



**FIFTY
WEST**

OCOEE COMMUNITY REDEVELOPMENT AGENCY

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

September 15, 2026

AGENDA

5:00 PM

CRA REGULAR MEETING

• CALL TO ORDER

Roll Call and Determination of Quorum

• PUBLIC COMMENTS

• OLD BUSINESS

• NEW BUSINESS

1. Approval of Minutes of the June 2, 2026, Regular CRA Meeting
2. Proposed Fiscal Year 2026-2027 Budget
3. Economic Development Grant Agreement Extension
4. Fiscal Year 2027 Proposed Meeting Dates

• MISCELLANEOUS

1. Project Updates

• BOARD COMMENTS

• ADJOURNMENT

NOTICE: IN ACCORDANCE WITH FLORIDA STATUTE 286.0105: ANY PERSON WHO DESIRES TO APPEAL ANY DECISION AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS AND FOR THIS PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. IN ACCORDANCE WITH FLORIDA STATUTE 286.26: PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE OFFICE OF THE CITY CLERK, 1 N. BLUFORD AVENUE, OCOEE, FL 34761, (407) 905 -3105, 48 HOURS IN ADVANCE OF THE MEETING.



FIFTY
WEST

OCOEE COMMUNITY REDEVELOPMENT AGENCY

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

June 2, 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 (*arrived 5:14 PM*), Member Johnson, Member Kennedy, Member Wilsen, Member Firstner, and Member June

Absent: None

Also Present: City Manager Shadrix, CRA Administrator Vaca, CRA Attorney Ardaman, and Recording Clerk Justice

• PUBLIC COMMENTS - None

• OLD BUSINESS - None

• NEW BUSINESS

1. Approval of Minutes of the March 3, 2026 CRA Board Meeting

5:01 PM

Member Wilsen, seconded by Member Johnson, moved to approve the CRA Regular Meeting Minutes of March 3, 2026, as presented; Motion carried 5-0 with Vice-Chair Oliver absent.

2. Fiscal Year 2025 Audit and Annual Financial Report Presentation

CRA Administrator Vaca introduced Finance Director Weber, who also serves as the CRA Treasurer. **Finance Director Weber** reported that the CRA received an unmodified, or "clean," audit opinion, the highest level of assurance that can be issued, and provided a brief overview of the Fiscal Year 2025 CRA Financial Statements and compliance reports. He further explained that no material weaknesses in internal control over financial reporting were reported under Government Auditing Standards, and the CRA complied in all material aspects with the requirements of Chapters 163 and 218 of Florida Statutes.

Member Kennedy noted that this was a private company audit and inquired whether the potential tax reform was discussed or considered with the audit team. **Finance Director Weber** responded to his question.

3. Fiscal Year 2026 Budget Amendment

CRA Administrator Vaca provided an overview of the proposed budget amendment, outlining cash balances, various revenue, and the adjustments and fund transfers recommended to support the proposal.

Member Kennedy inquired about the FEMA/FDEM reimbursement for the hurricane repairs to Wellness Park. **CRA Administrator Vaca** addressed his inquiry. **Member Kennedy** then asked about the maintenance funding for Wellness Park. **Finance Director Weber** addressed his question.

Chair Koovakada inquired about the overall budget for the Bluford Avenue Streetscape Project. **CRA Administrator Vaca** addressed his inquiry.

5:14 PM

Member Wilsen, seconded by Member Firstner, moved to adopt CRA Resolution No. 2026-001; Motion carried 6-0.

• MISCELLANEOUS

1. Project Updates

CRA Administrator Vaca updated the Board with the following:

- 1) Redevelopment Plan Update is temporarily paused due to property tax uncertainty
- 2) Bluford Avenue Streetscape Project funding update

Member Wilsen commented on the uncertainty arising from the proposed property tax reform. **CRA Administrator Vaca** responded to her comments, noting that the CRA does not have many single-family residences which are subject to the proposed reform within its boundaries.

Member Kennedy contemplated the CRA expansion being paused and the logical increased tax burden on commercial properties.

Member June inquired whether the CRA expansion is being paused at the County's behest. **CRA Administrator Vaca** responded to his question.

