Community Redevelopment Advisory Board
Regular Meeting

October 24, 2019 at 12:00 noon

City Hall | Chapman Room
401 S. Park Ave. | Winter Park, Florida

Agenda Items

1. Opening comments

2. Approval
   A. Minutes for September 26, 2019

3. New business
   A. Discussion on Post Office Property
   B. Downtown Enhancements Project
   C. Programming Update

4. Public Comment

5. Adjourn

appeals & assistance

“If a person decides to appeal any decision made by the Board 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.”
Subject
Approval of Minutes

Motion/Recommendation
Motion to approve the September 26, 2019 meeting minutes.

Background
N/A

Alternatives/other considerations
N/A

Fiscal impact
N/A
Present
Board Members: Javier Omana, Woody Woodall, Lambrine Macejewski, John Caron
Staff Members: Kyle Dudgeon, Laura Halsey, Lindsey Hayes, Peter Moore

Absent
Jeff Stephens, Mike Emerson, Teri Gagliano

Meeting called to order
Chairman Javier Omana called the meeting to order at 12:04 pm.

Approval of minutes
Motion made by John Caron, seconded by Lambrine Macejewski, to approve the August 22, 2019 minutes. Motion passes 4-0.

New Business Items
1. CRA Residential Electric Service Lines
CRA Staff provided an overview of the information. There are two maps in the agenda packet for reference. The first outlines existing electric utility undergrounding. Projects within the district are lettered and include ‘G’, ‘U’, ‘K’, ‘F’, and X. Project G is in progress, which is inside the CRA. As a part of this project, there is an opportunity to underground the primary service lines. A similar program has been available citywide for about five years, however residents pay for the undergrounding of the line. If they elect to have undergrounding completed while electric is in the area than they would receive a discounted cost of $1,000.00 but, if they elect to have it completed at another time when electric is not in the area then the cost would be $3000.00. The amount can be assessed to the property and can be allocated over up to a 4-year period in their utility bills to help ease any financial burden the project may cause.
The second map identifies residential properties within the district. Those are then, divided into homesteaded and non-homesteaded properties. They are also color-coded to identify if they were currently overhead existing or existing underground.
Staff asked the Board where this project should fall on the priority list. Staff also stated there is a balanced budget so there is not currently reserve dollars to be allocated. The Board requested information on how the list of properties needing this service are being prioritized, information on outages, and the viability of creating an ordinance that requires homeowners to underground. Staff will return with the information at a future meeting.
2. CRAAB Calendar

Assistant Division Director, Kyle Dudgeon, confirmed the October 24, 2019 meeting date and informed the Board that the Winter Park CRA was selected to receive an award for the Denning Drive Complete Street Project and will be accepting the award at the 2019 Florida Redevelopment Academy Conference. The November and December meetings will be combined into one meeting and staff suggested December 12, 2019.

Public Comment

Commissioner Cooper stated this is an exciting time for the CRA and is pleased that there are funds available for all the projects over the next seven to eight years. She also pointed out a couple of large-scale projects that are not CRA eligible which are the old library site and the relocation of City Hall. Two large items for the City Commission are parking and land acquisition and she feels there is a political will to get those funds allocated.

ADJOURNMENT:

Next meeting scheduled for October 24, 2019 at 12:00 pm.

There being no further business to discuss, the meeting adjourned at 12:47 pm.

____________________________     ___________________________
Chairperson, Javier Omana     Board Liaison, Laura Halsey
Subject
Discussion on Post Office Property

Motion/Recommendation

Background
See attached background material

Alternatives/other considerations
N/A

Fiscal impact
N/A
For two decades the City’s policies and plans have included the future expansion of Central Park. Acquisition of the Post Office property on New York Avenue has been considered a means to that end. At the September 23rd commission meeting, there was consensus for Commissioner Cooper to present a conceptual project plan for the Commission’s consideration at today’s workshop. This report presents an approach to acquisition of the Post Office property and includes an accumulation of conceptual drawings and pertinent information presented to the commission in various forms since 2010, an updated cost estimate and presentation slides. We have taken a pause in conversations with the USPO since we ceased negotiations in January 2015. This may be a once in a lifetime opportunity to reengage.

