



FIFTY  
WEST

**OCOEE COMMUNITY REDEVELOPMENT AGENCY**

Ocoee Commission Chambers  
1 N. Bluford Avenue  
Ocoee, Florida

August 5, 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 Johnson, Member Wilsen, Member Firstner, Member Oliver, and Member June.

**Absent:** None

**Also Present:** City Manager Shadrix, Assistant City Manager Rumer, Development Services Director Corless, CRA Administrator Vaca, City Attorney Geller, and Recording Clerk Justice

**• PUBLIC COMMENTS**

No speaker reservation forms were received.

**• OLD BUSINESS** - None

**• NEW BUSINESS**

1. Approval of Minutes of the June 3, 2025, CRA Board Meeting

**Member Wilsen, seconded by Member Johnson, moved to approve the CRA Regular Meeting Minutes of June 3, 2025, as presented. Motion carried unanimously.**

2. FY 2025-2026 Budget Overview

**CRA Administrator Vaca** detailed the estimated revenues, Orange County rebate, tax revenue since the inception of the CRA in 2006, estimated expenditures, and capital expenditures.

3. Building & Site Improvement Grant Application

**Development Services Director Corless** explained that a grant application was received from Joe Daka, who purchased the old BB&T Bank building at 1550 Maguire Road with plans to repurpose it. City staff completed a site assessment and prepared conceptual site plans and architectural elevations for Mr. Daka based on the urban design elements presented in Envision 2045, the City's recently adopted Comprehensive Plan. He chose to utilize these plans and

elevations as the basis for what will be his \$3.7 million development. Mr. Daka's grant application is to request \$222,500 for assistance with demolition and costs to elevate the front and rear façades beyond what the land development code requires.

**Member Wilsen** commented that she is excited to see the blighted building being redeveloped into a use that will benefit local businesses and the community.

**Chair Kennedy** agreed with Member Wilsen's comments and stated his support for the proposed design.

**Member Johnson** noted his appreciation that the grants are being used to help attract businesses to the City and stated that he looks forward to their continued use.

**Member Oliver** observed that Mr. Daka's building is one of the last blighted properties in the area and expressed appreciation that Mr. Daka selected it for his project. He inquired about parking, noting the existing congestion at the Highway 50 and Maguire Road intersection. **Development Services Director Corless** responded to his inquiry.

**Member Firstner** stated that he is pleased to see the project, noting that he had been anticipating the CRA's involvement in redeveloping buildings. He added that he believes this project is a positive step forward that will uplift the entire area.

**Member Wilsen, seconded by Member Johnson, moved to accept the grant application and prepare a grant agreement for execution at the next CRA Board meeting. Motion carried unanimously.**

**Development Services Director Corless** expressed gratitude to applicant Joe Daka for working with City staff to come up with designs for the project.

#### 4. FY 2025-2026 CRA Board Meeting Dates

**CRA Administrator Vaca** asked the board to consider the dates (*as seen below*) for their meeting dates for Fiscal Year 2025/2026. She informed the board that it is required they have at least four (4) meetings per fiscal year.

**Meeting #1:**

Tuesday, December 2, 2025, at 5:00 PM (before City Commission meeting)

**Meeting #2:**

Tuesday, March 3, 2026, at 5:00 PM (before City Commission meeting)

**Meeting #3:**

Tuesday, June 2, 2026, at 5:00 PM (before City Commission meeting)

**Meeting #4:**

Tuesday, September 15, 2026, at 5:00 PM (before City Commission meeting)

**Member Firstner, seconded by Member Oliver, moved to approve the Fiscal Year 2025/2026 CRA meeting dates, as presented by staff, as follows: December 2, 2025; March 3, 2026; June 2, 2026; and September 15, 2026. Motion carried unanimously.**

• **MISCELLANEOUS**

1. Project Updates

**Development Services Director Corless** and **CRA Administrator Vaca** updated the Board with the following:

- Wellness Park restroom is nearing completion.
- The City has received the St. Johns River Water Management District (SJRWMD) permits for the CRA's and City's portions of the S. Bluford Avenue Complete Streetscape. 100% construction documents are anticipated by the end of October. Work continues regarding underground power and lighting design, along with easement acquisitions.

