



FIFTY
WEST

OCOEE COMMUNITY REDEVELOPMENT AGENCY

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

December 2, 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 Sibbitt** 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, CRA Administrator Vaca, City Attorney Geller, and Recording Clerk Sibbitt

• PUBLIC COMMENTS

No speaker reservation forms were received.

• OLD BUSINESS - None

• NEW BUSINESS

1. Approval of Minutes of the September 16, 2025, CRA Board Meeting

Member Wilsen, seconded by Member Johnson, moved to approve the CRA Regular Meeting Minutes of September 16, 2025, as presented. Motion carried unanimously.

2. Election of Officers

A memorandum was provided in the CRA packet which identified the Chair and Vice-Chair for the past seven fiscal years, including the current year. Brief discussion ensued.

Member Firstner, seconded by Member Johnson, moved to nominate Vice-Chair Koovakada as CRA Board Chair and Member Oliver as CRA Board Vice-Chair. Motion carried unanimously.

• **MISCELLANEOUS**

1. Increment Revenue Update

CRA Administrator Vaca updated the Board on the revised increment revenue calculations provided by the Orange County Office of Management & Budget on November 5, 2025. She reported that the tax increment will be \$192,647.05 higher than the original June estimate, primarily due to an increase in gross taxable value. As a result of this higher tax increment, a larger rebate will be owed back to Orange County from the CRA. She also outlined the payment timeline, including the budget transfer and initiation of the rebate payment. **CRA Administrator Vaca** noted that no action is required at this time. She stated that the Financial Annual Audit is expected in March 2026, and a formal budget amendment will likely be brought forward in June to update the tax increment value and the cash carry forward.

2. Project Updates

CRA Administrator Vaca updated the Board with the following:

- 1) The Wellness Park restroom was re-inspected to address the remaining punch list items. Staff worked with the contractor to complete the necessary revisions, and the contractor has since submitted all close-out materials. City staff is now finalizing the opening and lock-up schedule.

Member Wilsen expressed concerns about the park and restroom hours. **CRA Administrator Vaca** and **City Manager Shadrix** addressed her concerns. It was noted that the lighting complies with all applicable safety codes and standards necessary to ensure public safety in that area. **Member Oliver** asked whether any cameras are installed at Wellness Park and recommended that staff consider adding them if none are currently in place. **CRA Administrator Vaca** responded to his inquiry.


- 2) Meetings regarding the Bluford Avenue Streetscape have taken place with the property owner of 789 South Bluford Avenue and staff, to discuss acquiring the southern portion of the property for the new lift station. Staff is coordinating with CPH to obtain a legal description and sketch of the property needed for appraisal and acquisition. Additionally, staff met with Duke Energy's underground conversion design team to address questions about the project design.

• **BOARD COMMENTS - None**

• **ADJOURNMENT**

The meeting was adjourned at 5:12 PM

Attest:


Melanie Sibbitt, Recording Clerk

APPROVED:


Chair