



Community Redevelopment Advisory Board Regular Meeting Minutes

October 23, 2025 at 5:30 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Carlos Benitez, Lindsay Eriksson, Michael Perelman, Carl Creasman Jr, James Everett

Absent

Jay Trent, Pragasen Ramiah

Staff Present

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

1. Call to Order

The meeting was called to order at 5:32 pm. Mr. Benitez provided a quote for the board.

2. Consent Agenda

- a. Minutes of September 25, 2025

Motion made by Dr. Perelman 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

- a. November/December 2025 meeting dates

Mr. Dudgeon mentioned that the regular meetings in November and December both fall on holidays and proposed combining them into a single meeting on December 11, 2025.

Motion made by Dr. Creasman to approve the combined November/December meeting on December 11, 2025 at 5:30 pm; seconded by Dr. Perelman. The motion carried unanimously by a 5-0 vote.

5. Non-Action Items

- a. CRA 101 & CIP Review

Mr. Dudgeon presented CRA 101, providing information regarding the historical expenditures within the CRA, including the value of capital investments, programming,

and support initiatives. The staff furnished the board members with the CRA plan, revised as of September 2024.

A question was asked about the origin of the CRA boundaries. Mr. Dudgeon was unable to explain the reasoning behind the boundaries of CRA I and CRA II because it occurred before his tenure. However, he described the borders of CRA III, which include regions within the City of Orlando, the City of Winter Park, and Orange County. Furthermore, he clarified that during discussions with all jurisdictions, the CRA plan would be a leading tool for investment in an area that crosses many boundary areas.

Dr. Perelman noted that the historical CRA spending chart indicates more funding has been allocated to community needs than to supporting local businesses. Mr. Dudgeon discussed the affordable housing programs available to CRA residents and businesses and shared various media showcasing the CRA. He then requested the board's input on crafting the CRA's CIP beyond its initial five years beginning in FY 2031 and proposed scheduling the next meeting as a work session. Dr. Creasman commended Mr. Dudgeon on the presentation.

Mr. Benitez suggested increasing funding for community projects and ensuring their inclusivity. The discussion covered the housing rehabilitation program, the application process, and efforts to raise awareness about the program.

Dr. Perelman expressed concern that the focus is now on public industrial projects. He believed some infrastructure projects should be funded by city expenditures, which would free up resources for community-oriented projects. He suggested that part of the December meeting should involve discussing how to find funding and also focus on other priorities.

A question was raised about the requirements when CRA III was acquired. Mr. Dudgeon explained that Orange County mandates investment in CRA II and CRA III, with 70% of the net TIF, beginning in 2027, needing to be allocated to these two.

Mr. Everett observed that the budget and the plan seem to be established for the next five years. It is a matter of interest to consider the next five-year period to analyze how the infrastructure will be allocated over this timeframe. It is pertinent to contemplate whether time should be dedicated to shaping the future and influencing project priorities for 2030, rather than solely focusing on securing funding for projects at present. Mr. Dudgeon clarified that current projects are progressing; however, this does not preclude the possibility of surplus funds that could be reallocated to other projects devised by the board. Simultaneously, staff is encouraged to commence considerations for subsequent years, as 2030 will arrive sooner than later.

The discussion continued regarding the advisory board's responsibility to the community to make suggestions and recommendations to the Agency. Mr. Dudgeon recommended that the December brainstorming session focus on creating a hierarchy of projects aligned with the CRA plan. He discussed the miscellaneous enhancement project items suggested by the board and updated on staff's progress with each item. Mr. Benitez

clarified the priority of dimly lit areas for residents walking between the community center and the Publix and will speak directly with Mr. Dudgeon.

6. Staff Updates

a. Project Updates

The CRA marketing video highlighting the summer youth enrichment program was shown to the board. This is the fourth video in the CRA video library.

7. Board Comments

Mr. Everett commended the staff on the video and requested a detailed breakdown of CRA expenditures by category for the upcoming fiscal years.

8. Upcoming Agenda Items

9. Adjournment

The meeting adjourned at 6:36 p.m.

Approved by the board on December 11, 2025

/s/ Bahiyyah Layton, Board Coordinator