

winter park



community
redevelopment
agency

agenda

May 12, 2014 @ 2:30 p.m.

City Hall Commission Chambers
401 S. Park Ave. · Winter Park, Florida

CRA board

1 administrative items

- a. Approval of Minutes from August 26, 2013

2 action items

- a. Time extension of the CRA

3 informational items

4 new business items

5 adjournment

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."

COMMUNITY REDEVELOPMENT AGENCY
August 26, 2013

The meeting of the Community Redevelopment Agency was called to order by Vice Mayor Sarah Sprinkel at 2:31 p.m. in the Commission Chambers, 401 Park Avenue South, Winter Park, Florida.

Members present:

Mayor Kenneth Bradley (arrived 2:49 p.m.)
Commissioner Steven Leary
Commissioner Sarah Sprinkel
Commissioner Carolyn Cooper
Commissioner Tom McMacken

Also present:

City Manager Randy Knight
Deputy City Clerk Michelle Bernstein
CRA Manager Dori Stone
CRA Director David Buchheit
CRA Attorney Anthony Garganese

Members absent:

Orange County Representative Frank DeToma

1. Administrative Items

Motion made by Commissioner McMacken to approve the minutes of May 13, 2013; seconded by Commissioner Cooper and approved by acclamation with a 4-0 vote. Mayor Bradley was not present for the vote. Representative DeToma was absent.

2. Action Items

A. Proposed FY 2014 CRA Budget

CRA Director David Buchheit provided a PowerPoint presentation on the proposed FY 2014 CRA Budget. He spoke briefly about the slight increase in taxable value and TIFF revenue along with the estimated expenditures and debt services. He mentioned several items and events that are underway such as the 2014 Strategic Plan, 'Winter in the Park', Welbourne Day Nursery, St. Patrick's Day Parade, Popcorn Flicks, Heritage Center Operations and Community Center Programs. Mr. Buchheit said they are looking to reinstate the Business Façade Matching Program and the Summer Youth Enrichment Program. Both of these programs were cut in the past due to limited funding.

CRA Manager Dori Stone answered questions pertaining to the requirements and the number of applications received for both the Housing and Business Façade Programs and the process for obtaining Community Development Block Grant (CDBG) funds.

Ms. Stone explained that this year the CRA Department plans to focus on the 17-92 and Aloma Avenue corridor for the Business Façade Program once it is in place. She briefly spoke about the debt service funds and the possibility of applying those funds toward different projects and programs.

Ms. Stone advised that the Signs and Wayfinding Project account has carried forward from the FY 2012 budget with the estimated balance of \$115,000. There is adequate funding to complete the rest of the Wayfinding Project and there is also a surplus balance in that account which can be used for other projects such as the Public Art in Transit.

Commissioner Sprinkel asked that a pie chart be provided showing how the CRA money is being spent. Ms. Stone acknowledged.

Mayor Bradley said at this time he does not support allocating \$50,000 for the Business Façade Grant Program. He preferred to use those funds for other items such as downtown parking, etc.

Motion made by Mayor Bradley to approve the 2013 CRA budget withholding the \$50,000 for the Business Façade Program and placing that unassigned along with the additional \$66,000. Relook at that sometime in January and have an allocation of that by February 2014; seconded by Commissioner Sprinkel.

Commissioner Sprinkel asked if the rules have changed for those outside organizations that are currently receiving funding. Ms. Stone said no; however, the City does require annual reporting and that she will be happy to forward them the annual reports received to date.

Joe Terranova, 151 North Virginia Avenue, explained that the law requires that all CRA funds be allocated by the end of the fiscal year, which is September 30, 2014.

Attorney Garganese provided legal counsel regarding the laws pertaining to the allocation of CRA funds.

Ms. Stone recommended allocating the excess funds to debt reserves. This will give them the ability to move those funds into another account once they decide what they want to spend those funds on.

Mayor Bradley said as the maker of the original motion he would be happy to allocate the excess funds to debt reserves; seconded by Commissioner Sprinkel.

