



UMATILLA COMMUNITY REDEVELOPMENT BOARD (CRA)

MEETING

June 2, 2026 at 6:00 PM

Council Chambers, 1 S. Central Avenue, Umatilla, Florida 32784

AGENDA

Please silence your electronic devices

CALL TO ORDER

ROLL CALL

AGENDA REVIEW

MINUTES REVIEW

1. Approval of Meeting Minutes
- January 20, 2026, Community Redevelopment Board (CRA) Minutes

PRESENTATIONS

PUBLIC COMMENT

At this point in the meeting, the Umatilla CRA Board will hear questions, comments and concerns from the public. Please write your name and address on the paper provided on the podium. Matters which may be coming before the Board at a later date should not be discussed until such time as they come before the Board in a public hearing. Comments, questions, and concerns from the public regarding items listed on this agenda shall be received at the time the CRA Board addresses such items during this meeting. Public comments are generally limited to three minutes.

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

ACTION ITEMS / DISCUSSION ITEMS

2. Discuss offer to purchase Church Administrative Building on Orange Lane

ADJOURNMENT

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (352)669-3125. F.S. 286.0105 If a person decides to appeal any decision or recommendation made by Council with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes, he 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.

The City of Umatilla is an equal opportunity provider and employer.



**UMATILLA COMMUNITY REDEVELOPMENT BOARD (CRA)
MEETING**

January 20, 2026 at 6:00 PM

Council Chambers, 1 S. Central Avenue, Umatilla, Florida 32784

MINUTES

CALL TO ORDER

Having been duly advertised as required by law, Chair Creech called the Community Redevelopment Agency (CRA) Meeting to order at 6:00 pm.

ROLL CALL

MEMBERS PRESENT

Christopher Creech, Chair
Zack Durbin, Vice Chair
Bear Crockett, Board Member
Katherine Adams, Board Member
Fred Fetterolf, Board Member

NOT PRESENT

Regina Frazier, Finance Director
Vaughan Nilson, Public Works Director

ALSO PRESENT

Aaron Mercer, City Manager
Adam Bolton, Assistant City Manager
Jennifer Cotch, City Attorney
Jessica Burnham, City Clerk
David Seeley, Chief of Police
Amy Stultz, Library Director
Misti Lambert, Programs and Compliance Manager

AGENDA REVIEW

MOTION BY BOARD MEMBER ADAMS TO APPROVE THE AGENDA; SECONDED BY VICE CHAIR DURBIN. MOTION PASSED BY A UNANIMOUS VOICE VOTE.

MINUTES REVIEW

1. Approval of Meeting Minutes
- November 18, 2025, Community Redevelopment Advisory Board Minutes

MOTION BY BOARD MEMBER FETTEROLF TO APPROVE THE NOVEMBER 18, 2025, COMMUNITY REDEVELOPMENT ADVISORY BOARD MINUTES; SECONDED BY BOARD MEMBER ADAMS. MOTION WAS APPROVED BY A UNANIMOUS VOICE VOTE.

PRESENTATIONS

PUBLIC COMMENT

Chair Creech opened public comment

No one spoke

Chair Creech closed public comment

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

ACTION ITEMS / DISCUSSION ITEMS

2. Purchase of 55 Guerrant Street and Adjacent Lot

Misti Lambert, Programs and Compliance Manager, provided an overview of an item regarding a CRA Advisory Board directive from October 21, 2025, in which staff were instructed to obtain an appraisal for a vacant property located at Guerrant Street and South Kentucky Avenue, just west of the radio station building, to assess its potential for use as downtown public parking. The site consists of approximately 0.41 acres and is zoned C-1 Neighborhood Commercial. The purpose of the appraisal was to determine current market value and help guide Council in deciding whether to pursue acquisition for municipal parking.

She reported that on December 11, 2025, Joseph Saunders of Saunders Appraisal in Clermont completed the appraisal, valuing the two vacant parcels at \$68,000. The appraisal concluded that the highest and best use of the property would be as a future single-family residence and noted no visible adverse site conditions, easements, or encroachments upon inspection. She further noted that the property owners have indicated they are not interested in selling at the appraised value.

During Board discussion, members reviewed the proposed acquisition of a vacant parcel located at Guerrant Street and South Kentucky Avenue, noting its potential use for downtown public parking. Members acknowledged the recent appraisal valuing the property at \$68,000, while also recognizing that the property owners are requesting approximately \$150,000, which is well above appraised value.

Several members expressed concern about proceeding with a purchase significantly above appraisal and indicated they were not comfortable paying the requested amount.

The Board discussed alternative approaches, including making a counteroffer of approximately \$75,000 or exploring a negotiated arrangement such as a ground lease. Under the lease concept, the City would potentially construct a parking lot on the site, with an agreement recorded to ensure the property remains dedicated to parking use long-term, including necessary geotechnical and site improvements to support its development as a parking facility.

The Board discussed the two proposed options to present back to the property owner regarding the vacant parcel at Guerrant Street and South Kentucky Avenue. After review of the appraisal value of \$68,000 and the owner's asking price of approximately \$150,000, members reiterated concerns about paying significantly above appraised value.

As a result, the Board directed staff to return to the property owner with two potential options for consideration. The first option is a purchase offer of approximately \$75,000. The second option is a negotiated agreement in which the City would construct a parking lot on the property under a ground lease or similar arrangement, with recorded restrictions ensuring the site remains dedicated to parking use in perpetuity, including required geotechnical and site improvements to support the development of a public parking facility

ADJOURNMENT

With no further business for discussion, the meeting adjourned at approximately 6:16 p.m.

