provide public comment will be able to do so by participating in the City Council meeting in person, or via the Zoom "AUDIO ONLY" platform and/or telephone, by speaking during public comment portions of the meeting when recognized per the instructions below or by submitting written comments, evidence and/or written testimony in advance of the meeting via email to the City Clerk at [modom@dunnellon.org](mailto:modom@dunnellon.org)

Members of the public who would like to participate are encouraged to register in advance by Noon on Monday, August 8, 2022. Please see instructions below on how to register.

**Instructions on How to Listen and/or Participate in the Meeting**

Attachment: [Meeting Instructions \(PDF\)](#)

**Call to Order**

**Pledge of Allegiance**

**Opening Prayer/Moment of Silence** (suggested time limit: 1 minute. Mayor to request if any invitee is present to open with prayer; if no invitee is present, Mayor will ask if a Dunnellon citizen will volunteer. If no volunteers, a moment of silence will be offered. If a citizen outside of Dunnellon requests to open with prayer, (s)he may do so if no invitees/citizens volunteer.)

**Roll Call**

**Proof of Publication** - Posted on City's website and City Hall bulletin board on Wednesday, August 3, 2022. The Agenda was amended on August 4th to add backup to item #1.

**Consent Agenda**

**1. CRA Board Meeting Minutes (Backup Added)**

- o March 21, 2022 Special CRA Meeting

- o May 9, 2022 CRA Meeting
- o May 23, 2022 Special CRA Meeting

Documents:

[March 21, 2022 Special CRA Minutes.pdf](#)  
[May 9, 2022 CRA Minutes.pdf](#)  
[May 23, 2022 Special CRA Minutes.pdf](#)

## **Regular Agenda**

### **2. FY2021-2022 Third Quarter TIFD (CRA) Budget Update**

Documents:

[CRA Quarterly Budget Update.pdf](#)

### **3. Public Comments**

### **4. Adjourn**

*PROPOSED MOTION: I move the CRA meeting be adjourned.*

ANY PERSON REQUIRING A SPECIAL ACCOMMODATION AT THIS HEARING BECAUSE OF A DISABILITY OR PHYSICAL IMPAIRMENT SHOULD CONTACT THE CITY CLERK AT (352) 465-8500 AT LEAST 48 HOURS PRIOR TO THE PROCEEDING. IF A PERSON DESIRES TO APPEAL ANY DECISION WITH RESPECT TO ANY MATTER CONSIDERED AT THE ABOVE MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE CITY IS NOT RESPONSIBLE FOR ANY MECHANICAL FAILURE OF RECORDING EQUIPMENT.

**City of Dunnellon  
Community Redevelopment Agency Board**

Zoom Meeting

<https://dunnellon.zoom.us/j/83705277873?pwd=Q3lYMVR6RFVxbCsrOU9Na281c29ZUT09>

Meeting ID: 837 0527 7873

Date: March 21, 2022

Time: 5:00 p.m.

Place: City Hall

20750 River Dr., Dunnellon, FL 34431

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

Members of the public who would like to participate were encouraged to register in advance by Noon on Monday, March 21, 2022.

**CALL TO ORDER AND PLEDGE**

Mayor White called the meeting to order at approximately 5:05 p.m. and led in the pledge of allegiance. He asked if any invitee or volunteer was present to open with prayer. Van Akin came forward and provided the invocation.

**ROLL CALL**

Bill White, Mayor

Valerie Hanchar, Vice-Mayor

Anita Williams, Councilwoman

Louise Kenny, Councilwoman

Jan Cabbage, Councilwoman – arrived 5:34 p.m.

**STAFF PRESENT**

Mandy Odom, City Clerk

Jan Smith, Finance Officer – attended via Zoom

Georgina Cid, Community Development Manager

Troy Slattery, Public Works Manager

Michelle Leonard, Assistant City Clerk

Julie Danowski, Records Clerk

Lt. Shane Yox, Police Department –arrived 5:25 p.m.

Chief McQuaig, Police Department – arrived 5:25 p.m.

**LEGAL COUNSEL**

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

**PROOF OF PUBLICATION**

Mrs. Odom stated for the record the agenda for this meeting was posted on the City's website and City Hall bulletin board on Monday, March 14, 2022 and amended on March 16th to add items 1 and 2.

