

winter park



community
redevelopment
agency

agenda

June 26, 2014

Chapman Room
401 S. Park Ave. 2nd Floor

CRA advisory board

1 administrative items

- A. Approval of the Work Session Minutes from 05/22/14
- B. Approval of the Meeting Minutes from 05/22/14

2 action items

- A. Approval of CRA Budget for FY 14-15

3 informational items

4 new business items

5 adjournment items

appeals & assistance

"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."

**CITY OF WINTER PARK
COMMUNITY REDEVELOPMENT ADVISORY BOARD**

**Work Session
12:00 pm**

**May 22, 2014
Chapman Room**

MINUTES

Chairman, Hal George, called the meeting to order at 12:00 pm.

BOARD MEMBERS PRESENT: Hal George, John Dowd, Susan Lawrence, Alan Thompson, Daniel Butts, Lance Decuir

BOARD MEMBERS ABSENT: Joe Terranova

STAFF MEMBERS PRESENT: Dori Stone, David Buchheit, Laura Neudorffer, Kyle Dudgeon, Craig O'Neil

INFORMATIONAL ITEMS:

Dori Stone, Planning & CRA Director, asked new board member, Lance Decuir, to introduce himself to the Board and she also introduced Kyle Dudgeon, Economic Development Program Manager, to the Board.

Item A: Signs & Way-finding:

The Board discussed the cost, location, and estimated completion dates for the digital kiosks. David Buchheit, CRA Manager, presented the Board with the photographs and cost estimates for the various kiosk designs. The Board reviewed and agreed on a kiosk style that would fit into the downtown Park Ave. architecture. Locations were an area of concern for some of the Board members but it will be discussed further once the kiosks are approved and moving ahead with production. Suggested areas were the SunRail Station/Morse Blvd., Chamber of Commerce, and possibly in a parking garage.

Item B: Winter in the Park:

Representatives from Ninjaneer Studios discussed projection mapping and gave a brief presentation to the Board to give a visual of what their company is capable of doing and how it could be tied into the Winter in the Park Ice Rink. Mrs. Stone feels it would give sponsors the recognition they are looking for and provide them with more bang for their buck. The Board was receptive to the idea of adding projection mapping to the Winter in the Park event.

Meeting adjourned at 1:04 p.m.

Chairperson, Hal George

CRA Coordinator/Board Liaison, Laura Neudorffer

**CITY OF WINTER PARK
COMMUNITY REDEVELOPMENT ADVISORY BOARD**

**Regular Meeting
12:00 pm**

**May 22, 2014
Chapman Room**

MINUTES

Chairman, Hal George, called the meeting to order at 1:05 pm.

BOARD MEMBERS PRESENT: Hal George, John Dowd, Susan Lawrence, Alan Thompson, Daniel Butts, Lance Decuir

BOARD MEMBERS ABSENT: Joe Terranova

STAFF MEMBERS PRESENT: Dori Stone, David Buchheit, Laura Neudorffer, Kyle Dudgeon, Craig O'Neil

ADMINISTRATIVE ITEMS:

Item A: Approval of Minutes:

Motion made by Daniel Butts, seconded by John Dowd, to approve the 050814 Work Session Minutes and the 050814 Regular Meeting Minutes as presented. Motion passed 6-0.

ACTION ITEMS:

Item A: Signs & Way-finding:

The Board discussed the cost, location, and estimated completion dates for the digital kiosks during the Work Session.

Motion made by John Dowd, seconded by Susan Lawrence, to proceed with the immediate purchase of the outdoor kiosk directory, style A1, to be purchased and installed at Morse Blvd. within this year's budget, and with the possibility of a second kiosk to be purchased in the new budget year with the location to be determined at the time of purchase. Motion passed 6-0.

Mrs. Stone informed the Board that the City would be taking this information to the Merchants Association so they will be aware of the concept. Mr. Butts agreed that it would be beneficial to inform the Association and seek their support before moving forward with the kiosk project.

Item B: Winter in the Park:

Representatives from Ninjaneer Studios discussed projection mapping and gave a brief presentation to the Board to give a visual of what their company is capable of doing and how it could be tied into the Winter in the Park Ice Rink. Mrs. Stone feels it would give sponsors the recognition they are looking for and provide them with more bang for their buck. The Board was receptive to the idea of adding projection mapping to the Winter in the Park event.

Motion made by Alan Thompson, seconded by Daniel Butts, to approve funding the 6th Annual Winter in the Park event with an increased budget of \$225,000 to include the purchase of the Ninjaneer Studios projection mapping creation. Motion passed 6-0.

INFORMATIONAL ITEMS:

Item A: Introduction of New Hire

Mrs. Stone introduced Kyle Dudgeon, Economic Development Program Director, to the Board

Item B: 300 N. Pennsylvania Ave property

Mrs. Stone informed the Board that the City received 4 proposals for the property but she has rejected all 4 of them due to some issues that arose on the proposer's side and the Notice of Disposal will be re-issued most likely in June.

Item C: Sydgan Proposal for Rezoning:

Mrs. Stone informed the Board that Sydgan has submitted a proposal to change the zoning from R1-A to R3 to allow for townhouse units which is moving forward to the P & Z Board. Staff's recommendation at this time is denial of the proposal due to language in the comprehensive plan.

Item D: Baseball:

Mrs. Stone brought the Board up to date with the Baseball talks. The City has had continuous dialogue with the County and they will be taking up an issue with the resolution sometime in June. The CRA is expecting to receive the 5 year extension for the CRA with the caviat that it will be used only for the Baseball stadium and parking lot. The CRA Agency voted 4-1 to continue to move it forward.

Susan Lawrence announced that today will be her last meeting as she is relocation to Wilmington to pursue an opportunity to participate in some development in the area. She thanked Mrs. Stone for everything and is excited to take some of the concepts and ideas that she was involved with in Winter Park to her new area.

Meeting adjourned at 1:31 p.m.

