



# Community Redevelopment Advisory Board Regular Meeting

## Agenda

**April 23, 2026 @ 5:30 PM**

City Hall Commission Chambers  
401 S. Park Avenue

### welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at [cityofwinterpark.org/meetings/](http://cityofwinterpark.org/meetings/) and include virtual meeting instructions.

### decorum

As a courtesy to those present, please silence your mobile devices. If you must take a phone call, please excuse yourself and step outside.

Members of the public shall observe the same rules of propriety, decorum and good conduct applicable to members of the Board. Persons making remarks or exhibiting behavior that disrupts the orderly conduct of this meeting will be subject to removal from the meeting.

### assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

### board member compliance

Board/Committee members when acting within the scope of their public duties are subject to the Florida Sunshine Law (Ch. 286, F.S.), Florida Public Records Act (Ch. 119, F.S.) and state ethics laws (Ch. 112, F.S.). All discussions with any other board member(s) regarding public items that are likely to come before the board/committee must occur on the record during a public meeting. No member shall vote upon, and no appointed member shall attempt to influence, any item considered which would inure to the special private gain or loss of the member, any principal/parent/subsidiary retaining the member, or any relative or business associate of the member. Members must announce their conflict and file a written conflict disclosure with the City Clerk within 15 days of the meeting.

- 
- 1. Call to Order**
  - 2. Approval of Minutes**
    - a. Minutes of March 26, 2026 1 Minute
  - 3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
  - 4. Action Items**
  - 5. Non-Action Items**
    - a. W. Fairbanks Economic Vitality Overview & Next Steps 30 minutes
    - b. Capital Project Worksheet 30 minutes
  - 6. Staff Updates**
    - a. Project Updates 5 minutes
  - 7. Board Comments**
  - 8. Upcoming Agenda Items**
    - a. Next Meeting - May 28
  - 9. Adjournment**



# Community Redevelopment Advisory Board Regular Meeting Minutes

**March 26, 2026 at 5:30 PM**

City Hall Commission Chambers  
401 S. Park Avenue

## **Present**

Carlos Benitez, Jay Trent, Pragasen Ramiah, Michael Perelman, 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, Public Works  
Director Charles Ramdatt

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

- a. CRAAB photo - annual report

### **2. Approval of Minutes**

- a. Minutes of February 26, 2026

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

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

### **4. Action Items**

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

- a. Attainable Housing Discussion

Mr. Dudgeon opened the discussion on attainable housing, noting that the CRA has previously invested around \$4.2 million. This support has gone to organizations like Hannibal Square Community Land Trust, various grant projects under the housing rehabilitation program, driveway and painting initiatives, and contributions to the construction sector, including a \$1M investment in railroad apartment construction. To provide clarity on attainable housing business models, staff invited Ken Polsinelli and Jason Schaller, private-sector experts in this field, to demonstrate how these projects are carried out.

Mr. Polsinelli introduced himself and his partner, Jason Schaller, representing a small family-run business based in Winter Park. He explained that their customer base includes people earning between 80% and 140% of the area median income. They see housing as a service and aim to meet this fundamental human need. Currently, they

own and manage approximately 2300 apartments across 5,100 communities, amongst others in development. Founded in 2016, they focus solely on Florida's Golden Triangle- covering Orlando, Tampa, and Gainesville- because this region generates more jobs paying \$15 to \$35 an hour than anywhere else in the state. He stated in this area communities usually consist of one to three-story garden-style walk-up apartments, and their company does not depend on tenants receiving subsidies to reside in our properties.

In order to pencil this type of work, the primary focus is on a cost basis— housing is delivered at a price that aligns with what our customers can afford. Typically, tenants can allocate about 30% to 35% of their income to rent. This allows a determinant maximum affordable rent, which in turn guides how much can be spent on existing buildings or new constructions.

Mr. Polsinelli further commented on how their business model works instituting elements of vertical integration from manufacturing, delivery, to sales.

Mr. Polsinelli pointed out that Central Florida and Winter Park are attractive places to live. To address housing issues, one can either get creative to boost supply or reduce demand, making the area less appealing and prompting residents to move away. This approach can help make housing more affordable.

When examining the workforce and their salaries that contribute to making Winter Park such a wonderful community, Mr. Polsinelli commented on the challenges workers face to purchase homes within a reasonable commuting distance. He stated many obstacles that create the unlikelihood for this type of product to be developed such as commutes, associated wear, tear, and stress, make it difficult to maintain the high quality of life that attracts people here.

Mr. Polsinelli reinforced the different factors that influence the viability of a project. This includes land acquisition, hard costs, soft costs, municipal fees, permits, impact fees, finance costs, as well as developer profit and overhead. A challenge in Winter Park is balancing its appeal as a charming place to live with the desire to maintain its unique scale and charm. He commented on the relationship between housing supply and density, but noted Winter Park is not open to high-rise buildings of 18 stories. Therefore, alternative methods to improve affordability are needed. One common approach is dividing existing land into smaller parcels, which can naturally make housing more affordable. The benefit for Winter Park is that development must occur as infill, since there is little undeveloped land left. Additionally, existing infrastructure supports this growth.

Speaking to their own model, Mr. Jason Schaller stated typical buildings are either 24- or 30-units. These buildings can be completed in approximately 8 months since they use a standardized design for 1- and 2-bedroom apartments, allowing a fixed soft costs. He further stated through their system they are able to sequentially move through improvements, including leasing through construction, to reduce risk and generate cash flow.

Mr. Polsinelli gave further clarity on their product stating their buildings are hyper-energy-efficient, type 2 non-combustible, fully sprinklered, reduce costs through customer benefits such as plywood cabinets, granite countertops, high-efficiency washer, dryer, water heater, and HVAC. They noted the value of minimizing transportation costs by being close to jobs and transit.

Mr. Polsinelli gave further clarity on previous public private partnerships, with particular relevance through CRAs such as an apartment building in Winter Haven, the first new apartment building in at least 50 years. He stated the company is receiving \$10,000 per unit through a TIF Which includes a joint agreement with the county, waiving all impact fees except for water and sewer. He further clarified the benefit both parties as after the project was received on the tax rolls, increment revenue would offset the value of the agreement. This project wouldn't have been possible without the CRA's investment request in the area, which is a mile from the hospital, with access to transportation and potential for job growth.

The footprints of the buildings typically range from 12 to 18 units per acre, covering about 6,700 square feet. All buildings are designed to be no taller than 35 feet, allowing us to fit R3 zoning in every municipality across Florida. However, with costs of \$5 to \$6 million per acre, the base cost can become quite high.

The board discussed how the CRA agency should be informed of the advisory board's desire for workforce housing and how to agree on funding. The focus has been on infrastructure to address current problems, and the housing solution may be for the future.

Mr. Polsinelli noted that their model follows a Florida mid-century modern architectural style, and the entryway into Winter Park can be designed to match other parts of Winter Park. His experience has been in the public-private partnerships, and when these are well-designed, they tend to achieve better results. From a staff perspective, Mr. Moore explained that today's discussion was prompted by the City Commission's desire for mixed-use and workforce housing. This conversation provides practical options the city can pursue, with suggestions from the CRA and advisory board. The information can be compiled into a recommendation for the CRA agency. Furthermore, as a CRA advisory board, you can promote incentives for projects, ground leasing, acquisitions, direct development, or forming partnerships with others.

The board requests staff to propose some options for items the board can approve and that can be advanced to the CRA through increased private development and partnership.

The developer was asked if they've done projects with long-term land leases instead of acquisitions. Mr. Polsinelli said they're open to long-term leases since they hold for the long term, treating them as operating expenses, which could lower upfront costs. Solving the math allows building operation.

b. City Department Discussion - Public Works

Mr. Dudgeon introduced Public Works and Transportation Director Charles Ramdatt, who shared his background and outlined the responsibilities of the Public Works department; Manage stormwater and oversee capital projects across all city departments through project and construction management. This includes streets, drainage, traffic signals, science and pavement markings, as well as maintenance of city facilities and transportation planning. Public works and CRA develop infrastructure to boost value and appeal, ensuring livable communities, aim for streetscapes to be attractive and supportive of walking and biking. Additionally, Public Works focuses on open space enhancements with Parks and Recreation, along with large infrastructure projects related to Stormwater.

