



CITY OF EAGLE LAKE, FLORIDA
 REGULAR COMMUNITY REDEVELOPMENT AGENCY MEETING
MONDAY, NOVEMBER 4, 2013
6:00 P.M.

TO BE HELD IN THE COMMISSION CHAMBERS
 LOCATED AT 675 E EAGLE AVENUE
 EAGLE LAKE, FLORIDA 33839

AGENDA

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE TO THE FLAG

IV. ROLL CALL

V. AUDIENCE

VI. SPECIAL PRESENTATIONS

A. Staff Reports

VII. OLD BUSINESS

A. Consideration of **Resolution No.: 14-CRA-01**, A Resolution of the Community Redevelopment Agency of the City of Eagle Lake, Florida, Recognizing a Debt of \$80,000 from the Community Redevelopment Agency to the City of Eagle Lake; Establishing a Policy for the Community Redevelopment Agency to Review Its Financials at the End of Each Fiscal Year and Make Payments According to Its Financial Ability; Providing an Effective Date.

VIII. NEW BUSINESS

IX. CONSENT AGENDA

A. Approval of the Regular CRA Minutes-----10/07/13

X. CITY ATTORNEY

XI. COMMUNITY REDEVELOPMENT AGENCY COMMISSION

XII. ADJOURNMENT

Please be advised that if you desire to appeal any decisions made as a result of the above hearing or meeting, you will need a record of the proceedings and in some cases a verbatim record is required. You must make your own arrangements to produce this record. (Florida Statutes 286.0105)

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact City Clerk Dawn Wright at 75 North Seventh Street, P.O. Box 129, Eagle Lake, Florida 33839 or phone (863) 293-4141 within 2 working days of your receipt of this notification; if you are hearing or voice impaired, call 1-800-955-8771.

POSTED AT CITY HALL AND THE EAGLE LAKE POST OFFICE ON
THURSDAY OCTOBER 31, 2013 BY CITY CLERK DAWN WRIGHT, MMC

October 31, 2013

Manager Report

To: Chairman Pittman and the CRA Board
From: Pete
Subject: Agenda for CRA Meeting Monday, November 4, 2013; CRA Debt to General Fund;
Business Contacts

CRA Debt

At the last meeting direction was given to Heather to prepare a resolution on the CRA Debt to the General Fund. As you remember, this topic was discussed earlier and through Lisa's investigation with Mike Brynjulfson's help, it appears that the CRA debt to the General Fund is about \$80,000.00. Heather's resolution directs us to review the debt each year during the budget process, and if able, make a payment. The point that is important is that we review the situation each year, preventing us from forgetting this obligation. Your approval is requested Monday.

Business Contacts

I have returned to investigating casual restaurant chains/owners, and those contacted this month are as follows:

Buca di Beppo: This is a chain of neighborhood Italian restaurants that started with a single location in Minneapolis, Minnesota in 1983. Over the last 30 years that single location has grown to include 86 locations covering 46 states. The theme is to serve authentic family style Italian food in a casual atmosphere. The locations in Florida are in coastal cities, with the exception of Orlando. I sent them information about Eagle Lake and the benefits of our CRA.

Flanagan's: This is a chain of casual family restaurants with 23 locations from West Palm Beach to Miami. Flanagan's serves primarily steaks, seafood and burgers. The chain is experiencing some growth at present. I sent them information about the City and the benefits of our CRA.

First Watch: This is a company that opened its first 'daytime café' in 1983 in California, and has now expanded across thirteen states. There are 25 locations in Florida, but again, as with Flanagan's all the locations are in coastal cities with the exception of one in Orlando. Each location is a 'daytime café,' with the hours of operation from 7am until 2:30pm, and each location serves breakfast, brunch and lunch. Company headquarters is University Park, Florida. I sent the management a market profile and market analysis, together with information on our CRA.

Folks Southern Kitchen Restaurants: This chain started with a single restaurant in Chamblee, Georgia in 1978, and has expanded to 11 restaurants across Georgia. Folks is a casual restaurant serving primarily fried chicken and seafood. It seems to be a fairly successful chain, as it was voted having the best fried chicken in Atlanta. I sent them a market profile and market analysis, together with information about the benefits of our CRA so that then Folks is ready to expand they look at Eagle Lake.

Nosnaws Corporation, Plantation Florida – Nosnaws is a franchisee for the International House of Pancakes(IHOP). There is an IHOP on Cypress Gardens Boulevard about 6 miles from us. Still, you never can tell what can happen so I sent the management a market profile and market analysis and information about the CRA.