Chairperson, Hal George

CRA Coordinator/Board Liaison, Laura Neudorffer



agenda item

meeting date June 26, 2014	approved by <input type="checkbox"/> City Manager
item type <input type="checkbox"/> Administrative	<input type="checkbox"/> City Attorney
<input checked="" type="checkbox"/> Action	<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> Information	

CRA advisory board

Subject: Item 2A

CRA Budget Update and Proposed Budget FY 2015

motion | recommendation

Approve the proposed FY 2015 budget as presented.

background

FY 2014 Budget Update:

Over the last couple of years the CRA has increased the Tax Increment Finance (TIF) revenue by over \$400,000 due to rebounding of the real estate market. As such the CRA has resumed many programs and projects. As of June 2014, actual expenditures and revenues of the CRA are expected to be in-line with budgeted estimates by fiscal year-end. Revenues saw a slight increase due to the performance of Winter in the Park and investment returns. Expenditures and Debt Service show no significant change.

Tax Base Declines:

Over the last couple of years the real estate market has started to rebound which is increasing the taxable valuations for CRA property. The forward estimates from Orange County show that TIF revenue will increase from about \$2.1 million to \$2.4 million, or about 8.75%. This is an improvement over last year's increase of 6.5% and shows that the market is continuing to improve.

FY 2015 Proposed Budget:

As a result of the increase in revenue staff has proposed a budget that maintains all debt service payments, supports operations, fulfills all contracts, and continues operation of existing programs. Staff anticipates future stability to the TIF as the economy and real estate market improves, however it highlights the importance of promoting projects that build the tax base within the CRA that in turn fund additional programs and projects.

Budget Highlights:

- Programs and Events Funding:
 - o Summer Youth Employment Program
 - o Business Façade Improvements Program
 - o Popcorn Flicks
 - o Heritage Center Operations
 - o Community Center Programs
 - o Welbourne Nursery Program
 - o St. Patrick's Day Parade
- Projects:
 - o Winter in the Park
 - o Parking Garage Maintenance
 - o Signs and Wayfinding - Kiosks
 - o Baseball

Projects:

Currently nearly \$1 million in project balances will roll forward to this upcoming fiscal year to complete projects that are already funded or underway.

Housing Rehab:

Staff worked to complete the outstanding waiting list from 2012. The wait list has been completed and currently there is \$27K that will roll forward to continue the Housing Rehab program for next year.

Business Façade:

The Business Façade program has been reinstated to assist businesses. The program has assisted approximately 50 businesses in the past 6 years.

Winter in the Park: \$225,000

This ice skating event was approved at the last advisory board meeting to be brought before the CRA Board at a future meeting. The proposed budget built in a possible slight loss on the event.

(For a complete line item budget and summary of the CRA's revenues and expenses since 2011, see the attached line item budget.)

alternatives | other considerations

N/A

fiscal impact

See background commentary above.

strategic objective

N/A

Expenditures - Operational Costs

Operational Cost	2011 ACTUAL	2012 ACTUAL	2013 ACTUAL	2014 BUDGET	2014 Mid yr	Est. 2015 Budget
REGULAR WAGES	225,856	233,107	194,130	186,278	104,442	228,859
PART TIME/TEMPORARY WAGES	194	-	15,012	29,256	(1,551)	-
OVERTIME WAGES	134	-	41	-	21	-
FICA TAXES	16,618	16,609	15,232	15,964	7,528	16,518
PENSION	16,057	16,756	5,513	13,499	7,595	16,282
ICMA CITY CONTRIBUTION	3,756	3,883	2,871	2,300	1,486	3,772
GROUP HEALTH/DENTAL	23,187	24,570	28,945	18,828	8,482	30,492
LIFE INSURANCE	493	505	418	405	221	499
AD&D INSURANCE	55	56	46	45	24	55
DISABILITY INSURANCE	548	562	464	450	246	554
WORKER'S COMPENSATION	396	427	384	402	190	411
UNEMPLOYMENT COMPENSATION	31	30	27	30	13	36
TRAVEL & TRAINING	2,596	3,826	2,076	6,000	3,546	8,000
CAR ALLOWANCE	2,409	-	-	-	-	-
TELEPHONE - EQUIP CHGS	2,604	1,846	1,581	2,016	404	1,047
CELL PHONES/BEEPERS	2,792	2,430	2,074	1,800	592	2,400
POSTAGE & FREIGHT	(1,851)	340	195	1,000	0	1,000
GENERAL LIABILITY	8,726	8,291	8,166	8,639	4,320	9,377
RISK MGMT OPERATIONS	1,387	1,055	1,096	1,189	594	1,149
OTHER INSURANCE	-	-	-	7,700	3,850	8,231
CITY ATTORNEY	35,000	29,997	20,006	20,000	8,333	20,000
PRINTING & BINDING	2,787	2,510	1,406	4,000	2,456	4,000
COPIER	3,642	2,650	3,281	3,599	1,920	3,600
PROMOTIONAL ACTIVITIES	6,773	4,616	1,941	5,000	1,009	5,000
GENERAL OPERATING SUPPLY	4,962	5,897	11,053	7,000	1,663	7,000
EQUIPMENT UNDER \$1,000	-	489	3,056	2,500	-	2,500
BOOKS & PERIODICALS	-	133	-	200	-	200
MEMBERSHIPS	2,867	2,257	1,245	3,500	-	3,500
FURNITURE	-	-	3,325	-	-	-
MACHINERY & EQUIPMENT	461	-	-	-	-	-
Total	362,480	362,842	323,584	341,600	157,384	374,482

Constractual Services	2011 ACTUAL	2012 ACTUAL	2013 ACTUAL	2014 BUDGET	2014 Mid yr	Est. 2015 Budget
CONTRACTUAL SERVICE	4,603	8,970	49,798	20,000	11,419	30,000

Indirect Costs	2011 ACTUAL	2012 ACTUAL	2013 ACTUAL	2014 BUDGET	2014 Mid yr	Est. 2015 Budget
REIMB ADMIN TO GEN FUND	107,108	31,600		25,000	12,500	45,723