City Manager Shadrix advised that the Florida Legislature passed House Joint Resolution 1-F earlier in the day. He reiterated that the CRA boundaries do not encompass many single-family homes and referenced previous discussions with County Administration regarding the potential benefits to the County if the CRA were expanded.

Chair Koovakada asked if the CRA expansion for Universal Studios is still moving forward. **City Manager Shadrix** responded to his inquiry.

3) Next meeting is September 15, 2026, at 5:00 PM.

• **BOARD COMMENTS**

Member June inquired about a game plan for the CRA Budget. **City Manager Shadrix** addressed his question and commented on the potential effects to the City if the property tax reform ballot measure passes in November.

Member Johnson mentioned the availability of grants. **City Manager Shadrix** addressed his comment.

Vice-Chair Oliver inquired if the bill would allow a municipality to create municipal tax trust funds. **City Manager Shadrix** and **CRA Attorney Ardaman** addressed his inquiry. Discussion ensued.

Member Johnson opined that the State is penalizing municipalities. **City Manager Shadrix** responded to his remarks.

• **ADJOURNMENT**

The meeting was adjourned at 5:38 PM

Attest:

APPROVED:

Miranda Justice, Recording Clerk

Chair



FIFTY WEST

FY 2026-2027 ANNUAL BUDGET





**FIFTY
WEST**

**CITY OF OCOEE, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY DIRECTORY**

Board Members

Philip Koovakada City Appointed Board Member/ CRA Chair	(407) 296-1803 office	philip.koovakada@orlandohealth.com
George Oliver III Commissioner/CRA Vice Chair	(407) 905-3112 office	goliver@ocoee.org
Rusty Johnson Mayor/ CRA Board Member	(407) 905-3112 office	rjohnson@ocoee.org
Scott Kennedy Commissioner/CRA Board Member	(407) 905-3112 office	skennedy@ocoee.org
Rosemary Wilsen Commissioner/CRA Board Member	(407) 905-3112 office	rwilsen@ocoee.org
Richard Firstner Commissioner/CRA Board Member	(407) 905-3112 office	rfirstner@ocoee.org
Randy June OC Appointed CRA Board Member	(407) 325-1422 office	randy@jec3.com

Staff

Craig Shadrix City Manager/Executive Director	(407) 554-6434 office	craig.shadrix@ocoee.org
Michael Rumer Assistant City Manager	(407) 554-6434 office	mrumer@ocoee.org
Carolina Vaca CRA Administrator	(407) 554-7123 office	cvaca@ocoee.org

Legal Counsel

Richard S. Geller Fishback Dominick, LLP	(407) 462-8400 office	rgeller@fishbacklaw.com
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CRA RESOLUTION NO. 2026-002

A RESOLUTION OF THE OCOEE COMMUNITY REDEVELOPMENT AGENCY ADOPTING A BUDGET FOR FISCAL YEAR 2026-2027; PROVIDING FOR BUDGET ADJUSTMENTS AND THE APPROPRIATION OF FUNDS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Ocoee Community Redevelopment Agency (the “CRA”) was created pursuant to Part III, Chapter 163, Florida Statutes, and Ordinance No. 2006-007 of the City of Ocoee, Florida; and

WHEREAS, the CRA is a dependent special district under Chapter 189, Florida Statutes, known as the Uniform Special District Accountability Act (the “Special District Act”); and

WHEREAS, the Special District Act requires all special districts, including dependent special districts, such as the CRA, to adopt a budget for each fiscal year by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE OCOEE COMMUNITY REDEVELOPMENT AGENCY, AS FOLLOWS:

SECTION 1. Authority. The CRA has the authority to adopt this Resolution pursuant to the Special District Act.

SECTION 2. Adoption of Budget. The governing body of the CRA does hereby approve and adopt a budget for the CRA for Fiscal Year 2026-2027. A copy of the budget is attached hereto as Exhibit “A” and incorporated herein by reference.