**REGULAR AGENDA:**

**AGENDA ITEM #1 – CRA Funds Grant Application HPB2022-01, Leslie P. Babington**

Ms. Cid presented the grant application for Mr. Leslie Babington, who is requesting approval for the Historic Preservation Board (HPB) grant in the amount of \$5,000. She stated he is seeking to install fencing, a door and landscaping. She advised the Historic Preservation Board approved the application and now CRA Board approval is needed.

**Public Comment**

There were none.

Vice-Mayor Hanchar motioned CRA Grant Funds be awarded in the maximum eligible amount of \$5,000 for application HPB2022-01 to Leslie P. Babington. Councilwoman Williams seconded the motion.

Vice-Mayor Hanchar asked about the number of grants approved this year and Ms. Cid stated this is the first. Vice-Mayor Hanchar requested of Ms. Cid to include the photos, site plan and quotes with her presentation moving forward.

Mayor White provided a history of how the grant program works and stated he is surprised there aren't more people seeking these grants. Vice-Mayor Hanchar commented the program works on a reimbursement basis which may make it difficult for some.

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

**AGENDA ITEM #2 – CRA Funds Grant Application HPB2022-02, Ricky & Jeanne Dunn**

Ms. Cid stated Mr. and Mrs. Dunn are seeking the grant for façade improvements in the amount of \$5,000. She said they want to install two 10x4 masonry walls on the front side of the building. She stated it will match the current stucco finish. They also want to install a 3' black iron gate. She advised this project has been approved by the Historic Preservation Board also and she is seeking CRA Board approval.

**Public Comment**

There was none.

Councilwoman Williams motioned CRA Grant Funds be awarded in the maximum eligible amount of \$5,000 for application HPB2022-02 to Ricky & Jeanne Dunn. Vice-Mayor Hanchar seconded the motion.

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

**AGENDA ITEM #3 – Consideration of #BID2021-02, Proposals For City Owned Property Located In The CRA District At 11808 North Ohio Street**

Mrs. Odom stated two proposals were received for the property and they were emailed to Council. She stated both offers were made for \$350,000. Mrs. Odom said the first offer was from Twin Property Investments and the second was from AnShivali LLC. She stated the offer from AnShivali LLC includes all of the lots and the offer received from Twin Property Investments forfeited two of the lots for the City to retain.

Van Akin, 615 E. Silver Springs Blvd., stated he has been retained by the City of Dunnellon to liquidate the former Souls Harbor Church. He said the initial offer from Twin Property Investments started the process. He stated it is the Council's decision how they want to proceed with either of the contracts. Mr. Akin introduced one of the buyers, their selling agent and some of the children's parents who would benefit from this sale. He confirmed the property is zoned correctly for this use. He commented, with regard to the second offer, he doesn't know what their use would be and therefore does not know if the zoning is correct for them. He confirmed Twin Property Investments is forfeiting two lots.

Vice-Mayor Hanchar asked him to confirm their original offer was \$375,000 with all 6 lots. He confirmed and stated Chief McQuaig asked if they needed all six lots and when they stated they didn't, they resubmitted their offer at \$350,000 with four lots. Mayor White commented he was involved in that conversation as well.

Councilwoman Kenny asked what the two remaining lots would be used for. Mayor White stated it wouldn't be earmarked for anything specific, but for now it would be parking lots with the possibility of a Police Station.

Vice-Mayor Hanchar stated she would personally reject the second offer because they didn't know what the usage would be nor did they come here to discuss it. She also didn't care for how the contract was written. She asked the potential buyers about the change in their offer and wanted to confirm they were content with 4 lots.

Michelle Smith, 1016 E. Fort King St., Ocala, said she is here representing the buyers and she stated they initially wanted to purchase the whole property without the knowledge of the possible split. She shared the history of the school the buyers are running and the purpose of the property purchase. She stated they could have classrooms on both sides and incorporate all age groups while keeping them separated. She commented the buyer wants to do whatever would make the Council happy.

