

winter park



community
redevelopment
agency

agenda

September 22, 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 8-25-16

2 Action items

- A. Get on Board – SunRail on Saturdays support request

3 Informational items

- A. CRA Future Capital Expenditures
- B. Board Appreciation Dinner

4 Public Comment

5 New business items

- A. Next meeting date/Comprehensive Plan timeline discussion

6 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."



agenda item

meeting date September 22, 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 August 25, 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

August 25, 2016
Chapman Room

MINUTES

Chairman Daniel Butts called the meeting to order at 12:05 pm

Mr. Butts announced that we will be combining the work session and regular meeting into one today.

BOARD MEMBERS PRESENT: Daniel Butts, Jeff Stephens, Woody Woodall, Alex Trauger, Javier Omana, and David Moorehead

BOARD MEMBERS ABSENT: Lance Decuir and Tom Hiles

STAFF MEMBERS PRESENT: Kyle Dudgeon, Laura Neudorffer, Butch Margraf, and Dori Stone @ 12:35 p.m.

ADMINISTRATIVE ITEMS:

Item A: Approval of the 06-23-2016 Meeting minutes

Motion made by Woody Woodall, seconded by Jeff Stephens, to approve the 06-23-2016 minutes. Motion passed 6-0.

ACTION ITEMS:

INFORMATIONAL ITEMS:

Item A: Capital Improvements Update

Staff provided an update on the progress of the Capital Improvements process. Topics included Denning Dr. and New York Ave. Design for Denning Drive is being completed in-house by the City of Winter Park Public Works Department.

Mr. Margraf reviewed the progress and provided an update on the design so far. Areas of concern were bus lanes and sidewalks/landscaping opportunities. Bus lanes will not allow the buses to move completely off the road but will allow for traffic flow to continue around the stopped bus. As qualitative measures are obtained the city will be able to provide a better cost estimate of the project. Discussion also focused on connectivity of the bike lane to include Maitland and Eatonville.

Item B: CRA Budget and Pro-Forma Discussion

The Agency approved the budget with one change, they felt it was important to match funds for the Welbourne Ave and Winter Park Day Nursery at an amount of \$25k. Mrs. Stone spoke briefly about the possibility of needing to revisit the current five year CIP and the upgrading of the Shady Park Sprayground as the technology is about 16 years old. Undergrounding was briefly mentioned as it has been a hot topic throughout the course of the planning process. She also reminded the Board that we now have a City Architect that we can work with on projects. Board inquired about the CRA's involvement with the library relocation. At this point the CRA funds are being kept out of the planning process but funding a public parking garage is an option and a possibility. Mrs. Stone expressed her interest in being able to charge for parking to offset O&M costs. Board expressed the need to include Parks & Rec in discussions about the future garage to ensure that the pedestrian path is taken into consideration as far as fluidity and connectivity.

New Business:

Item A: Next CRA Meeting

Next Board Meeting scheduled for September 22, 2016

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

Chairperson, Daniel Butts

Board Liaison, Laura Neudorffer



agenda item

meeting date September 22, 2016	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

