



Community Redevelopment Agency Work Session Minutes

July 23, 2025 at 2:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Mayor Sheila DeCiccio; Commissioners Marty Sullivan, Craig Russell, Kris Cruzada, and Warren Lindsey; Hal George; City Manager Randy Knight; and City Clerk Rene Cranis.

Also Present

Assistant Director of Economic Development and CRA Kyle Dudgeon
Director of Office of Management and Budget Peter Moore

1. Meeting Called to Order

Mayor DeCiccio called the meeting to order at 2:00 p.m.

2. Discussion Item (s)

a. FY25-26 Budget

Mr. Dudgeon gave an overview of the CRA, tax increment financing (TIF), themes for future growth, and FY25 projects. He presented the FY26 budget that includes funding for 17 new projects and highlighted CRA programs. The CRA Advisory Board recommended approval of the budget with suggestions for grant programs. The following topics were addressed.

- Planned improvements within the recently expanded CRA area.
- Park Avenue Refresh - Phase I and II - funding allocation options to prioritize sooner than proposed in FY30. (cash flow flexibility, potential grant funding).
- 5-year CIP projects and future years' allocation and reallocation.
- Maximizing TIF which increases with development/redevelopment within the CRA boundaries and what improvements will provide increasing TIF. Some projects are intended to encourage redevelopment or improvements without increasing TIF, i.e. street improvements.
- Non-profit organizational support.
- Project signs noting funding of projects for transparency. Increased promotion for housing rehabilitation program.
- Potential projects - prioritization and funding allocation.
- Exposure to CRA purpose and projects.
- Summer Youth Enrichment Program - sponsor participants to city positions in utilities departments.

CRA budget meeting in August will reflect changes to Park Avenue Refresh Project funding/allocation.

3. Adjournment

The work session adjourned at 3:09 p.m.

Mayor Sheila DeCiccio

ATTEST:

City Clerk Rene Cranis