SECTION 3. Budget Adjustments. As of the date of adoption of the Budget for Fiscal Year 2026-2027, the governing body of the CRA may not have received the final calculations regarding tax increment revenues and/or carried forward monies to be deposited into the Community Redevelopment Trust Fund for the Community Redevelopment Area which will be available for use by the CRA for Fiscal Year 2026-2027. Accordingly, the governing body of the CRA does hereby direct that tax increment revenues received in excess of the projected budgeted revenues be allocated to the 4900 Reserve for Contingency line item as set forth in Exhibit “A” and that any shortfalls in the projected budgeted tax increment revenues be deducted from the 4900 Reserve for Contingency line item as set forth in Exhibit “A”. In accordance with Subsection 163.387(7), F.S., the governing body of the CRA does hereby direct that monies carried forward in excess of the budgeted amount be allocated to CRA Capital Projects Fund 131, as set forth in Exhibit “A”, to fund projects identified in the CRA Capital Improvement Plan and Community Redevelopment Plan or be deposited into an escrow account for the purpose of later reducing any indebtedness to which increment revenues are pledged. Any shortfalls in the projected budgeted monies carried forward shall be deducted from the 4900 Reserve for Contingency line item or from the Capital Projects Fund, as set forth in Exhibit “A”. The Executive Director of the CRA is hereby authorized to administratively make any adjustments to the budget which may be required to implement the provisions of this section. Any necessary budget adjustments will be made pursuant to Section 189.016(6), F.S.

SECTION 4. Appropriations. There are hereby expressly appropriated out of anticipated revenues all funds and monies necessary to meet the appropriations stipulated by and in the attached budget.

SECTION 5. Severability. If any section, subsection, sentence, clause, phrase or portion of this Resolution is for any reason held invalid or unconstitutional by any court of

competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion hereto.

SECTION 6. Effective Date. This Resolution shall become effective immediately upon passage and adoption, and the budget adopted and approved by this Resolution shall be effective as of October 1, 2026.

PASSED AND ADOPTED this 15th day of September 2026.

APPROVED:

ATTEST:

**OCOE COMMUNITY
REDEVELOPMENT AGENCY**

Melanie Sibbitt, Secretary

Philip Koovakada, CRA Chair

(SEAL)

**FOR USE AND RELIANCE ONLY
BY THE OCOEE COMMUNITY
REDEVELOPMENT AGENCY,
APPROVED AS TO FORM AND LEGALITY
This 15th day of September 2026.**

FISHBACK DOMINICK, LLP

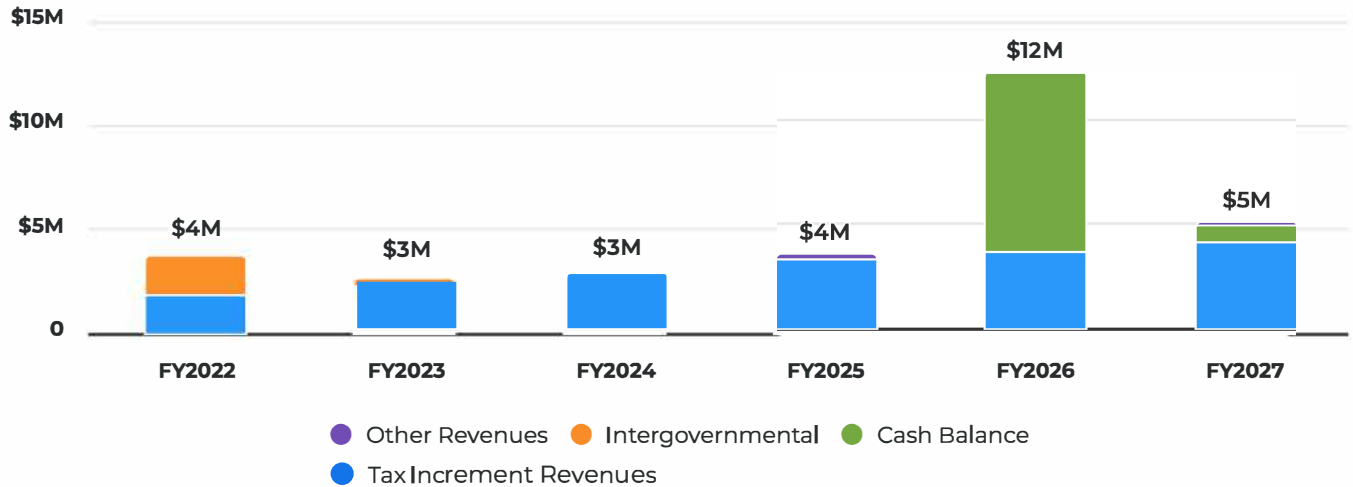
By: _____
Richard S. Geller, City Attorney