Upon a roll call vote (to approve the 2013 CRA budget withholding the \$50,000 of the business façade program and placing that unassigned along with the additional \$66,000. Relook at that sometime in January and have an allocation of that by February 2014; and to allocate the excess funds to debt reserves); Mayor Bradley and Commissioners Leary, Sprinkel and Cooper voted yes. Commissioner McMacken voted no. The motion carried with a 4-1 vote. Representative DeToma was absent.

B. Public Art in Transit Project Funding

CRA Manager Dori Stone explained that the City Commission approved the design and preliminary funding of the Public Art in Transit project that will be located in Central Park adjacent to the new train station. CRA staff reviewed the request and agreed that this funding is in line with the mission of the CRA Agency. She said there are adequate funds in the Sign and Wayfinding Project account in this fiscal year to be used for the Art in Transit project. She asked that they approve expenditure of funds for the completion of the Public Art in Transit project from the Signs and Wayfinding budget, not to exceed \$20,000.

Motion made by Commissioner Cooper to direct staff to reallocate \$23,500 for the Art in the Train Station; seconded by Mayor Bradley. City Manager Knight provided clarity regarding the current motion by noting that Commissioner Cooper asked that we also fund an additional \$3,500 for the stained glass window. Commissioner Cooper restated her motion and reduced the amount by \$500; **Motion made by Commissioner Cooper to direct staff to reallocate \$23,000 for the Art in the Train Station and for the stained glass window; seconded by Mayor Bradley.**

Joe Terranova, 151 North Virginia Avenue, supported the funding.

Upon a roll call vote, Mayor Bradley and Commissioners Leary, Sprinkel, Cooper and McMacken voted yes. The motion carried unanimously with a 5-0 vote. Representative DeToma was absent.

3. Informational Items

A. 2014 Strategic Plan

CRA Manager Dori Stone provided an update on the progress of the 2014 CRA Strategic Plan. Staff determined the need for the plan due to the age and relativity of the 2007 Strategic Plan and since many of the projects listed in the 2007 Strategic Plan are now completed.

Ms. Stone explained that the planning process for the new Strategic Plan started earlier this year and will continue throughout 2013. The estimated completion date of the final draft of the plan is the first quarter of 2014.

Ms. Stone said one of the initial steps in developing the Strategic Plan was to create a Strengths, Weaknesses, Opportunities and Threats (SWOT) analyses for the Community Redevelopment Agency. Staff facilitated two workshops of the CRA Advisory Board to create the SWOT analyses. CRA Advisory Board members were asked to create a "photo tour" of the CRA showcasing locations that were "great" and locations that were "not so great". Based on the description that each member gave for their photos, the entire Advisory Board created the items listed in the SWOT. Over the next several months staff will work with the University of Florida

to create and execute a CRA wide survey. This survey will provide feedback from the CRA stakeholders on past and possible future projects, programs and grants.

Ms. Stone said they intend to have the plan back to them in December which will lay out their goals and project lists for the next five years. She answered questions regarding the survey and noted that it will only encompass those who live within the CRA boundaries. She also provided a brief timeline process leading up to the issuance of the draft Strategic Plan.

Commissioner Sprinkel asked if it is possible to use CRA funds to pay for or contribute towards quiet zones. Ms. Stone said they will look into this and report back. They will also forward it to the CRA Advisory Board for consideration as part of the Strategic Plan.

Commissioner Cooper thought that it would be advantageous to expand the survey beyond the CRA boundaries. City Manager Knight reassured her that all members of the community will have an opportunity to provide input through the public hearing process once the plan comes forward for adoption.

The CRA Agency meeting adjourned at 3:15 p.m.

