Community Redevelopment Agency Regular Meeting

Agenda

August 26, 2026 @ 2:30 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/ 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) 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.

agenda	estimated time
1. Call to Order	
2. Public Comments (for items not on the agenda): Three minutes allowed for each speaker	
3. Consent Agenda	
a. Approve the minutes of the regular meeting, April 8, 2026	1 minute
b. Approve the minutes of the work session, July 22, 2026.	1 minute
c. CRA Agency meeting dates FY2026-2027	1 minute
4. Action Items	
a. FY26-27 Budget	30 minutes
5. Staff Updates	
6. Board Comments	
7. Adjournment	

Community
Redevelopment
Agency

agenda item
3.a

item type	**meeting date**
Consent Agenda	August 26, 2026
prepared by	**approved by**
Kim Breland, City Clerk	Michelle del Valle, Assistant City Manager

subject
Approve the minutes of the regular meeting, April 8, 2026

motion | recommendation

background

alternatives | other considerations

fiscal impact

attachments
1. CRA-min-2026-04-08

Community Redevelopment Agency
Regular Meeting Minutes

April 8, 2026 at 2:30 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Mayor Sheila DeCiccio, Commissioners Elizabeth Ingram, Kris Cruzada, Warren Lindsey, and Craig Russell (arrived at 2:45 p.m.), Orange County Representative Hal George. City Manager Randy Knight; Assistant City Manager Michelle del Valle and City Clerk Rene Cranis.

1. Call to Order

Mayor DeCiccio called the meeting to order at 3:30 p.m.

2. Public Comment

3.Consent Agenda

a. Minutes of August 27, 2025

Motion made by Commissioner Cruzada to approve the Consent Agenda; seconded by Hal George. The motion carried unanimously by a 5-0 vote. Commissioner Russell was absent for the vote.

4. Action Items

a. Downtown Parking Discussion

Director of Office of Management and Budget Peter Moore spoke about parking issues, changes and the CRA financial support for improvements, employee parking incentives and enforcement technology. He reviewed the five-year CRA capital plan and projects, including the Park Avenue Refresh project and MLK Park improvements.

Mr. Knight provided additional information on parking plans, prior parking plans, and programs, including parking garages and shared parking arrangements.

The following options were presented and discussed:

- Employee parking in the downtown area.
- Parking garage at City Hall through public/private partnership or bond issue. Concerns were expressed about size and appearance
- Shared parking arrangement for employee parking
- Providing Sunrail service on weekends, particularly during large events.
- Parallel parking on additional streets.

Mayor DeCiccio spoke about existing conditions and potential loss of existing parking spaces.

A brief recess was held from 3:08 to 3:12 p.m. Consensus was to direct staff to prepare a solicitation for public/private parking arrangement.

5. Staff Updates

6. Board Comments

7. Adjournment

The meeting adjourned at 3:13 p.m.

Mayor Sheila DeCiccio

ATTEST:

Deputy City Clerk Kim Breland

Community
Redevelopment
Agency

agenda item
3.b

item type
Consent Agenda

meeting date
August 26, 2026

prepared by
Kim Breland, City Clerk

approved by

subject
Approve the minutes of the work session, July 22, 2026.

motion | recommendation

background

alternatives | other considerations

fiscal impact

attachments
1. CRA-min-2026-07-22 ws

Community Redevelopment Agency
Work Session Minutes

July 22, 2026 at 2:00 p.m.

City Hall Commission Chambers
401 S. Park Avenue

Present

Commissioner Craig Russell, Commissioner Kris Cruzada, Mayor Sheila DeCiccio, Warren Lindsey, Commissioner Elizabeth Ingram, Assistant City Manager Michelle del Valle and City Clerk Kim Breland. Absent: Hal George.

1. Call to Order

Mayor DeCiccio called the meeting to order at 2:00 p.m.

2. Discussion Item (s)

a. FY26-27 Budget

Assistant Director of Economic Development/CRA Kyle Dudgeon gave an over of the CRA's budget and financial information, capital improvement program, redevelopment initiatives, and long-term planning. He noted that FY 2027 reflects the CRA district's expansion into the West Fairbanks area and that future investments will continue throughout the CRA districts, with increased emphasis on the expanded area. Staff reviewed historical Tax Increment Financing (TIF) growth and revenue trends, noting that administrative and operating costs are targeted to remain below ten percent of the budget and that the CRA is not paying debt service this year.

