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Minutes of the Community Redevelopment Agency of the City of Auburndale held on September 18, 2025, at 8:16 p.m. in the Commission Room of City Hall, after having been properly advertised, with the following members present: Chair Ellie Harper, Vice Chair Tim Pospichal, Dr. Dorothea Taylor Bogert, Alex Cam, Keith Cowie, Jordan Helms, and Bill Sterling. Also present: Assistant City Manager Amy Palmer and City Clerk Brandon Henry.

**Motion** by Dorothea Taylor Bogert, seconded by Keith Cowie, to approve the Community Redevelopment Agency Minutes of the August 18, 2025 meeting. Upon vote, all ayes.

Chair Ellie Harper congratulated Dorothea Taylor Bogert for her award with the Florida League of Cities.

Chair Ellie Harper asked if there was public comment on any item not on the agenda. There was no public comment.

## **1. PRESENTATION — COMMUNITY REDEVELOPMENT PLAN UPDATE**

Assistant City Manager Amy Palmer said in 1992, the City of Auburndale saw the need to revitalize the downtown business district and created the Auburndale Community Redevelopment Agency (CRA) and Community Redevelopment Plan. The Plan has been in place since 1992 and created strategies to redevelop, rehabilitate, and conserve the Community Redevelopment Agency District.

The Community Redevelopment Agency is currently set to expire in 2035 and the Community Redevelopment Agency has expressed a desire to extend the timeframe of the Community Redevelopment Agency through its 60-year time certain expressed in State Statute, through the year 2052. The City's Auditor and Attorney have both recommended the Community Redevelopment Plan be updated and State Statutes require an update to extend the operational timeframe of the Community Redevelopment Agency.

Inspire Placemaking held a workshop with the Community Redevelopment Agency Board on August 18, 2025, and as a result of the workshop, a review of existing conditions, and a review of the Community Redevelopment Agency's progress since 1992, have updated the Community Redevelopment Agency Redevelopment Plan. The Plan document reflects updated existing conditions, and modifies the 1992 goals, objectives, and action items to better take advantage of opportunities as they exist in today's Community Redevelopment Agency District. The Plan also includes an Appendix that reports the results of the workshop and provides evidence of meeting Statutory requirements with Chapter 163, Part III of Florida Statutes.

Inspire Placemaking will be making a presentation of the updated Plan and will lead the Community Redevelopment Agency Board in a discussion of the Plan update. The Final Plan will come back to the Community Redevelopment Agency Board and the City Commission for adoption in October and November.

Megan Barrow, of Inspire Placemaking Collective, Inc., presented an overview of the draft update to the Community Redevelopment Plan.

Dorothea Taylor Bogert asked how Senate Bill 180 will affect the Community Redevelopment Plan update?

Assistant City Manager Palmer said she does not believe Senate Bill 180 will affect the plan, as it is not regulatory in nature. However, she will ask the City Attorney's office as to how Senate Bill 180 can affect Community Redevelopment Agencies.

Dorothea Taylor Bogert sought clarification regarding staff's comments about expanding the Community Redevelopment Agency area.

Assistant City Manager Palmer said she meant within the district itself. She clarified the boundaries of the current Community Redevelopment Agency. The 1992 plan focused on the downtown core. A lot of the goals and objectives focused on the downtown. A lot of goals and objectives we are proposing are addressing areas outside

of downtown but are still within the Community Redevelopment Agency boundary. We are not talking about changing the boundary.

Dorothea Taylor Bogert said one thing that was mentioned that we do not have but that she would love to see in the future is a plan for mobility. She cited Citrus Connection's "The Squeeze" service in Downtown Lakeland as an example, and how it could be applied to Auburndale.

Assistant City Manager Palmer said we could write a general mobility related action item that is left open enough to take advantage of opportunities that may come along, such as "The Squeeze". It will talk about mobility in the Community Redevelopment Agency.

Dorothea Taylor Bogert emphasized the ability to get people around downtown as it grows and expands.

Tim Pospichal said the presentation and draft updated plan is really good. After reading the statutory criteria regarding Community Redevelopment Agencies, it looks like we are doing okay – correct? We are doing a lot of things correctly, but we could be doing some more.

Ms. Barrow concurred.

Ms. Barrow cited an example from the Orlando Community Redevelopment Agency regarding mobility.

Chair Harper asked for public comment. There was no public comment.

The Meeting was adjourned at 8:39:56 p.m.

I HEREBY CERTIFY that the foregoing Minutes are true and correct.

A handwritten signature in blue ink, appearing to read "Brandon Henry", is written over a horizontal line.

Brandon Henry, City Clerk