



agenda

April 27, 2017; 12:00 pm

Chapman Room
401 S. Park Ave. 2nd Floor

CRA advisory board

1 Administrative items

- A. Approval of the Meeting Minutes from 3-23-17

2 Action items

3 Informational items

- A. 1111 W. Fairbanks Avenue
- B. State Legislative Updates
- C. Denning Drive and New York Avenue updates
- D. Strategic Planning Update

4 Public Comment

5 New business items

- A. Evening budget workshop

6 Adjournment

- A. CRA AB meeting – May 25

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."

winter park



community
redevelopment
agency

agenda item

meeting date April 27, 2017

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 March 23, 2017 workshop and meeting minutes is requested.

background

N/A

alternatives | **other considerations**

N/A

fiscal impact

N/A

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

**Work Session
12:00 pm**

**March 23, 2017
Chapman Room**

MINUTES

Vice Chairman Woody Woodall called the meeting to order at 12:00 pm

BOARD MEMBERS PRESENT: Woody Woodall, Alex Trauger, Javier Omana, Teri Gagliano, Jeff Stephens, Tom Hiles

BOARD MEMBERS ABSENT: Daneil Butts

STAFF MEMBERS PRESENT: Dori Stone (@12:12 p.m.), Kyle Dudgeon, Laura Neudorffer, Lindsey Hayes, Dru Dennison, Joe Smirti

ADMINISTRATIVE ITEMS:

Item A: Approval of the 02-23-2017 Meeting minutes

ACTION ITEMS:

Item A: Park Avenue Tree Grating

Staff provided a brief update on the project with tentative locations and dates for installation. Board inquired as to how the locations were selected and what each location will require to install the tree grates. The tree grating will be a pilot project but if there is a positive response and shows there is value for businesses, residents, and guests then the continuance of the project may be open to discussion. Some points of interest would be the maintenance of the tree grates and the enhancement of the area.

Item B: Targeted Industry Enhancement (TIE) Program- Project Castle

Staff provided a brief overview of the program and how the original TIE program came to be. At this time Staff is unable to discuss any details regarding a company who may use the program, but stated an update was required in order to mirror state incentive programs. Board requested to separate the item into two parts: one to approve the TIE program updates and two to approve project funding for Project Castle.

INFORMATIONAL ITEMS:

Item A: State Legislative Updates

Staff provided a brief overview regarding the status of the House and Senate Bills. Board inquired as to how they can best provide support for the CRA and Staff agreed to provide members with the contact information needed to reach out in support of keeping the CRA active.

Item B: CRA Annual Report

Staff informed the Board that the 2016 FY CRA Annual Report is available online and has been provided to Orange County as required. Staff also provided each Board member with a hard copy of the report.

Item C: Board Appointment Updates

Staff announced Teri Gagliano's move to a regular member status due to Lance Decuir's resignation. Staff provided Board members with an update as to their term end dates and has informed Mayor Leary of the vacancies on the Board.

ADJOURNMENT:

Item A: CRA AB Meeting

Next meeting is scheduled for April 27, 2017

There being no further business to discuss, the meeting adjourned at 12:56 p.m.

Chairperson, Daniel Butts

Board Liaison, Laura Neudorffer

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

**Regular Meeting
1:00 pm**

**March 23, 2017
Chapman Room**

MINUTES

Vice Chairman Woody Woodall called the meeting to order at 12:00 pm

BOARD MEMBERS PRESENT: Woody Woodall, Alex Trauger, Javier Omana, Teri Gagliano, Jeff Stephens, Tom Hiles

BOARD MEMBERS ABSENT: Daneil Butts

STAFF MEMBERS PRESENT: Dori Stone, Kyle Dudgeon, Laura Neudorffer, Lindsey Hayes

ADMINISTRATIVE ITEMS:

Item A: Approval of the 02-23-2017 Meeting minutes

Motion made by Alex Trauger, seconded by Jeff Stephens, to approve the 02-23-17 Minutes. Motion passes 6-0.

ACTION ITEMS:

Item A: Park Avenue Tree Grating

Staff provided a brief update on the project with tentative locations and dates for installation. Board inquired as to how the locations were selected and what each location will require to install the tree grates. The tree grating will be a pilot project but if there is a positive response and shows there is value for businesses, residents, and guests then the continuance of the project may be open to discussion. Some points of interest would be the maintenance of the tree grates and the enhancement of the area.

Motion made by Javier Omana, seconded by Jeff Stephens, to approve funding of the Park Avenue Tree Grating project. Motion passes 6-0.

