

**MONTVERDE TOWN COUNCIL
WORKSHOP/SPECIAL MEETING MINUTES
APRIL 29, 2025, AT 7:30 PM**

TOWN COUNCIL MEMBERS PRESENT

Joe Wynkoop, Mayor

Carol Womack, Vice Mayor

Allan Hartle, Councilmember

Joe Morganelli, Councilmember

STAFF PRESENT

Paul Larino, Town Manager

Anita Geraci-Carver, Town Attorney

Lisa Busto, Associate Planner

April Fisher, Senior Planner

Caroline Trepanier, Admin

CALL TO ORDER AND OPENING CEREMONIES

Mayor Wynkoop called the meeting to order and lead the Pledge of Allegiance.

DISCUSSION AND ACTION ITEM

Discussion of Council priorities regarding Fiscal Year 2026 Budget

Mayor Wynkoop highlighted the discussion of the upcoming budget for 2026. The year starts October 1, 2025.

Mayor Wynkoop opened the public discussion.

Mayor Wynkoop closed the public discussion.

Vice Mayor Womack commended the Town for all the great improvements. She mentioned the pickle ball, tennis and basketball activities and that the parks have improved. She stated that improvements were made for almost every segment of our township, however, she would like to see something on behalf of the seniors.

Town Manager Larino asked for clarification.

Vice Mayor Womack stated that she would like to see more social events. She mentioned that the Butterfly Garden had a nice turnout and expressed her excitement. She does not have a pinpoint direction but would welcome feedback from the community and the council.

Councilmember Hartle mentioned that the library is a great place for gatherings.

Town Manager Larino said that he would look into that and mentioned the CRA (Community Reinvestment Act) as he believes CRA funds can be utilized for senior social events as the library is in the CRA and asked April Fisher to discuss this while discussing the CRA.

Vice Mayor Womack spoke of an idea of an emergency community response team in any event that there is a storm, this would tell you who has a generator, should you need to refrigerate your medication, and you do not have power, or a tree falls, and it needs immediate removal. This would be a community safety net if there is storm, it would be connecting neighbors, and she further elaborated on this idea.

Town Manager Larino thanked Vice Mayor Womack and stated that he will research this.

Councilmember Hartle brought up public safety/FHP (Florida Highway Patrol), and last year's budget increase, and he would like to do an analysis. He believes law enforcement and traffic control is money well spent. He also asked Town Manager Larino about his need for another public works employee and for additional safety, he mentioned the need for a sidewalk on County Road 455 that leads to the trail.

Councilmember Morganelli stated that Town Manager Larino had previously mentioned Lake County organizing senior events.

Town Manager Larino said that he spoke with the county manager and the library director regarding doing joint programming for all the libraries; the county and the libraries would contribute a small amount of money towards having a person who could have a rotating schedule teaching a yoga class or a senior stretching class, perhaps even guitar lessons, and these could be offered at the different libraries.

Councilmember Morganelli agrees that a library would be a great place to do these types of events. He also mentioned law enforcement and feels more is needed however, he wants to make sure that it would not increase the residents' taxes.

Mayor Wynkoop agreed with Vice Mayor Womack on having more events for seniors and brought up that the Town had bingo once a month for six (6) years, it was a good event and encouraged senior engagement, the school sponsored this even as they have a 501c3, he mentioned having done this for 72 months and asked if Vice Mayor Womack would work the bingo event.

Vice Mayor Womack said that she would not mind doing her share.

Mayor Wynkoop stated that FHP is doing an outstanding job, more money going to FHP is a good idea. He also spoke of the community building and mentioned that parts of it show significant termite damage.

Town Manager Larino stated that depending on how they address the community building, some repairs could be part of the impact fees.

Mayor Wynkoop mentioned that the old fire department also needs to be included in the budget as this will be the new community building. He also mentioned that a new landscaping company is needed and explained his views.

Town Manager Larino stated that he also had a list; making a decision on the community building, law enforcement, mentioned that he had a recent meeting with the public safety committee and that law enforcement has a ten (10) % yearly budget increases, he also shared that streets and sidewalks have been brought up to him by many residents as well as the subject of employee retention & insurance costs. He thanked the council and explained that this was informal as to get some ideas on what the ad valorem taxes & state taxes will be.