2. Redevelopment Plan Update

**Development Services Director Corless** advised that after recent discussions with Orange County Staff, they proposed to maintain the current contribution percentages and do not object to expanding the current CRA boundary to include the enclaves and West Oaks Mall. County Staff have also offered to extend the CRA for five years with the option to extend it by an additional five years, later. This action would take the sunset date to 2041 or 2046, respectively. The City would have to address the final extension request with the County no later than 2039. Staff recommends approval of County Staff's offer.

**Member June** inquired whether there are any other properties to clean up the boundaries of the CRA. **Development Services Director Corless** addressed his question.

**Member Johnson** commented that inclusion of the enclaves and the West Oaks Mall within the CRA has been a long time coming and shared his appreciation of Development Services Director Corless's and City Manager Shadrix's efforts.

**Chair Kennedy** asked whether, before agreeing to include the West Oaks Mall, the City should tie the expansion of the CRA boundary to an agreement with the mall's ownership. **City Manager Shadrix** responded to his question.

**Member Johnson** commented on ongoing exterior maintenance issues at the West Oaks Mall, as well as prolonged periods without air conditioning inside the building. **City Manager Shadrix** responded, and discussion followed regarding statutory timelines for foreclosable liens.

**Chair Kennedy** inquired whether it was appropriate to make a motion regarding the CRA boundary expansion and sunset date extension. **City Manager Shadrix** explained that a motion was necessary to inform the County of the City's request and asked **City Attorney Geller** to propose a process that would comply with the Rules of Order while providing City staff with direction to proceed. **City Attorney Geller** advised the Board to make a motion. **City Manager Shadrix** further noted that, as a CRA Board, members are not subject to the same operating

rules adopted by the City Commission.

**Member Johnson, seconded by Member Oliver, moved to proceed with necessary actions to expand the current CRA boundary to include enclaves and West Oaks Mall, as well as the five-year extension of the sunset date, with the understanding that the City would be coming back to the County to request the final five years. Motion carried unanimously.**

**Member Wilsen** commented on the condition of the West Oaks Mall during a recent visit and voiced that she is hopeful that the expansion of the CRA boundary will give the City leverage to work with the mall's ownership.

**Development Services Director Corless** explained the next steps for the Redevelopment Plan.

• **EXECUTIVE DIRECTOR COMMENTS**

**City Manager Shadrix** explained that this will be Development Services Director Corless's last CRA meeting as Development Services Director/CRA Administrator. He shared his lengthy and extensive professional relationship with her, and the widespread contributions she has made to the Master Planning field throughout Central Florida. He detailed her deep roots within and compassion for the City of Ocoee and further expressed his gratitude for her many contributions to the City.

He announced also that former Redevelopment Program Manager Vaca has been appointed as the new CRA Administrator, and that the City will be hiring a new Development Services Director.

• **BOARD COMMENTS**

**Member Wilsen** expressed her gratitude to Development Services Director Corless.

**Member Firstner** extended best wishes to Development Services Director Corless on her retirement and encouraged her to enjoy life to the fullest.

**Member Oliver** expressed his gratitude for Development Services Director Corless's service and contributions to the City of Ocoee and its citizens and commented on her wonderful legacy.

**Member Johnson** reflected on his vision for the City over the years and commended Development Services Director Corless for helping to shape its purpose. He noted that it had been a pleasure working with her for many years.

**Chair Kennedy** remarked that Development Services Director Corless's work can be seen anywhere one looks throughout the City and expressed that the City of Ocoee is eternally in her debt for the beauty she has contributed.

• **ADJOURNMENT**

The meeting was adjourned at 5:38 PM

CRA Regular Meeting  
August 5, 2025

Attest:

  
\_\_\_\_\_  
Miranda Justice, Recording Clerk

APPROVED:

  
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Chair