Mr. Dudgeon spoke about the potential "90% exercise," representing a ten percent reduction across the budget. He noted that the exercise could affect staffing and operations, community initiatives and partnerships, and the Capital Improvement Program (CIP). A ten percent CIP reduction was estimated to move many capital projects at least 12 months. He clarified that the 90% exercise is not being implemented for FY 2027 and that the proposed budget would move forward as presented.

Mr. Dudgeon reviewed the proposed FY 2027 Capital Improvement Program, including Park Avenue Refresh, regional stormwater and West Fairbanks infrastructure improvements, transportation improvements along the U.S. Highway 17-92/Fairbanks corridor, and miscellaneous enhancement projects. He spoke about a potential extension of the Mount Moriah Church parking agreement similar to the existing agreement. Existing redevelopment programs, including housing rehabilitation, business façade, retail build-out, Summer Youth Enrichment, and Winter Park Business Academy, were also reviewed, along with the ten-year pro forma and future priorities identified by the CRA Advisory Board.

Discussion was held on potential CRA funding for weekend SunRail service, the potential impact of Proposition 3 on CRA revenues, revenue enhancement opportunities through paid parking, funding flexibility for future capital projects, U.S. Highway 17-92/Fairbanks improvements, West Fairbanks redevelopment and annexation issues, and state legislative proposals affecting CRAs.

Mr. Dudgeon stated that the current pro forma assumes no tax reform and estimated that Proposition 3 could have an approximately five percent impact on CRA revenues. He added that Dinky Dock and Lake Baldwin dog park are outside the CRA and could not be funded with CRA funds. No specific projects have been identified for future parking capacity or property acquisition allocations, although the CIP may be amended if opportunities arise.

The CRA Advisory Board will review the proposed budget prior to CRA Agency consideration. Final approval of the FY 2027 CRA Budget is scheduled for the August 26 CRA Agency meeting.

3. Adjournment

The meeting adjourned at 2:53 p.m.

Mayor Sheila DeCiccio

ATTEST:

City Clerk Kim Breland

Community
Redevelopment
Agency

agenda item
3.c

item type
Consent Agenda

meeting date
August 26, 2026

prepared by
Kyle Dudgeon, Assistant Division Director of Economic Development/CRA

approved by
Peter Moore, Director of Office of Management and Budget

subject
CRA Agency meeting dates FY2026-2027

motion | recommendation
Approve as requested

background
As a best practice and consistent with Florida Statute, staff is proposing a calendar for CRA meetings for FY26-27. Meetings may be added, canceled, or modified as necessary, but this allows the Agency the opportunity to communicate with the public regarding future meetings. Proposed dates are as follows:

November 11, 2026
February 24, 2027
July 28, 2027 (work session)
August 25, 2027

alternatives | other considerations
Amend calendar dates

fiscal impact

attachments
None

Community Redevelopment Agency

agenda item 4.a

item type
Action Items

meeting date
August 26, 2026

prepared by
Kyle Dudgeon, Assistant Division Director of Economic Development/CRA

approved by
Michelle del Valle, Assistant City Manager

subject
FY26-27 Budget

motion | recommendation
Approve as requested

background
Revenue:
Budget estimates suggest increment revenue will increase at a blended rate of 8.14%. This is the second year the CRA will collect increment revenue from CRA III (West Fairbanks). With added earnings, revenue totals are projected at slightly over $10.6 million. Contributions from Orange County over $2 million in increment revenue are met with a 30% rebate and a 50% rebate on contributions over $3 million. This year, the CRA will rebate $1,893,025 to the County as part of this agreement. CRA revenues are sensitive to changes in the real estate market. Commercial property taxes make up approximately 70% of the CRA TIF revenues and therefore, the performance of that market will greatly determine CRA projects. With the CRA's recent extension and expansion, it provides additional capacity to maximize the partnership between the City, Orange County, and now Orlando for meaningful capital/program investment in the district that would otherwise be delayed or go unattended.
Expenses:
Through July 2026, actual expenditures of the CRA are continuing to see adjusted values in labor and material costs. Although not as significant as in previous years, this has an effect on budget estimates and timing for project completion. As a result, staff has proposed a budget that anticipates program costs, supports operations, fulfills all contracts, and includes capital improvement projects for consideration. For FY26-27, general personnel and indirect costs are expected to each stay below ten percent of total expenditures. This will be the first year the CRA has no longer carried debt service since 2006. The table below demonstrates budget expense categories consistent with the proforma for FY26-27.