Chebberger – Cheeburger: This is a national chain of burger places with the home office in Fort Myers. The company tries to locate in areas where there are a lot of young people, like cities with colleges and universities. The only locations in Florida are Sanford; Sanibel Island; Sarasota and Lake Worth. We do not have a college, but we are only a few miles from LegoLand, so I sent the management information about our City and the benefits of our CRA.

Runyons: Main office in Coral Springs, Florida but with a second location in Minneapolis. This is a full service casual restaurant with the first location in Coral Springs in 1984. Very successful, and it is a little more upscale than the average casual restaurant. I sent the management a market profile and market analysis, together with information about the benefits of our CRA.

Famous Amos Restaurants: The Famous Amos restaurants started in 1967 and the chain has expanded to 6 locations in and around Jacksonville. Famous Amos offers southern style cooking in a casual atmosphere. I sent the management a market profile and market analysis and information about the benefits of our CRA.

Duff's Original Buffet: Duff's has been in business for decades at their locations in Daytona Beach and Bradenton. Duff's offers cafeteria style dining with a twist: standard American fare plus Mexican and Italian offerings. Duff's serves brunch, lunch and dinner at both locations seven days a week. I sent the management information about our City plus the advantages of our CRA.

I was not able to find much in the way of Latin restaurants, but I will search further in November.

RESOLUTION NO: 14-CRA-01

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF EAGLE LAKE, FLORIDA, RECOGNIZING A DEBT OF \$80,000 FROM THE COMMUNITY REDEVELOPMENT AGENCY TO THE CITY OF EAGLE LAKE; ESTABLISHING A POLICY FOR THE COMMUNITY REDEVELOPMENT AGENCY TO REVIEW ITS FINANCIALS AT THE END OF EACH FISCAL YEAR AND MAKE PAYMENTS ACCORDING TO ITS FINANCIAL ABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Eagle Lake established the Eagle Lake Community Redevelopment Agency pursuant to Section 163.357, Florida Statutes, by virtue of Ordinance 00-06; and

WHEREAS, around the time of establishment of the Community Redevelopment Agency, the Eagle Lake City Commission loaned \$80,000 to the Community Redevelopment Agency; and

WHEREAS, payments on the loan have not been made in several years and the loan balance remains \$80,000; and

WHEREAS, the Community Redevelopment Agency wishes to recognize its debt to the City of Eagle Lake and begin making annual payments, according to its financial ability, at the end of each fiscal year.

NOW THEREFORE, be it resolved by the Eagle Lake Community Redevelopment Agency, as follows:

1. The City of Eagle Lake Community Redevelopment Agency does hereby recognize a debt of \$80,000 to the City of Eagle Lake.
2. At the end of each fiscal year, the Community Redevelopment Agency Commission will review its financial ability to make payment on its debt to the City and make payments accordingly.
3. This Resolution shall take effect immediately upon approval by the City of Eagle Lake Community Redevelopment Agency.

PASSED AND ADOPTED this _____ day of _____, 2013.

COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF EAGLE LAKE

CRA CHAIRPERSON

ATTEST:

CITY CLERK DAWN WRIGHT

Approved as to form:

CRA ATTORNEY HEATHER R. CHRISTMAN

CITY OF EAGLE LAKE, FLORIDA
REGULAR COMMUNITY REDEVELOPMENT AGENCY MEETING
MONDAY, OCTOBER 7, 2013
6:00 P.M.
COMMISSION CHAMBERS
675 E EAGLE AVENUE
EAGLE LAKE, FLORIDA 33839

I. CALL TO ORDER

Chairman Pittman called the meeting to order at 6:00 p.m.

II. INVOCATION

Commissioner Overlock gave the invocation.

III. PLEDGE OF ALLEGIANCE TO THE FLAG

The Commission and audience said the Pledge of Allegiance to the Flag.

IV. ROLL CALL

PRESENT: Wilson, Powers, Sullivan, Overlock, Petranick, Pittman

ABSENT: Coler (arrived at 6:05 p.m.)

Commissioner Sullivan advised Commission Coler was stuck in traffic on I-4.

V. AUDIENCE

There were no comments from the audience.

VI. SPECIAL PRESENTATIONS

A. Staff Reports

Ms. Golden updated the Commission on the status of Trick or Treat Lane; she advised they have collected \$600.00 to date. She advised there are no new sponsors; she advised she will be painting the door fronts during the next couple of weeks.

