



Community Redevelopment Agency Work Session

Agenda

July 23, 2025 @ 2:00 PM

City Hall Commission Chambers
401 S. Park Avenue

welcome

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please note

Times are projected and subject to change.

1. Meeting Called to Order

2. Discussion Item (s)

a. FY25-26 Budget

60 minutes

3. Adjournment



Community Redevelopment Agency

agenda item 2.a

item type

Discussion Item (s)

meeting date

July 23, 2025

prepared by

Kyle Dudgeon, Assistant Division Director of Economic Development/CRA

approved by

Kim Breland, Deputy City Clerk

subject

FY25-26 Budget

motion | recommendation

N/A

background*Revenue:*

Budget estimates suggest increment revenue will increase mildly at 5.31%. This is also the first year the CRA will collect increment revenue from CRA III (West Fairbanks). With added earnings revenue totals are projected at \$9.75 million. Contributions from Orange County over \$2 million in increment revenue are met with a 30% rebate and a 50% rebate on contributions over \$3 million. This year, the CRA will rebate \$1,593,881 to the County as part of this agreement. This will be the seventh-year increment revenue contributions to the trust fund by the City exceed that of the County. CRA revenues are sensitive to changes in the real estate market. Commercial property taxes make up approximately 70% of the CRA TIF revenues and therefore, the performance of that market will greatly determine CRA project viability. With the CRA's recent extension and expansion, it provides additional capacity to maximize the partnership between the City and Orange County for meaningful capital/program investment in the district that would otherwise be delayed or go unattended.

Expenses:

Through June 2025, actual expenditures of the CRA are continuing to see adjusted costs due to the rise in labor and building materials. Although not as significant as in previous years, this has an effect on budget estimates. As a result, staff has proposed a budget that anticipates additional program costs, maintains all debt service payments, supports operations, fulfills all contracts, and includes capital improvement projects for consideration. For FY25-26, general personnel and indirect costs are expected to each stay at ten percent or below of total expenditures. Debt service shows no significant change. The table below demonstrates budget expense categories consistent with the proforma for FY25-26.

FY25-26 CRA Budget Expenses		%
Personnel & Indirect Costs	\$850,410	9%
General Operating	760,034	8%
Community Initiatives	1,163,300	12%
Capital Maintenance	185,000	2%
Debt Service	710,565	7%
Misc. Infrastructure Improvements	400,000	4%
Proposed Additional Projects	5,300,000	54%
Total:	\$9,369,309	100%

Personnel & Indirect Costs: Identified as any cost related to salaries, wages, and benefits.

General Operating: Costs associated with operating supplies, memberships, books, periodicals, equipment, promotional activities, travel and training, and contractual services.

Community Initiatives: Includes CRA resident and business programs, support funding for the Winter Park Community Center and other partner organizations.

Capital Maintenance: Funding for parking agreements within the CRA district.

Debt Service: Approved bonds through the CRA. The District is in its final year of its final bond to date.

Capital Projects: Projects as part of the capital improvement plan (e.g. FY25-26 proforma). This includes small-scale infrastructure improvements such as bricking in the district and aesthetic/amenity features. The intention is to provide opportunities within the budget for the CRA to respond quickly to requests and immediate concerns that were not otherwise considered.

Capital Improvement Plan

The proposed capital improvement plan estimates future increment revenue growth, project costs, and board/agency direction for use by the CRA. At this time, an average growth rate at roughly 3.8% over the next three years suggests projects can still be fulfilled, but cooling markets may influence this factor.

The CRA's capital improvement plan also looks to address projects that, in some cases, take more than 12 months to complete. This is due to a myriad of due diligence efforts including design, quality control, market factors, fiscal conservancy, grant opportunities, public process, and construction timing. In these instances past and present budgets have looked at a multi-year process of funding to address larger cost items. Project balances reflect this practice so should not necessarily be considered in excess of a past completed project.

Funding Highlights

The chart below represents highlights of new funding for the upcoming fiscal year divided by

project, program, and community development:

Budget Highlights:

Project Funding	Cost	Budget Category
MLK Basin Stormwater Improvements	2,000,000	Capital Projects
W. Fairbanks Stormwater/Infrastructure	2,000,000	Capital Projects
Canton Ave Stormwater Drainage	1,300,000	Capital Projects
Small Scale CRA Projects Fund	400,000	Misc. Capital Enhancements
Program Funding		
Housing Renovation Program	\$200,000	Community Initiatives
Business Facade Program	200,000	Community Initiatives
Summer Youth Employment Program	35,000	Community Initiatives
Paint/Driveway Program	20,000	Community Initiatives
Community Development		
Winter Park Library	\$387,000	Community Initiatives
Community Center Programming	75,000	Community Initiatives
Heritage Center Operations	50,000	Community Initiatives
Park Avenue District (Main Street - final year commitment)	50,000	Community Initiatives
Winter Park Playhouse	47,000	Community Initiatives
Welbourne Nursery Program	41,000	Community Initiatives
Snow in the Park	40,000	Community Initiatives
Depugh Nursing Home	23,000	Community Initiatives
Enzian Popcorn Flicks	10,000	Community Initiatives
Total:	\$6,878,000	

The table highlights over \$6.87 million of new investment by the CRA to the district in project, program, and community development funding. Included for discussion are the Park Avenue refresh project, regional stormwater initiatives, Canton Avenue stormwater, Small Scale CRA Projects, and program/community support updates.