ATTEST:

Chairman Kenneth W. Bradley

City Clerk Cynthia S. Bonham

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agenda item

meeting date	May 12, 2014	approved by	<input type="checkbox"/> City Manager
item type	<input type="checkbox"/> Administrative <input checked="" type="checkbox"/> Action <input type="checkbox"/> Information		<input type="checkbox"/> City Attorney
			<input type="checkbox"/> N/A
		final vote	<input checked="" type="checkbox"/> Advisory Board 6-0

CRA board

Subject: Item 2A

Resolution requesting a five year extension to the term of the CRA.

motion | recommendation

Approve the attached Resolution.

background

Minor League Baseball (MiLB) is a low cost, family friendly entertainment opportunity that much like parks, museums, theatres, libraries, art festivals and the like are not for everyone, but can be a great addition to a well-rounded community. In 2013 over 41.2 million people attended MiLB games across the Country. The Orlando Metropolitan Area is the largest market in the US without full-time professional baseball.

The City was approached by Rollins College and a local resident that owns a MiLB team about the possibility of building a joint-use stadium and relocating the team to Winter Park. The City contracted a consultant to preform an economic impact study of bring MiLB to the City. That study showed an annual economic impact of approximately \$6 million to the community.

On February 24, 2014 the Commission authorized staff to move forward with exploration of that opportunity to see if a location can be found and a deal can be reached that would make sense for the community. The goal was to bring something back to the Commission by August, 2014 for consideration.

Staff has negotiated a tentative deal to jointly build the stadium at the current Alford Stadium/Harper Shepherd Field site owned by Rollins College. Attached is a tentative deal sheet that spells out the broad parameters of that deal. There are four major components of the capital funding and each has its own approval process and timeframe. One of those components, an approximate \$5 Million CRA Bond issue, requires an extension of the life of the CRA by five years. In order to stay on track to meet the August target decision date the City needs to ask the County for that extension now.

The attached Resolution is a request to Orange County to extend the CRA. If approved by the County, said extension would only happen if the stadium is ultimately approved and constructed. If the stadium is not ultimately approved by the City or any of the other partners or if any of the funding sources do not come to fruition and the stadium cannot be built, the extension of the CRA would not happen.

alternatives | other considerations

Three other sites; MLK Park, Votech Property and Ravaudage were also considered but due to funding considerations and various other complications the Alford Stadium site rose to the top. These other sites could still be considered and pursued if the community wants MiLB but not at the Alford site.

fiscal impact

The decision to ask for the extension has no financial impact. However, if the extension is approved and the ultimate stadium deal is approved as currently presented, the CRA's share of the project would be approximately \$6 million. Approximately \$1 million of that would come from CRA cash on hand today and the other \$5 million would come from revenues generated during the CRA extension period.

RESOLUTION No. 0015-14

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF WINTER PARK, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT; APPROVING AN UPDATE TO THE REDEVELOPMENT PLAN OF THE WINTER PARK COMMUNITY REDEVELOPMENT AGENCY, CONTINGENT UPON APPROVAL OF A TIME EXTENSION BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS, CONSISTENT WITH SECTIONS 163.361 AND 163.362, FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Community Redevelopment Agency of the City of Winter Park, Florida has adopted Resolution 1587 dated January 11, 1994, finding the existence of certain slum and blighted areas within the boundary of the Winter Park Community Redevelopment District ("the District,") and determining that the rehabilitation, conservation or redevelopment, or a combination thereof, of the District by the Community Redevelopment Agency is necessary in the best interest of the public health, safety, morals, or welfare of the residents and citizens of the City of Winter Park; and

WHEREAS, the Community Redevelopment Agency of the City of Winter Park, Florida was established the City Commission of the City of Winter Park to carry out and effectuate the purposes of community redevelopment within the boundaries of the District; and

WHEREAS, the Orange County Board of County Commissioners has, by Resolution 93-M-71, delegated to the City the right and authorization to exercise powers as described and provided in Chapter 163, Part III, Florida Statutes, such powers to include the power to create and establish a Community Redevelopment Agency; and

WHEREAS, the City Commission of the City of Winter Park, Florida has approved the CRA's Redevelopment Plan and finds that an extension of the term of the Plan is in the best interests of both the City and the District because it will allow for the development of a minor league baseball facility in Winter Park; and

WHEREAS, the development of a minor league team and facility for baseball and associated sporting events in Winter Park will provide a significant enhancement in Winter Park's overall economic condition; and

