



FIFTY  
WEST

**OCOEE COMMUNITY REDEVELOPMENT AGENCY**

Ocoee Commission Chambers  
1 N. Bluford Avenue  
Ocoee, Florida

**March 3, 2026**

**MINUTES**

**5:00 PM**

**CRA REGULAR MEETING**

**• CALL TO ORDER**

**Chair Koovakada** 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 Koovakada, Vice-Chair Oliver, Member Kennedy, Member Johnson, Member Wilsen, and Member Firstner

**Absent:** None

**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. Development Services Director Introduction

**City Manager Shadrix** introduced new Development Services Director Nick Lepp and gave a brief overview of his 20-year history of collaborating with the City of Ocoee and CRA in various roles.

2. Approval of Minutes of the December 2, 2025, Regular CRA Meeting

**Member Wilsen, seconded by Member Johnson, moved to approve the CRA Regular Meeting Minutes of December 2, 2025, as presented. Motion carried unanimously.**

**• MISCELLANEOUS**

1. Annual Report Presentation

**CRA Administrator Vaca** presented the 2025 Annual Report, titled "Enhancing How We Live, Work & Play". She provided a brief overview of key statistics and highlights, including awards, accomplishments and new businesses within the CRA, as well as former CRA Administrator

Ginger Corless' retirement. She also informed the Board that the annual report would be published to the CRA website by the end of March and submitted to Orange County in compliance with § 163.371, Florida Statutes.

**Member Kennedy** inquired if the Board would receive hard copies of the Annual Report. **CRA Administrator Vaca** addressed his question.

## 2. Redevelopment Plan Update

**CRA Administrator Vaca** announced that County leadership chose to defer the decision to expand and extend the Ocoee CRA until after the 2026 Florida legislative session. She further explained what Staff has worked on in the interim, and next steps for the plan.

**City Manager Shadrix** noted that Universal Studios is also trying to expand a CRA with Orange County.

**Chair Koovakada** asked about the potential timeline for the plan. **CRA Administrator Vaca** addressed his inquiry.

## 3. Project Updates

**CRA Administrator Vaca** updated the Board with the following:

- 1) Duke Energy has started their design process for the underground work from SR 50 to Delaware Street for the Bluford Avenue Streetscape. Staff are evaluating a phased approach to complete the portion from Delaware Street to Geneva Street (City), and from Geneva Street to Maine Street (CRA).

**Member Wilsen** commented on the delays with O2B Kids and inquired about a time frame for completion. **Assistant City Manager Rumer** responded to her question.

**City Manager Shadrix** circled back to the Bluford Avenue Streetscape and advised that the City has an appropriation request making its way through the State budget, with respect to hurricane hardening and resiliency, to provide funding for the Duke Energy undergrounding of power.

**Vice-Chair Oliver** asked if there would be any road closures that would affect school access along Bluford Avenue when the construction takes place. **CRA Administrator Vaca** addressed his inquiry.

**CRA Administrator Vaca** reminded the Board of their next meeting date.

• **BOARD COMMENTS** - None

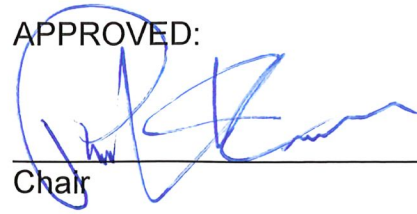
• **ADJOURNMENT**

The meeting was adjourned at 5:17 PM

Attest:

  
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Miranda Justice, Recording Clerk

APPROVED:

  
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Chair