FY26-27 CRA Budget Expenses		%
Personnel & Indirect Costs	$767,655	7%
General Operating	766,449	7%
Community Initiatives	1,079,210	10%
Capital Maintenance	195,000	2%
Debt Service	-	0%
Misc. Infrastructure Improvements	400,000	4%
Proposed Additional Projects	7,950,000	71%
Total:	$11,158,314	100%

Personnel & Indirect Costs: Identified as any cost related to salaries, wages, and benefits.

General Operating: Costs associated with operating supplies, memberships, books, periodicals, equipment, promotional activities, travel and training, and contractual services.

Debt Service: The CRA made its last payment on bonds in the current fiscal year. The CRA will be completely debt free going forward, with that funding now now redirected towards projects.

Community Initiatives: Includes CRA resident and business programs, support funding for the Winter Park Community Center and other partner organizations.

Capital Maintenance: Funding for parking agreements within the CRA district. The CRA provides funding for roughly 270 public spaces within the downtown core.

Misc. Infrastructure Improvements: The purpose of this item is to be responsible for needs and concerns not considered as part of the city's and CRA's budget within a given year. Put differently, it provides a financial opportunity to increase levels of service not considered at budget approval. In the past, funding has been used to provide ADA accommodations on sidewalks and intersections, small-scale streetscape improvements, special project initiatives (parking sensors, weekend sunrail ridership), CRA district amenities (gateways), and brickwork repair and replacement.

Capital Improvement Plan Funding Highlights

The chart below represents highlights of new funding for the upcoming fiscal year divided by project, program, and community development:

Budget Highlights:

Project Funding	**Cost**	**Budget Category**
Park Avenue Refresh	$3,500,000	Capital Projects

Canton Ave Stormwater Drainage	2,450,000	Capital Projects
W. Fairbanks Stormwater/Infrastructure	1,000,000	Capital Projects
1792/Fairbanks Intersection Improvements	1,000,000	Capital Projects
Misc. Enhancements	400,000	Capital Projects
Program Funding		
Housing Renovation Program	$200,000	Community Initiatives
Business Facade/Build Out Programs	200,000	Community Initiatives
Summer Youth Employment Program	30,000	Community Initiatives
Community Development		
Winter Park Library	$398,610	Community Initiatives
Community Center Programming	85,000	Community Initiatives
Heritage Center Operations	51,500	Community Initiatives
Winter Park Playhouse	50,800	Community Initiatives
Welbourne Nursery Program	44,300	Community Initiatives
Snow in the Park	40,000	Community Initiatives
Enzian Popcorn Flicks	14,000	Community Initiatives
Total:	**$9,453,710**	

The table highlights over $9.45 million of new investment by the CRA to the district in project, program, and community development funding. Included for discussion are the Park Avenue refresh project (Phase II), Canton Avenue stormwater, 1792 Fairbanks Intersection improvements, and program/community support updates.

Park Avenue Refresh Phase II:

Park Avenue is at the core of Winter Park's downtown and the CRA district. The last Park Avenue streetscape restoration occurred between 1996 and 1999. Several pieces of infrastructure are aging past their useful life requiring reinvestment into a public cultural cornerstone. The project will take a broad approach looking at hardscape, landscape, and architectural features along the Avenue, enhance aesthetics, and strengthen infrastructure for areas such as electric, smart city initiatives, irrigation, and multi-mobility elements. Funding for FY27 represents the second phase of a three-year project encapsulating the section of Park

Avenue from Garfield to New England Avenue.

Canton Ave Stormwater Drainage:

This funding will provide infrastructure improvements that add conveyance needs around the Canton Ave area. The resulting investment should provide a substantial decrease in the extent and severity of potential roadway flooding along Canton Avenue, particularly from Canton Avenue to Knowles Avenue and Park Avenue, in 2-year, 24-hour and 10-year 24-hour design storm events.

West Fairbanks Stormwater Improvements:

Funding dedicated at $1.0M in FY27 for stormwater enhancements at West Fairbanks. Staff has worked the past year on diligently evaluating design concepts and project documents to execute meaningful improvements aligned with the City's stormwater master plan which includes the CRA. This includes areas such as; but not limited to, Killarney and Shoreview Ave.

