



FIFTY
WEST

OCOEE COMMUNITY REDEVELOPMENT AGENCY

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

June 3, 2025

MINUTES

5:00 PM

CRA REGULAR MEETING

• CALL TO ORDER

Chair Kennedy called the Community Redevelopment Agency Board to order at 5:00 PM in the Commission Chambers of City Hall. **Recording Clerk Justice** called roll and declared a quorum present.

Roll Call: Chair Kennedy, Vice-Chair Koovakada, Member Wilsen, Member Firstner, Member Oliver, and Member June

Absent: Member Johnson

Also Present: City Manager Shadrix, Assistant City Manager Rumer, Development Services Director/CRA Administrator Corless, Redevelopment Program Manager Vaca, Acting Finance Director Lawitzke, and Recording Clerk Justice

• PUBLIC COMMENTS

No speaker reservation forms were received.

• OLD BUSINESS - None

• NEW BUSINESS

1. Approval of Minutes of the March 4, 2025, CRA Regular Meeting

5:03 PM

Member Firstner, seconded by Member Wilsen, moved to approve the CRA Regular Meeting Minutes of March 4, 2025, as presented. Motion carried 6-0 with Member Johnson absent.

2. 2024 Audit Presentation

Redevelopment Program Manager Vaca advised that Acting Finance Director Lawitzke would come up, followed by the auditing team.

Acting Finance Director Lawitzke introduced herself and announced the auditing team from Purvis Grey.

Matthew Ganoë, *Purvis Grey*, introduced himself and other members of the auditing team. He presented a brief overview of the 2024 CRA Financial Statement, including compliance reports. He further explained that the CRA complied in all material aspects with the requirements of Chapters 163 and 218 of Florida Statutes.

Chair Kennedy asked for a quick summary of GASB 100 and inquired whether Mr. Ganoë worked with the former Finance Director or the current Acting Finance Director. **Mr. Ganoë** addressed his question.

Chair Kennedy asked for clarification regarding GASB 101 versus GASB 100, which was mentioned in the provided letter. **Mr. Ganoë** addressed his question.

Member Oliver inquired about compliance, non-compliance reporting, and procedures for the audit. **Mr. Ganoë** addressed his questions.

3. Fiscal Year 2025 Budget Amendment

Redevelopment Project Manager Vaca provided an overview of the proposed budget amendment, outlining the adjustments and fund transfers recommended to support the proposal.

5:16 PM

Member Oliver, seconded by Vice-Chair Koovakada, moved to adopt CRA Resolution No. 2025-001; Motion carried 6-0, with Member Johnson absent.

• MISCELLANEOUS

1. Project Updates

Redevelopment Program Manager Vaca updated the Board with the following:

- 1) The Wellness Park restroom is nearing completion, with a punch-list walkthrough expected the week of June 12th.
- 2) Storm repairs have been completed at Wellness Park, and the replacement of small shade sails began today.

Development Services Director/CRA Administrator Corless updated the Board with the following:

- 3) Staff have received the following with respect to the Bluford Avenue Streetscape Project:
 - a. 90% construction documents for Old Winter Garden Road to Geneva Street
 - b. 60% construction documents for Geneva Street to Delaware Street
 - c. CPH is addressing comments from St. Johns River Water Management District (SJRWMD)
- 4) Redevelopment Plan Update – Proposed state legislation that would have affected the timing of the plan update did not pass. Staff have met and negotiated with Orange County; **Development Services Director/CRA Administrator Corless** explained the County's

proposal and why staff are against the proposal. A meeting with the County Administrator has been set to further discuss negotiations.

City Manager Shadrix explained potential options for moving forward with the Redevelopment Plan.

Member June inquired whether a meeting [with Orange County] has already been scheduled. **City Manager Shadrix** addressed his question.

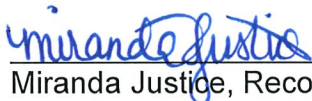
• **BOARD COMMENTS**

Member Oliver inquired when Development Services Director/CRA Administrator Corless's final date [of employment] is. She responded to his question. **Member Oliver** expressed his gratitude for her exemplary service and commitment to the CRA.

• **ADJOURNMENT**

The meeting was adjourned at 5:28 PM.

Attest:



Miranda Justice, Recording Clerk

APPROVED:



Chair