EXHIBIT "A"

Fiscal Year 2026-2027 CRA Budget

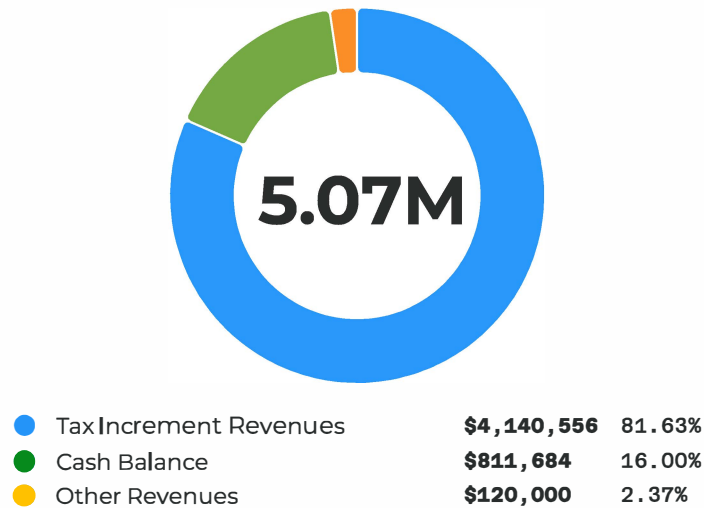
Revenues by Source

Historical Revenue by Source



In FY2027, the Community Redevelopment Area (CRA) Fund's total revenue is budgeted at \$5.1 million.