Mayor Wynkoop asked for the budget schedule.

Town Manager Larino said that he hopes to have a draft budget in June, no later than July.

Councilmember Hartle stated that he visited many libraries when the library was being worked on and that he asked librarians for ideas of how to get seniors involved, and that perhaps the Visioning Committee could research this. He also asked the audience to share any suggestions to encourage senior involvement.

Town Manager Larino explained that additional town staff may be needed with additional commitments.

Councilmember Hartle said that the county extension office has a massive program that they reach out to for funding but need people to show up

Councilmember Morganelli suggested a part time event coordinator.

Town Manager Larino stated that he could look into this and shared some concerns with part-time employment.

PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS

Resolution 2025-166 A Resolution of the Town of Montverde, Florida, relating to Community Redevelopment pursuant to Chapter 163, Part III, Florida Statutes (The “Community Redevelopment Act”); Making a legislative finding that conditions of blight exist in an area of the Town of Montverde; adopting the Town of Montverde proposed Community Redevelopment area report; making certain findings and determinations; finding and declaring a need for the creation of a Community Redevelopment Agency pursuant to Chapter 163, Part III, Florida Statutes; establishing the Montverde Community Redevelopment Area; creating the Town of Montverde Community Redevelopment Agency providing authorization to proceed with preparation of the Montverde Redevelopment Plan; declaring the Town Council to be the Agency; and providing for an effective date.

Town Attorney Geraci-Carver read the resolution by title only.

Mayor Wynkoop pointed to the City of Winter Parks' CRA video being shared on the PowerPoint Presentation and explained that the video helps in delivering one side of the message which is what you can do with the CRA money, and that Town Manager Larino will explain where it comes from.

Councilmember Morganelli shared his concerns with the video and compared the differences between Montverde & Winter Park. He also stated that this could have taken thirty (30) years.

Town Manager Larino introduced April Fisher, Senior Planner with Parks Consulting Services to explain the CRA.

April Fisher, Senior Planner, explained the proposed CRA (Community Redevelopment Act) using the PowerPoint presentation. She explained the Finding of Necessity and looking to see if there are blight conditions in the Town and explained the purpose of a CRA, as well as the findings of inadequate infrastructure and that a CRA would expediate the funding and implementation of "Montverde Walks" & "Complete Streets" plans, and that it would facilitate the funding of street lighting, amenities, potential façade and further explained the purpose of a CRA. She highlighted the Potential Projects slide and the went over the list; streetscape, sidewalk & trail improvements, street lighting, playgrounds, wayfinding & signage & stormwater. The next slide showed a list of 218 Community Redevelopment Agencies in Florida. She also listed the different cities in central Florida with CRAs. She also addressed Councilmember Morganelli's concerns regarding the number of years these improvements would take and stated that even if we had five (5) years, this would greatly benefit the community. She highlighted the Pro-Forma budget and revenue projection slide & further provided an elaborate explanation of the proposed CRA.

Town Manager Larino explained the increment and how these figures were calculated.

Mayor Wynkoop reviewed the "New Development Potential – Full Build Out" slide; 139 homes are to be built in Osgood, and the base is \$200.00 an acre, and we are building two (2) homes per acre, and that each home is at an average of \$700,000, each home will produce \$3,100.00/\$6,200.00 per acre to the Town of Montverde from Lake County taxes. The potential increment collections of \$430,000 yearly inflationary cost. He further elaborated on this slide.

Town Manager Larino explained that the things we can do with the CRA are things that Council have been speaking about for the past ten (10) years and went over the list of items.

Mayor Wynkoop highlighted the "Potential Projects" slide and further explained the CRA.

There was additional discussion on CRAs.

Mayor Wynkoop opened the Public Hearing.

Leonard Boris, 17604 Long Ridge Drive, Montverde, FL asked why a CRA is needed if you get enough money from taxes.

Mayor Wynkoop provided an explanation on the tax money and that it will go to Lake County without the CRA.