Get on Board – SunRail on Saturdays support request

motion | recommendation

Recommendation to approve \$20,000 for Saturday SunRail operations

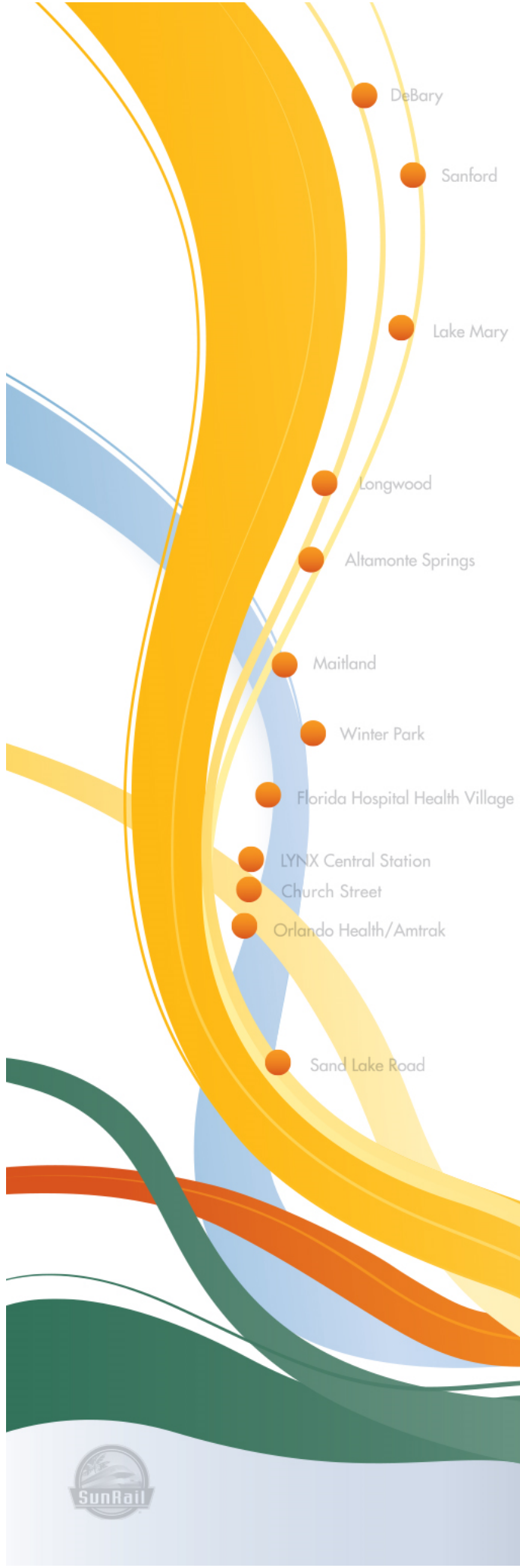
background

On February 23rd, 2015 the CRA Agency approved an opportunity to financially support weekend SunRail ridership during the course of the Sidewalk Art Festival. On March 21-22, in partnership with the Florida Department of Transportation (FDOT), Florida Hospital, and the Chamber of Commerce, ridership numbers for that weekend totaled 10,098. By comparison during the 2015 year, the city saw 510 riders per day on average. From a CRA perspective, this accomplished two goals. The first was to provide an alternative mode of transportation to downtown Winter Park alleviating parking issues. The second was to facilitate additional foot traffic creating a positive economic environment for the district.

The CRA is now being presented another opportunity to participate in a similar fashion. The 'Get on Board' campaign is attempting to provide SunRail operations on Saturday from October 1 through February 4, 2017. The train would provide tailored operations, including ticketed sales, to meet the needs of major events. This may include locally the Autumn Art Festival and Winter on the Avenue. It is estimated that the total cost of the campaign is \$250,000. Should it exceed that goal, operations would continue on Saturday's past February 4th until all funds (including ticket revenue) are depleted.

Financially, the campaign's seed money is derived from the City of Orlando and the Downtown Orlando Partnership. They have also secured funding from non-public entities including Florida Hospital, the United Arts, and private business. Additionally, the Park Avenue Merchants Association (PAMA) and the Chamber of Commerce are looking to provide \$2,500 contributions to the Platinum Engineer Sponsorship level. The request is to provide the remaining funding for this sponsorship of \$20,000. Staff

is also requesting that should the CRA choose to take funding from this line item that it be replenished back to the \$40,000 for FY16-17.



Get On Board

SunRail on Saturdays

Investment and Community Support Opportunities

#TEAMSUNRAIL





Dear Friend,

The number one question we hear about SunRail is, “When is our train going to run on the weekends?” This illustrates both the enthusiasm people have for our young mass transit system, as well as their desire to see SunRail’s operating hours expand beyond those that primarily serve daily commuters.

As you may know, SunRail was designed to be a commuter rail system that would immediately give residents an alternative to I-4 and their vehicles during daily commuting hours – while also serving as the backbone of a future multi-modal transit system that connects with and enhances other forms of transit. That future includes the weekend service so many of our Central Florida residents desire.

At this moment, SunRail is not in a position to expand service to weekends. We knew this was going to be the case for the first several years of SunRail’s existence. That said, accepting the status quo and letting challenges stand in our way is not what we do in Orlando. When we see opportunities to make our community stronger and increase the quality of life for our residents, we work together to craft creative, partnership-driven solutions to turn good ideas into reality. That’s precisely what some of our major businesses and community organizations are doing... through a pilot project that will fund **SATURDAY SERVICE ON SUNRAIL FROM OCTOBER THROUGH JANUARY.**

Through a unique nonprofit partnership, the Downtown Orlando Partnership, The Downtown Orlando Foundation, The Downtown Development Board, some of Orlando’s major businesses and key community stakeholders are working together to fund and lead this exciting effort.