FY27 Revenues by Source



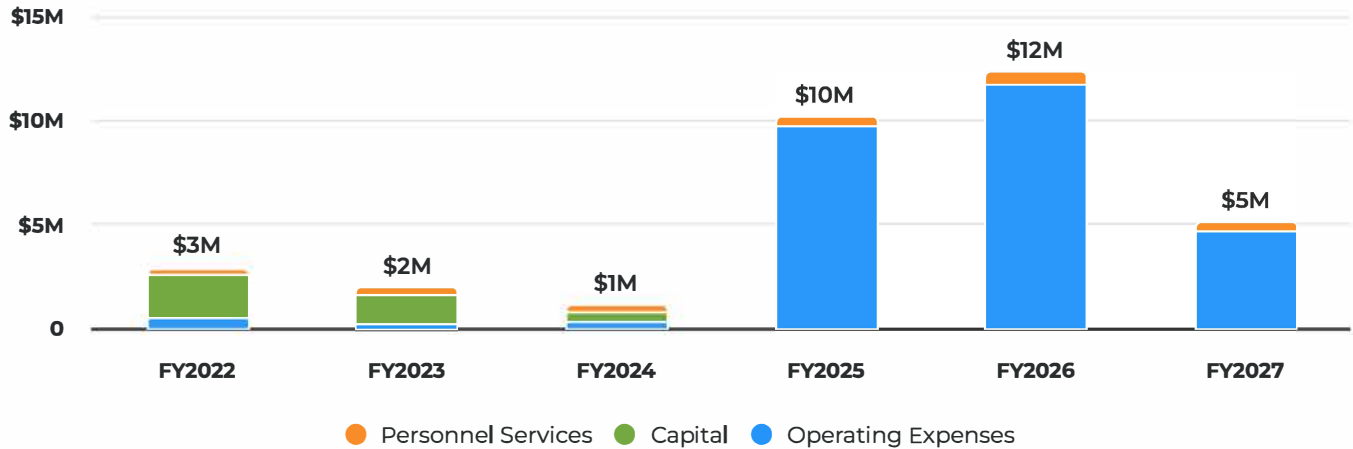
Revenues by Source

Category	Account ID	FY 2024 Actual	FY 2025 Actual	FY 2026 Budgeted	FY 2027 Budgeted
Cash Balance				\$8,589,433	\$811,684
BEGINNING CASH BALANCE	130-30-0000			\$8,589,433	\$811,684
Other Revenues		\$124,375	\$224,912	\$110,000	\$120,000
INTEREST EARNINGS	130-36-1100	\$124,375	\$224,912	\$110,000	\$120,000
Tax Increment Revenues		\$2,663,144	\$3,314,115	\$3,625,793	\$4,140,556
COUNTY CONTRIBUTIONS	130-31-1100	\$1,254,956	\$1,566,071	\$1,713,353	\$1,956,602
CITY CONTRIBUTION	130-38-1100	\$1,408,188	\$1,748,044	\$1,912,440	\$2,183,954
Total Revenues		\$2,787,518	\$3,539,027	\$12,325,226	\$5,072,240

EXHIBIT "A"
Fiscal Year 2026-2027 CRA Budget

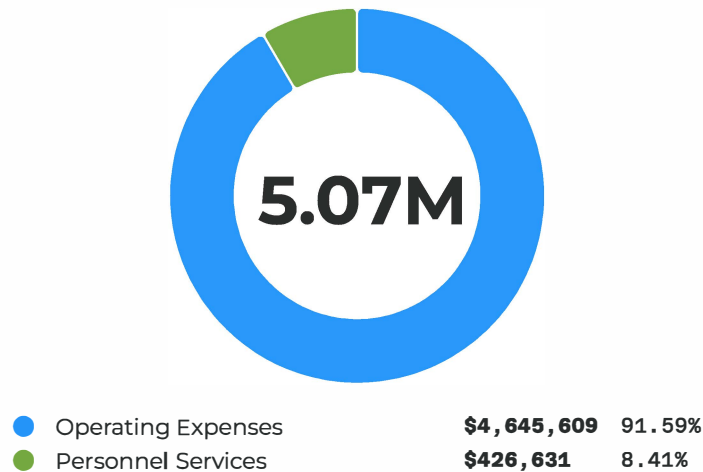
Expenditures by Expense Type

Historical Expenditures by Expense Type



In FY2027, the Community Redevelopment Area (CRA) Fund's total expenditures at \$5.1 million. Operating Expenses remained the largest category in FY2027, accounting for \$4.6 million or 91.59% of total expenditures.

FY27 Expenditures by Expense Type



Expenditures by Expense Type

Category	Account ID	FY 2024 Actual	FY 2025 Actual	FY 2026 Budgeted	FY 2027 Budgeted
Personnel Services		\$355,843	\$411,766	\$650,491	\$426,631
CRA		\$355,843	\$411,766	\$650,491	\$426,631
OTHER PAY	130-516-00-1101	\$3,442	\$3,359	\$3,591	
REGULAR SALARIES	130-516-00-1200	\$245,890	\$292,718	\$423,857	\$273,687
OVERTIME PAY	130-516-00-1400			\$126	
PTO BUYOUT	130-516-00-1510			\$7,975	\$8,861
FICA TAXES	130-516-00-2100	\$18,276	\$22,257	\$32,097	\$21,035
RETIREMENT CONTRIBUTION	130-516-00-2200	\$20,861	\$24,531	\$41,908	\$30,720
HEALTH INSURANCE	130-516-00-2300	\$63,609	\$65,372	\$135,235	\$87,013

