



# Community Redevelopment Advisory Board Regular Meeting Minutes

May 22, 2025 at 5:30 PM

City Hall Commission Chambers  
401 S. Park Avenue

## **Present**

Lindsay Eriksson, Pragasen Ramiah, Michael Perelman, PhD, Carl Creasman Jr. PhD, James Everett

## **Absent**

Carlos Benitez, Jay Trent

## **Staff Present**

Director of Office of Management & Budget Peter Moore, CRA Coordinator Anne Sallee

### **1. Call to Order**

The meeting was called to order at 5:30 pm

James Everett, the new board member, introduced himself.

### **2. Consent Agenda**

- a. Approve the minutes of March 27, 2025

**Motion made by Dr. Creasman to approve the minutes, seconded by Ms. Eriksson. Motion carried unanimously with a 5-0 vote.**

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

### **4. Action Items**

### **5. Non-Action Items**

Mr. Moore provided an overview of the agenda and the upcoming budget.

- a. Update on Park Avenue refresh - Clarissa Howard

Mr. Moore established the framework regarding the expectations for CRA funds in the upcoming months and introduced two presenters, Communications Director Clarissa Howard and Public Works Director Charles Ramdatt. In June, staff will present draft budget options for the board's evaluation and approval, along with any outcomes from discussions held this evening. The regular budget adoption process for the city of Winter Park takes place in July and August.

Ms. Howard explained that at the City Commission's request and through city management, the Park Avenue Refresh program was brought to staff's attention in September of 2024. She emphasized that this project is not a renovation, but a refresh.

The engagement of city departments, stakeholders, the Park Avenue District, and the Chamber of Commerce, along with the administration of a public survey comprising 1,300 respondents was conducted to gather their preferences. A webpage has been developed to conceptualize the ongoing efforts on Park Avenue. Individuals may subscribe for updates regarding this initiative. An email list was initiated with over 300 people receiving updates on the project.

In February, the city commission approved the design concept in conjunction with phase one, which extends from Webster to Garfield. On April 23rd, the city commission approved the installation of new streetlight poles. In November 2024, Mr. Alex Stringfellow was appointed as the project manager, concentrating on the urban planning and design aspects of the refresh.

Mr. Stringfellow provided an overview: the refresh aims to enhance the landscape, hardscape, and lighting, ensuring consistency along the avenue, including trash cans, plantings, signage, and power requirements. This project spans from Webster to Fairbanks. He explained in detail the features of the DarkSky streetlights.

New oak trees will be introduced in more than a dozen locations. Both the oak trees and the sidewalks are expected to have a longer life expectancy. Conduits for new electrical lines will be installed, along with a mobility hub linked to the train station.

The following concerns were discussed and addressed: what a mobility hub is, where the cameras will be installed, safety features to prevent people from mounting the curb and entering crowds, a refresh in the Hannibal Square area, the raised planters for trees and handicapped parking.

Ms. Howard expressed her appreciation to the team for their efforts on the project.

b. Public Works Capital Improvement Items - Charles Ramdatt

Mr. Ramdatt and Engineer Shannon Monahan discussed the focus on stormwater improvements.

- Killarney Drive drainage improvements: new outfall replacing two existing outfalls.
- Canton Ave Drainage improvements: will begin around January 2026 and be completed by the spring of 2026, with the grant for this project courtesy of Ms. Monahan
- MLK basin improvements prompted by the three large storms experienced last year; include Phase one which connects Lake Mendsen to Lake Rose. Phase two involves adding storage capacity in Lake Mendsen
- The West Fairbanks Avenue Extension area is set to undergo rehabilitation of the Hollieanna pipe. Orange County will provide assistance with the Minnesota Ave drainage improvements

As progress is made, updates will be given to Mr. Dudgeon and Mr. Moore. In the next few months, the transportation side will be discussed.

Mr. Moore explained the three buckets of \$5M for Canton Avenue, West Fairbanks and MLK improvements. The MLK project represents a significant financial undertaking for which we are actively seeking grant opportunities, particularly in light of the absence of the \$5 million Community Development Block Grant (CDBG) from Orange County. The current stormwater initiative connecting Lake Rose to Lake Mendsen would also be undertaken as part of CRA funds. Consequently, further enhancements at MLK will necessitate discussions or postponement due to funding constraints.

Tax Increment Financing (TIF) revenue for CRA will be known in about two weeks, options will be brought to the board at the June meeting

## **6. Staff Updates**

### a. Staff Updates

The packet includes the list of projects and their status.

## **7. Board Comments**

Dr. Creasman expressed an awareness of the use of CRA funds to benefit the community and inquired about the timeline for when the board may provide recommendations. Mr. Moore advised that any board suggestions will be helpful and can be incorporated into the upcoming FY 2026 budget discussion at the June meeting. The flexibility for adjustments is limited to rearranging projects, and he further explained that the CRA is primarily driven by the CIP. To proceed with any projects in 2026, a positive figure for the TIF revenues is required by the end of this month. Mr. Moore mentioned that the board created the CIP last fall when the extension was approved and proposed having a creative session every fall or in January.

Mr. Ramiah acknowledged the creation of the project list but noted that the Park Avenue Refresh was not included and inquired about the function of the CIP. Mr. Moore suggested that a 5-year CIP could be developed, though it is subject to change. He requested that the board assess both the current items, any new proposals, and prioritize them accordingly. Mr. Moore stated that the elected officials are responsible for making decisions, but it is important for the advisory board to communicate its prioritized recommendations. Dr. Perelman encouraged board members to share their ideas during the board meeting, which serves as a public forum.

## **8. Upcoming Agenda Items**

### a. FY2026 Budget Planning Discussion

Dr. Perelman suggested discussing the property tax issue and incremental CRA income.

## **9. Adjournment**

The meeting adjourned at 6:46 p.m.

Approved by the board on June 26, 2025

/s/ Bahiyyah Layton, Board Coordinator