Total	474,191	403,412	373,382	386,600	181,303	450,205
Rate of Change	-5.2%	-14.9%	-7.4%	3.5%		16.5%

Expenditures - Community Initiative

Program	2011 ACTUAL	2012 ACTUAL	2013 ACTUAL	2014 BUDGET	2014 Mid yr	Est. 2015 Budget
SUMMER YOUTH EMPLOYMENT	24,328	17,507	-	15,000	-	15,000
HERITAGE CENTER OPERATION	40,000	35,000	30,000	30,000	30,000	30,000
COMMUNITY CENTER PROGRAMS	31,224	40,413	27,078	40,000	15,983	40,000
UNITY HERITAGE FESTIVAL	11,854	7,761	4,884	-	-	-
WELBOURNE NURSERY	7,000	4,500	5,000	5,000	-	5,000
ENZIAN THEATRE	18,000	12,000	12,000	6,000	-	6,000
ST. PATRICK'S DAY PARADE	2,125	1,168	1,630	2,000	-	2,000
Total	134,531	118,349	80,592	98,000	45,983	98,000
Rate of Change	-13.7%	-12.0%	-31.9%	21.6%		0.0%

Expenditures - Capital Maintenance

Program	2011 ACTUAL	2012 ACTUAL	2013 ACTUAL	2014 BUDGET	2014 Mid yr	Est. 2015 Budget
PARKING GARAGE MAINT.	97,539	70,141	85,178	90,000	53,587	90,000
Rate of Change	24.4%	-28.1%	21.4%	5.7%		0.0%

Total Expenditures

	2011 ACTUAL	2012 ACTUAL	2013 ACTUAL	2014 BUDGET	2014 Mid yr	Est. 2015 Budget
Operational Costs	474,191	403,412	373,382	386,600	181,303	450,205
Community Initiative	134,531	118,349	80,592	98,000	45,983	98,000
Capital Maintenance	97,539	70,141	85,178	90,000	53,587	90,000
Total Expenditures	706,261	591,902	539,152	574,600	280,873	638,205
Rate of Change	-3.8%	-16.2%	-8.9%	6.6%		11.1%

Revenues

TIF Revenue	2011 ACTUAL	2012 ACTUAL	2013 ACTUAL	2014 BUDGET	Est. 2015 Budget
Ad Valorem Taxes	1,111,181	1,003,087	961,467	1,022,445	1,160,162
From County for CRA	1,198,396	1,087,015	1,041,912	1,107,992	1,257,232
Total	2,309,577	2,090,102	2,003,379	2,130,437	2,417,394

Investment Revenue	2011 ACTUAL	2012 ACTUAL	2013 ACTUAL	2014 BUDGET	Est. 2015 Budget
CHECKING AND SAVINGS	-1,853	-1,156	-1,964	0	0
INVESTMENT PORTFOLIO	43,193	63,605	-75,923	40,000	20,000
BANKFIRST SRB ACCOUNT	398	311	190	0	0
Citizens BANK CD	642				
STATE INVESTMENT BOARD	3	5	2	0	0
Total	42,382	62,765	-77,695	40,000	20,000

Misc Revenue	2011 ACTUAL	2012 ACTUAL	2013 ACTUAL	2014 BUDGET	Est. 2015 Budget
Winter in the Park	175941	170586	205358	195000	200000
Other Misc Revenue	-16138		15304	30000	30000
Bond					500000
Total	159803	170586	220662	225000	523000

Total Revenue	2,511,762	2,323,453	2,146,346	2,395,437	7,667,394
Rate of Change	-28.8%	-7.5%	-7.6%	11.6%	220.1%

Debt Service

Principal	2011 ACTUAL	2012 ACTUAL	2013 ACTUAL	2014 BUDGET	2014 Mid yr	Est. 2015 Budget
CRA LOAN #67	145,000	150,000	-	-	-	
CRA LOAN #83	135,000	140,000	-	-	-	
2005-1 LOAN	34,152	35,516	-	-	-	
2005-2 LOAN	67,716	71,718	-	-	-	
2006 LOAN	95,000	100,000	100,000	105,000	105,000	110,000
ORANGE AVE. NOTE, 2007	-	-		-		-
COMMUNITY CENTER LOAN	315,000	375,000	390,000	410,000	410,000	430,000
CRA NOTE, SERIES 2012			-	495,000	495,000	515,000
Total	791,868	872,234	490,000	1,010,000	1,010,000	1,055,000

Interest	2011 ACTUAL	2012 ACTUAL	2013 ACTUAL	2014 BUDGET	2014 Mid yr	Est. 2015 Budget
CRA LOAN #67	89,862	84,342	-	-	-	-
CRA LOAN #83	82,758	77,694	-	-	-	-
2005-1 LOAN	27,003	25,660	-	-	-	-
2005-2 LOAN	91,788	87,845	-	-	-	-
2006 LOAN	70,895	67,103	50,008	59,225	30,634	55,044
ORANGE AVE. NOTE, 2007	-	-		-		-
COMMUNITY CENTER LOAN	355,824	340,368	323,232	305,312	157,248	286,496
CRA NOTE, SERIES 2012			62,625	111,888	58,407	101,838
Total	718,130	683,012	435,865	476,425	246,288	443,378

Total Debt Service	1,509,998	1,555,246	925,865	1,486,425	1,256,288	1,498,378
Rate of Change	54.9%	3.0%	-40.5%	60.5%		0.8%

