

RE: End the CRA

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Randy Knight <Rknight@cityofwinterpark.or

To Peter Weldon

Cc Mayor and Commissioners; Peter Moore

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Wed 9/16/2026 4:35 PM

I disagree that the only reason for CRA spending is to increase taxable values within a blighted area. Clearly though, the TIF revenue is generated by the growth in taxable values, so growth is important. However, CRAs, including ours, identify blight in a myriad of areas. Among the findings of blight include infrastructure, housing, traffic, and flooding. CRAs are also designed to build public spaces, civic venues, streetscape improvements, facilitate affordable housing, improve traffic flow, and improve other infrastructure, not all of which translate directly into increased taxable values. With that said, I think our numbers strongly reflect that the CRA has increased taxable values as the table below supports. CRA taxable values have grown 0.9% per year more than non-CRA values over the last 25 years. Cumulatively that is 452.9% in the CRA versus 342.8% outside. That spread would be even greater if you took out the large annexations that have taken place in the last 25 years in the non-CRA areas such as west Fairbanks, east Lake Killarney, Lee Road and Lake Spier areas of the city. We have expanded the square mileage of the city over 10% during this same period.

Area	FY 2000	FY 2026	Total Growth	Annualized
CRA	288,534,509	1,595,260,902	452.9%	6.8%
City	2,139,398,140	9,791,688,098	357.7%	6.0%
Non-CRA City	1,850,863,631	8,196,427,196	342.8%	5.9%

Now, I am not saying that all the taxable growth in the CRA is because of the CRA investments, but I think the evidence is very clear the CRA has had a very positive impact with the investments made.

I also believe that improving the infrastructure in the West Fairbanks and areas south of that, will have a similar effect as the original CRA. The major difference being we only have 10 years to invest instead of 30. But resolving the longstanding drainage issues, converting areas that are on septic to areas with sanitary sewer access and providing economic incentives for the right type of development should help transform that area into an area more in keeping with the Winter Park brand. There is no formula that says X dollars of drainage investment (or pick your investment) will result in Y dollars of taxable growth, so I can't prove I am right, but our experience, and the experience of other CRAs across the country show these types of investments have a positive impact. The original CRA had naysayers too, and in my opinion has exceeded everyone's expectations. I remember what the original CRA area was like when I got here in 1989 and seeing what it looks like today, makes me very proud.

Sincerely,



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