Adrian Ellers, SE 174<sup>th</sup> Place, Summerfield, stated she is a teacher and the potential buyer of the former Souls Harbor Church. She stated she came to Dunnellon about a year ago after working with Marion County public schools for 18 years. She explained autistic children have to be bussed to Marion County which means they need to get on the bus at 6:00 in the morning, or parents would have to drive them. She added there is also a two to three year waiting list to obtain these services. She shared she already has relationships with the parents, school board and community so it made sense for her to come this way. She stated there is a partnership being built with Yankeetown to have their kids come here, but she needs more space. She spoke more about the kids themselves, their ages, her spacing needs, their travel needs, how she and her team are dedicated to Dunnellon, people in our community who are getting to know the kids, inclusion of the kids and why they want to grow here.

Vice-Mayor Hanchar asked questions regarding the two offers. She stated the original offer was for all 6 lots and the second offer is for 4 lots. She asked if that is really what they wanted. Mayor White objected to the question because they are supposed to be voting on the current offer. Attorney Hand clarified these are not actual offers, they are proposals. He stated the contract needs to be reviewed by the City and they are supposed to come in based on what is advertised. He explained it is important that everyone has the same information and negotiation can go forward with the chosen buyer. Vice-Mayor Hanchar proceeded with her question and Ms. Ellers stated she preferred both lots stay with the City.

Nancy Cannon, 20159 SW 36<sup>th</sup> St., stated her daughter was diagnosed with autism in 2020 and she had to drive all the way to Gainesville for services. She stated her daughter was one of the first children with this organization and her daughter is now speaking and thriving. She said she could actually go to work when she couldn't before.

Discussion followed regarding Council members who taught special education, age groups the school accepts, how a child is identified as eligible for the program, how many autistic children are in the area, how many are eligible for the program, the schedule, if the children she has have been pulled from the public school system, parents ability to pay if insurance doesn't cover it, hours of operation, if the school employed registered behavior technicians or teachers, how academics and behavior go hand in hand and the fact that public schools are not equipped to handle these children.

Mayor White stated he now understands what exactly she is trying to do and can see why the Council is excited about this. Ms. Ellers spoke at length about her reasons for getting into this work, the students, the parents, the public school system, the teachers, expansion, community and best practices for working with autistic people and children.

Councilwoman Cabbage stated this is the greatest location because of our tri-county area. She spoke of Levy County paying Marion County to take their students. She said she has had autistic children in her classroom every year and the younger they are when intervention is provided the better they can be.

Councilwoman Williams shared she was close to tears listening to what Ms. Ellers does. She said it is a blessing and she admires her and her staff for what they do.

Councilwoman Kenny thanked her.

Mrs. Odom explained Council can accept or reject either offer.

#### **Public Comment**

Juliane Mendonca, 11894 E. Blue Cove Dr., stated she appreciates all of the explanation about the program but it comes down to two offers on the table regardless of what her program is and who funds it. She said we are here to make a decision. She commented she understands the City needs to pinch its penny's but this is an opportunity and this time we have to be generous.

Councilwoman Kenny motioned the CRA Board allow this to move forward and go before Council to accept the proposal from Twin Properties for \$350,000 and 4 lots. Councilwoman Williams seconded the motion.

Attorney Hand stated it will come back before Council one more time. Discussion followed regarding which meeting to add the future discussion to. Attorney Hand explained there needs to be some sort of agreement.

Mayor White stated he wanted to be sure everyone was clear if we accepted the \$375,000 we would profit \$5,866 and if we accepted the \$350,000 we would have a net loss of \$15,880.

A vote was taken and the motion passed 5-0.

#### **AGENDA ITEM #4 – Public Comments**

There were none.

**AGENDA ITEM #5 – Adjourn**

At approximately 6:27 p.m. Vice-Mayor Hanchar moved to adjourn the March 21, 2022 CRA Board meeting. Councilwoman Williams seconded the motion.

A vote was taken and the motion passed 5-0.

ATTEST:

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Penned Signature of;  
Amanda Odom, CMC, City Clerk

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Penned Signature of;  
William P. White, Mayor



**City of Dunnellon  
Community Redevelopment Agency Board**

Zoom Meeting

<https://dunnellon.zoom.us/j/81918465634?pwd=L1ZFdFl1NkFKY3lvZGUyYkI2WEw3QT09>

Meeting ID: 819 1846 5634

Date: May 09, 2022

Time: 5:00 p.m.

Place: City Hall

20750 River Dr., Dunnellon, FL 34431

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

Members of the public who would like to participate were encouraged to register in advance by Noon on Monday, May 09, 2022.