Capital Projects

Project Name	2011 ACTUAL	2012 ACTUAL	2013 ACTUAL	2014 BUDGET	2014 Mid yr	Est. 2015 Budget
HOUSING REHAB. ASSISTANCE	61,795	47,724	20,000	-	-	20,000
ORANGE AVENUE IMPROVEMENT	11,226	2,840	-	-	-	
DENNING DR INT. IMPROVE	-	3,533	-	-	-	
FAIRBANKS ENHANCEMENT	18,708	1,442	-	-	-	
COMMUNITY CENTER	7,600,980	226,327	3,919	-	-	
CENTRAL PK-EAST SIDE IMPR	22,119	-	-	-	-	
BUSINESS FACADE MATCH PRG	91,275	11,175	10,000	50,000	-	25,000
COMMUTER RAIL MATCH	19,554	4,078	-		-	
CENTRAL PARK LOT B	-	4,497	-		-	
BUSINESS DISTRICT EVENT	5,000	-	-		-	
WEST MEADOW ICE RINK	199,273	181,334	198,001	195,000	187,899	225,000
E. MORSE BLVD STREETScape	23,999	15,101	-		-	
W. MORSE BLVD STREETScape	105,609	2,402	-		-	
PARK AVE. STRATEGIC PLAN	107,183	31,286	-		-	
NEW ENG-SHADY PK TO CAPEN	134,576	14,592	-		940	
QUALIFIED TARGET IND PROG	-	19,800	19,800	19,800	19,800	19,800
SIGNS AND WAYFINDING PJT	254	33,164	-		-	90,000
BASEBALL						5,450,000

