



FIFTY
WEST

OCOEE COMMUNITY REDEVELOPMENT AGENCY

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

March 5, 2024

MINUTES

5:00 PM

CRA REGULAR MEETING

• CALL TO ORDER

Chair Wilsen 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 Wilsen, Vice-Chair Kennedy, Member Johnson, Member Firstner, Member Hart, Member June, and Member Koovakada.

Absent: None

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

• PUBLIC COMMENTS

No speaker reservation forms were received.

• OLD BUSINESS - None

• NEW BUSINESS

1. Approval of Minutes of the December 5, 2023 CRA Board Meeting

Member Johnson, seconded by Member Hart, moved to approve the CRA Regular Meeting Minutes of December 5, 2023, as presented. Motion carried 7-0.

• MISCELLANEOUS

1. Redevelopment Plan Update

Deputy Development Services Director/CRA Administrator Corless introduced the representatives from GAI Community Solutions Group in attendance. She further explained the evaluation process to consider expanding the Fifty West District to include identified enclaves and West Oaks mall parcels, and detailed the desire to create a Downtown Redevelopment District to be administered by the Ocoee CRA Board. She further delineated the next steps for updating the Redevelopment Plan, and explained that staff is seeking to extend the sunset date of the Fifty West Redevelopment District from 2036 to 2046 in accordance with the JPA.

Vice-Chair Kennedy inquired about potential strategies and outcomes for the West Oaks Mall, and how its inclusion in the Fifty West District would affect the property owners. **Tom Kohler, GAI Consultants**, addressed his question and explained the benefits of being included into a CRA.

Chair Wilsen inquired why the West Oaks Mall had not been included in the original CRA. **Mr. Kohler** addressed her question.

Member Hart inquired if the expansion to include the West Oaks Mall in the Fifty West District requires the property owners' cooperation or approval. **Mr. Kohler** addressed his question.

Deputy Development Services Director/CRA Administrator Corless further shared that the addition of an overlay would be discussed regarding a community aesthetic and what could be added from a land-use standpoint.

Chair Wilsen inquired about annexing the enclaves. **Deputy Development Services Director/CRA Administrator Corless** and **Mr. Kohler** addressed her question.

Vice-Chair Kennedy reiterated that the largest [West Oaks Mall] tenant is Orange County and inquired if their tenancy would provide an advantage to the City when seeking County approval for the proposed Redevelopment Plan Update. **Mr. Kohler** addressed his question and explained the difference between expanding the existing Fifty West District to include the West Oaks Mall versus creating a new Downtown Redevelopment District, with respect to current Orange County policy. Discussion ensued.

Assistant City Manager Shadrix spoke about the importance of creating an overlay to guide development and prevent further blight. He briefly mentioned potential economic impact of redevelopment and bespoke Mr. Kohler's expertise in the Community Redevelopment Agency arena. He further emphasized the importance of strategizing for discussions with Orange County.

Member Firstner inquired if the owners of the West Oaks Mall have indicated any future plans. **Assistant City Manager Shadrix** addressed his question. Discussion ensued.

Vice-Chair Kennedy, seconded by Member Hart, moved to approve the finding of necessity and to direct staff to move forward with updating the Redevelopment Plan. Motion carried 7-0.

Deputy Development Services Director/CRA Administrator Corless advised that there is a proposed potential change to their June meeting date based on progression of the Redevelopment Plan.

2. South Bluford Avenue Complete Street

Deputy Development Services Director/CRA Administrator Corless summarized the phases and funding for the Complete Street project. She emphasized that the CRA cannot act on the City's portion of the project other than forwarding a recommendation to the City Commission. She further explained the project's next steps and recommendations. Discussion ensued.

Assistant City Manager Shadrix explained the City's portion of the project budget and shared that the Commission has the ability to budget the additional funding that is needed for the Delaware Street to Geneva Street segment. He delineated various budgeting avenues that can be evaluated and differentiated between the City's funding portion and the CRA's. He further emphasized that City and CRA portions of the project do not need to be exclusive of one another.

Member June suggested that the details of the South Bluford Avenue Complete Street Project are too lengthy to discuss at a CRA meeting and proposed the CRA consider a Workshop. Discussion ensued; it was agreed that a Workshop would be set prior to the next CRA meeting.

3. Annual Report Presentation

Redevelopment Program Manager Vaca presented the 2023 Annual Report and outlined its contents. Discussion ensued.

4. Meeting Dates

Fiscal Year 2023 – 2024 meeting dates:

Meeting #3:

Tuesday, June 4, 2024, at 5:00 PM (before City Commission Meeting)

Meeting #4 (Budget Meeting):

Tuesday, September 17, 2024, at 5:00 PM (before City Commission Meeting)

• **BOARD COMMENTS**

Chair Wilsen inquired about the banners on Fifty West and asked if they could be replaced. **Deputy Development Services Director/CRA Administrator Corless** addressed her question.

• **ADJOURNMENT**

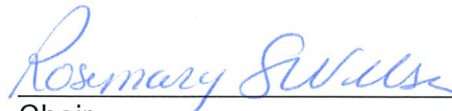
The meeting was adjourned at 5:49 PM

Attest:



Melanie Sibbitt, Secretary

APPROVED:



Chair