



FIFTY  
WEST

**COMMUNITY REDEVELOPMENT AGENCY  
REGULAR MEETING**

Ocoee Commission Chambers  
1 North Bluford Avenue  
Ocoee, Florida

**JUNE 6, 2023**

**MINUTES**

**5:00 PM**

**• CALL TO ORDER**

**Chair Johnson** called the Community Redevelopment Agency Board to order at 5:00 PM in the Commission Chambers of City Hall. **City Clerk Sibbitt** called roll and declared a quorum present.

**Roll Call:** Chair Johnson, Vice-Chair Wilsen, Member Kennedy, Member Hart, Member Koovakada, and Member June

**Absent:** Member Firstner

**Also Present:** City Manager Frank, Assistant City Manager Shadrix, City Attorney Cookson, and City Clerk Sibbitt

**• PUBLIC COMMENTS**

No speaker reservation forms were received.

**• OLD BUSINESS – None**

**• NEW BUSINESS**

1. Presentation of 2022 CRA Financial Statement, CRA Treasurer Roberts

**CRA Treasurer Roberts** presented an overview of the 2022 CRA Financial Statement and Independent Auditor's Report to the Board.

2. Approval of Minutes from the March 7, 2023, CRA Board Meeting

**Vice-Chair Wilsen, seconded by Member Hart, moved to approve the CRA Regular Meeting Minutes of March 7, 2023, as presented. Motion carried 6-0 with Member Firstner absent.**

### 3. Regency/Old Winter Garden Road Extension Mixed-Use Incentive Package

**Deputy Development Services Director/CRA Administrator Corless** explained the partnership with the developer of The Regency to not only improve the regional transportation system, but to provide an urban mixed-use product of residential and commercial in the CRA Target Area 1. This development is projected to contribute significant tax increment financing (TIF) to the CRA'S Redevelopment Trust Fund. She briefly summarized the incentives being proposed within the First Amendment to the Development Agreement which will be placed before the City Commission for approval at their next meeting; and further, explained how contributions provided by the CRA could help achieve their mission and vision for Target Area 1.

**Member June, seconded by Vice-Chair Wilsen, moved to approve use of Capital Project Funds to reimburse the City of Ocoee in the amount of \$1,390,616 for developer incentives to reconstruct the Old Winter Garden Road/Maquire Road intersection and construct the extension of Old Winter Garden Road; Motion carried 6-0 with Member Firstner absent.**

#### • MISCELLANEOUS

##### 1. Project Updates

**Deputy Development Services Director/CRA Administrator Corless** updated the Board on the current projects.

- a) Ocoee Corners Common – Working on pedestrian connection with a concept of a common or greens. Landscape will create an aesthetic of being hidden.
- b) Wellness Park Update – The park is very well utilized by citizens, and organizations. Evaluating the possibility of a restroom to be added to the project based on feedback received by patrons of the park.
- c) S. Bluford Avenue Complete Street – Initiated final design, engineering, and permitting. Acquisitions of right-of-way for landscaping, multi-purpose trail, and roundabouts.
- d) Maquire Road Phase 5 – The CRA is working with the Public Works Department to four-lane divide and create an Urban section. This project will be starting later this summer.
- e) CRA Redevelopment Plan – Consultant reviewing all base data, working on mapping exercises and acquiring legal sketches of enclaves, and preliminary discussions with the County.

##### 2. 2023 FPZA Awards

**Redevelopment Program Manager Vaca** announced that the CRA was awarded the 2023 Florida Planning and Zoning Association (FPZA) Award for the Healthy West Orange Wellness Park for "Outstanding Infrastructure Project", and will be accepting the

award at the FPZA Conference on June 9<sup>th</sup>. She further announced additional associations they have applied for an award, and reminded the members about their next CRA Meeting on September 19<sup>th</sup>.

• **BOARD COMMENTS**

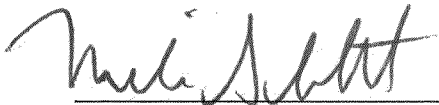
**Chair Johnson** inquired about the roundabout design completion, and construction timeframe. **Deputy Development Services Director/CRA Administrator Corless** addressed his question.


• **ADJOURNMENT**

The meeting was adjourned at 5:20 PM

Attest:

APPROVED:

  
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Melanie Sibbitt, Secretary

  
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Chair