Natalie Gallighan 17041 Florence View Drive, Montverde, FL stated that she understood the pros & financial benefits of the CRA. She wanted to speak of the cons of the CRA. She asked if once the CRA is in place, if there will be concerns potentially opening the door to eminent domain, and have there been cons witnessed in the areas that have implemented the CRA.

Mayor Wynkoop asked for clarification.

Natalie Gallighan explained that once the CRA is in place, would it open the door for eminent domain to become easier as classified under redevelopment or improvement in that area.

April Fisher stated that there is none and explained that there are different imminent domain provisions in statutes. She further explained eminent domains and the statutes.

Natalie Gallighan asked should the CRA be implemented, if there are oversights as to what the CRA funds are used for.

Town Manager Larino explained that first a plan will be put together, which will identify projects, streets, programming for seniors, sidewalks, playgrounds, lighting and storm water. That plan will then be discussed and approved at the next Town meeting. He further explained the process.

Mayor Wynkoop stated that he would like residents to be on the CRA board.

There was a brief discussion on the CRA board.

Natalie Gallighan asked April Fisher to provide two (2) disadvantages of a CRA.

April Fisher explained that there are no disadvantages to a CRA, sometimes there are relationship issues between a town and a county, in terms of negotiating how the increment is released. She mentioned that Natalie Gallighan had a good question regarding eminent domain and that it has happened in the past and that it does not happen anymore as local governments have gotten in big trouble for doing that. She stated that she does not see other disadvantages and further explained the advantages of CRA.

Councilmember Morganelli stated that CRAs are required to address affordable housing.

Randy Ellman 16603 Lowry Road, Montverde, FL asked the Mayor why such a hard sell on the CRA.

Mayor Wynkoop stated that he did not understand it at first and then understood how the funding worked and thought about the money from the new developments and could not think of a reason that we should not do a CRA.

Randy Ellman stated that from his experience he feels there is a hidden agenda.

Mayor Wynkoop said that his angle is that it is a way to get funds needed to do the extra things that the Town needs.

Randy Ellman mentioned the grant money and thanked Town Manager Larino for working on this.

Mayor Wynkoop informed Randy Ellman that the grant money can only be used for the purpose intended.

Randy Ellman provided his thoughts on the PowerPoint presentation and the CRA video and asked Town Attorney Geraci-Carver about Florida Statutes and if she is familiar with the spirit of law and spoke of CRA abuse.

Town Attorney Geraci-Carver stated that there is always legislative intent on what they are trying to accomplish with any law that is passed. She stated that there have certainly been instances where CRAs have been abused and that we can point out that many local ones have not been abused. CRAs are required to have an independent audit, separate from the Town audit, and have accomplished a lot of good redevelopments, she mentioned the City of Clermont's downtown area and that they accomplished a lot. One of the advantages of a CRA board with the Town Council is keeping the goals & priorities of the Town Council in alignment with the CRA spending. She further explained that if the CRA is a separate board there could be a different priority list than your Council's priorities and further elaborated on CRAs.

Randy Elman stated his opinion of the spirit of the law, that it is to develop slum and blighted areas, primarily downtown areas, in disrepair. He stated that he has not met anyone that said Montverde is a blighted area and further explained his views on the CRA and blighted areas.

Marta Wladyczka 16632 Morningside Drive, Montverde, FL asked what safeguards are in place to make sure that tax dollars are not used to benefit private developers at the expense of existing residents.

April Fisher, Senior Planner, answered that the CRA plan will do that. Any money spent out of the CRA must be to program or project identified within that CRA. If there is a façade program that could benefit a private business, as a coffee shop would be an application process and it would be matched against what's in the CRA plan.

Marta Wladyczka expressed that she was excited about the possibility of more sidewalks, and expressed concern about the Resolution and how it is written, as it currently gives all of the power to the council, she stated that she disagreed and would like for the council to appoint an independent oversight board should we move forward with the CRA as residents have something to say as well.

Mayor Wynkoop reiterated that he personally wants to put residents on the CRA Board.

Vice Mayor Womack agreed that citizens should be on the CRA Board and asked Town Attorney Geraci-Carver if Tallahassee had made a final decision regarding the requirements of a CRA board.

Town Attorney Geraci-Carver stated that there has not been a final determination and that you are currently allowed to have an independent board or you can have the council sit or you can have a combination.