1. Objective:
   - Acquire the Post Office property for the purpose of expanding Central Park.
   - Retail portion of the Post Office stays in Central Business District.
   - Distribution portion of the Post Office moves outside Central Business District.
   - Protect character of Central Business District by controlling future use of property.
   - Improve connectivity and encourage redevelopment of incompatible buildings on New York Ave.

2. Immediate Decisions to Move Forward:
   - Do we have three votes to pursue acquisition of the USPS property?
   - If so, does the City take the lead or should we partner with a developer?
     - If City led, are unallocated Community Redevelopment Agency (CRA) Tax Increment Funds (TIF) used?
     - If developer led, do we trade Progress Point (as entitled by the Orange Avenue Overlay provisions)?
   - If we agree to pursue, approve Resolution and commit funding.

3. Why is now the right time to move forward? We have...
   - Adequate CRA TIF funds available to fund acquisition without raising taxes or bonding.
   - Professionals experienced with USPS development management are already on our team.
   - Citizens support for expansion of green space validated by our Visioning exercise.
   - A willing partner. As recent as 2015, the USPS VP Facilities Management demonstrated a willingness to negotiate with Winter Park on acquisition of the Post Office facility adjacent to Central Park.
4. Three Obvious Lessons Learned:

- **Zoning alone is not adequate to protect against incompatible redevelopment next to Central Park:** Permitted uses in existing zoning include hospitals, schools, museums, churches, colleges, dormitories for colleges, nursing homes, assisted living, etc. (Sec 58-79 PQP(a)(b)(f)(4)) History confirms that rezoning to commercial (C-2) zoning is doable. Prior rezoning, in 2004, went through the formal process, was approved with a 4-0 vote of the City Commission and generated no public comment. This rezoning enabled preliminary approval of a 4-story, 550ft long 194,000sf mixed use development with 515 parking spaces on the Post Office property adjacent to Central Park.

- **Resolution Showing Commission Support is Required:** Expressed commitment without an approved Resolution weakens our negotiating position due to history of prior interactions with the USPS. A Resolution is essential to reestablish credibility. A draft Resolution modeled after the 2010 Resolution supporting the acquisition of the USPS property for public parkland is attached.

- **Committed Funding is Required:** Our history shows, a Resolution without committed funding is meaningless. Inclusion in the **CRA Capital Improvement Plan budget** is essential.

5. Monday’s workshop will explore the following questions:

- What is the relevant history of Central Park and the USPS property?
- Is there a history of Community Support?
- What prior actions has the City taken and were they successful?
- What are the objectives of this project?
- Does this project align strategically with the City’s policies and strategic plans?
- If our efforts in the past were not successful, why will this project be different?
- What are the alternatives to this project?
- What do we know about the USPS requirements?
- What is the relationship of this project to other projects vying for the same funds?
- What are the probable cost and funding sources?
- What is an anticipated schedule?
- What are the possible risks or challenges that must be managed?
- What Commission decisions must be made?
- What is the optimal timing of those decisions?

Attachment 1: Acquisition of Winter Park Post Office for Expansion of Central Park Project Plan pptx
Attachment 2: Conceptual Cost Analysis PO Acquisition (includes distribution center options)
Attachment 4: Approved Resolution 2043-10, Supporting the Acquisition of the USPS Property for the Purpose of Public Parkland.
Acquisition of Winter Park Post Office for Expansion of Central Park

October 2019
Town Plan: 1881
The only platted park in the Town of Winter Park.

In 1881, Loring Chase, Oliver Chapman and Robinson designed the “Park” as the center piece of the town patterned after a New England “commons,” similar to the well-known Boston Commons (1634).
Central Park Master Plan 2002
Expanding Central Park - Legacy to be Proud Of

- Funding Without Bonds or Increased Taxes
- Public Desire for Green Space
- Professional Expertise
- 2015 USPS Willing to Negotiate
History of Strong Community Support

1999
• City adopted an Ordinance requiring voter approval of any proposed construction on city owned lands in or adjacent to Central Park. (Canton to New England and Park to New York)

2002
• A new Central Park Master Plan reflected the City’s vision for the future enhancement of Central Park, including expansion west to New York Avenue.

2004
• Zoning on the Post Office Property was changed from Government and Institutional use to Central Business District zoning to enable a joint public-private mixed use development adjacent to Central Park.

2006
• The National Trust for Historic Preservation, Online Preservation Magazine, identified Winter Park’s Central Park as a “Threatened” historic asset stating, “rapid construction of condos, parking garages, and retail space could compromise this tranquil centerpiece of historic Orlando suburb.”

