



# Community Redevelopment Agency Regular Meeting Minutes

February 28, 2024 at 2:00 PM

City Hall Commission Chambers  
401 S. Park Avenue

## Present

Mayor Phil Anderson; Commissioners Marty Sullivan, Sheila DeCiccio, Kris Cruzada and Todd Weaver; Orange County Representative Hal George; City Manager Randy Knight; Assistant City Manager Michelle del Valle; and City Clerk Rene Cranis.

### 1. Call to Order

The meeting was called to order at 2:30 p.m.

### 2. Public Comments (for items not on the agenda):

### 3. Consent Agenda

- a. Approve the minutes of the regular meeting, December 13, 2023
- b. Approve minutes of the work session, January 24, 2024

**Motion made by Mr. George to approve the Consent Agenda, seconded by Commissioner Cruzada.** There were no public comments. **Motion unanimously with a 6-0 vote.**

### 4. Action Items

- a. CRA Plan Modification and Update

Assistant Division Director of Economic Development/CRA Kyle Dudgeon thanked the consultant and staff for their work in this process. Staff is requesting approval to continue the process as recommended by the Community Redevelopment Advisory Board. He introduced John Jones and Tom Koehler of GAI Consultants who prepared the CRA Plan.

Mr. Jones gave a presentation on the study of potential expansion areas: Fairbanks Avenue, Lee Road, and 17-92/Orange Avenue areas and outlined the basis for the inclusion of the Fairbanks Avenue area. This request also includes an extension of the CRA to 2037. He reviewed stakeholder and community engagement efforts and defined the redevelopment focus areas: affordable housing, environmental sustainability and transportation safety. He outlined potential projects, proposed costs and timing and provided anticipated tax increment financing (TIF) revenue. Adoption of the ordinance by the City Commission is scheduled for March 28th followed by adoption by Orange and Orlando City Commission in April/May. He responded to questions providing

clarification on the TIF, joint planning agreements regarding annexation and redevelopment, and coordination of capital projects. He said the city could include the city's projects and programs already undertaken by the city; however, Orange County has indicated their support given the city's intent for infrastructure improvements. Mr. Dudgeon added that the city's efforts can be communicated; however, it is important to identify needed improvements that would benefit from this expansion.

Mayor Anderson referred to the plan document and clarification was given on affordable housing development strategy and capital projects and programming. Mayor Anderson thanked GAI Consultants and staff for their work on this plan.

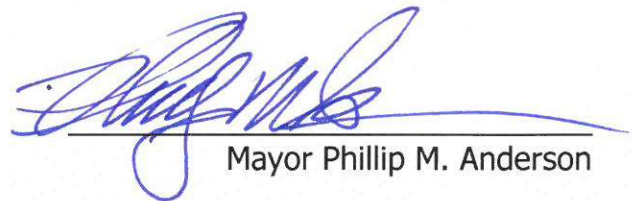
**Motion made by Commissioner DeCiccio to move the plan forward to the Planning and Zoning Board for review and consistency with the Comp Plan, seconded by Commissioner Cruzada.** There were no public comments. **Motion unanimously with a 6-0 vote.**

**5. Staff Updates**

**6. Board Comments**

**7. Adjournment**

The meeting was adjourned at 2:29 p.m.



Mayor Phillip M. Anderson

ATTEST:



City Clerk Rene Cranis