Marta Wladyczka stated that she agreed with the previous residents' comments that there should not be anything in the Town that should be considered blight and that parts of the report have errors, referred to page 19 and 20 where tall grass is considered blight.

Mike Whidden, 17635 Broad Street, Montverde, FL stated that he would call the area across from Cal's Restaurant blighted. He mentioned Broad Street's need of widening and sidewalks as well as a need for street signs and that there is potential for the CRA to bring in money to accomplish these needs. He shared his views and spoke of the boat ramp and the future increase in boat traffic. He stated that he considered Broad Street a blighted street.

Haroon Rashid, 17424 Fourth Street, Montverde, FL stated that he has been a resident of Montverde for two (2) and a half year and shared his love for the community and for what the Town Council is doing. He stated that the Ordinance reminded him of previous residences where he lived under HOAs (Homeowner's Association), and that it seemed some of this will become a regulatory body or have the potential of becoming a regulatory body. He also stated that many residents moved to Montverde as they did not want to be in a HOA and asked if there are hard stops or regulations in place that will prevent this from becoming an overbearing HOA type regulatory board.

Mayor Wynkoop asked April Fisher if she could answer Haroon Rashid's questions.

April Fisher, Senior Planner, explained that the Ordinance tied to any action establishing the CRA would only be about establishing the CRA. A community redevelopment agency (CRA) does not have regulatory authority. Your regulations are still your land development code, a CRA plan only deals with projects or programs that could happen in the CRA and does not require anyone to follow certain regulations.

John Arellano 17531 County Road 455, Montverde, FL said that he is unsure if he is for or against a CRA. He also said that based on what he is hearing, it would take the funds normally given to the county and put the funds back on our town to make the decisions on where those funds are being used. He said that he had not heard of a con yet and is unsure why we should not move forward.

Bryan Rubio 16548 Magnolia Terrace, Montverde, FL explained his understanding of the CRA, and stated that this will raise property values, and an increase in tax assessment value and that from his research, in theory this is how it is supposed to work. He stated that there is a con and you will not be able to see it in black and white, he shared that he does not feel that because we can, we should. He said that there have been 218 CRAs in Florida and that a handful have been investigated for mismanagement of funds. He questioned the reason that the CRA topic has not come up in the past few years and further questioned the reason the CRA is coming up now, and mentioned the bill being reviewed the next day about one of the committees. He shared concerns about the report having been created by our Town Planner, Parks Consulting Services, and feels there is a conflict, and it should have been bidden out. He described his view of what a CRA is to bring to the Town and shared concerns about future light pollution further sharing his thoughts on the CRA findings. He stated that he does not feel a CRA is a good idea for the Town of Montverde and further explained his views.

Councilmember Morganelli stated that Bryan Rubio is a realtor and asked him if there is any depreciation in an item in a blighted area and if it is the realtor's responsibility to disclose if the house that you are selling or purchasing would be in a blighted area.

Bryan Rubio answered that if something materially affects the value of a property, it should be disclosed and stated that he is not an attorney. And further stated that if something affecting the value of the house is hidden, it should be disclosed. And provided an example of a blight area scenario should the CRA go through.

Mayor Wynkoop stated that he has been a realtor for twenty-five (25) years and has done over one thousand (1000) appraisals, he has called appraisers, and that they had never heard of a CRA and that the CRA does not affect the appraisal.

Bryan Rubio provided an example of what he feels would require a comp adjustment and affect the value of an appraisal and further elaborated on the subject.

Randy Evans 16355 Florence Oak Court, Montverde, FL said that it seemed to be all about the Osgood Property and asked if the developers knew about the CRA plan. He also asked what the developers would do when they found out and if they could sue if they did not like the concept.

Mayor Wynkoop said that the developers will build houses, and he shared information about areas in Minneola that were once fields, and that a CRA was added in 2006 or 2008 and that the developers built houses.

Randy Evans shared concerns on the CRA.

Mayor Wynkoop asked if April Fisher had witnessed a city being sued because of a CRA.