2007
• Winter Park residents initiated a fund raising campaign, Help Our Park Expand (H.O.P.E.), in an attempt to raise the funds required to acquire the Post Office Property. The H.O.P.E. initiative received 335 pledges and $1.8M in contributions.
Preliminary Approval @ C-2 Zoning  01/24/05:
C-2 Central Business District Zoning

3-0 Vote of Commission (Preliminary Approval)
4-story Mixed Use
2 levels Underground Parking
~194,000 Square Feet
Floor Area Ratio 220%
Included:
  ~22,000sf Post Office
  ~11,000 Office Space
  ~11,000 Retail
  130 Condominiums
  515 Parking Spaces
History of Strong Community Support

2007
• City Commission committed ~ $4M to deter commercial redevelopment of the USPS property.

2008
• The Central Park West Meadow was created from the municipal parking lot located west of Central Park, in furtherance of the Central Park Masterplan. The West Meadow is now home to the annual Autumn Art Festival and the Park Avenue Fashion Show.

2008
• Winter Park is listed as the #38 Historic Destination by National Geographic Travel Magazine celebrating Winter Park’s crown jewel, Central Park.

2009
• Residents formed the Winter Park Greenspace Foundation (501(c) 3) to raise funds to obtain the Post Office Property to increase the greenspace in Winter Park.
History of Strong Community Support

2010 • The City Commission passed a Resolution supporting the acquisition of the USPS property for the purpose of expanding Central Park and increasing public parkland.

2010 • The Post Office property was changed from Central Business District zoning (put in place to enable redevelopment in 2004). The north end of the Post Office property was reverted to Government and Institutional zoning and the south portion to Parks & Recreation zoning.

2011 • Downtown Winter Park Historic District was approved by the National Park Service and added to National Register of Historic Places. Central Park and the Post Office building are documented as contributing properties in the district.

2011 • United States Senators Marco Rubio and Bill Nelson and Representatives Sandy Adams, Corrine Brown, John Mica and Daniel Webster sent a letter to the Postmaster General requesting they grant the City of Winter Park a Right of First Refusal on the Post Office property.

2012 • The City of Winter Park sent a letter to the Postmaster General offering maintenance of the local Post Office property in exchange for a Right of First Refusal on the Post Office property.
The City Commission passed a Resolution supporting the acquisition of the property currently owned and used by the United States Postal Service for the purpose of public parkland in perpetuity.

The City expressed its desire that the USPS *donate* the Post Office property to the City to be utilized for the public good.
Congressional Delegation Support for Right of First Refusal 2011

Dear Postmaster General Dunham:

We write to you today concerning an issue of great importance to our constituents in Winter Park, Florida. Winter Park is known for its abundant parks, trees and natural surroundings in Central Florida, and the city continuously works to preserve and enhance its parksland. The city of Winter Park has informed us of their interest in the land upon which there is a U.S.P.S. distribution center located in the city. As such, we think there are ways in which the local government in Winter Park and the U.S. Postal Service can work together that would be beneficial to all parties involved.

The local government officials in Winter Park informed us that the property is currently used as a U.S. Post Office facility for both retail and distribution functions at 300 North New York Avenue. It is located within the heart of downtown Winter Park, directly adjacent to the City's Central Park and upscale shopping district. The local government officials conveyed to us that the city wants to acquire the location in the area, but that the large distribution center is incompatible with the historic downtown area. In short, the city of Winter Park is highly interested in using this land to expand its Central Park if and when the U.S.P.S. no longer wants to operate a distribution center from that location. While it is our understanding that the U.S. Postal Service currently has no plans to discontinue use of the current location, we ask that the U.S. Postal Service consider granting the City a right of first refusal to the land so that if and when the Postal Service decides they want to sell the property, the City would have an opportunity to purchase it.

We appreciate your consideration regarding this issue. We look forward to hearing from you in the future. Lastly, if we can be of any assistance to you, please do not hesitate to contact us.