Public Works is guided by several documents including a transportation master plan and stormwater plans.

Staff are working to enhance stormwater collection in the W. Fairbanks area. Located between Orange County, the City of Orlando, and Winter Park, this area experiences flooding. The city's and CRA's efforts aim to improve the water quality of Lake Killarney, the receiving water body, to make it safer for walking and driving, reduce accidents, and increase property usability, especially during summer.

Dr. Perelman noted that inspection management could be a tool to add value and improve operations. He questioned whether public works could maintain quality while adapting. Mr. Ramdatt mentioned that with teamwork across departments and developer cooperation, it is achievable but not instant.

Mr. Dudgeon stated that it is a collaborative effort involving capital projects.

c. Capital Project Worksheet Update

The capital project worksheet has been updated and is included in the packet for review.

**6. Staff Updates**

a. Project Updates

A final quote was obtained for the playground restroom concept.

Project updates include:

Denning/Fairbanks Lake Rose Improvements, MLK Park Community Playground, CRA Stormwater and W. Fairbanks Stormwater Improvements. Staff have made four videos to better share information about the CRA's programs, goals, and priorities.

Additionally, staff are researching and developing best practices from the advisory board's discussions on miscellaneous enhancement funds, such as street lighting, the Hannibal Square gateway feature, library kiosks, and housing improvement programs. Details are included in the agenda packet.

Mr. Moore mentioned that during the city commission meeting, they requested the CRA agency to hold a meeting with the Orange County representative, to review the CRA CIP and discuss parking on April 8 at 2:30 pm.

The Lake Rose project was submitted to Congressman Frost, requesting a grant amount of \$1.5 million.

## **7. Board Comments**

Dr. Perelman recommended that staff give feedback to the CRA agency, suggesting a shift from discussing infrastructure at the advisory board to focusing on direct community support. Dr. Creasman inquired how the CRA agency receives discussions from the CRA board. Mr. Moore explained that staff provide the information to the agency. Dr. Creasman expressed his willingness to dedicate time to develop concrete recommendations for the agency.

Mr. Moore reminded the board to concentrate on the five-year Capital Improvement Program (CIP) and the designated categories established for numerous infrastructure projects discussed by the Public Works Director. A Stormwater budget for W. Fairbanks is established and incorporated into the CIP. Mr. Moore stated that he will communicate to the agency during the CIP presentation at the meeting that staff are currently collaborating with the advisory board to develop a prioritized package for these various initiatives, with the intention of presenting this to them throughout the budget process.

Dr. Creasman proposed organizing a work session, and Mr. Dudgeon mentioned that the staff will coordinate and arrange a time for it.

Mr. Trent acknowledged the lakes division for addressing the Lake Mendsen issue.

## **8. Upcoming Agenda Items**

- a. W. Fairbanks Economic Vitality - EDAB discussions overview
- b. Next Meeting - April 23, 2026

## **9. Adjournment**

The meeting adjourned at 7:15 p.m.

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



# Community Redevelopment Advisory Board

# agenda item 5.a

**item type**

Non-Action Items

**meeting date**

April 23, 2026

**prepared by**

Kyle Dudgeon, Assistant Division Director of  
Economic Development/CRA

**approved by**

Bahiyyah Muhammad-Layton, Board  
Coordinator

**subject**

W. Fairbanks Economic Vitality Overview & Next Steps

**motion | recommendation****background**

Over past months, the advisory board has been provided subject matter experts (SME) in various fields such as stormwater, transportation, planning, and housing as it cultivates building out the latter years of the CRA CIP. Congruently, staff has also been working to build consensus through its economic development advisory board, City Commission (worksession), and others on a consensus approach to W. Fairbanks support. This includes evaluating infrastructure investment, placemaking opportunities, and new programming to shape redevelopment. The purpose of this item is to begin coalescing these conversations into voting action, including taking a first glance at new programming which would potentially introduce prioritization from the board for advisory council to the CRA Agency.

Based on previous discussions, staff was requested to propose options for items that can be approved and advanced through to the CRA that promote private development and partnership. The following drafts (attached) provide for encouraging redevelopment both at the small and large scale. The small scale (septic to sewer program) addresses the similar need to the CRA's existing business facade and build-out programs. The additional value is that it also addresses commercial spaces near the city's previous investment of water/wastewater along Fairbanks Avenue. The larger scale program attempts to amalgamate many of the previous conversations from the board, and endorses CRA support for redevelopment opportunities under the CRA plan. This includes infrastructure redevelopment, land use types used as mixed-use for options such as housing, and offers a voice to the types of reinvestment requested along the corridor.

**Strategic Value:**

As the advisory board continues to examine reinvestment options and projects, there is an opportunity to further reinforce its suggested initiatives in tandem with other boards. This also runs in parallel with the city's most recent resident survey. Additionally staff is working to schedule a worksession with the City Commission in June to discuss W. Fairbanks incentives and would like to have CRA Advisory Board input to bring them for consideration.

## **alternatives | other considerations**

### **fiscal impact**

### **attachments**

1. Septic to Sewer Conversion Program- Guidelines\_DRAFT
2. Catalyst Development Program (CDP) Guidelines
3. Select Pages from WP Citizen Survey\_2026

## Septic to Sewer Conversion Grant Program

**A win-win: Protect Winter Park's water quality while increasing your property value.**



The Winter Park Community Redevelopment Agency (CRA) established the Septic-to-Sewer Conversion Grant Program to improve water quality by replacing outdated septic systems. This grant typically covers a significant portion of the costs to connect to the city sewer system, particularly in priority areas identified by the Florida Department of Environmental Protection and the CRA.

### Why should I connect?

#### ➤ **Environmental Benefits**

Connecting to the City sewer reduces nutrient pollution entering the groundwater. Your wastewater will be sent to an Orange County treatment facility, where it's processed to higher standards and recycled to protect the environment. The Florida Department of Environmental Protection recommends septic-to-sewer conversion to enhance protection, as high nitrogen levels are affecting the ecosystem.

#### ➤ **Personal Benefits**

Once connected, the City manages your wastewater—eliminating the burden of septic tank maintenance and repairs. Traditional septic tanks fail over time and require ongoing upkeep. By connecting to the City sewer, you'll also gain more flexibility with your yard space.

#### ➤ **Financial Protection**

Grant funding is limited and may not be available in the future. If your septic tank fails, the Department of Health requires you to connect to the city sewer system if it's available. Connecting now with grant assistance prevents the financial burden of paying full connection costs later.

### Why did the CRA start this program?

Septic tanks protect public health, but they're not designed to protect the environment.

Expanding sewer service is part of the CRA's overall goal of protecting our water resources.

### Who is Eligible?

This program applies to:

- Commercial and mixed-use properties
- Multifamily properties (as defined by the City)
- Properties currently using septic systems
- Properties located within the designated CRA

**Priority areas may include:**

- Commercial corridors
- Parcels near existing sewer infrastructure
- Environmentally sensitive zones

**Program Requirements**

Eligible property owners who choose or are required to participate must:

1. Connect to the City sewer system when service becomes available
2. Properly abandon existing septic systems in accordance with regulations
3. Obtain all required permits and inspections
4. Complete connection within the specified timeframe (typically 6–18 months after notice)

**Financial Assistance & Incentives**

To support participation, the CRA offers the following incentives (subject to funding availability):

**1. Connection Cost Assistance**

- Partial reimbursement for sewer connection costs
- Grant may cover a percentage of eligible expenses

**2. Reduced or Waived Fees**

- Discounted sewer connection fees
- Waived or reduced impact fees for qualifying properties

**3. Construction Support**

- City-funded or shared-cost installation of main sewer lines
- Coordination assistance to minimize business disruption

**4. Expedited Permitting**

- Priority review for permits related to sewer connection and redevelopment

**5. Redevelopment Incentives**

- Increased development flexibility where sewer service enables higher intensity use
- Potential eligibility for additional CRA Economic Development Programs

*Eligible property owners in the Fairbanks Corridor can receive up to \$20,000 in grant funding to connect to the city sewer system.*

**Estimated Costs**

Costs vary depending on property size and location, but may include:

- Private lateral connection (building to sewer line)
- Septic system abandonment
- Site restoration and plumbing modifications
- The City will provide cost guidance and resources to help property owners plan.