This project is important for a number of reasons. First, by offering leisure service, we create opportunities for residents to “try out” SunRail. This will, in turn, lead to more people adopting the train as their commuting method of choice and building long-term ridership on the system. Second, this community-driven project puts us in a position to showcase the demand for expanded service and, thus, helps permanent weekend service become a reality more rapidly. Third, this project represents an important shared commitment by our businesses and civic community to the success of mass transit options throughout our region.

Additionally, the October - January window features major events occurring virtually every Saturday in Downtown Orlando, as well as near station stops up and down the SunRail line. SunRail service on Saturdays will drive attendance to these events and give attendees a new transportation option. The SunRail On Saturdays project is an important endeavor for our community and I strongly encourage you to get involved and become a funding partner. We cannot do this without you. Accompanying this letter is a document that outlines the various levels for nonprofit contributions.

If you would like to learn more about the project or have questions, please contact Bridget Keefe at the Downtown Orlando Partnership at (407) 595-0897.

Sincerely,

Buddy Dyer



Mayor, City of Orlando
Chair, Central Florida Commuter Rail Commission

Platinum Engineer Sponsor - \$25,000

- Six opportunities available
- Tax-deductible non-profit contribution
- Recognition at announcement event with Mayor Buddy Dyer
- Recognition in all press releases
- Recognition at associated earned media events
- Recognition during City Hall meeting with proclamation
- Logo placement on letterhead
- Logo placement on Team SunRail website
- Logo placement on event emails and announcements
- Logo placement on SunRail on Saturdays outdoor billboards
- On-train advertising with logo placement
- Special feature on website for Saturday service promotion
- Social media spotlights on DOP outlets
- Individualized social media promotion on SunRail outlets
- 20 round-trip SunRail tickets

Gold Conductor Sponsor - \$2,500

- Logo placement on Team Sunrail website and print marketing pieces
- 10 round-trip SunRail tickets
- Pair of event tickets for each of the events below*:
 - Come out With Pride Festival
 - Orlando Magic basketball game
 - Orlando Solar Bears hockey game
 - Dr. Phillips Center show (tbd)
 - Wall Street Plaza block party
 - Downtown Orlando Tours

**Exact dates and times pending*



Commuter Enthusiast - \$25+ donation

- Individual recognition on social media outlets
- Participation in grassroots, crowd-funding effort
- 2 round-trip SunRail tickets
- One-of-a-kind Orlando/SunRail themed t-shirt



agenda item

meeting date September 22, 2016	approved by <input type="checkbox"/> City Manager
item type <input type="checkbox"/> Administrative	<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

CRA Future Capital Expenditures

motion | recommendation

N/A

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.

At the August 25 advisory board meeting, the board suggested the next meeting focus on future projects in which the CRA may undertake. Staff is requesting discussion on potential projects the CRA may undertake in conjunction with current CIP projects. For discussion purposes items previously brought up by the public, board, and staff include:

- Undergrounding
- Trees
- Streetscape improvements - U.S. 17-92, Morse Avenue, New York Avenue
- Intersection improvements
- Smart Parking/Parking Garage
- Post office acquisition
- Center Street facelift

- Public infrastructure ADA improvements
- Shady Park Spray Park
- Fairbanks improvements – turn lanes

Proposed 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
Total	\$1,693,000	\$762,183	\$1,000,000	\$750,000	\$535,648	\$0	\$5,445,831
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)	(\$2,790,976)	
Remaining Revenue	\$131,686	\$776,430	\$1,485,487	\$2,734,944	\$4,414,096	\$6,821,672	

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

	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.



agenda item

meeting date September 22, 2016	approved by <input type="checkbox"/> City Manager <input type="checkbox"/> City Attorney <input checked="" type="checkbox"/> N/A
item type <input type="checkbox"/> Administrative <input type="checkbox"/> Action <input checked="" type="checkbox"/> Information	