Sincerely Yours,

[Signatures]

[Names of Signatories]
City of Winter Park Offer of Maintenance in Exchange for Right of First Refusal 2012

July 20, 2012

The Honorable Patrick B. Donahue
Postmaster General
U.S. Postal Service
475 L’Enfant Plaza, SW, Room 30801
Washington, DC 20260

Dear Mr. Donahue:

As we discussed, the City of Winter Park would like to obtain a Right of First Refusal for the property located at 300 N. New York Avenue, Winter Park, FL 32789. Below is our proposal to secure that right.

To obtain this right, the City will:

1. Maintain the USPS landscaping at that location until such time the property changes hands.
2. Sweep the public parking area (south side of building) with a street sweeper once per month until the property changes hands.

Upon deciding to surplus or dispose of the property, the USPS will:

1. Notify the City of its intent to dispose of the property.
2. Enter into negotiations with the City for a period of not less than 60 days unless the City waives its right to purchase.
3. If agreeable terms cannot be reached by both parties, provide the City the right to match any written offer as long as the City matches said offer within 90 days.

I have attached a copy of the July 10, 2012 letter from the City’s Congressional Delegation, a copy of Resolution 2012-16 supporting the acquisition, a one-page summary of the history of the property and surrounding area, and a map of our historic district.

The citizens of Winter Park have historically been very protective and protective of Central Park and abutting properties. However, recent contributions and pledges to the Central Park Foundation reflect their commitment to expanding Central Park to include the current USPS property. We look forward to offering our citizens the security of obtaining...
History of Strong Community Support

2013
- The City Commission held a work session with Congressman Mica to discuss strategies for the possible acquisition of the Post Office property.

2014
- Congressman Mica arranged a meeting between the City and the USPS Vice President of Facilities to discuss splitting the Post Office retail and distribution facilities and providing Winter Park deal points to acquire the property.

2015
- Staff identified a property satisfying the USPS facility requirements for the distribution center and ask for Commission direction. The City Commission found the cost unacceptable and offered to purchase the existing USPS property at the appraised value and lease it back to the USPS for 20 years. The City Commission voted to discontinue negotiations if that offer was not accepted by USPS.

2015
- The USPS rejected the City’s offer and negotiations were discontinued.
“After completing a few layouts, we believe that the site has high potential of working for us (subject to a 30% design). I think you should proceed with your discussions with the city council.”

Source: Email from USPS Vice President of Facilities, 1/08/15
Acquire the USPO property for the purpose of expanding Central Park for future generations of Winter Park residents and visitors.

Retain the retail portion of the USPO in downtown Winter Park and relocate the back of house operations to a more appropriate location outside the City core.

Protect the character of Winter Park’s quaint downtown by controlling future use of the USPO property.

Improve connectivity and encourage redevelopment of New York Ave Properties.
Strategic Alignment
Post Office

- No cash outlay
- New facilities
- Operational efficiencies

Residents

- No increase in taxes or bonding
- Retail PO stays downtown
- Expanded greenspace
- Continuing the legacy of Charles Hosmer Morse and Central Park
- Space for trees
- Space for family games and picnics, relaxation and concerts
- A respite from congestion
- A priceless asset for future generations
- Control of density downtown

Merchants

- Remove industrial function from CBD
- Increase New York Ave connectivity
- Encourage redevelopment of properties west and north of the expanded Central Park
- Increase parking
USPS Requirements (Presented 01/12/15)

1. Replace the carrier site or consolidate it with either the Metric Drive or Orlando Fashion Square Mall carrier site.

2. Retail space to remain in the downtown core of Winter Park.

3. Market value of new property must equal value of property the USPS would be giving up.
• An acceptable site in proximity to other USPS operations, was identified.

• Site offered operational efficiencies for the USPS.

• Site offered opportunity for consolidation.

• USPS stated site offered “high potential of working”.

• Property still undeveloped.
Retail Site

Retail PO to remain in downtown core of Winter Park.

