



Community Redevelopment Advisory Board Regular Meeting Minutes

February 26, 2026 at 5:30 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Carlos Benitez, Jay Trent, Pragasen Ramiah, Carl Creasman Jr, James Everett

Absent

Lindsay Eriksson, Michael Perelman

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 5:31pm. The decorum statement read.

2. Approval of Minutes

- a. Minutes of January 22, 2026

**Motion made by Mr. Trent to approve the minutes, seconded by Mr. Everett.
Motion carried unanimously.**

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

4. Action Items

5. Non-Action Items

- a. City Department Discussion - Public Works

In the absence of the Public Works Director, Mr. Dudgeon provided a brief overview of the Public Works department and then discussed projects in partnership with CRA. He presented a slide outlining essential improvements required in the West Fairbanks corridor. Last year, the CRA budget allocated for stormwater projects on West Fairbanks includes opportunities for below-grade infrastructure, stormwater systems, and potential sewer line extensions behind Hollianna Business Plaza. Orange County is collaborating on these efforts.

One of the stormwater projects currently underway involves the development of below-grade infrastructure in the West Fairbanks Corridor. The Department of Public Works is collaborating with Orange County to address flooding concerns in the area. The CRA plan encompasses streetscape enhancements, intersection improvements, and the upgrading of major thoroughfares.

Mr. Trent inquired about how investment would be impacted in the worst case scenario involving the legislature's tax issue. Mr. Moore responded that, assuming the same homestead ratio citywide applies to the CRA, approximately 30% of the CRA's funding comes from residential sources and 70% from commercial. Therefore, about half of the residential portion, roughly 15%, could be affected by a reduction in TIF revenue.

Mr. Benitez inquired about the criteria for allocating CRA funding to Public Works projects. Mr. Dudgeon indicated that the CRA plan serves as the sole criterion. A fundamental role of the CRA is to facilitate and support such initiatives. If a request pertains to operation or maintenance, it qualifies as an eligible use of CRA funds, as it enhances the level of service provided within a designated area and addresses the most pressing needs that exemplify the elements of blight outlined in the plan.

Mr. Everett inquired whether stormwater project improvements are eligible for Orange County funds. Mr. Dudgeon replied that Public Works is reviewing additional partnerships with Orange County. He explained that establishing the regional stormwater element will add an aesthetic feature and ensure space for redevelopment efforts. He also confirmed that staff has been coordinating with Planning, Public Works, and property owners to keep everyone informed about the project's goals. The idea of developing multi-mobility access linking different jurisdictions continues to be discussed.

Mr. Benitez left at 6:00pm

Mr. Moore confirmed Mr. Ramiah's question about whether the CRA is aligned with other departments, which, along with their advisory boards, develop the concepts and CRA then decides if the need exists before providing funding.

b. 10-Year Capital Project Conversation

Mr. Dudgeon presented the Winter Park CRA Capital Project Considerations worksheet (FY26-35), which included estimated costs for some items. Dr. Creasman recommended adding dollar and time estimates to each project and suggested that the board prioritize the list individually. This approach will facilitate a thorough discussion at the next meeting. Mr. Dudgeon confirmed this approach and suggested the worksheet has been adjusted monthly based on discussions by the board and through presentations.

Mr. Dudgeon presented a vision concept for the Denning Fairbanks intersection, Lake Rose, area. As a sinkhole, he discussed how the property can be integrated into MLK Park, while considering its commercial aspects. He explained Staff has consulted with multiple departments—including Lakes, Parks, Stormwater, and Sustainability—focusing on parking, walkability, and commercial sites, and how these amenities connect to overall improvements at MLK Park. Mr. Moore explained the widening of Fairbanks to accommodate turn lanes on both the east and west sides and how the vision would integrate into the plan. The financial constructability of the conceptual plan is currently being evaluated.

Discussion ensued regarding traffic and safety issues if a new road is built off Fairbanks and if Google mapping is used. Mr. Moore provided that business density was decreased by two-thirds, which will result in a 50% increase in parking capacity compared to the current parking.

6. Staff Updates

a. Project Updates

Mr. Dudgeon presented the active grants for the month: 5 Home programs, 10 CRA Facade Grants, and 4 Retail Buildout Grants.

The project update sheet showed processes spanning multiple months and years.

The MLK park playground is scheduled to close on March 9th and reopen in late 2026.

b. Board Membership Update

Mr. Benitez and Ms. Eriksson are up for reappointment. The Board was encouraged to contact their respective commissioners.

7. Board Comments

8. Upcoming Agenda Items

a. Next Meeting - March 26

9. Adjournment

The meeting adjourned at 6:27 p.m.

Approved by the board on March 26, 2026

/s/ Bahiyyah Layton, Board Coordinator