



Community Redevelopment Advisory Board Regular Meeting Minutes

June 25, 2026 at 5:30 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Carlos Benitez, Jay Trent, Pragasen Ramiah, Michael Perelman, Jeffrey Blydenburgh

Absent

Carl Creasman Jr, James Everett

Staff Present

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

1. Call to Order

The meeting was called to order at 5:41 PM.

2. Approval of Minutes

- a. Minutes of May 28, 2026

Mr. Trent would like to amend the minutes of the May 28th Community Redevelopment Advisory Board meeting. He did not attend the opening of the Learning Garden but wanted the board to be aware of the grand opening.

Motion made by Carlos Benitez to approve the minutes with an amendment to Mr. Trent's comments from the May 28th regular meeting, seconded by Pragasen Ramiah. Motion carried unanimously with a 5-0 vote.

3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker

No public comments

4. Action Items

- a. CRAAB Election of Chair and Vice Chair
 - Mr. Trent nominated Mr. Benitez as Chair of the Community Redevelopment Advisory Board, and Mr. Benitez accepted.
 - Mr. Trent nominated Dr. Perelman as Vice-Chair of the Community Redevelopment Advisory Board, and Dr. Perelman accepted.

Chair nomination: Motion made by Mr. Trent to approve Mr. Benitez as Chair of the Community Redevelopment Advisory Board; seconded by Mr. Ramiah. The motion carried unanimously, 5-0.

Vice-Chair nomination: Motion made by Mr. Trent to approve Dr. Perelman as Vice-Chair of the Community Redevelopment Advisory Board; seconded by Mr. Benitez. The motion carried unanimously, 5-0.

5. Non-Action Items

a. Capital Project Worksheet Integration & Budget Preview

Mr. Dudgeon initiated the discussion on prioritizing projects, budget, and staff suggestions.

Capital Project Worksheet

- Mr. Dudgeon reviewed the capital projects worksheet and explained how to add value through amenities, housing, parks, and transportation. He presented 17 potential projects that the board discussed over the past few months and outlined how the board could prioritize the remaining five years of the CRA.
- Mr. Dudgeon and Mr. Moore also discussed two model processes, and staff stated that the potential property tax reform is scheduled for November. It was important to articulate two separate models, the low- and high-growth value pro formas.
- The board requested clarification on the pro forma sheet and the project balance value. Mr. Moore and Mr. Dudgeon clarified that the project balance value is money already allocated in the budget. Moving forward, staff will provide monthly updates.
- A question was raised regarding the need for land acquisition and its alignment with affordable housing. The board clarified that at the May meeting, funding will be allocated for future land acquisition.
- The board requested clarification on funding the budgets for upcoming infrastructure projects. Mr. Moore clarifies that CRA is an infrastructure tool and that it has a duty to manage infrastructure and improvements for the city.

Budget Review

- Mr. Dudgeon explained Tax Increment Funding, its history, and the TIF's growth rate. He also mentioned that this is the first year without debt service, as funding is now allocated to capital. He further explained that staffing and operations stay below 10%.
- Mr. Dudgeon explained that our agreement with Orange County & Orlando requires us to allocate funding expenditures into CRA II & III, aiming to expand scope into projects such as transportation, stormwater, and housing per the 2024 plan.

- Mr. Dudgeon encouraged the board to let staff know what video topics they would like the CRA to cover and highlight.
- Mr. Dudgeon reviewed the CRA major project rollover highlights, including the MLK enhancement project and the learning garden at MLK Park.
- Mr. Dudgeon reviewed the CRA capital projects, including the Park Avenue Refresh, the Regional Stormwater Initiative, 17/92 W. Fairbanks Intersection Improvements, and Canton Avenue. He further explained the scope of work for Canton Avenue, which includes a Hydrodynamic Separator that reduces environmental impact by managing water flow without requiring electric power.
- Mr. Dudgeon discussed the purpose of the miscellaneous enhancement account such as Knowles Ave parking, Park Ave gateway feature, Center Street improvements such as condensate drainage for HVAC issues, and parking sensors.
- Mr. Dudgeon discussed the highlights of the CRA programs and emphasized that the Business Façade, Housing Rehabilitation, and Retail Build-out Programs are performing well. He noted that people are actively participating especially now that we have expanded into CRA III. Additionally, he reviewed the Summer Youth Employment Program (SYEP) and mentioned that over 230 students have participated since its inception. The SYEP teaches basic life skills, how to write a resume, effective communication during an interview, and professional communication for CRA youth.
- Mr. Dudgeon highlighted the partnership with the National Entrepreneurship Center, which helps small and local businesses through workshops. Since the inception of this partnership, we have had 761 attendees.
- Mr. Dudgeon highlighted that we now have the ability to see how many visitors come to downtown Winter Park. He further explained that we see about 3.3 million visitors per year, and 75% of them come from outside the 32789 area code.
- Mr. Dudgeon discussed parking capacity and the agreement with Mt. Moriah Church. He proposed a 10-year extension with the existing 48 spaces. He also stated the agreement relies on (two payments) one every five years to keep the existing rate. The board inquired about integrating the site with other areas for public purposes.
- Mr. Dudgeon showcased various community events throughout the year, such as movie nights, activities at the community center, and snow in the park.
- Mr. Dudgeon went over the CRA CIP and Budget timeline.

6. Staff Updates

- a. Project Updates

7. Board Comments

- The board requested an update on the ADA parking survey. Mr. Dudgeon stated they will follow up with the Public Works Department. The board also broached the topic of the Park Avenue Refresh and asked whether the City considered the possibility that businesses might lose customers as a result of the refresh. Mr. Dudgeon stated that they anticipated this, which is why they created a program that allows merchants to use the sidewalk/street during construction. They are also in communication with the Park Ave District to give updates and to hear their concerns.
- The board sought clarification on the impact of no longer having debt service and on the Catalyst Development Program (CDP) and increment financing. Mr. Dudgeon and Mr. Moore responded to comments, including that the CDP will go to the Commission and the CRA next month.

8. Upcoming Agenda Items

9. Adjournment

The meeting adjourned at 7:11 p.m.

ATTEST:

Approved by the board on
/s/ Edwige Josue, CRA Project Manager