USPS stated requirement.
6,875 sf
Parking 66

Potential sites include:
- City Hall
- City Hall Future Garage
- Old Library
- Water Plant
- Adjacent to Train Station
- North End of Current PO Property
- Progress Point Property
Alternative Retail Site
Alternative Retail Site

- **NEW YORK AVE. SITE-NO**
- **C-1**: Retain For Civic Venue

- **PARKING**
  - 44 cars
  - 1 Level
  - 1 AC

- **EXISTING PARK**
  - 1.3 AC

- **NEW PARK**
  - 2.5 AC

- **UNDERGROUND PARKING**
  - 288 spaces

- **POST OFFICE**
  - 6,500 SF

- **Further details and specifications not visible in the image.**
Possible New Parking (81 spaces)
Possible New Parking (288 spaces)
Maximum Central Park Expansion
Encourage New York Ave Redevelopment
Project Options

**Option 1: City Led**
- Purchase at appraised value if USPS is willing to sell or ...
- Negotiate facilities replacement
  - Acquire land for distribution center now
  - Build distribution center in approved location
  - Build Retail PO in Downtown Core
- Phase project using available CRA TIF
- No bond or tax increase

**Option 2: Developer Led**
- Purchase at appraised value if USPS is willing to sell or ...
- Developer executes facilities replacement
  - Developer acquire land and construct distribution/retail facility to meet USPS requirements
  - Transfer Progress Point property to developer
  - Progress Point entitlements restricted by the Orange Avenue Overlay
  - PO property transfers directly to City
- Use of CRA/TIF funds minimized.
Risk of maintaining status quo with hope that ultimately the USPS will donate the property to the city or sell at a lower cost

- Funding availability when USPS is ready to sell
- Allowable uses in current zoning (hospitals, colleges, dormitories, nursing homes, etc.)
- Attractive location for high density mixed use development
- Potential development to offset SunRail operations and maintenance cost
Land Deals on Fast Track

“Transit officials expect real estate to become an increasingly important revenue source, amid stagnant federal funding and rising costs of upkeep for aging systems.”
Tax Increment Finance (TIF) funds must be used only for projects consistent with the Community Redevelopment Area (CRA) Plan and located in the CRA district.

Expansion of Central Park is identified in the CRA Plan and the Post Office is within the CRA district.

Projected TIF funding is adequate to fund all projects identified in our CRA Strategic Plan and Capital Improvements Plan.

TIF funds cannot be used for the existing Library or Progress Point as they are outside the CRA district.

The CRA Plan specifically excludes using funds for City Hall.
Potential Funding Sources

- CRA Tax Increment Financing (TIF)
- Parks Trust Funds
- Help Our Park Expand (H.O.P.E.) Fund Carryover
- Florida Recreation Development Assistance Program
TIF Funding Availability

Unobligated Projected CRA TIF Funding by Year
(~$28M)
Range of Probable Cost Reflects Varied Distribution Center Options. $4.6 – $8.8M

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*Note: Park & Parking Design will be formulated through a follow-on public process and is not included in this project.
Challenges

- Political will to move forward in a timely manner
- USPS willingness to sell
- Ability to reach agreement on property value
- CRA funds being committed to other projects
- Commercial/institutional interest given zoning permitted uses
- Future availability/cost of suitable property for distribution function
- Market changes and impact on TIF funding projections
Path to Success

Park & Parking Design will be formulated through a follow-on public process and is not included in this project.

Commitment
- 3 nods to pursue*
- Select project option*
- Commission/CRA Resolution*
- Allocate funding *
- Enlist development professionals

Concept Exploration
- Engage USPS
- Identify preliminary deal points*
- Appraisals
- Identify optional locations
- Refine cost estimates
- Execute letter of intent with USPS.*

FY20 1Q

FY20 2Q

Project Refinement
- Define location & confirm suitability of use
- Retail *
- Distribution
- Consensus on property value
- Approve final deal points*

FY20 3-4Q

Execution Construction
- Finalize contractual documents
- Construction
- Property transfer
- Post Office relocation

FY21-22

*Public Input at all Commission decision points.
Now is the Time for Action
Commission Decision Needed to Proceed

Three Nods to Proceed. Let's Expand Central Park!

- **Adopt Resolution**: Commit to expand Central Park by Acquisition of the Post Office
- **Select Project Option**: Option 1: City Implement or Option 2: Developer Land Swap
- **Initiate USPS Discussions**: CRA Funding Approval

Select Project Option

- **Initiate USPS Discussions**
  - **Adopt Resolution**: Commit to expand Central Park by Acquisition of the Post Office
  - **Select Project Option**: Option 1: City Implement or Option 2: Developer Land Swap
  - **CRA Funding Approval**
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Order of Magnitude Estimated Probable Cost


(3). Site Development: Varied sources: Progress Point Demolition (asbestos) 4.60sf/Staff. Civic Center $2.71sf/Staff. Local Planning Firm: Demolish 45% FAR buildng and ashalt. ($4-$8/sf). Local Planning Firm: Demo 25K, Asphalt demo/remove spoilings .55 sf x 80K=$44K.

