

winter park



community
redevelopment
agency

agenda

August 25, 2016; 12:00 pm

Room 200

401 S. Park Ave. 2nd Floor

CRA advisory board

1 Administrative items

- A. Approval of the Meeting Minutes from 6-23-16

2 Action items

3 Informational items

- A. Capital Improvements Update
- B. CRA Budget and Pro Forma Discussion

4 Public Comment

5 New business items

6 Adjournment

- A. CRA AB meeting – September 22

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."



agenda item

meeting date August 25, 2016

item type Administrative
 Action
 Information

approved by City Manager
 City Attorney
 N/A

CRA advisory board

Subject

Approval of Minutes

motion | **recommendation**

Motion to approve the June 23, 2016 meeting minutes is requested.

background

N/A

alternatives | **other considerations**

N/A

fiscal impact

N/A

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

Regular Meeting
12:00 pm

June 23, 2016
Chapman Room

MINUTES

Acting Chairman Jeff Stephens called the meeting to order at 12:02 pm

BOARD MEMBERS PRESENT: Jeff Stephens, Woody Woodall, Alex Trauger, Javier Omana, Lance Decuir, and Tom Hiles

BOARD MEMBERS ABSENT: Daniel Butts, David Morehead

STAFF MEMBERS PRESENT: Kyle Dudgeon, Laura Neudorffer

ADMINISTRATIVE ITEMS:

Item A: Approval of the 06-02-2016 Meeting minutes and the 05-26-16 Work Session Minutes

Motion made by Woody Woodall, seconded by AlexTrauger. Motion passed 5-0 (Mr. Omana not present at this time)

ACTION ITEMS:

INFORMATIONAL ITEMS:

Item A: Denning Drive June 7th meeting

Staff provided a summary of the June 7th meeting covering highlights and main points of the group. Attendance was slightly larger than the first public meeting. Staff pointed out to the Board that there has been a total of seventeen (17) meetings regarding Denning Dr. Discussion ensued regarding the level of cyclists that would be using the path were discussed.

Item B: CRA Budget for FY 2016-17

Staff reminded the Board of the unallocated funds conversation held at a prior meeting and informed the group of the notification received stating the CRA would be receiving an additional \$150k for a total of \$780k in unallocated funds. The question would be "what effect does this newfound funding have on the current CIP?" Florida Statute mandates funding be allocated/spent within three years. The Board inquired if Staff had any recommendations for the additional funding. The Board mentioned they would like to see the funding put towards undergrounding and landscaping or towards the Denning Dr. project.

Item A: Next CRA Meeting

Next Board Meeting scheduled for July 28, 2016

There being no further business to discuss, the meeting adjourned at 1:06 p.m.

Chairperson, Daniel Butts

Board Liaison, Laura Neudorffer



meeting date August 25, 2016		approved by	
item type	<input type="checkbox"/> Administrative	<input type="checkbox"/> City Manager	<input type="checkbox"/> City Attorney
	<input type="checkbox"/> Action	<input checked="" type="checkbox"/> N A	
	<input checked="" type="checkbox"/> Information		

CRA advisory board

Subject: Item 3A

Capital Improvements Update

motion | recommendation

N/A

background

Denning Drive

On June 27th, CRA staff provided information to the Agency on the public process work regarding Denning Drive. Based on feedback heard from public meetings, as well as input from advisory boards and consultants, staff requested approval of the mixed-use path concept for Denning Drive and to move forward with design and engineering. This request was approved 4-0 with the caveat that staff returns to the Agency with 90% design plans. The Agency further requested that financial estimated be provided as to not phase the project; as originally intended, but to ascertain the full amount of the project from Solana (north of Webster) to Orange Avenue. This request was to also include a landscaping plan as well as documented support by lynx regarding bus turnouts.

Since that time, staff has worked with the city's Public Works department on design plans. It is anticipated, at this time, that the plans will be presented to the Agency by the end of the calendar year.

New York Avenue

As part of the approved FY16-17 budget was consideration for financial commitment of phase I of the New York streetscape project. In concert with these funds, staff also anticipates the use of an outside consultant on design and engineering. As a response, the Agency also approved funds in the consulting services line item of the budget as proposed by staff and approved by the advisory board. Work on this project will begin October 1.



agenda item

meeting date August 25, 2016		approved by	
item type	<input type="checkbox"/> Administrative	<input type="checkbox"/> City Manager	<input type="checkbox"/> City Attorney
	<input type="checkbox"/> Action	<input checked="" type="checkbox"/> N A	
	<input checked="" type="checkbox"/> Information		

CRA advisory board

Subject: Item 3B

CRA Budget and Pro Forma

motion | recommendation

background

At the August 8th CRA Agency meeting, staff presented the FY16-17 budget, approved by the advisory board on June 2. Originally proposed at the Agency's June 27th meeting, it was not discussed due to time constraints. Staff organized an additional Agency meeting to review and approve the budget per Florida Statutes. It was approved as presented 6-0.