Regional Stormwater Initiatives

Funding is dedicated at \$4.0M in FY26 is equally divided between the MLK stormwater basin and West Fairbanks improvements. Staff has worked the past year on diligently evaluating design concepts and project documents in order to execute meaningful improvements aligned with the city’s stormwater master plan which includes the CRA. This includes the previously considered Phase II project requests as part of this agenda packet.

Canton Ave Stormwater Improvements

Funding is dedicated at \$1.3M in FY26 and is the first of a two-year commitment. This fund will provide infrastructure improvements that add conveyance needs around the Canton Ave area. The resulting investment should provide a substantial decrease in the extent and severity of potential roadway flooding along Canton Avenue, particularly from Canton Avenue to Knowles Avenue and Park Avenue, in 2-year, 24-hour and 10-year 24-hour design storm events.

Small Scale CRA Projects Fund

The purpose of this line item is to be responsive to needs and concerns not considered as part of the city's budget within a given year. Put differently, it provides a financial opportunity to increase the city's level of service not considered in the city's budget in accordance with the CRA plan. During the course of the year, the CRA will work with the CRA Advisory Board on a number of small and capital projects to be considered under this fund. Funding is dedicated at \$400k in FY26.

Program Updates

The budget provides renewed funding for popular resident and business grant programs within the district.

Community Development

Funding for supporting partners continues for FY26.

Staff is requesting direction on any priority project consideration by the CRA Agency in anticipation of the budget approval on August 27. In the past, the board has suggested amendments to the budget and CIP plan such as the reallocation of existing funds, adding resources to existing projects, and prioritizing capital for immediate concerns such as stormwater mitigation. The CRA Advisory Board held their budget meeting on June 23 with unanimous approval on the budget. The advisory board did however, consider some additional items for further evaluation in the coming months and is requesting \$550k for such projects as expanding housing programs, neighborhood lighting, a library terminal at the Community Center, and multi mobility options such as last mile travel. Funding would be committed in combination with this year's miscellaneous enhancement fund, unencumbered reserves, or a re-appropriation of previous funds to be considered by the Agency.

alternatives | other considerations

Amend the budget

fiscal impact

All budget implications are considered as part of the budget outside any reallocation discussion.

attachments

1. Five Year Pro-Forma - FY 2026 - July Agency Work Session

Community Redevelopment Agency 5-Year CIP

	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
ESTIMATED REVENUES					
TIF Revenue - City	5,156,334	5,439,932	5,684,729	5,798,424	5,972,377
TIF Revenue - County	3,993,880	4,213,543	4,403,153	4,491,216	4,625,952
Investment Earnings	572,044	657,851	723,636	759,817	759,817
Misc. Revenues	30,000	-	-	-	-
CRA Revenues	9,752,258	10,311,326	10,811,518	11,049,457	11,358,146
Fund Balance	-	-	-	-	-
Total Revenues	9,752,258	10,311,326	10,811,518	11,049,457	11,358,146
ESTIMATED EXPENDITURES					
Personnel & Indirect Costs	850,410	888,098	924,829	959,098	994,661
General Operating	760,034	785,278	807,683	831,935	856,915
Community Initiatives	1,163,300	1,484,380	1,527,947	1,550,890	1,595,193
Capital Maintenance	185,000	192,400	199,134	205,108	211,261
Misc. Capital Enhancements	400,000	400,000	400,000	400,000	400,000
Debt Service & Transfers	710,565	-	-	-	-
Total Expenditures	4,069,309	3,750,157	3,859,593	3,947,030	4,058,031
Annual Surplus/Deficit (Funding Available for Additional Projects and Programs)	5,682,949	6,561,170	6,951,925	7,102,427	7,300,116

Five Year CIP & Project Balances	Prj. Bal.	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Misc. Infrastructure Improvements	1,385,730					
17/92 Streetscape		-	-	5,000,000	5,000,000	2,000,000
MLK Basin Stormwater Improvements	2,925,067	2,000,000		-	-	-
Denning/Fairbanks Intersection Improvements	485,763	-	-	-	-	3,000,000
MLK Park Improvements	2,065,862	-	-	-	-	-
W. Fairbanks Stormwater/Infrastructure	2,479,531	2,000,000		-	-	-
MLK Surface Parking	1,200,000	-	-	-	-	-
Canton Ave Stormwater Drainage		1,300,000	3,450,000	-	-	-
1792/Fairbanks Intersection Improvements		-	2,000,000	2,000,000	-	-
Killarney Estates Brick & Drainage Refresh	500,000	-	-	-	-	-
Park Ave Refresh	69,000	-	-	-	1,000,000	2,000,000
CRA Project Funding Total	11,110,953	5,300,000	5,450,000	7,000,000	6,000,000	7,000,000
Fund Surplus/Deficit		382,949	1,111,170	(48,075)	1,102,427	300,116
Cumulative Fund Balance (Reserves est.)	-	382,949	1,494,119	1,446,043	2,548,470	2,848,586