Total Capital Projects
Rate of Change

8,401,551
178.4%

599,295
-92.9%

251,720
-58.0%

264,800
5.2%

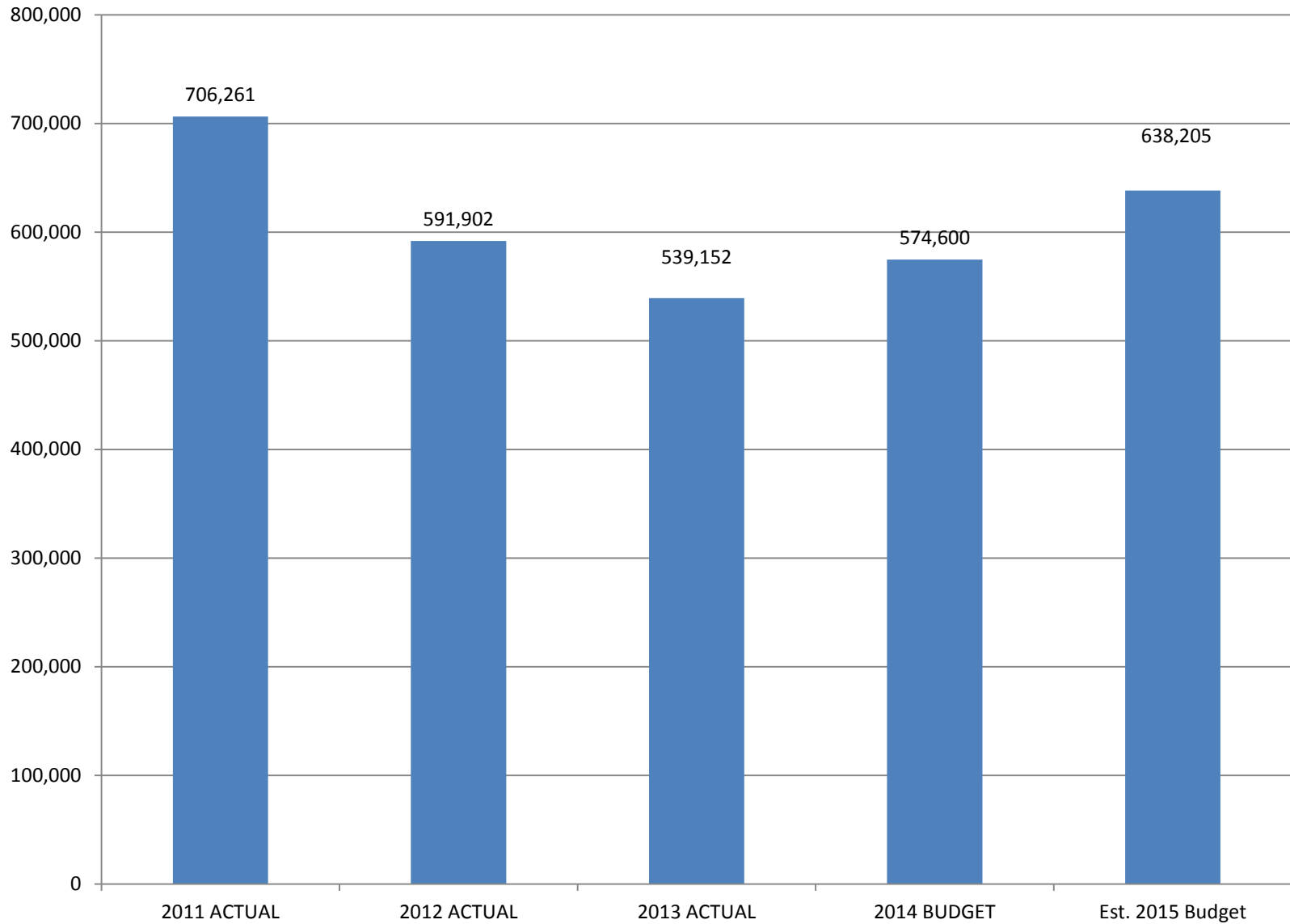
208,638

5,829,800
2101.6%

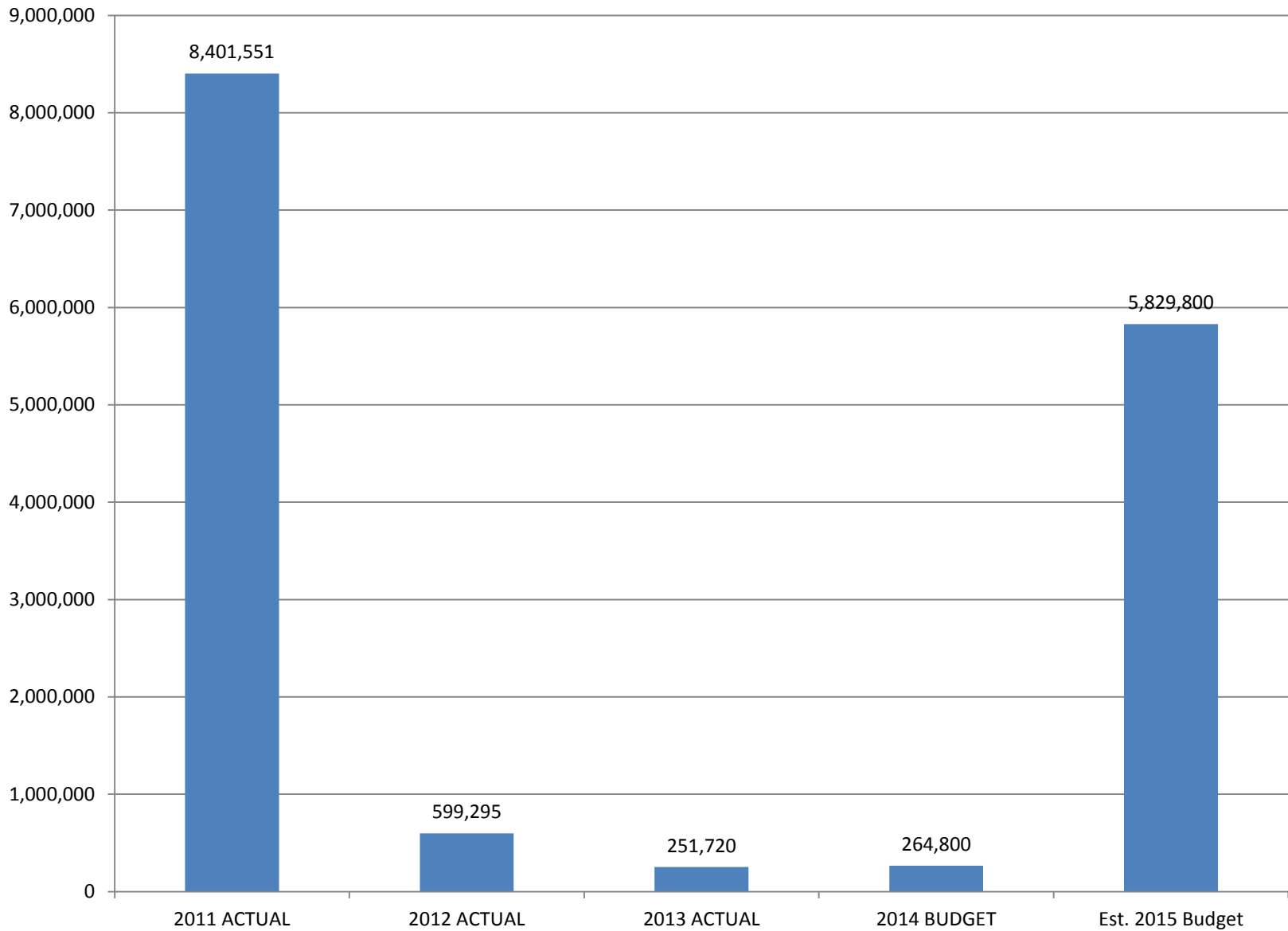
Net Operating Gain/Loss

	2011 ACTUAL	2012 ACTUAL	2013 ACTUAL	2014 BUDGET	Est. 2015 Budget
Total Revenue	2,511,762	2,323,453	2,146,346	2,395,437	7,667,394
Total Expense	706,261	591,902	539,152	574,600	638,205
Total Capital Projects	8,401,551	599,295	251,720	264,800	5,829,800
Total Debt Service	1,509,998	1,555,246	925,865	1,486,425	1,498,378
Total	-8,106,048	-422,990	429,609	69,612	-298,989
Rate of Change	83.8%	-94.8%	-201.6%	-83.8%	-529.5%

