



Community Redevelopment Advisory Board Regular Meeting Minutes

October 17, 2024 at 5:30 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Carlos Benitez, Jay Trent, Lindsay Eriksson, Pragasen Ramiah, Michael Perelman

Absent

Sherwin Sargeant

Staff Present

Assistant Director of Economic Development and CRA Kyle Dudgeon, CRA Coordinator Anne Sallee, Director of Office of Management & Budget Peter Moore

1. Call to Order

Carlos Benitez called the meeting to order at 5:34 p.m.

2. Consent Agenda

- a. Approve the minutes of August 22, 2024

**Motion made by Dr. Perelman to approve the minutes, seconded by Mr. Trent.
Motion carried unanimously with a 5-0 vote.**

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

4. Action Items

- a. Adjust meeting dates for October, November, December 2024

Board members agreed to schedule the next meeting for November 6, 2024, to cancel the December meeting and resume the regular meeting schedule on January 23, 2025.

5. Non-Action Items

Staff gave notification on the approval of the CRA Agency and City Commission of the interlocal agreement between City of Winter Park, Orange County and the City of Orlando. Staff anticipates approval in early November by the City of Orlando and Orange County. The CRA will remain the same with the addition of the West Fairbanks area, plus an extension of 10 years. The value of the extension is \$141M.

- a. Capital Improvement Project List

Staff is confident on the CRA extension and the CRA expansion area south of W. Fairbanks. It was pointed out that approximately \$2M CRA dollars are funding the

Stormwater basin project. Discussion developed regarding the area around MLK where flooding appears to be taking place. Staff responded that the basin study has addressed that area.

Staff advised that the construction on the MLK monument has begun. A discussion on the priorities of the CRA capital project list was suggested. Stormwater initially sent a list of seven projects in the CRA district. With the additional W. Fairbanks area, Stormwater will have a number of projects costing millions. Mr. Moore explained the Winter Park Playhouse project and the funding involved.

The capital projects list was displayed and the Board discussed the prioritization of the listed projects. Staff advised of the immediate need for the Denning/Fairbanks project, the WP Library parking and the MLK project including stormwater. It was suggested to bring back to the Board the annual expenditure as opposed to the total expenditure for the CRA. Mr. Ramiah suggested prioritizing improvements to the W. Fairbanks area as this area is a gateway to the City of Winter Park.

Discussion continued with considering a 12-year vision of the CRA area and to include property/business owners in the Dennings/Fairbanks area, assisting with the stormwater infrastructure in the CRA area, and ways to increase affordable housing. Staff advised that incentive recommendations from EDAB for the brownfield or economic enhancement zone will be forthcoming. Staff will create a 5-year CIP plan from the Winter Park CRA capital project worksheet.

6. Staff Updates

a. Project Updates

The CRA is reinvesting \$7.2M in projects.

7. Board Comments

Mr. Benitez questioned the demolition of a blighted home on Lyman and Capen and was referred to the Building Department. Mr. Trent discussed the noticeable difference in electric service since the city of Winter Park acquired the electric service. The Board asked to receive more timely Agency minutes and draft minutes. Board members were encouraged to recommend other members to fill the two vacancies.

8. Upcoming Agenda Items

The next meeting will be November 6, 2024

9. Adjournment

The meeting adjourned at 6:41 p.m.

Approved by the board on November 6, 2024
/s/ Bahiyyah Layton, Board Coordinator