(4). Parking: Kimley Horn 2017 Downtown Parking Strategy, $3,000-$5,000 plus land cost for surface parking. This cost can range in price from $0.90 to $2.50 per square foot. Local Planning Firm: New parking lot for 120 spcs 38,400sf x 2.35/ft=$90K. Staff: Parking spaces will run, dependent on surface ~$2000 at grade per space (includes traffic lane for access)

(5). Parking count based on carrier count and carrier count +10 (existing overage at UPPO). Carriers 96 (WP 72 Orl Mall 24)

(6) (USPS provided) 72 Carriers. Current parking (ZHA 2008 Map), 81 existing spaces in distribution area. CM provided $1.5M in 2015.

(7). Requirements provided by USPS in 2015.
Carrier Consolidation/Relocation Options:
- Relocate to stand alone site - Building, 21,773 sq/ft on 92,538 sq/ft site
- Combine Winter Park (MPO) with Metric (WTP-Aloma) - building 28,135 sq/ft on 118,854 sq/ft site
- Combine Winter Park with Fashion Square Mall (ORL-Mall) - building 26,107 sq/ft on 111,637 sq/ft site
- Combine all three - building 33,918 sq/ft on 138,678 sq/ft site
Retail Relocation - must remain in downtown. Building 6,874 GSF/6,229 NISF, 62 total parking spaces (55 customer and 7 employee)

Notes on existing Carrier Sites:
- Winter Park - 72 Carriers. Zones 32 and 33
- Metric (4214 Metric Drive, Winter Park 32792) - 34 Carriers. 15,400 sq/ft building on 70,000 sq/ft site. Lease $150k per year
- Fashion Square (800 Warehouse Road, Orlando 32803) - 24 carriers. 15,500 building on 220,000 sq/ft site. Lease 292k per year
Use $160 square foot for carrier buildings plus site development costs. Notes from ZHA Map: Current PO site 86,072sf, 81 existing distribution parking spaces.
RESOLUTION NO. __________

A RESOLUTION OF THE CITY OF WINTER PARK, FLORIDA SUPPORTING THE ACQUISITION OF THE PROPERTY CURRENTLY OWNED AND USED BY THE UNITED STATES POSTAL SERVICE FOR THE PURPOSE OF PUBLIC PARKLAND.

WHEREAS, the United States Postal Service (USPS) currently owns the property located at 300 N. New York Avenue in Winter Park (the Property) and has been using said property since 1963 for both retail and distribution functions of the post office, and,

WHEREAS, the Property is located within the heart of downtown Winter Park and is directly adjacent to the City’s Central Park and upscale shopping district, and

WHEREAS, the New York Avenue corridor adjacent to the Property is prime for economic redevelopment, and

WHEREAS, the City Commission of Winter Park has recognized that the distribution center located on the Property is neither appropriate nor compatible with Central Park, the upscale nature of the surrounding uses, or the desire to promote economic development downtown, and

WHEREAS, alternative nearby local sites are readily available for the construction of a replacement Post Office and

WHEREAS, as the city and surrounding region increases in intensity and density of land uses the need for added green space has grown substantially, and

WHEREAS, parks are a priority of Winter Park and the city guarantees the citizens’ a minimum of 10 acres of parkland per 1000 residents; and

WHEREAS, there is a desire to have the Property become park land for the purpose of expanding Central Park for future generations of Winter Park residents and visitors.

WHEREAS, the City of Winter Park desires to purchase the current Winter Park Post Office land from the Federal government, and guarantees it will not be sold for commercial purposes or financial gain, but will only be utilized for the public good;

NOW, THEREFORE, be it resolved by the City Commission of the City of Winter Park, Florida that:

Section 1. The City Commission of the City of Winter Park hereby declares its intention that the Property located at 300 N. New York Avenue be converted to public parkland.
Section 2. The City Commission calls upon the USPS to work with the City of Winter Park to ensure that the Property becomes park through the sale of this property to the City of Winter Park.

Section 3. The City Commission calls upon Winter Park Congressional Representatives to assist the City in acquiring the Property in order to stimulate economic development along the New York Avenue corridor and to provide an expansion of the much-needed green space in this urban environment.