Ms. Golden advised Mistletoe is progressing; they currently have 25 vendors. She advised she is working with Lake Region on the wing eating contest and with D-Rock for the entertainment; she advised they will have entertainment from the schools on Thursday night in the Commission Chambers and bands outside Friday and Saturday.

Ms. Golden advised Trick or Treat Lane will be on Oct. 31st.

Attorney Christman had no report.

VII. OLD BUSINESS

A. Status of Loan owed to the City from the CRA.

City Clerk Wright stated based on information from City Manager Gardner the CRA owes the City \$81,454.19.

Commissioner Wilson stated she wants to keep the debt on the books and at the end of the year see if the CRA has funds available to make a payment for the loan. Commissioner Wilson asked that Manager Gardner come up with a repayment schedule. Commissioner Wilson stated she knows the \$20,000 that is transferred now is to cover the cost of employees doing work for the CRA.

City Clerk Wright stated the \$20,000 is used to cover the time Ms. Golden, Mrs. Freeman, Manager Gardner and City Clerk Wright spend working on CRA business.

Commissioner Coler arrived at 6:05 p.m.

Attorney Christman stated she can do a Resolution stating at the end of the year during the budget process the CRA can decide how much money they can pay back to the City if any.

MOTION was made by Commissioner Wilson and seconded by Commissioner Coler to direct the City Attorney's Office to prepare a resolution to provide a flexible annual payment as the CRA is able to pay-off the debt of \$81,454.19 that CRA owes to the City.

Chairman Pittman asked for discussion.

Commissioner Sullivan stated he was inclined to forgive the loan.

Chairman Pittman stated he would consider forgiving the loan in the future if the CRA was unable to make payments.

Commissioner Wilson stated CRA's only last so long and CRA funds can only be used on CRA projects and if the City were to need the money they wouldn't be able to use the money unless the loan was on the books.

Attorney Christman stated the CRA is supposed to use the TIF funds; she stated the CRA isn't supposed to be sitting on a large fund balance.

Chairman Pittman asked for discussion; there was none.

The vote was as follows:

AYES: 6

NAYS: 1

VIII. NEW BUSINESS

There was no new business.

IX. CONSENT AGENDA

A. Approval of the Regular CRA Minutes-----09/03/13

MOTION was made by Commissioner Overlock and seconded by Commissioner Powers to approve the Regular CRA Minutes of 09-03-13.

The vote was as follows:

AYES: 7

NAYS: 0

X. CITY ATTORNEY

Attorney Christman had no report.

XI. COMMUNITY REDEVELOPMENT AGENCY COMMISSION

Commissioner Petranick asked about the information Mr. Gardner provided about the scout houses.

Commissioner Wilson stated when they let them use the houses it was with the understanding they were responsible for the upkeep.

City Clerk Wright suggested doing a written agreement with them like we do for the Ridge Model Railroad Club and the Eagle Lake Sports Association.

Commission discussed the need to correct the safety issues and having them do the other repairs to earn merit badges.

Ms. Golden suggested the scouts apply for a façade grant to do some of the repairs to the houses.

MOTION was made by Commissioner Petranick and seconded by Commissioner Wilson to forward the list of items to the City Commission for review and comment and look into if the scouts can apply for a façade grant and to have Attorney Christman draft lease agreements for the use of the houses.

Chairman Pittman asked for discussion; there was none.

The vote was as follows:

AYES: 7

NAYS: 0

Commissioner Coler had no report.

Commissioner Powers had no report.

Commissioner Sullivan questioned a lease for the boy scouts as they are nonprofit.

It was discussed that the Sports Association is also non-profit and it is more of a use agreement than a lease.

Commissioner Wilson had no report.

Commissioner Overlock had no report.

Chairman Pittman asked if the letters were sent regarding the deadline to complete façade work. Ms. Golden advised Mr. Gardner is writing the letters when completed she will deliver.

Chairman Pittman stated he would like the Commission in the future to consider scheduling a storyteller to tell stories about the City and Polk County.

The Commission liked the idea and would discuss more after the holidays.

XII. ADJOURNMENT

MOTION was made by Commissioner Wilson and seconded by Commissioner Coler to adjourn at 6:35 p.m.

The vote was as follows:

AYES: 7

NAYS: 0

CHAIRMAN TERRY PITTMAN

ATTEST:

CITY CLERK DAWN WRIGHT