**CALL TO ORDER AND PLEDGE**

Mayor White called the meeting to order at approximately 5:04 p.m. and led in the pledge of allegiance. He asked if any invitee or volunteer was present to open with prayer. Councilwoman Williams provided the invocation.

**ROLL CALL**

Bill White, Mayor

Valerie Hanchar, Vice-Mayor

Anita Williams, Councilwoman

Louise Kenny, Councilwoman

Jan Cabbage, Councilwoman

**STAFF PRESENT**

Mandy Odom, City Clerk

Jan Smith, Finance Officer

Georgina Cid, Community Development Manager

Troy Slattery, Public Works Manager

Julie Danowski, Records Clerk

Chief McQuaig, Police Department – arrived 5:12

**LEGAL COUNSEL**

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

**PROOF OF PUBLICATION**

Mrs. Odom stated for the record the agenda for this meeting was posted on the City's website and City Hall bulletin board on Monday, May 02, 2022, amended on May 3<sup>rd</sup> to add item #1 and amended again on May 5<sup>th</sup> to add item #3.

Mayor White covered meeting etiquette.

**REGULAR AGENDA:**

**AGENDA ITEM #1 – CRA Board Meeting Minutes**

February 14, 2022

Vice-Mayor Hanchar motioned to approve the February 14, 2022 CRA Board meeting minutes. Councilwoman Kenny seconded the motion. A vote was taken and the motion passed 5-0.

**AGENDA ITEM #2 – Application For CRA/Historic Preservation Façade Rehabilitation Grant HPB2022-04, Womens Club Of Dunnellon, 11756 Cedar Street**

Ms. Cid stated the Women's Club is seeking a grant in the amount of \$5,000 to remove rotten trees and rotten wood around the porch area, trim trees, install new landscaping, replace a window and repair the driveway. She said staff recommends approval.

**Public Comments**

There were none.

Vice-Mayor Hanchar motioned to approve the CRA/Historic Preservation Façade Rehabilitation Grant for the Women's Club of Dunnellon. Councilwoman Williams seconded the motion.

Vice-Mayor Hanchar asked when the work would begin and Ms. Cid replied as soon as they complete the permitting process. Mayor White requested clarification about the location of those that are approved and what the money covers. Ms. Cid said it is just for façade improvements and only allowed within the Historic District for this fiscal year. Further discussion followed regarding why more haven't applied, what will happen to the remaining funds after the fiscal year ends, who is eligible to apply and how citizens were notified.

A vote was taken and the motion passed 5-0.

**AGENDA ITEM #3 – FY2020-2021 Annual Audit Presentation-Richard Powell, Powell And Jones CPA**

Mr. Powell stated the City has had the CRA for many years and it is still a special revenue fund but is included in the city-wide audit. He said if the CRA has an excess of \$100,000 it is required to have a stand-alone audit. He provided a summary of the audit performed and shared the end of year reserves and revenues. He stated there were no reportable findings in the prior or current years. Mayor White asked for clarification of the word “findings”. Mr. Powell stated a “finding” is an issue with the law. Mayor White asked Mrs. Smith to estimate the future annual CRA funds and she stated \$250,000 to \$300,000 per year if the economy stays the same.

#### **AGENDA ITEM #4 – FY2021-2022 Second Quarter TIFD (CRA) Budget Update**

Mrs. Smith stated the figures are as of March and covers the year-to-date actuals, expenses and projections for the remainder of the year. She discussed the “old” money which is relabeled from “transfer reserves”, as requested. She stated at the end of the year we will have a small surplus of \$71.00. Mayor White asked at what point the funds coming from property taxes are usable. Mrs. Smith responded the money must be deposited by December.

Mrs. Smith reviewed the reserve schedule and summarized what funds the checking account and what funds the bike path. She offered suggestions to fully fund the reserve next year. She shared the projections for the expenditure schedule and said she eliminated prior projects from the schedule for clarity.

#### **AGENDA ITEM #5 – Public Comments**

Kathy Dunn, 11386 SW Hendrix Dr., stated she has been trying to build interest regarding the CRA Grants and has spoken with several property owners. She said she is working with The Path on West Pennsylvania and stated the Cuban restaurant next door is in disrepair with their fence falling over into The Path’s property. She explained she talked to the owner about the grant opportunity and he stated he was not interested. She commented Dunnellon has a lot of blight and suggested the community planner go door to door to alert the community of the money available. She encouraged Council to direct staff to begin working on this. She added she would be happy to help.