Christopher R Creech, Chair

Jessica Burnham, CMC, FCRM
City Clerk



CITY OF UMATILLA AGENDA ITEM STAFF REPORT

DATE: May 26, 2026

MEETING DATE: June 2, 2026

SUBJECT: Discuss offer to purchase Church Administrative Building on Orange Lane

BACKGROUND SUMMARY:

The City and the Umatilla Baptist Church have discussed purchasing the admin building, which used to be part of the Jerusalem Church (corner of Orange Lane and Trowell Avenue), but is currently owned by UBC.

Last year, the City purchased the paved area across Cassady Street, adjacent to the City Skate Park. At that time, the Church asked if we were interested in buying the admin building as it's the last piece of property owned by UBC in that immediate area.

Staff had a real estate appraisal done on the building and the value was estimated at \$230,000 (with \$50,000 needed in repairs). The City Manager met with the UBC administration and a tentative offer of \$215,000 was agreed upon, subject to the CRA Board and the City Council approval.

RECOMMENDATIONS:

City Council is requested to direct staff to proceed with the acquisition of the property and to return with a purchase and sale agreement for City Council review and approval.

FISCAL IMPACTS:

TBD

ATTACHMENTS:

1. Appraisal Report for 86 E Orange Lane
-

File No.
260367



Appraisal Report

Real Estate Located at:

86 E Orange Lane
Umatilla, FL 32784

Effective Date of Value:

April 2, 2026

Prepared for:

City of Umatilla
Aaron D. Mercer, City Manager
PO Box 2286, 1 S Central Ave
Umatilla, FL 32784

Prepared by:

Joseph W. Saunders
State-Certified General Real Estate Appraiser
RZ3554

Address: 721 West Ave ~ Clermont, FL ~ 34711
E-mail: Saundersappraisals@gmail.com ~ Phone: 352.552.4808

Saunders Appraisals LLC

REAL ESTATE APPRAISAL & CONSULTATION SERVICES
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 721 West Ave, Clermont, FL 34711

April 2, 2026

City of Umatilla
Aaron D. Mercer, City Manager
PO Box 2286, 1 S Central Ave
Umatilla, FL 32784

RE: Appraisal of real estate located at 86 E Orange Lane, Umatilla, FL 32784

At your request and authorization, we have prepared a narrative appraisal of the above-mentioned real property and presented our analysis in the following Appraisal Report. The purpose of this appraisal was to estimate the market value of the fee simple interest per the client's request. The appraisal premise was "As Is". The function of this appraisal was to serve as the basis for establishing market value of the subject property to assist in internal decision-making purposes. The report is intended to be used by City of Umatilla. No additional intended users have been identified for this assignment.

The subject property is a was office building that was historically utilized as a church office. The subject property was located in Umatilla, Florida. The improvements contain approximately 2,189± square feet of gross building area. According to the Lake County Property Appraiser's Office, the improvements are situated on a parcel containing approximately 9,101± square feet of land area, subject to confirmation by survey. The property is more fully described in the body of this report.

This report was prepared in conformance with, Uniform Standards of Professional Appraisal Practice (USPAP) as set forth by the Appraisal Foundation, Federal Regulations as stipulated by the Office of the Comptroller of the Currency (OCC).

Data, information, and calculations leading to the value conclusion are incorporated in the report following this letter. The report, in its entirety, including all assumptions and limiting conditions, is an integral part of and is inseparable from this letter. Based on the analysis, market value of the subject was concluded as follows:

CONCLUSION OF VALUE				
	Premise	Interest Appraised	Date of Value	Value Conclusion
86 E Orange Ave, Umatilla	As Is	Fee Simple	April 2, 2026	\$230,000
<i>Source: Saunders Appraisals LLC</i>				

The subject was in fair condition at the time of inspection. The estimated cost to cure was \$50,000. This was the estimated cost to bring the subject's fair condition to average. For the purposes of this appraisal, the subject was appraised under the hypothetical condition that the subject was in average condition and the estimated cost to cure was deducted from the estimate of market value.

Data, information, and calculations leading to the value conclusion are incorporated in the report following this letter. The report, in its entirety, including all assumptions and limiting conditions, is an integral part of and is inseparable from this letter. The analysis contained in this appraisal is based upon assumptions and estimates that are subject to uncertainty and variation. These

Saunders Appraisals LLC

REAL ESTATE APPRAISAL & CONSULTATION SERVICES

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721 West Ave, Clermont, FL 34711

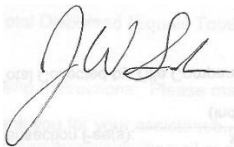
estimates are often based on data obtained in interviews with third parties, and such data is not always completely reliable. In addition, we make assumptions as to the future behavior of consumers, and the general economy, which are highly uncertain. It is, however, inevitable that some assumptions will not materialize and that unanticipated events may occur which will cause actual operating results to differ from the financial analyses contained in this report, and these differences may be material. Therefore, while our analysis was conscientiously prepared

on the basis of our experience, and the data available, we make no warranty of any kind that the conclusions presented will, in fact, be achieved.

Additionally, we have not been engaged to evaluate the effectiveness of management, and we are not responsible for future marketing efforts, and other management actions upon which actual results may depend. We believe, based on the assumptions employed the value conclusion represents a market price achievable within the estimated exposure time prior to the effective date. We take no responsibility for any events, conditions, or circumstances affecting the market that exists subsequent to the effective date of this appraisal. This letter is invalid as an opinion of value if detached from the report, which contains the text, exhibits, and addenda.

It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis or if we can be of further service, please contact us.

Respectfully submitted,



Joseph W. Saunders
State-Certified General Real Estate Appraiser
RZ3554