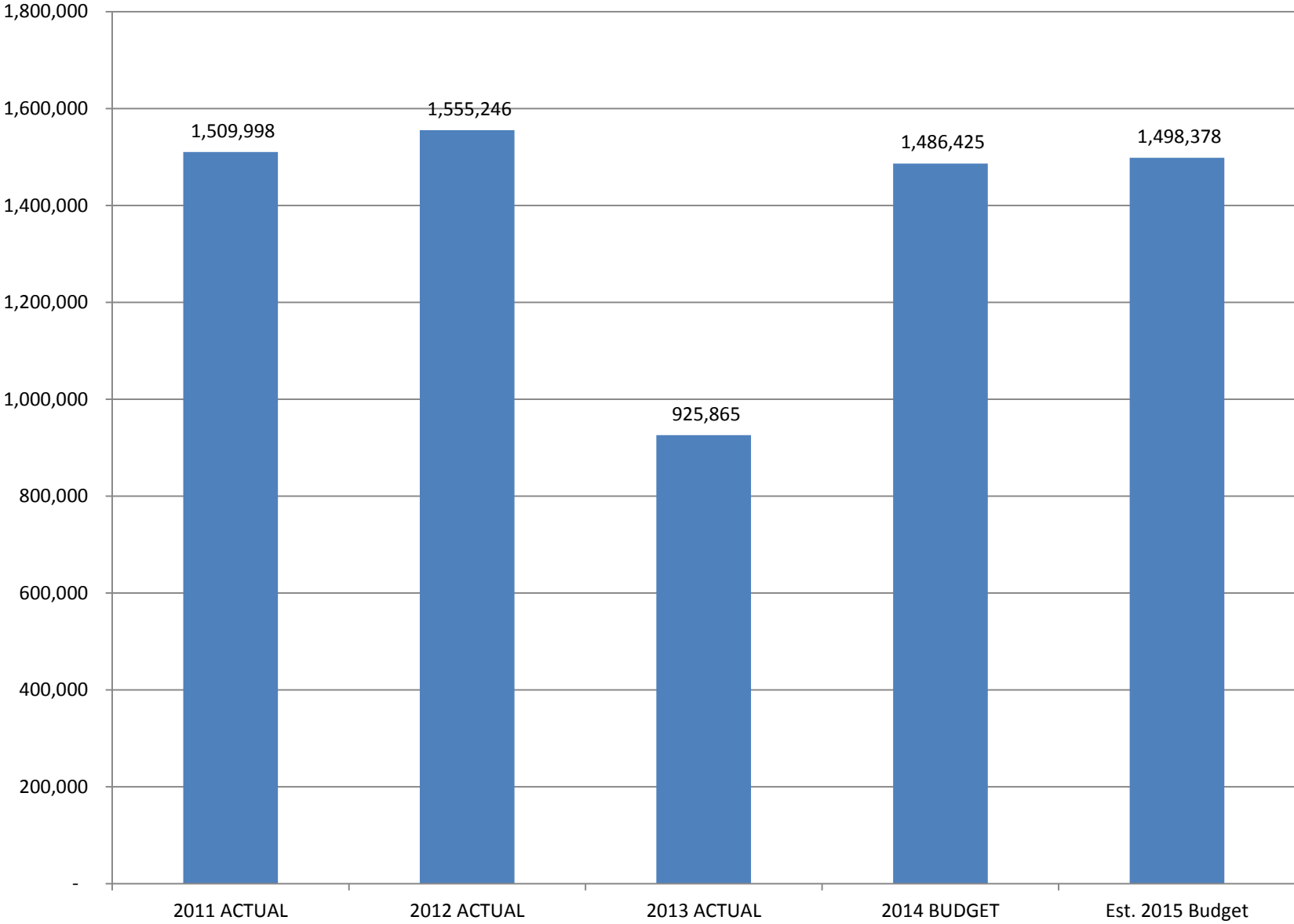
Expenditures



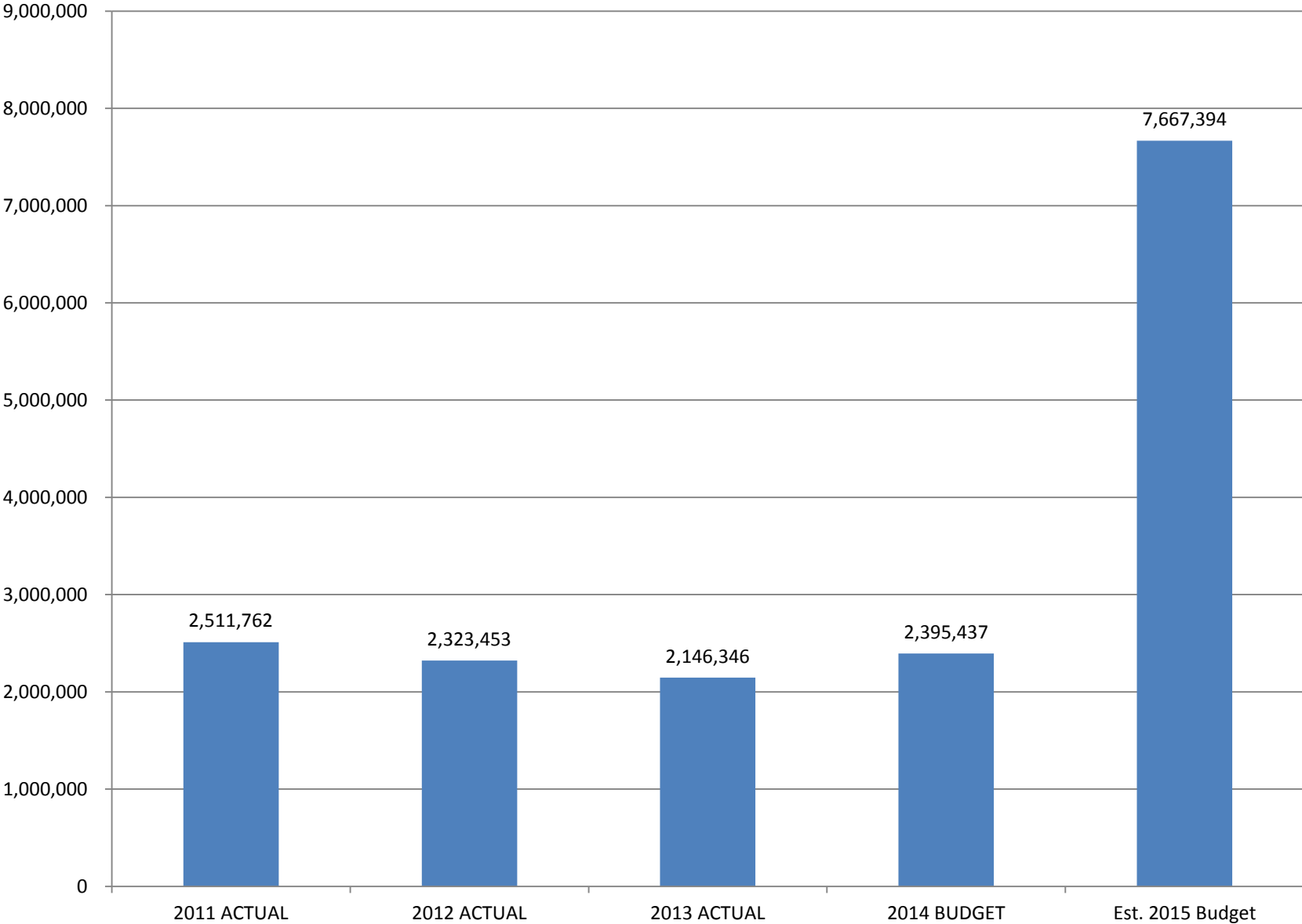
Capital Projects



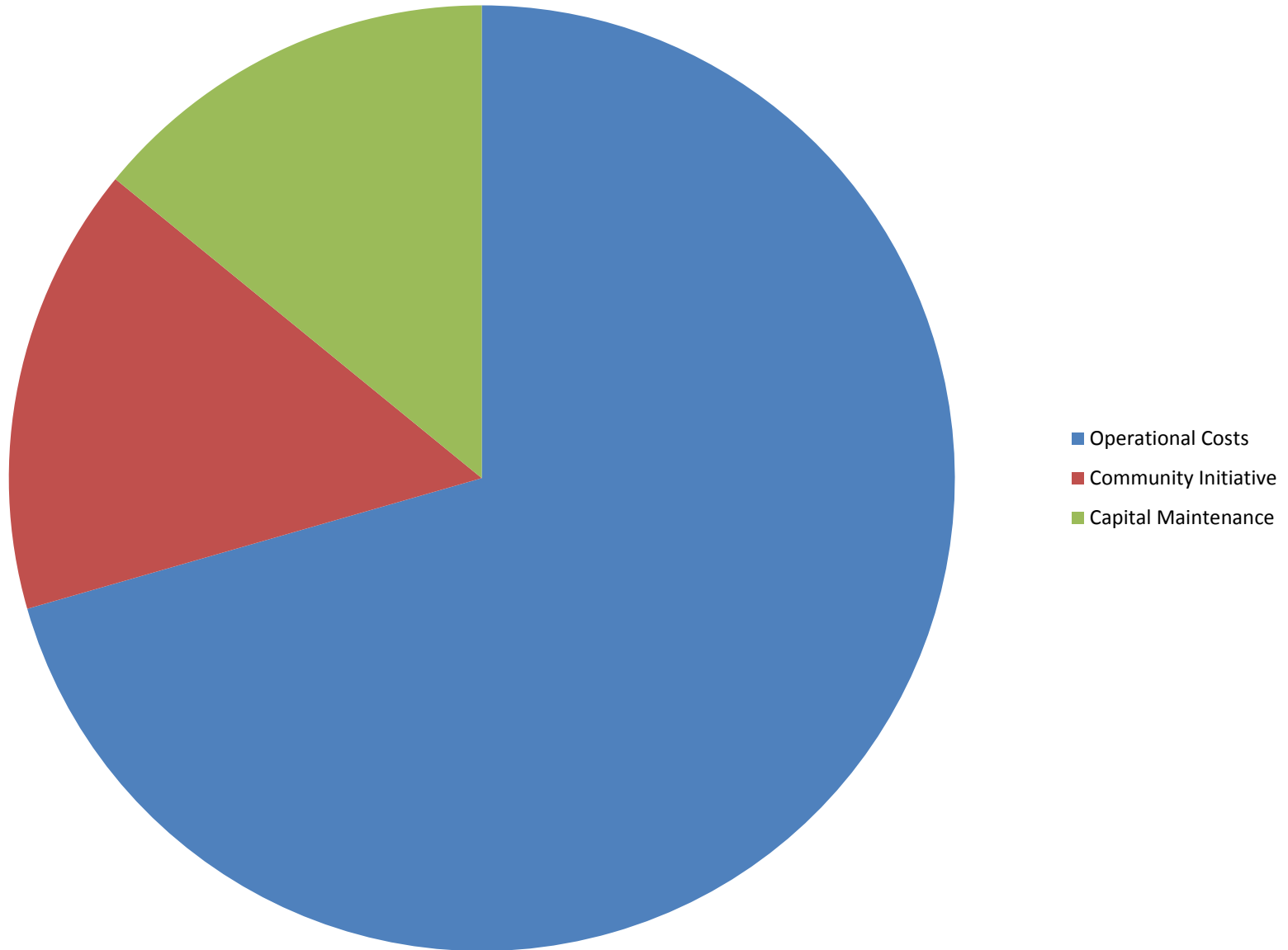