EXHIBIT "A"
Fiscal Year 2026-2027 CRA Budget

Category	Account ID	FY 2024 Actual	FY 2025 Actual	FY 2026 Budgeted	FY 2027 Budgeted
LIFE INSURANCE	130-516-00-2301	\$907	\$785	\$1,413	\$999
DENTAL / VISION INSURANCE	130-516-00-2302	\$880	\$844	\$1,561	\$1,049
ACCIDENT / DISABILITY INSURANCE	130-516-00-2303	\$1,431	\$1,420	\$2,112	\$1,703
WORKERS' COMP ALLOCATION	130-516-00-2400	\$547	\$480	\$616	\$1,564
Operating Expenses		\$357,446	\$9,751,010	\$11,674,735	\$4,645,609
CRA		\$357,446	\$9,751,010	\$11,674,735	\$4,645,609
LEGAL EXPENSE	130-516-00-3101	\$363	\$3,408	\$5,000	\$5,000
PROFESSIONAL SERVICES	130-516-00-3128	\$43,085	\$36,827	\$168,500	\$168,500
Redevelopment Planning Support	130-516-00-3128			\$50,000	\$50,000
Transportation Planning Support	130-516-00-3128			\$50,000	\$50,000
Plans Review	130-516-00-3128			\$25,000	\$25,000
Crabtree Ink Annual Report Design	130-516-00-3128			\$3,500	\$3,500
Other Planning or Design Services	130-516-00-3128			\$40,000	\$40,000
COUNTY CONTRIBUTION REBATE	130-516-00-3129	\$76,487	\$169,821	\$214,006	\$306,234
ACCOUNTING AUDITING	130-516-00-3200	\$5,900	\$5,900	\$5,500	\$8,174
CONTRACTUAL SERVICES	130-516-00-3400	\$169,759	\$287,352	\$311,893	\$283,310
Placer AI	130-516-00-3400				\$10,000
Annual Landscape Maintenance	130-516-00-3400			\$137,403	\$131,430
Palm Injections	130-516-00-3400			\$2,940	\$3,000
AWC Pond 33 Maintenance	130-516-00-3400			\$4,410	\$2,940
Civic Plus Website Hosting & Maintenance	130-516-00-3400			\$1,200	
Other Equipment Maintenance	130-516-00-3400			\$80,500	\$80,500
Other Landscape Maintenance	130-516-00-3400			\$55,440	\$55,440
Economic Development Consultant	130-516-00-3400			\$30,000	
TRAVEL EXPENSE	130-516-00-4000	\$936	\$659	\$4,500	\$4,500
TELEPHONE EXPENSE	130-516-00-4100	\$2,119	\$2,173	\$2,800	\$2,800
POSTAGE FREIGHT	130-516-00-4200	\$49	\$75	\$500	\$500
WATER EXPENSE	130-516-00-4301	\$47,388	\$34,872	\$40,000	\$40,000
PRINTING AND BINDING	130-516-00-4700	\$1,871	\$1,926	\$5,000	\$5,000
RESERVE FOR CONTINGENCY	130-516-00-4900			\$50,000	\$50,000
ADMINISTRATION LEGAL ADS	130-516-00-4901			\$600	\$600
OFFICE SUPPLIES	130-516-00-5100	\$93	\$305	\$1,000	\$1,000
POL SUPPLIES	130-516-00-5200	\$176	\$259	\$600	\$1,500
UNIFORMS	130-516-00-5201	\$48		\$200	\$200
Operating Supplies	130-516-00-5202	\$286	\$183	\$1,000	\$1,000



EXHIBIT “A”
Fiscal Year 2026-2027 CRA Budget

Category	Account ID	FY 2024 Actual	FY 2025 Actual	FY 2026 Budgeted	FY 2027 Budgeted
SOFTWARE SUBSCRIPTION	130-516-00-5207				\$2,796
Adobe - (1) Pro	130-516-00-5207				\$240
Adobe - (1) Illustrator	130-516-00-5207				\$435
Adobe - (1) InDesign	130-516-00-5207				\$870
Civic Plus Website Hosting & Maintenance	130-516-00-5207				\$1,251
COPYING EXPENSE	130-516-00-5216	\$56	\$23	\$1,000	\$1,000
COMPUTER PERIPHERALS / SOFTWARE UNDER \$5,000	130-516-00-5235	\$2,377	\$1,465	\$2,000	\$1,010
BOOKS/SUBSCRIPTIONS	130-516-00-5401	\$729	\$742	\$1,000	\$1,000
PROFESSIONAL DUES	130-516-00-5402	\$2,454	\$2,484	\$3,000	\$3,000
TRAINING EXPENSE	130-516-00-5405	\$3,197	\$612	\$7,000	\$8,000
PUBLIC RELATIONS DEVELOPMENT	130-516-00-8205	\$72	\$108	\$5,000	\$5,000
GRANTS CONTRIBUTION	130-516-00-8210		\$62,400	\$276,000	\$276,000
TRANSFERS OUT	130-516-00-9000		\$9,139,418		
TRANSFERS OUT - CAPITAL	130-516-00-9105			\$10,568,636	\$3,469,485
Capital		\$383,497			
CRA		\$383,497			
CAPITAL IMPROVEMENTS	130-516-00-6302	\$383,497			
Total Expenditures		\$1,096,786	\$10,162,777	\$12,325,226	\$5,072,240

