



# Community Redevelopment Advisory Board Regular Meeting Minutes

September 25, 2025 at 5:30 PM

City Hall Commission Chambers  
401 S. Park Avenue

## **Present**

Jay Trent, Pragasen Ramiah, Michael Perelman, Carl Creasman Jr., James Everett

## **Absent**

Carlos Benitez, Lindsay Eriksson

## **Staff Present**

Assistant Director of Economic Development and CRA Kyle Dudgeon, CRA Coordinator Anne Sallee

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

The meeting was called to order at 5:31pm.

### **2. Consent Agenda**

#### a. Minutes of June 26, 2025

Dr. Perelman noted that during the June 26 meeting, when discussing the budget, there were very specific dollar allocation suggestions: \$400K from Dr. Creasman for housing down payments, \$400K from Mr. Benitez for a rehabilitation program, and \$50K from himself for an outreach between the library and the community center. Dr. Perelman stated that he believed Mr. Moore articulated that, out of the approximately \$900K in funds, those allocations reflected how they would plan to spend that money. The principle that the board would work toward achieving these allocations should be reflected in the minutes.

**Motion was made by Dr. Creasman to approve the minutes with amendments, seconded by Mr. Everett. The motion was carried unanimously with a 5-0 vote.**

*After reviewing the recording of the June 26 meeting, the accurate allocation amounts were added to the minutes, along with the statements made during the discussion.*

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

### **4. Action Items**

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

#### a. CRAAB Small Scale Project Discussion

In August, the board held a joint meeting with the Parks board to review the MLK playground concept in depth. Following a positive recommendation, the CRA agency unanimously approved the playground plan. Once the construction details are obtained, staff will provide the board with any final closure details of the park.

Mr. Dudgeon stated that the CRA agency will meet in November, with staff planning to present some board-discussed recommendations funded by the \$400K miscellaneous enhancement fund. He mentioned that the CRA advisory board can recommend modification to the budget mid-year with the Agency holding final authority. Dr. Perelman informed the board that he requested Mr. Dudgeon to compile a budget listing of project/program items, including anticipated costs, expenditures incurred to date, and projected future expenses, thereby providing the board with a comprehensive overview of the proposed projects. Mr. Dudgeon further stated that the miscellaneous enhancement fund has been designated for various initiatives, such as gateway features, debris removal and fixture enclosure, installation of historical markers, and smart parking systems, all of which must be consistent with the CRA plan.

Staff reviewed the projects discussed by the board at the previous budget meeting:

- an expansion of (attainable) housing programs such as down payment assistance
- providing expanded lighting (light poles) in residential areas within the district
- transportation initiatives: support for 'last-mile' circulation
- future consideration of the Lake Rose area in conjunction with MLK Park improvements
- a Winter Park Library branch at the Community Center
- surveying the community for wants/needs

Dr. Creasman proposed that the housing program should be simple to apply for and aimed at supporting single-family homeownership. Mr. Ramiah suggested projects that provides assistance, including a roadmap to identify funding sources. Mr. Trent suggested creating a fund that offers down payment assistance and helps homeowners stay in their homes. Mr. Everett agreed on the importance of helping people stay in their homes but emphasized that community institutions such as churches and businesses should also receive support to help improve the community's appearance, atmosphere, and maintenance. Dr. Creasman emphasized that CRA funds should be allocated to the people rather than city infrastructure.

Dr. Perelman recommends first understanding current programs and fund allocation. The budget proposal is outlined as previously mentioned. Regarding Dr. Creasman's point, infrastructure projects benefit residents indirectly. CRA funds were used to improve drainage after flooding and help retain residents, aligning with Mr. Everett's view.

Mr. Everett also emphasized the importance of understanding the average home price on the west side of Winter Park, as opposed to the overall median, to determine the feasibility of down payment assistance. It was collectively stated that more detailed information is essential for the board to make informed decisions. However, it is

acknowledged that the budget has already been allocated, and certain projects have been initiated. Dr. Perelman mentioned that if the community can see the advisory board's impact, they might be more likely to attend meetings and voice their opinions.

Mr. Dudgeon commented on the board's discussion and summarized that they, for clarity, could use some background or a 'CRA 101' to better understand where CRA funds have been allocated to assist with further discussion along with future considerations. He further elaborated that CRA's can use funds to elevate levels of service, and without CRA funding some projects would never be undertaken, attend to, or upgraded. In essence, the CRA functions as a primary capital arm for the city.

Before the November CRA agency meeting, Mr. Dudgeon suggested that the board focus on one or two key recommendations. At the June meeting, Chair Mr. Benitez proposed enhancing lighting in a dimly lit part of the westside community. The electric department could include this upgrade in their ongoing projects. The board recommended consulting local residents to gauge their support for this idea, while also noting that once the street is completed, nearby residents might desire improved lighting as well. Mr. Everett emphasized the importance of understanding both vehicle and pedestrian traffic in areas requiring improved lighting.

The discussion on the last-mile concept highlights that it is costly. As a suggestion, forming partnerships and seeking grants could be beneficial. However, researching these options would take a few months.

Staff communicated with the library director, who will be on maternity leave. Their timeline is set for January; however, they are eager to evaluate.

Lake Rose is being reviewed with MLK Park.

## **6. Staff Updates**

### **a. Project Updates**

Mr. Dudgeon displayed renderings of the proposed MLK playground. In addition, he displayed accomplishments of the CRA over the past year and expressed gratitude to the board. The accomplishments included intersection improvements at Denning/Fairbanks, Denning/Webster, construction of Shady Park and MLK improvements, playground design approval, West Meadow public facility/restroom building, Park Avenue gateways, stormwaters projects currently underway in CRA III, and the completion of the latest year of the Summer Youth Enrichment Program (SYEP). Mr. Dudgeon noted that grant program interest has been heightened lately including staff receiving six business facade grant applications recently and numerous housing renovation projects. Mr. Dudgeon asked the board to review the CRA webpage and view the videos.

## **7. Board Comments**

Dr. Perelman noted that the board had a very healthy conversation.

The board members agreed to extend meetings until 7 pm if needed.

**8. Upcoming Agenda Items**

- a. Next meeting: October 23, 2025

**9. Adjournment**

Approved by the board on October 23, 2025  
/s/ Bahiyyah Layton, Board Coordinator