



Community Redevelopment Advisory Board Regular Meeting Minutes

December 11, 2025 at 5:30 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Carlos Benitez, Jay Trent, Lindsay Eriksson, Pragasen Ramiah, Dr. Michael Perelman, Dr. Carl Creasman Jr, James Everett

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 5:33 pm.

2. Approval of Minutes

- a. Minutes of October 23, 2025

**Motion made by Mr. Trent to approve the minutes, seconded by Dr. Perelman.
Motion carried unanimously with a 6-0 vote.**

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

4. Action Items

5. Non-Action Items

- a. 10 Year CIP Discussion

Mr. Dudgeon summarized the discussions from the previous meeting. He stated compliance with state statutes is mandatory, and at the local level, the board has the CRA plan along with final approvals coming from the CRA agency to guide process and priority. The board's suggestions were considered with regard to miscellaneous enhancements and commentary on community development initiatives. The board inquired about the total expenditure over the years and how progress has been measured over 5, 10, and 20-year periods. In the CRA agenda packet, staff highlighted past expenditures, future allocations, how to shape the upcoming years, specifically years 6 through 10 beyond 2030, and how to incorporate these ideas and goal objectives into an appropriate process.

Mr. Moore explained that the CRA plan given to the board went through the public process and was adopted. The items written in it and the years they are scheduled assist in the determination of what is higher priority projects than others. From years 6

to 10, CRAAB expects \$7 to \$10 million annually. Staff aims to quantify these figures and anticipates the board returning with ideas and concepts to develop a 10-year proforma for review.

Mr. Benitez expressed his concern regarding catastrophic flooding in the identified areas and considered the suggestions put forth by Dr. Perelman and Dr. Creasman during the last meeting. Mr. Moore indicated that the CRA funded the basin studies to initiate stormwater projects, and subsequently, the stormwater fund has been increasing its rates annually to finance these initiatives. Currently, the stormwater project is in progress.

Dr. Perelman inquired with the board members about the percentage distribution of funds for economic and community development projects.

Mr. Ramiah recommended that the board consider becoming a consequential advisory body with an ambitious goal for the next decade. He suggested focusing on the I-4 entry point into Winter Park. Instead of dividing funds by percentage, he encouraged developing a compelling project. The entry point's design should align with Winter Park's overall aesthetic. This sparked a discussion about funding improvements on West Fairbanks, involving both private and public sources, maintaining a consistent vision for the area's look and feel, and enhancing safe crosswalks and pedestrian traffic.

Mr. Everett proposed exploring high-density projects, including encouraging growth via down payment assistance and grant programs. He asked if a study or a consultant might be useful for initial steps. There was also a discussion about whether existing facade applications will enhance or maintain the industrial appearance. Ms. Sallee explained that most upgrades involve existing buildings, with some improvements overall.

Dr. Creasman suggested prioritizing people, focusing on housing ownership for those in the CRA areas. The CRA should not take the lead on city-based projects but should support the city when the projects serve the interests of the people.

Mr. Ramiah explained that the objective of the CRA is to undertake redevelopment, and the W. Fairbanks area presents an opportunity to achieve this goal. He also observed that sufficient recent planning within the city has been carried out, thereby negating the need to engage external consultants. Dr. Perelman highlighted the effort and energy invested in the Orange Avenue overlay project.

Ms. Eriksson supports making W Fairbanks more pedestrian-friendly, with less car-focused infrastructure and a walkable, bikeable, eclectic local vibe.

In response to the inquiry regarding whether there are programs designed to incentivize business owners residing within the CRA, three programs are available: business facade improvement (exterior), retail build-out (interior), and the Winter Park Business Academy, which has supported over 600 businesses.

Mr. Moore emphasized to the board the importance of creative suggestions, noting that staff can facilitate connections between involved departments, such as Public Works

and Transportation, regarding permissible initiatives by FDOT, as well as engaging affordable housing developers and understanding the requirements for building AMI, land costs, and suitable residents. Mr. Moore suggested the board meet with different departments for the upcoming meeting to gain greater clarity on initiatives.

The board proposed that W. Fairbanks should transition from an industrial focus to a mixed-use focus, emphasizing residential and office spaces. Additionally, a concern was raised regarding the insufficient availability of handicap parking on the primary streets of Winter Park.

Mr. Dudgeon explained that the visioning process involves time, which helps define the scope and assists in assigning dollar values to include in the CIP for implementation.

6. Staff Updates

a. Project Updates

Mr. Dudgeon mentioned reengaging a grant through FDOT for last mile service. Secondly, pertaining to lighting enhancement, the city is implementing the Dark Sky concept; therefore, the new lighting will differ slightly for a brief period until all lighting installations are complete. The board concurred that the style was not a primary concern, with their main focus being the illumination of the sidewalks.

7. Board Comments

The next meeting is scheduled for January 22, 2026. Mr. Dudgeon expressed appreciation to the board for a productive discussion and valuable ideas. Holiday wishes were exchanged among all attendees.

8. Upcoming Agenda Items

Mr. Moore recommended scheduling January as a meeting for planning and public works, including Planning and Zoning Director Allison McGillis and Public Works Director Charles Ramdatt.

9. Adjournment

The meeting adjourned at 6:41 p.m.

Approved by the board on January 22, 2026

/s/ Bahiyah Layton, Board Coordinator