WHEREAS, the Winter Park CRA, through partnership with the City of Winter Park and Orange County, have been working diligently toward the goal of bringing the enhanced economic development in the City; and

WHEREAS, the CRA wants to continue working toward the stimulation of economic development and a redevelopment project of minor league baseball in Winter Park's Community Redevelopment District; and

WHEREAS, in order to successfully fund the construction and development of a minor league baseball facility in Winter Park, it will be necessary to commit Tax Increment Financing revenues to the year 2032; and

WHEREAS, the projects to be completed using increment financing include, but are not limited to, minor league baseball as well as small business incentives, property assembly, streetscaping, pedestrian/bicycling improvements, public art, signage and marketing efforts which help stimulate the redevelopment of Winter Park's Community Redevelopment District; and

WHEREAS, the current authorized term of the Winter Park CRA expires on January 1, 2027, and in order to accomplish a revised plan of redevelopment to include minor league baseball that term should be extended until January 1, 2032; and

WHEREAS, pursuant to Section 163.362(10), Florida Statutes, at the time the CRA was created, the CRA was approved for an initial term of up to January 1, 2024.

NOW THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF WINTER PARK, FLORIDA:

SECTION 1. The recitals are incorporated herein as a part of this Resolution, and the same shall constitute the legislative findings of the Community Redevelopment Agency.

SECTION 2. The Community Redevelopment Agency does hereby approve a Redevelopment Plan Update, the form of which is attached or incorporated as Exhibit "A" hereto, and which is contingent upon approval of a ten year time extension by the Orange County Board of County Commissioners.

SECTION 3. This Resolution shall be recorded and submitted to the Board of County Commissioners of Orange County, Florida.

SECTION 4. This Resolution shall become effective immediately upon its passage and adoption.

PASSED and ADOPTED this _____ day of _____, A.D., 2014

ATTEST:

Cindy Bonham, City Clerk

Kenneth W. Bradley, Mayor

Proposed Rollins College/MiLB Stadium
Tentative Deal Points as of April 29, 2014

Location: Alford Stadium Site (Harper Shepherd Field)

Stadium: 2,500 chairback seats, 8 suites, and berm seating. Will be owned by a Special Purpose Entity for the first seven years then will be owned by Rollins College. MiLB Team will be tenant. Scheduled opening Spring, 2016.

Parking: Approximately 480 space garage onsite, additional parking by lease from surrounding properties. Will be owned by Special Purpose Entity for the first seven years then owned by the City. Garage will be open for public use during non-game times under conditions to be determined by the City.

MiLB Team: Brevard Manatees (tentative approval has been granted by MiLB)

Lease: Manatees have agreed to a 20 year lease with a 15 year extension

Operations: Agreement in final stages of negotiations. In general, Manatees will operate stadium year round. Rollins and Manatees share in revenues and expenses. Rollins responsible for CapX. Rollins, City and Manatees will share in revenue from garage depending on who is using stadium. City gets priority on usage for other events outside of baseball season and gets revenues from those events.

Approximate Project Costs:

• Stadium	15,000,000
• Garage	6,000,000
• Land	<u>12,250,000</u>
	\$33,250,000

Funding Sources:

Note: This is 27.9% public money and 72.1% private money for the cash portion of the deal. If land is factored in, it is 17.7% public contribution and 82.3% private contribution.

Economic Impact: Estimated at \$6 Million per year

Approvals Needed:

Rollins Board – Executive Board tentative approval given 4/18/14. Final deal will still need to be approved by whole board.

City Commission – Approve request for CRA Extension scheduled for May 12th. Final Deal will still need to be approved probably in July/August timeframe. Zoning approvals likely in November/December timeframe

County – CRA 5-year extension request would come before Board in June

NMTC – Application cannot be approved until all other funding approved. Hoping for NMTC approval in July with closing in December. In order to apply for NMTC as special purpose entity (SPE) has to be formed. The SPE would be made up of representatives of the City and Rollins. The SPE would own the stadium and parking garage for the first seven years.