## How to Participate

1. **Confirm Eligibility**  
Contact CRA staff to verify your property is within a program area.
2. **Submit an application**  
Apply for incentives and program participation
3. **Design & Permitting**  
Work with a licensed contractor to prepare plans
4. **Construction & Connection**  
Complete sewer connection and septic abandonment  
A City inspector will conduct a final inspection after project completion

## Important Notes

- Incentives are limited and may be available on a first-come, first-served basis
- Early participation may provide the greatest financial benefit

## When would the connection happen?

The CRA staff will engage with the approved applicant on a mutually agreeable schedule once the agreement has been executed and the design plans have received approval.

**DISCLAIMER: THE DECISION WHETHER TO AWARD THE SEPTIC-TO-SEWER GRANT TO ANY APPLICANT IS A DISCRETIONARY DECISION OF THE CRA IN ITS SOLE DISCRETION. THE CRA MAY AT ANY TIME ESTABLISH OR CONSIDER ADDITIONAL CRITERIA AND/OR REQUIREMENTS NOT LISTED IN THIS APPLICATION AND RELATED DOCUMENTS IN REJECTING OR ACCEPTING AN APPLICATION. SUBMISSION, ACCEPTANCE, OR APPROVAL OF AN APPLICATION DOES NOT CREATE A RIGHT OF THE APPLICANT TO RECEIVE THE GRANT, OR ANY OTHER RIGHT. APPLICANT SHALL HAVE ONLY THOSE RIGHTS EXPRESSLY GRANTED TO THEM IN THE SEPTIC-TO-SEWER GRANT AGREEMENT, IF ONE IS EXECUTED.**



City of Winter Park  
Catalyst Development Program (CDP) Guidelines

**Purpose and Intent**

The City of Winter Park Community Redevelopment Agency (CRA) established this Catalyst Development Program (CDP) to proactively guide and support redevelopment that produces long-term economic, fiscal, and community benefits.

Specifically, the program is intended to:

- Catalyze transformational, large-scale redevelopment projects
- Leverage CRA resources to maximize long-term tax increment growth
- Encourage high-quality, mixed-use development consistent with the City’s vision
- Address market gaps and financial feasibility challenges
- Promote redevelopment in priority CRA subareas, including underutilized and transitioning corridors
- Encourage Mixed-Use and Walkable Development Patterns
  - Prioritize projects that integrate residential, commercial, office, and civic uses in a manner that:
    - Reduces reliance on automobiles
    - Enhances connectivity between districts
    - Supports local businesses and economic vitality

**Eligibility**

The Catalyst Development Program (CDP) is available to businesses expanding and to new businesses located in the CRA district.

Meeting all the guidelines does not guarantee approval of an application, and all terms of any approval are at the sole discretion of the City/CRA:

- Eligible businesses and tenants should generally fall within selected industry classifications as defined by the North American Industry Classification System (NAICS):
  - Construction/Attainable Housing (Code 2361)
  - Retail Trade (Code 44-45)
  - Financial Activities and Information (Code 51-53)
  - Professional and Administrative Services (Code 54-56)
  - Education and Health Services (Code 61-62)
- Minimum total development cost of \$2.5 million+
- Development requires a minimum of 1 acre
- Must annex into the City of Winter Park
- Must be a taxable organization

## Incentive Tools

This program will allow the CRA to use any of its incentive programs and options, such as:

- On-site improvements
- Streetscape and mobility improvements
- Relocation of Water, Wastewater, and Electric Transmission Lines
- Infrastructure Improvements
- Impact fee reductions or reimbursements
- Permit fee waivers
- Expedited review and approvals
- Brownfield building permit fee reimbursement

## Funds & Distribution

- The maximum available incentive per project shall not exceed \$500,000, or a CDP award (with no minimum or maximum amount) will provide a forgivable loan or low-interest loan to assist the eligible project. The CRA Staff will review the project and recommend a funding plan/strategy and amount to the CRA Advisory Board and CRA Board.
- The incentive shall be distributed on a first-come, first-served basis to qualified applicants who have completed an application.
- Once the incentive fund's annual distribution has been depleted, no additional projects shall be funded until the incentive is replenished or is otherwise directed by the CRA and/or City Commission.
- The carryover balance of the incentive fund shall not exceed \$1 million prior to October 1<sup>st</sup> of the current fiscal year.

## Guidelines

To be considered for the CDP Program, the applicant should review the guidelines below (see also Table 1: Guideline Matrix). Meeting all the guidelines does not guarantee approval of an application, and all terms of any approval are at the sole discretion of the City/CRA:

- Create a minimum of 10 new jobs paying an average wage of 125% of the Orange County Average Annual Wage.
- Create a minimum of 25 new jobs paying an average wage of 100% of the Orange County Average Annual Wage.
- All applicants will be required to maintain minimum job creation levels of employment for the term of the agreement with the City/CRA. If a business has multiple locations, only those physically located within the City limits will be considered eligible for the application.
- Average wage levels that are substantially higher than the minimum requirements may receive a greater incentive award at the discretion of the City/CRA Board.

# DRAFT

- Applicants must commit to maintain any jobs created in the City for a period of 5-10 years. Ten years is preferred, but may be reduced at the sole discretion of the City/CRA Board.
- Agree to utilize City utilities (Water, Sewer, Electric) where applicable.
- Demonstrate that the business is, and will remain, economically sound over the course of the agreement by submitting financial statements and tax returns as requested.
- Be willing to submit employee information, including the number of employees, salaries, total payroll, and address information, indicating how many jobs are currently held by residents of the City. (Individual employee information will not be disclosed.)
- All licenses must be up to date, and all property taxes must be current, with no debts in arrears to the City when a contract is signed.
- Indicate that the Program is a major factor in its determination to locate/expand in the City.
- Eligible Properties improvements to an existing building or construction of a new building:
  - Multi-parcel or district-scale redevelopment
  - Mixed-use (residential, commercial, office, hospitality, civic)
- Demonstrates significant public benefit or catalytic impact, such as increased taxable value, job creation, workforce or attainable housing, public infrastructure improvements, enhanced walkability, connectivity, and placemaking
- Be located within the CRA district boundaries
- Be consistent with:
  - Comprehensive Plan
  - CRA Redevelopment Plan
  - Applicable zoning and land use policies
- Demonstrate a funding gap through a financial pro forma or financial projections

## Process

Applications are received on a first-come, first-served basis. Applications may be submitted to the City's Department of Economic Development for review of eligibility. Incomplete applications will not be accepted. Based on that review, City staff will draft a contract with the Applicant for approval by the CRA Agency or the City Commission, depending on the funding source. No agreement will be considered final until approved by either the CRA Agency or the City Commission. Applicants may be required to attend public meetings to discuss the application.

## Contractual Agreement

All approved Applicants will execute an agreement with the City Commission or the CRA Agency that specifies the terms of the awarded incentive. Any mutually agreed-upon contract may include provisions for repayment of City/CRA funds if Program Guidelines are not maintained.

**DRAFT**

### **Change In Ownership, Bankruptcy, Relocation Of Business**

*Change of Ownership:* If an Applicant's business changes ownership, it will remain eligible to receive award funds if the contractual obligations continue to be met.

*Relocation of Business:* Any Applicant business relocating within the City of Winter Park will still be eligible to receive payments upon providing proof of a new lease covering the remaining term of the contract. Any applicant business relocating outside the City of Winter Park will no longer be eligible for annual payments and must refund any funds awarded to date, as specified in their individual contractual agreement.

*Bankruptcy/Dissolution:* If an Applicant's business declares bankruptcy and is unable to meet the obligations of the contract or if the business is dissolved, no future payment will be made by the City/CRA.

### **Confidentiality**

Financial statements and other information submitted to the City are not considered public records under FL Statute 288.075. However the City may use certain information retained for the purpose of issuing public reports, including the Applicant's name and business, contact info, description of need, number of full time equivalent jobs created, ratio of employees residing inside the City limits, the amount of any grant award, term of payment, and general wage information gathered for the purpose of determining eligibility.

### **Competitive Bidding**

Applicants are required to get three (3) competitive bids for every type of proposed work, inclusive of any design or planning costs being reimbursed. All contractors must be insured and licensed by the State of Florida. All construction contracts will be between the applicant and the contractor.

### **Additional Program Assistance**

Participation in this Program would not preclude an Applicant from seeking additional assistance from the City/CRA if approved by the respective bodies.