Item B: Targeted Industry Enhancement (TIE) Program- Project Castle

Staff provided a brief overview of the program and how the original TIE program came to be. At this time Staff is unable to discuss any details regarding a company who may use the program, but stated an update was required in order to mirror state incentive programs. Board requested to separate the item into two parts: one to approve the TIE program updates and two to approve project funding for Project Castle.

Motion made by Alex Trauger, seconded by Tom Hiles, to approve the TIE Program updates. Motion passes 6-0.

Motion made by Javier Omana, seconded by Alex Trauger, to approve project funding for Project Castle. Motion passes 6-0.

INFORMATIONAL ITEMS:

Item A: State Legislative Updates

Staff provided a brief overview regarding the status of the House and Senate Bills. Board inquired as to how they can best provide support for the CRA and Staff agreed to provide members with the contact information needed to reach out in support of keeping the CRA active.

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ADJOURNMENT:

Item A: CRA AB Meeting

Next meeting is scheduled for April 27, 2017

There being no further business to discuss, the meeting adjourned at 1:22 p.m.

Chairperson, Daniel Butts

Board Liaison, Laura Neudorffer

winter park



agenda item

meeting date April 27, 2017

item type ☐ Administrative
☐ Action
☒ Information

approved by ☐ City Manager
☐ City Attorney
☒ N/A

CRA advisory board

Subject: Item 3a

1111 W. Fairbanks Avenue

motion | recommendation

N/A

background

The City acquired the bowling alley property located at 1111 W. Fairbanks Avenue in 2016 for \$2.9 million. One million dollars came from the CRA and \$1.9 million from General Fund Reserves. The primary purpose of the acquisition was to provide the right of way needed to expand that section of Fairbanks Avenue with an extended turn lane. At the time the Commissioners were not in agreement on the ultimate use of the remainder of the property and deferred that decision until later.

At the CRA work session on April 10, 2017 the majority of the Board agreed that the City and CRA should sell the property after carving off the amount needed for the right of way. Staff is requesting discussion by the CRA advisory board on this direction.

alternatives | other considerations

fiscal impact



winter park



agenda item

meeting date April 27, 2017

item type ☐ Administrative
☐ Action
☒ Information

approved by ☐ City Manager
☐ City Attorney
☒ N/A

CRA advisory board

Subject: Item 3B

State Legislative Update

motion | recommendation

N/A

background

Staff is presenting information relative to the proposed state legislature changes that have a direct impact on the Winter Park CRA. HB 13 and SB 1770 have been proposed to restrict the useful life, expenditure, and expand reporting requirements for CRA's statewide. Each bill has been through subcommittees and towards a final vote. As they stand the bills state the following:

HB13:

- Prohibits the creation of any new CRAs in Florida after October 1
- Strictly limits expenditures and strikes the words "including but not limited to" under s. 163.387(6) which is the statutory authorization for CRA expenditures.
- Requires 80% of the government body (a super majority) for a current CRA to stay in existence, along with a new finding of necessity
- Requires new and various types of information in the annual report by each CRA (some of them may be innocuous, some are not)
- Limits current bond maturity and requires a new finding of necessity

SB1770:

- Current CRAs: may continue to operate, but requires 80% of the government body (a super majority) to approve continued existence
- Current CRAs: if the supermajority is not achieved, they term out at expiration or 2037 (i.e. no extensions)
- New CRAs after July 1, 2017: requires 80% of the government body (a super majority) to create one
- Requires all CRAs to terminate by 2037 with no extensions in the meantime if they do not

approve continued existence

- Strictly limits expenditures strikes the words “including but not limited to” under s. 163.387(6) which is the statutory authorization for CRA expenditures
- Requires all CRA boards comprised of elected officials to appoint two additional members with expertise in certain areas
- Requires new and various types of information in the annual report by each CRA
- Limits bond maturity and requires a new finding of necessity

alternatives | other considerations

N/A

fiscal impact

N/A



agenda item

meeting date April 27, 2017

item type ☐ Administrative
☐ Action
☒ Information

approved by ☐ City Manager
☐ City Attorney
☒ N/A

CRA advisory board

Subject: Item 3C

Denning Drive and New York Avenue updates

motion | recommendation

N/A

background

Denning Drive:

At the February 27 CRA meeting, the Agency approved Phases I, II, and III for Denning Drive bounded at Orange Avenue to the south, Solana to the north, and a portion of Webster to connect to the Lee Road extension.

