



Community Redevelopment Agency Worksession

Agenda

July 22, 2026 @ 2:00 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/ 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. Discussion Item (s)**

- a. FY26-27 Budget

60 minutes

3. Adjournment

Community Redevelopment Agency 10-Year CIP

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036
ESTIMATED REVENUES										
TIF Revenue - City	5,708,429	6,022,393	6,293,400	6,419,268	6,611,846	6,876,320	7,357,663	7,872,699	8,423,788	9,013,453
TIF Revenue - County	4,293,024	4,529,140	4,732,952	4,827,611	4,972,439	5,171,337	5,533,330	5,920,663	6,335,110	6,778,567
Investment Earnings	627,026	689,729	724,215	724,215	724,215	724,215	724,215	724,215	724,215	724,215
Misc. Revenues	30,000	-	-	-	-	-	-	-	-	-
CRA Revenues	10,658,479	11,241,262	11,750,567	11,971,094	12,308,500	12,771,872	13,615,208	14,517,577	15,483,113	16,516,235
Fund Balance	499,835	-	-	-	-	-	-	-	-	-
Total Revenues	11,158,314	11,241,262	11,750,567	11,971,094	12,308,500	12,771,872	13,615,208	14,517,577	15,483,113	16,516,235
ESTIMATED EXPENDITURES										
Personnel & Indirect Costs	767,655	799,625	832,937	864,181	898,085	933,396	970,175	1,008,488	1,048,403	1,089,992
General Operating	766,449	791,888	814,481	838,931	864,116	890,057	916,777	944,299	972,648	1,001,849
Community Initiatives	1,079,210	1,091,996	1,125,588	1,158,218	1,191,901	1,226,672	1,262,566	1,299,620	1,337,872	1,377,359
Capital Maintenance	195,000	202,800	209,898	216,195	222,681	229,361	236,242	243,329	250,629	258,148
Misc. Capital Enhancements	400,000	400,000	400,000	400,000	412,000	424,360	437,091	450,204	463,710	477,621
Debt Service & Transfers	-	-	-	-	-	-	-	-	-	-
Total Expenditures	3,208,314	3,286,309	3,382,905	3,477,525	3,588,783	3,703,846	3,822,851	3,945,940	4,073,262	4,204,969
Annual Surplus/Deficit (Funding Available for Additional Projects and Programs)	7,950,000	7,954,953	8,367,662	8,493,569	8,719,717	9,068,026	9,792,357	10,571,637	11,409,851	12,311,266

Five Year CIP & Project Balances	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036
Misc. Infrastructure Improvements	-	-	-	-	-	-	-	-	-	-
17/92 Streetscape	-	-	5,000,000	2,500,000	2,500,000	5,000,000	5,000,000	-	-	-
MLK Basin Stormwater Improvements	-	-	1,000,000	-	-	-	-	-	-	-
Denning/Fairbanks Intersection Improvements	-	-	-	-	-	-	-	-	-	-
MLK Park Improvements	-	-	-	-	-	-	-	-	-	-
W. Fairbanks Stormwater/Infrastructure	1,000,000	-	2,600,000	-	5,330,000	-	-	-	-	-
MLK Surface Parking	-	-	-	-	-	-	-	-	-	-
Canton Ave Stormwater Drainage	2,450,000	-	-	-	-	-	-	-	-	-
1792/Fairbanks Intersection Improvements	1,000,000	3,000,000	-	-	-	-	-	-	-	-
Killarney Estates Brick & Drainage Refresh	-	-	-	-	-	-	-	-	-	-
Park Ave Refresh	3,500,000	3,500,000	-	-	-	-	-	-	-	-
Property Acquisition (Workforce/Infrastructure)	-	-	1,000,000	5,000,000	2,000,000	2,200,000	-	-	-	-
Parking Capacity Considerations	-	-	-	-	-	-	4,000,000	5,000,000	5,000,000	-

CRA Project Funding Total	7,950,000	6,500,000	9,600,000	7,500,000	9,830,000	7,200,000	9,000,000	5,000,000	5,000,000	-
Fund Surplus/Deficit	-	1,454,953	(1,232,338)	993,569	(1,110,283)	1,868,026	792,357	5,571,637	6,409,851	12,311,266
Cumulative Fund Balance (Reserves est.)	-	1,454,953	222,615	1,216,184	105,902	1,973,927	2,766,284	8,337,921	14,747,772	27,059,038