Ms. Cid stated a tenant can apply, but the property owner must approve the application. Mayor White stated we have the addresses of these properties and it would be a good idea for Community Development to send letters to the owners. Ms. Cid responded she doesn’t have enough staff to go door to door, but she could send letters.

Bill Vibbert, 9552 SW 192<sup>nd</sup> Ct. Rd., spoke about the Blue Run Park restroom project and unsuccessful grants. He stated the CRA Management Plan was revised specifically to include Blue Run Park projects.

Scott Kiefer, Historic Board Chairman, 9075 N. Cedar Cove Rd., stated the board has made attempts to get the word out regarding the CRA funds and it is working. He said they have

found people are applying for the full amount, rather than smaller jobs. He commented he doesn't see how replacing every window in a house helps beautify the community and suggested Council keep in mind what they are using the funds for.

Mayor White asked who determines whether to give the full \$5,000 for the project. Ms. Cid stated it goes before the Historic Board and they make recommendations to the CRA Board, who makes the final decision. Mayor White asked for this topic to be added to the next workshop agenda.

**AGENDA ITEM #6 – Adjourn**

At approximately 5:40 p.m. Vice-Mayor Hanchar moved to adjourn the May 09, 2022 CRA Board meeting. Councilwoman Kenny seconded the motion.

A vote was taken and the motion passed 5-0.

ATTEST:

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Penned Signature of;  
Amanda Odom, CMC, City Clerk

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Penned Signature of;  
William P. White, Mayor

**City of Dunnellon**  
**Special Community Redevelopment Agency Board**  
Zoom Meeting

<https://dunnellon.zoom.us/j/81601779381?pwd=a01kUVREZm12VjRkYjBSUUsvMUpnZz09>

Meeting ID: 816 0177 9381

Date: May 23, 2022

Time: 5:00 p.m.

Place: City Hall

20750 River Dr., Dunnellon, FL 34431

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

Members of the public who would like to participate were encouraged to register in advance by Noon on Monday, May 23, 2022.

**CALL TO ORDER AND PLEDGE**

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

**ROLL CALL**

Bill White, Mayor

Valerie Hanchar, Vice-Mayor

Anita Williams, Councilwoman

Louise Kenny, Councilwoman

Jan Cabbage, Councilwoman

**STAFF PRESENT**

Mandy Odom, City Clerk

Jan Smith, Finance Officer

Georgina Cid, Community Development Manager

Troy Slattery, Public Works Manager

Michelle Leonard, Assistant City Clerk

**LEGAL COUNSEL**

Andrew Hand,

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

**PROOF OF PUBLICATION**

Mrs. Odom stated for the record the agenda for this meeting was posted on the City's website and City Hall bulletin board on Monday, May 16, 2022.

Mayor White covered meeting etiquette.

**REGULAR AGENDA:**

**AGENDA ITEM #1 – Application For CRA/Historic Preservation Façade Rehabilitation Reimbursement Grant HPBG20220249, Andres Arevalo, 11928 N. Williams St. (Old Triangle)**

**Public Comment**

There were no public comments.

Vice-Mayor Hanchar motioned to approve CRA Grant funds be awarded in the maximum eligible amount of \$5,000 for application #HPBG20220249 to Andres Arevalo. Councilwoman Cabbage seconded the motion.

There was no Council discussion.

A vote was taken and the motion passed 5-0.

**AGENDA ITEM #2 – Application For CRA/Historic Preservation Façade Rehabilitation Reimbursement Grant HPBG20220252, Gloria Williams, 20698 Chestnut St.**

**Public Comment**

There were no public comments.

Vice-Mayor Hanchar moved CRA Grant funds be awarded in the maximum eligible amount of \$5,000 for application #HPBG20220252 to Gloria Williams. Councilwoman Williams seconded the motion.

Vice-Mayor Hanchar asked if staff has any report to provide for any of these applications. Ms. Cid stated they have all been reviewed and approved by the Historic Board. Councilwoman Williams said she is glad to see the funds are being utilized.