### **Approvals**

The CRA/City is the sole authority to determine the eligibility of proposed work and to confirm completed work. Certain work may be required or precluded as a condition of funding. Participants will be responsible for obtaining necessary regulatory approvals, including any needed by City departments or boards, and including, but not limited to, building permits and any other necessary permits. All work must comply with city, state, and federal regulations.

### **Program Funding**

Nothing contained in this Program shall be construed to be a guarantee or entitlement to an economic incentive from the City of Winter Park, regardless of an Applicant's conformity to the Guidelines, financial condition of the City/CRA, or funding budgeted for economic incentives.

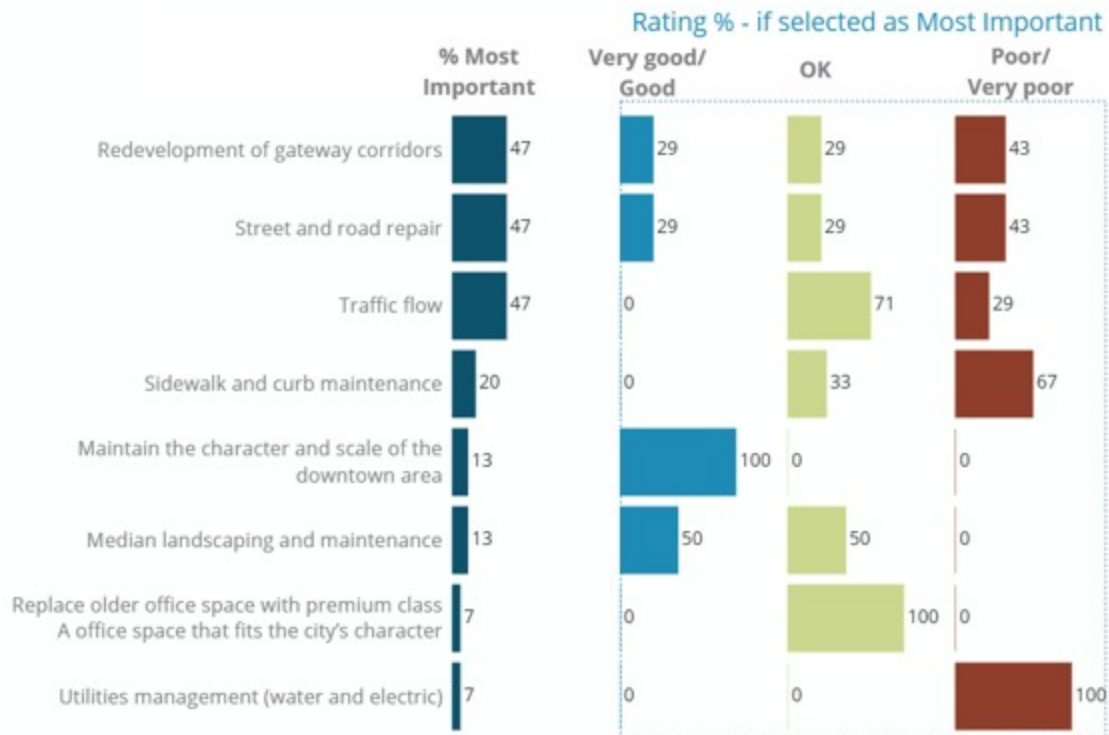
For more information on this and other City programs, please visit [www.cityofwinterpark.org](http://www.cityofwinterpark.org) and click on Departments, Economic Development/CRA.

***DRAFT***

**Table 1: Guideline Matrix**

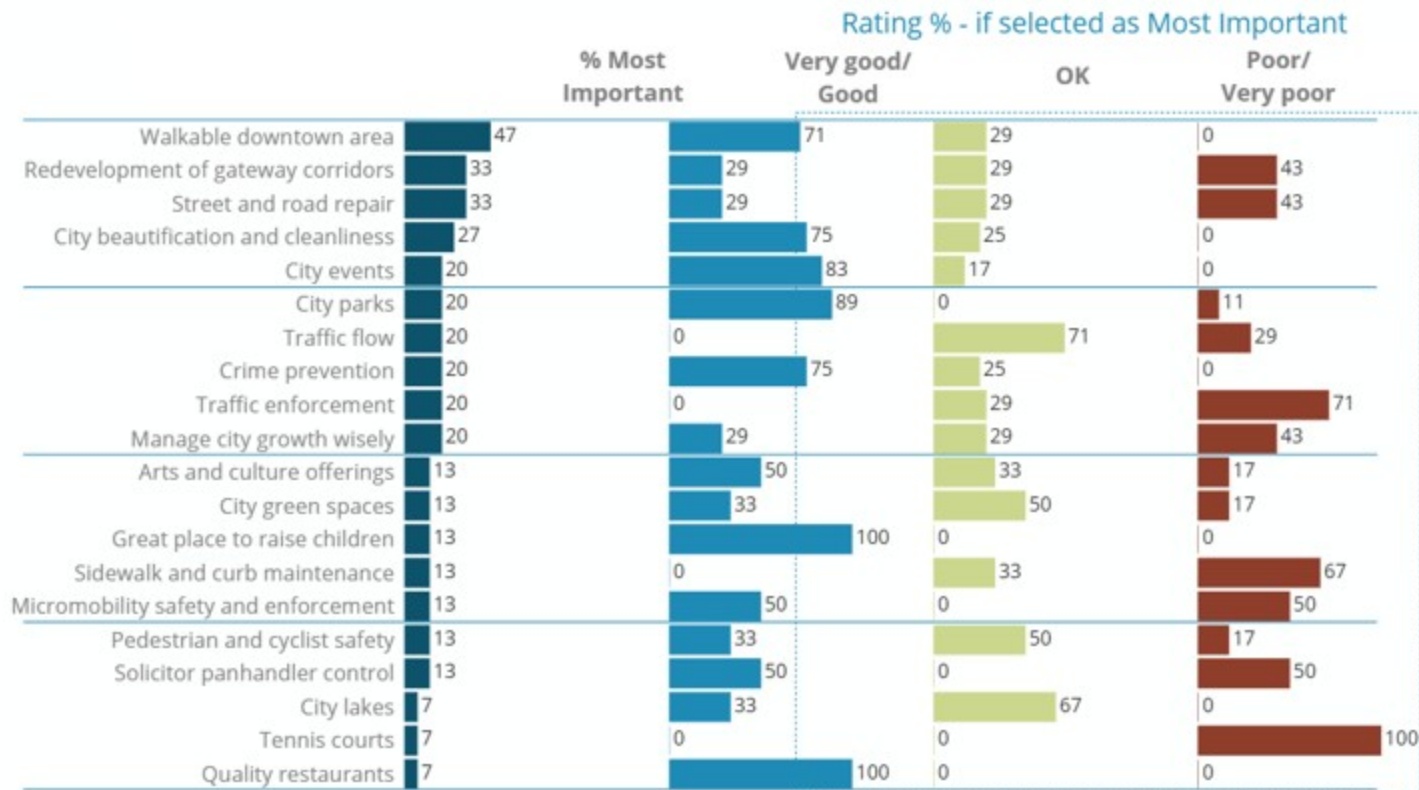
<b>Guidelines</b>	<b>Job Creation</b>
# of Jobs (FTE)	For relocation to the city, at least 10 new jobs
Average Annual Salary	High wage; minimum of 125% of County Average Wage
Targeted Industry Sectors	Eligible businesses and tenants should generally fall within selected industry classifications as defined by the North American Industry Classification System (NAICS)
Term of Commitment to Remain in City	5 - 10 years
Incentive Considered	\$1,000 - \$1,500 per job created; incentive varies based on level of average wage
Payout of Incentive Awarded	Varies; no more than 5 years
Maximum Incentive	No more than \$500,000 total over 5 years

***DRAFT***



### Demo Filters

- Gender: (All)
- Age: 18-29
- Race: (All)
- Time in City: (All)
- Children at home: (All)
- Type of residence: (All)
- Area: (All)
- Right/Wrong Direction: (All)
- Type of invite: (All)



## Demo Filters

Gender  
(All)

Age  
18-29

Race  
(All)

Time in City  
(All)

Children at home  
(All)