CRA advisory board

Subject: Item 3B

Board Appreciation Dinner

motion | recommendation

N/A

background

This item is a reminder to all EDAB members that a board appreciation dinner will be provided by the city on September 29th from 6-8pm at the Rachel D. Murrah Civic Center. RSVP's are required to jmiller@cityofwinterpark.org or 407-599-3463 by September 22nd.

you & a guest are *invited* to *enjoy*

appetizer samplings
craft beer tasting
adult beverages
trivia contest
photo booth
souvenirs
& more

CITY OF WINTER PARK
VOLUNTEERS



2015-2016
BOARD APPRECIATION

thursday
Sept 29
2016
6 to 8 PM

Rachel D. Murrah Civic Center
1050 W. Morse Blvd. • Winter Park

please rsvp by **09.22** to jmiller@cityofwinterpark.org or 407.599.3463

2016 Comprehensive Plan Timeline*

*Dates, times and locations are subject to change based upon public feedback.

Please visit the Board Public Meetings Page for more detailed information

[Board & Public Meetings Webpage](#)

Date	Comprehensive Plan Element	Advisory Board to review elements	
Wednesday, July 20, 2016	Public Facilities	Lakes & Waterways Advisory Board	
Wednesday, July 27, 2016	Public Facilities	Utility Advisory Board	
Thursday, July 28, 2016	Recreation & Open Space	Keep Winter Park Beautiful & Sustainability Advisory Board	
Thursday, July 28, 2016	Conservation	Keep Winter Park Beautiful & Sustainability Advisory Board	
Monday, August 01, 2016	Review of elements	Comprehensive Plan Task Force Meeting	
Tuesday, August 09, 2016	Transportation	Transportation Advisory Board	New
Tuesday, August 09, 2016	Conservation	Lakes & Waterways Advisory Board	Date Changed
Tuesday, August 09, 2016	Public Facilities	Lakes & Waterways Advisory Board	Date Changed
Wednesday, August 24, 2016	Public Facilities	Utility Advisory Board	New
Thursday, September 08, 2016	Comprehensive Plan Review	Keep Winter Park Beautiful & Sustainability Advisory Board	New
Monday, September 12, 2016	Review of elements	Comprehensive Plan Task Force Meeting	
Monday, September 12, 2016	Housing	Keep Winter Park Beautiful & Sustainability Advisory Board	Date Changed
Tuesday, September 20, 2016	Housing	Economic Development Advisory Board	Date Changed
Wednesday, September 21, 2016	Review of elements	Planning & Zoning Board meeting	Date Changed
Monday, September 26, 2016	Review of elements	Comprehensive Plan Task Force Meeting	
Tuesday, September 27, 2016	Review of elements	Planning & Zoning Board meeting	New
Tuesday, September 27, 2016	Transportation	Transportation Advisory Board	New
Wednesday, September 28, 2016	Recreation & Open Space	Parks & Recreation Advisory Board	Date Changed
Monday, October 03, 2016	Review of elements	Comprehensive Plan Task Force Meeting	
Tuesday, October 11, 2016	Transportation	Transportation Advisory Board	
Tuesday, October 11, 2016	Future Land Use	Economic Development Advisory Board	Date Changed
Tuesday, October 11, 2016	Transportation	Economic Development Advisory Board	Date Changed
Thursday, October 13, 2016	Transportation	Keep Winter Park Beautiful & Sustainability Advisory Board	
Thursday, October 13, 2016	Future Land Use	Keep Winter Park Beautiful & Sustainability Advisory Board	Date Changed
Thursday, October 13, 2016	Future Land Use	Transportation Advisory Board	Date Changed
Thursday, October 20, 2016	Review of elements	Planning & Zoning Board meeting	New
Monday, October 24, 2016	Review of elements	Comprehensive Plan Task Force Meeting	
Tuesday, October 25, 2016	Review of elements	Planning & Zoning Board meeting	
Thursday, October 27, 2016	Future Land Use	Community Redevelopment Agency Advisory Board	New
Tuesday, November 08, 2016	Review of elements	Planning & Zoning Board meeting	Date Changed
Monday, November 14, 2016	Review of elements	City Commission meeting; 1st public hearing	Date Changed
Monday, December 12, 2016	Review of elements	City Commission meeting; 2nd public hearing	