April Fisher, Senior Planner, stated that she had not and had never seen CRAs come with a negative connotation. She usually witnesses excitement from residents that the local government is reinvesting. She also pointed out that there is a big difference between the definition of blight and slum, statutes are very clear that you have a finding of blight or slum and you are not defining both the same, blight are conditions that need improvements in an area when talking about streets and sidewalks, those usually create an advantage to property owners within a CRA.

Randy Evans asked for clarification on if there must be blight and slum.

April Fisher, Senior Planner, confirmed that it has to be blight or slum and that the word slum was not found in their report, they only found conditions of blight that meet the statutory definition of blight.

Randy Evans shared his findings that according to the 2020 US Census, Montverde is wealthiest community in Lake County and further elaborated on his findings. He also shared that he does not like the idea of a CRA.

Grant Roberts 16004 Ridgewood Avenue, Montverde, FL explained that as a small business owner, anything that can be used to get money for a small business is very helpful, and that it is hard to say

that the downtown district is appealing for a business owner, and if the money could be applied toward improvements, he would be interested, if there is a timeframe perhaps looking elsewhere for the funds. He also said that if it can accomplish what has been shared then he thinks the money could be used in the commercial district.

Aaron Waadsworth 17647 Ninth Street, Montverde, FL mentioned that he thinks many great comments have been shared tonight on the pros and cons. He questioned how the CRA would assist in bringing up the dilapidating buildings located downtown, as the owner refuses to do anything with these buildings. Mentioned that even if the funds are available, the owner must be willing to do something.

April Fisher, Senior Planner, stated that this is a good situation to bring up and that you can marry code enforcement and CRA opportunities, and that the CRA recognizes that there are people who do want to take advantage of the opportunity to make improvements and that this is mutually exclusive as you will still have these situations even if you do not have the CRA. Code enforcement could be an education component informing them that there are funds available that can be used.

Aaron Waadsworth asked for the reason an action had not been taken in the past five (5) years by code enforcement. He also shared that he would support the CRA board to be primarily composed of local business owners or people who live within the CRA.

Mayor Wynkoop stated that he agrees.

Leonard Boris, 17604 Long Rideg Drive, Montverde, FL explained his views on blight and slums, questioned the number of dilapidated structures, expressed that not everyone wants to be in a place of destination and further elaborated on this subject. He shared his views on a CRA and spoke of Florida Highway Patrol and inquired about other Florida cities that had CRAs and if any were similar in size. He further elaborated on his views regarding CRAs.

Zachary Zumwalt 17557 County Road 455, Montverde, FL said that he bought a blighted house, five (5) years ago, he provided details of this house and all repairs that were needed. Mentioned the word slum and stated that he is not for the CRA.

Marta Wladyczka asked the reason for the underdeveloped private land being included in the selected area.

Mayor Wynkoop answered that this is where most of the revenues will be generated. And stated that this property will generate \$500,000 a year.

Vice Mayor Womack asked if they had to qualify for two (2) things from the list to get the CRA, and for clarification as to how many things were found in Montverde.

April Fisher, Senior Planner, stated that within the CRA report, there is a table that identifies, conditions are found throughout the area all properties are CRA properties certain things show a definition of blight, page 18 Appendix A-1, it lists the code enforcement history, there are seventy-six (76).

Vice Mayor Womack asked if code enforcement properties would fall under CRA.

April Fisher, Senior Planner, confirmed that yes, they would fall under CRA properties.

Town Attorney Geraci-Carver asked if Vice Mayor Womack's question is related to the statutory criteria. She pointed to page 8 & 9 of the report, showing findings to meet the definition under the statute, you must have at least two (2) of the factors listed. In the report, it was pointed out that Factor A, which is the defective or inadequate street within layout. Factor C, the layout in relation to size adequacy, access and usefulness. Factor D, there are unsanitary and unsafe conditions due to the deteriorating buildings, storm water runoff issues, and lack of sidewalks for a safe environment for walking. Factor E, deterioration of site or other improvements, Factor F, pattern of code enforcements. Five (5) factors were included, and two (2) factors were needed.

Councilmember Morganelli said that he had a lot of questions. He referred to Appendix A1, the code enforcement history. Stated that some of the code complaints have incorrect numbers and that some are not unique and further shared his concerns.

Town Manager Larino stated that the report has been corrected.

