



**Community Redevelopment
Agency
Approved Minutes
September 22, 2025
Council Chambers
6:30 PM**



I. CALL TO ORDER

Present: 4 - Member Stephen Schoene, Member Scot French, Member Bill Randolph, Chair John Lowndes

Absent: 1 - Member Vance Guthrie

Chair Lowndes called the meeting to order at 7:26 p.m. on September 22, 2025. Staff in attendance included: City Manager Reggentin, Assistant City Manager Lewis, City Clerk Hollingsworth, City Attorney Knight, Parks and Recreation Director Conn, Public Works Director Tracy, Deputy Public Works Director Kennedy, Fire Chief Morton, Police Chief Manuel, Community Development Director Daniels, Public Information Officer Sargent, and Deputy City Clerk McCurdy.

II. PUBLIC PERIOD

Chair Lowndes opened the Public Period.

There being no one who wished to speak, the Public Period was closed.

III. CONSENT AGENDA

Chair Lowndes opened the public comment period for Consent Item No. 2. There being no one wishing to speak, the public comment period was closed.

A motion was made to approve the Consent Agenda, as presented.

RESULT:	Approve
MOVER:	Member Randolph
SECONDER:	Member French
AYES:	Stephen Schoene, Scot French, Bill Randolph, John Lowndes
NAYS:	None

1. COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES OF JULY 14, 2025.

Approve the Community Redevelopment Agency meeting minutes of July 14, 2025, as presented.

2. PROJECT AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES - HORATIO AVENUE AND MAITLAND AVENUE SIGNAL REPLACEMENT: BURGESS & NIPLE INC.

Authorize the City Manager to execute the project agreement with Burgess & Niple Inc., for professional engineering services for the Horatio Avenue and Maitland Avenue Signal Replacement in the amount of \$179,299.31, and to approve a budget transfer of \$109,660 from TR022 Independence Lane North project to the Mast Arm project.

IV. DECISION

1. RESOLUTION NO. 20-2025: FISCAL YEAR 2026 CRA ANNUAL BUDGET.

City Manager Reggentin stated that the Community Redevelopment Agency (CRA) Budget for fiscal year 2026 shall be \$4,501,100. The budget includes \$239,100 for operating costs such as legal services, the annual audit, and other administrative expenses; \$1,200,000 for capital outlay to further refine downtown traffic and mobility improvements; \$998,000 for debt service; and \$2,064,000 for repayment of advance to the City.

A motion was made to approve Resolution No. 20-2025 adopting the Community Redevelopment Agency Annual Budget for fiscal year 2026, as presented.

RESULT:	Approve
MOVER:	Member Schoene
SECONDER:	Member French
AYES:	Stephen Schoene, Scot French, Bill Randolph, John Lowndes
NAYS:	None

2. RESOLUTION NO. 21-2025: CRA FIVE YEAR CAPITAL IMPROVEMENTS PROGRAM (CIP) 2026-2030.

City Manager Reggentin stated that the five-year Capital Improvements Program (CIP) for 2026-2030 summarizes the major capital expenditure projects contemplated by the City of Maitland Community Redevelopment Agency (CRA) over the next five years. The CRA anticipates funding the North Independence Lane project, as well as multiple transportation and pedestrian-related projects in the downtown area, based on the Metropolitan Transportation Organization’s final multimodal transportation study recommendations. These projects will be refined as the study is completed.

As discussed during the budget workshops, the CRA contemplated potential short-term borrowing to fund these projects, with repayment during the remaining life of the CRA. All projects included will be consistent with the CRA’s approved Master Redevelopment Plan and

overall objectives.

A motion was made to approve Resolution No. 21-2025, approving the FY 2026-2030 Capital Improvements Program, as presented.

RESULT:	Approve
MOVER:	Member French
SECONDER:	Member Randolph
AYES:	Stephen Schoene, Scot French, Bill Randolph, John Lowndes
NAYS:	None

V. ADJOURNMENT

There being no further business to come before the Community Redevelopment Agency (CRA), Chair Lowndes adjourned the meeting at 7:32 p.m.

Following adjournment of the CRA meeting, Mayor Lowndes reconvened the City Council meeting at 7:32 p.m.