

winter park



community  
redevelopment  
agency

# agenda

January 23, 2017 at 2:00 pm

City Hall Commission Chambers  
401 Park Avenue South · Winter Park, Florida

## CRA board

### 1 workshop items

- a. CRA Strategic Planning Session

### 2 action items

### 3 informational items

### 4 new business items

### 5 adjournment

## appeals & assistance

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"If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F. S. 286.0105).

"Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office (407-599-3277) at least 48 hours in advance of the meeting."



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meeting date January 23, 2016	approved by <input type="checkbox"/> City Manager <input type="checkbox"/> City Attorney <input type="checkbox"/> N A <input type="checkbox"/> Advisory Board
item type <input type="checkbox"/> Administrative <input type="checkbox"/> Action <input checked="" type="checkbox"/> Information	final vote

## CRA board

### Subject

CRA Agency Strategic Planning

**motion | recommendation**

### Background

At the October 24, 2016 meeting, the Agency requested a strategic planning session to discuss future projects of the CRA. As a response, staff is providing backup material relative to current funding allocations and future increment revenue projections based on conservative assumptions.

### Funding Options

Currently the Agency has a total of approximately \$127,000 in unallocated revenue for the 2016-2017 fiscal year. The attached capital improvement plan and pro forma outlines a model in which the CRA may expect to accrue an additional \$21 million dollars throughout the remaining life of the CRA. The Agency should be advised however that the pro forma is a projection model and does not take into account outlier scenarios such as economic recessions. It does project increment revenue conservatively however in an attempt to provide a basis for discussion through the remaining years of the CRA.

### Projects for Discussion

At their September 22<sup>nd</sup> meeting, the CRA Advisory Board provided their commentary on this discussion and was presented to the Agency at their October 24 meeting. Given further discussion, the 'CRA project discussion list' provides an inventory of projects based on the mission to the CRA and cost feasibility. These projects have been discussed by staff and ordered by priority based on the CRA plan, concept impact and feasibility. Further analysis would need to be conducted on each item to gain full clarity of its impact.

**Proposed Winter Park CRA 5-Year Capital Improvement Plan**

<b>Capital Projects</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>Total Est. Cost</b>
Intersection - US 17-92 & Morse Blvd		\$350,000					\$350,000
Adaptive Signalization Pilot Project							\$0
Intersection-US 17-92 & Webster Avenue						\$717,113	\$717,113
Intersection-US 17-92 & Fairbanks Avenue				\$750,000	\$535,648		\$1,285,648
Acquisition of 1111 W. Fairbanks Avenue	\$1,000,000						\$1,000,000
New York Avenue Streetscape	\$50,000	\$762,183	\$1,000,000				\$1,812,183
Denning Drive		\$1,847,405					\$1,847,405
<b>Total</b>	<b>\$1,050,000</b>	<b>\$2,969,048</b>	<b>\$1,000,000</b>	<b>\$750,000</b>	<b>\$535,648</b>	<b>\$717,113</b>	<b>\$7,166,639</b>
<b>Events</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>Total Est. Cost</b>
Winter in the Park	\$223,609	\$225,000	\$225,000	\$225,000	\$225,000	\$225,000	\$1,358,973
Popcorn Flicks	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$36,000
St. Patricks Day Parade	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$12,000
<b>Total</b>	<b>\$231,609</b>	<b>\$233,000</b>	<b>\$233,000</b>	<b>\$233,000</b>	<b>\$233,000</b>	<b>\$233,000</b>	<b>\$1,406,973</b>
<b>Programs &amp; Maintenance</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>Total Est. Cost</b>
Summer Youth Employment	\$9,627	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$98,626
Community Center Programs	\$41,669	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$240,170
Welbourne Day	\$15,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$120,000
Heritage Center Operation	\$30,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$220,000
WP Playhouse	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$125,000
Small Scale CRA Improvements	\$17,704	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$217,704
Microloan Program (funded)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Maintenance of Parking Garages	\$65,757	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$544,916
<b>Total</b>	<b>\$224,557</b>	<b>\$280,000</b>	<b>\$280,000</b>	<b>\$280,000</b>	<b>\$280,000</b>	<b>\$280,000</b>	<b>\$1,566,416</b>
<b>Grants</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>Total Est. Cost</b>
Business Façade Grant	\$21,200	\$97,477	\$40,000	\$40,000	\$40,000	\$40,000	\$198,677
Business Sign Replacement Grant		\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$30,000
Driveway Renovation Grant	\$3,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$39,000
Housing Rehabilitation Grant	\$16,696	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$164,339
Organizational Support Grant	\$3,729	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$48,729
Paint Only Grant	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$20,000
<b>Total</b>	<b>\$49,625</b>	<b>\$179,477</b>	<b>\$122,000</b>	<b>\$122,000</b>	<b>\$122,000</b>	<b>\$122,000</b>	<b>\$500,745</b>
<b>Operational Expenses</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>Total Est. Cost</b>
Staff & Indirect Costs	\$324,574	\$326,944	\$338,387	\$350,231	\$362,489	\$375,176	\$1,881,393
General Operating	\$80,311	\$81,347	\$86,774	\$92,377	\$98,148	\$103,872	\$509,636
Contractual Services	\$32,765	\$185,000	\$150,000	\$150,000	\$150,000	\$150,000	\$764,045
Indirect Costs	\$53,323	\$46,604	\$70,000	\$70,000	\$70,000	\$70,000	\$355,832
Debt Service	\$1,494,053	\$1,493,552	\$1,496,649	\$1,483,491	\$1,489,029	\$1,489,029	\$7,466,123
<b>Total</b>	<b>\$1,989,019</b>	<b>\$2,133,447</b>	<b>\$2,141,810</b>	<b>\$2,146,099</b>	<b>\$2,169,666</b>	<b>\$2,188,077</b>	<b>\$10,304,379</b>
<b>Revenue</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	
TIF Revenue - City	\$1,435,305	\$1,822,815	\$2,041,552	\$2,204,877	\$2,337,169	\$2,454,028	
TIF Revenue - County	\$1,550,967	\$1,975,328	\$2,130,166	\$2,260,579	\$2,366,214	\$2,459,524	
Investments	\$43,964	\$40,000	\$30,000	\$30,000	\$30,000	\$30,000	
Misc Revenue	\$255,000	\$255,000	\$255,000	\$255,000	\$255,000	\$255,000	
Carry Forward	\$2,089,171	\$1,829,597	\$127,768	\$823,325	\$2,042,682	\$3,690,752	
FY Total Revenue	\$5,374,407	\$5,922,740	\$4,584,486	\$5,573,781	\$7,031,065	\$8,889,304	
<b>Total Expenses</b>	<b>(\$3,544,810)</b>	<b>(\$5,794,972)</b>	<b>(\$3,776,810)</b>	<b>(\$3,531,099)</b>	<b>(\$3,340,314)</b>	<b>(\$3,540,190)</b>	
Remaining Revenue	\$1,829,597	\$127,768	\$823,325	\$2,042,682	\$3,690,752	\$5,349,114	