April Fisher, Senior Planner, stated that the data was not created by Parks Consulting and that this data was provided by the Town. She stated that she does not think this is false data, regardless of if a case number is incorrect, the item is still there. She stated that she knows from code enforcement citations that often you will have a case number for a property, and it can have several different code items within that citation.

There was a brief discussion on the CRA and code complaints.

Town Manager Larino explained that you can have multiple code complaints with the same case number, it is the same code case number when these are taken to the Special Magistrate, if it is the same property with multiple code cases it will be the same case number. He further explained the violations listed in the report.

There was further discussion on the code complaints.

Councilmember Morganelli asked why Groveland is not on a specific list of CRAs.

April Fisher, Senior Planner, answered that there are no reasons why Groveland is not listed and that this list is by no means an exhausted list, and only provides an idea of other jurisdictions that have CRAs.

Councilmember Morganelli said that he was curious as to why Groveland was not on the list and did some research and explained his findings on Groveland's CRA including helping developer cover upfront costs.

Town Manager Larino clarified that it would make sense for Groveland as they have a heavy manufacturing base and no workers.

Councilmember Morganelli stated that it makes sense in other areas but not here. He then brought up Osgood and that this is his main issue. Asked how many homes were in the CRA and stated that he counted 227 homes.

April Fisher, Senior Planner, clarified that she did find the number of parcels within the CRA, some of them are vacant, CRA applies to other properties beside residential so she is unsure if this number would identify as even commercial properties would be part of the CRA.

Councilmember Morganelli stated that he counted 227 buildings and stated that he sees the benefit of a CRA and provided an elaborate explanation of why he feels that a CRA is not a good idea for the Town.

Town Manager Larino explained that there is some nexus to that interconnectivity of the Osgood property and the rest, besides the revenue source of it. He further explained the residents' concerns with Osgood traffic and safety, road condition and improvements, the need for sidewalks. He also shared that some people have approached him and council members about the road conditions, and that certain things cannot be fixed with grants and that these issues will be multiplied once Osgood develops and that they are part of the nexus that bleeds into all of the developments. He also shared that there may be a need for a roundabout, as it may make sense in the future with the change in traffic and that this would possibly be a CRA project and further explained the reason these areas were reviewed and the need for a CRA.

There was a brief discussion.

Mayor Wynkoop asked if Town Manager Larino is saying that there is a really good chance the millage rate will need to be increased if we do not move forward with the CRA.

Town Manager Larino said if the council wanted to redo the roads, we have no mechanism to do that. He further explained his thoughts on the budget & the increase from the CPI.

There was a brief discussion.

Councilmember Hartle asked why Bella Collina was not included.

Mayor Wynkoop stated that you can only claim a certain percentage of the town.

Councilmember Hartle provided an example of the area he would like to include and asked if this is chiseled and our destiny as it now stands.

Mayor Wynkoop stated that he is all for it and raised the same question.

Town Manager Larino clarified that you could do up to 80% of the Town and provided an explanation of his views regarding the CRA and where he saw the biggest need and deficiencies.

Councilmember Hartle asked to view a specific slide of the presentation that highlights the new development potential and asked why East Ridgewood Avenue was not included and explained the needs in that area.

Mayor Wynkoop asked if this area could be included.

Town Manager Larino communicated that a calculation of the area would have to be done as well as determination of the need, the necessities, and the blight.

Councilmember Hartle asked the meaning of the term “redevelop organically.”

April Fisher, Senior Planner, explained that it is the opportunity for redevelopment to be encouraged, organically means that the individual investing that property without local government assistance in some way; whether it is through the infrastructure improvements that make the area more enjoyable or desirable, organically means that it will happen in the market on its own.

Councilmember Hartle questioned “Potential Increment Collections” in the amount of \$430,000 per year on the PowerPoint slide and how it is collected and given back from Lake County.

Town Manager Larino said that he had one initial conversation with Lake County and that they also have a CRA and are familiar with this, and they have asked the Council to leave out the emergency assessments for ambulance and fire because in theory we are entitled to that increment but as you build a house, they still have to service those houses.

Mayor Wynkoop asked if it was left out of the \$3,100.00

Town Manager Larino stated that he had left it out and had also left the Montverde taxes out.

