



Community Redevelopment Advisory Board Regular Meeting Minutes

June 26, 2025 at 5:30 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Carlos Benitez, Jay Trent, Michael Perelman, Carl Creasman Jr., James Everett

Absent

Lindsay Eriksson, Pragasen Ramiah

Staff Present

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

1. Call to Order

The meeting was called to order at 5:32 pm.

2. Selection of Chair and Vice Chair

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Motion made by Dr. Perelman to nominate Mr. Benitez as Chair, seconded by Mr. Trent. Mr. Benitez accepted. Agreed by consensus.

Motion made by Mr. Benitez to nominate Dr. Perelman as Vice Chair, seconded by Mr. Trent. Dr. Perelman accepted. Agreed by consensus.

3. Consent Agenda

- a. Approve the minutes of May 22, 2025

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

4. Public Comments (for items not on the agenda)

5. Action Items

- a. Phase II Project Approvals

Mr. Dudgeon provided an overview of the Killarney Phase II project and MLK Stormwater Design Phases I and II and addressed questions.

Motion made by Dr. Perelman to approve phase II for Killarney outfall and MLK stormwater design phase I and phase II considerations; seconded by Dr. Creasman. The motion carried unanimously by a 5-0 vote.

b. FY25-26 Budget

Mr. Dudgeon provided background on the CRA and its funding sources. He described the three CRA areas, including CRA III which was part of the extended timeline and expanded CRA district. He also discussed the nuances of receiving revenue for the CRA and how typically its an 18-month delay in the tax assessor's office to receiving funds.

Mr. Dudgeon reinforced the mission of the CRA including its responsibility to invest in capital projects. Regarding staff costs, it includes three full-time employees and streetscape attendants, all with benefits. Once the bonds are paid off this next year, additional revenue will be available for funding.

The board asked about growth in each district. The negative growth of CRA I compared to the positive growth of CRA II was explained by Mr. Moore. CRA I involves money-maker dollars acquired through TIF. CRA II includes more residential and a smaller tax base, with a focus on their time from origin. Regarding revenue distribution, CRA I and CRA II combined generate around \$7-8 million annually. CRA II accounts for 30%, with exact figures to be confirmed in November. CRA III has almost no impact.

Mr. Dudgeon indicated that there are 17 proposed projects, programs, and support initiatives scheduled for the upcoming year as part of the CRA budget. Slides were presented showcasing many of the completed and ongoing projects. Regarding CRA communication, efforts are focused on maximizing opportunities for effective communication. Additionally, a slide was shown listing the rollover projects, which include miscellaneous enhancement projects, a line item that accommodates items remaining in the budget that cannot be delivered to the agency in one fiscal year alone. The remaining available funding is \$400K allocated for Level of Service (LOS) improvements.

Dr. Creasman asked when the board would be allowed to present project ideas, but his question was not audible on the recording.

In partnership with the Economic Development Advisory Board (EDAB), the exterior business facade program is now integrated with the interior build-out program, with each initiative scheduled to be implemented in alternating years. Both of which are funded by the CRA. The Winter Park Business Academy, launched approximately a year and a half ago, has achieved participation from over 517 individuals. Data sophistication has been enhanced, exemplified by the use of Eco-Counter technology, which accurately measures the daily foot traffic along Park Avenue. Highlights from the Community Development initiatives were showcased via photographs.

A five-year pro forma was shown, and the Board was asked to share any recommendations or priorities before approving the fiscal year 2025-26 budget. Mr. Moore discussed the cumulative fund balance in the pro forma and advised focusing on long-term planning, with suggestions to present to the agency. When Board members expressed confusion about the pro forma, it was clarified that they had \$400K from the Miscellaneous infrastructure improvements allocation to propose new projects. The

balances for other projects have already been allocated primarily for stormwater improvements.

- Dr. Creasman discussed his view of the CRA and proposed a housing down payment assistance program for low-income and minority homeowners using CRA affordable housing funds.
- Mr. Trent proposed a rehabilitation program to support people already in their homes. Mr. Dudgeon indicated that \$200K is allocated in the budget this year for rehabilitation.
- Mr. Benitez explained the rehabilitation program and proposed allocating the \$400K budget as an example of the participatory budget program, where the community determines the improvement projects in their community.
- Dr. Perelman clarified that advisory board meetings are open for public interaction and suggestions. He recommended reviewing how CRA funds are allocated among business, people, and infrastructure, as many believe the CRA only benefits the community. He emphasized the importance of encouraging community participation in these meetings to share their recommendations. Additionally, Dr. Perelman proposed establishing a library branch at the community center to provide library access to residents who frequent the community center but do not visit the library.
- Mr. Benitez suggested that the lighting on Canton Ave and New England, which are heavily trafficked by pedestrians, is too dark and needs improvement. He also recommended beautifying the area around Lake Rose and the alleyway between the back of the buildings on Fairbanks and the courts at MLK Park.
- Dr. Creasman expressed concern that the city uses CRA funds for infrastructure projects that it should responsibly finance for its residents. He also proposed a small-scale mass transit system to circulate around Winter Park. Although this CRA project would be a long-term investment requiring partnership funding, it could improve parking, promote shopping, and benefit the environment.

The board discussed the allocation of the CRA fund intended for the community and asked staff to engage with the Agency to confirm whether the CRA funds are properly distributed to the community. Mr. Moore explained that the CRA plan defines what is appropriate and that the board retains the authority to discuss projects and allocate supplementary funds as deemed necessary.

Mr. Moore informed the board that surplus funds will be allocated to projects requested by the board. Dr. Perelman proposed \$250K for Carl's project, \$250K for Jay's project, and \$50K for his library project. Mr. Moore clarified that \$550K will be designated for CRA programs and project expansions. These proposals will be refined over the next few months. Dr. Perelman expressed satisfaction with Mr. Moore's statement. Mr. Benitez indicated that a vote is not necessary for CRA projects that differ in priority from current plans; instead, the board should approve the projects already discussed.

Motion made by Dr Creasman to approve the budget as presented, FY25-26; seconded by Dr. Perelman. The motion carried unanimously by a 5-0 vote.

c. Board Meeting Dates & Joint Meeting in August 2025

Mr. Dudgeon requested guidance on a new meeting time and date due to a potential conflict with the commission work session scheduled for 3:30 on the fourth Thursday of the month. Additionally, the board should consider holding a joint meeting in August before presenting the final budget to the agency with the Parks and Recreation advisory board.

6. Non-Action Items

7. Staff Updates

a. Project Updates

Ribbon Cutting Ceremony for the MLK Unity Project on July 12, 2025, at 9 a.m.

8. Board Comments

9. Upcoming Agenda Items

Mr. Dudgeon summarized the board's concerns and suggestions: to evaluate affordable housing programs, analyze CRA 101 in terms of cost breakdown, assess the logistics of installing a library terminal at the community center, beautify the area around Lake Rose, and implement a small-scale mass transit system.

10. Adjournment

The meeting adjourned at 7:13 p.m.

Approved by the board on with amendment September 25, 2025

/s/ Bahiyyah Layton, Board Coordinator