



FIFTY
WEST

OCOEE COMMUNITY REDEVELOPMENT AGENCY

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

September 16, 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, Member Johnson, Member Wilsen, Member Firstner, Member Oliver, and Member June

Absent: Vice-Chair Koovakada

Also Present: City Manager Shadrix, Assistant City Manager Rumer, 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 August 5, 2025, CRA Board Meeting

Member Johnson, seconded by Member June, moved to approve the CRA Regular Meeting Minutes of August 5, 2025, as presented. Motion carried 6-0 with Vice-Chair Koovakada absent.

2. Proposed FY 2025-2026 Budget

CRA Administrator Vaca presented a brief overview of the proposed Fiscal Year 2025-2026 CRA Budget, including trust fund contributions, estimated revenues and expenditures, and capital expenditures.

City Attorney Geller read the title of the resolution.

A RESOLUTION OF THE OCOEE COMMUNITY REDEVELOPMENT AGENCY ADOPTING A BUDGET FOR FISCAL YEAR 2025-2026; PROVIDING FOR BUDGET ADJUSTMENTS AND THE APPROPRIATION OF FUNDS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Member Oliver inquired how the budget and contributions would be affected if the Orange County Board of County Commissioners (BOCC) approves the expansion of the CRA. **CRA Administrator Vaca** responded to his question.

Chair Kennedy asked whether the \$2 million contribution threshold would be met through the expansion of the CRA boundaries. **CRA Administrator Vaca** responded to his inquiry.

Member Oliver, seconded by Member Johnson, moved to adopt Resolution No. 2025-002 of the Ocoee Community Redevelopment Agency adopting a budget for FY 2025-2026. Motion carried 6-0 with Vice-Chair Koovakada absent.

Member Johnson inquired about the transfers out associated with \$10 million in capital expenditures. **CRA Administrator Vaca** addressed his inquiry. Discussion ensued regarding proposed expenditures and personnel expenses.

3. Economic Development Grant Agreement

CRA Administrator Vaca explained that at its August 5th meeting, the CRA Board approved Joe Daka's grant application seeking funds not to exceed \$222,500 to assist with the demolition of the existing, blighted building, and elements that elevate the front and rear facades of the new building, at 1550 Maguire Road, the former BB&T bank. The new building will align more closely to Maguire Road and meet the urban design standards of nearby Target Area 1. The project will include retail and dining spaces, outdoor dining patios, and elevated landscaping. **CRA Administrator Vaca** presented the grant agreement, which follows the format utilized for previous grant agreements. She advised that legal counsel has reviewed the agreement, and it outlines the conditions of the grant as well as the process and requirements for the disbursement of funds.

Chair Kennedy inquired about the Grant Agreement document. **CRA Administrator Vaca** responded to his question.

Member Oliver asked about the \$276,000 listed under the Grant Contributions expenditure line in the Fiscal Year 2026 Budget as it relates to this Grant Agreement. **CRA Administrator Vaca** responded to his inquiry.

Member Firstner, seconded by Member Wilsen, moved to approve and execute the Grant Agreement with Joecee Capital, LLC. Motion carried 6-0 with Vice-Chair Koovakada absent.

4. Resolution Recommending Adoption of Finding of Necessity

CRA Administrator Vaca recounted that at its meeting on March 5, 2024, the CRA Board made a motion to approve the Finding of Necessity (FON) and directed staff to move forward with updating the Redevelopment Plan accordingly. The FON has been updated with maps and property taxable values since it was last presented. Staff prepared Resolution 2025-003, formally recommending that the City Commission adopt the FON, which has been reviewed by legal counsel and includes a map showing the proposed expansion areas that were evaluated for conditions of slum and/or blight. Formal adoption of this Resolution is necessary to update the Redevelopment Plan; another Resolution will be presented to the City Commission at a later date.

City Attorney Geller read the title of the resolution.

A RESOLUTION OF THE CITY OF OCOEE COMMUNITY REDEVELOPMENT AGENCY RELATING TO COMMUNITY REDEVELOPMENT; FINDING THE EXISTENCE OF CONDITIONS IN AND ADJACENT TO THE EXISTING COMMUNITY REDEVELOPMENT AREA THAT WARRANT THE INCLUSION OF THE AFFECTED AREAS WITHIN THE REDEVELOPMENT AREA; MAKING A LEGISLATIVE FINDING THAT CONDITIONS IN THE EVALUATED AREAS MEET THE CRITERIA DESCRIBED IN SECTION 163.340(7) OR (8), FLORIDA STATUTES ("FINDING OF NECESSITY"); RECOMMENDING ADOPTION OF THE FINDING OF NECESSITY BY THE CITY COMMISSION OF THE CITY OF OCOEE, FLORIDA; MAKING FINDINGS, RECOMMENDATIONS, AND REQUESTS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

Chair Kennedy inquired if residents and businesses other than the West Oaks Mall receive notification of the Finding of Necessity. **CRA Administrator Vaca** responded to his question.

Member Firstner, seconded by Member Oliver, moved to adopt Resolution 2025-003 of the Ocoee Community Redevelopment Agency relating to community redevelopment. Motion carried 6-0 with Vice-Chair Koovakada absent.

• MISCELLANEOUS

1. Project Updates

CRA Administrator Vaca updated the Board with the following:

- 1) The Wellness Park restroom punch-list walkthrough was completed this morning; a small list of touch-ups and corrections needed for final completion was compiled. Mechanical, plumbing, and electrical inspections have passed, and permanent electrical power has been completed.


Member Wilsen inquired about the locking and unlocking schedule. **CRA Administrator Vaca** responded to her question. Discussion ensued regarding the durability of the appurtenances.

• **BOARD COMMENTS - None**

• **ADJOURNMENT**

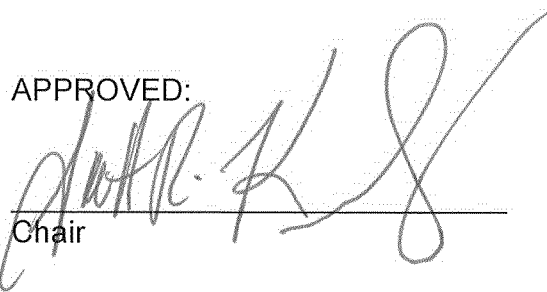
The meeting was adjourned at 5:24 PM

Attest:



Miranda Justice, Recording Clerk

APPROVED:



Chair