Councilmember Hartle stated that he would not have a problem with that.

Town Manager Larino asked Town Attorney Geraci-Carver if there are other reviews by the county and if they have to agree to it.

Town Attorney Geraci-Carver said that they do not have to agree to it but will review the plan to see the projects that the town is interested in including in the CRA plan, it does not have to be an agreement since you meet the conditions in the statute.

Councilmember Hartle shared concerns about voting and not knowing the plan.

Town Attorney Geraci-Carver stated that if the CRA were to be approved this evening, the plan will then be developed, the plan goes to the county, they have a thirty (30) day period, notice of finding necessity has been given, they have thirty (30) days to notify us that they would like to sit down and discuss it, basically an objection to it that maybe they do not think that the criteria is met but have those discussions, we are still within that period of time.

Councilmember Hartle asked what our outlets are should we move forward and then the county rejects the plan.

Town Attorney Geraci-Carver stated that if the county had an objection, we would go through a negotiation process with them, and you would have the ability to repeal this resolution if you chose to. If the legislation is approved, and we are beyond July 1st, you would not be able to create a new CRA.

Councilmember Hartle brought up the economy's effect on the Sugarloaf Mountain development and asked what would happen if the county could not meet their financial obligations to the Town.

Town Manager Larino stated that once the CRA is in place, they are obliged to give it back as it is technically Montverde's money.

There was a brief discussion.

Councilmember Hartle spoke of the improvements and provided his point of view on the need for sidewalks, he spoke about the CRA and asked if it could be reduced.

Town Manager Larino answered that the size could be reduced if this is the council's request. It can also be increased to 80% of the size of the town if this is what the council wanted to do. He explained the reason the site was selected.

There was a brief discussion.

Mayor Wynkoop asked if we could do Bella Collina.

Town Attorney Geraci-Carver said that the study would have to be updated to see if the expended area that you want to include meets the conditions under the statute.

There was an extensive discussion regarding the CRA and the inclusion of Bella Collina.

Councilmember Morganelli asked if a CRA can be done if there is no blight area.

April Fisher, Senior Planner, answered no and explained that when the area is analyzed, it is not that individual properties are labeled as blighted properties, it is defining that an area has conditions of blight within it.

There was a brief discussion.

Mayor Wynkoop asked for a roll call vote.

Resolution No. 2025-166 denied with a roll call vote:

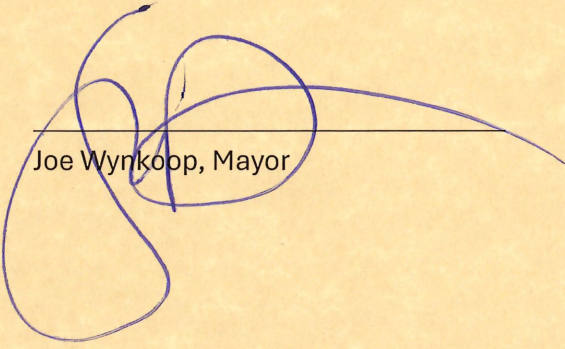
Councilmember Hartle	No
Councilmember Morganelli	No
Vice Mayor Womack	Yes
Mayor Wynkoop	Yes

REMINDERS AND ADJOURNMENT

Motion to adjourn

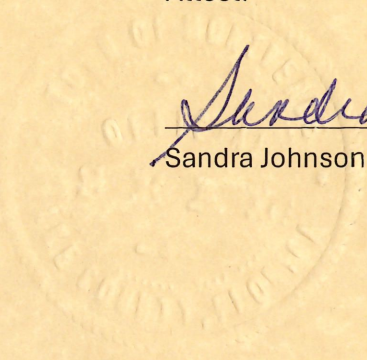
Mayor Wynkoop moved to adjourn. Councilmember Morganelli seconded.

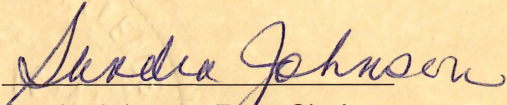
Meeting Adjourned 4-0 at 9:44 p.m.



Joe Wynkoop, Mayor

Attest:




Sandra Johnson, Town Clerk