Debt Service



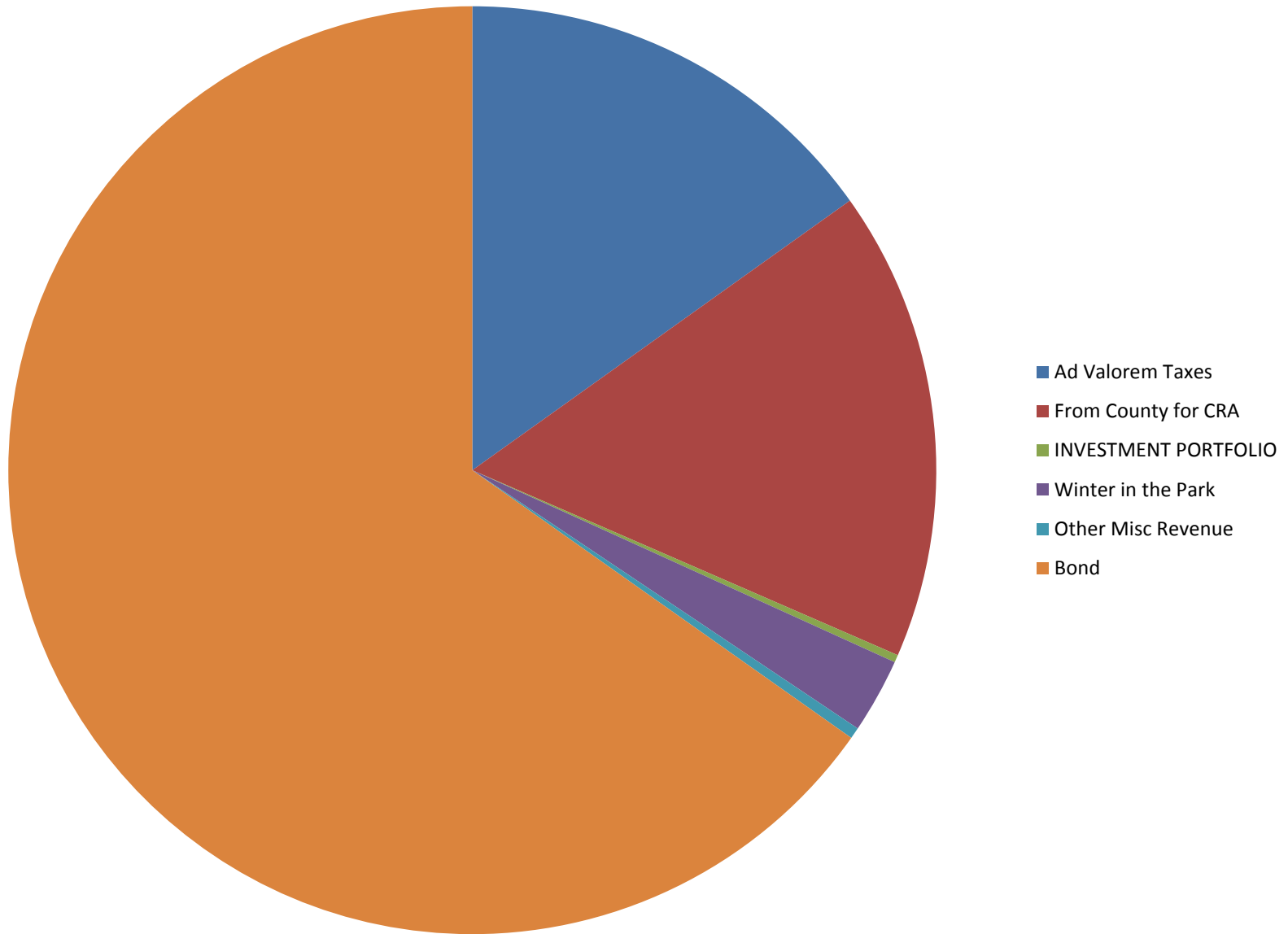
Revenue



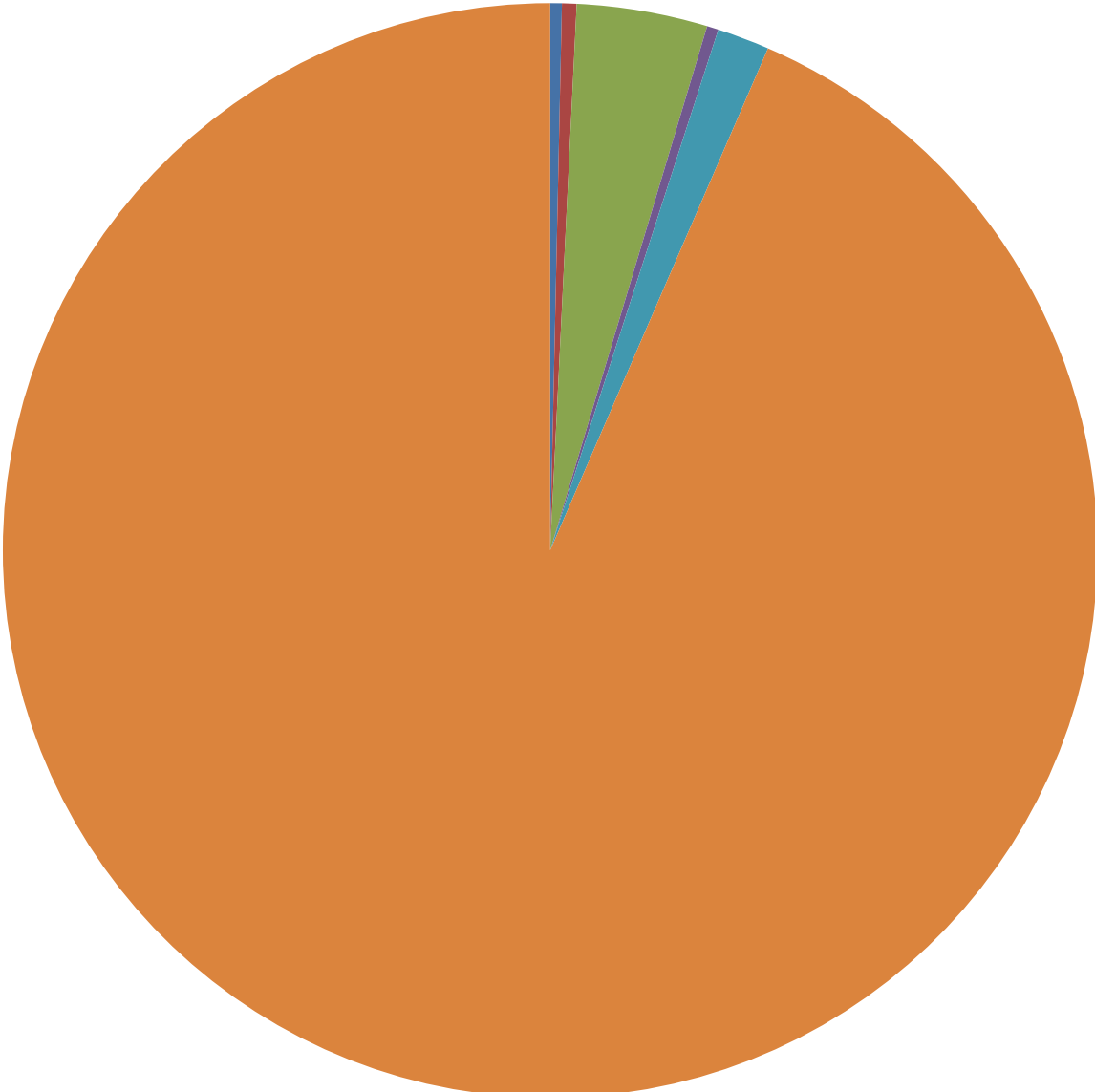
2015 Expenditures



2015 Revenue



2015 Capital Projects



- HOUSING REHAB. ASSISTANCE
- BUSINESS FACADE MATCH PRG
- WEST MEADOW ICE RINK
- QUALIFIED TARGET IND PROG
- SIGNS AND WAYFINDING PJT
- BASEBALL