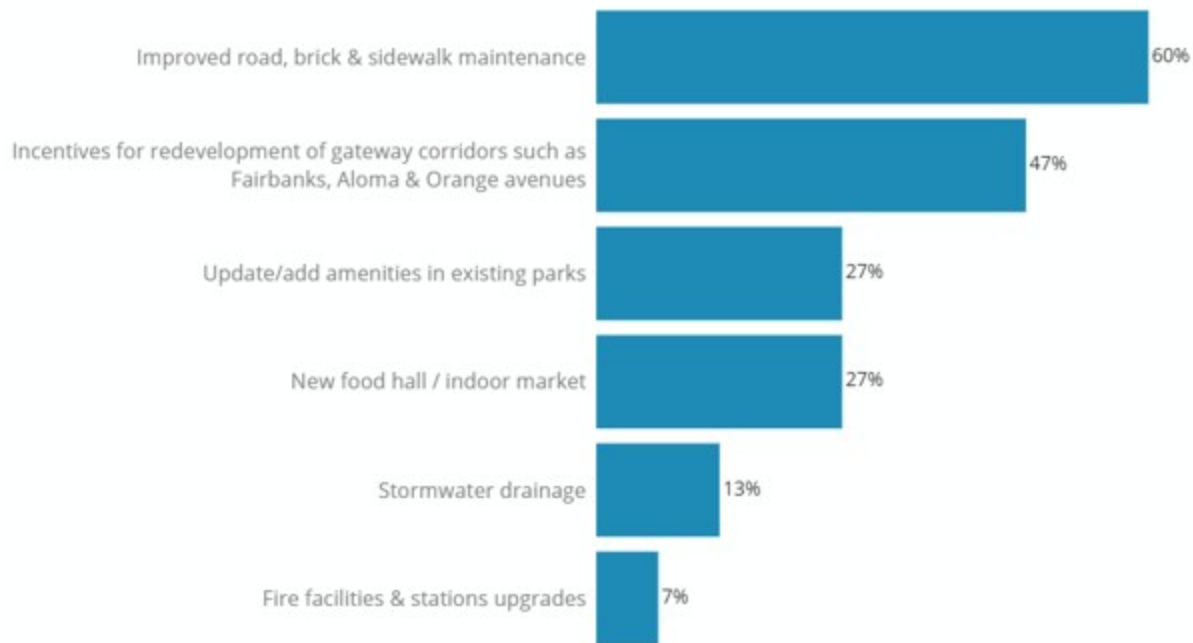
Type of residence  
(All)

Area  
(All)

Right/Wrong Direction  
(All)

Type of invite  
(All)

Sample: 15



## Demo Filters

Gender

(All) ▾

Age

18-29 ▾

Race

(All) ▾

Time in City

(All) ▾

Children at home

(All) ▾

Type of residence

(All) ▾

Area

(All) ▾

Right/Wrong Direction

(All) ▾

Type of Invite

(All) ▾

**Sample: 15**



# Community Redevelopment Advisory Board

# agenda item 5.b

**item type**

Non-Action Items

**meeting date**

April 23, 2026

**prepared by**

Kyle Dudgeon, Assistant Division Director of Economic Development/CRA

**approved by**

Peter Moore, Director of Office of Management and Budget

**subject**

Capital Project Worksheet

**motion | recommendation****background**

Since the beginning of the calendar year, staff has been scribbling considerations provided by the board for potential incorporation into the 10-year capital improvement plan (CIP) with targeted considerations for years FY2032-2037. While the board may continue to add/delete/alter any item based on the nature of the discussion, staff would like the opportunity to begin to identify priorities. Ranking now also gives staff a proactive approach to honing CIP parameters for pricing, due diligence, and coordination as projects begin to percolate forward for consideration by the CRA Agency.

**alternatives | other considerations****fiscal impact****attachments**

1. Capital Projects Worksheet\_CRA Agency\_April 2026

WINTER PARK CRA CAPITAL PROJECT CONSIDERATIONS WORKSHEET\_DRAFT (FY26-35)

April 2026



#	Project	Amount	Time Estimate	Notes
1	Rehabilitation of existing stock*****	\$ 2,150,000	N/A	Continue and expand existing programming - review underway
2	New housing stock*****	\$ 7,200,000	N/A	Staff is evaluating peer models for attainable housing stock. Investments may include infrastructure, property acquisition, programs, and grants.
3	Park Ave refresh	Future funding in the CIP for FY27 and FY28 is estimated at 3,500,000 per year.	3 years	Public infrastructure around Winter Park's main street is roughly 20 years or older. Improvements would include sidewalk, utilities, landscaping, lighting, and pedestrian safety.
4	Minnesota Avenue	\$ 267,000	2 years	Estimated cost per 2024 CRA plan. Does not account for CPI adjustments to labor, materials, and previous work completed.
5	Last Mile Transit Program	\$ 500,000	per year	Cost is estimated at a per year value. Several communities are reviewing and implementing last mile transit. The benefit to the Winter Park CRA is the potential to evaluate programs already in effect prior to consideration and implementation.
6	Ohio/Fairbanks Intersection Improvement	\$ 2,600,000	2 years	Project costs identified in the Winter Park Transportation Master Plan/CRA Plan
7	Jackson & Fairbanks Intersection Improvement	\$ 2,730,000	2 years	Project costs identified in the Winter Park Transportation Master Plan/CRA Plan
8	Shoreview & Fairbanks	\$ 2,600,000	2 years	Project costs identified in the Winter Park Transportation Master Plan/CRA Plan
9	W. Fairbanks local/collector street revitalization (streetscapes)	TBD	2 years	This includes scope development for side streets such as Formosa and Clay
10	17-92 Unfunded	\$ 10,370,456	5 years	Improvements include sidewalk enhancements, safety, and landscaping elements. Estimate dependent upon FDOT update. Does not include cost of FDOT required utility moves.
11	17/92 & Morse Blvd	\$ 1,000,000	1 year	Potential to fast track signal box and mast arm enhancements for line of sight and safety improvement (also for staff access for ongoing operations and maintenance).
12	Acquisition of blighted property	TBD	N/A	removal of slum/blighted conditions, repair, replace, gift, lease, or partner with property
13	Lake Rose Connection/Denning&Fairbanks corner	\$ 3,000,000	2 years	Review underway by consultant to be considered by CRAAB. In coordination with grant opportunities
14	East/west connectivity between CRA downtown cores	TBD	N/A	Exploration of east/west connection between Park Avenue and Interlachen area
<b>Misc Enhancement Items</b>				
15	Library Kiosks	\$ 5,000	less than 1 year	Staff is working with the library to determine a more cost effective option
16	Street Lighting	\$ 22,500	less than 1 year	Installation in Q4 2026
17	Hannibal Square Gateway Feature	TBD	1-2 years	This may include ROW improvements, lighting, or other streetscape enhancements.

\* TBD implies estimate forthcoming

\*\*Project list is not exhaustive. Items may be added or removed as part of the CRAAB/Agency recommendation and approval process

\*\*\*Costs are provided to indicate order of magnitude and should not assumed to be a final project cost. In some cases RE: 'TBD' total scope is not identified. They are for discussion purposes to assist in discussion & prioritization.

\*\*\*\*Time estimates are provided based on the year they would be issued within the CIP/Pro forma. For example, if a project was slotted for 2029, it would take an estimated two years to complete with the finished product in 2031.

\*\*\*\*\*Housing amounts do not constitute final cost and only represented by the capital project worksheet in the CRA plan. These are subject to change.

	Housing
	Infrastructure
	Parks
	Community Amenity



# Community Redevelopment Advisory Board

# agenda item 6.a

## item type

Staff Updates

## meeting date

April 23, 2026

## prepared by

Kyle Dudgeon, Assistant Division Director of Economic Development/CRA

## approved by

Peter Moore, Director of Office of Management and Budget

## subject

Project Updates

## motion | recommendation

## background

Staff is providing an update relative to the following topics below. In general, these do not necessitate action by the board, but are included to provide the public with the most up-to-date information regarding the status of board discussion, next steps, and ongoing projects. The board may use this time to address discussion or viewpoints on these items.