Section 4. The City Commission commits to keep the Property as park land in perpetuity for the recreational use and enjoyment of current and future residents and visitors.

Adopted at a regular meeting of the City Commission of the City of Winter Park, Florida, held at City Hall, Winter Park, Florida on the __th day of October 2019.

____________________________
Steve Leary, Mayor

Attest: __________________________
Rene Cranis, City Clerk
RESOLUTION NO. 2043-10

A RESOLUTION OF THE CITY OF WINTER PARK, FLORIDA SUPPORTING THE ACQUISITION OF THE PROPERTY CURRENTLY OWNED AND USED BY THE UNITED STATES POSTAL SERVICE FOR THE PURPOSE OF PUBLIC PARKLAND.

WHEREAS, the United States Postal Service (USPS) currently owns the property located at 300 N. New York Avenue in Winter Park (the Property) and has been using said property since 1963 for both retail and distribution functions of the post office, and,

WHEREAS, the Property is located within the heart of downtown Winter Park and is directly adjacent to the City’s Central Park and upscale shopping district, and

WHEREAS, the New York Avenue corridor adjacent to the Property is prime for economic redevelopment, and

WHEREAS, the City Commission of Winter Park has recognized that the distribution center located on the Property is neither appropriate nor compatible with Central Park, the upscale nature of the surrounding uses, or the desire to promote economic development downtown, and

WHEREAS, alternative nearby local sites are readily available for the construction of a replacement Post Office and

WHEREAS, as the city and surrounding region increases in intensity and density of land uses the need for added green space has grown substantially, and

WHEREAS, parks are a priority of Winter Park and the city guarantees the citizens’ a minimum of 10 acres of parkland per 1000 residents; and

WHEREAS, there is a desire to have the Property become park land for the purpose of expanding Central Park for future generations of Winter Park residents and visitors.

WHEREAS, the City of Winter Park desires the donation of the current Winter Park Post Office land from the Federal government, and guarantees it will not be sold for commercial purposes or financial gain, but will only be utilized for the public good;

NOW, THEREFORE, be it resolved by the City Commission of the City of Winter Park, Florida that:

Section 1. The City Commission of the City of Winter Park hereby declares its intention that the Property located at 300 N. New York Avenue be converted to public parkland.
Section 2. The City Commission calls upon the USPS to work with the City of Winter Park to insure that the Property becomes park should it cease to be utilized as a post office.

Section 3. The City Commission calls upon Winter Park Congressional Representatives to assist the City in acquiring the Property in order to stimulate economic development along the New York Avenue corridor and to provide an expansion of the much needed green space in this urban environment.

Section 4. The City Commission commits to keep the Property as park land in perpetuity for the recreational use and enjoyment of current and future residents and visitors.

Adopted at a regular meeting of the City Commission of the City of Winter Park, Florida, held at City Hall, Winter Park, Florida on the 25th day of January 2010.

__________________________
Mayor Kenneth W. Bradley

Attest:_____________________
City Clerk Cynthia Bonham
## Community Redevelopment Agency 10-Year Proforma

<table>
<thead>
<tr>
<th></th>
<th>FY 2020</th>
<th>FY 2021</th>
<th>FY 2022</th>
<th>FY 2023</th>
<th>FY 2024</th>
<th>FY 2025</th>
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<th>FY 2027</th>
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<td>Total Revenues</td>
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<td>4,170,240</td>
<td>4,796,427</td>
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### Proposed Projects

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<th>Project Description</th>
<th>Est. Totals</th>
<th>FY 2020</th>
<th>FY 2021</th>
<th>FY 2022</th>
<th>FY 2023</th>
<th>FY 2024</th>
<th>FY 2025</th>
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<td>Digital Inclusion/Community WiFi</td>
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<td>Cumulative Cash Balance (Remaining Projects)</td>
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**Color Coding**
- In 5-Year CIP
- Potential Additional Projects
Subject
Downtown Enhancements Project

Motion/Recommendation

Background
Staff is providing an update to the work associated with the downtown enhancements project including the Central Stage area and garbage/recycling cans.

Alternatives/other considerations
N/A

Fiscal impact
N/A
Subject
Programming Update

Motion/Recommendation

Background
Staff is providing an update relative to grant programming, state statute, and process moving forward.

Alternatives/other considerations
N/A

Fiscal impact
N/A