A vote was taken and the motion passed 5-0.

**AGENDA ITEM #3 –Application For CRA/Historic Preservation Façade Rehabilitation Reimbursement Grant HPBG20220254, Nicola Champ (Illusions Of U), 20731 Powell Rd.**

**Public Comment**

There were no public comments.

Vice-Mayor Hanchar motioned CRA Grant funds be awarded in the maximum eligible amount of \$5,000 for application #HPBG20220254 to Nicola Champ. Councilwoman Williams seconded the motion.

There was no Council discussion.

A vote was taken and the motion passed 5-0.

#### **AGENDA ITEM #4 – Historic Preservation Board Grant Policy Revision**

##### **Public Comment**

There were no public comments.

Ms. Cid stated the Historic Preservation Board would like to revise the grant policy to allow contractors to be paid directly from the City. She said she consulted with Attorney Hand on the topic and he would like to speak to this.

Attorney Hand stated these grants are reimbursement grants and created as such to take the City out of any disputes or liabilities that may arise. He said he doesn't recommend the changes based on this. He stated the reason this revision was considered is because many people who desire to utilize the grants cannot afford the cost up front, but he doesn't have a solution to offer.

Vice-Mayor Hanchar suggested working with one of our local banks to see if they would work with the City if they knew they were guaranteed reimbursement.

Mayor White asked Ms. Cid to provide clarification as to why the Historic Board wanted to make this revision. Ms. Cid confirmed Attorney Hand's statement and said some people do not have the means to fund these projects.

Councilwoman Kenny asked Mrs. Smith to comment about the idea of local banks assisting in the process. Mrs. Smith stated the applicant would have to go through normal loan processes with the bank if the City were to follow through with Vice-Mayor Hanchar's suggestion.

Councilwoman Kenny stated the Historic Board should have an opportunity to hear what Attorney Hand had to say about this issue.

Vice-Mayor Hanchar motioned to reject the revisions to the Historic Preservation Board grant policy as presented. Councilwoman Williams seconded the motion.

A vote was taken and the motion passed 5-0.

**AGENDA ITEM #5 – Public Comments**

There were no public comments.

**AGENDA ITEM #6 – Adjourn**

At approximately 5:22 p.m. Vice-Mayor Hanchar moved to adjourn the May 23, 2022 CRA Board meeting. Councilwoman Williams seconded the motion.

A vote was taken and the motion passed 5-0.

ATTEST:

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Penned Signature of;  
Amanda Odom, CMC, City Clerk

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Penned Signature of;  
William P. White, Mayor



**CITY OF DUNNELLON  
COUNCIL  
AGENDA SUMMARY FORM**

**Meeting Date:** August 8, 2022

**Responsible Dept.:** Finance

**Presenter:** Jan Smith

**Subject:** FY2021-2022 Third Quarter TIFD (CRA) Budget Update

**Request for Approval Summary Explanation & Background:** Attached are the FY2021-2022 Third quarter results. The following documents are provided.

- Budget vs Actuals period ending June 30, 2022
- TIFD (CRA) Spending Schedule period ending June 30, 2022
- Cash Reserves as of June 30, 2022

**Fiscal Information:** N/A

**Procurement Method:** N/A

**Purchase Requisition#:** N/A

**CITY OF DUNNELLON  
2021-2022 YEAR TO DATE SUMMARY  
JUNE 75% COMPLETE**

94 TAX INCREMENT FINANCING DISTRICT (CRA)							
	FY 20-21	FY 21-22 REVISED/ AMENDED	FY 21-22 YEAR TO DATE	FY 21-22 % OF BUDGET COLLECTED	FY 21-22 PROJECTED	Projected vs Budget (Under)/Over Budget)	Comment
	ACTUAL	BUDGET	ACTUAL				
95 REVENUES							
96 Taxes (New)	299,169	327,893	327,894	100.0%	327,894	1	
97 Grants	-	-	-	0.0%	-	-	
98 Miscellaneous	93	560	294	52.6%	434	(126)	
99 Transfer from Reserves (Old)	235,038	296,261	-	0.0%	272,154	(24,107)	Decrease due to cancellation of 125YR Park Project
100							
101 Total TIFD Revenues	534,300	624,714	328,188	52.5%	600,482	(24,232)	
102							
103							
104 EXPENDITURES							
105 Personnel	26,836	45,635	31,035	68.0%	46,108	473	
Operations	77,173	59,182	7,655	12.9%	58,031	(1,151)	Decreases primarily due to annual audit coming in less than anticipated and less than anticipated need for operating supplies
106							
107 Capital	492,567	419,507	-	0.0%	360,000	(59,507)	Decrease due to cancellation of 125YR Park Project and carryforward of Blue Run Park Restroom project to FY22-23
108 Grants	-	100,390	-	0.0%	36,650	(63,740)	Decrease due to grant funding not awarded and carried forward to FY22-23
109 Transfer to Reserves	-	-	-	0.0%	-	-	
110							
111 Total TIFD Expenditures	596,576	624,714	38,690	6.2%	500,788	(123,926)	
112 Surplus/(Deficit)	(62,276)				99,694		