CRA Capital Projects Fund

This fund is used to account for the capital projects of the CRA.

CRA Capital Projects Fund Comprehensive Summary

Category	Account ID	FY 2024 Actual	FY 2025 Actual	FY 2026 Budgeted	FY 2027 Budgeted
Beginning Fund Balance					
Revenues					
Cash Balance					
BEGINNING CASH BALANCE	131-30-0000				\$9,904,198
Total Cash Balance					\$9,904,198
Other Financing					
TRANSFERS IN	131-38-1000		\$9,139,418	\$10,568,636	\$3,469,485
Transfers In - Capital Improvements	131-38-1000			\$10,568,636	\$3,469,485
Total Other Financing			\$9,139,418	\$10,568,636	\$3,469,485
Total Revenues			\$9,139,418	\$10,568,636	\$13,373,683
Expenditures					
Capital					
CAPITAL IMPROVEMENTS	131-516-00-6302		\$598,285	\$10,531,716	\$13,373,683
Old Winter Garden Road Extension and Street A - Capital Costs - Land/Right-of-way	131-516-00-6302				\$560,000
S Bluford Complete Street Project - Capital Costs - Construction	131-516-00-6302				\$2,909,485
Restricted for Capital*	131-516-00-6302			\$8,589,433	\$9,904,198
S. Bluford Complete Street project	131-516-00-6302			\$1,942,283	
VEHICLES	131-516-00-6401			\$36,920	
Code Enforcement Vehicle - Capital Costs - Vehicle Cost	131-516-00-6401			\$32,000	
Code Enforcement Vehicle - Capital Costs - Upfitting Cost	131-516-00-6401			\$4,920	
Total Capital			\$598,285	\$10,568,636	\$13,373,683
Total Expenditures			\$598,285	\$10,568,636	\$13,373,683
Total Revenues Less Expenditures			\$8,541,133		
Ending Fund Balance			\$8,541,133		

*Restricted for Capital - Ongoing projects from FY25/26 that have funds allocated and will move forward in FY26/27



FIFTY WEST

1 N. Bluford Ave, Ocoee, FL 34761
407.905.3100 x 1027
ocoecra.com



**FIFTY
WEST**

MEMORANDUM

TO: CRA Board Members
FROM: Carolina Vaca, CRA Administrator
DATE: September 15, 2026
RE: 1550 Maguire Road Grant Extension

Background

On September 16, 2025, the CRA entered into a grant agreement with Joecoe Capital, LLC, for an amount not to exceed \$222,500. The grant supports the demolition of the former bank building and eligible design improvements for the proposed redevelopment project at 1550 Maguire Road. Under Section 2 of the agreement, the CRA's obligation to fund the grant terminates on September 30, 2026, unless the parties agree in writing to a later date.

The project is still undergoing the City's development review process. The grantee has requested an extension to allow additional time to complete that process and construction. Funds for the grant are included in the CRA's proposed Fiscal Year 2027 budget, allowing the funding period to be extended through September 30, 2027.

Recommendation

Staff has prepared the attached First Amendment to Grant Agreement to extend the Funding Termination Date from September 30, 2026, to September 30, 2027. The maximum grant amount remains \$222,500, and all other terms remain unchanged. The CRA's legal counsel has reviewed the amendment. Staff respectfully recommends approval of the First Amendment and authorization for the CRA Chair to execute it as presented.