During the budget discussion, the Agency wished to take a more comprehensive look at the remaining years of the CRA. Included in this item is a projection of increment revenues to the year 2027. Financial projections include the FY16-17 budget as well as programmed CIP projects through 2021.

Staff is requesting discussion on potential projects the CRA may undertake in conjunction with current CIP projects.

Community Redevelopment Agency 10-Year Proforma

	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
ESTIMATED REVENUES	131,686									
TIF Revenue - City	1,822,815	2,041,552	2,204,877	2,337,169	2,454,028	2,576,729	2,705,566	2,840,844	2,982,886	3,132,030
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
Total Revenues	4,224,829	4,477,968	4,783,918	5,034,855	5,258,867	5,494,265	5,724,156	5,952,765	6,192,778	6,444,762
ESTIMATED EXPENDITURES										
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	1,084,183	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
Total Expenditures	3,448,399	3,782,411	3,566,473	3,405,727	3,630,662	2,973,011	3,018,068	2,663,573	2,719,087	2,425,809
Annual Surplus/Deficit (Funding Available for Additional Projects and Programs)	776,430	695,557	1,217,445	1,629,128	1,628,205	2,521,254	2,706,088	3,289,193	3,473,691	4,018,953
Aggregate Total:	776,430	1,471,987	2,689,431	4,318,559	5,946,765	8,468,019	11,174,107	14,463,300	17,936,990	21,955,944
				*Increases because of minimal CIP expenditure						**Increases with loss of debt service.

Winter Park CRA 5-Year Capital Improvement Plan

Capital Projects	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	Total Est. Cost
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	\$80,000	\$762,183	\$1,000,000				\$1,842,183
Denning Drive	\$613,000						\$613,000
Intersection of US 17-92 & Webster Avenue						\$717,113	\$717,113
Total	\$1,693,000	\$762,183	\$1,000,000	\$750,000	\$535,648	\$717,113	\$6,231,621
Events	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	Total Est. Cost
Winter in the Park	\$225,000	\$225,000	\$225,000	\$225,000	\$225,000	\$225,000	\$1,360,000
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
Total	\$233,000	\$233,000	\$233,000	\$233,000	\$233,000	\$233,000	\$1,408,000
Programs & Maintenance	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	Total Est. Cost
Summer Youth Employment	\$15,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$110,000
Community Center Programs	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$240,000
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	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$240,000
Microloan Program (funded)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Maintenance of Parking Garages	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$569,159
Total	\$255,000	\$280,000	\$280,000	\$280,000	\$280,000	\$280,000	\$1,624,159
Grants	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	Total Est. Cost
Business Façade Grant	\$40,000		\$40,000	\$40,000	\$40,000	\$40,000	\$190,000
Business Sign Replacement Grant	\$10,000		\$10,000	\$10,000	\$10,000	\$10,000	\$30,000
Driveway Renovation Grant	\$10,000	\$12,000	\$10,000	\$10,000	\$10,000	\$10,000	\$42,000
Housing Rehabilitation Grant	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$186,998
Organizational Support Grant	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$60,000
Paint Only Grant	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$20,000
Total	\$120,000	\$72,000	\$120,000	\$120,000	\$120,000	\$120,000	\$528,998
Operational Expenses	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	Total Est. Cost
Staff & Indirect Costs	\$330,845	\$300,713	\$311,238	\$322,131	\$333,406	\$345,075	\$1,777,102
General Operating	\$74,844	\$79,340	\$86,774	\$92,377	\$98,148	\$103,872	\$503,829
Contractual Services	\$150,000	\$185,000	\$150,000	\$150,000	\$150,000	\$150,000	\$881,280
Indirect Costs	\$53,323	\$42,611	\$70,000	\$70,000	\$70,000	\$70,000	\$351,839
Debt Service	\$1,494,053	\$1,493,552	\$1,496,649	\$1,483,491	\$1,489,029	\$1,489,029	\$7,466,123
Total	\$2,107,058	\$2,101,216	\$2,114,661	\$2,117,999	\$2,140,583	\$2,157,976	\$10,336,605
Revenue	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	
TIF Revenue - City	\$1,390,428	\$1,822,815	\$2,041,552	\$2,204,877	\$2,337,169	\$2,454,028	
TIF Revenue - County	\$1,506,764	\$1,975,328	\$2,130,166	\$2,260,579	\$2,366,214	\$2,459,524	
Investments	\$30,000	\$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	\$1,357,552	\$131,686	\$776,430	\$1,485,487	\$2,734,944	\$4,414,096	
FY Total Revenue	\$4,539,744	\$4,224,829	\$5,233,148	\$6,235,943	\$7,723,327	\$9,612,648	
Total Expenses	(\$4,408,058)	(\$3,448,399)	(\$3,747,661)	(\$3,500,999)	(\$3,309,231)	(\$3,508,089)	
Remaining Revenue	\$131,686	\$776,430	\$1,485,487	\$2,734,944	\$4,414,096	\$6,104,559	

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