



FIFTY
WEST

OCOEE COMMUNITY REDEVELOPMENT AGENCY

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

December 5, 2023

MINUTES

5:00 PM

CRA REGULAR MEETING

• **CALL TO ORDER**

Chair Johnson called the Community Redevelopment Agency Board to order at 5:04 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 Firstner, Member Hart, and Member June

Absent: Member Kennedy and Member Koovakada

Also Present: City Manager Frank, Assistant City Manager Shadrix, Deputy Development Services Director/CRA Administrator Corless, Redevelopment Program Manager Vaca, City Attorney Ardaman, and City Clerk Sibbitt

• **PUBLIC COMMENTS**

No speaker reservation forms were received.

• **OLD BUSINESS** - None

• **NEW BUSINESS**

1. Approval of Minutes of the September 19, 2023, CRA Regular Meeting

Vice-Chair Wilsen, seconded by Member Firstner, moved to approve the CRA Regular Meeting Minutes of September 19, 2023, as presented. Motion carried 5-0 with Members Kennedy and Koovakada absent.

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 Hart, moved to nominate Vice-Chair Wilsen as CRA Board Chair. Motion carried 5-0 with Members Kennedy and Koovakada absent.

Member Firstner, seconded by Member Hart, moved to nominate Member Kennedy as CRA Board Vice-Chair. Motion carried 5-0 with Members Kennedy and Koovakada absent.

• MISCELLANEOUS

1. Updated Increment Revenue Numbers

Redevelopment Program Manager Vaca updated the board on the tax increment revenue, and explained that the revenue will be less than what was proposed when the budget was passed in September. The calculations Orange County used to estimate gross taxable value in November are less than the estimate their staff provided to the City back in June. This calculation adjustment, in addition to an overpayment the County made to the Redevelopment Trust Fund last year, led to the reduction in actual revenue. She further delineated the next steps that will be taken, and indicated that staff will prepare a resolution for the June meeting to formally amend the budget once an audit has been completed.

Vice-Chair Wilsen inquired if the change in revenue would have any residual effects on projects. **Redevelopment Program Manager Vaca** addressed her question.

2. Vision Zero Action Plan

Deputy Development Services Director/CRA Administrator Corless commented on the increasing bicyclist and pedestrian fatalities nationwide, and remarked on Central Florida being known for having a higher than average number of such fatalities. She explained that beginning last year, the City partnered with MetroPlan Orlando to participate in a program called Vision Zero. She summarized the program and grant funding awarded to MetroPlan by the Safe Streets and Roads for All (SS4A) Program, which is administered by the U.S. Department of Transportation. She further detailed the City's project team, which will be involved in reviewing the City's transportation system and applicable projects and helping with the action plan. She outlined the Vision Zero Key Tasks and how the City is trying to engage the community regarding areas where they have concerns or feel unsafe.

Member June detailed a near-incident he recently experienced. He pondered whether bicycles should be mixed with cars and commented about efforts being made for trails. **Member Hart** commented with his support for the Vision Zero program and having a Citywide plan, especially considering the number of people coming to our area and new development. **Deputy Development Services Director/CRA Administrator Corless** addressed their comments and remarked that MetroPlan is paying more than \$100,000 for the City of Ocoee's action plan.

3. Project Updates

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

a) Redevelopment Plan Update – GAI submitted a draft Finding of Necessity report, identifying sufficient deterioration to justify expansion of the CRA to include the West Oaks Mall. Meeting two of sixteen criteria qualifies an area as "being blighted," and this area meets nine of sixteen. She expects the final report in the next couple of weeks. GAI is also working on addressing the enclaves; then the next steps for the Redevelopment Plan will go to the County.

b) Downtown Finding – A preliminary assessment indicates that the downtown area meets the CRA criteria set forth in F.S. Chapter 163. However, initial conversations with Orange County revealed that the County may be more supportive of expanding the existing CRA versus creating

a new district. Recent requests from other municipalities to create new districts have not moved forward. Staff will be working with a consultant and meeting with Orange County for further discussion, and hopefully will bring back a positive update at the March meeting.

c) Maguire Road Phase 5 – Staff will be finalizing the scope of work in December with the engineering consultant; work will feasibly start in January to update the documents for the Phase 5 section of road for the area north of Maine Street to Story Road.

d) Wellness Park Restroom – Staff expects the design to be 100% complete by end of the year, with anticipated bidding in late February to early March 2024. The budget is estimated at \$195,000, which is less than what is budgeted for the project. **Deputy Development Services Director/CRA Administrator Corless** summarized the facility’s features and branding.

e) S. Bluford Avenue Complete Street Project – The project is currently at 60% Final Engineering and will soon move forward for permitting through St. Johns River Water Management District. **Deputy Development Services Director/CRA Administrator Corless** detailed the CRA components of the project budget and explained staff’s recommendation to break the project into three phases. Phase I would comprise the section from Old Winter Garden Road to SR 50, Phase II would encompass the area from SR 50 to Geneva Street, and Phase III would include Geneva Street to Delaware Street. She further explained the premise for determining the phases and the estimated cost for Phase I, for which funds are available. Discussion ensued.

Deputy Development Services Director/CRA Administrator Corless addressed concerns from Chair Johnson regarding Delaware Street, and explained that the CRA board cannot take any action north of Geneva. However, because this is a joint project between the CRA and the City, she will put together a presentation that outlines the entire process, including working with the City on their portion from Geneva to Delaware. She informed the board that the next regularly scheduled meeting is March 5th, however, she also noted that staff will work with the City Manager’s office to come up with a plan regarding a workshop for the S. Bluford Avenue Complete Street Project.

• **BOARD COMMENTS** - None

• **ADJOURNMENT**


The meeting was adjourned at 5:45 PM

Attest:



Melanie Sibbitt, Secretary

APPROVED:



Chair