17-92/Fairbanks Intersection Improvements:

The CRA has long desired the opportunity to transform 17/92. This includes elements of PD&E studies and coordination with FDOT, MetroPlan, and private consultants dating back to the 2000's. The final product for this portion of collective work on 17-92 aims to better utilize right-of-way for domestic and regional traffic. It is anticipated these improvements would be consistent with the overall 17/92 plan, provide additional accessibility at the intersection, and create a model for the entire corridor moving forward. Funding is set at $1.0M in FY27.

Extension Agreement - **Mt. Moriah Parking Lot -** Beginning in 2010, the Mt. Moriah parking lease has offered an opportunity for additional surface public parking within the Hannibal Square community. The original agreement was for 40 spaces, but was amended in 2013 to count for an additional eight. The agreement was extended in 2015 for all 48 spaces at $30 per space per month for five years, and again in 2020 for an additional seven years. This fourth extension, pending budget approval moving forward, would represent a lock-in rate for the next ten years (at a onetime increase of 4%) through the useful life of the CRA to 2037. As a condition, Mt. Moriah has requested two onetime contributions of $30,000 for physical improvements to their property separated by five-year increments. The agreement would also provide for clawbacks should the church consider a different use for the property. The document is attached for review.

The CRA advisory board unanimously approved the budget for FY27 (7-0). As part of their motion however, the board did consider the potential to lean out the Park Avenue Refresh project in FY28 by $1.75 million, and move it to property acquisition in order to continue funneling project dollars into CRA II and III for housing, infrastructure, and CRA items from the 2024 plan update (recommended amendment approved 7-0).

alternatives | other considerations

Amend the budget

fiscal impact

Impact have been accounted for as part of the FY26-27 budget

attachments

1. CRA Ten Year Pro-Forma - FY 2027
2. Mount Moriah Parking Brief
3. DRAFT Fourth Lease Addendum 8-19-26

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

Mount Moriah Parking Lot Lease Brief

Privately owned property consisting of 48 surface parking spaces which is owned by Mount Moriah Church.

The CRA executed an agreement on September 13^{th}, 2010. The original agreement was for 40 spaces at a rate of $25-$30 per space . On November 4^{th}, 2013 the agreement was modified to include an extra 8 spaces at a rate of $30 per space for all 48 spaces. On December 16, 2015, the agreement was extended five years to September 30, 2020. Further, this agreement was extended (amendment three) to FY2027.

Parking Lot Stats:
48 parking spaces

As per the lease agreement: all 48 spaces are reserved for public use with the exception of additional space needed for church related events (2-4 per year).

$25 per space per month for the first year
$25 per space per month for the first year
$30 per space per month for the third year
$30 per space per month for the fourth year
$30 per space per month for the fifth year onward

All maintenance, operating expenses and capital improvements are paid for by the property owner. A 15 year history of FY spending is included:

Year	Paid
FY 2010	19,200
FY 2011	12,000
FY 2012	12,000
FY 2013	12,000
FY 2014	17,280
FY 2015	17,280
FY 2016	17,280
FY 2017	17,280
FY 2018	17,280
FY 2019	17,280
FY 2020	37,280
FY 2021	17,280
FY 2022	17,280
FY 2023	17,280
FY 2024	17,280
FY 2025	17,280

This agreement was extended in 2020 through the remaining term of the CRA through 2027. An initial one time payment of 20,000 was made for physical improvements to the owner.

FOURTH LEASE
ADDENDUM

This Fourth Lease Addendum (the "Fourth Addendum") is made and entered into this day of ____________, 2026 by and between Mount Moriah Missionary Baptist Church of Winter Park, a Florida not for profit corporation ("Landlord"), whose address is P.O. Box 2044, Winter Park, Florida 32790, and Winter Park Community Redevelopment Agency, a community redevelopment agency created pursuant to Chapter 163, Florida Statutes ("Tenant"), whose address is 401 S. Park Avenue, Winter Park, Florida 32789.

