



FIFTY
WEST

OCOEE COMMUNITY REDEVELOPMENT AGENCY

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

September 17, 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. **Recording Clerk Justice** called roll and declared a quorum present.

Roll Call: Chair Wilsen, Vice-Chair Kennedy, Member Johnson, Member Oliver (*arrived at 5:02 PM*), Member Firstner, and Member June

Absent: Member Koovakada

Also Present: Acting City Manager Shadrix, Acting Assistant City Manager Rumer, Acting Development Services Director/CRA Administrator Corless, Redevelopment Program Manager Vaca, City Attorney Geller, and Recording Clerk Justice

• PUBLIC COMMENTS

No speaker reservation forms were received.

• OLD BUSINESS – None

Member Oliver arrived at 5:02 PM.

• NEW BUSINESS

1. Approval of Minutes of the June 4, 2024 CRA Board Meeting

Member Firstner, seconded by Member Johnson, moved to approve the CRA Regular Meeting Minutes of June 4, 2024, as presented. Motion carried 6-0 with Member Koovakada absent.

Acting Development Services Director/CRA Administrator Corless announced that Wellness Park has won a national award from the North American Deck and Railing Association, taking First Place in the Commercial Outdoor Living Project category. **Member Johnson** inquired about where the award would be displayed. **Acting Development Services Director/CRA Administrator Corless** advised that staff is working on creating a display to highlight various awards and promote public awareness of the City's recognition at both the state and national levels. She further announced that Unity Park has received the Florida Planning & Zoning Association's 2023-2024 Outstanding Sustainability Project award.

Chair Wilsen expressed appreciation for the hard work of the Community Redevelopment Agency and all City departments. She also suggested that the awards be presented at an upcoming televised City Commission Meeting. Discussion ensued.

2. Economic Development Grant

Acting Development Services Director/CRA Administrator Corless announced that Westgate Resorts, currently operating from multiple locations in the area, including one within the CRA, will soon be consolidating its operations. One of the options the company had considered was relocating out of the City of Ocoee. However, after meetings with city leadership, where the city's ongoing investments and redevelopment efforts were highlighted, Westgate opted to stay in Ocoee. As part of the Community Redevelopment Plan, the CRA is able to offer an Economic Development Incentive reimbursement grant to Westgate to support their restructuring. The CRA will reimburse \$1,200 per job relocated to Ocoee, for a total not to exceed \$127,200. The project will be completed in two phases, with Phase 1 comprising the relocation of 106 high-wage jobs to the Ocoee office, with a combined salary of \$6.6 million. Phase 2 will see a 31,000-square-foot expansion and the relocation of at least 250 additional team members once construction is complete.

Acting Development Services Director/CRA Administrator Corless provided further details on the proposed \$127,200 Economic Development Incentive reimbursement grant, noting that Westgate is required to retain the high-wage jobs for at least two years or return the funds to the CRA.

Member Oliver inquired about expansion plans. **Acting Development Services Director/CRA Administrator Corless** addressed his question. Discussion ensued.

Member Firstner inquired if Westgate is planning to utilize the former Scotty's building. **Acting Development Services Director/CRA Administrator Corless** addressed his question.

Member Oliver, seconded by Member Firstner, moved to approve the Economic Development Grant Agreement with Westgate Resorts, LTD, as presented. Motion carried 5-1 with Vice-Chair Kennedy opposing and Member Koovakada absent.

3. Proposed FY 2024-2025 Budget

Redevelopment Program Manager Vaca presented a brief overview of the proposed Fiscal Year 2024-2025 CRA Budget, covering estimated revenues, the Orange County rebate, and planned expenditures. She also summarized the 5-Year Capital Improvement Plan, noting that only the Fiscal Year 2024-2025 portion would be funded if approved by the board.

Vice-Chair Kennedy asked about the Old Winter Garden Road/South Bluford Avenue funding which had been utilized and was set to be refunded in the upcoming budget. **Redevelopment Program Manager Vaca** clarified that the project is actually the Old Winter Garden/Maguire Road Intersection project and addressed his inquiry. Discussion ensued.

City Attorney Geller read the title of the resolution.

A RESOLUTION OF THE OCOEE COMMUNITY REDEVELOPMENT AGENCY ADOPTING A BUDGET FOR FISCAL YEAR 2024-2025; PROVIDING FOR BUDGET ADJUSTMENTS AND THE APPROPRIATION OF FUNDS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Vice-Chair Kennedy, seconded by Member Johnson, moved to adopt Resolution No. 2024-002 of the Ocoee Community Redevelopment Agency adopting a budget for Fiscal Year 2024-2025; providing for budget adjustments and the appropriation of funds; providing for severability; providing an effective date. Motion carried 6-0 with Member Koovakada absent.

4. FY 2024-2025 CRA Board Meeting Dates

Redevelopment Program Manager Vaca asked the board to consider the dates (*as seen below*) for their meeting dates for Fiscal Year 2024/2025. She informed the board that it is required they have at least four (4) meetings per fiscal year.

Meeting #1:

Tuesday, December 3, 2024, at 5:00 PM (before City Commission meeting)

Meeting #2:

Tuesday, March 4, 2025, at 5:00 PM (before City Commission meeting)

Meeting #3:

Tuesday, June 3, 2025, at 5:00 PM (before City Commission meeting)

Meeting #4:

Tuesday, September 16, 2025, at 5:00 PM (before City Commission meeting)

Consensus of the CRA Board was to approve the Fiscal Year 2024/2025 CRA meeting dates, as presented by staff, as follows; December 3, 2024; March 4, 2025; June 3, 2025; and September 16, 2025, with Member Koovakada absent.

• **MISCELLANEOUS**

1. Project Updates

Acting Development Services Director/CRA Administrator Corless updated the board on the following:

- Wellness Park restroom
- Redevelopment Plan update
- Bluford Avenue Streetscape

• **BOARD COMMENTS**

Chair Wilsen recalled that the [West Oaks] mall was not interested in being part of the CRA when it was established, and inquired if the property owner would have to agree to become part of the CRA at this time. **Acting Development Services Director/CRA Administrator Corless** addressed her question. Discussion ensued.

Member June inquired if that conversation [regarding the CRA] was happening with the property owner. **Acting Development Services Director/CRA Administrator Corless** addressed his question.

• **ADJOURNMENT**

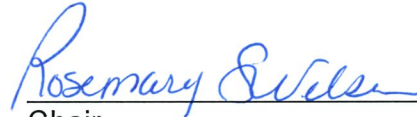
The meeting was adjourned at 5:26PM

Attest:



Miranda Justice, Recording Clerk

APPROVED:



Chair