

If members of the public wish to attend the meeting digitally the link is below in yellow. The meeting will go on in person regardless of technical difficulties with Zoom

**WINTER PARK
URBAN RENEWAL AUTHORITY**

Winter Park Town Hall – 50 Vasquez Road
Tuesday, April 15, 2025 – 3:00 p.m.



AGENDA

1. Meeting Call To Order
 - a. Roll Call of Urban Renewal Authority Board Commissioners
2. Consent Agenda
 - a. Approval of March 18, 2025, Meeting Minutes
3. Discussion
 - a. Anticipated Timelines & Urban Renewal Plan Process
4. Adjournment

You are invited to a Zoom webinar.

When: April 15, 2025, 03:00 PM Mountain Time (US and Canada)

Topic: Winter Park Urban Renewal Authority Meeting

Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_MkGdiUuFSmq2_y7AtrDevA

WINTER PARK URBAN RENEWAL AUTHORITY MINUTES

DATE: Tuesday, March 18, 2025

MEETING: Winter Park Urban Renewal Authority

PLACE: Town Hall Council Chambers and Zoom Meeting Call

PRESENT: Chair Nick Kutrumbos, Vice Chair Jennifer Hughes, Board Commissioners Riley McDonough, Art Ferrari, Rebecca Kaufman, Jeremy Henn, Michael Periolat, Chris Raines, Jack DiCola, Ed Raegner via Zoom, and Board Treasurer Scott Ledin, and Executive Director and Board Secretary Keith Riesberg

OTHERS
PRESENT: Town Attorney Hilary Graham, Assistant Town Manager Alisha Janes, and Town Clerk Danielle Jardee

Chair Nick Kutrumbos called the meeting to order at 3:00 p.m.

Chair Nick Kutrumbos roll called Board Commissioners.

2. Consent Agenda
2.a. Approval of February 18, 2025, Meeting Minutes

Board Commissioner Rebecca Kaufman moved and Board Commissioner Art Ferrari seconded the motion approving the consent agenda. Motion carried: 10-0.

3. Action Items
3.a. Resolution 9, A Resolution of the Board of Commissioners of the Winter Park Urban Renewal Authority Approving an Intergovernmental Agreement for Initial Loan and Shared Administration Services with the Town of Winter Park

Board Secretary Keith Riesberg stated the two items on the agenda were presented to you at your February 18 meeting and continued to today's meeting. Mr. Riesberg stated resolution nine is the intergovernmental agreement with the Town of Winter Park for the funding received for initial services and administrative support and the repayment obligations.

Board Commissioner Art Ferrari moved and Board Commissioner Michael Periolat seconded the motion approving Resolution 9, A Resolution of the Board of Commissioners of the Winter Park Urban Renewal Authority Approving an Intergovernmental Agreement for Initial Loan and Shared Administration Services with the Town of Winter Park. Motion carried: 10-0.

3.b. Public Hearing (Continued from February 18, 2025), Resolution 10, A Resolution of the Board of Commissioners of the Winter Park Urban Renewal Authority Adopting a Budget and Appropriating Sums of Money

Board Secretary Keith Riesberg stated the WPURA (Winter Park Urban Renewal Authority) received \$50,000 dollars from the Town of Winter Park, which is your budget for this year. Mr. Riesberg stated within the budget there is \$14,000 dollars for administrative services that will be repaid to the Town. Mr. Riesberg stated the administrative services amount will be reviewed and adjusted each year moving forward. Board Chair Nick Kutrumbos opened the public hearing, hearing no comments. Board Chair Kutrumbos closed the public hearing.

Board Commissioner Jeremy Henn moved and Vice-Chair Jennifer Hughes seconded the motion approving Resolution 10, A Resolution of the Board of Commissioners of the Winter Park Urban Renewal Authority Adopting a Budget and Appropriating Sums of Money. Motion carried: 10-0.

4. Discussion

4.a. Update and Next Steps

Board Secretary Keith Riesberg stated Town Council had an executive session with Alterra with WPURA commissioners in attendance to hear the overview of what is anticipated coming forward for the urban renewal plan. Mr. Riesberg stated that we will be continuing that conversation later today in another executive session over funds that will be requested for public use as part of an urban renewal plan that will be filed with the Town. Mr. Riesberg stated as Town receives requests for public funds, Staff and Town consultants will review and evaluate them. Mr. Riesberg stated I would anticipate that we will have a formal presentation and discussion at a future public meeting on what those public fund requests are, what Staff is recommending, and what is being included in the urban renewal plan that will be presented for consideration. Mr. Riesberg stated that will serve as the basis for dialogues regarding URA revenue sharing with underlying districts and start the negotiations process. Mr. Riesberg stated he anticipates that we should have more subsequent dialogue about these public fund requests at the April 15 meeting and anticipates prior to that meeting we will have outreach to the different taxing districts to provide information.

There being no further business to discuss, upon a motion regularly adopted, the meeting was adjourned at 3:15 p.m.

The next scheduled meeting of the Winter Park Urban Renewal Authority will be Tuesday, April 15, 2025, at 3:00 p.m.

Danielle Jardee, Secretary Designee of the Authority