**CRA Spending Schedule and History  
FY2021-2022 Budget**

	FY 2020-21		FY 2021-22		Projected
	Actual	Budget	Budget	Actual	
1 Beginning Fund Balance -October 1	908,022	589,130	671,235		
2 Current Year Revenue	299,262	328,453	328,081		
3 Transfer from TIFD Reserve					
4					
Transfer In-125 Pk donations from GF (Funds will be transferred when project begins construction)	0	24,107	0		
5 Total Available Fund Balance	1,207,284	941,690	999,316		
6					
7 <b>Fund Balance (RESERVES) Budgeted for:</b>	Budget	Actual	Budget	Actual	
8 Personnel	41,614	26,836	45,635	31,035	46,108
9 Operating	66,639	6,174	59,182	7,655	58,030
10 Grants-CRA	70,390	0	100,390		36,650
11 Blue Run Pk Restrooms	12,000	0	12,000		0
12 125 Trailhead Re-design	47,507	0	47,507		0
13 City Welcome Signs - Three					
14 W Penn Streetscape-PH I					
15 W Penn Streetscape-PH II	50,000	8,723	50,000		50,000
16 Ernie Mills Beautification Project	10,000		10,000		10,000
17 Entrance Signs-Historic Distrct	25,000		25,000		0
18 Parking Lots/Enhancements -Ernie Mills	393,750	492,567			
19 Parking Lots/Enhancements - Short Tower Wy					
20 Parking Enhancements (Meters/Kiosks)-Project Terminated					
21 Wayfinding Signage-EC-10	25,000		25,000		226,200
22 Parking Enhancements			250,000		73,800
23					
24 Total Appropriations	741,900	534,300	624,714	38,690	500,788
25					
<b>RESERVES:</b>					
26					
27 <b>Fund Balance Available To Be Obligated To Projects (Line 4 minus Line 17)</b>					
28 <b>Recommended Projects:</b>					
29 Park Improvements-Ernie Mills					
30 Parking Enhancements					
31 FDOT Multi-Modal Grant-Reserve (Max Contr. \$350,000)	303,760	303,760	316,976	303,760	303,760
32 Landscaping					
33 Benches					
34 Lighting					
35 Streetscape PH II (Bulb-outs, intersection upgrades 41/484, gateway infrastructure, stamped brick concrete)					
36 Reserve-Historic Board (for Grants)-Reserve combined with CRA unrestricted at FYE 2019					
37 Property Acquisition and/or Development of Public Parking (i.e. CRA Public Parking at new Police Facility)	168,722	369,224			194,768
38 Legend					
39 Green = 1st year of obligation					
40 Blue = 2nd year of obligation					
41 Grey = 3rd year of obligation and beyond					
42 Orange = Completed projects					

CASH RESERVES

			BALANCE	BALANCE	BALANCE	NET CHANGE	NET CHANGE
			10/1/2021	5/31/2022	6/30/2022	FROM	FROM
						PRIOR PERIOD	START OF YEAR
	<b>TIFD EQUITY</b>						
1	02000-15183	TIFD EQUITY	367,474.51	599,935.93	596,445.88	(3,490.05)	228,971.37
2	02000-15183 A1731	TIFD EQUITY-BIKE PATH	303,760.00	303,760.00	303,760.00	0.00	0.00
3	<b>TIFD EQUITY</b>		671,234.51	903,695.93	900,205.88	(3,490.05)	228,971.37