Attachments:
First Amendment to Grant Agreement

CC:
Craig Shadrix, City Manager/CRA Executive Director
Mike Rumer, Assistant City Manager

FIRST AMENDMENT TO GRANT AGREEMENT

This First Amendment to Grant Agreement (“First Amendment”) is made and entered into by and between the CITY OF OCOEE COMMUNITY REDEVELOPMENT AGENCY, a redevelopment agency established by the City of Ocoee, a Florida municipal corporation (the “CRA”), and JOECOEE CAPITAL, LLC, a Florida limited liability company (the “Grantee”). This First Amendment shall be effective as of the date approved by the CRA (the “Effective Date”).

RECITALS:

WHEREAS, on September 16, 2025, the CRA and Grantee entered into a Grant Agreement for the property located at **1550 Maguire Road, Ocoee, Florida 34761** (the “Agreement”); and

WHEREAS, pursuant to Section 2 of the Agreement, the CRA’s obligation to fund the Grant is scheduled to terminate on **September 30, 2026** (the “Funding Termination Date”); and

WHEREAS, the Grantee has requested an extension of the Funding Termination Date to allow additional time for completion of the Project; and

WHEREAS, the CRA desires to approve the requested extension and amend the Agreement accordingly.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the CRA and Grantee agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are incorporated herein by this reference.
2. **Extension of Funding Termination Date.** Section 2, **Effective Term**, of the Agreement is hereby amended solely to extend the Funding Termination Date from **September 30, 2026, to September 30, 2027**. Accordingly, the CRA’s obligation to fund the Grant shall terminate on **September 30, 2027**, unless sooner terminated in accordance with the Agreement.
3. **Remaining Terms.** Except as expressly amended by this First Amendment, all other terms, conditions, obligations, and provisions of the Agreement shall remain unchanged and in full force and effect.
4. **Conflict.** In the event of a conflict between the terms of this First Amendment and the Agreement, the terms of this First Amendment shall control.
5. **Counterparts.** This First Amendment may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

[SIGNATURES TO FOLLOW]

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be duly executed by their respective authorized officers as of the Effective Date.

CRA:

**CITY OF OCOEE COMMUNITY
REDEVELOPMENT AGENCY**, a
redevelopment agency established by the
City of Ocoee, a Florida municipal
corporation

By:

Philip Koovakada, Chair

Date:

**FOR USE AND RELIANCE ONLY BY
THE CITY OF OCOEE, FLORIDA;
APPROVED AS TO FORM AND
LEGALITY** this ____ day of _____,
2026.

Attest: _____
Melanie Sibbitt, City Clerk

Date:

FISHBACK DOMINICK, LLP

By:

City Attorney

**APPROVED BY THE CITY OF OCOEE
COMMUNITY REDEVELOPMENT
AGENCY AT A MEETING HELD ON
_____, UNDER
AGENDA ITEM NO. _____.**

GRANTEE:

JOECOE CAPITAL, LLC, a Florida
limited liability company

By:_____

Title:_____

Date:_____



**FIFTY
WEST**

MEMORANDUM

TO: Ocoee Community Redevelopment Agency Board
FROM: Carolina Vaca, CRA Administrator
DATE: September 15, 2026
RE: Proposed City of Ocoee CRA Meeting Schedule for FY 2026-2027

Pursuant to the Bylaws of the CRA, below are possible dates to be considered for the four (4) required meetings for Fiscal Year 2026-2027. Please be prepared to adopt these dates, or provide alternate meeting dates for consideration, at the September 15, 2026, CRA Board Meeting.

1. Meeting #1:

Tuesday, December 1, 2026, at 5:00 p.m. (before City Commission meeting)

2. Meeting #2:

Tuesday, March 2, 2027, at 5:00 p.m. (before City Commission meeting)

3. Meeting #3:

Tuesday, June 1, 2027, at 5:00 p.m. (before City Commission meeting)

4. Meeting #4:

Tuesday, September 21, 2027, at 5:00 p.m. (before City Commission Meeting)

Staff requests adoption of the FY 2026-2027 meeting calendar as printed or as modified at the September 15, 2026, CRA Board Meeting.