WHEREAS, Landlord and Tenant executed that certain Lease dated September 13, 2010 for parking spaces (the "Lease"); and

WHEREAS, Landlord and Tenant subsequently executed that certain First Lease Addendum dated November 4, 2013 (the "First Addendum"), Second Lease Addendum dated December 14, 2015 (the "Second Addendum"), and Third Lease Addendum dated September 23, 2020 (the "Third Addendum"); and

WHEREAS, the Lease, as amended (hereafter, the "Lease Agreement"), is set to expire on September 30, 2027, unless extended; and

WHEREAS, Landlord and Tenant wish to extend the Lease for a ten (10) year period commencing on October 1, 2027 subject to the additional terms provided herein.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

1. **Recitals**. The foregoing recitals are true and correct and form a material part of this Fourth Addendum upon which the parties have relied.

2. **Lease Extension and Terms and Provisions**. The term of the Lease is hereby extended for a term of ten (10) years commencing on October 1, 2027 and ending at midnight on September 30, 2037. All terms and provisions of the Lease, as amended, shall continue in full force and effect except as modified by this Fourth Addendum, and all capitalized words and phrases in this Fourth Addendum shall have the same meaning as set forth in the Lease, First Addendum, Second Addendum and Third Addendum unless modified by this Fourth Addendum.

3. **Rent**. Landlord and Tenant agree that commencing on October 1, 2027, Landlord shall provide and Tenant has and shall continue to have the right to use for the benefit of the public, forty-eight (48) standard vehicular parking spaces on the Premises pursuant to the Lease Agreement, and that commencing on October 1, 2027 rent shall be payable by Tenant in the amount of $31.25 per parking space per month, or $1,500.00 per month for all forty-eight (48) parking spaces.

4. **Additional Payment.** Tenant shall make an additional rental payment in advance for the extended term to Landlord in the amount of $60,000.00, which amount shall be paid in two (2) installments. The first installment shall be paid in the amount of $30,000.00 on or before October 1, 2027, and the second installment shall be paid in the amount of $30,000.00 on or before October 1, 2032.

5. Early Termination/Claw back. In the event the Lease Agreement is terminated by Landlord in accordance with section 1.4(ii) of the Lease, Landlord shall repay to Tenant an amount of the additional rental payment installment equal to $10 per parking space for the forty-eight (48) parking spaces multiplied by the following: if the termination occurs prior to October 1, 2032, then by the number of months remaining between the date of termination of the Lease Agreement and October 1, 2032; and if the termination occurs on or after October 1, 2032, then by the number of months remaining between the date of termination and the end of the extended lease term per this Fourth Addendum.

6. Late Payment/Cure Period. In the event that Landlord delivers notice of termination of the Lease Agreement under section 1.4(ii) of the Lease Agreement, the Lease Agreement shall remain in effect and Tenant entitled to continued possession of the Premises until such time as either payment is made by Landlord to Tenant of monies owed under section 5 of this Fourth Addendum or the passage of ninety (90) days from the date Tenant received Landlord's notice of termination, whichever occurs first, at which time the Lease Agreement shall terminate, Tenant shall surrender possession and vacate the Premises, and Landlord shall remain liable to Tenant for payment of monies to Tenant, if any, owed. In the event that Tenant fails to pay an installment of the additional rental payment under section 4 of this Fourth Addendum, Tenant shall have a grace period of sixty (60) days from the installment payment dates under section 4 of this Fourth Addendum to pay the installment of the additional rental payment. If after the sixty (60) day grace period, Tenant fails to pay the installment payment then owed, then the Lease Agreement shall terminate, Tenant shall surrender possession and vacate the Premises, and Tenant shall remain liable for payment of the installment of the additional rental payment set forth under section 4 of this Fourth Addendum.

7. Conflict. In the event of any conflict between this Fourth Addendum and the Lease Agreement, this Fourth Addendum controls.

8. Effective Date. This Fourth Addendum shall take effect immediately upon approval by affirmative vote of the governing board of Tenant and execution by the authorized representatives of both parties, whichever occurs latest (the "Effective Date").

IN WITNESS WHEREOF, the parties to this Fourth Addendum by their duly authorized representatives have executed this Fourth Addendum on the dates set forth below.

(Signatures on the following page)

THE CITY OF WINTER PARK COMMUNITY REDEVELOPMENT AGENCY

______________________	________________________
Witness	Steve Leary, Chairperson
______________________	________________
Print	Date

____
Witness

____
Print

MOUNT MORIAH MISSIONARY BAPTIST CHURCH OF WINTER PARK

______________________ Witness	______________________ Signature
______________________ Print	______________________ Print Name
	______________________ Position
______________________ Witness	____________ Date
______________________ Print	

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