City staff is now coordinating and preparing for work to begin in summer 2017. The intent is to start construction on the south end of the road at the Denning/Orange Avenue intersection and work northward. This allows for the removal of inefficiencies before dealing with more intense portions of the project north of Fairbanks. The intention is for construction zones to move as capably as possible to limit the area of construction disturbance at any given time.

New York Avenue:

At the direction of the Agency, staff is working with a vendor to generate plans from the New York Avenue concept. Staff will work with the vendor to include opportunities for streetscape improvements including bulb-outs, additional landscaping and trees, crosswalks, bus shelters, and parking spaces. A 30% design is expected in June.

alternatives | other considerations

N/A

fiscal impact



agenda item

meeting date April 27, 2017

item type ☐ Administrative
☐ Action
☒ Information

approved by ☐ City Manager
☐ City Attorney
☒ N/A

CRA advisory board

Subject: Item 3D

Strategic Planning update

motion | **recommendation**

N/A

background

At the February 27, 2017 meeting, the Board directed staff to provide further clarification on a number of projects discussed by the CRA Advisory Board and the Agency. The following backup material is a draft update on information made available to staff since that time.

The purpose of the update is to discuss projects with greater clarity on scope, cost, and overall impact to the district. The attached report provides a summation of each of the following projects:

Parking Opportunities
Network Fiber Undergrounding
Field Turf for Martin Luther King Park
Electric Undergrounding
Post Office Purchase
Orlando Avenue Improvements
Decorative Lighting Plan
Tree Planting Program
Introduction into the budget of a CRA Enhancement Line Item

alternatives | **other considerations**

N/A

fiscal impact

CRA Projects List Workshop Update

Thursday, April 27, 2017

PROJECT	LOCATION	DISCUSSION	COST	NOTES
Parking Opportunities	<i>CRA District (All)</i>	Staff vetted several locations in the downtown area for feasibility and cost.	TBD	Staff has made several efforts on initiatives to ease parking concerns in the downtown including evaluating opportunities with consultants, reviewing costs and new technologies, and evaluating code.
Field Turf for MLK Park	<i>MLK Park</i>	Staff has received a quote for field turf.	\$650,000 each	Includes estimated value for associated costs such as fencing, sodding irrigation, sidewalks, field lighting adjustments
Electric Undergrounding	<i>CRA district eligible locations</i>	Staff direction was to determine a cost for undergrounding Duke Energy lines within the CRA limits.	\$0	According to electric utility there are no Duke primary lines within the CRA district
Network Fiber Undergrounding	<i>CRA District (All)</i>	Staff direction was to determine the viability of contributing to the city's network fiber initiative and identify its value to the district.	\$1,500,000 - \$1,800,000	Fiber backbone model: Dark fiber is closer to the \$1.5M. \$1.8 includes lit fiber with the electronics. The city has formed a fiber optic task force to review options.
Decorative Lighting	<i>CRA District (All)</i>	Direction to staff was to determine a scope and cost of decorative lighting throughout the CRA district	\$576,000	Coordination with the city's electric undergrounding program provides for reduce costs and coordination. There are a total of 167 lights that could be installed in the district over three budget years mainly in FY2017-18 and FY2019-20.
Post Office Purchase	<i>300 N New York Avenue</i>	Awaiting reply from Post Office regarding acquisition	TBD	

CRA Projects List Workshop Update

PROJECT	LOCATION	DISCUSSION	COST	NOTES
Orlando Avenue Improvements	<i>Orlando Avenue from Webster Avenue to the north to Fairbanks Avenue to the south</i>	Staff met with Florida Department of Transportation (FDOT) staff to discuss timing and scope of PD&E update. Initial statements by FDOT suggest the 2002 PD&E concept is still overall valid, but with minor modifications.	\$6,000,000 - \$8,000,000	Cost is based on an Engineer's estimate provided by FDOT as of January 2017. Cost provides for roadway, signing and pavement markings and an estimation on improvements to drainage/stormwater system.
Tree Planting Program	<i>CRA District (All)</i>	Staff direction was to identify feasible locations for tree plantings to improve the aesthetics and tree canopy of the district.	\$0	Information provided by the Forestry Division states that all available locations for replanting and replacing of trees in the district have been scheduled for implementation.
Enhancement Line Item	<i>CRA District (All)</i>	Staff will present an enhancement line item to the budget for FY17-18.	\$100,000	Enhancement line item provides for infrastructure-related upgrades in the CRA district