Assumption: TIF year revenues to increase based on FY 2017 Budget Template  
 CIP Plan is not intended to replace budget for total revenue/expenditure values

**Community Redevelopment Agency 10-Year Proforma**

	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
<b>ESTIMATED REVENUES</b>										
TIF Revenue - City	1,822,815	2,041,553	2,204,877	2,337,170	2,454,028	2,576,730	2,705,566	2,840,844	2,982,887	3,132,031
TIF Revenue - County	1,975,328	2,130,166	2,260,579	2,366,214	2,459,524	2,557,501	2,643,125	2,720,282	2,801,296	2,886,361
Investment Earnings	40,000	40,000	40,400	41,006	41,826	42,872	43,944	45,042	46,168	47,322
Misc. Revenues	255,000	266,250	278,063	290,466	303,489	317,163	331,522	346,598	362,427	379,049
<b>Total Revenues</b>	<b>5,295,804</b>	<b>4,477,969</b>	<b>4,783,919</b>	<b>5,034,855</b>	<b>5,258,867</b>	<b>5,494,266</b>	<b>5,724,156</b>	<b>5,952,766</b>	<b>6,192,778</b>	<b>6,444,763</b>
<b>ESTIMATED EXPENDITURES</b>										
Personnel & Indirect Costs	343,324	413,916	433,626	452,662	471,894	492,501	514,102	537,334	561,769	587,480
General Operating	260,347	268,157	276,202	284,488	293,023	301,814	310,868	320,194	329,800	339,694
Community Initiatives	173,000	178,190	183,536	189,042	194,713	200,554	206,571	212,768	219,151	225,726
Capital Maintenance	90,000	92,250	94,556	97,393	100,315	103,324	106,424	109,617	112,905	116,292
Adopted/Proposed Projects	2,931,588	1,333,250	1,095,063	893,114	1,087,602	384,163	398,522	413,598	429,427	446,049
Debt Service & Transfers	1,497,545	1,496,649	1,483,491	1,489,029	1,483,116	1,490,654	1,481,581	1,070,062	1,066,035	710,568
<b>Total Expenditures</b>	<b>5,295,804</b>	<b>3,782,412</b>	<b>3,566,473</b>	<b>3,405,727</b>	<b>3,630,662</b>	<b>2,973,011</b>	<b>3,018,068</b>	<b>2,663,573</b>	<b>2,719,087</b>	<b>2,425,809</b>
<b>Annual Surplus/Deficit (Funding Available for Additional Projects and Programs)</b>	-	695,557	1,217,445	1,629,128	1,628,205	2,521,255	2,706,088	3,289,194	3,473,691	4,018,954
<b>Aggregate Total</b>	<b>\$127,768.00</b>	<b>\$823,325.30</b>	<b>\$2,040,770.35</b>	<b>\$3,669,898.70</b>	<b>\$5,298,104.06</b>	<b>\$7,819,359.10</b>	<b>\$10,525,447.15</b>	<b>\$13,814,640.69</b>	<b>\$17,288,332.00</b>	<b>\$21,307,286.25</b>

Increases because of no planned CIP

Increases with loss of debt service.

## **CRA project discussion list**

Projects determined by the CRA advisory board at their September 22<sup>nd</sup> meeting. A discussion was had by members of senior staff on December 15<sup>th</sup> to further discussion project feasibility and greatest impact. All values are estimated.

<b>Parking Garage</b>	\$5,000,000	Value estimate could change based on location/available space
<b>Network fiber undergrounding</b>		In conjunction with other smart initiatives such as parking
<b>Field turf for MLK Park</b>		Would need to be considered post-MLK master planning effort
<b>Electric undergrounding</b>		Consideration for accelerated timeline
<b>Post office purchase</b>		
<b>17-92 Improvements</b>		Requires partnership with FDOT
<b>Central Park Children's Park</b>	\$2,000,000	
<b>Splash pad upgrades at Shady Park</b>	\$100,000	
<b>Roundabout at Orange Ave and Denning Drive</b>		
<b>West Meadow improvements</b>		
<b>Downtown Smart Parking program</b>		Track parking availability, mobile app capability
<b>Morse Boulevard improvements</b>		Repurposing the median
<b>Decorative lighting</b>		Light poles and replacement to LEDs
<b>Sidewalk standardizations</b>		Hindered by lack of easement agreements
<b>Sustainability initiatives</b>		Alternative energy initiatives for residents, businesses, city facilities
<b>ADA improvements</b>		