**(1) Denning/Fairbanks Lake Rose Improvements** — At the February 2026 meeting, staff presented the board with a conceptual vision of the area including and in proximity to Lake Rose. Elements included public parking, passive multimodal amenities, and connection to the previous work already underway at MLK Park. Next steps include a schematic and estimation of probable cost to be considered by staff and the board. A scope is under development by Dix-Hite. The City/CRA has also submitted grant opportunities to supplement potential costs of the project. Timing of grant notification is TBD.

**(2) MLK Park Community Playground** — The community playground area was closed March 9th. Closure is anticipated for much of the rest of the year. Park and playground goers are encouraged to find other venues for play on the city's website and through various other mediums. Details can be found at: <https://cityofwinterpark.org/government/projects/mlk-jr-park-renovations-project/>

**(3) CRA MLK Stormwater / W. Fairbanks Stormwater Improvements** – The CRA Agency approved two Lake Killarney outfall projects over the course of the past year to provide immediate relief for storm conveyance to the neighborhood. Phase I of this project is complete. Phase II is in design with construction anticipated to be completed by year end 2026. Several sections of work for re-bricking in this area have also largely been completed under the purview of Public Works.

**(4) Misc.** – Staff has completed four videos to expand dissemination of information relative to the CRA's programs, goals, and priorities. The board is urged that if there are any topics that should be covered to please advise staff. In addition, staff is researching and developing best practices from the advisory board's conversation regarding misc. enhancement funds. Updates are as follows:

Street Lighting: CRA staff has successfully coordinated with the Electric Utility Department for integration of lighting in accordance with the attached scope of work previously reviewed by the board. Expected installation date is Q4 2026.

Hannibal Square Gateway Feature: Staff met with various members of city departments and public businesses to determine viability of the project. After discussions, it was proposed to consider an alternative to a gateway element with the support from the HS community for design ideas in the future.

Housing Improvement Programs: Staff has developed a matrix of peer communities for evaluation. Staff is requesting priority for direction or emulation should this be a prerogative of the board.

## **alternatives | other considerations**

## **fiscal impact**

## **attachments**

1. Housing Program Comparison Matrix
2. Lake Rose Corner - Vision Concept
3. MLK Park Restroom Design\_Conceptual Option B

City	Program	Description	Eligibility	Weblink
City of Tampa CRA	First Time Buyer Downpayment Assistance	Programs through East Tampa and Central Park CRA districts. Income and purchase price limits apply.	Individuals with HOUSEHOLD income between 50% and 140% of Area Median Income (AMI). \$30k - \$50k, based on income	<a href="https://www.tampa.gov/cra/community-rsdevelopment-areas/cra-housing-programs/initiatives/cra-down-payment-assistance">https://www.tampa.gov/cra/community-rsdevelopment-areas/cra-housing-programs/initiatives/cra-down-payment-assistance</a>
Jacksonville Downtown Investment Authority	HOME OWNERSHIP PILOT PROGRAM DOWN-PAYMENT ASSISTANCE	Forgivable loans for qualified buyers.  Participation in this program mandates home-buyer education courses to ensure applicants understand the responsibilities of home ownership.	Single-family housing unit newly built or existing (including patio homes, town homes, and condominiums), which is located within the consolidated City of Jacksonville is eligible except for mobile homes or manufactured housing. Gross income limits are adjusted annually by HUD.	<a href="https://www.jacksonville.gov/getmedia/cd4ac08c-7c1f-4f81-ab6c-40019b644dc/Down-Payment-Assistance-Home-Ownership-Program-CC">https://www.jacksonville.gov/getmedia/cd4ac08c-7c1f-4f81-ab6c-40019b644dc/Down-Payment-Assistance-Home-Ownership-Program-CC</a>
Delray Beach CRA	First Time Buyer Downpayment and closing cost Assistance	Up to \$20k. Must be within the CRA boundaries	Program Temporarily Closed.	
Palm Beach County	First Time Home Buyer Assistance	<b>APPLICATION LAUNCH DATE</b> Wednesday, July 23, 2025 at 12:00 pm and end on Wednesday, August 20, 2025  Limited to 100 applications Maximum Award \$100k	Funding will assist income-eligible (low income - 80% of AMI) applicants/households to acquire their first home (including acquisition, new construction, down payment, and closing costs) that will be used as their primary place of residence. Eligible locations and processes when purchasing desired properties will be shared during the orientation.	<a href="https://discover.pbc.gov/HED/Pages/HOME-First-Time-Homebuyer-Program.aspx">https://discover.pbc.gov/HED/Pages/HOME-First-Time-Homebuyer-Program.aspx</a>
St. Petersburg, South St Pete CRA	Short term loans, 5, 10, or 15 years. Housing down payment assistance	The Affordable Single-Family Homeownership Program provides funding to support affordable homeownership for income-eligible households in the South St. Petersburg CRA through direct financial assistance programs. Awards are in the form of loans with a term of 5, 10, or 15 years.	Program currently paused due to limited availability	<a href="https://www.stpete.org/residents/grants_loans/cra_housing-based_grants.php">https://www.stpete.org/residents/grants_loans/cra_housing-based_grants.php</a>
St Petersburg Citywide		Applications are being accepted for for households at or below 120% of Area Median Income (AMI) will continue to be processed as usual. However, applications for households exceeding 121% AMI or higher will be placed on hold until additional funding becomes available.	Current program available only for households at or below 120% AMI	<a href="https://www.stpete.org/residents/grants_loans/purchase_assistance_program.php">https://www.stpete.org/residents/grants_loans/purchase_assistance_program.php</a>
Fort Lauderdale Northwest-Progresso-Flagler Heights CRA	Housing Purchase Assistance Program	To provide down payment and closing cost assistance to eligible participants seeking to purchase and occupy as their primary residence a single family home within the NPF-CRA constructed on a previously City or CRA owned lot, vacant or abandoned structure to prevent the creation of blighted conditions within the CRA. <a href="#">click here</a>	Program currently paused due to limited availability	<a href="https://fortlauderdalecra.com/incentive-program/">https://fortlauderdalecra.com/incentive-program/</a>
Winter Haven	First Time Buyer Downpayment and closing cost Assistance	Funds are provided for down payment assistance and closing costs to eligible individuals. Down Payment Assistance up to \$60,000 based on household income. Homes must not exceed \$510,937 Home must be a single family dwelling, condominium or townhouse. Cannot be a mobile house. The home being purchased must be located within Winter Haven City Limits.	The Sadowski Affordable Housing Act, as authorized under F.S. 420.907-420.9079 and Rule 67-37 Of the Florida Administrative Code provides for and allows State Housing Initiatives Partnership (SHIP) funds to be used for a variety of housing activities, including but not limited to; down payment assistance.	<a href="https://www.mvwinterhaven.com/488/State-Housing-Initiatives-Partnership-SH">https://www.mvwinterhaven.com/488/State-Housing-Initiatives-Partnership-SH</a>

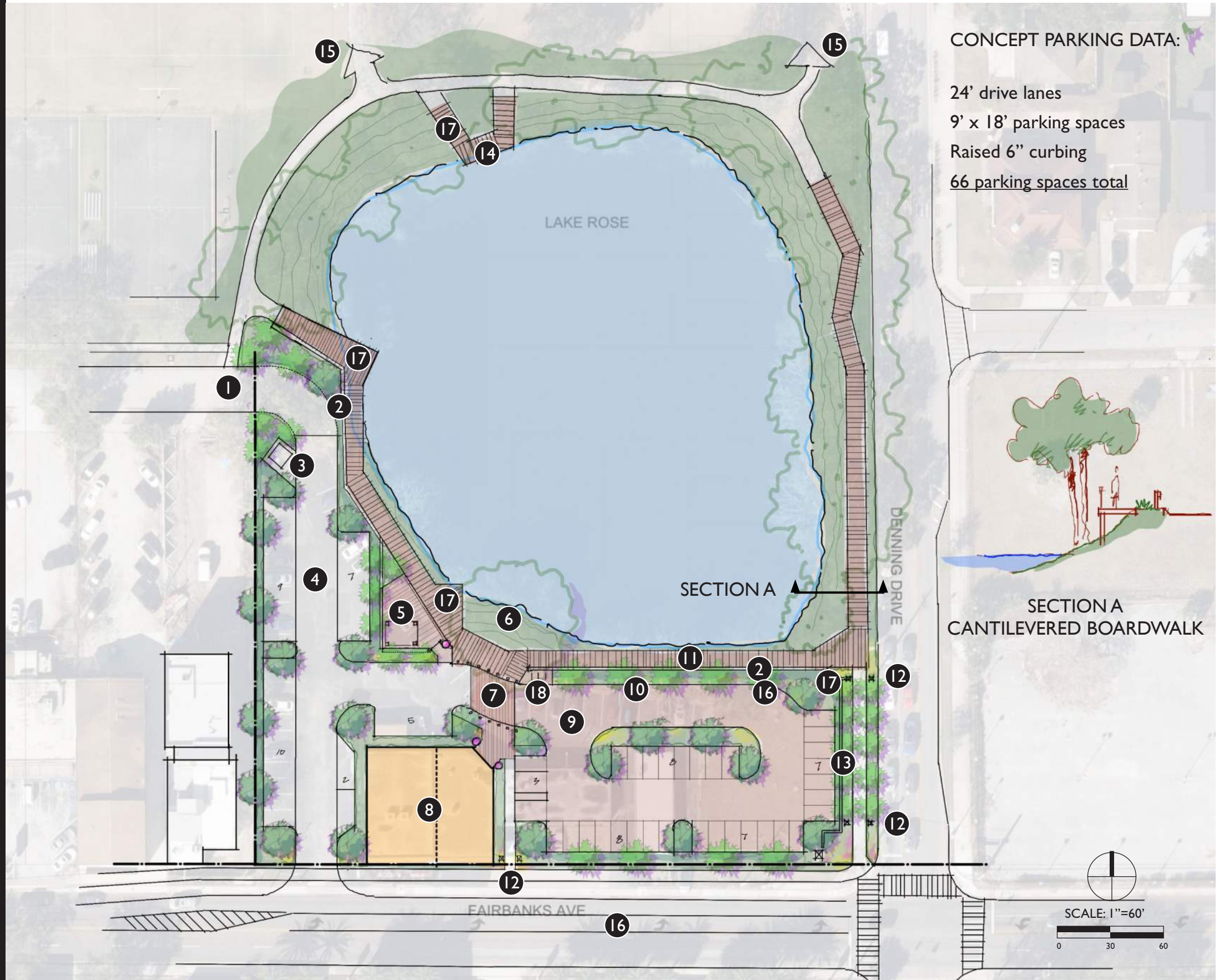
## COMMUNITY SOCIAL, NONPROFIT AND GOVERNMENTAL ORGANIZATIONS

Heart of Florida United Way - Call 211 (A United Way Program)	211 Connects to Immediate Assistance	HFWU's 211 Information and Referral Line offers free, confidential support available 24/7/365 by call, text, or chat to connect our neighbors to existing resources, including food and housing assistance	211 Assistance is available to anyone 24/7	
Florida Hometown Heroes Housing Program	The Hometown Heroes Housing Program provides down payment and closing cost assistance to Florida's hometown workforce. Eligible homebuyers can apply to the Florida Housing Finance Corporation to receive up to 5% of the first mortgage loan amount, not exceeding \$35,000, as a second mortgage to help purchase a home.	Down Payment and Closing Cost Assistance	Eligible Applicants: Persons or families who have incomes that do not exceed 150 percent of the state median income or local median income, whichever is greater. The borrower must be seeking to purchase a home as a primary residence, must be a first-time homebuyer and a Florida resident; and must be employed full-time by a Florida-based employer. The requirement to be a first-time homebuyer does not apply to a borrower who is an active-duty servicemember of a branch of the armed forces or the Florida National Guard, as defined in s. 250.01, or a veteran. Assistance may be used for the purchase of manufactured homes that meet certain criteria.	
State Housing Initiatives Partnership (SHIP) – Home Ownership	Each local government receives an annual allocation, which is appropriated by the Florida Legislature.	Funds under Local Government Control Based on Annual Legislative Appropriation Funds available for New Construction, Gap Financing, Repairs, Rehabilitation, Acquisition, Purchase Assistance		<a href="https://www.orangecountyfl.net/Neighbors/Housing/StateHousingInitiativesPartnership.aspx">https://www.orangecountyfl.net/Neighbors/Housing/StateHousingInitiativesPartnership.aspx</a>
Weatherization Assistance Program (WAP)	Weatherization Assistance	Reduce the monthly energy burden on low-income households by improving the energy efficiency of the home. The program offers free weatherization services to homeowners and renters including upgrades of air infiltration with weather stripping, caulking, thresholds, minor repairs to walls, ceilings, and floors, and window and door replacement. Other actions may include installation of attic ventilation, solar reflective coating to manufactured homes, solar screens, repairs or replacement of inefficient heating and cooling units, and the repair or replacement of water heaters.	To qualify for the Weatherization Program, the total household income may not be more than 200 percent of the national poverty level. Preference is given to owner-occupied homes, elderly, or physically disabled residents, families with children under 12 and households with a high energy burden (repeated high utility bills).	
Rental Housing Assistance	Website provides rental housing search and assistance information as well as disaster recovery and general resources.	Households may find low-cost rental housing, the Florida Housing Finance Corporation's "Florida Housing Search" website ( <a href="http://www.floridahousingsearch.org">www.floridahousingsearch.org</a> ).		<a href="http://www.floridahousingsearch.org">www.floridahousingsearch.org</a>
Neighborhood Stabilization Program (NSP)	Neighborhood Stabilization Program (NSP) was created to respond to rising residential foreclosures and property abandonment. The main purpose of the NSP is to stabilize neighborhoods negatively impacted by foreclosures. Orange County will use NSP funds to assist with acquisition, repair and sale of foreclosed homes	NSP has five eligible uses of funds: A. Establish financing mechanisms for purchase and redevelopment of foreclosed-upon homes and residential properties. B. Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop these properties. C. Establish and operate land banks for homes and residential properties that have been foreclosed upon. D. Demolish blighted structures. E. Redevelop demolished or vacant properties as housing.*	Cannot currently own property Must meet income guidelines	<a href="https://netaps.ocfl.net/nsp/docs/NSPFEver.pdf">https://netaps.ocfl.net/nsp/docs/NSPFEver.pdf</a>
To access the following programs, residents can:		1) Contact Orange County Housing and Community Development 2) Visit the Orange County Government website 3) Call 311 for information and referrals 4) Reach out to local non-profit organizations	<b>Eligibility requirements typically include:</b> Income limits Residency in Orange County Property ownership (for repair programs) Meeting specific program criteria - Must meet credit guidelines - Must have a minimum credit score of 640 - Must have two (2) years of satisfactory credit - INVESTORS ARE NOT ALLOWED to purchase under this program - Must have the legal right to reside permanently in the United States	
Orange County Housing and Community Development	Housing rehabilitation programs Down payment assistance Emergency home repair assistance Weatherization assistance			<a href="https://www.orangecountyfl.net/Neighbors/Housing/HousingAndCommDev.aspx">https://www.orangecountyfl.net/Neighbors/Housing/HousingAndCommDev.aspx</a>
Orange County Housing Assistance Program	Provides funds for home repairs Assists with minor and major rehabilitation projects <a href="#">Hello, with emergency repairs</a>			<a href="https://www.orangecountyfl.net/Neighbors/Housing/RentalAssistance.aspx">https://www.orangecountyfl.net/Neighbors/Housing/RentalAssistance.aspx</a>
Habitat for Humanity of Greater Orlando	Rental assistance Housing vouchers First-time homebuyer programs			<a href="https://habitatofandocsovla.org/">https://habitatofandocsovla.org/</a>
Orange County Housing Help Center	Home construction and repair services Affordable homeownership opportunities Critical home repair program			<a href="https://www.orangecountyfl.net/FamilialHealthSocialSvcs/HousingHelpCenter.aspx">https://www.orangecountyfl.net/FamilialHealthSocialSvcs/HousingHelpCenter.aspx</a>
Emergency Rental Assistance Program	Housing counseling services Financial education Foreclosure prevention assistance Housing counseling services			<a href="https://www.ocfl.net/EmergencyRentalAssistance">https://www.ocfl.net/EmergencyRentalAssistance</a>
Orange County Government Housing Portal	Financial education Foreclosure prevention assistance			<a href="https://www.orangecountyfl.net/Neighbors/Housing.aspx">https://www.orangecountyfl.net/Neighbors/Housing.aspx</a>

<b>Housing and Urban Development (HUD) - Orlando Field Office</b>	Help with Home Ownership	<p>Learn about Federal Housing Administration (FHA) loans and other homeownership programs by reading FHA's frequently asked questions.</p> <p>For customized support, speak with a HUD Approved Housing Counselor about becoming a homeowner.</p> <p>Search online for a HUD Approved Housing Counselor near you</p> <p>Check out HUD's guide to buying a home.</p> <p>Some housing agencies can help Housing Choice Voucher holders buy a home. Contact your local housing agency to find out if they are participating in a homeownership program.</p> <p>If you are a veteran, learn more about VA Home Loans.</p> <p>Learn financial management tools and strategies through the Federal Deposit Insurance Corporation FDIC's Money Smart program.</p> <p>Avoid homeowner scams and frauds.</p> <p>Use the HUD Home Store to find HUD homes for sale.</p>	<a href="https://www.hud.gov/helping-americans/homeownership">https://www.hud.gov/helping-americans/homeownership</a>
	Avoid Foreclosure	<p>Speak with a HUD Approved Housing Counselor. A HUD Approved Housing Counseling Agency can offer advice customized to your housing needs.</p> <p>Search online for a HUD Approved Housing Counselor near you.</p> <p>Find a lawyer for affordable legal aid   USAGov</p> <p>Understand your options by reviewing HUD's Avoiding Foreclosure guide and the Consumer Financial Protection Bureau guide to facing foreclosure.</p> <p>Be aware of reverse mortgage fraud.</p>	
	Need help paying utility bills.	<p>If you need help paying your utility bills, contact one of these organizations:</p> <p>Home Energy Assistance Program (HEAP): A federally funded program that helps homeowners heat and cool their homes</p> <p>Consider other ways to make your home more energy efficient:</p> <p>Tips from the Department of Energy on making your home more energy efficient</p>	
	Need a Housing Choice Voucher, (Section 8)	<p>HUD's programs are delivered by local partner organizations.</p> <p>Speak to a HUD Approved Housing Counselor for advice on your specific housing needs. Search online for a HUD Approved Housing Counselor near you.</p>	For direct assistance, please refer to the following resources: <a href="https://answers.hud.gov/housingcounseling/s/?language=en_US">https://answers.hud.gov/housingcounseling/s/?language=en_US</a>

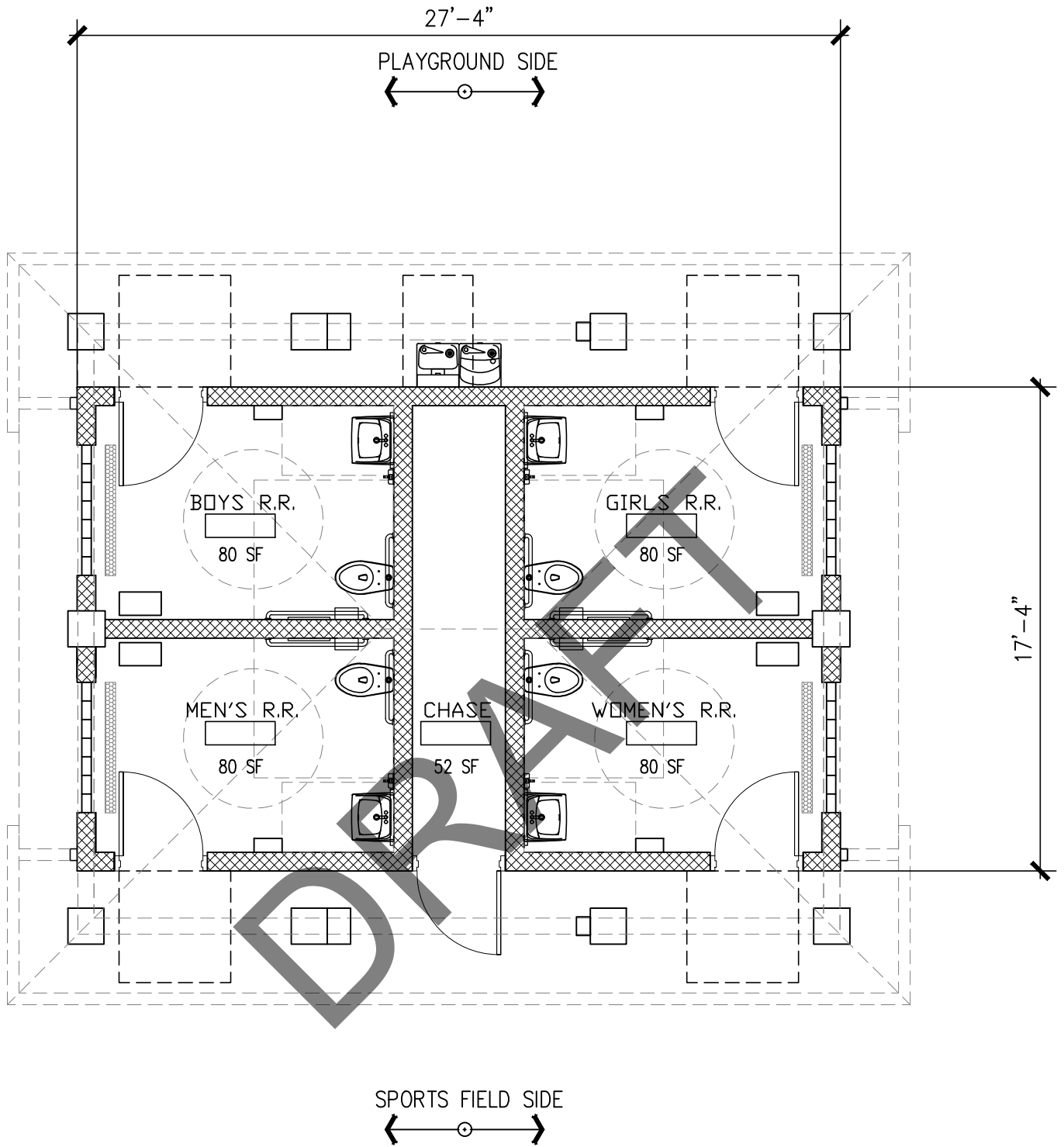
# Final Concept

- ① VEHICULAR CONNECTION TO W. COMSTOCK AVE.
- ② <30" RETAINING WALL
- ③ RELOCATED DUMPSTER
- ④ ASPHALT PARKING
- ⑤ LAKESIDE ARBOR/PAVILION ON PAVERS
- ⑥ EXISTING TREE
- ⑦ PAVER PEDESTRIAN CROSSING (RAISED) W/ VEHICULAR-RATED BOLLARDS
- ⑧ EXISTING RESTAURANT USES
- ⑨ PARKING COURT W/ PERMEABLE PAVING AND POTENTIAL EXFILTRATION INTEGRATION
- ⑩ RAISED CURBS, TYP.
- ⑪ CANTILEVERED BOARDWALK
- ⑫ PEDESTRIAN GATEWAY
- ⑬ KNEE WALL AND LANDSCAPE BUFFER
- ⑭ OVERLOOK
- ⑮ PEDESTRIAN CONNECTIONS TO MLK PARK
- ⑯ PROPOSED TURN LANE
- ⑰ INFORMATIONAL SIGNAGE OPPORTUNITIES
- ⑱ BIKE PARKING



CONCEPT PARKING DATA:  
 24' drive lanes  
 9' x 18' parking spaces  
 Raised 6" curbing  
66 parking spaces total





1 OPTION "B"  
 SK002 3/16" = 1'-0"

**kma**  
 DESIGN GROUP, LLC

AR 92267  
 voice 407.810.2606  
 www.kmadg.net

Conceptual Option B

Martin Luther King, Jr. Park  
 255 South Denning Dr.  
 Winter Park, FL 32789  
 Building 1

REVISION:	

**SK-002**  
 CONCEPTUAL



Community  
Redevelopment  
Advisory Board

# agenda item 8.a

**item type**

Upcoming Agenda Items

**meeting date**

April 23, 2026

**prepared by**

Kyle Dudgeon, Assistant Division Director of  
Economic Development/CRA

**approved by**

Peter Moore, Director of Office of  
Management and Budget

**subject**

Next Meeting - May 28

**motion | recommendation**

**background**

**alternatives | other considerations**

**fiscal impact**

**attachments**

None